

## **PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE**

Monday, October 1, 2012

Administrative Center – Room 3220

5:00 p.m.

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

**MEMBERS EXCUSED:** Dave Holtze

**MEMBERS ABSENT:** None

**STAFF & GUESTS:** Nathan Sampson, Charlie Handy, Gregg Stangl, Bryan Meyer, Karl Green, Dave Lange, Steve O'Malley, Mary Meehan-Strub, Don Bina, Gary Schomburg, Matt Hoth, Jane Esser, Gary Ingvalson, Mary Powell, Cheryl McBride, Annette Kirchhoff(Recorder)

### **APPROVAL OF MINUTES FROM September 4, 2012**

**MOTION** by Becker/Wehrs to approve the minutes.

**7 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

### **PUBLIC COMMENT**

Don Bina, N1904 Bina Rd, Coon Valley, WI requested to wait for specific issues as they arise. Approved by Chair, Supervisor Pedretti.

Chair, Supervisor Pedretti, requested that Item No. 11 be moved up in the agenda to after Item No. 4 due to scheduling conflict of Corp Counsel David Lange. No objections were made. Item 11 moved up to Item No. 5.

### **SUPERVISOR CONFERENCE REPORTS**

None.

### **CONSENT AGENDA (INFORMATIONAL)**

**MOTION** by Wehrs/Londre to accept the consent agenda.

**7 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

- a. Historic Sites Preservation Commission minutes of September 7, 2012
- b. Sustainable La Crosse Commission minutes of June 28, 2012

### **DISCUSSION ON ORDINANCE AMENDMENTS FOR CONDITIONAL USE PERMITS FOR EXPANDING AG FACILITIES AND RESPONSE TO TOWN OF HAMILTON**

Corp Counsel, David Lange gave his legal opinion regarding the rescinding and recreation of the zoning ordinance and how it would affect our "Grandfathered" status of regulating the 200 animal units. Lange also stated that State Law preempts local laws and explained specific statutes dealing with animal units.

Handy talked about four (4) Conditional Use Permits recently reviewed and passed by the PR&D Committee based on what Dave talked about. Handy then talked about how staff has been working with Town's on the 200 vs. 500 animal units and went on to thank the Town of Hamilton for their letter making a professional case to increase to 500 animal units.

Stangl gave a presentation of several Towns concerns over sections of the County's new zoning ordinance requiring Conditional Use Permits for any new or expanding livestock facility that will house 200 or more animal units. Stangl went on to explain that the requirement has been part of the ordinance since December 1980, gave an explanation of what an animal unit is as defined by the Wisconsin Department of Natural Resources, his professional opinion regarding the issue and that he believes La Crosse County needs to retain the 200 animal unit threshold as a means of protecting the County's high-quality, high-value water resources. Stangl went on to give some information from the USDA – National Agricultural Statistics Service (NASS).

Don Bina N9104 Bina Rd, Coon Valley talked about his issues regarding the 200 animal units and his concern that farmers will be pushed out due to heavy restrictions and fees.

Gary Schomburg, W1334 Pierce Rd, Bangor talked about his issues regarding a petition that was circulated and not reviewed by committee. (Committee members on the committee at that time,

Supervisor Pedretti and Supervisor Wehrs, stated that they did see and review the petition at the public hearing in December of 2011). Mr. Schomburg went on to talk about his concern for the time period farmers have between when they fall out of compliance and when they are assessed a fee as well as the increasing costs of running a dairy farm.

Jane Esser, N7207 Christopherson Coulee Rd, Bangor questioned the large fee to upgrade from 200 animal units to 500. She stated she would like some discussion on making that permit fee more reasonable.

Discussion by committee and staff followed the presentation and public comment. The Committee agreed that this will be brought up again and topics for future discussion included the possibility of scheduling a special meeting of the committee to discuss this as well as having a meeting to discuss with the farmers in an organized manner.

#### **UW-EXTENSION WRITTEN REPORTS**

Reports were presented by Mary Meehan-Strub as submitted in packets mailed to Committee Members on September 20, 2012.

#### **RESOLUTION RE: AUTHORIZATION TO PARTICIPATE IN JOINT STORM WATER INTERGOVERNMENTAL AGREEMENT AND JOINT PUBLIC EDUCATION EFFORT**

Resolution was presented by Karl Green of the UW-Extension Office and gave a brief explanation of the benefits this Resolution would provide to the community.

Committee and staff discussed Resolution. Discussion focused basically on where the funding will go and how the figure of twenty-nine thousand dollars (\$29,000) was estimated.

