

LA CROSSE COUNTY NOTICE OF MEETING

COMMITTEE OR BOARD: PLANNING, RESOURCES AND DEVELOPMENT

DATE OF MEETING: Monday, June 1st, 2020

MEETING TIME/PLACE **4:30 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:

May 21, 2020

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

Date: Monday, June 1st, 2020
Time: 4:30 P.M. – 6:00 P.M. Regular Committee Business Meeting
Place: Administrative Center/ County Board Room (RM 1700)

This hearing can be viewed/accessed by the public by clicking on the following link:
<https://join-noam.broadcast.skype.com/lacrossecounty.org/85f07fb566f34befa23bf4640ad3d499>

1. Call to order/Roll Call
2. Approval of Minutes from May 11th, 2020 Meetings
3. Public Comment*
4. Supervisor Conference Reports
5. Consent Agenda (Informational) – No New Items at this Time
6. RESOLUTION: Resolution to Dissolve the Sustainable La Crosse Commission – Steve O'Malley
7. Approve the Erosion Control & Storm Water Management Plan for Hidden Prairie in the Town of Holland – Jake Schweitzer & Jeff Moorehouse
8. Approve the Preliminary Plat of Hidden Prairie in the Town of Holland – Bryan Meyer & Jeff Moorehouse
9. RESOLUTION: SWRM Master Grant Contract Between DATCP and La Crosse County – Matt Hanewall
10. Future Agenda Items
11. Recess

Date: Monday, June 1st, 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 public hearing can be viewed/accessed by the public by clicking on the following link:
<https://join-noam.broadcast.skype.com/lacrossecounty.org/85f07fb566f34befa23bf4640ad3d499>

ZONING ORDINANCE MAP AMENDMENTS, CONDITIONAL USE AND SPECIAL EXCEPTION PERMITS

Zoning Petition No. 2041	William & Margaret Lamprich OBO WM Land & Rentals	Town of Onalaska
Special Exception Permit No. 2020-02	Peter D & Cindy S Winnie	Town of Campbell
Conditional Use Permit No. 1126	Morgan A Jostad OBO Jostad Family Farm, LLC	Town of Onalaska
Conditional Use Permit No. 1127	Terry Dickman OBO Donald D & Elaine A Bina	Town of Washington
Conditional Use Permit No. 1128	Daniel Coenen OBO Dale A & Sandra K Young	Town of Farmington

DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED: May 21, 2020

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, May 11, 2020

Administrative Center – Basement Auditorium 17000430

3:00 p.m. – 4:07 p.m.

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

MEMBERS EXCUSED: Dan Hesse

MEMBERS ABSENT:

STAFF & GUESTS: Nate Sampson, Steve O'Malley, Tim Goodenough, Matt Hanewall, Scott Custer, Angel Much (Recorder)

APPROVAL OF MINUTES FROM MARCH 2ND, 2020 MEETINGS

MOTION by Scheller/Keil to approve the March 2nd, 2020 minutes with correction to the date.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

PUBLIC COMMENT

None.

SUPERVISOR CONFERENCE REPORTS

None.

CONSENT AGENDA (INFORMATIONAL) –

a. Sustainable La Crosse Commission minutes of December 19, 2019 & January 16, 2020

MOTION by Keil/Cornforth to accept/receive the (2) items from the consent agenda.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

SET FUTURE MEETING DATES AND TIMES FOR 2020

Sampson provided some background for this agenda item. Four dates and agenda setting dates are more flexible. Chairperson Isola would like to move agenda setting to its original time and date of the Wednesday before the mailing (at 3:00pm). The committee decided the current date and time for the actual meeting/hearing works best for most schedules.

Discussion ensued regarding four dates and times. The committee would like staff to do a video recording that would be accessible to committee members. It was suggested that for the next 60-90 days it would be beneficial to provide virtual tours but this can be revisited each month.

MOTION by Scheller/Hoyer to remain with the existing schedule for the hearing dates and times.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

RESOLUTION: TOWN OF CAMPBELL ZONING ORDINANCE TEXT AMENDMENT #2020-04 – NATE SAMPSON

Sampson briefly explained the reason for the resolution.

MOTION by Keil/Cornforth to approve the Resolution: Town of Campbell Zoning Ordinance Text Amendment #2020-04.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

REVIEW OF STRUPP TRUCKING & ALWAYS READY-MIX CUP NO. 975 0 NATE SAMPSON

Sampson briefly explained the requirements for the review. Questions from the committee were answered by Sampson.

MOTION by Scheller/Keil to accept the report with the Review of Strupp Trucking & Always Ready-Mix CUP No. 975.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

JIM FINCH AG WAIVER REQUEST IN THE TOWN OF FARMINGTON – NATE SAMPSON

Sampson provided some background regarding this ag waiver request. Discussion ensued. Questions from the committee were answered by Sampson.

MOTION by Hoyer/Scheller to approve the Jim Finch Ag Waiver Request in the Town of Farmington.

5 Aye, 0 No, 1 Excused (Hesse), 1 Abstained (Hundt), Motion carried.

RESOLUTION: TARGETED RUNOFF MANAGEMENT (TRM) RESPONSIBILITY – MATT HANEWALL

Hanewall updated the committee on the grant that was applied for and explained the reason for the resolution which gives the committee's support to go after the grant. Questions from the committee were answered by Hanewall and O'Malley.

MOTION by Keil/Cornforth to approve the Resolution: Targeted Runoff Management (TRM) Responsibility.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

COON CREEK WATERSHED UPDATE – MATT HANEWALL

Hanewall referred to the overhead while updating the committee on the Coon Creek Watershed. Questions from the committee were answered by Hanewall. Discussion followed. O'Malley and Hanewall will check with Corp Counsel in regards to liability.

MOTION by Hoyer/Hundt to approve the \$2,200 from La Crosse County for the Madison request for funding.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

FUTURE AGENDA ITEMS

- UW-Extension Update (?)
- Lake Onalaska – sediment removal

RECESS

MOTION by Scheller/Hundt to recess at 4:07 pm.

6 Aye, 0 No, 1 Excused (Hesse), 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, May 11, 2020
Basement Auditorium (0430) – Administrative Center
4:30 p.m. – 6:17 p.m.

MEMBERS PRESENT: Peg Isola, Pat Scheller, Kevin Hoyer, Dave Hundt, Karen Keil, Rick Cornforth
MEMBERS EXCUSED: Dan Hesse
MEMBERS ABSENT:
OTHERS PRESENT: Charlie Handy, Scott Custer, 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.

ZONING PETITION NO. 2039 Chris Vaaler of Vaalers Investment Properties LLC, PO Box 325, Holmen, WI, 54636-0325, petitions to rezone from the Commercial District Conditions Not Recorded to the Commercial District (no retail uses) Lots 81-84 of Rivendell Addition Phase Two, and to rezone from the Residential District "A" to the Residential District "B" Lots 71-80 of Rivendell Addition Phase Two for two-family residential use. Tax parcels 10-3240-0, 10-3241-0, 10-3242-0, 10-3243-0, and; 10-3230-0, 10-3231-0, 10-3232-0, 10-3233-0, 10-3234-0, 10-3235-0, 10-3236-0, 10-3237-0, 10-3238-0, and 10-3239-0. Town of Onalaska.

MOTION by Scheller/Cornforth to defer this agenda item to later in the meeting since the applicant wasn't present.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

Appearing in Favor: Chris Vaaler, PO Box 325, Holmen, WI, 54636. Vaaler briefly explained his reasons for the rezone request, advising he had come before the committee a year ago and had put in the berm as requested at the last hearing.

Questions from the committee/staff...

Questions from the committee were answered by Vaaler and Handy.

Appearing in Opposition: The following is a list of individuals that sent in written correspondence; those with an asterisk (*) by their names also attended the meeting to speak in opposition:

- Ryan Schreiner
- Natalie Carlisle
- *Kathryn Guenther; N5764 Huntington Ct, Onalaska, WI, 54650
- Jim & Sue Gitter
- *Ed & Mary Klein; N5789 Rivendell Ct, Onalaska, WI, 54650
- Mary & Christopher Schams
- Laura & Tom Vierling
- Joni Padgett
- Erik & Amanda Jensen
- *Ryan & Heather Franzini; N5788 Huntington Ct, Onalaska, WI, 54650
- Paul Mendell

All individuals were in opposition of the rezone and expressed concerns about safety due to increased traffic and the affect rental units/duplexes would have on their property values. They also said Vaaler hadn't been honest about his future plans with the subdivision (in regards this rezone request and previous requests made to the PRD committee).

Appearing in Opposition: Jacob Stoll, N5881 Lakeview Ct E, Onalaska, WI, 54650. In opposition for reasons previously stated.

Appearing in Opposition: Justin Brandau, N5793 Lake Park Dr, Onalaska, WI, 54650. In opposition for reasons previously stated.

Appearing in Opposition: Josh Erickson, 2118 Wood St, La Crosse, WI, 54601. Purchased Lot 44 of Rivendell Ct. In opposition for reasons previously stated.

Appearing in Opposition: Jack & Bonnie Waide, N5796 Huntington Ct, Onalaska, WI, 54650. In opposition for reasons previously stated.

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 (Handy): The plan commission meets on June 8 and the Town Board meets on June 9th.

Staff Recommendation (Handy): Staff recommendation is for the following:

Lots 71-90

The Town of Onalaska amended their comprehensive plan in July, 2017 to designate the future land use of the lots that are the subject of this petition to residential. The county's comprehensive plan future land use classes are not specific to single, two, or multi-family residential use. The rezone of Lots 71 to 80 from single family use to two family use is a specificity for the Town's home rule. Staff finds the petition to rezone from the Residential District "A" to the Residential District "B" to be consistent with future land use and recommends approval.

Lots 81-84

These lots were also part of the town plan amendment adopted by town ordinance in July, 2017. The petitioner has asked for a change in zoning from Commercial District Conditions Not Recorded and Residential District "A" to Commercial District With No Conditions. Other than stating "no retail" in the application, the petition made asks for the change with no conditions. While the Commercial District supports residential development, it also allows a number of land uses that do not fit the residential planning classification. Therefore staff recommends denial to rezone Lots 81-84 to the Commercial District with No Conditions and retain the existing conditional zoning enacted under Zoning Petition No. 2004 which states:

1. Residential use shall be the principal use of the lots;
2. All detached accessory limits must meet area limits except upon the granting of a variance; and
3. No retail commercial use is allowed

Discussion followed. Questions from the committee were answered by Handy.

MOTION by Cornforth/Keil to deny Zoning Petition No. 2039.

Discussion followed. Questions from the committee were answered by Handy.

4 Aye (Cornforth, Isola, Hundt, Keil), 2 No (Scheller, Hoyer), 1 Excused (Hesse), Motion carried.

ZONING PETITION NO. 2037 William and Margaret Lamprich, N6163 Eric Ave, Onalaska, WI, 54650, o/b/o WM Land and Rentals, N6163 Eric Ave, Onalaska, WI, 54650, petitions to rezone a 10.84 acre lot from the General Agriculture and Rural Districts to the Commercial District for mini-warehouse rental storage units. Property described as part of the NW/NE and SW/NE of Section 15, T17N, R8W. Tax parcel 10-1547-2. Property address W8200 County Rd Z. Town of Onalaska.

Handy advised the applicant requested the committee defer this to a future meeting.

MOTION by Cornforth/Keil to defer Zoning Petition No. 2037 as requested by the applicant.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

ZONING PETITION NO. 2040 Steven W and Elizabeth A Lindvig, W6248 County Rd V, Holmen, WI, 54636, petitions to rezone 5.02 acres from the Exclusive Agriculture District and Exclusive Agriculture District Conditions Not Recorded to the Rural District for continued single family residential use. Property described as Lot 1 of Certified Survey Map No. 93 in Vol. 9, and part of the NW/NE of Section 21, T18N, R7W. Tax parcels 8-270-0 and 8-270-1. Property address W6248 County Rd V. Town of Holland.

Appearing in Favor: Steve Lindvig, W6248 County Rd V, Holmen, WI, 54636.

Questions from the committee/staff...

Questions from the committee were answered by the applicant.

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 (Handy): One piece from the Town of Holland Plan Commission. (Read into the record.) The Town Plan Commission approved.

