

LA CROSSE COUNTY NOTICE OF MEETING

COMMITTEE OR BOARD: PLANNING, RESOURCES AND DEVELOPMENT

DATE OF MEETING: Monday, August 3rd, 2020

MEETING TIME/PLACE 5:00 P.M. – 6:00 P.M. Regular Committee Business Meeting
Administrative Center/ County Board Room (RM 1700)
212 6th St. N., La Crosse WI 54601

6:00 P.M. Public Hearing
Administrative Center/ County Board Room (RM 1700)
212 6th St. N., La Crosse WI 54601

PURPOSE OF MEETING: See Agenda – Page 2

NOTICES FAXED/MAILED TO:

NEWS MEDIA

La Crosse Tribune
Coulee News
WKBH
WLSU
WKBT-TV
WIZM
WLFN
WXOW-TV
FOX NEWS @ 9
Onalaska Community Life
Holmen Courier

COUNTY DEPARTMENTS

County Board Chair
County Administrator
County Clerk
Corporation Counsel
Facilities

Affected Property Owners
Affected Town Boards

COMMITTEE MEMBERS

Peg Isola
Patrick Scheller
Rick Cornforth
Dan Hesse
Kevin Hoyer
Karen Keil
David Hundt
Tim Goodenough

OTHER

Nathan Sampson
Charles Handy
Scott Custer
Josh Johnson
Dale Hewitt
Bryan Meyer
Matt Hanewall
Jake Schweitzer
Jackie Eastwood
Peter Fletcher

Brian Fukuda
Cheryl McBride
Karl Green
Megan DeVore

OTHER

City Inspector
Randy Turtenwald, City Engineer
La Crosse Area Builders Assn.
Mark Mulder - FSA
Bryan Jostad
Cindy Koperski
Matt Hanson
Vicki Twinde-Javner
Jeffrey Schroeder
Maureen Freedland
Michelle Komiskey - NRCS
Coreen Fallat - DATCP
Nathan Franklin – Dairyland Power
Randall R Urich – U.S. Army Corp.
Matthew Bauer, DNR Forester
Cody Caulum, DNR Forester
Katy Vosburg - DATCP
Tim Miller – US Fish & Wildlife
Craig Saxe – UW Extension Area
Director

MEMBERS: If unable to attend, please contact the Zoning, Planning, and Land Information Department at (608) 785-9722.

***PUBLIC COMMENT:** The Committee may receive information from the public, but the Committee reserves the right to limit the time that the public may comment and the degree to which members of the public may participate in the meeting.

PERSONS WITH DISABILITY: If you need accommodation to attend this meeting, please contact the: Zoning, Planning and Land Information Department at (608) 785-9722 as soon as possible.

PUBLIC ACCESS TO BUILDING: There is limited public access to the County Administrative Center at this time.

DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED:

July 23, 2020

LA CROSSE COUNTY NOTICE OF MEETING PLANNING, RESOURCES AND DEVELOPMENT AGENDA

Date: Monday, August 3rd, 2020
Time: 5:00 P.M. – 6:00 P.M. Regular Committee Business Meeting
Place: Administrative Center/ County Board Room (RM 1700)

This hearing can be viewed by the public by clicking on the following link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWRiMjBINmEtMTFjMi00NjdLWFkM2ItNGFmMGE1OTQ1ZmM1%40thread.v2/0?context=%7b%22Tid%22%3a%2290642ce5-3c11-4728-aa2d-fc5917738a93%22%2c%220id%22%3a%22f90e1fd8-5c33-48dd-969c-31c8f2ebf421%22%2c%22IsBroadcastMeeting%22%3atrue%7d

1. Call to order/Roll Call
2. Approval of Minutes from June 29, 2020 Meetings
3. Public Comment*
4. Supervisor Conference Reports
5. Consent Agenda (Informational) –
 - a. Board of Adjustment minutes of June 15 & July 20, 2020
 - b. Historic Sites Preservation Commission minutes of February 7 & March 6, 2020
 - c. Sustainable La Crosse Commission minutes of February 20, 2020
6. RESOLUTION: Resolution Adopting Sustainability Goals Transitioning to Carbon Neutrality & 100% Renewable Energy by 2020 – Steve O'Malley
7. Approve the Erosion Control and Storm Water Management Plan for Battlestone Ridge Condominiums in the Town of Shelby – Jacob Schweitzer
8. Approve the Erosion Control and Storm Water Management Plan for Castle Mound Condominiums in the Town of Holland – Jacob Schweitzer
9. Future Agenda Items
10. Recess

Date: Monday, August 3rd, 2020

Time: 6:00 P.M. Public Hearing

Place: Administrative Center/ County Board Room (RM 1700)

The applicant or agent speaking on his/her behalf is expected to attend the hearing to provide testimony in person to the Planning, Resources & Development Committee.

This hearing can be viewed by the public by clicking on the following link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWRiMjBINmEtMTFjMi00NjdLWFkM2ItNGFmMGE1OTQ1ZmM1%40thread.v2/0?context=%7b%22Tid%22%3a%2290642ce5-3c11-4728-aa2d-fc5917738a93%22%2c%220id%22%3a%22f90e1fd8-5c33-48dd-969c-31c8f2ebf421%22%2c%22IsBroadcastMeeting%22%3atrue%7d

ZONING ORDINANCE MAP AMENDMENTS, CONDITIONAL USE AND SPECIAL EXCEPTION PERMITS

Deferred Zoning Petition No. 2032	Alex Parcher DBA Broadway Properties, LLC	Town of Holland
Zoning Petition No. 2042	Craig S & Christine M McKinzie	Town of Onalaska
Zoning Petition No. 2043	Aaron, Megan, Jason & Jessica Kopp	Town of Onalaska
Conditional Use Permit No. 1135	James Shurson DBA A1 Advanced Pumping Service Inc.	Town of Hamilton
Conditional Use Permit No. 1136	James Olson of Olson Construction, Inc OBO Lynelle Jo & Rick J Hinkley	Town of Barre

DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED:

July 23, 2020

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, June 29, 2020

Administrative Center – County Board Room (1700)

5:00 p.m. – 5:48 p.m.

MEMBERS PRESENT: Peg Isola, Patrick Scheller, Dan Hesse, Karen Keil, Dave Hundt, Rick Cornforth, Kevin Hoyer

MEMBERS EXCUSED:

MEMBERS ABSENT:

STAFF & GUESTS: Nate Sampson, Kaitlyn Davis, Bryan Meyer, Matt Hanewall, Dale Hewitt, Angel Much (Recorder)

APPROVAL OF MINUTES FROM JUNE 1ST, 2020 MEETINGS

MOTION by Keil/ Cornforth to approve the June 1st, 2020 minutes.

7 Aye, 0 No, Motion carried.

PUBLIC COMMENT

None.

SUPERVISOR CONFERENCE REPORTS

None.

CONSENT AGENDA (INFORMATIONAL) –

- a. Board of Adjustment minutes of January 21 (*already accepted*), April 20 & May 18, 2020

MOTION by Scheller/Hesse to accept/receive the (2) items from the consent agenda.

7 Aye, 0 No, Motion carried.

AGRICULTURE: FUTURE PROGRAMMING & EVALUATION – KAITLYN DAVIS

Davis gave a PowerPoint presentation highlighting some of the past programs as well as outlining some of the future plans for programming Davis and the UW Extension Dept. is doing.

Davis finished with an Evaluation Timeline with the goal of using evaluation techniques to improve future programs. In August, Davis will be participating in Distance Learning to help improve the communication done remotely as we move forward in the current pandemic.

Questions from the committee were answered by Davis.

APPROVE THE EROSION CONTROL & STORMWATER MANAGEMENT PLAN FOR DUTTON ADDITION CONDOMINIUMS IN THE TOWN OF ONALASKA – MATT HANEWALL

Hanewall advised he attended on behalf of Schweitzer who did the review. Hanewall referred to the overhead which outlined the location and plans for the EC & SW plan. Hanewall advised the plan goes above and beyond the department's expectations for the plan. Hanewall recommended approval based on the following four (4) conditions;

1. Develop a detailed storm water management maintenance agreement which gives the Town of Onalaska the ability to perform maintenance and assess the cost to perform such maintenance.
2. The Condo Plat or Declarations need to include drainage easements for the infiltration areas and be recorded at the Register of Deeds.
3. A detailed phasing plan needs to be submitted to the Land Con. Dept.
4. Upon completion of the infiltration basins, a complete set of as-builts for the project will need to be submitted as an overlay on the approved submitted site plan.

Questions from the committee were answered by Hanewall.

MOTION by Scheller/Hundt to approve the EC & SW Management Plan for Dutton Addition Condominiums in the Town of Onalaska with the four (4) conditions as outlined by staff.
7 Aye, 0 No, Motion carried.

APPROVE THE EROSION CONTROL & STORMWATER MANAGEMENT PLAN FOR BATTLESTONE RIDGE CONDOMINIUMS IN THE TOWN OF SHELBY – MATT HANEWALL
Hanewall requested the committee table this item until the August 3rd meeting.

MOTION by Hesse/Scheller to table the EC & SW Management Plan for Battlestone Ridge Condominiums in the Town of Shelby until the August 3rd, 2020 PRD Meeting.
7 Aye, 0 No, Motion carried.

FUTURE AGENDA ITEMS

- Education on setting up stormwater/run-off plans – Land Con(?)

RECESS

MOTION by Hoyer/Hesse to recess at 5:48 pm.
7 Aye, 0 No, Motion carried.

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

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE PUBLIC HEARING

Monday, June 29, 2020
County Board Room (1700) – Administrative Center
6:00 p.m. – 6:23 p.m.

MEMBERS PRESENT: Peg Isola, Pat Scheller, Dan Hesse, Dave Hundt, Karen Keil, Rick Cornforth, Kevin Hoyer

MEMBERS EXCUSED:

MEMBERS ABSENT:

OTHERS PRESENT: Nate Sampson, Dale Hewitt, Angel Much (Recorder)

CALL TO ORDER

The Recessed Meeting and Public Hearing of the Planning, Resources and Development Committee was called to order by Peg Isola, Chair, at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of the Wisconsin Open Meetings Law. The procedures for tonight's meeting were explained to those gathered. This meeting is being recorded.

CONDITIONAL USE PERMIT NO. 1130 Paul M and Susan L Huber, W6856 County Rd OT, Onalaska, WI, 54650, d/b/a All Seasons Lawn & Sport, applies for a Conditional Use Permit to operate a small engine and equipment repair service, servicing lawn mowers, motorcycles, and similar implements; including parts and used equipment sales and outdoor storage. Property described as part of Lot 14, Oak Hills Addition, and part of the NW/NW of Section 29, T17N, R7W. Tax parcel 10-863-0. Property address W6856 County Rd OT. Town of Onalaska.

Appearing in Favor: Paul Huber, W6856 County Rd OT, Onalaska, WI, 54650. I'd like to create this small engine business and presently run one on the north side and I'm struggling just to meet expenses so I'm looking to shift and take this home with me to help some of the expenses to fall off my shoulders. We met with the Town of Onalaska and everything passed and I even had letters from a couple of neighbors that even encouraged it.

Questions from the committee/staff...

Q Scheller: I saw your statement that you're looking to put in access off Paula Drive?

A Huber: I'm hoping to talk with the owner there to see if I can put down gravel and access over to his private road. I wouldn't do it immediately without his permission.

Q Scheller: just for safer access?

A Huber: Exactly.

Appearing in Opposition: None.

Isola called (three (3) times) for anybody else to speak in favor and called (three (3) times) for anybody opposed to the changes. No one else appeared in favor or opposed and the public hearing portion was closed.

Correspondence (Sampson): One piece of correspondence; Draft minutes from Onalaska Town Board Meeting on June 9th, 2020. (Read into the record.) The Town Board approved.

Staff Recommendation (Sampson): Staff recommendation is for approval subject to the following eleven (11) conditions:

1. This permit is granted specifically to Paul M and Susan L Huber, W6856 County Rd OT, Onalaska, WI, 54650, d/b/a All Seasons Lawn & Sport, to operate a small engine and equipment repair service, servicing lawn mowers, motorcycles, and similar implements; including parts and used equipment sales and outdoor storage. Property described as part of Lot 14, Oak Hills Addition, and part of the NW/NW of Section 29, T17N, R7W. Tax parcel 10-863-0. Property address W6856 County Rd OT. Town of Onalaska;

2. Outdoor storage is limited to the approximately 10-ft x 22-ft area between the attached garage and detached workshop and the 12-ft x 22-ft area behind the shop, and both shall be screened from public view by use of a gated solid fence;
3. Inventory of used equipment or item for sale shall not be parked outdoors on the lot for display to the public, unless a solid fence is installed that meets highway setbacks on the north and west side of the lot and shields inventory from view from the adjoining lots to the west and north;
4. Any proposed access to Paula Lane must receive appropriate approval. The access shall be an all-weather surface such as concrete or asphalt and shall provide access to the parking area identified. Correspondence indicating approval shall be provided to the Zoning Department and made part of this file;
5. Business hours are from 8 a.m. to 6 p.m. Monday through Friday, and Saturday from 8 a.m. to 3 p.m.;
6. Employees are limited to the applicant, his spouse, and son;
7. Any proposed outdoor advertising shall comply with Chapter 33 Outdoor Advertising of the La Crosse County Code of Ordinances, except upon successful appeal to the Planning, Resources and Development Committee for a sign or signs that do not meet code standards;
8. Retail sales of parts shall be conducted indoors;
9. All waste oils or hazardous substances shall be disposed of or recycled in accordance with applicable laws;
10. The identified parking area for a minimum of four cars shall be accessible for off-street parking at all times; and
11. This permit is non-transferrable and automatically terminates if the property ownership transfers or this use is discontinued for more than 12 consecutive months.

MOTION by Scheller/Hundt to approve Conditional Use Permit No. 1130 subject to the eleven (11) conditions as outlined by staff.

7 Aye, 0 No, Motion carried.

OUTDOOR ADVERTISING APPEAL NO. 2020-01 Chad Herbers of La Crosse Sign Group, 1450 Oak Forest Dr, Onalaska, WI, 54650, acting o/b/o Jeff Bunker of Allied Cooperative, N8319 County Rd C, Mindoro, WI, 54644, permit denied to install a 66 sq. ft. interior illuminated sign, 30 sq. ft. of which is an electronic message unit (EMU) that exceeds the 24 sq. ft. area allowed for an EMU adjacent to a Class 1 or 2 highway and an illuminated sign that would lie within 300-ft of an RPA District Line, and; to install a second 36 sq. ft. interior illuminated sign that will lie within 300-ft of an RPA District Line. Property is zoned Commercial District and is described as Part of lots 3, 4, and 5, Block 1, George G Barbers Addition in the Village of Mindoro. Tax parcels 5-993-0 and 5-995-1. Property address N8319 County Rd C. Town of Farmington.

Appearing in Favor: Craig Breitsprecher, of La Crosse Sign Group, 1450 Oak Forest Dr, Onalaska, WI, 54650. My client is proposing to eliminate a freestanding pylon sign and those two faces will be transferred to cabinets on the building. One faces a substation for Verizon and the other one faces the Town Hall They are just upgrading and converting to LED's for energy efficiency. The increase in size is only for the display of the gas prices.

Questions from the committee/staff...

Questions from the committee were answered by Breitsprecher. Zoning staff explained/clarified why this sign appeal was still defined as an EMU (electronic message unit).

Appearing in Favor: Jeff Bunker, Allied Cooperative, 13080 Janice Ave, Sparta, WI, 54636. As Craig had mentioned is we're basically adding new fuel pumps and updating standards that need to be done by the end of the year and actually worked with the County on this and secured a grant to get this so that area of the county has a spot to get fuel. All we're doing is taking the existing pylon sides and moving one to the front and one on the side and will be remodeling the store on both sides so it looks better. The price sign is required by us to have anytime we're selling fuel. In the past we didn't have that info because it was antiquated.

Appearing in Opposition: None.

Isola called (three (3) times) for anybody else to speak in favor and called (three (3) times) for anybody opposed to the changes. No one else appeared in favor or opposed and the public hearing portion was closed.

Correspondence (Sampson): One piece of correspondence; an email dated/received Friday, June 19th, 2020 from Highway Dept Commissioner, Ron Chamberlain. (Read into the record.) The highway dept. approved for safety reasons.

Staff Recommendation (Sampson): Staff doesn't make recommendations on Outdoor Advertising Appeals.

Discussion about the sign appeal ensued. Due to the situation and type of signage being requested, the committee members felt the request was warranted.

MOTION by Cornforth/Hoyer to approve Outdoor Advertising Appeal No. 2020-01.

7 Aye, 0 No, Motion carried.

MOTION by Keil/Hundt to adjourn at 6:23 pm.