**MOTION** by Jerome/Becker to approve Resolution Re: Authorization to Participate in Joint Storm Water Intergovernmental Agreement and Joint Public Education Effort.

**6 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

Chair, Supervisor Pedretti brought up the fact that Committee Members did not bring along their copies of the Budget Books with them and the possibility of delaying the discussion until the October 29, 2012 PR&D Meeting. Mr. O'Malley expressed his willingness to stay and give an overview of the Budget to Committee Members as well as answer questions they may have on proposed fees. Staff that were in attendance were released until next meeting.

#### **RESOLUTION RE: DESIGNATION OF ASBURY METHODIST EPISCOPAL CHURCH (TOWN OF ONALASKA) AS A LA CROSSE COUNTY HISTORIC SITE**

Supervisor Jerome presented the Resolution and explained why the La Crosse County Historic Sites Preservation Commission believes this should be designated a Historic Site.

The Committee discussed the Resolution.

**MOTION** by Wehrs/Jerome to approve Resolution Re: Designation of Asbury Methodist Episcopal Church (Town of Onalaska) as a La Crosse County Historic Site.

**6 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

#### **RESOLUTION RE: DESIGNATION OF ASBURY CEMETERY (TOWN OF ONALASKA) AS A LA CROSSE COUNTY HISTORIC SITE**

Supervisor Jerome presented the Resolution and explained why the La Crosse County Historic Sites Preservation Commission believes this should be designated a Historic Site.

Committee discussed Resolution.

**MOTION** by Becker/Londre to approve the Resolution Re: Designation of Asbury Cemetery (Town of Onalaska) as a La Crosse County Historic Site.

**6 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

### **APPROVE NEW FARMLAND PRESERVATION PROGRAM APPLICANTS**

Stangl gave a presentation on requirements for enrolling in the Farmland Preservation Program. Stangl gave the names of the two (2) new enrollees, Bruce and Jacqueline Schlifer in the Town of Farmington and Robert Shelby in the Town of Washington, and gave a description of how many acres they have, what they use those acres for and that they are both in compliance with the soil and water conservation requirements of the program.

**MOTION** by Becker/Londre to approve the applications of Bruce and Jacqueline Schlifer and Robert Shelby and enter them into the Farmland Preservation Program.

**7 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

### **ACT ON ORDINANCE AMENDMENTS FOR PRE-EXISTING BUILDINGS**

Handy explained that the Committee would need to recommend one of the two items, Handy's recommendation would be item number two, to be placed in a public hearing draft after January 30, 2013 and that public hearing draft would then be a minor amendment or a text amendment to the new Zoning Ordinance after that one (1) year deadline is over.

The general consensus of Committee is to hold off on this agenda item until it can be discussed further.

### **ACT ON OPTIONS FOR PLANNING, RESOURCES & DEVELOPMENT PUBLIC HEARING MINUTES**

Sampson explained how the sound files will be placed on the web site and how to reach the link to get to the files and they will be labeled by petition or permit number and name.

The Committee had discussion on pros and cons of this technique.

**MOTION** by Londre/Wehrs to approve abbreviated minutes of the Planning, Resources & Development Public Hearing Minutes.

**6 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

### **DISCUSSION ON DEPARTMENT BUDGETS**

Mr. O'Malley, La Crosse County Administrator discussed budget process for this committee. This budget reviews Zoning, Register of Deeds, Land Conservation, and UW-Extension. Mr. O'Malley went on to explain that the Administrator's Budget cannot be amended unless the whole County Board amends it and thought the two items that should be discussed at this meeting were Land Conservation & Zoning fees.

Stangl followed with an explanation of the handout he wrote up explaining why the fees were needed.

Discussion, question and answer session by committee and staff followed presentation and public was invited to make comments and ask questions. The consensus of the Committee was to recess the meeting at this time and reconvene for discussion on the Land Conservation and Zoning Fees after the Public Hearing.

### **RECESS**

**Motion** by Jerome/Londre to recess at 6:30 p.m.

**7 Aye, 0 No, 1 Excused (Holtze). Motion carried unanimously.**

**Motion by** Londre/Becker to reconvene into Business Meeting at 7:25 P.M.

Discussion continued on Land Conservation fees, County Surveyor Fees and then proceeded to proposed new Zoning Fees. Discussion of Committee moved to when a good time would be to continue discussion on Budget items. General Consensus was to go into talk with Mr. O'Malley unofficially and then discuss again at the October 29, 2012 Planning, Resources & Development Business Meeting.

**Motion** by to adjourn at 8:20 p.m.

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