Staff Recommendation (Handy): Staff recommendation is for approval subject to the recording of three (3) deed restrictions indicating the following:

1. Tax parcel 8-270-0 and 8-270-1 shall be combined and made one tax parcel;
2. Only one single family residence is authorized on the lot created by this combination and no further subdividing of the lot is allowed; and
3. These deed restrictions shall be recorded within 30 days of approval by the La Crosse County Board of Supervisors and can only be amended by said Board.

MOTION by Scheller/Hoyer to approve Zoning Petition No. 2040 subject to the recording of three (3) deed restrictions as outlined by staff.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

ZONING PETITION NO. 2038 Michael J Richgels, W6685 Schilling Rd, Onalaska, WI, 54650, o/b/o Michael J Richgels Joint Revocable Trust and Ann M Richgels Joint Revocable Trust, W6685 Schilling Rd, Onalaska, WI, 54650, petitions to rezone a 31.36 acre lot from the General Agriculture District and Rural District to the Residential District "A" for a platted subdivision for single family residential use. Property described as part of the SW/SW of Section 35 and part of the SE/SE of Section 34, T18N, R8W, and; part of the NE/NE of Section 3, T17N, R8W. Tax parcel 8-1205-1. Town of Holland.

Appearing in Favor: Michael Richgels, W6685 Schilling Rd, Onalaska, WI, 54650. I want to restrict the zoning to single family.

Questions from the committee/staff...

Questions from the committee were answered by the applicant.

Appearing in Opposition: Frank Meyer, W8114 Old County Rd NA, Holmen, WI, 54636. Meyer expressed concerns about the environmental impact an additional 25 residents would have on the neighborhood, among other things.

Appearing in Opposition: John Hoff, W8412 Old County Rd NA, Holmen, WI, 54636. Hoff expressed similar concerns as previously stated by Mr. Meyer.

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 (Handy): None. No action at this time.

Staff Recommendation (Handy): Staff recommendation is for approval subject to the no conditions.

MOTION by Keil/Scheller to approve Zoning Petition No. 2038 subject to no conditions.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

CONDITIONAL USE PERMIT NO. 1124 Eric Hurtz, d/b/a The Old Country Workshop, W7854 County Rd Z, Onalaska, WI, 54650, o/b/o Kyle C and Kari M Schuster, W3416 Pleasant Valley Rd, West Salem, WI, 54669, applies for a Conditional Use Permit to operate a custom cabinet shop including custom countertops and millwork inside an existing 40-ft x 100-ft detached accessory building with future 18-ft x 60-ft addition on lands zoned Exclusive Agriculture Conditions Not Recorded and described as Lot 1 of Certified Survey Map No. 127 in Vol. 11, except part taken for road. Tax parcel 7-346-2. Property address W3416 Pleasant Valley Rd. Town of Hamilton.

Appearing in Favor: Eric Hurtz, W3416 Pleasant Valley Rd, West Salem, WI, 54669. Hurtz explained he's finally found a property that works for his business and therefore he's requesting the conditional use permit.

Questions from the committee/staff...

Questions from the committee were answered by the applicant.

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 (Handy): One piece of correspondence from Town of Hamilton. (Read into the record.) The Town approved with two conditions.

Staff Recommendation (Handy): Staff recommendation is for approval subject to the following nine (9) conditions:

1. This conditional use permit is approved specifically to Eric Hurtz, d/b/a The Old Country Workshop, W7854 County Rd Z, Onalaska, WI, 54650, to operate a custom cabinet shop including custom countertops and millwork inside an existing 40-ft x 100-ft detached accessory building with future 18-ft x 60-ft addition;
2. Equipment and tools used and stored is limited to the items listed in the impact statement. Tools and equipment can be replaced in kind, but the type and number of tools and equipment shall not be increased or enlarged except upon amendment to this conditional use permit;
3. No outside storage of material, tools, chemicals, product, inventory, or anything else associated with the operation of this cabinet making business except vehicles;
4. All work is to be done inside existing buildings on this parcel. No outside work;
5. Hours of operation from 7:00 a.m. to 5:00 p.m. Monday through Saturday only;
6. Only one employee is authorized by this permit;
7. No advertising is allowed on the premises or buildings, except in conformity with Chapter 33 of the La Crosse County Code of Ordinances;
8. It is the applicant's responsibility for, and the applicant assumes all liability associated with, the proper disposal of any hazardous or flammable materials; and
9. This permit is not transferrable and shall automatically terminate if this use is discontinued for greater than 12 consecutive months or if the property is transferred to a new owner.

MOTION by Keil/Scheller to approve Conditional Use Permit No. 1124 subject to the nine (9) conditions as outlined by staff with the change in the address in condition 1 and removing "Eric Hurtz's" name from condition 6.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

SPECIAL EXCEPTION PERMIT NO. 2020-01 Davy Engineering Co, 115 6th St S, La Crosse, WI, 54601, o/b/o Town of Campbell, 2219 Bainbridge St, La Crosse, WI, 54603, applies for a Special Exception Permit

grading approximately 600 sq. ft and approximately 130 cubic yard, and capping with topsoil, mulch and seed associated with rehabilitation of an existing municipal storm sewer all within 300-ft of the Ordinary High Water Mark of French Slough and on slopes greater than 20%. Property described as a drainage easement on Lots 7 and 8 of Baumgartner Addition. Tax parcels 4-2101-0 and 4-2102-0. Town of Campbell.

Appearing in Favor: Carson Hackett, 115 6th St S, La Crosse, WI, 54601. Hackett explained it's highly eroded along the bank and landowners and the Town of Campbell have expressed interested to try and replace sections of broken pipe and to rehabilitate the eroded areas.

Questions from the committee/staff...

Questions from the committee were answered by the applicant and staff.

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 (Handy): No correspondence; the Town is in favor since the application was filed on their behalf.

Staff Recommendation (Handy): Staff recommendation is for approval subject to the following seven (7) conditions:

1. This permit is granted specifically to Davy Engineering Co, 115 6th St S, La Crosse, WI, 54601, o/b/o Town of Campbell, 2219 Bainbridge St, La Crosse, WI, 54603, for grading approximately 600 sq. ft., using approximately 130 cubic yards of fill, capping with topsoil, mulching and seeding associated with rehabilitation of an existing municipal storm sewer all within 300-ft of the Ordinary High Water Mark of French Slough and on slopes greater than 20%;
2. No net increase in fill is allowed within the floodplain unless a hydraulics and hydrology study is completed that shows no hydraulic encroachment as a result of this project;
3. All conditions of La Crosse County Land Conservation Department stormwater and/or erosion control permits are included in these conditions and made part of this permit;
4. The contractor doing the work is responsible for addressing fugitive dust including, but not limited to watering disturbed soil surfaces and covering all haul loads from the site. Fugitive dust shall be kept at a minimum;
5. All tracking of dirt and material onto the public highway shall be cleaned at the end of each workday;
6. All erosion control measures shall be in place before construction may begin; and
7. This permit expires June 30, 2021.

MOTION by Scheller/Hoyer to approve Special Exception Permit No. 2020-01 subject to the seven (7) conditions as outlined by staff.

6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

MOTION by Keil/Cornforth to adjourn at 6:17 pm.

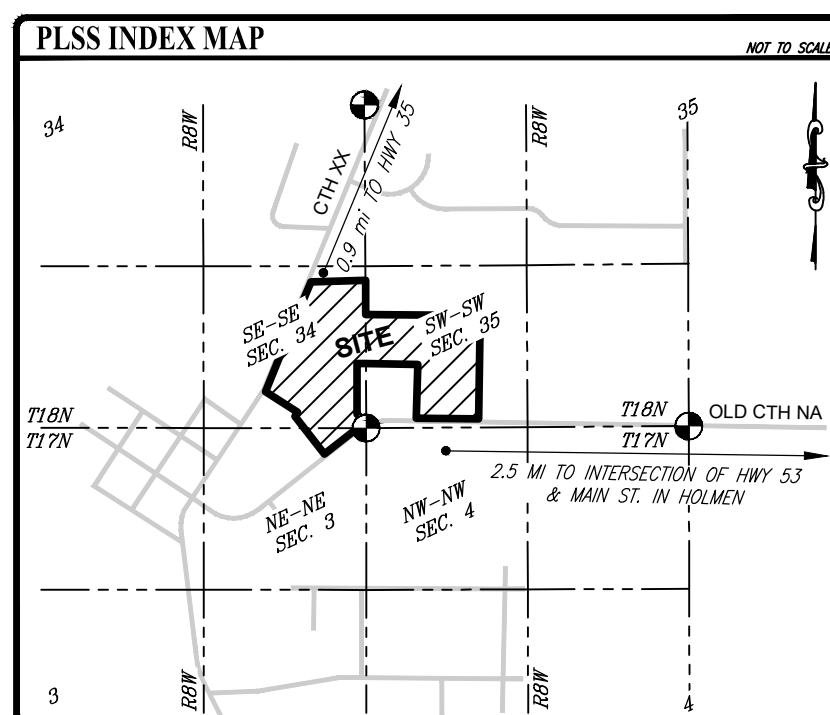
6 Aye, 0 No, 1 Excused (Hesse), Motion carried.

Hearing adjourned at 6:17 pm.

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

HIDDEN PRAIRIE – PRELIMINARY PLAT

PART OF THE SW-SW OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 8 WEST,
 PART OF THE SE-SE OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 8 WEST,
 & PART OF THE NE-NE OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 8 WEST,
 ALL IN THE TOWN OF HOLLAND, LA CROSSE COUNTY, WISCONSIN.



20% SLOPE AREA
 GREATER THAN 4000 S.F.

SE-SE
 SECTION 34

UTILITY NOTES

SANITARY: ALL LOTS WILL NOT BE SERVED BY PUBLIC SANITARY SEWER AND WILL BE REQUIRED TO INSTALL SEPTIC SYSTEMS IN ACCORDANCE WITH APPLICABLE ORDINANCES.

WATER: ALL LOTS WILL NOT BE SERVED BY PUBLIC WATERMANS AND WILL BE REQUIRED TO INSTALL WELLS IN ACCORDANCE WITH APPLICABLE ORDINANCES.

STORMWATER: DITCHES ALONG THE ROAD WILL CONVEY RUNOFF FROM THE ROAD AND LOTS TO STORMWATER MANAGEMENT AREAS LOCATED IN O.L. 1 AND O.L. 3. ADDITIONAL DETAILS ARE LOCATED IN THE ENGINEERING PLANS AND STORMWATER REPORT.

ELECTRICAL: THE EXISTING ELECTRICAL TRANSMISSION LINES WILL BE RE-ROUTED AND PLACED UNDERGROUND. THE CURRENT OVERHEAD UTILITY EASEMENT ACROSS THIS PROPERTY WILL BE ABANDONED. NEW UNDERGROUND ELECTRICAL TRANSMISSION MAINS SERVING THIS DEVELOPMENT WILL BE LOCATED UNDERGROUND WITHIN THE 10' UTILITY EASEMENT ALONG THE RIGHT-OF-WAY.

STREET LIGHTING: STREET LIGHTING IS CURRENTLY BEING COORDINATING WITH UTILITY COMPANIES. INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE ORDINANCES.

GAS: THE EXISTING GAS TRANSMISSION LINE WILL REMAIN IN PLACE UNDERGROUND. A NEW 50' WIDE EASEMENT WILL REPLACE THE CURRENT 40' WIDE EASEMENT AND WILL BE PLACED ALONG THE CENTERLINE OF THE EXISTING TRANSMISSION LINE. THIS NEW 30' WIDE EASEMENT WILL RESTRICT BUILDING AND EXCAVATION WITHIN THE EASEMENT. NEW UNDERGROUND GAS TRANSMISSION MAINS SERVING THIS DEVELOPMENT WILL BE LOCATED UNDERGROUND WITHIN THE 10' UTILITY EASEMENT ALONG THE RIGHT-OF-WAY.

COMMUNICATIONS: NEW UNDERGROUND COMMUNICATION MAINS SERVING THIS DEVELOPMENT WILL BE LOCATED UNDERGROUND WITHIN THE 10' UTILITY EASEMENT ALONG THE RIGHT-OF-WAY.

ADDITIONAL NOTES FOR REVIEW AUTHORITIES:

- ALL LOT DIMENSIONS ARE GIVEN TO THE NEAREST FOOT. MEASUREMENTS ALONG CURVES ARE GIVEN AS ARC DISTANCE. CURVE RADIUS ALONG CENTERLINE ARE SHOWN ON THE MAP AND CAN BE ADJUSTED BY 33" TO CALCULATE THE RADIIUS ALONG THE RIGHT-OF-WAY.