7 Aye, 0 No, Motion carried.

Hearing adjourned at 6:23 pm.

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

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, May 18, 2020

La Crosse County Administrative Center – Basement Auditorium – Room 0430

6:00 p.m. – 6:33 p.m.

MEMBERS PRESENT: Howard Raymer, David Eilertson, Larry Warzynski
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Nathan Sampson (Reader) Scott Custer (Minutes)

CALL TO ORDER

Howard Raymer, Chair, called the meeting to order at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of the Wisconsin Open Meetings Law.

APPEAL NO. 2020-03 Mark Etrheim of Mastercraft Homes, 2300 Oak St, La Crosse, WI, 54603, acting o/b/o Shelley L Lynne, 5896 Audra Falls Ave, Las Vegas, NV, 89131, permit denied to construct a 4,276 sq. ft. detached accessory building 27.28-ft in height that will exceed the area and height limits for such buildings on a 9.5 acre lot. Property described as part of the NW/NW of Section 8 and part of the NE/NE of Section 7, all in T18N, R7W. Tax parcel 8-118-6. Property address W6863 Heram Rd. Town of Holland.

Appearing in Favor: Shelley L Lynne, W6863 Heram Rd, Holmen, WI, 54636. Shelley stated she bought the property two years ago and wrote the offer to purchase ten acres. She stated the seller dropped the acreage to nine acres. She said she purchased a half acre from a neighbor, but the other neighbor was not willing to sell the half acre needed to get her back to ten acres. Shelley said she wanted to put a building up that was big enough to keep an antique car, boat, and other items in.

Question Raymer: Was the property surveyed when you bought it?

Answer Lynne: We had it surveyed when we bought it.

Question Eilertson: You said you had someone come survey it, what did the survey say?

Answer Lynne: 9.5 acres. After I bought the half acre.

Question Eilertson: If this is approved, what is your time frame to get it built?

Answer Lynne: Within the year.

Appearing in Opposition: None

Correspondence: 1.) E-mail from Town of Holland Clerk Marilyn Pedretti, dated and received Thursday March 12, 2020, in regards to Town of Holland Town Board meeting held March 11, 2020. The Town Board voted unanimously to approve variance request 2020-03.

Discussion: The Board discussed that they saw no issue with the appeal.

MOTION by Eilertson/Warzynski to Approve the appeal to construct a 4,276 sq. ft. detached accessory building 27.28-ft in height that will exceed the area and height limits for such buildings on a 9.5 acre lot with the condition that construction be completed within 12 months of the approval of this appeal.

3 Aye, 0 No Motion carried

APPEAL NO. 2020-14 Charles J and Megan M McConkey, W2820 M Knudson Rd, Mindoro, WI, 54644-9207, permit denied to construct a 45-ft x 70-ft detached shed that will partially lie within the right of way of M Knudson Rd and within the required setback of 60-ft from the centerline of a Class 1 Highway. Property described as part of the fractional NW/NW of Section 1, T17N, R6W. Tax parcel 7-402-0. Property address W2820 M Knudson Rd. Town of Hamilton.

Appearing in Favor: Charles J McConkey, W2820 M Knudson Rd, Mindoro, WI, 54644-9207. Charles stated that the subject residence is on a dead end road in the Town of Hamilton. He said it is 108 acres and very steep. He said he obtained a permit to build a new house and tear down the old one, in the only flat spot without a drainage issue. He indicated the proposed building would be a little further from residence that was there before. He said he talked to Dale in zoning and met with the Town on site to make sure he could do what he wanted. Charles said he cut the building size back to fit it on the site a little better too.

Question Eilertson: If you had to comply with the setback, you would have to cut into the hill?

Answer McConkey: Yes, and it is extremely steep with very shallow bedrock.

Question Eilertson: If this is approved, what is your time frame to get this done?

Answer McConkey: Fairly soon. 12 months for sure. Its going to be a slab with a pole shed mounted on it.

Appearing in Favor: Blaine Lee, N6304 Bergum Coulee Rd, West Salem, WI, 54669. Blaine stated this is a unique spot with all the springs present on the site. He said the Town's main concern was if there would be enough room for road maintenance and he felt the proposed location was the best spot to put a building. Blaine said there was enough room for plows and emergency vehicles to turn around.

Appearing in Favor: Steven Knudson, W2904 M Knudson Rd, Mindoro, WI, 54669. Steve stated the proposed located is the most user friendly location for the school bus and snow plow to get around.

Question Raymer: Blaine this is in the Town Road right of way, not just the setback, does the Town have any liability with this?

Answer Lee: Shouldn't be an issue, no.

Appearing in Opposition: None

Correspondence: 1.) E-mail from Town of Hamilton Clerk Sara Schultz, dated and received Monday April 27, 2020, in regards to Town of Hamilton Town Board meeting held April 21, 2020. The Town Board voted unanimously to approve variance request 2020-14.

2.) E-mail from Terry G Craig, dated and received Monday May 18, 2020. E-mail stated he was opposed to the variance appeal.

Discussion: The Board discussed that they saw no issue with the appeal.

MOTION by Eilertson/Warzynski to Approve the appeal to construct a 45-ft x 70-ft detached shed that will partially lie within the right of way of M Knudson Rd and within the required setback of 60-ft from the centerline of a Class 1 Highway with the conditions that construction be completed within 12 months of the approval of this appeal.

3 Aye, 0 No Motion carried

APPEAL NO. 2020-13 Christopher A Johnson, W3692 Pleasant Valley Rd, West Salem, WI, 54669, permit denied to construct a 100-ft x 60-ft detached accessory building 27-ft in height that will exceed the height limit and with existing detached buildings to be retained will exceed the area limit for such buildings on this 4.98 acre lot. Property described as Lot 1 of Certified Survey Map No. 67 in Vol. 14. Tax parcel 7-277-2. Property address W3692 Pleasant Valley Rd. Town of Hamilton.

Appearing in Favor: None.

Appearing in Opposition: None

Correspondence: E-mail from Scott Custer, Land Use Specialist for La Crosse County to the applicant confirming the date of the meeting changed to May 18, 2020 due to COVID-19 issues.

Discussion: The Board discussed that since there was no applicant present, the appeal would be deferred to a later date.

MOTION by Raymer/Eilertson to Defer the appeal to construct a 100-ft x 60-ft detached accessory building 27-ft in height that will exceed the height limit and with existing detached buildings to be retained will exceed the area limit for such buildings on this 4.98 acre lot as the applicant did not appear before the Board.

3 Aye, 0 No Motion carried

MOTION by Eilertson/Warzynski to Adjourn (6:33 pm).

3 Aye, 0 No. Motion carried unanimously.

Accepted 06/29/20

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, June 15, 2020

La Crosse County Administrative Center – Basement Auditorium – Room 0430

6:00 p.m. – 6:58 p.m.

MEMBERS PRESENT: Howard Raymer, David Eilertson, Larry Warzynski
MEMBERS EXCUSED: None
MEMBERS ABSENT: None
OTHERS PRESENT: Scott Custer (Reader), Dale Hewitt (Minutes)

CALL TO ORDER

Howard Raymer, Chair, called the meeting to order at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of the Wisconsin Open Meetings Law.

DEFERRED APPEAL NO. 2020-13 Christopher A Johnson, W3692 Pleasant Valley Rd, West Salem, WI, 54669, permit denied to construct a 100-ft x 60-ft detached accessory building 27-ft in height that will exceed the height limit and with existing detached buildings to be retained will exceed the area limit for such buildings on this 4.98 acre lot. Property described as Lot 1 of Certified Survey Map No. 67 in Vol. 14. Tax parcel 7-277-2. Property address W3692 Pleasant Valley Rd. Town of Hamilton.

Appearing in Favor: Christopher Johnson, W3692 Pleasant Valley Rd, West Salem, WI, 54669. I'd like to put up a 60-ft x 100-ft building without a concrete floor with a dirt floor for storage. I have cleaned up the old building and the old barn. I took the old barn down because the back wall was falling down and it was a hazard. I removed the two (2) grain bins and the two (2) silos. I want to put up a shed that looks like a barn on the property.

Question Warzynski: What buildings are going to be removed? I see seven (7) buildings here.

Answer Raymer: Only the ones with the hash marks.

Appearing in Opposition: None

Correspondence:

1) E-mail from the Town of Hamilton Clerk Sara Schultz, dated and received Monday April 8, 2020, in regards to Town of Hamilton Town Board meeting held March 10, 2020. The Town Board voted unanimously to approve variance request 2020-13.

Discussion: The Board discussed that they saw no issue with the appeal.

MOTION by Eilertson/Warzynski to Approve the appeal to construct a 100-ft x 60-ft detached accessory building 27-ft in height that will exceed the height limit and with existing detached buildings to be retained will exceed the area limit for such buildings on this 4.98 acre lot, subject to construction being completed within 12 months.

3 Aye, 0 No Motion carried

APPEAL NO. 2020-15 Jason R Thomas and Jennifer E Bue, W7848 Maple Dr, Onalaska, WI, 54650, permit denied to construct a 30-ft x 40-ft detached accessory building that will exceed the 1,008 sq. ft. area limit for such buildings on this 0.62 acre lot. Property described as Lot 15 of Maple Shade Addition. Tax parcel 10-1502-0. Property address W7848 Maple Dr. Town of Onalaska.

Appearing in Favor: Jason Thomas, W7848 Maple Dr, Onalaska, WI, 54650. We want to build a 30-ft x 40-ft detached accessory building for storage. The house has no basement so there is limited storage. There are two (2) sheds now that aren't working out for us that will be removed.

Question Raymer: This is way back by the railroad tracks?

Answer Thomas: Yes. The lot drops off quite a bit and you wouldn't see it from the road.

Question Warzynski: Can this be completed within one (1) year?

Answer Thomas: Yes.

Appearing in Opposition: None

Correspondence:

- 1) Meeting Minutes, dated June 9, 2020, from the Town of Onalaska Clerk, Mary Rinehart, stating the Town of Onalaska Town Board recommended approval for Variance Appeal 2020-15.

Discussion: The Board discussed that they saw no issue with the appeal.

MOTION by Eilertson/Warzynski to Approve the appeal to construct a 30-ft x 40-ft detached accessory building that will exceed the 1,008 sq. ft. area limit for such buildings on this 0.62 acre lot, subject to construction being completed within 12 months.

3 Aye, 0 No Motion carried

APPEAL NO. 2020-19 Jeffrey A Ozanne, 1627 Lakeshore Dr, La Crosse, WI, 54603, permit denied to construct a breezeway and attached garage addition to an existing residence that will lie within the required 75-ft setback of the Ordinary High Water Mark (OHWM) of French Slough, and appeals administrative interpretation to Section 20.26(2) of Chapter 20 of the La Crosse County Code of Ordinances. This residence is the subject of approved Appeal No. 2005-20. Property described as Lot 1 of Addition of Lawrence and Hansons to French Island excepting the north 50-ft of Block 1. Property address 1627 Lakeshore Dr. Tax parcel 4-947-0. Town of Campbell.

Appearing in Favor: Jeffrey A Ozanne, 1627 Lakeshore Dr, La Crosse, WI, 54603. A couple of housekeeping items first. I believe that I have two (2) appeals. One is an error variance appeal and the second is a grievance variance appeal. I would ask the Board that we could consider these two (2) issues separately. We can start with the area variance appeal first. The variance appeal is for a 40-ft x 28-ft attached garage by way of a breezeway. I think it's clear by both the Town of Campbell and this Board's previous ruling that this property does have an unnecessary hardship and should be granted some sort of Variance. I have a suitable build site. If it wasn't for the ordinances in place, the 75-ft setback from the ordinary high-water mark and 50-ft setback from the county road that I should be able to build. I believe that this property is affected inappropriately by the rule and I would request a variance. The 40-ft x 28-ft building is sized to make up for some of the storage that was lost by the previously legal non-conforming basement that a previous Board of Adjustment ruled be filled with sand. Therefore the property lost its storage and also in the same 2005-20 variance appeal lost its garage. I'm asking for a garage and storage be added back to the property.

Question Raymer: I thought that the variance granted in 2005 approved a detached garage?

Answer Custer: Yes. Up to 624 sq. ft..

Comment Raymer: Yes. Up to 624 sq. ft.. That was part of the approval of that appeal 15 years ago and nobody built the garage. The garage can be built.

Comment Ozanne: A 627 sq. ft. garage can be built. In the same field, there was 1,400 square feet of storage space lost to the property. The property has no attic, no basement, no garage. I am asking for a garage big enough to account for some of the storage space lost and to account for adequate parking.

Comment Raymer: I guess I am not aware of how we are supposed to do this because this appeal that we received in the mail is only for this breezeway and garage. The other appeal is the impervious thing so we should act on this and then he presents the next thing?

Answer Custer: I think we should hear each one and then act on them all at the end after correspondence.

Comment Raymer: Ok, go into the impervious surfaces.

Comment Ozanne: The impervious surface calculation, I had serious questions for this particular variance at the beginning. I disagreed with the Zoning Departments calculation and interpretation of their own code. I'll get to that in a minute. I did a full construction of the ordinance there and I believe that there is no correct theory of the law for their interpretation. I can support that. I then filed a grievance appeal after a lot of hardship back and forth. The county was representing that the way only to appeal such an interpretation was through a use variance. I think that it is inappropriate according to planet? 21:28 case law cited. They finally let me file the grievance appeal. I paid a separate appeal fee. After that filing the county responded back that this project would no longer need any sort of variance on impervious surfaces because this project, as stated in the variance appeal, is not adding impervious surfaces to the property. In fact, its decreasing the percentage of impervious surfaces. Besides that point, to protect future projects that this property might have or other properties within the county, I think it's **spermatically? 22:00** clear that we get a complete full and accurate interpretation of impervious surfaces for all shoreland property parcels in the county. That brings me to a point that I don't believe that due notice process was followed in this project. I believe that this is a general application and appeal as cited by the citizens for reasonable zoning, the DNR **et. al.?, the legislature p paul?**, among others Supreme Court and Court of Appeals cases, that there's are many real persons of interest and each real person of interest should have due notice along with Class II Notice. I don't believe that was followed and only the properties within 150 meters or feet were given notice and not every shoreland property owner in the county. And I can go through the construction of the ordinance if you would like. I think we should read the ordinance and understand what is at question.

Question Raymer: The way this is set up, you send out notices to everybody that is required.

Answer Custer: Yes. Within 150-ft.

Question Raymer: You don't send out notices to everybody that has waterfront properties in the county.

Answer Custer: No.

Comment Ozanne: My understanding is that this is the first general application hearing that this board has ever heard in the history of La Crosse. As such, a general application is supposed to be proceeded separately and differently from the variance appeal. I would agree an area or use variance appeal has real persons of interest within whatever distance the county decides. A general application appeal is what this board will determine will affect other property owners besides those within the 150 meters. In other words, an interpretation of the Shoreland District code. Then the Board of Adjustors and department has the legal obligation under state code to give due notice to all real properties and real persons of interest which would be the Shoreland District of La Crosse.

Question Ozanne: Do we understand what the question is on this grievance appeal though? Of why I believe the code is being interpreted incorrectly?

Answer Raymer: Yes. We've never had one person appeal two (2) things at a time so maybe we should have had other people if they are in favor of the first appeal and had that part of the record before we heard the second appeal.

Others Appearing in Favor to the Breezeway and Attached Garage: None

Appearing in Opposition to the Breezeway and Attached Garage: None

Others Appearing in Favor to the Impervious Surface Calculations: None

Others Appearing in Opposition to the Impervious Surface Calculations: None

Correspondence:

- 1) Email dated and received June 15, 2020, from Kathi Kramasz, WI DNR Water Management Specialist, stating the WI DNR is opposed to the variance appeal 2020-19 as proposed.
- 2) Email dated and received May 26, 2020, from Cassandra Hanan, Town of Campbell Zoning Administrator, the Town of Campbell approved variance appeal 2020-19 provided the that the house cannot extend any further into the setback than the house and must maintain the 17-ft setback from R.O.W.
- 3) Email dated and received, June 15, 2020, from Stephen Woodward, La Crosse County Assistant Corporation Counsel, stating that the Impervious Surface calculations is a moot as to Mr. Ozanne's application, and he therefore does not have standing to appeal it. A person only has standing to appeal an issue if it actually negatively impacts them (i.e.,

Comment Ozanne: I would like to . .

Comment Raymer: You've said your peace. We are going to act on this now.

Comment Ozanne: OK.

Discussion: The Board discussed that they felt no hardship was present and the 624 sq. ft. detached garage approved by Variance Appeal 2005-20 offered a reasonable use of the property and that the impervious surfaces are a moot point and will not be acted on.

