

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Tuesday, September 4, 2012
Administrative Center – Room 3220
5:00 p.m.

MEMBERS PRESENT: Marilyn Pedretti (Chair), Tina Wehrs, Richard Becker, Peg Jerome, Ray Ebert, Dave Holtze, Andrew Londre, Robert Sandman

MEMBERS EXCUSED: None

MEMBERS ABSENT: None

STAFF & GUESTS: Nathan Sampson, Charlie Handy, Gregg Stangl, Bryan Meyer, Mary Meehan-Strub, Dave Hammers, Richard Berg, Annette Kirchhoff(Recorder)

APPROVAL OF MINUTES FROM July 30, 2012

MOTION by Jerome/Holtze to approve the minutes as corrected.

8 Aye, 0 No. Motion carried unanimously.

PUBLIC COMMENT

None

SUPERVISOR CONFERENCE REPORTS

None

CONSENT AGENDA (INFORMATIONAL)

MOTION by Holtze/Becker to accept the consent agenda.

8 Aye, 0 No. Motion carried unanimously.

- a. Board of Adjustment minutes of July 16, 2012 & August 20, 2012
- b. Historic Sites Preservation Commission minutes July 6, 2012 & August 3, 2012

MANKE FARMS COST-SHARE AGREEMENT FOR BARNYARD RUNOFF CONTROL SYSTEM

Stangl explained where Manke Farms are located, that Bostwick Creek Watershed drains into the La Crosse and Mississippi Rivers in the City of La Crosse and that the Manke's are long time participants in the Wisconsin Farmland Preservation Program and want to remain compliant with soil and water conservation provisions but have a barnyard runoff problem that needs to be addressed in order to meet the required conservation standards of the program. The Manke's have agreed to participate in the cost share assistance program by installing a barnyard runoff control system that will reduce the amount of animal waste that enters Bostwick Creek. The cost share assistance is provided by the Department of Agriculture, Trade and Consumer Protection and covers 70% of the costs of practice installation. Stangl provided aerial photos of the proposed runoff control system and supplied the committee with other pertinent facts. Stangl requested approval from the committee for the estimated cost of \$40,000 for installation of which the county would fund \$6,800 and the state would fund \$28,000, and the landowner would fund the remaining \$5,200.

Discussion and question and answer session followed presentation.

MOTION by Sandman/Jerome to approve the Manke Farms Cost Share Agreement.

8 Aye, 0 No. Motion carried unanimously.

ADMINISTRATIVE PROCEDURE FOR ISSUING NOTICE OF NONCOMPLIANCE FOR FARMLAND PRESERVATION PROGRAM PARTICIPANTS

Stangl explained that the La Crosse County Farmland Preservation (FPP) Committee is a sub-committee of the Planning, Resources and Development Committee (PR&D), is chaired by PR&D committee member Tina Wehrs and met on August 16, 2012 to take action in regards to the FPP Committee's role in reviewing the issuance of Notice of Noncompliance by the Land Conservation Department staff. Stangl explained that a Notice of Noncompliance is issued to participating farmers in the FPP who fail to comply with the soil and water conservation requirements of the program. Stangl proposed to the FPP Committee at the August 16th meeting that they serve as a "first review" party to examine the facts behind the issuance of Notice of Noncompliance and provide an avenue of "due process" for those who have been noticed. Due to time constraints, the PR&D Committee could not complete a review of a Notice of Noncompliance in the allotted time during the business portion of their agenda therefore, the FPP Committee agreed (by way of motion)

to serve as “the party of first review” for all farmers issued a Notice of Noncompliance under the State’s Farmland Preservation Program. Stangl explained the FPP’s recommendations for a Notice of Noncompliance will be forwarded to the PR&D Committee for official action on a Notice of Discharge and the PR&D Committee will also be responsible for hearing appeals from farmers that have been noticed and contend the findings.

Discussion and question and answer session followed presentation.