- LOTS HAVE BEEN DESIGNED WITH A MINIMUM WIDTH OF 100' AS MEASURED AT THE BUILDING SETBACK LINE.

- OUTLOTS 1, 2 & 3 WILL BE DEDICATED TO THE PUBLIC. OUTLOT 1 WILL BE UTILIZED FOR STORMWATER MANAGEMENT WITH AN OVERFLOW DITCH LOCATED IN THE 10' WIDE STRIPS OF THE LOT, CONVEYING STORMWATER NORTHERLY. OUTLOT 2 WILL BE UTILIZED FOR A FOOT PATH LEADING TO THE ADJACENT PROPERTY OWNED BY MISSISSIPPI VALLEY CONSERVANCY. OUTLOT 3 WILL FEATURE A PARK, PLAYGROUND AND PAVING AREA IN ITS NORTHERLY PORTION. ITS SOUTHERLY PORTION WILL BE UTILIZED FOR STORMWATER MANAGEMENT AND WILL HAVE AN OVERFLOW DITCH ALONG THE WESTERLY LINE TO CONVEY WATER NORTH TO O.L. 1.

- NO SEASONALLY WET AREAS EXIST.

- NO PERC TESTS HAVE BEEN PERFORMED AS OF THIS PRELIMINARY PLAT.

- ACCORDING TO THE COUNTY'S ONLINE ZONING MAP, A MAJORITY OF THIS PARCEL IS CURRENTLY ZONED AS "GENERAL AGRICULTURE". THE MAP ALSO SHOWS SOUTHWEST PORTIONS OF THIS PARCEL CURRENTLY ZONED A "RESIDENTIAL A" AND "RURAL".
 SEE HATCHING:

PARAGON ASSOCIATES
 Environmental Design & Consulting
 CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · SURVEYING
 632 COPELAND AVENUE · LA CROSSE, WI 54603
 TEL.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

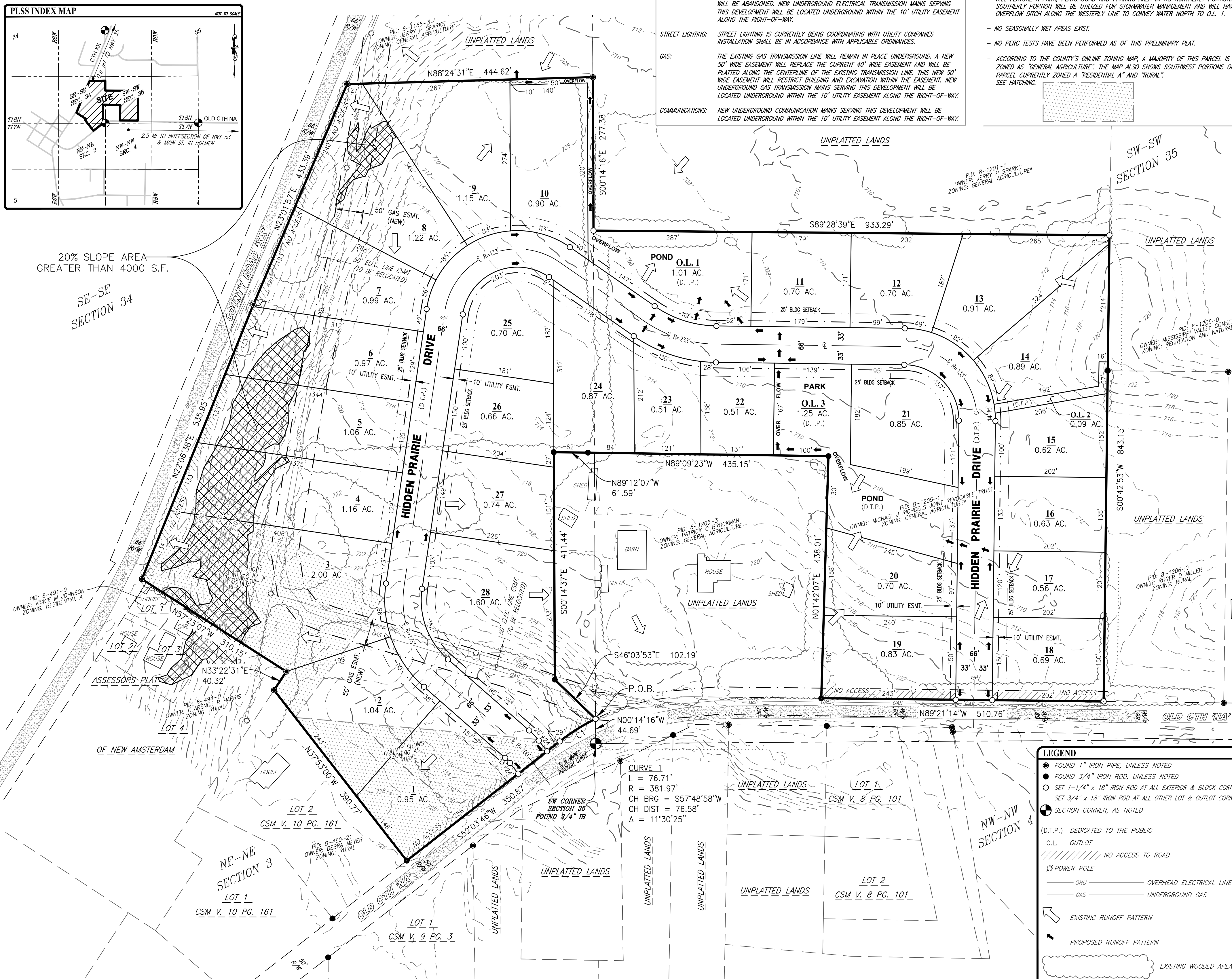
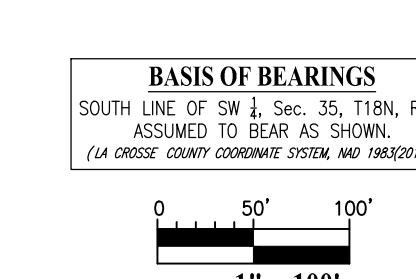
LEGAL DESCRIPTION

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR-3076, HEREBY CERTIFY, THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLAND AND THE COUNTY OF LA CROSSE, AND UNDER THE DIRECTION OF MIKE RICHGELS, OWNER OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED, AND MAPPED HIDDEN PRAIRIE, AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND IS LOCATED IN PART OF THE SW-SW, SECTION 35, TOWNSHIP 18 NORTH, RANGE 8 WEST, SE-SE, SECTION 34, TOWNSHIP 18 NORTH, RANGE 8 WEST, AND THE NE-NE, SECTION 3, TOWNSHIP 17 NORTH, RANGE 8 WEST, ALL IN THE TOWN OF HOLLAND, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35 THENCE N00°14'16"W, 44.69 FEET ALONG THE WEST LINE OF THE SW-SW OF SECTION 35 TO THE NORTH RIGHT-OF-WAY OLD CTH 'NA' AND BEGINNING OF A 361.97 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST AND POINT OF BEGINNING; THENCE 76.71 FEET ALONG SAID NORTH RIGHT-OF-WAY AND CURVE THE CHORD OF WHICH BEARS, S57°48'58"W, 76.58 FEET; THENCE S52°03'46"W, 350.87 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 2, C.S.M. V.10, PG. 161; THENCE N37°53'00"W, 390.77 FEET ALONG THE WEST LINE OF SAID C.S.M. TO THE NORTHEAST CORNER OF SAID C.S.M.; THENCE N33°22'31"E, 40.32 FEET ALONG THE SOUTHEAST LINE OF LOT 4, ASSESSORS PLAT OF NEW AMSTERDAM TO THE SOUTHEAST CORNER OF SAID ASSESSORS PLAT; THENCE N57°23'07"W, 310.15 FEET ALONG THE NORTHEAST LINE OF SAID ASSESSORS PLAT TO THE EAST RIGHT-OF-WAY COUNTY ROAD 'XX'; THENCE N22°06'38"E, 535.95 FEET ALONG SAID RIGHT-OF-WAY; THENCE N23°01'57"E, 433.39 FEET ALONG SAID RIGHT-OF-WAY; THENCE N88°24'31"E, 444.62 FEET TO THE WEST LINE OF THE SW-SW, SAID SECTION 35; THENCE S00°14'16"E, 277.38 FEET ALONG SAID WEST LINE; THENCE S89°28'39"E, 933.29 FEET TO THE EAST LINE OF THE SW-SW, SAID SECTION 35; THENCE S00°42'53"W, 843.15 FEET ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY OLD CTH 'NA'; THENCE N89°21'14"W, 510.76 FEET ALONG SAID RIGHT-OF-WAY; THENCE N01°42'07"E, 438.01 FEET; THENCE N89°09'23"W, 435.15 FEET; THENCE N89°12'07"W, 61.59 FEET; THENCE S00°14'37"E, 411.44 FEET; THENCE S46°03'53"E, 102.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,366,880 SQ. FT.± AND/OR 31.379 ACRES±

Jacob K. Stephenson, PLS-3076
 JACOB K. STEPHENSON, PLS-3076



LEGEND

- FOUND 1" IRON PIPE, UNLESS NOTED
- FOUND 3/4" IRON ROD, UNLESS NOTED
- SET 1-1/4" x 18" IRON ROD AT ALL EXTERIOR & BLOCK CORNERS (4.17 lbs/ft)
- SET 3/4" x 18" IRON ROD AT ALL OTHER LOT & OUTLOT CORNERS (1.5 lbs/ft)
- SECTION CORNER, AS NOTED
- (D.T.P.) DEDICATED TO THE PUBLIC
- O.L. OUTLOT
- /// NO ACCESS TO ROAD
- ⚡ POWER POLE
- OHV — OVERHEAD ELECTRICAL LINES
- GAS — UNDERGROUND GAS
- ↔ EXISTING RUNOFF PATTERN
- ↔ PROPOSED RUNOFF PATTERN
- ☁ EXISTING WOODED AREA

PROJECT DATA

TAX PARCEL ID: 8-1205-1
 AREA: 31.38 AC.

OWNER: MICHAEL J. RICHGELS JOINT REVOCABLE TRUST
 ANN M. RICHGELS JOINT REVOCABLE TRUST

PROJECT ADDRESS: OLD CTH NA
 HOLMEN, WI 54636

MAILING ADDRESS: MICHAEL RICHGELS
 W868 SCHILLING RD
 ONALASKA, WI 54650
 608-780-4127

PHONE: 608-780-4127

SURVEYOR: PARAGON ASSOCIATES
 JACOB K. STEPHENSON, PLS 3076
 632 COPELAND AVENUE
 LA CROSSE, WI 54603
 608-781-3110



LA CROSSE COUNTY, WISCONSIN

ZONING, PLANNING AND LAND INFORMATION OFFICE

La Crosse County Administrative Center
400 4th Street North • 3rd Floor
La Crosse, Wisconsin 54601-3200

Telephone: (608) 785-9722 FAX: (608) 785-5922

March 25, 2020, From: Extra-Territorial Technical Advisory Committee
To: Sub-division review bodies for proposed Sub-division

Dear Affected Municipality:

Enclosed please find a letter drafted by the Extra-territorial Technical Advisory Committee regarding the concept development plan for a proposed single family residential sub-division for approximately 28 lots. This proposal is in the Town of Holland, La Crosse County Wisconsin and is being proposed by: Mike Richgels.

Please be advised that the TAC met with Mike Richgels and Jeff Moorehouse on March 17, 2020 at The Holland Town Hall to discuss their proposal. Present at this TAC meeting were: Marilyn Pedretti and Bob Stupi from the Town of Holland, Scott Heinig of the Village of Holmen; Julie Holman from the School District of Holmen; and Charlie Handy, Bryan Meyer, Corey Hughes and Jacob Schweitzer from La Crosse County.

The role of the TAC committee is to provide a forum for the developer to meet with representatives of the various agencies involved in review and approval of a development in the location where it is being proposed. This forum is to discuss the 18 standards as set forth in the attachment to this letter and to carry out site plan review of the concept proposed by the developer. This letter is neither a recommendation of approval or denial of this proposed development, simply a site plan review to ensure communication between the developer and the various levels of local government review bodies. Below you will find a number of conditions that were reviewed by the TAC based on the attached 18 official standards for review. Please thoroughly consider these conditions in your review of the proposed development. If you have any questions for the TAC please contact me at (608) 785-5919.