MOTION by Eilertson/Warzynski to deny the appeal to construct a breezeway and attached garage addition to an existing residence that will lie within the required 75-ft setback of the Ordinary High Water Mark (OHWM) of French Slough.

3 Aye, 0 No Motion carried

Comment Ozanne: I would like to make a note that the impervious surface appeal is a separate appeal by state code under Chapter 59 and this board and I have standing to bring it because my property is affected by it and the blocking of the legal appeal process is improper. I would like a copy of these minutes sent to me.

APPEAL NO. 2020-16 Daniel A and Lorrie L Nelson, 4117 Kammel Rd, La Crosse, WI, 54601, permit denied to construct a 20-ft x 20-ft detached accessory building that will partially lie within the required 60-ft setback from the centerline of Kammel Rd. Property described as part of the NE/NW of Section 21, T15N, R7W. Tax parcel 11-1584-0. Property address 4117 Kammel Rd. Town of Shelby.

Appearing in Favor: Lorrie L Nelson, 4117 Kammel Rd, La Crosse, WI, 54601. We would like to build a 20-ft x 20-ft garage that will line up with the front of the house. There is a hill in the back and some of the garage would be over the hill if the 60-ft setback is held to.

Question Raymer: According to this drawing, half of your house is in the setback.

Answer Nelson: Yes. That's the way the built it.

Question Raymer: Is the setback only for the detached accessory buildings?

Answer Custer: All structures.

Question Eilertson: Time frame?

Answer Nelson: End of the year.

Appearing in Opposition: None

Correspondence: None

Question Custer: Did you meet with the Town of Shelby?

Answer Nelson: They said it all depended on what you did.

Question Warzynski: Can you get this done within 12 months?

Answer Nelson: Yes.

Discussion: The Board discussed that they saw no issue with the appeal.

MOTION by Warzynski/Eilertson to Approve the appeal to construct a 20-ft x 20-ft detached accessory building that will partially lie within the required 60-ft setback from the centerline of Kammel Rd., subject to construction being completed within 12 months.

3 Aye, 0 No Motion carried

APPEAL NO. 2020-17 Scott R and Sarah A Paulson, 436 Maple St, West Salem, WI, 54669, appeals to retain a detached accessory building totaling 1,008 sq. ft. in area and 21.33-ft in height that will exceed the 768 sq. ft. area limit and 17-ft height limit for such buildings on a 0.676 acre lot. Property described as Lot 1 of Certified Survey Map No. 24 in Vol 19. Tax parcel 2-520-8. Property address W2589 County Rd I. Town of Barre.

Appearing in Favor: Scott Paulson, W2589 County Road I, Bangor, WI 54614. We bought the lot with the intention of splitting it with a friend of ours who wants to retire and live next to us. After we met the requirements for frontage and setbacks, the lot size was smaller than allowed for the size of garage that is there that we would like to keep. I do believe there is a error with the height though. The garage isn't 21-ft tall

Question Raymer: Who gave them the dimensions?

Answer Paulson: We gave the dimensions that the garage is 28-ft x 36-ft with 10-ft walls.

Question Raymer: Where did the 17-ft come from?

Answer Custer: The height came from a previous variance appeal so that is how we had on file for height.

Comment Paulson: I don't think the trusses are taller than the garage.

Question Raymer: 17-ft means to the peak?

Answer Custer: Correct. Grade to peak.

Question Raymer: Is it a 4:12 pitch?

Answer Paulson: I don't think so. It doesn't seem that tall, but I didn't measure it.

Question Raymer: When you split this, you didn't split it big enough to keep that building?

Answer Paulson: Correct. Because of giving us enough frontage for our property and to allow us enough room for our driveway, along with the hill side, the house will be up closer. I didn't realize there was limits for garage sizes.

Question Eilertson: It's not encroaching on anything?

Answer Paulson: No. We just want to fix it up and make it nicer.

Appearing in Opposition: None

Correspondence:

- 1) E-mail from Trisha Styger, dated and received June 15, 2020, is opposed to the variance appeal.
- 2) E-mail from the Town of Barre Clerk Lynette Schomberg, dated and received Thursday June 11, 2020, in regards to Town of Barre monthly meeting held June 9, 2020. The Town Board voted for preliminary approval pending of variance appeal 2020-17 pending approval by the county.

Discussion: The Board discussed that they saw no issue with the appeal.

MOTION by Eilertson/Warzynski to Approve to retain a detached accessory building totaling 1,008 sq. ft. in area and 21.33-ft in height that will exceed the 768 sq. ft. area limit and 17-ft height limit for such buildings on a 0.676 acre lot.

3 Aye, 0 No Motion carried

APPEAL NO. 2020-18 Craig Jambois, W8075 Maple St, Holmen, WI, 54636, acting o/b/o Benjamin J Klonecki and Carla A Biehl, W8004 Maple St, Holmen, WI, 54636, permit denied to construct a 24-ft x 24.5-ft attached garage addition that will partially lie within the 30-ft plat required setback from the Oak St right of way. Property described as Outlot 2 of Lancer Estates. Tax parcel 8-1474-0. Property address W8004 Maple St. Town of Holland.

Appearing in Favor: Craig Jambois, W8075 Maple St, Holmen, WI, 54636. Based on how the house is sitting and the existing garage, they have to come in west side. They are already using that as a parking area. They have to come in and make a hard turn to get in there. They can fit one (1) car in there the way it sits. We are proposing a 24-ft x 24-ft so they can use the property the way its meant to be used.

Question Raymer: Is there a reason that garage can't be slid to the back of the lot?

Answer Jambois: There's a hill that drops off pretty quick.

Question Raymer: So the reason is you'd have to bring in fill?

Answer Jambois: You couldn't. Its pretty steep back there.

Question Eilertson: What's going to happen to the existing garage?

Answer Jambois: That garage is going to stay how it is and he is going to use that more for storage.

Question Eilertson: If this is approved, you're going to have a garage space that's 982 sq. ft. and your house is 960 sq. ft.?

Answer Jambois: Correct.

Question Eilertson: There is a problem making this 90° turn?

Answer Jambois: Yes. You can fit one (1) car in there and it's not big enough for two (2) vehicles and they both have their own vehicles.

Question Eilertson: Its only 18-ft wide?

Answer Jambois: Right.

Question Eilertson: What if you tore it off and built a nice three (3) car garage in there?

Answer Jambois: You'd have to talk to the Ben on that to see if they are opposed to that. You're adding a lot of cost and they are already using that for parking space. The chances of Oak Street getting put in anytime soon is very minimal.

Comments Warzynski: The extension of Oak Street that is shown there isn't there.

Appearing in Opposition: None

Correspondence:

- 1) E-mail from the Town of Holland Clerk Marilyn Pedretti, dated and received Thursday June 28, 2020. The Town Chairman, Steve Michaels, did not place the appeal on the town board agenda and did not act on the appeal.

Question Warzynski: If approved, can construction be completed within 12 months.

Answer Jambois: It will be done in three (3) months.

Discussion: The Board discussed that they saw no issue with the appeal.

MOTION by Warzynski/Eilertson to Approve to construct a 24-ft x 24.5-ft attached garage addition that will partially lie within the 30-ft plat required setback from the Oak St right of way, subject to construction being completed within 12 months.

3 Aye, 0 No Motion carried

MOTION by Eilertson/Warzynski to Adjourn (6:58 pm).

3 Aye, 0 No. Motion carried unanimously.

HISTORIC SITES PRESERVATION COMMISSION
Friday, February 7, 2020
Room 2106, County Administrative Center
9:00 a.m.

MEMBERS PRESENT:	Vicki Twinde-Javner, Roger Plesha, Kent Sween, Harriet Schuppel, Betty Sacia, Mike Peterson, Anita Doering (arr 9:07 a.m.)
MEMBERS EXCUSED:	None
MEMBERS ABSENT:	None
OTHERS PRESENT:	Alice Sorenson

CALL TO ORDER/ROLL CALL

Chair Vicki Twinde-Javner called the meeting to order at 9:00 a.m.

PUBLIC COMMENT: Chair Twinde-Javner introduced and welcomed the two new Commission members Betty Sacia and Mike Peterson.

REVIEW AND APPROVE MEETING MINUTES

MOTION by Schuppel/Sween to approve the minutes of December 6, 2019. **Motion carried with one excused - Doering.**

APPROVE MINDORO BANK AND VETERANS MEMORIAL PARK TO THE LIST OF LOCAL HISTORIC PROPERTIES

MOTION by Sween/Schuppel to approve both the Mindoro Bank and Veterans Memorial Park to the local historic properties listing. **Motion carried unanimously.**

Next steps are:

- Draft Resolution with appropriate legal descriptions for each property from Zoning.
- Get Landowner approval on the legal descriptions.
- Final Resolution goes before the Planning Resource and Development Committee and County Board for approval.

POSSIBLE NOMINATIONS

- The Gas Station that was moved to the Middle Ridge School – Chair Twinde-Javner will contact Richard Loomis, who is on the Middle Ridge School Board, and see if he can help gather information.
- Camp Decorah (Boy Scout Camp) – Roger Plesha contacted Glen Walinski and he will conduct research on the history of the Camp.
- Big Creek Mill – No report.
- Mindoro Cut – 108 and C. Chair Twinde-Javner has a copy of the National Register paperwork and will work on completing the local nomination.
- Sand Creek School – Chair Twinde-Javner talked to one the landowners who will work on the local nomination. No update from the Sand Creek school members as of yet.
- Barre Mills Mill Building and House: Harriett Schuppel will research this property.
- Wet Coulee Cemetery: Betty Sacia will collect information on the cemetery.

CLG GRANT:

No report from UW Milwaukee currently.

HISTORIC SITES PRESERVATION COMMISSION

Friday, February 7, 2020

Page Two

PRINTING FUNDS CARRYOVER:

Chair Twinde-Javner has received the form from Finance to submit any 2019 carryover funds. The Commission agreed to carryover the printing budget to be used for printing brochures in 2020.

ITEMS FOR FUTURE AGENDA: NONE

NEXT MEETING: MARCH 6, 2020 AT 9:00 A.M.

ADJOURNMENT: MOTION by Schuppel/Sween to adjourn. **Motion carried unanimously.**

The meeting adjourned at 9:50 a.m.

Approved March 6, 2020, Alice Sorenson, Recorder

HISTORIC SITES PRESERVATION COMMISSION

Friday, March 6, 2020

Room 2106, County Administrative Center

9:00 a.m.

MEMBERS PRESENT:	Vicki Twinde-Javner, Kent Sween, Harriet Schuppel, Betty Sacia, Mike Peterson, Anita Doering
MEMBERS EXCUSED:	Roger Plesha
MEMBERS ABSENT:	None
OTHERS PRESENT:	None

CALL TO ORDER/ROLL CALL

Chair Vicki Twinde-Javner called the meeting to order at 9:00 a.m.

PUBLIC COMMENT: None

REVIEW AND APPROVE MEETING MINUTES

MOTION by Schuppel/Sween to approve the minutes of Feb 7, 2020. **Motion carried with one excused - Doering.**

POSSIBLE NOMINATIONS

- The Gas Station that was moved to the Middle Ridge School – Chair Twinde-Javner will contact Richard Loomis, who is on the Middle Ridge School Board, and see if he can help gather information.
- Camp Decorah (Boy Scout Camp) – Roger Plesha contacted Glen Walinski and he will conduct research on the history of the Camp.
- Big Creek Mill – No report.
- Mindoro Cut – 108 and C. Chair Twinde-Javner has a copy of the National Register paperwork and will work on completing the local nomination. Discussion ensued if the National Register paperwork can just be referred to in the local designation.
- Sand Creek School – Chair Twinde-Javner talked to one the landowners who will work on the local nomination. No update from the Sand Creek school members as of yet.
- Barre Mills Mill Building and House: Harriett Schuppel will research this property. Harriet was able to get some information about the owners and the Commission will contact them.
- Wet Coulee Cemetery: Betty Sacia discussed some information she collected, and will work on the nomination.

NOMINATIONS

- Veterans Memorial Park – Doering and Chair Twinde-Javner will discuss with the park department the portion of the park to include on the resolution and work with zoning to get the legal descriptions.
- Mindoro Bank – Chair Twinde-Javner discussed that the bank is on a parcel with other buildings, so will need to discuss with zoning the best approach to getting the area narrowed down to just include the bank for the resolution.

BURR OAK CHURCH/SCHOOL

Chair Twinde-Javner had received an email from the Town Chairman, Mike Hesse, that they would like to have the church on the local list. She informed him it was on the list already, and he wanted to see if the church rectory could be added. The

HISTORIC SITES PRESERVATION COMMISSION
Friday, March 6, 2020
Page Two

Commission discussed, and felt a separate nomination for the church rectory would be cleaner since it is on a different parcel. Chair Twinde-Javner will ask Mr. Hesse if he wants to work on that nomination.

CLG GRANT:

UW Milwaukee invoiced half of the grant amount - \$2,000, and County finance paid it. UW Milwaukee also provided a short update by email to Chair Twinde-Javner. They are halfway done with the nomination. They have done a lot of the background research and written up most of the statement of significance narrative. They have an appointment with the landowner to look at the John and Razy Wright house in April and get appropriate photos.

PRINTING:

Commission members have been taking photos of old barns, and will bring some drafts to the next meeting.

ITEMS FOR FUTURE AGENDA: WEBSITE UPDATE

NEXT MEETING: APRIL 3, 2020 AT 9:00 A.M.

ADJOURNMENT: MOTION by Doering/Sween to adjourn. **Motion carried unanimously.**

The meeting adjourned at 9:45 a.m.

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

SUSTAINABLE LA CROSSE COMMISSION

Thursday, February 27, 2020

Administrative Center, Conference Room 1107, 212 6th St. No

La Crosse, WI

4:30 p.m.

MEMBERS PRESENT:	Acting Chair Mike Giese, Cathy Van Maren, Carolyn Jenkins, Cinthia Shireman, Larry Sleznikow, Kim Smith
MEMBERS EXCUSED:	Rick Cornforth, Rick Diermeier
MEMBERS ABSENT:	None
OTHERS PRESENT:	Charlie Handy, Lewis Kuhlman, Alice Sorenson

CALL TO ORDER: Acting Chair Mike Giese called the meeting to order at 4:30 p.m.

PUBLIC COMMENT: NONE

APPROVAL OF GREENHOUSE GAS INVENTORY REQUEST FOR PROPOSAL – LEWIS KUHLMAN

Lewis Kuhlman indicated that part of the requirement for the Carbon Disclosure Project (CDP), Climate Mayors and Global Covenant of Mayors (International Organization) is to have a greenhouse gas inventory. The Greenhouse Gas Protocol is a standard reporting framework that is acceptable to the above organizations. Additionally, it will help inform the City's climate action plan. Committee discussion ensued. **MOTION** by Sleznikow/Jenkins to approve. **Motion carried with two excused – Cornforth, Diermeier.**

APPROVAL OF GROW SOLAR LA CROSSE, MREA GROUP BUY REQUEST FOR PROPOSAL – LEWIS KUHLMAN

Lewis Kuhlman indicated that Midwest Renewable Energy Association (MREA) is seeking qualified firms to submit proposals for the design procurement, and installation of new residential and commercial photovoltaic (PV) systems at a per-watt price lower than the prevailing single system market rate. The "group buy" program is being led by MREA. The goal of the program is to increase consumer education and PV installations in La Crosse County, WI, through a group purchase involving a competitive contractor selection process, an advantageous pricing and rebate structure, and free information sessions. **MOTION** by Shireman/Sleznikow to approve. **Motion carried with two excused – Cornforth, Diermeier.**

NEXT MEETING DATE: March 19, 2020, 4:30 p.m.

FUTURE AGENDA ITEMS:

- Structure and Plan of the Commission Going Forward
- "Solutionary" Rail Electrification
- County Ready for 100 Resolution
- TIF Sustainability Benchmarks – Lewis Kuhlman
- Economic Development Ordinance – Lewis Kuhlman

ADJOURNMENT

MOTION by Larry/Shireman to adjourn. **Motion carried with two excused – Cornforth, Diermeier. The meeting adjourned at 5:00 p.m.**

Disclaimer: This report may be approved, amended or corrected at the next committee meeting. Alice Sorenson, Recorder



RESOLUTION # _____

ITEM # _____

BOARD ACTION

Adopted: _____

For: _____

Against: _____

Abstain: _____

Abs/Excd: _____

Vote Req: _____

Other Action: _____

PLANNING
RESOURCES AND
DEVELOPMENT
COMMITTEE
ACTION

Adopted: _____

For: _____

Against: _____

Abstain: _____

Abs/Excd: _____

EXECUTIVE
COMMITTEE
ACTION

Adopted: _____

For: _____

Against: _____

Abstain: _____

Abs/Excd: _____

TO: HONORABLE MEMBERS OF THE LA CROSSE
COUNTY BOARD OF SUPERVISORS

RE: ADOPTING SUSTAINABILITY GOALS OF IMPROVED EFFICIENCY TO REDUCE ENERGY CONSUMPTION, ACHIEVING CARBON NEUTRALITY AND TRANSITIONING TO 100% RENEWABLE ENERGY BY 2050.