MOTION by Holtze/Jerome to authorize the administrative appeal procedure for Farmland Preservation Participants.

8 Aye, 0 No. Motion carried unanimously.

APPROVE THE STORMWATER MANAGEMENT FINAL REVIEW FOR COTTONWOOD ESTATES NORTH

Stangl explained that Cottonwood Estates North is an approved subdivision with planned phase development. Lots to the back of the development have not been developed as of yet but there is a demand to do so which brought up the question of whether or not developers need to submit a new stormwater management plan for the development of the remaining lots in the subdivision. Mary Jo Webster, Conservation Specialist with the Land Conservation Department, provided the committee with a detailed write-up regarding the status of the stormwater management plan (handed out to committee members at the meeting).

Dave Hammers gave a brief description of pictures he provided of the development and they were handed around for the committee to look at.

Discussion and question and answer session followed presentation.

MOTION by Wehrs/Becker to approve the stormwater management final review for Cottonwood Estates North contingent upon issues that need to be addressed.

8 Aye, 0 No. Motion carried unanimously.

APPROVAL OF FINAL PLAT OF COTTONWOOD ESTATES NORTH IN THE TOWN OF HOLLAND

Meyer gave a brief presentation of the plat and the history behind it. Meyer recommended approval of the Final Plat of Cottonwood Estates North in the Town of Holland. Supervisor Pedretti (Clerk for the Town of Holland) also gave her recommendation of approval.

MOTION by Jerome/Wehrs to approve the Final Plat of Cottonwood Estates North in the Town of Holland

8 Aye, 0 No. Motion carried unanimously.

RESOLUTION RE: FEES FOR CONDITIONAL USE PERMITS FOR HIGH VEHICLE COMMERCIAL OR INDUSTRIAL USES

Sampson explained the reason for the Resolution and presented a breakdown of estimated costs that can be expected with high traffic volume Conditional Use Permits (CUPs). Sampson explained that these uses are considered conditional uses under the revised zoning ordinance, that they are considered allowed uses in the Agriculture “B” and Industrial Districts under the old ordinance and could take place without any zoning permit, public hearing, or public input, except for obtaining a non-metallic mining permit, and that the text amendment to be heard at the public hearing would make high volume traffic uses a CUP in these districts under the existing (old) ordinance which is in effect in the towns that have not yet adopted the new ordinance.

Discussion and question and answer session followed presentation.

MOTION by Holtze/Becker to adopt the Resolution RE: Fees for Conditional Use Permits for High Vehicle Commercial or Industrial Uses.

7 Aye, 0 No. Motion carried unanimously.

UPDATE ON OUTREACH IN TOWNS ON REVISED ZONING ORDINANCE AND UPDATE ON PRE-EXISTING BUILDINGS AND CONDITIONAL USE PERMITS FOR EXPANDING AG FACILITIES

Consensus of committee was to combine items 10 & 12 in committee discussion.

Handy discussed his attendance at the Town's Association Meeting and that he stressed the importance of time in adopting or not adopting the revised zoning ordinance.

Discussion and question and answer session.

Consensus of the committee was to send something to the towns saying that committee is acting on this at the next meeting and if they have a comment, they should send it.

DISCUSSION ON OPTIONS FOR PR&D PUBLIC HEARING MINUTES

Sampson explained reasons why taking minutes word for word is a burden on department staff and ways that abbreviated minutes with links to the recorded minutes could be used for those committee members, county board supervisors or members of the public wishing to listen to them. Sampson asked for direction from the committee on options.

Committee recommended Sampson further explore the option of abbreviating minutes with a link to the sound files.

FUTURE AGENDA ITEMS

Act on Pre-Existing Buildings and conditional use permits for expanding Ag facilities.

Act on Options for PR&D Public Hearing Minutes.

RECESS

Motion by Londre/Holtze to recess at 6:23 p.m.

8 Aye, 0 No. Motion carried unanimously.

The meeting recessed at 6:23 p.m.

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting. Annette Kirchhoff, Recorder