Conditions for consideration:

1. The TAC requested that review bodies consider discussion between the Town of Holland and the developer about the walking trails that are proposed, including discussion about width of trail right-of-way, width of paving and location.
2. No additional utility easements should be necessary over and above the potential stormwater management easements.

3. The TAC requests that the engineer work with the Town of Holland and the La Crosse County Land Conservation Department to ensure that the sub-division design and long-term maintenance of the storm water system meets appropriate ordinances and standards. It was the understanding of the TAC that the Stormwater Management System would be dedicated to the Town upon appropriate completion.
4. This proposed sub-division of 28 single family homes with approximate average value of \$300,000 per home, has a total projection of \$8,400,000 in tax base, and an estimated P-k -12 public school enrollment increase of 21 students maximum by 2025.
5. The TAC requests that the developer work with the Conservancy to install appropriate signage at the entrance to the conservancy property.
6. The TAC requests the developer to delineate the 20% and steeper slopes and the necessary stormwater conveyance areas on the plat.
7. The TAC requests that there be no driveway access onto existing public streets, only on to the proposed streets within the platted area.
8. The Tac requests that the covenants inform potential buyers of the following issues:
 - a. Nitrates in well water
 - b. Stormwater conveyance and storage
 - c. Maximum driveway width
9. The TAC requests that any proposed changes to this sub-division design during the review and approval process be shared with the School District and the Fire Dept. for their input.

Thank you for your consideration.

Sincerely:

Charles Handy
County Planner
TAC secretary

SWRM Master Grant Contract With DATCP Needs Updating

State of Wisconsin Department of Agriculture,
Trade and Consumer Protection (DATCP)

I agree on behalf of DATCP to the terms of this Master Grant Contract, 2017 Schedule of Awards and the 2017 Terms and Conditions.

Please type your
name:

John Petty

Date
(mm/dd/yyyy):

9/14/2017

Administrator
DATCP, Agricultural Resource Management
Division

La Crosse County

I agree on behalf of the county to the terms of this Master Grant Contract, 2017 Schedule of Awards and the 2017 Terms and Conditions, and have completed this contract by providing the following:

1. The name of the county's designated representative (if not the undersigned person):

2. The email address for county's designated representative: johnson.tara@lacrossecounty.org

Please type your
name:


Tara Johnson

Date
(mm/dd/yyyy):

09/14/2017

Check only one that best identifies your title: LCC Chair County Board Chair County Executive or Administrator Other (list title and provide authorization): _____

SWRM Master Grant Contract Resolution

	<p>RESOLUTION # _____</p> <p>TO: HONORABLE MEMBERS OF THE LA CROSSE COUNTY BOARD OF SUPERVISORS</p>	<p>ITEM # _____</p> <p>BOARD ACTION</p> <p>Adopted: _____ For: _____ Against: _____ Abstain: _____ Abs/Excd: _____ Vote Req: _____ Other Action: _____</p>
		<p>PLANNING RESOURCES & DEVELOPMENT COMMITTEE ACTION</p> <p>Adopted: _____ For: _____ Against: _____ Abstain: _____ Abs/Excd: _____</p>

RE: SOIL AND WATER RESOURCE MANAGEMENT (SWRM) MASTER GRANT CONTRACT BETWEEN THE DEPARTMENT OF AGRICULTURE, TRADE AND CONSUMER PROTECTION (DATCP) AND LA CROSSE COUNTY

WHEREAS, La Crosse County Land Conservation hereby requests financial assistance under the provisions of Chapter 92 Wisconsin Statutes and ATCP 50, Wis. Admin Code, for the purpose of providing staff support and installing conservation practices consistent with the implementation of La Crosse County's Land and Water Resource Management Plan; and,

WHEREAS, it is advantageous to delineate which officials or employees are authorized to take certain actions regarding grant applications, cost share agreements, reimbursements, annual work plans, and annual reports; and,

WHEREAS, it is advantageous to identify which official or employee is designated as the County representative for receiving the schedule of awards.

NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board hereby authorizes the following officials or employees to act on its behalf to take certain actions to obtain such financial assistance:

Activity	Name of Official or Employees
1. sign and submit a grant application	Land Conservation Director
2. sign and submit reimbursement requests	Land Conservation Director
3. submit annual work plans and reports	Land Conservation Director
4. serve as County representative for schedule of awards	Land Conservation Director
5. sign and submit cost share agreements and other SWRM grant forms	Land Conservation Specialist or Land Conservation Director

FISCAL NOTE: No direct financial impact to La Crosse County.

Date: _____

PLANNING, RESOURCES, AND DEVELOPMENT COMMITTEE CHAIR

RECORDING CLERK

	Reviewed Only	Recommended	Not Recommended	
Co. Admin.	_____	_____	_____	Requested By: Matt Hanewall
Fin. Director	_____	_____	_____	Date Requested: May 14, 2020
Corp. Counsel	_____	_____	_____	Drafted By: Corporation Counsel
Board Chair	_____	_____	_____	

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

Thank You!

**NOTICE OF PUBLIC HEARING
ON PETITIONS TO AMEND THE
LA CROSSE COUNTY ZONING ORDINANCE**

**PETITION NO. 2041 by WILLIAM AND MARGARET LAMPRICH,
N6163 ERIC AVE, ONALASKA, WI, 54650,
O/B/O WM LAND AND RENTALS,
N6163 ERIC AVE, ONALASKA, WI, 54650**

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 1st day of JUNE 2020 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone 3 acres of a 10.84 acre lot from THE GENERAL AGRICULTURE DISTRICT

to the COMMERICAL DISTRICT the following described lands in the Town of HOLLAND.

The west 300-ft of tax parcel 10-1547-2 being part of the NW/NE and the SW/NE of Section 15, T17N, R8W.
Property address W8200 County Rd Z. Town of Onalaska.

REASON FOR REZONE: FOR WAREHOUSE STORAGE UNITS.

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.

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

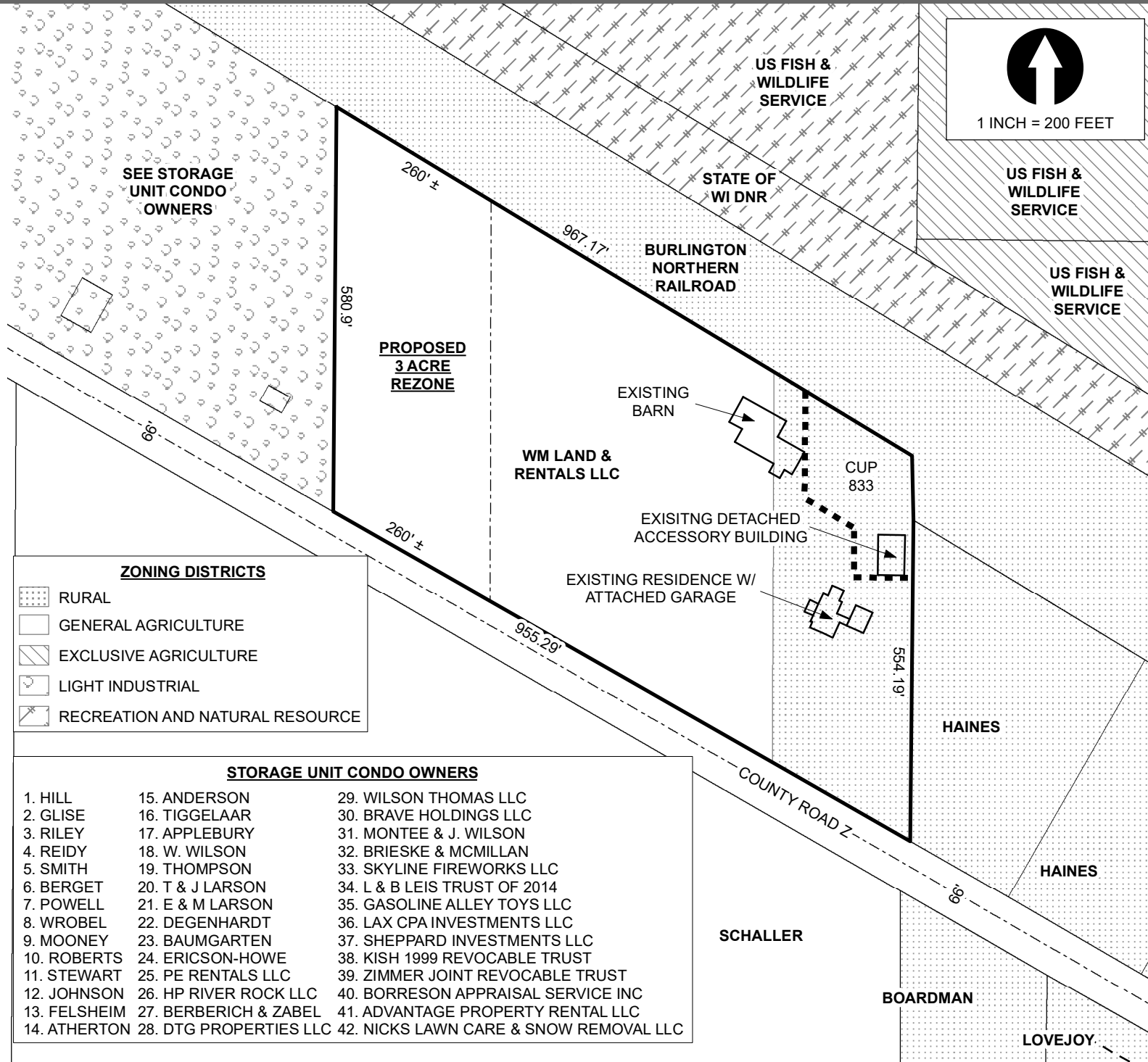
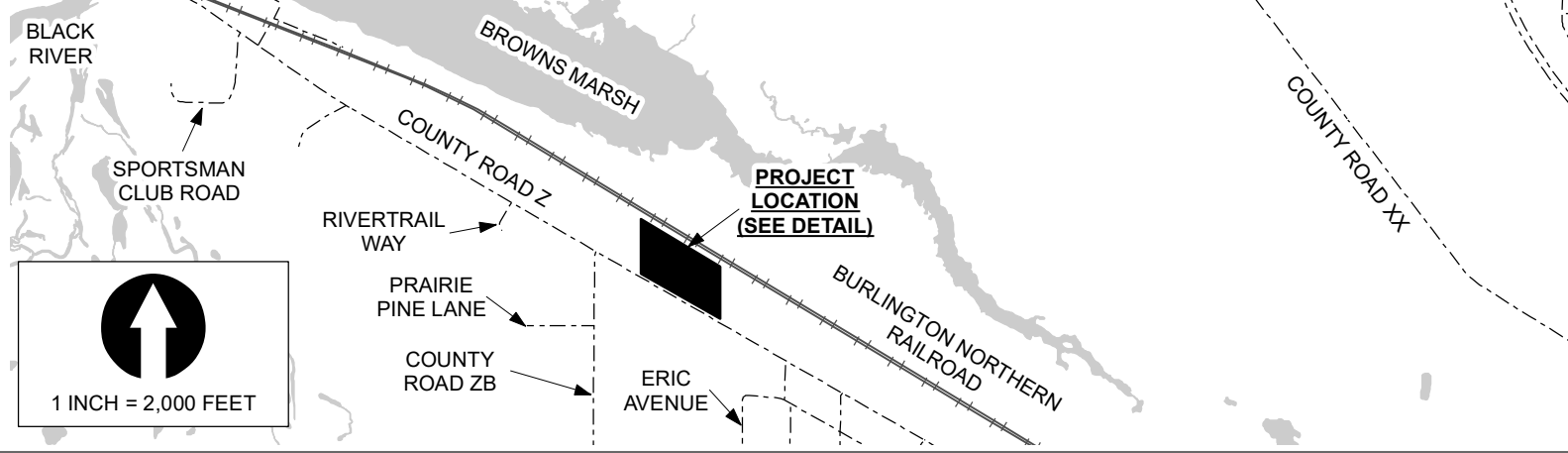
Dated this 20th day of MAY 2020

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, ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED TO THE PUBLIC AT THIS TIME.