WHEREAS, the Paris Climate Agreement is an international treaty that seeks to stabilize the global climate system by pursuing efforts to limit the global average temperature increase to 1.5°C (2.7°F) above pre-industrial levels, which requires improved efficiency to reduce energy consumption, while pursuing carbon neutrality and 100% of energy coming from renewable sources by 2050; and

WHEREAS, the French Island waste-to-energy plant operated by Xcel Energy burns refuse derived fuel provided by the regional solid waste system, producing less carbon emissions than landfilling of waste, which has saved over 300,000 metric tons of carbon dioxide equivalent emissions over the past 32 years and provided electrical power to more than 10,000 homes, while extending the life of the landfill as part of a comprehensive waste disposal system seeking to encourage reduction, reuse or recycling to minimize landfilling to the extent possible.

WHEREAS, the County has a demonstrated history of action on sustainability and innovative energy conservation projects including but not limited to roof top solar, the gas-to-energy project with Gundersen Health systems producing electricity and heat recovery and implementation and conversion to light emitting diode (LED) technology; and

WHEREAS, according to the 2019 Sustainability Indicators Report, the County, in conjunction with Xcel Energy initiatives, has achieved a 39% reduction in CO2 emissions associated with energy consumption since 2007, including fuel use by County vehicles, natural gas and electricity use at county facilities, while saving more than \$2 million dollars within County operating budgets by implementing sustainable practices; and

WHEREAS, Wisconsin pays an estimated \$14 billion dollars to states with fossil fuel resources and is last in per capita workforce in the clean energy economy in midwestern states, and pursuing these goals will reduce cash flows out of state, spur local economic development and create jobs; and,

WHEREAS, without achievement of these goals, local climate change impacts will continue to include extreme weather events that threaten infrastructure, excessive flooding, worsening heat waves, increasingly severe and more frequent droughts, diebacks of native tree species, increased presence of algal blooms on area lakes and ponds, and loss of suitable trout stream habitat in Wisconsin; and

WHEREAS, the February 4, 2019 Center on Wisconsin Strategies report, Wisconsin Opportunity in Domestic Energy Production: The Economic and Health Benefits of 100% In-State Energy Production by renewable resources would result in a statewide economic benefit of more than \$28 billion, plus the addition of more than 160,000 jobs and social and health benefits of decreased pollution and carbon emissions; and

NOW, THEREFORE, BE IT RESOLVED that the La Crosse County Board adopts the goals of improved energy efficiency to reduce energy consumption, achieving carbon neutrality and transitioning to 100% clean, renewable energy by 2050 for County operations, and leads the pursuit of these goals community-wide when considering land use planning, public transit, job creation, energy conservation, housing, economic development decisions and facilitation of public private partnerships.

BE IT FURTHER RESOLVED that the County will seek to collaborate across local governments, area institutions and community organizations in pursuit of these goals, including prioritizing equity, affordability and access, particularly for low-income and marginalized communities, while encouraging the engagement of local businesses, residents and environmental advocacy groups, to exchange ideas and implement action steps to address the challenges of reducing energy use, addressing climate change and pursuing sustainable development.

BE IT FURTHER RESOLVED that the County will undertake planning and action initiatives to assist in achieving these sustainability goals for County operations, and County staff will provide a status report to the County Board as part of the annual update of the Sustainability Indicators report.

BE IT FURTHER RESOLVED that La Crosse County will continue to educate, evaluate and incorporate emerging sustainable technologies and practices into future management decisions, purchases and construction projects.

FISCAL NOTE: The direct fiscal impact is unknown without analysis of individual actions, however, the history of initiatives to date demonstrates significant budget savings over time.

Date: _____

Date: _____

COMMITTEE CHAIR

COMMITTEE CHAIR

RECORDING CLERK

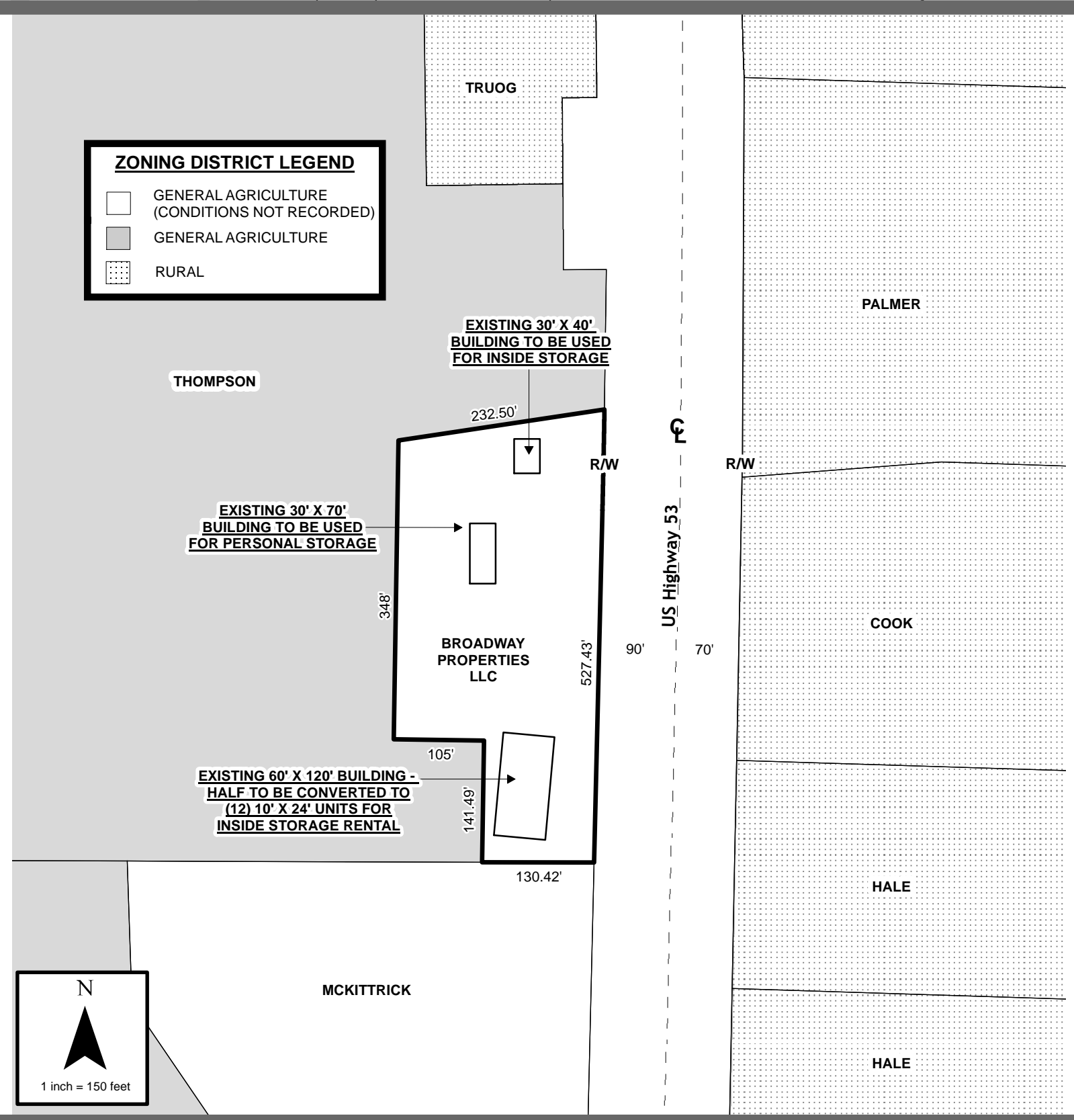
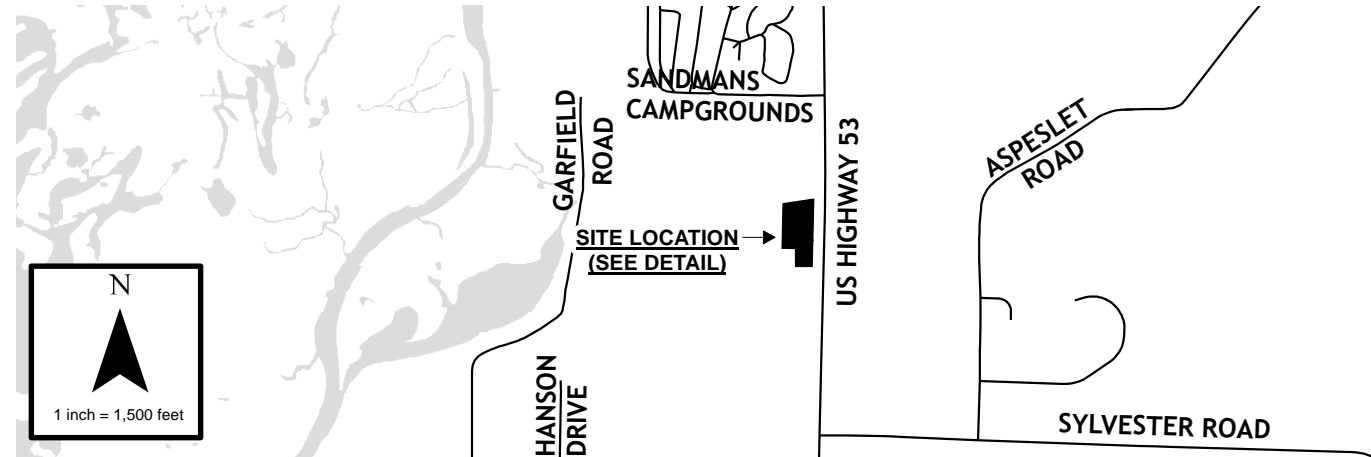
RECORDING CLERK

	Reviewed Only	Recommended	Not Recommended	
Co. Admin.	_____	_____	_____	Requested By: Monica Kruse
Fin. Director	_____	_____	_____	Date Requested: July 29, 2020
Corp. Counsel	_____	_____	_____	Drafted By: County Administrator
Board Chair	_____			

Adopted by the La Crosse County Board this _____ Day of _____, 2020

DEFERRED 2032 by ALEX PARCHER D/B/A BROADWAY PROPERTIES, LLC,
PETITION NO. W7765 PARCHER CT, HOLMEN, WI, 54636

PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.



DEFERRED ZONING PETITION NO. 2032 ALEX PARCHER, D/B/A BROADWAY PROPERTIES, LLC, W7765 PARCHER CT, HOLMEN, WI, 54636, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT CONDITIONS NOT RECORDED TO THE COMMERCIAL DISTRICT A 2.43 ACRE LOT FOR COMMERCIAL STORAGE RENTAL UNITS IN EXISTING DETACHED ACCESSORY BUILDINGS. PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 87 IN VOL. 13. TAX PARCEL 8-960-2. PROPERTY ADDRESS N8827 US HIGHWAY 53. TOWN OF HOLLAND.

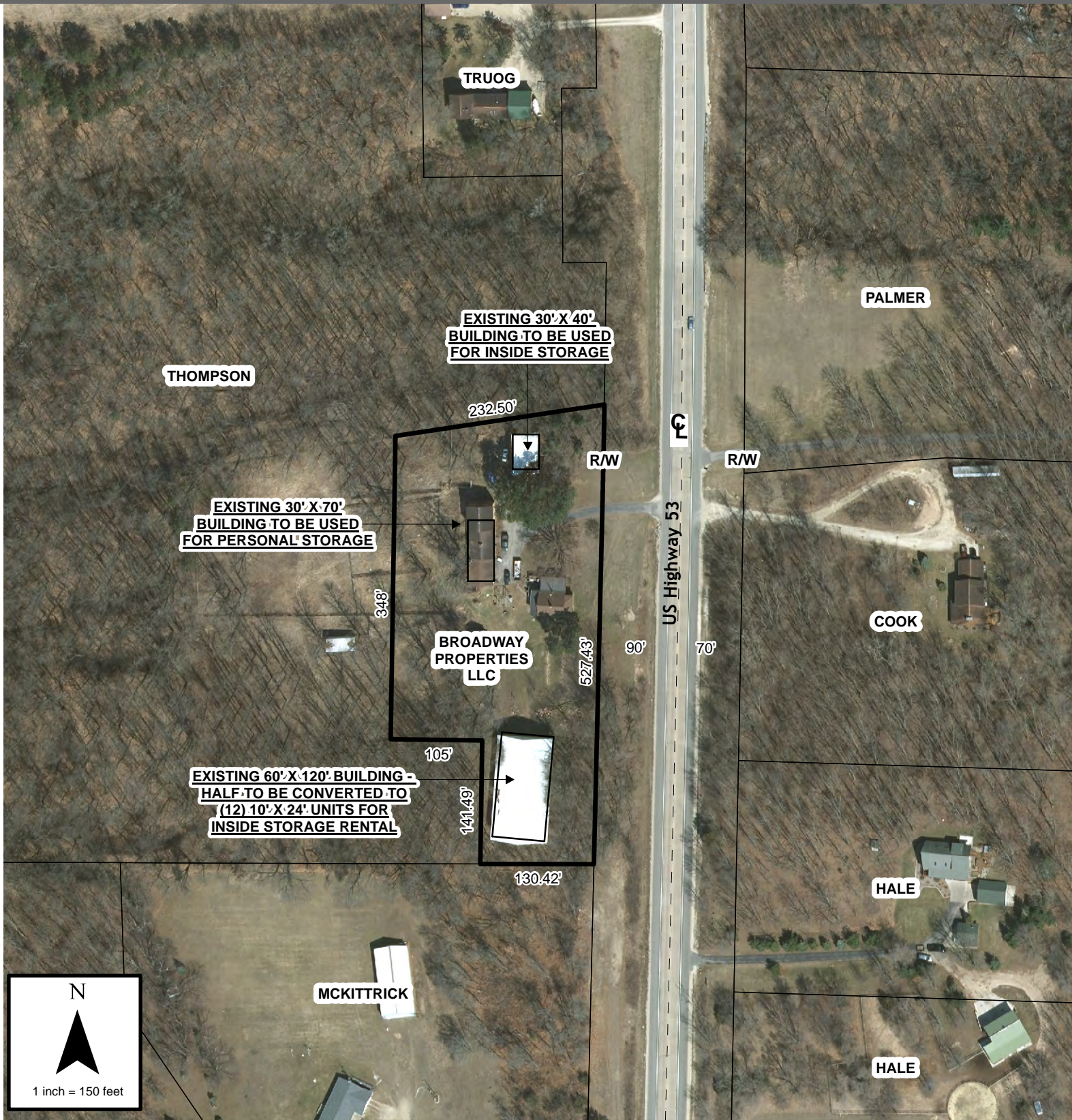
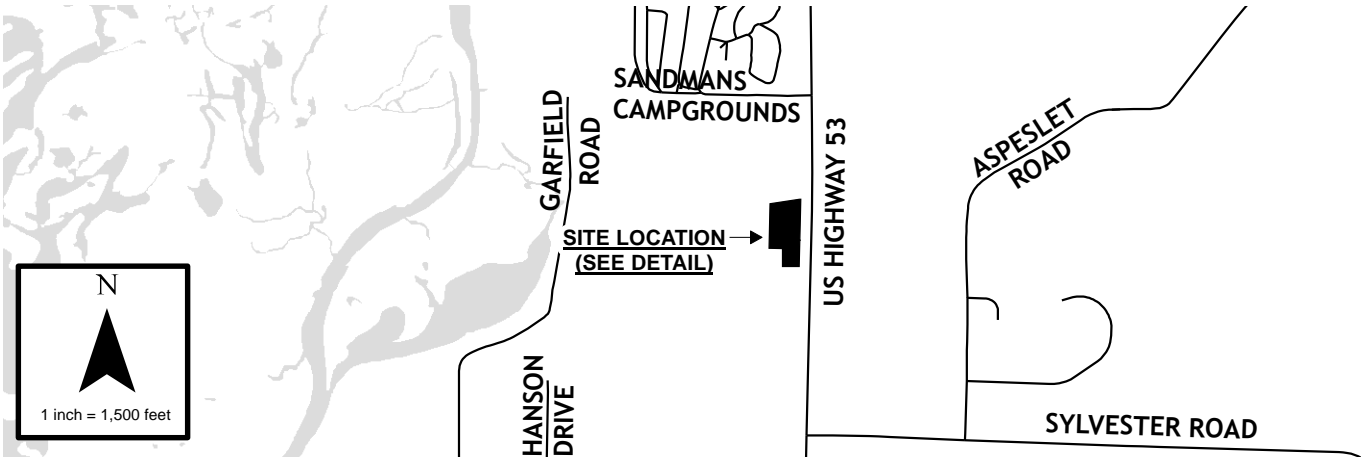
DEFERRED ZONING PETITION NO. 2032

LAND CLASS
IDLE = 25%
WOODS = 75%
CROPS = 0%

ALEX PARCHER D/B/A BROADWAY PROPERTIES, LLC.
LOT 1 OF CERTIFIED SURVEY MAP NO. 87 IN VOL. 13
2.43 ACRES TO BE REZONED
TOWN OF HOLLAND

SOIL CLASS
CLASS I-II = 0%
CLASS III = 0%
CLASS IV = 5%
CLASS V-VIII = 95%

REASON FOR REZONE: COMMERCIAL STORAGE RENTAL UNITS



DEFERRED ZONING PETITION NO. 2032 ALEX PARCHER, D/B/A BROADWAY PROPERTIES, LLC, W7765 PARCHER CT, HOLMEN, WI, 54636, PETITIONS TO REZONE FROM THE GENERAL AGRICULTURE DISTRICT CONDITIONS NOT RECORDED TO THE COMMERCIAL DISTRICT A 2.43 ACRE LOT FOR COMMERCIAL STORAGE RENTAL UNITS IN EXISTING DETACHED ACCESSORY BUILDINGS. PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 87 IN VOL. 13. TAX PARCEL 8-960-2. PROPERTY ADDRESS N8827 US HIGHWAY 53. TOWN OF HOLLAND.

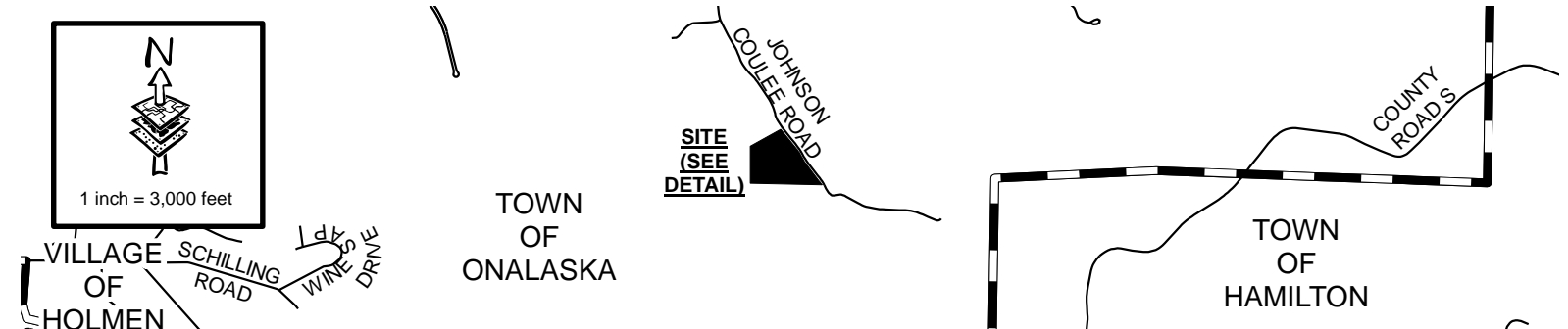
DEFERRED ZONING PETITION NO. 2032

LAND CLASS
IDLE = 25%
WOODS = 75%
CROPS = 0%

ALEX PARCHER D/B/A BROADWAY PROPERTIES, LLC.
LOT 1 OF CERTIFIED SURVEY MAP NO. 87 IN VOL. 13
2.43 ACRES TO BE REZONED
TOWN OF HOLLAND

SOIL CLASS
CLASS I-II = 0%
CLASS III = 0%
CLASS IV = 5%
CLASS V-VIII = 95%

REASON FOR REZONE: COMMERCIAL STORAGE RENTAL UNITS

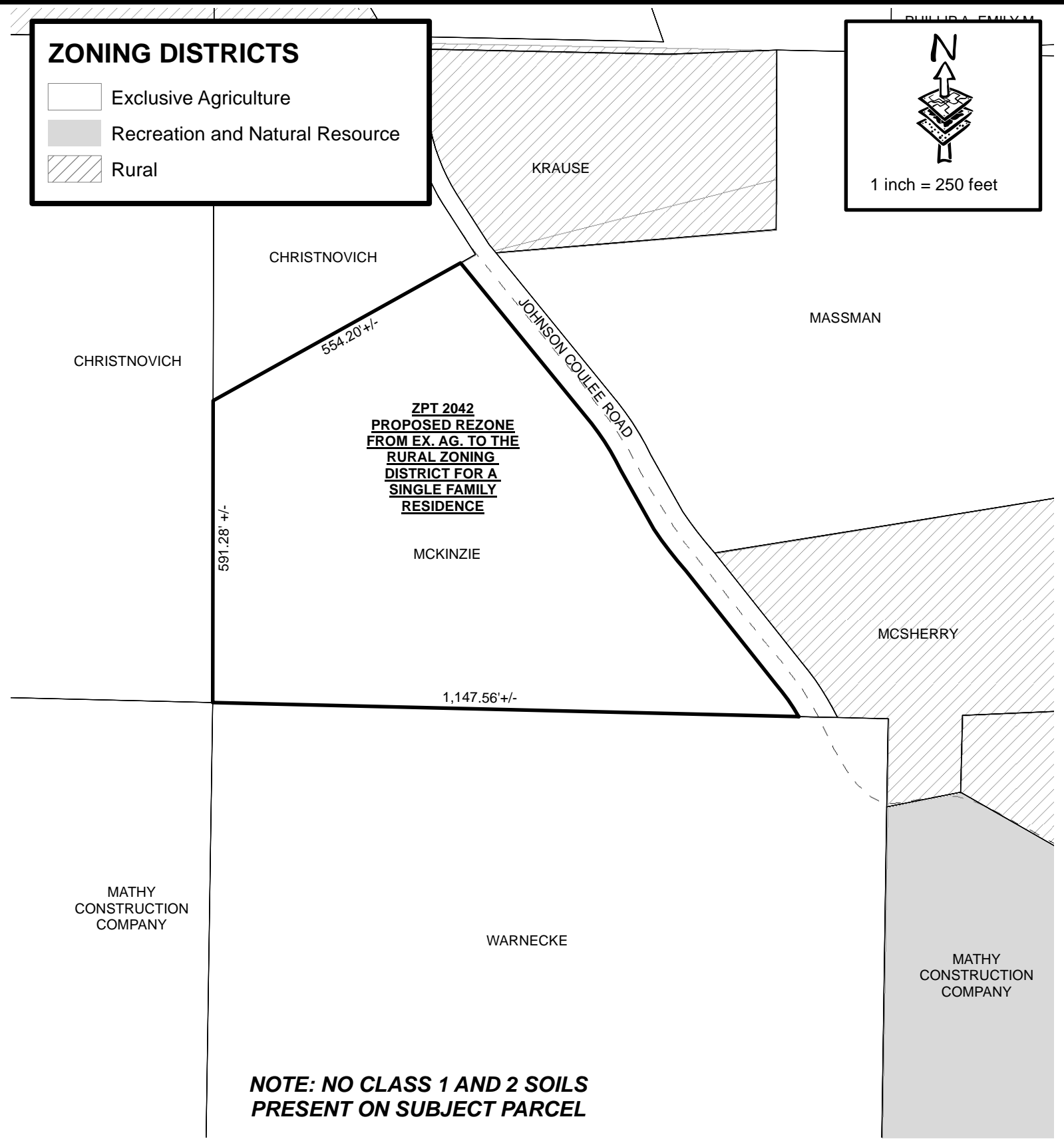
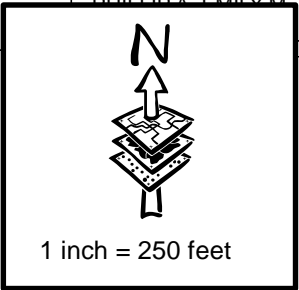


ZONING DISTRICTS

Exclusive Agriculture

Recreation and Natural Resource

Rural



**NOTE: NO CLASS 1 AND 2 SOILS
PRESENT ON SUBJECT PARCEL**

ZONING PETITION NO. 2042 CRAIG S AND CHRISTINE M MCKINZIE, 1213 JOHNSON ST, ONALASKA, WI, 54650, PETITIONS TO REZONE FROM THE EXCLUSIVE AGRICULTURE DISTRICT TO THE RURAL DISTRICT A 14.86 ACRE LOT FOR ONE SINGLE FAMILY RESIDENCE DESCRIBED AS PART OF THE SE/SE OF SECTION 15, T17N, R7W. TAX PARCEL 10-320-0. TOWN OF ONALASKA.

ZONING PETITION NO. 2042

CRAIG AND CHRISTINE MCKINZIE
PART OF THE SE/SE OF SECTION 15, T17-N, R7-W
14.86 ACRES TO BE REZONED
TOWN OF ONALASKA

REASON FOR REZONE: SINGLE FAMILY HOME

SOIL CLASS
CLASS III = 33%
CLASS IV = 33%
CLASS V-VIII = 33%

LAND CLASS
WOODS = 100%

91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision finds all of the following, after public hearing: (a) The land is better suited for a use not allowed in the farmland preservation zoning district. (b) The rezoning is consistent with any applicable comprehensive plan. (c) The rezoning is substantially consistent with the county certified farmland preservation plan. (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

Petition to Rezone and Conditional Use Impact Statement

Submitted by Craig McKinzie (property owner) on 5/29/2020

Ref: Parcel 10-320-0 Rezone Agricultural to Rural

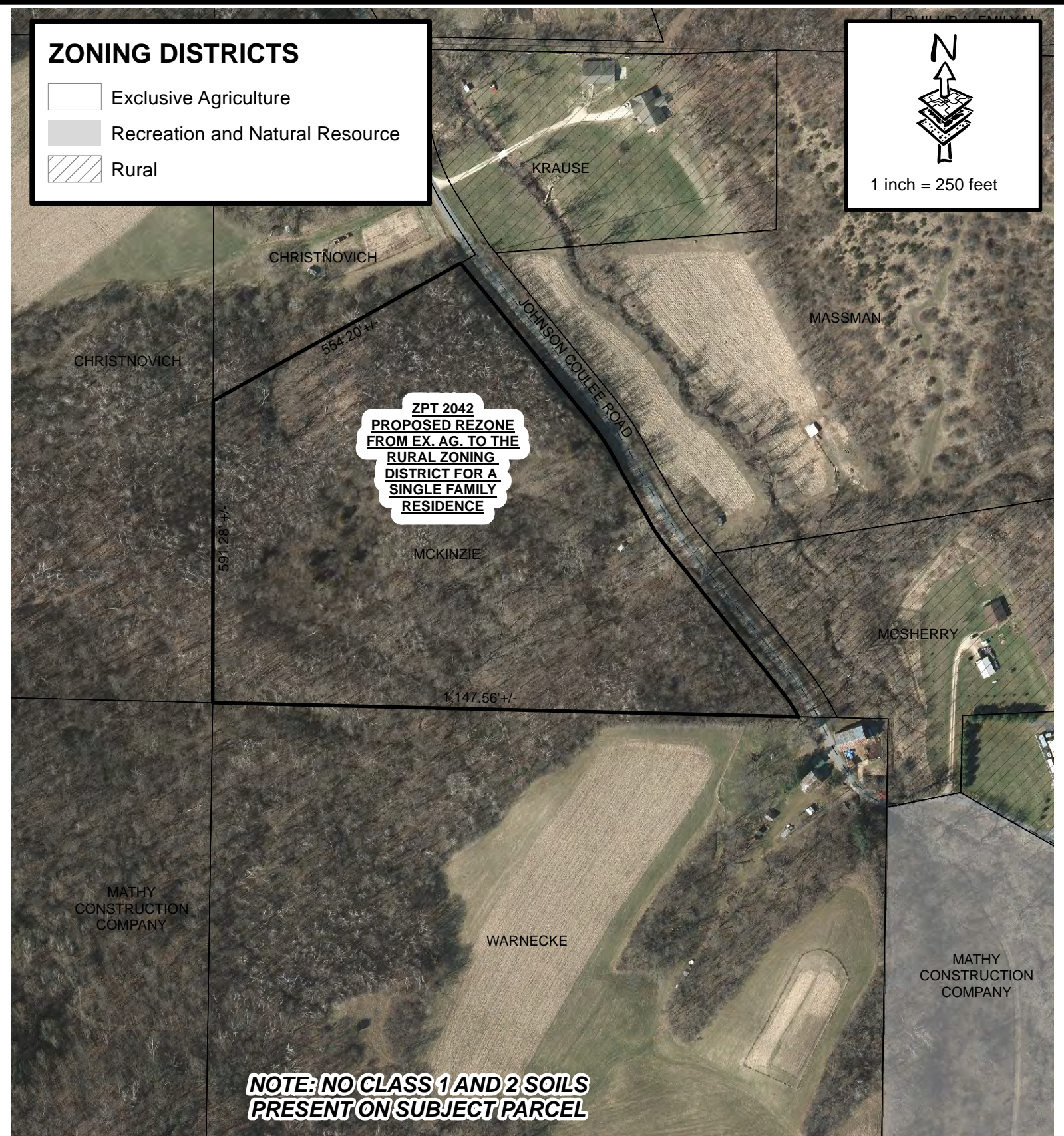
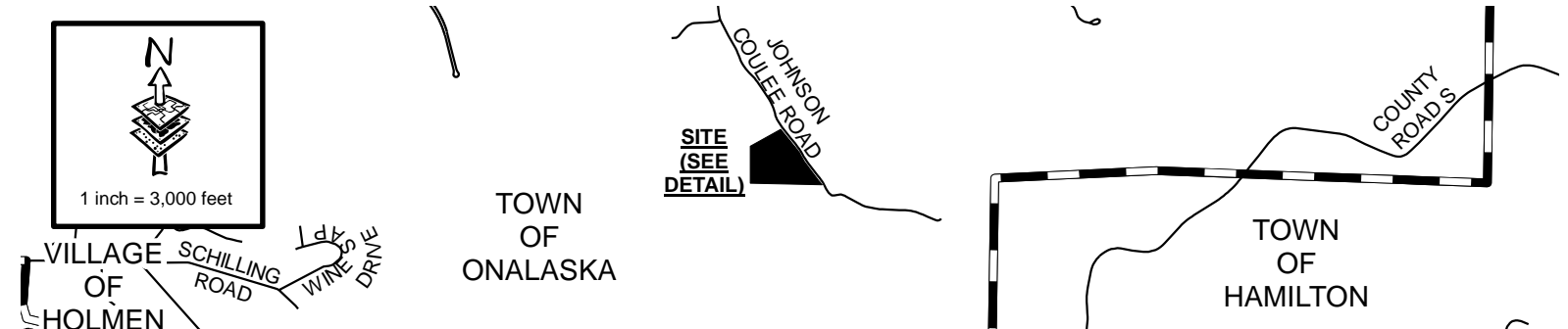
Parcel 10-320-0 is located approximately 2 miles south of CTY RD W, on Johnson Coulee Road in the Town of Onalaska. Due to the location of the parcel and the contour of the land, I am requesting a rezoning for the building of a 1(one) family dwelling on this parcel. There will be no negative impact on the surrounding area, or community.

Thank you for your consideration,



Craig McKinzie

Cell 608-397-5015



ZONING PETITION NO. 2042 CRAIG S AND CHRISTINE M MCKINZIE, 1213 JOHNSON ST, ONALASKA, WI, 54650, PETITIONS TO REZONE FROM THE EXCLUSIVE AGRICULTURE DISTRICT TO THE RURAL DISTRICT A 14.86 ACRE LOT FOR ONE SINGLE FAMILY RESIDENCE DESCRIBED AS PART OF THE SE/SE OF SECTION 15, T17N, R7W. TAX PARCEL 10-320-0. TOWN OF ONALASKA.