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 DISTRICTS

- RURAL
- GENERAL AGRICULTURE
- EXCLUSIVE AGRICULTURE
- LIGHT INDUSTRIAL
- RECREATION AND NATURAL RESOURCE

STORAGE UNIT CONDO OWNERS

1. HILL	15. ANDERSON	29. WILSON THOMAS LLC
2. GLISE	16. TIGGELAAR	30. BRAVE HOLDINGS LLC
3. RILEY	17. APPLEBURY	31. MONTEE & J. WILSON
4. REIDY	18. W. WILSON	32. BRIESKE & MCMILLAN
5. SMITH	19. THOMPSON	33. SKYLINE FIREWORKS LLC
6. BERGET	20. T & J LARSON	34. L & B LEIS TRUST OF 2014
7. POWELL	21. E & M LARSON	35. GASOLINE ALLEY TOYS LLC
8. WROBEL	22. DEGENHARDT	36. LAX CPA INVESTMENTS LLC
9. MOONEY	23. BAUMGARTEN	37. SHEPPARD INVESTMENTS LLC
10. ROBERTS	24. ERICSON-HOWE	38. KISH 1999 REVOCABLE TRUST
11. STEWART	25. PE RENTALS LLC	39. ZIMMER JOINT REVOCABLE TRUST
12. JOHNSON	26. HP RIVER ROCK LLC	40. BORRESON APPRAISAL SERVICE INC
13. FELSHEIM	27. BERBERICH & ZABEL	41. ADVANTAGE PROPERTY RENTAL LLC
14. ATHERTON	28. DTG PROPERTIES LLC	42. NICKS LAWN CARE & SNOW REMOVAL LLC

ZONING PETITION NO. 2041 WILLIAM AND MARGARET LAMPRICH, N6163 ERIC AVE, ONALASKA, WI, 54650, O/B/O WM LAND AND RENTALS, N6163 ERIC AVE, ONALASKA, WI, 54650, PETITIONS TO REZONE 3 ACRES OF A 10.84 ACRE LOT FROM THE GENERAL AGRICULTURE DISTRICT TO THE COMMERCIAL DISTRICT FOR WAREHOUSE STORAGE UNITS. PROPERTY DESCRIBED AS THE WEST 300-FT OF TAX PARCEL 10-1547-2 BEING PART OF THE NW/NE AND THE SW/NE OF SECTION 15, T17N, R8W. PROPERTY ADDRESS W8200 COUNTY RD Z. TOWN OF ONALASKA.

ZONING PETITION NO. 2041

WILLIAM AND MARGARET LAMPRICH O/B/O WM LAND RENTALS
 LOCATED IN THE NW/NE AND SW/NE OF SECTION 15, T 17 N, R 8 W
 3.00 ACRES TO BE REZONED
 TOWN OF ONALAKSA
 REASON FOR REZONE: COMMERCIAL USE

SOIL CLASS
 CLASS IV = 100%

LAND CLASS
 IDLE = 100%

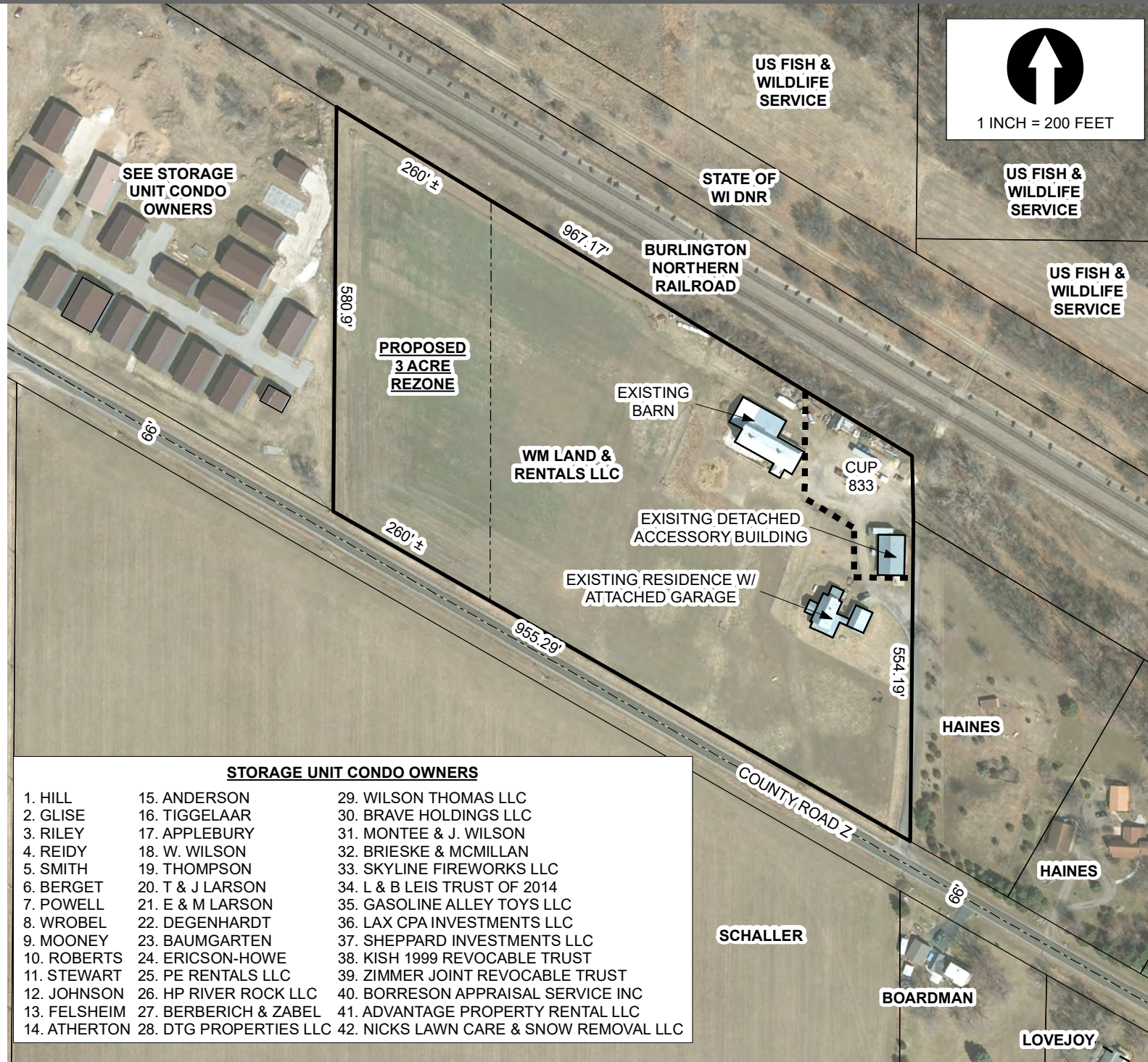
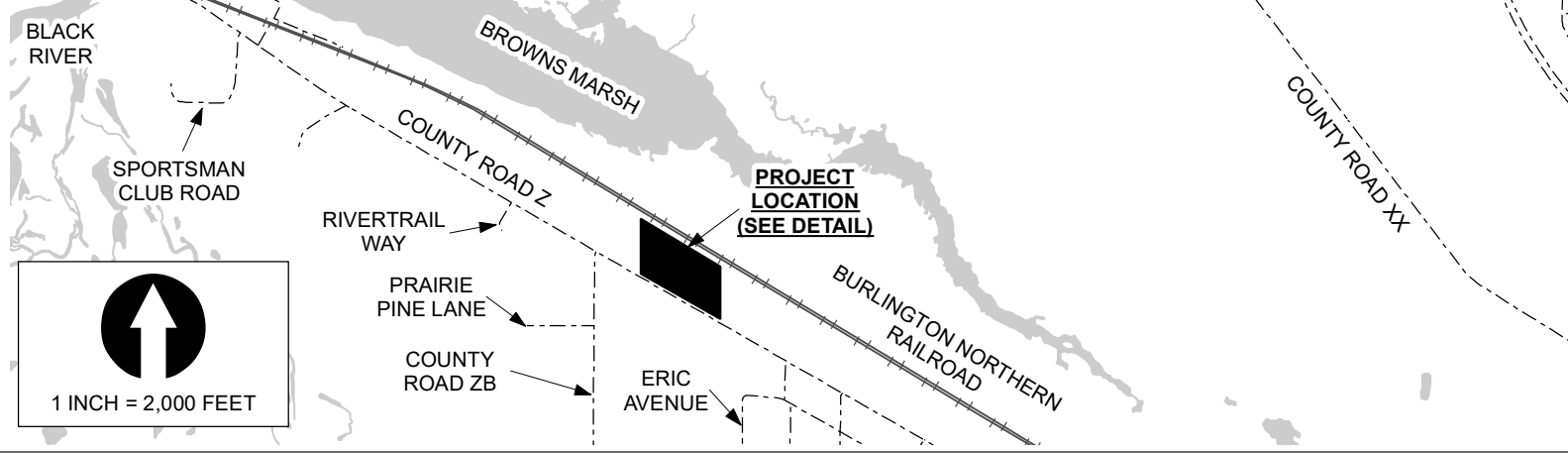
91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision 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.

May 8th 2020

We, William + Margaret Lamprich acting on the behalf of W.M Land + Rentals LLC + the property at W8200 County Rd Z Onalaska WISC 54050 feel that rezoning the current zoning of General Ag to (3 Acres) commercial will have no negative effects as storage condos in the neighborhood already adjoin the property at W8200 County Rd Z Onalaska. This is a better tax base for town + county once buildings are built. Existing house + buildings will remain to act as a buffer on the east side of property between commercial use + residential neighbors home, Home + Garage / Shop built in the future.

Minimal traffic increase cause we are building larger units + will be complying with all town + county regulations + setbacks.

This rezone of 3 Acres of parcel will start from west property line.



STORAGE UNIT CONDO OWNERS

- | | | |
|--------------|------------------------|--|
| 1. HILL | 15. ANDERSON | 29. WILSON THOMAS LLC |
| 2. GLISE | 16. TIGGELAAR | 30. BRAVE HOLDINGS LLC |
| 3. RILEY | 17. APPLEBURY | 31. MONTEE & J. WILSON |
| 4. REIDY | 18. W. WILSON | 32. BRIESKE & MCMILLAN |
| 5. SMITH | 19. THOMPSON | 33. SKYLINE FIREWORKS LLC |
| 6. BERGET | 20. T & J LARSON | 34. L & B LEIS TRUST OF 2014 |
| 7. POWELL | 21. E & M LARSON | 35. GASOLINE ALLEY TOYS LLC |
| 8. WROBEL | 22. DEGENHARDT | 36. LAX CPA INVESTMENTS LLC |
| 9. MOONEY | 23. BAUMGARTEN | 37. SHEPPARD INVESTMENTS LLC |
| 10. ROBERTS | 24. ERICSON-HOWE | 38. KISH 1999 REVOCABLE TRUST |
| 11. STEWART | 25. PE RENTALS LLC | 39. ZIMMER JOINT REVOCABLE TRUST |
| 12. JOHNSON | 26. HP RIVER ROCK LLC | 40. BORRESON APPRAISAL SERVICE INC |
| 13. FELSHEIM | 27. BERBERICH & ZABEL | 41. ADVANTAGE PROPERTY RENTAL LLC |
| 14. ATHERTON | 28. DTG PROPERTIES LLC | 42. NICKS LAWN CARE & SNOW REMOVAL LLC |

ZONING PETITION NO. 2041 WILLIAM AND MARGARET LAMPRICH, N6163 ERIC AVE, ONALASKA, WI, 54650, O/B/O WM LAND AND RENTALS, N6163 ERIC AVE, ONALASKA, WI, 54650, PETITIONS TO REZONE 3 ACRES OF A 10.84 ACRE LOT FROM THE GENERAL AGRICULTURE DISTRICT TO THE COMMERCIAL DISTRICT FOR WAREHOUSE STORAGE UNITS. PROPERTY DESCRIBED AS THE WEST 300-FT OF TAX PARCEL 10-1547-2 BEING PART OF THE NW/NE AND THE SW/NE OF SECTION 15, T17N, R8W. PROPERTY ADDRESS W8200 COUNTY RD Z. TOWN OF ONALASKA.

ZONING PETITION NO. 2041

WILLIAM AND MARGARET LAMPRICH O/B/O WM LAND RENTALS
 LOCATED IN THE NW/NE AND SW/NE OF SECTION 15, T 17 N, R 8 W
 3.00 ACRES TO BE REZONED
 TOWN OF ONALAKSA
 REASON FOR REZONE: COMMERCIAL USE

SOIL CLASS
 CLASS IV = 100%

LAND CLASS
 IDLE = 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.