ZONING PETITION NO. 2042

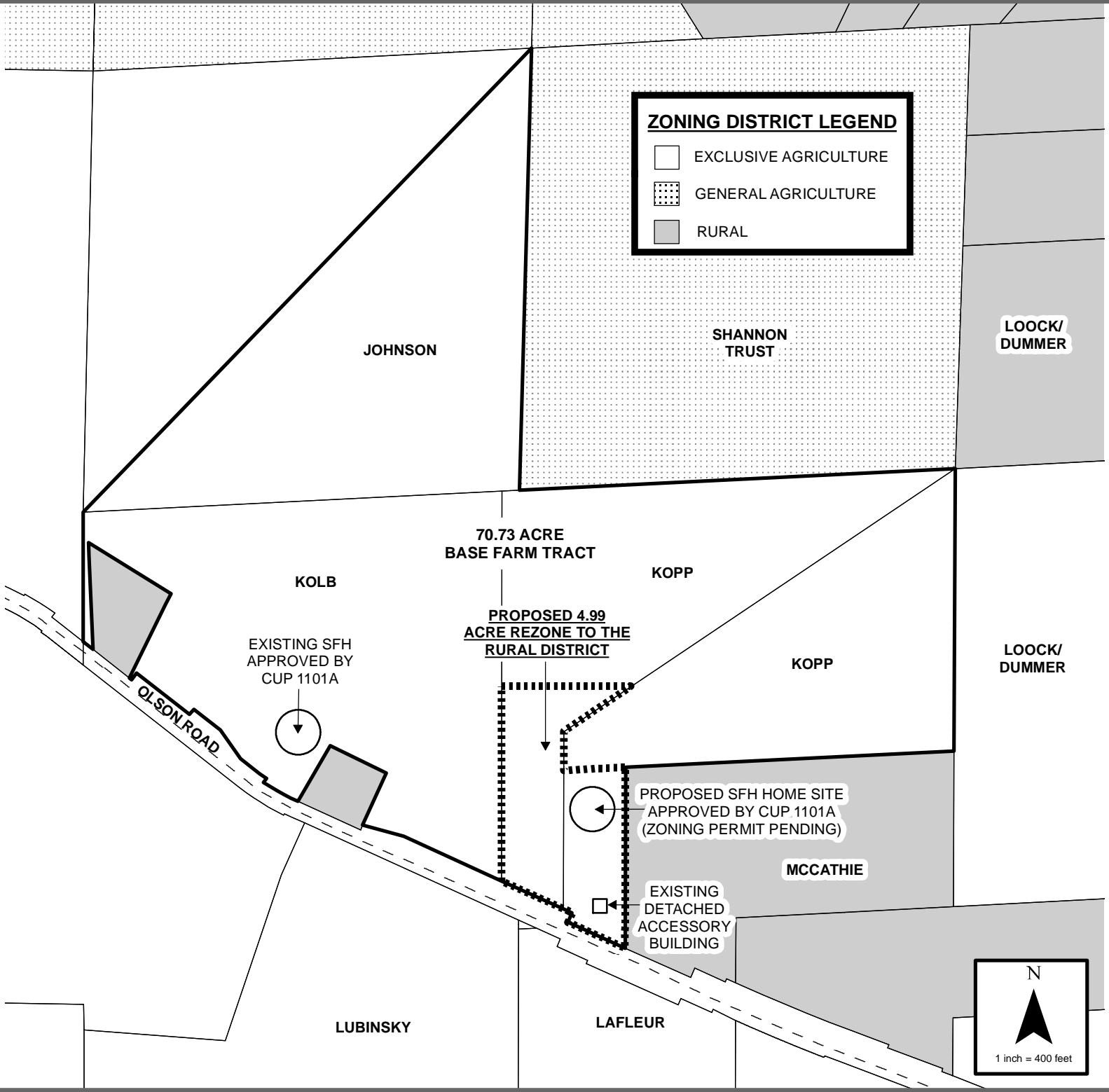
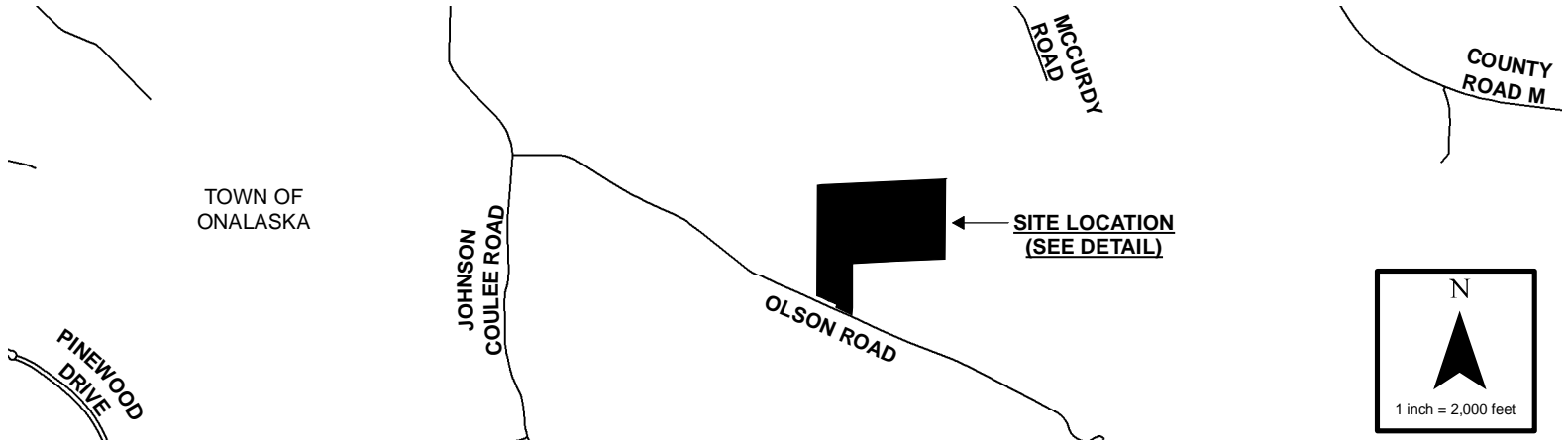
CRAIG AND CHRISTINE MCKINZIE
PART OF THE SE/SE OF SECTION 15, T17-N, R7-W
14.86 ACRES TO BE REZONED
TOWN OF ONALASKA
REASON FOR REZONE: SINGLE FAMILY HOME

SOIL CLASS
CLASS III = 33%
CLASS IV = 33%
CLASS V-VIII = 33%

LAND CLASS
WOODS = 100%

91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision finds all of the following, after public hearing: (a) The land is better suited for a use not allowed in the farmland preservation zoning district. (b) The rezoning is consistent with any applicable comprehensive plan. (c) The rezoning is substantially consistent with the county certified farmland preservation plan. (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.



ZONING PETITION NO. 2043 AARON, MEGAN, JASON & JESSICA KOPP, 6074 JACKPOT AVE, SPARTA, WI, 54656, PETITIONS TO REZONE FROM THE EXCLUSIVE AGRICULTURE DISTRICT TO THE RURAL DISTRICT A 4.99 ACRE PARCEL FOR TWO SINGLE FAMILY RESIDENCES AND DESCRIBED AS PART OF THE NE/NW AND NW/NW ALL IN SECTION 14, T17N, R7W. PART OF TAX PARCEL 10-277-0. PROPERTY ADDRESS W5582 OLSON RD. TOWN OF ONALASKA.

ZONING PETITION NO. 2043

LAND CLASS
IDLE = 70%
WOODS = 0%
CROPS = 30%

AARON, MEGAN, JASON & JESSICA KOPP
PART OF THE NE/NW AND NW/NW IN SECTION 14, T17N, R7W
4.99 ACRES TO BE REZONED
TOWN OF ONALASKA

SOIL CLASS
CLASS I-II = 0%
CLASS III = 0%
CLASS IV = 45%
CLASS V-VIII = 55%

REASON FOR REZONE: CONSTRUCT TWO SINGLE FAMILY RESIDENCES

91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision finds all of the following, after public hearing: (a) The land is better suited for a use not allowed in the farmland preservation zoning district. (b) The rezoning is consistent with any applicable comprehensive plan. (c) The rezoning is substantially consistent with the county certified farmland preservation plan. (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

Joshua Johnson

From: aaron kopp <aaronkopp32@gmail.com>
Sent: Monday, June 29, 2020 1:07 PM
To: Joshua Johnson
Subject: Impact Statement for: W5582 Olson Rd, Holmen Wi 54636

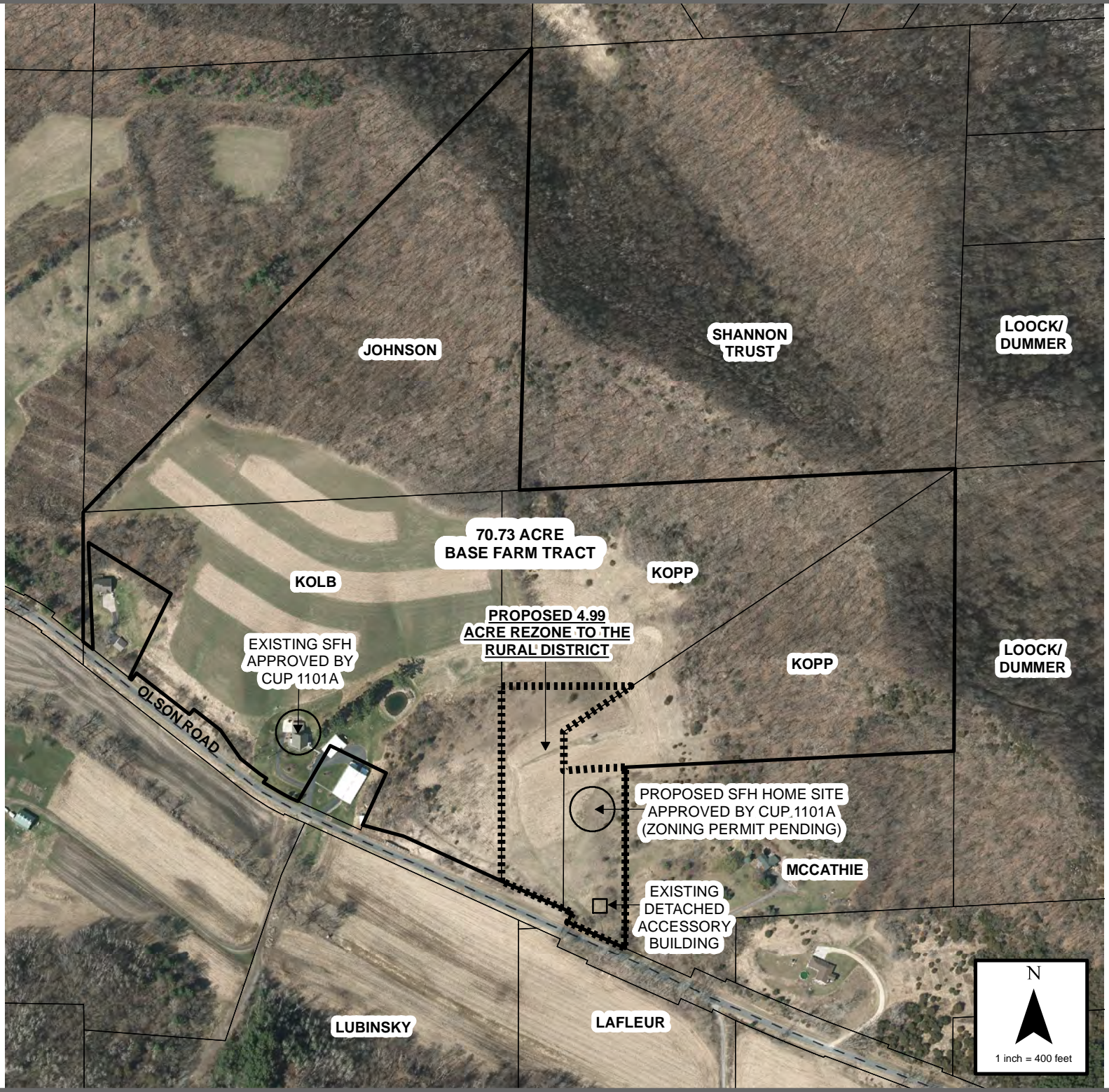
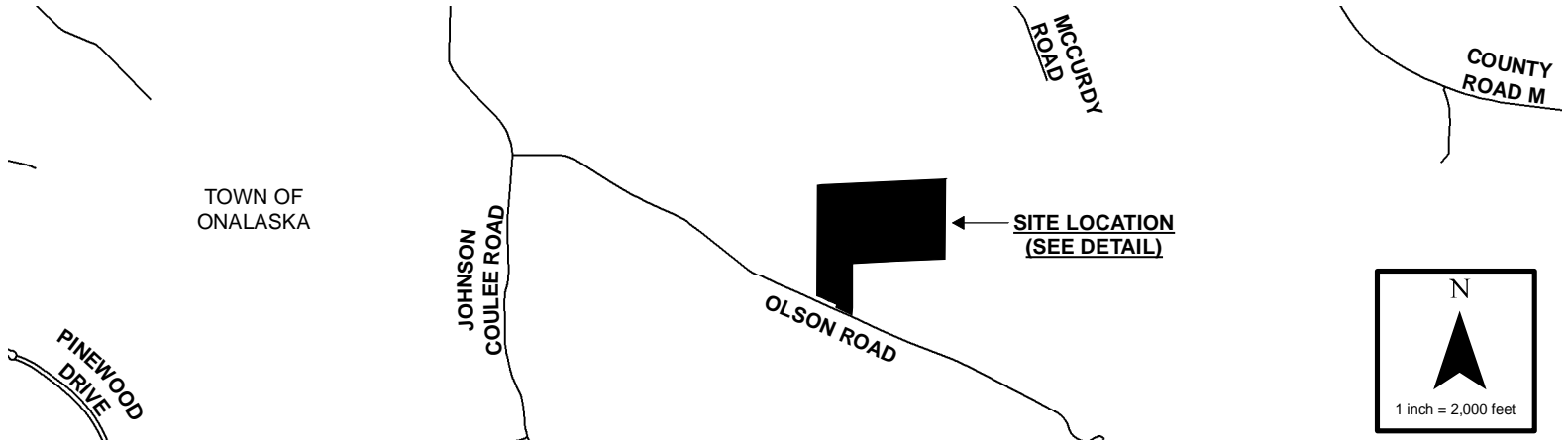
Impact Statement for: W5582 Olson Rd, Holmen Wi 54636

Owners: Megan and Aaron Kopp / Jessica and Jason Kopp

We would like to split the "front" field acreage evenly which is approximately 10 acres and rezone it into residential 5 acre halves. The impact of purposed rezoning will have little to no additional impact to the area due to a shared driveway with a variance in place for both parties involved. All major water runoff areas will remain unaltered for rainwater to easily reach low ground destination/creek side. We would take the remaining acreage and leave it zoned as it is currently but split it diagonally to the far northeast corner for deed specifications to be recorded in the near future.

Contact information 608.799.0756

Sent from my iPad



ZONING PETITION NO. 2043 AARON, MEGAN, JASON & JESSICA KOPP, 6074 JACKPOT AVE, SPARTA, WI, 54656, PETITIONS TO REZONE FROM THE EXCLUSIVE AGRICULTURE DISTRICT TO THE RURAL DISTRICT A 4.99 ACRE PARCEL FOR TWO SINGLE FAMILY RESIDENCES AND DESCRIBED AS PART OF THE NE/NW AND NW/NW ALL IN SECTION 14, T17N, R7W. PART OF TAX PARCEL 10-277-0. PROPERTY ADDRESS W5582 OLSON RD. TOWN OF ONALASKA.

ZONING PETITION NO. 2043

LAND CLASS
IDLE = 70%
WOODS = 0%
CROPS = 30%

AARON, MEGAN, JASON & JESSICA KOPP
PART OF THE NE/NW AND NW/NW IN SECTION 14, T17N, R7W
4.99 ACRES TO BE REZONED
TOWN OF ONALASKA

SOIL CLASS
CLASS I-II = 0%
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REASON FOR REZONE: CONSTRUCT TWO SINGLE FAMILY RESIDENCES

91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision finds all of the following, after public hearing: (a) The land is better suited for a use not allowed in the farmland preservation zoning district. (b) The rezoning is consistent with any applicable comprehensive plan. (c) The rezoning is substantially consistent with the county certified farmland preservation plan. (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR CONDITIONAL USE PERMIT**

NO. 1135 BY:

**JAMES SHURSON,
N4314 COUNTY RD M, WEST SALEM, WI, 54669
D/B/A A1 ADVANCED PUMPING SERVICE, INC.,
N4314 COUNTY RD M, WEST SALEM, WI, 54669**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6TH ST N LA CROSSE WI 54601 on the 3rd day of AUGUST 2020 at 6:00 p.m. on an application for a CONDITIONAL USE PERMIT for an office and to store and maintain equipment and vehicles associated with the liquid waste business including a skid steer, dump truck, 2 semis, 2 tractors, 4 pick-ups, and 4 straight trucks within an existing 54-ft x 150-ft building with a 15-ft x 80-ft lean-to on lands zoned EXCLUSIVE AGRICULTURE DISTRICT in the Town of HAMILTON.

DESCRIBED AS: Part of the NE/NW of Section 9, T16N, R6W. Tax parcel 7-252-0. Property address N4445 County Rd M. Town of Hamilton.

ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. *WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.*

All pursuant to Section 59.69 Wisconsin Statutes. The application is on file in the office of the County Zoning Director. If you have any questions, please call (608) 785-9722.

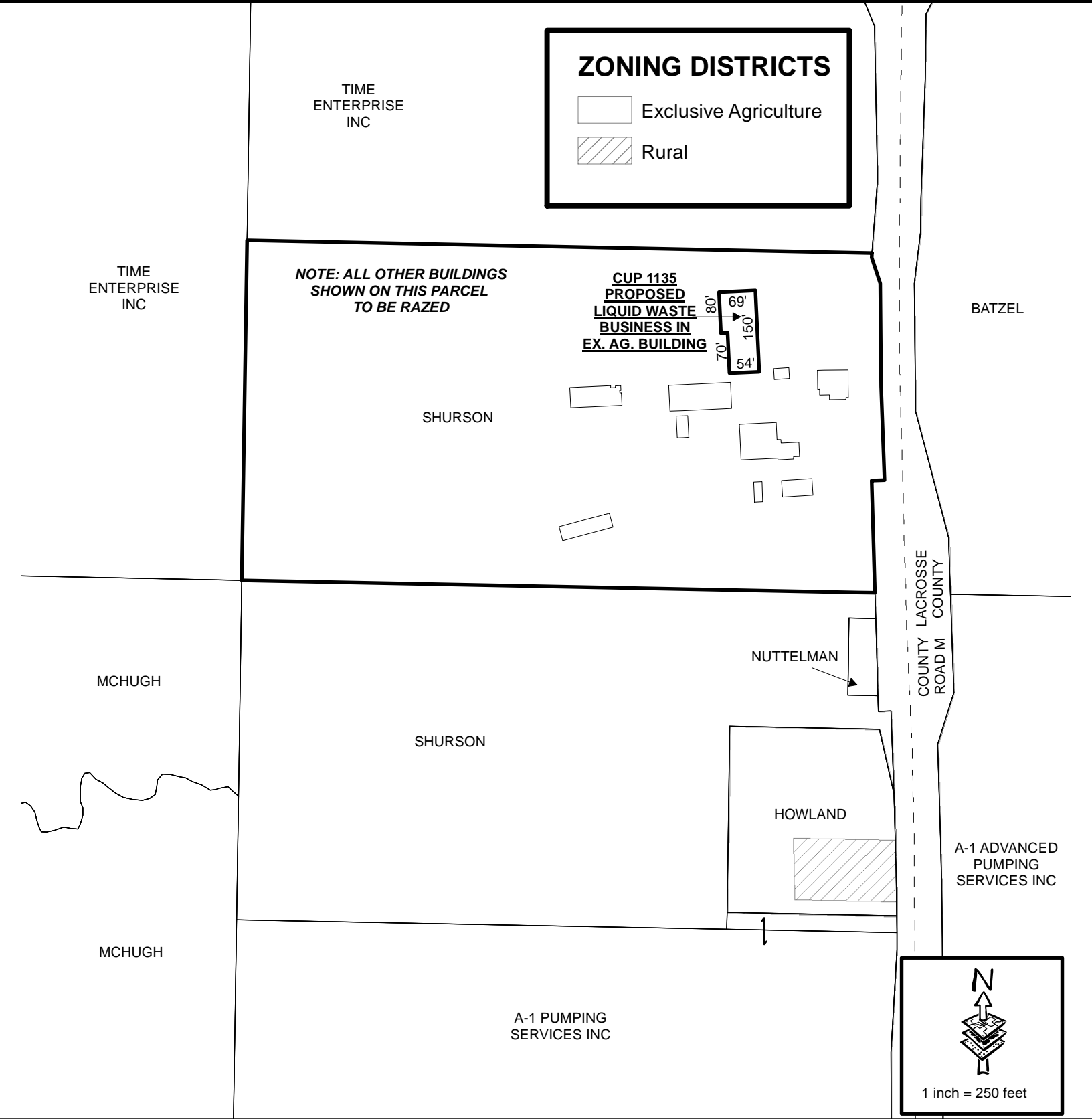
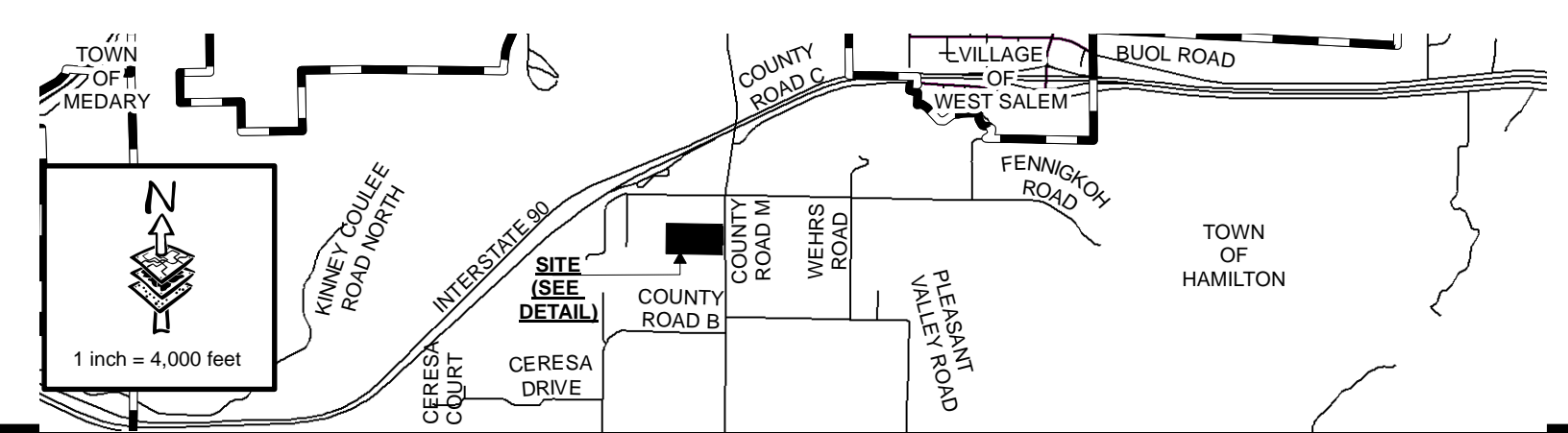
Dated this 22nd day of JULY 2020

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

BY _____
Nathan Sampson, Director
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, PUBLIC ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED.

PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ARRANGEMENTS CAN BE MADE.



CONDITIONAL USE PERMIT NO. 1135 JAMES SHURSON, N4314 COUNTY RD M, WEST SALEM, WI, 54669 D/B/A A1 ADVANCED PUMPING SERVICE, INC, N4314 COUNTY RD M, WEST SALEM, WI, 54669, APPLIES FOR A CONDITIONAL USE PERMIT FOR AN OFFICE AND TO STORE AND MAINTAIN EQUIPMENT AND VEHICLES ASSOCIATED WITH THE LIQUID WASTE BUSINESS INCLUDING A SKID STEER, DUMP TRUCK, 2 SEMIS, 2 TRACTORS, 4 PICK-UPS, AND 4 STRAIGHT TRUCKS WITHIN AN EXISTING 54-FT X 150-FT BUILDING WITH A 15-FT X 80-FT LEAN-TO, ON LAND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE NE/NW OF SECTION 9, T16N, R6W. TAX PARCEL 7-252-0. PROPERTY ADDRESS N4445 COUNTY RD M. TOWN OF HAMILTON.

CONDITIONAL USE PERMIT NO. 1135

JAMES SHURSON D/B/A A1 ADVANCED PUMPING SERVICE INC.
PART OF THE NE/NW OF SECTION 9, T16-N, R6-W
TOWN OF HAMILTON



Owned & Operated By: James P. Shurson, 608-769-2182

CONDITIONAL USE PERMIT

FOR N4445 County Road M, West Salem, WI 54669

A-1 Advanced Pumping Service, Inc. is a family-owned and operated business located in West Salem, Wisconsin. We've been serving the La Crosse and surrounding area for almost 40 years.

As an expert in septic and liquid waste disposal, our prompt, educated and professional team will be happy to help with any of your service needs.

RESIDENTIAL – COMMERCIAL – INDUSTRIAL – MUNICIPALITIES

HOURS OF OPERATION: Monday-Friday 6am-3pm, Night & Weekend Emergencies

ANTICIPATED NOISE: Daily. 3-4 trucks leaving and returning to the yard.

OF EMPLOYEES: Monday-Friday 6-8, Saturday & Sunday 1-2

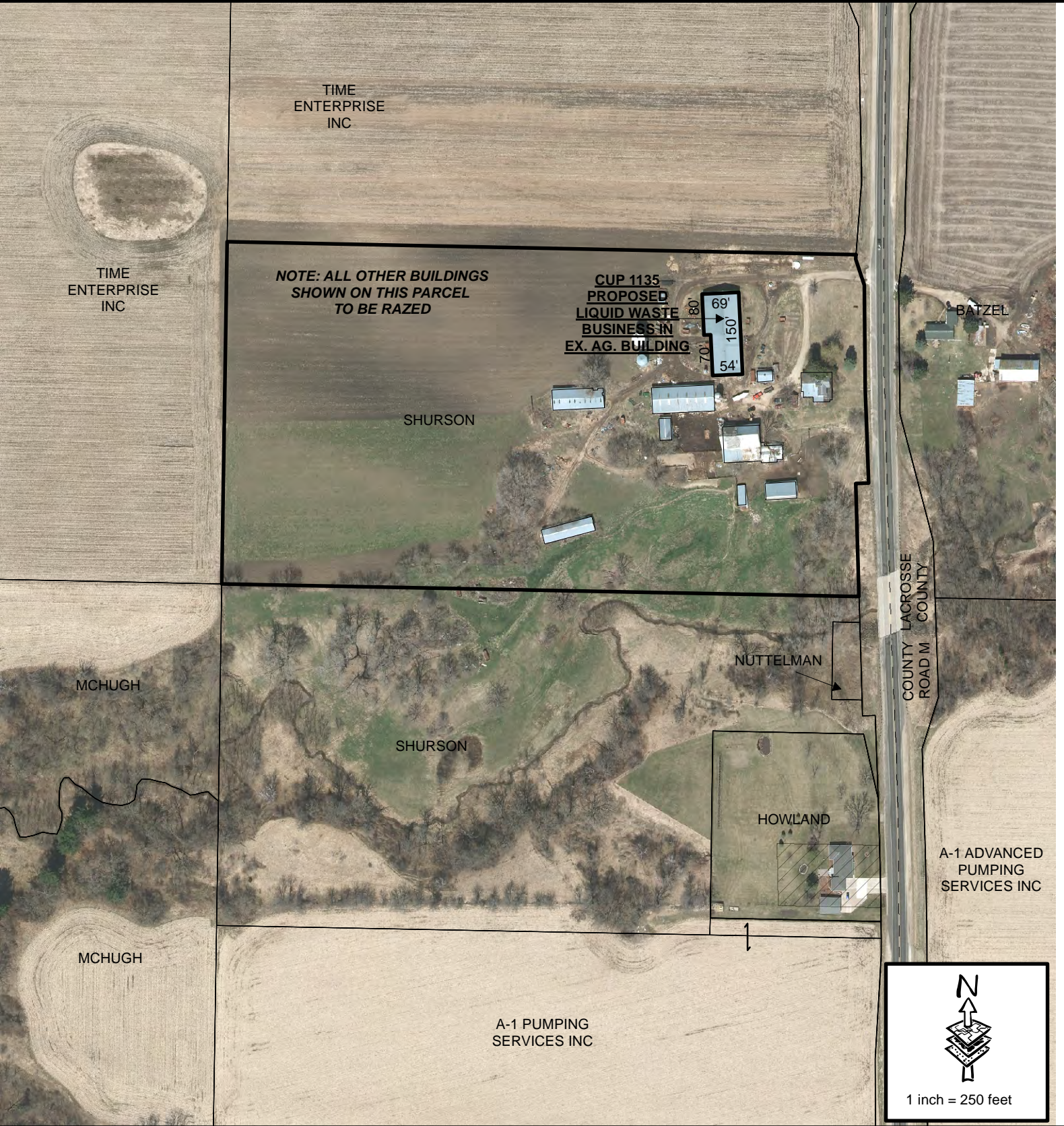
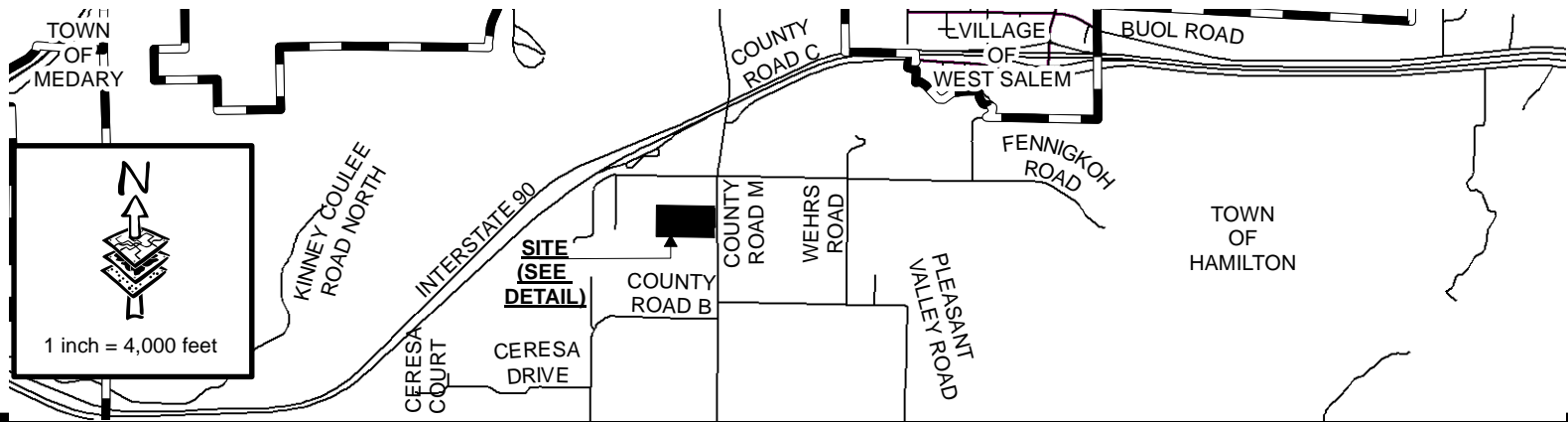
ANTICIPATED DAILY PUBLIC TRAFFIC: 5-10 Vehicles/People. Plenty of parking in front of designated office door.

EQUIPMENT STORAGE: All equipment will be stored inside.

SIGNAGE: Approved by the Town Board

LIGHTING: Grounds will be well lit.

WASTE DISPOSAL: Dumpster onsite provided by Hilltopper emptied weekly.



CONDITIONAL USE PERMIT NO. 1135 JAMES SHURSON, N4314 COUNTY RD M, WEST SALEM, WI, 54669 D/B/A A1 ADVANCED PUMPING SERVICE, INC, N4314 COUNTY RD M, WEST SALEM, WI, 54669, APPLIES FOR A CONDITIONAL USE PERMIT FOR AN OFFICE AND TO STORE AND MAINTAIN EQUIPMENT AND VEHICLES ASSOCIATED WITH THE LIQUID WASTE BUSINESS INCLUDING A SKID STEER, DUMP TRUCK, 2 SEMIS, 2 TRACTORS, 4 PICK-UPS, AND 4 STRAIGHT TRUCKS WITHIN AN EXISTING 54-FT X 150-FT BUILDING WITH A 15-FT X 80-FT LEAN-TO, ON LAND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE NE/NW OF SECTION 9, T16N, R6W. TAX PARCEL 7-252-0. PROPERTY ADDRESS N4445 COUNTY RD M. TOWN OF HAMILTON.

CONDITIONAL USE PERMIT NO. 1135
JAMES SHURSON D/B/A A1 ADVANCED PUMPING SERVICE INC.
PART OF THE NE/NW OF SECTION 9, T16-N, R6-W
TOWN OF HAMILTON

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR CONDITIONAL USE PERMIT**

**NO. 1136 BY: JAMES OLSON OF OLSON CONSTRUCTION, INC.,
2409 16TH ST S, LA CROSSE, WI, 54601,
O/B/O LYNELLE JO & RICK J HINKLEY,
W5445 COUNTY RD F #46, LA CROSSE, WI, 54601**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6TH ST N LA CROSSE WI 54601 on the 3rd day of AUGUST 2020 at 6:00 p.m. on an application for a CONDITIONAL USE PERMIT to construct one single family residence on land used as cropland with Class 1 & 2 soils on an existing 59.51 acre Base Farm Tract on lands zoned EXCLUSIVE AGRICULTURE DISTRICT in the Town of BARRE.