**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR SPECIAL EXCEPTION PERMIT NO. 2020-02**

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 1st day of JUNE 2020 at 6:00 p.m. on an application filed by:

**PETER D AND CINDY S WINNIE,
1712 LA FOND AVE, LA CROSSE, WI, 54603**

for a Special Exception Permit to fill an approximately 12,000 sq. ft. area with clean fill and topsoil to an elevation of 644.5' NAD 83 2011 adj. in the Town of CAMPBELL.

DESCRIBED AS: Part of Gov't Lot 8 in Section 19, T16N, R7W. Tax parcel 4-689-0. Property address 1745 La Fond Ave. Town of Campbell.

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.* If you have any questions, please call (608) 785-9722.

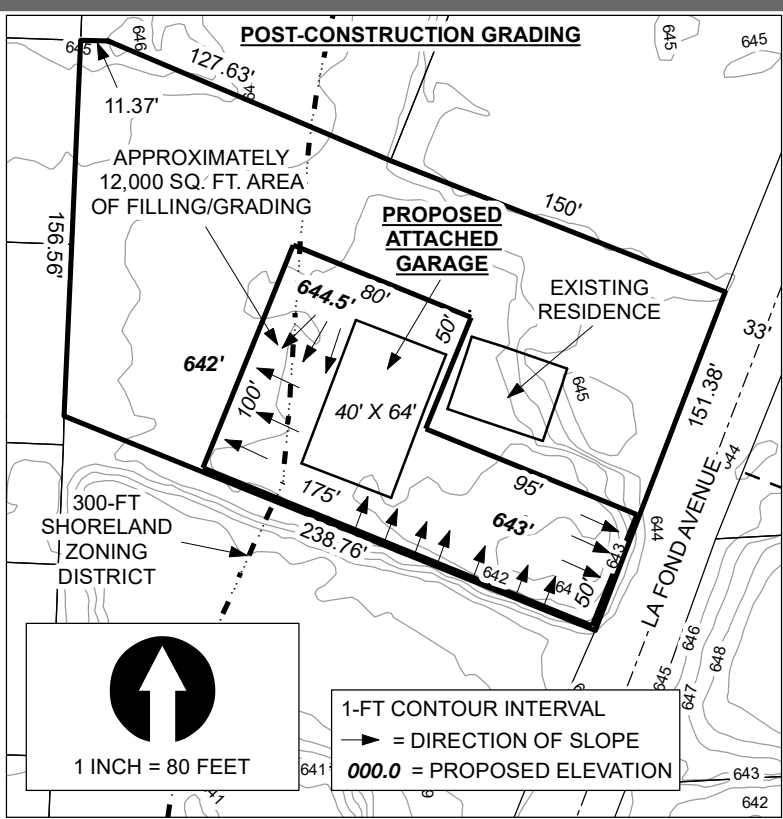
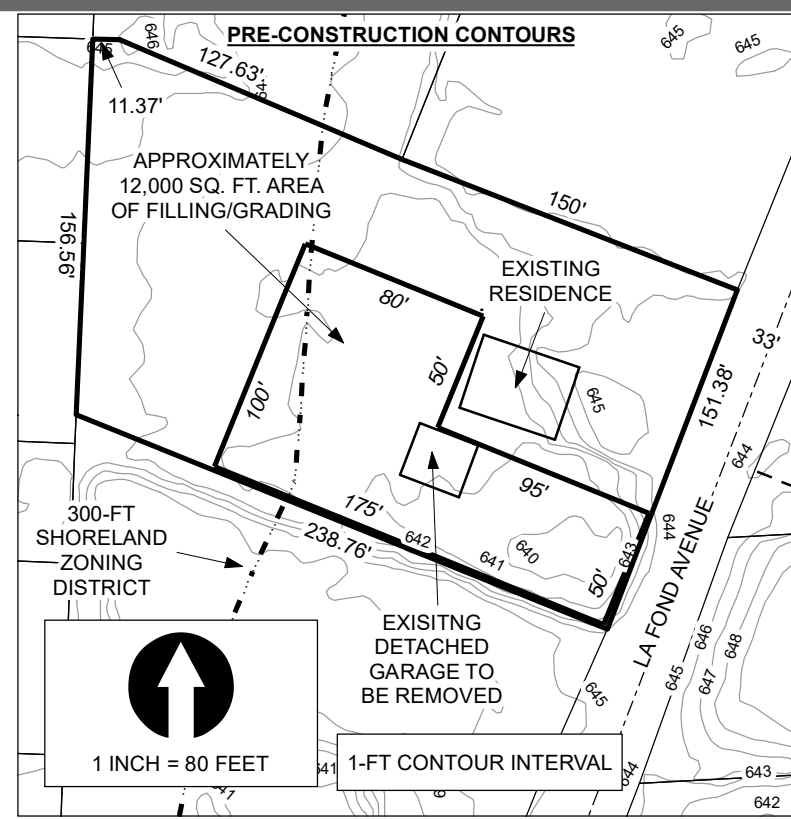
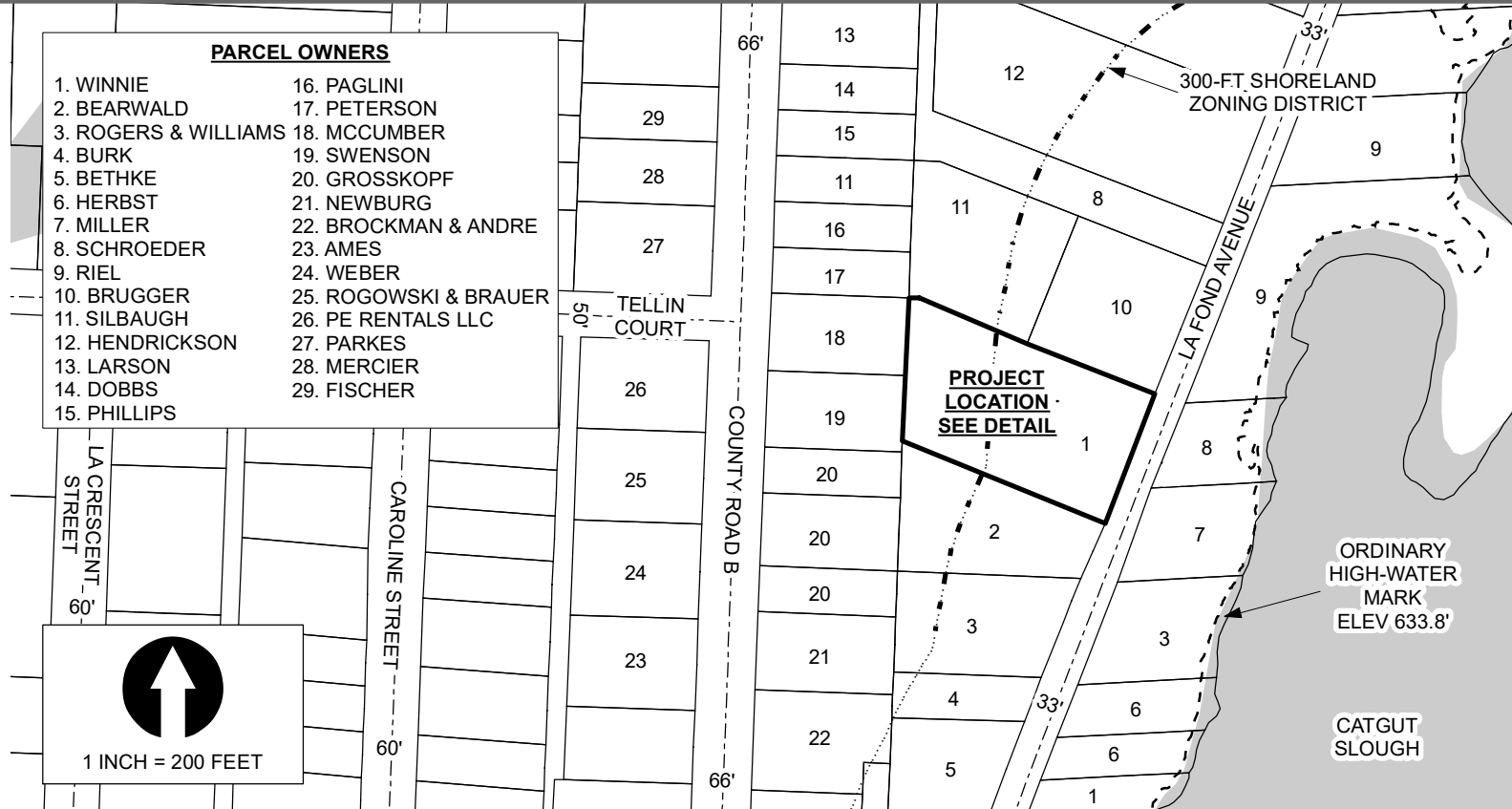
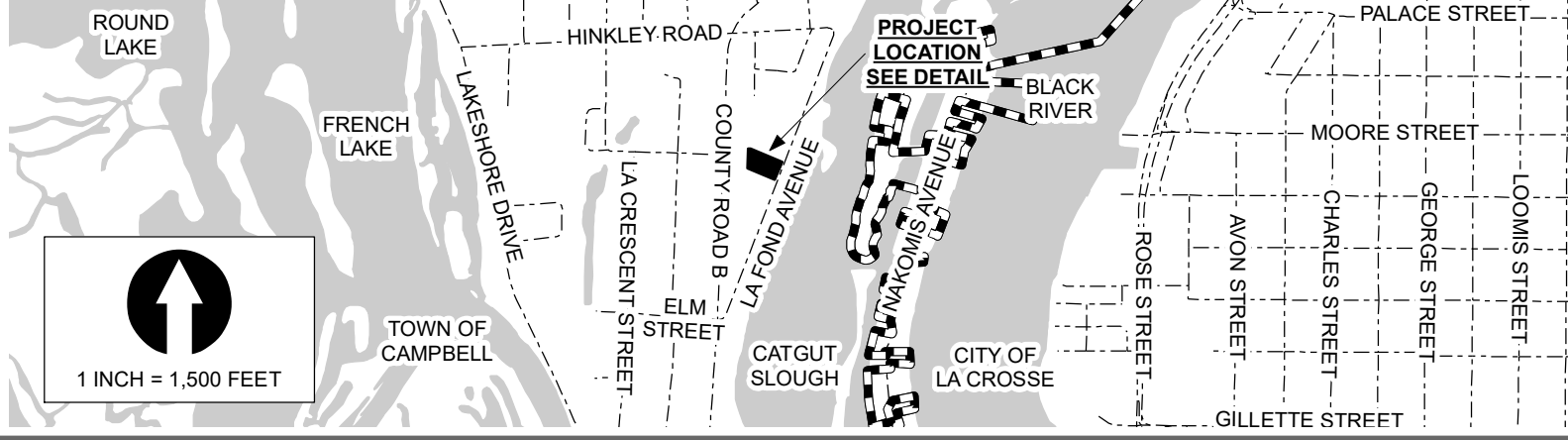
Dated this 20th day of May 2020

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, ACCESS TO THE ADMINISTRATIVE CENTER, COUNTY BOARD ROOM, IS THROUGH THE POWER ASSIST DOORS LOCATED AT THE EAST ENTRANCE TO THE ADMINISTRATIVE CENTER; ENTER AND FOLLOW THE SIGNS TO THE APPROPRIATE MEETING ROOM (ON THE FIRST FLOOR).

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.



SPECIAL EXCEPTION PERMIT NO. 2020-02 PETER D AND CINDY S WINNIE, 1712 LA FOND AVE, LA CROSSE, WI, 54603, APPLIES FOR A SPECIAL EXCEPTION PERMIT TO FILL AN APPROXIMATELY 12,000 SQ. FT. AREA WITH CLEAN FILL AND TOPSOIL TO AN ELEVATION OF 644.5' NAD 83 2011 ADJ. PROPERTY DESCRIBED AS PART OF GOV'T LOT 8 IN SECTION 19, T16N, R7W. TAX PARCEL 4-689-0. PROPERTY ADDRESS 1745 LA FOND AVE. TOWN OF CAMPBELL.

SPECIAL EXCEPTION PERMIT NO. 2020-02

PETER D AND CINDY S WINNIE
 PART OF GOV'T LOT 8
 IN SECTION 19, T16N, R7W
 TOWN OF CAMPBELL

4/16/2020

Mr. Nathan Sampson
La Crosse County Zoning
Administration Center
212 6th Street North
La Crosse, WI 54601

Dear Mr. Sampson.

I am submitting requests for special exemption and building permit on the advice of Dale Hewitt and Scott Custer.