DESCRIBED AS: Part of the SW/SE and SE/SW of Section 19, T16N, R6W. Tax parcel 2-115-2. Property address W3328 Welsh Coulee Rd. Town of Barre.

ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. *WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.*

All pursuant to Section 59.69 Wisconsin Statutes. The application is on file in the office of the County Zoning Director. If you have any questions, please call (608) 785-9722.

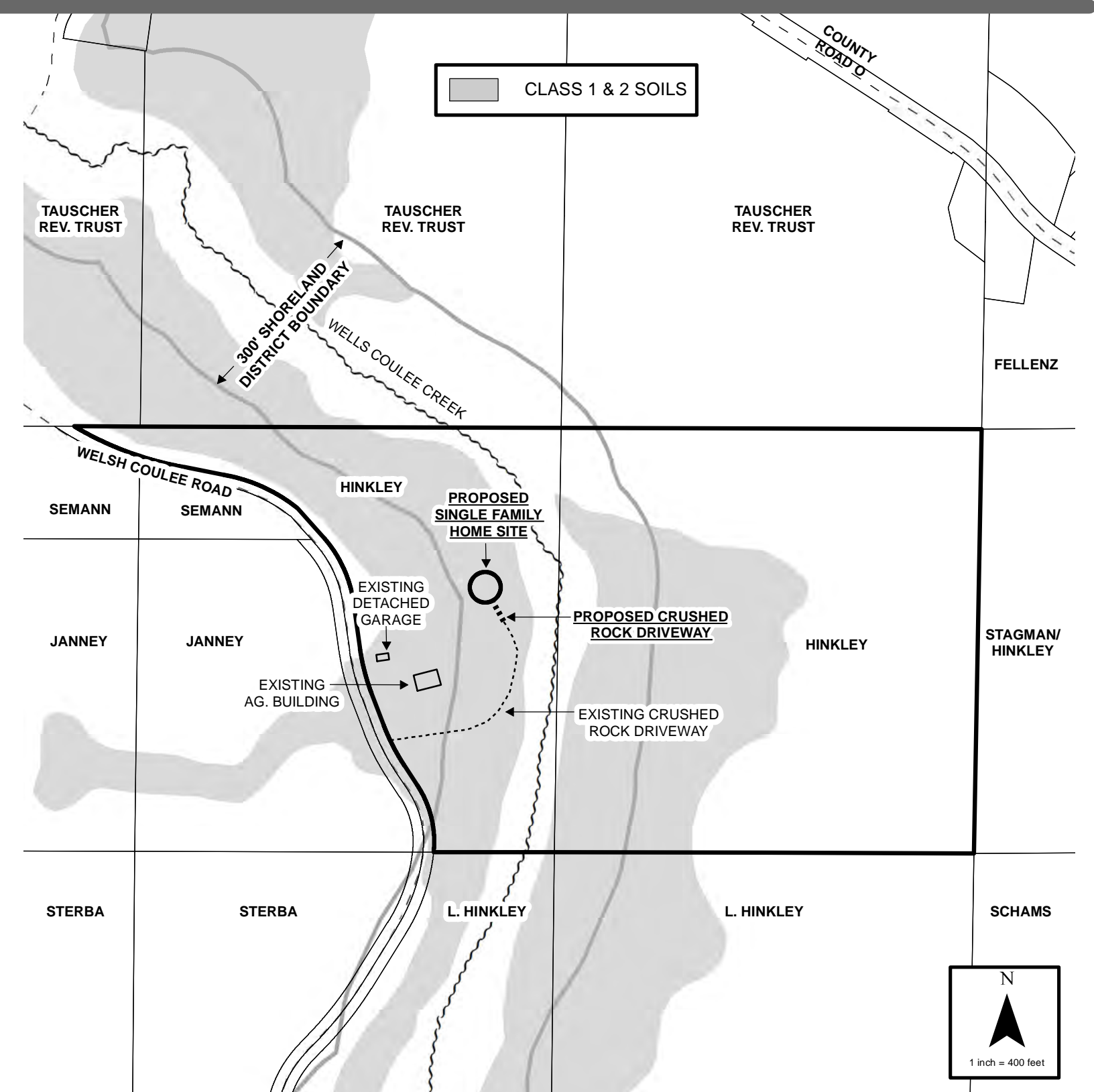
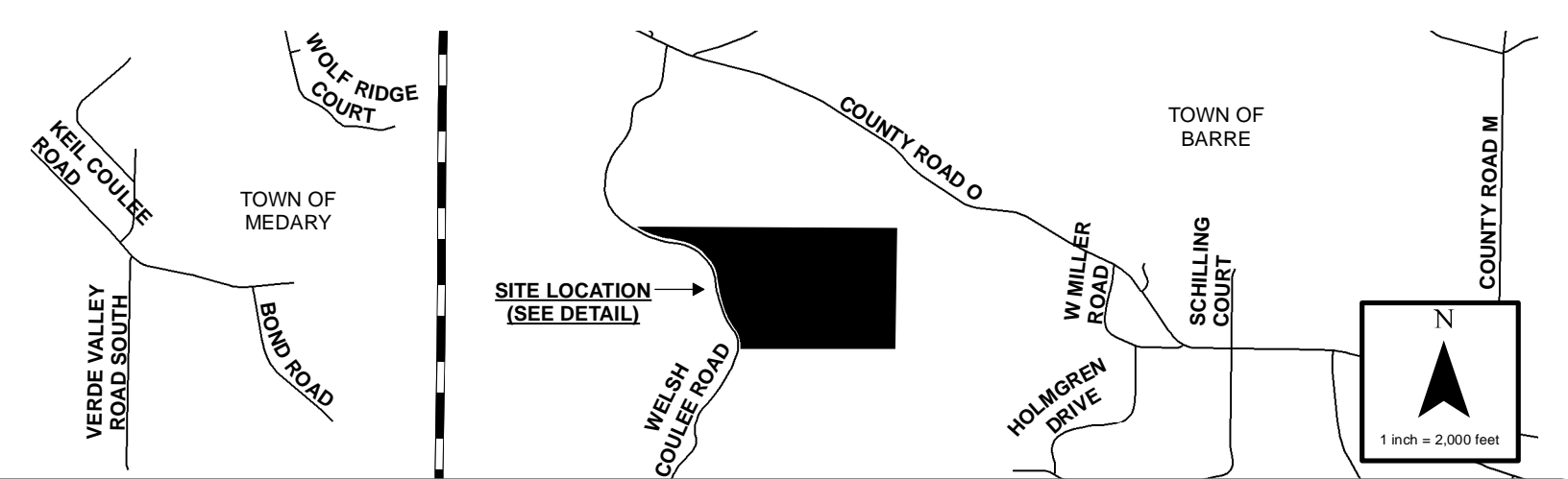
Dated this 22nd day of JULY 2020

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

BY _____
Nathan Sampson, Director
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, PUBLIC ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED.

PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ARRANGEMENTS CAN BE MADE.



CONDITIONAL USE PERMIT NO. 1136 JAMES OLSON OF OLSON CONSTRUCTION, INC., 2409 16TH ST S, LA CROSSE, WI, 54601, O/B/O LYNELLE JO & RICK J HINKLEY, W5445 COUNTY RD F #46, LA CROSSE, WI, 54601, APPLIES FOR A CONDITIONAL USE PERMIT TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE ON LAND USED AS CROPLAND WITH CLASS 1 & 2 SOILS ON AN EXISTING 59.51 ACRE BASE FARM TRACT ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE SW/SE AND SE/SW OF SECTION 19, T16N, R6W. TAX PARCEL 2-115-2. PROPERTY ADDRESS W3328 WELSH COULEE RD. TOWN OF BARRE.

CONDITIONAL USE PERMIT NO. 1136

JAMES OLSON OF OLSON CONSTRUCTION, INC. O/B/O LYNELLE AND RICK HINKLEY
PART OF THE SW/SE AND SE/SW OF SECTION 19, T16N, R6W
TOWN OF BARRE

Conditional Use Permit Application - Impact Statement

Hinkley New Build

N3328 Welsh Coulee Rd, La Crosse, WI 54601

Olson Construction Inc. (on behalf of Lynelle Hinkley) is requesting permission to build a 24'x42' home on Class 1 & 2 Soils. The location of the home would be in the Agriculture District. The Tax parcel number is 2-115-2.

The original farmhouse was demolished about 5 years ago due to unrepairable damages. The old farmhouse sat directly below a steep hill which produced a significant amount of run off that would flood the yard and basement frequently. The area where the farmhouse used to be has been converted into horse pasture.

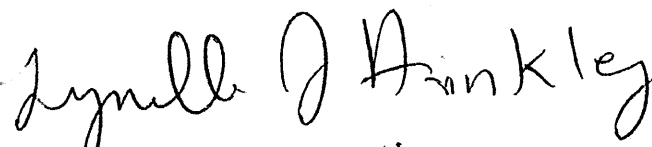
We are requesting that the Board allow for a new home to be built on Class 1 & 2 Soils (see plot plan). This would help avoid future water flooding/issues as well as to keep the horse pasture in its current location.

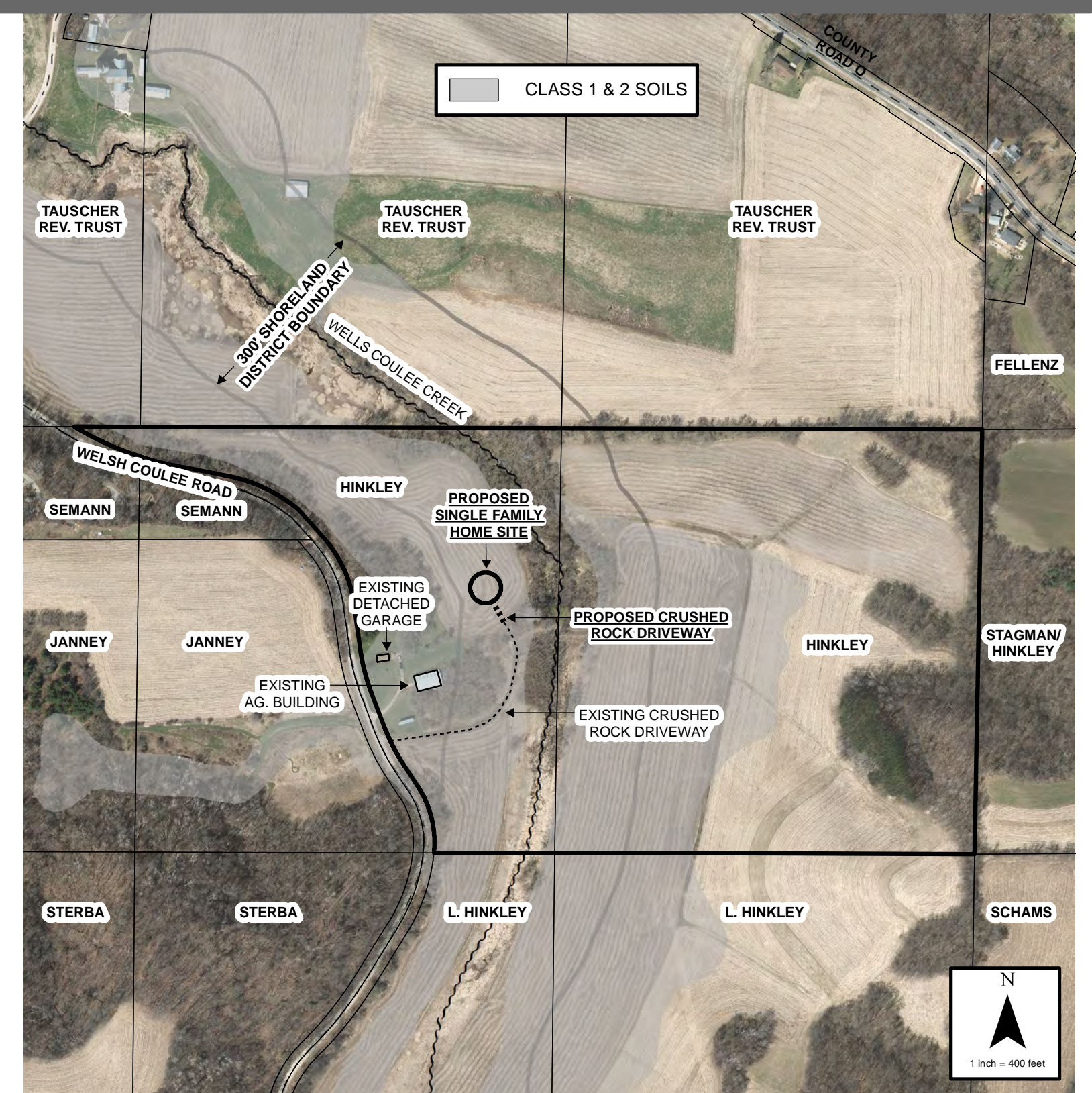
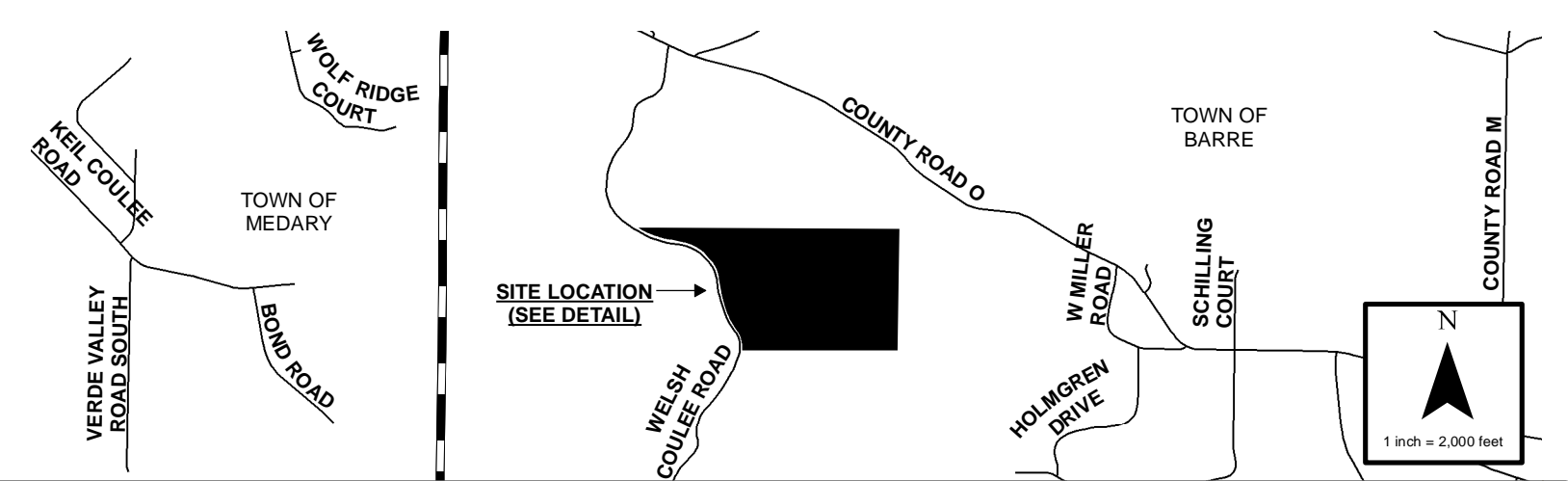
The impact to the Agriculture District would be minimal since it is only a single-family residence being built. In addition, the farmland where the future home would be located is shaded, making that area less productive than other surrounding farmland.

Thank you for your consideration!

 7/7/20

James Olson
Olson Construction Inc.
2409 16th St. S
La Crosse, WI 54601
608-304-5188


Lynelle J Hinkley



CONDITIONAL USE PERMIT NO. 1136 JAMES OLSON OF OLSON CONSTRUCTION, INC., 2409 16TH ST S, LA CROSSE, WI, 54601, O/B/O LYNELLE JO & RICK J HINKLEY, W5445 COUNTY RD F #46, LA CROSSE, WI, 54601, APPLIES FOR A CONDITIONAL USE PERMIT TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE ON LAND USED AS CROPLAND WITH CLASS 1 & 2 SOILS ON AN EXISTING 59.51 ACRE BASE FARM TRACT ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE SW/SE AND SE/SW OF SECTION 19, T16N, R6W. TAX PARCEL 2-115-2. PROPERTY ADDRESS W3328 WELSH COULEE RD. TOWN OF BARRE.

CONDITIONAL USE PERMIT NO. 1136

JAMES OLSON OF OLSON CONSTRUCTION, INC. O/B/O LYNELLE AND RICK HINKLEY
PART OF THE SW/SE AND SE/SW OF SECTION 19, T16N, R6W
TOWN OF BARRE