My request is to place fill on a property located at 1745 LaFond Ave, LaCrosse WI. This request is to bring the lot level to a similar elevation as the neighboring lots and adjacent street. The current elevation is approximately 4 ft lower than street level, and 4 ft to 6 ft lower than the lot directly to the south of my property. This drastic incline makes exiting the driveway difficult under dry conditions and dangerous during slippery conditions.

The significant difference in elevation creates a steep transitional area between my neighbor to the south and my property. This area is impossible to mow, and maintain. It has since become an eyesore, overgrown with weeds and saplings.

Because my property is that much lower than the neighboring lots, it also tends to collect runoff. If approved, clean fill would be added, and covered with black dirt to support grass.

A second permit request accompanies the special request to allow the construction of an attached garage. Permitting the fill would place the floor of the garage on a similar elevation as the main floor of the existing house.

There is currently one accessory building located on the property. This building would be removed prior to fill or construction of the new garage.

I am enclosing a check in the amount of \$596.00 to include the Special Exemption permit fee (\$482), and the Residential Addition permit fee (\$114).

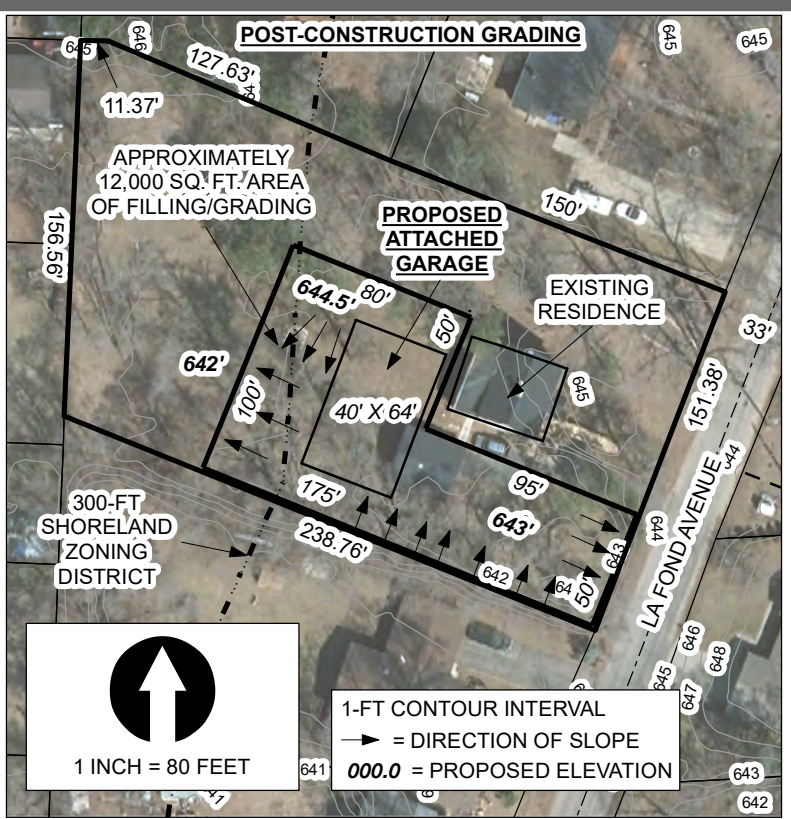
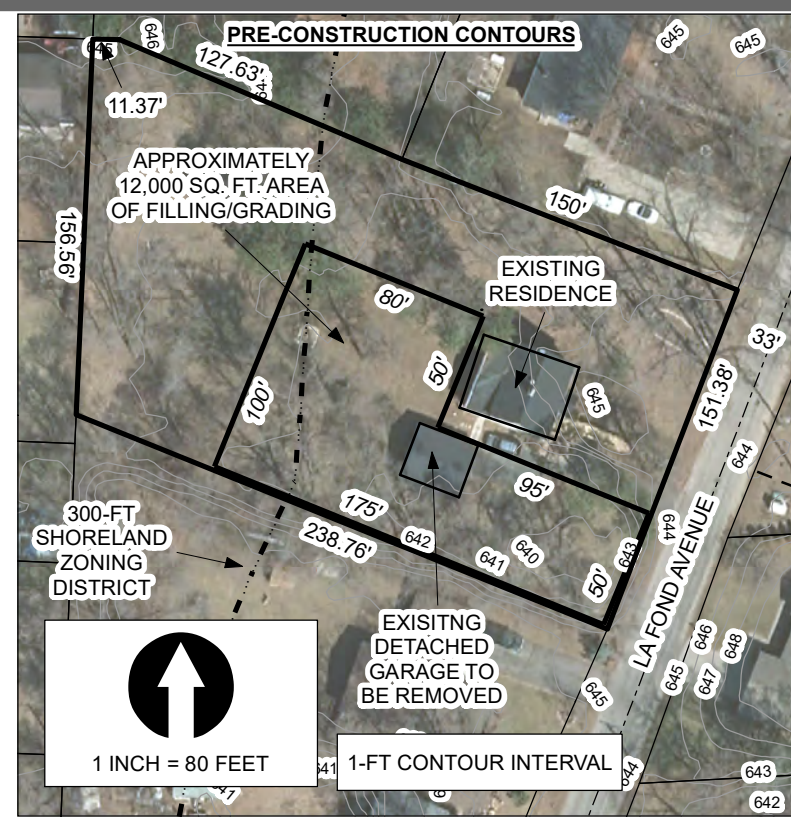
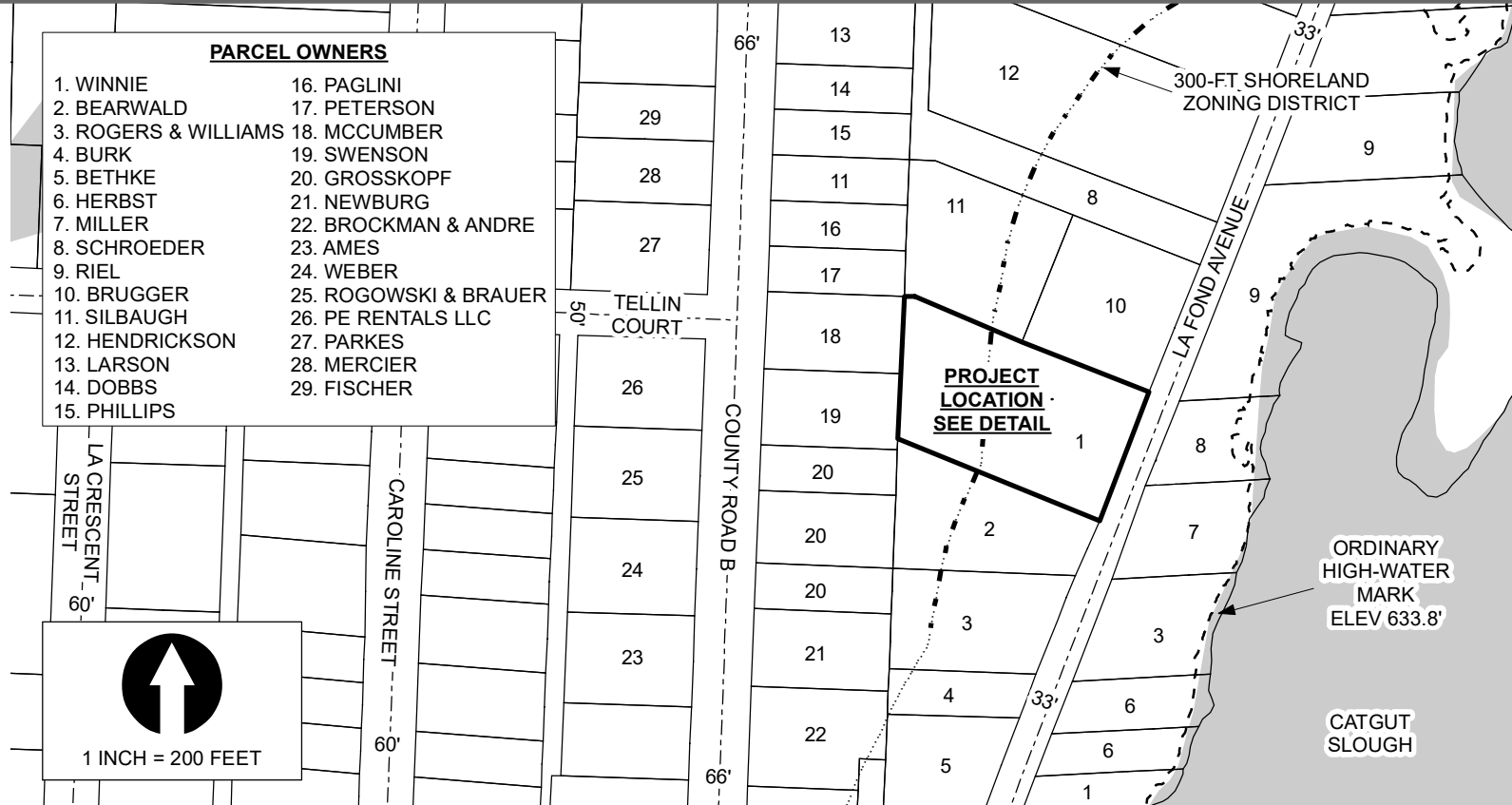
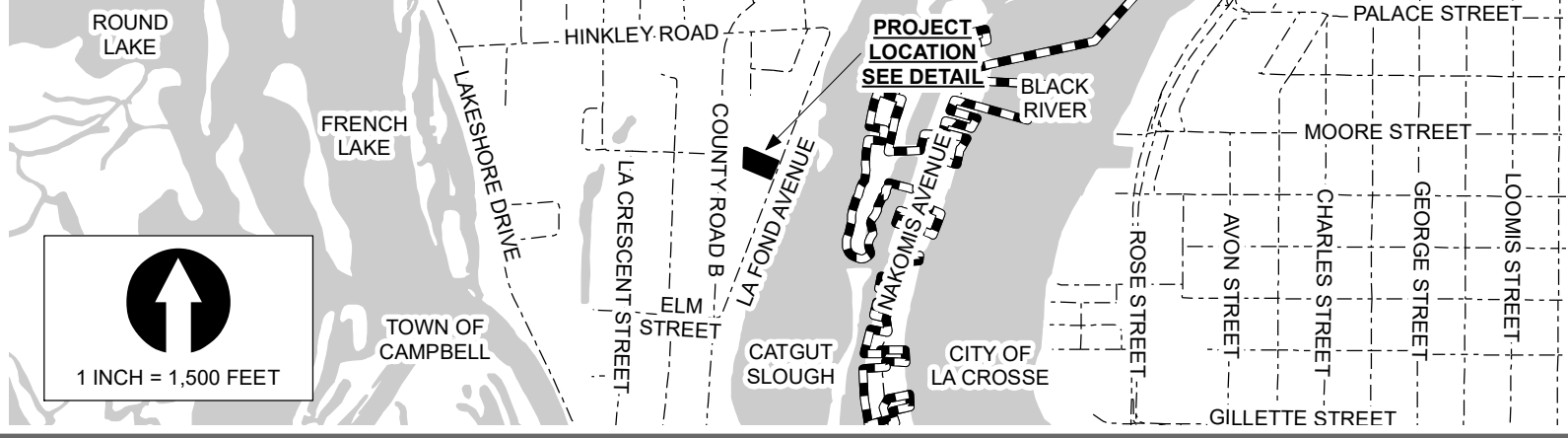
Please review the enclosed permit applications and accompanying slides. If you have questions, or need additional documentation, please let me know.

Sincerely,



Peter D. Winnie

1712 LaFond Ave
LaCrosse, WI 54603
920-988-8472
peterwinnie460@yahoo.com



SPECIAL EXCEPTION PERMIT NO. 2020-02 PETER D AND CINDY S WINNIE, 1712 LA FOND AVE, LA CROSSE, WI, 54603, APPLIES FOR A SPECIAL EXCEPTION PERMIT TO FILL AN APPROXIMATELY 12,000 SQ. FT. AREA WITH CLEAN FILL AND TOPSOIL TO AN ELEVATION OF 644.5' NAD 83 2011 ADJ. PROPERTY DESCRIBED AS PART OF GOV'T LOT 8 IN SECTION 19, T16N, R7W. TAX PARCEL 4-689-0. PROPERTY ADDRESS 1745 LA FOND AVE. TOWN OF CAMPBELL.

SPECIAL EXCEPTION PERMIT NO. 2020-02

PETER D AND CINDY S WINNIE
 PART OF GOV'T LOT 8
 IN SECTION 19, T16N, R7W
 TOWN OF CAMPBELL

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

NO. 1126 BY:

**MORGAN A JOSTAD
ACTING O/B/O JOSTAD FAMILY FARM, LLC,
418 1ST AVE E, HOLMEN, WI, 54636**

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 1st day of JUNE 2020 at 6:00 p.m. on an application for a CONDITIONAL USE PERMIT on a 195.61 acre Base Farm Tract for two single family residences on Class 1 and 2 soils previously used for cropland on lands zoned EXCLUSIVE AGRICULTURE DISTRICT in the Town of ONALASKA.

DESCRIBED AS: The fractional NE/NW, part of the fractional NW/NW, and part of the SW¹/₄ of the fractional NW¹/₄, all in Section 1, T17N, R7W. Tax parcels 10-40-0, 10-41-0, 10-42-0. Town of Onalaska.

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.

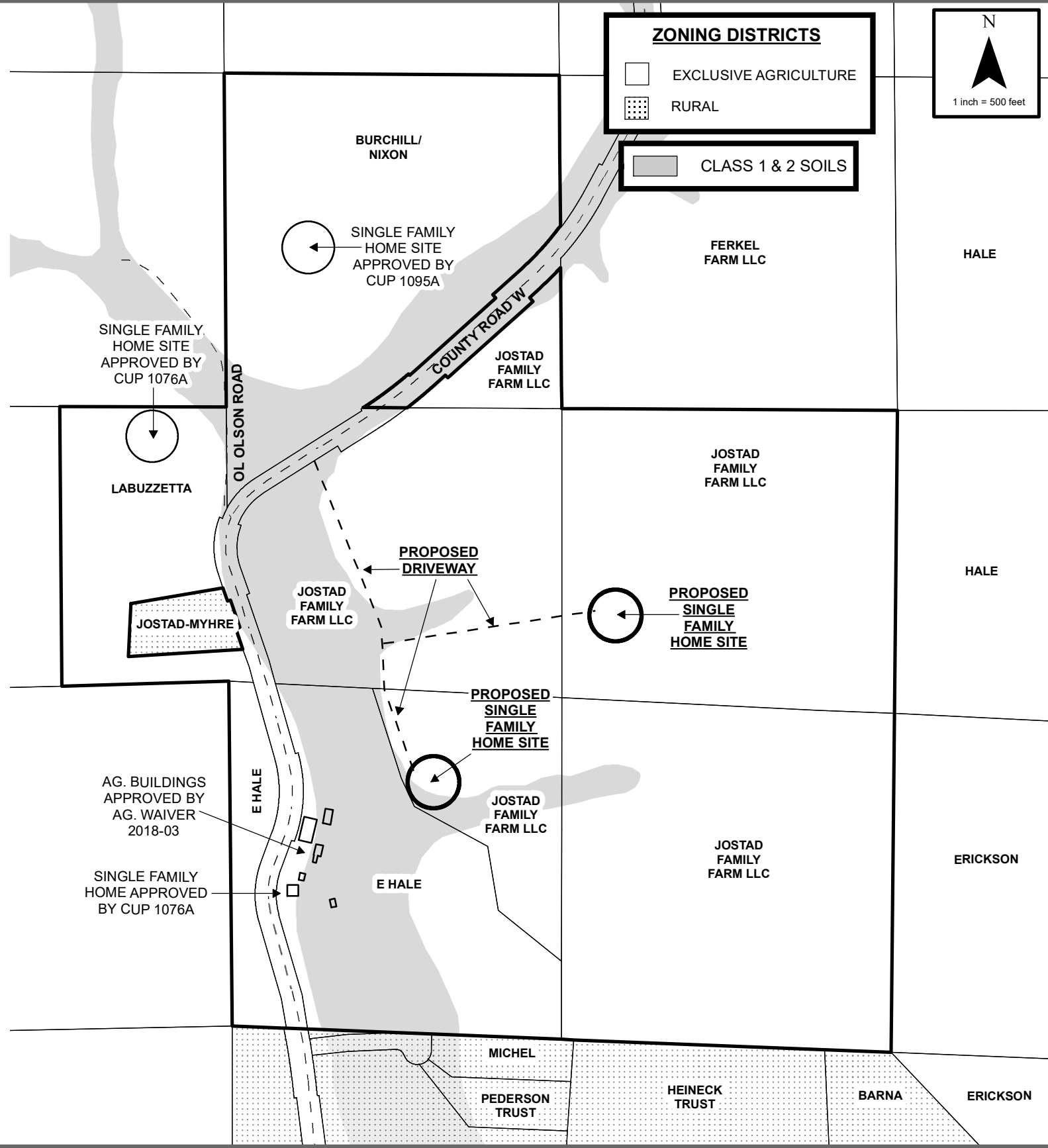
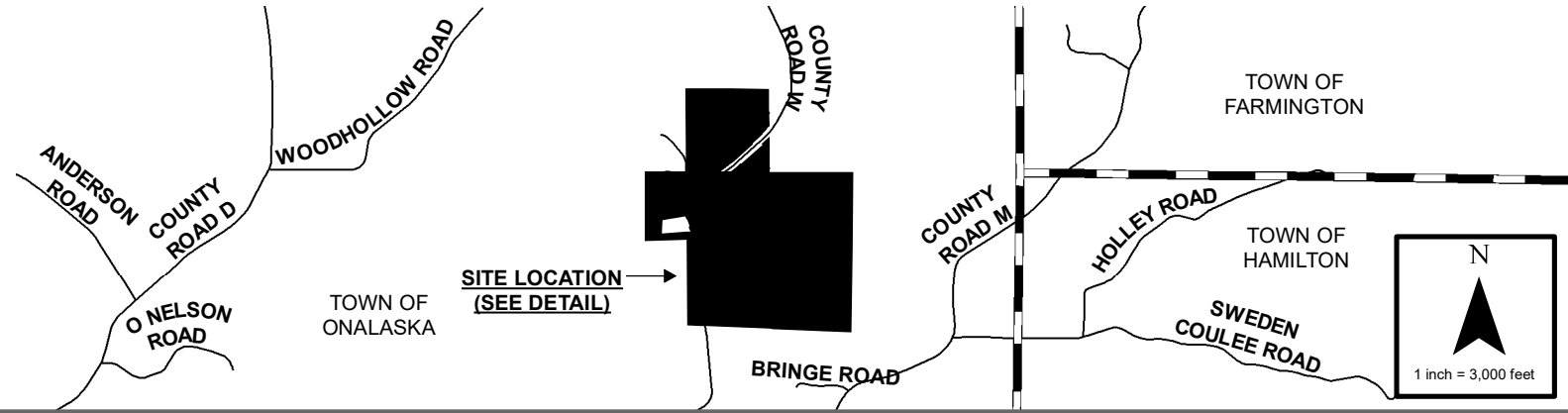
Dated this 20th day of MAY 2020

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. 1126 MORGAN A JOSTAD ACTING O/B/O JOSTAD FAMILY FARM, LLC, 418 1ST AVE E, HOLMEN, WI, 54636, APPLIES FOR A CONDITIONAL USE PERMIT ON A 195.61 ACRE BASE FARM TRACT FOR TWO SINGLE FAMILY RESIDENCES ON CLASS 1 AND 2 SOILS PREVIOUSLY USED FOR CROPLAND ON LANDS ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS THE FRACTIONAL NE/NW, PART OF THE FRACTIONAL NW/NW, AND PART OF THE SW¹/₄ OF THE FRACTIONAL NW¹/₄, ALL IN SECTION 1, T17N, R7W. TAX PARCELS 10-40-0, 10-41-0, 10-42-0. TOWN OF ONALASKA.

CONDITIONAL USE PERMIT NO. 1126

MORGAN A JOSTAD O/B/O JOSTAD FAMILY FARM, LLC.
 FRACTIONAL NE/NW, PART OF THE FRACTIONAL NW/NW AND PART OF THE SW¹/₄ OF THE FRACTIONAL NW¹/₄
 TOWN OF ONALASKA

Jostad Family Farm LLC

Conditional Use Permit

May 7, 2020

The Jostad Family Farm LLC is asking for a Conditional Use Permit for the remaining 117 acres to be divided into 2 parcels per the attached survey map, with 2 building sites.

Parcel #1 has an easement for the use of parcel #2. The easement is on an existing farm road. No crop ground is used. The building site for parcel #1 is about 1 acre and on top of a hill and on CRP land. That land has been in CRP for over 35 years, since 1985. The driveway for parcel #1 will go up the hill to CRP land which has not been in production for over 35 years. It stays out of soils 1&2.

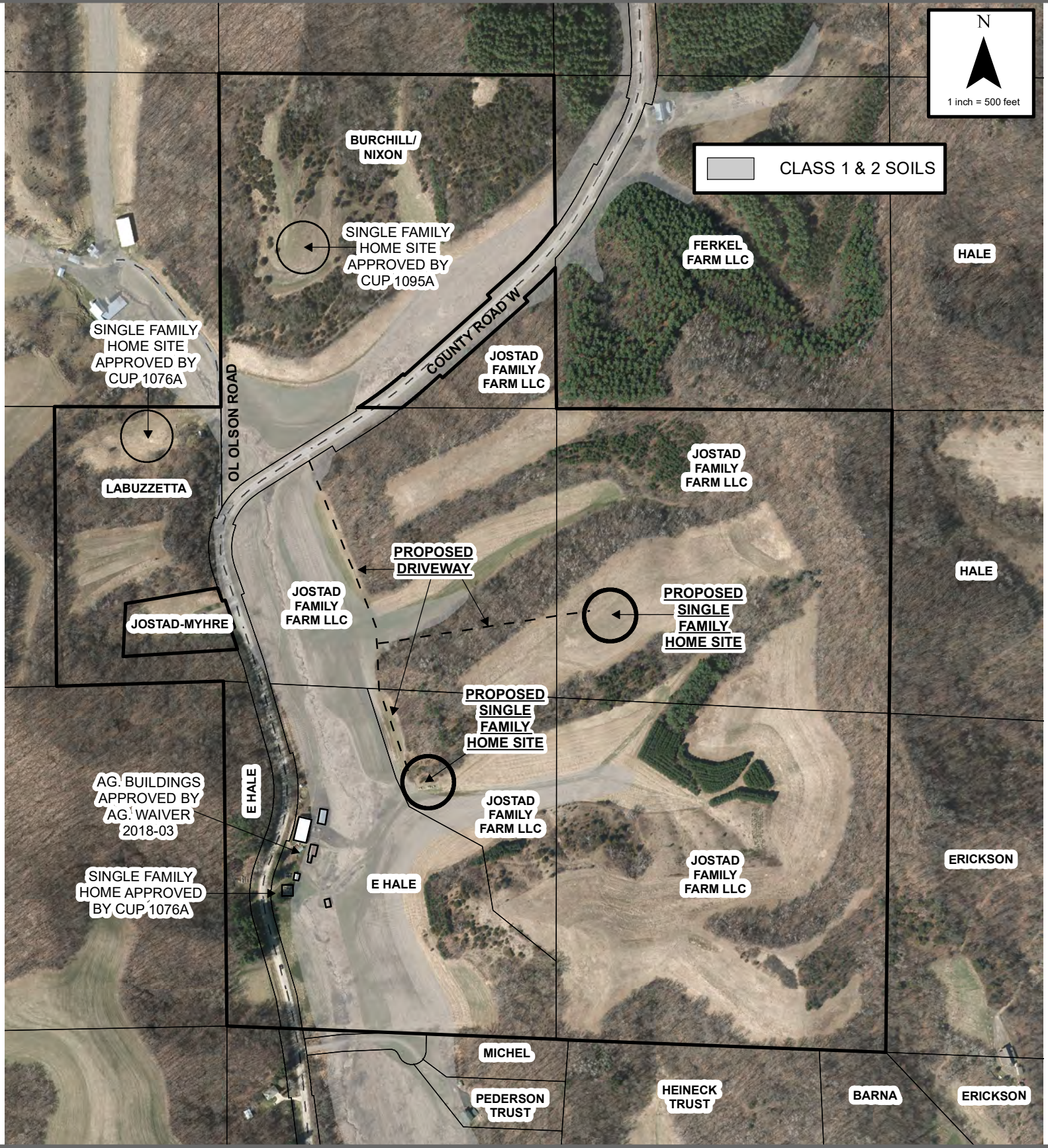
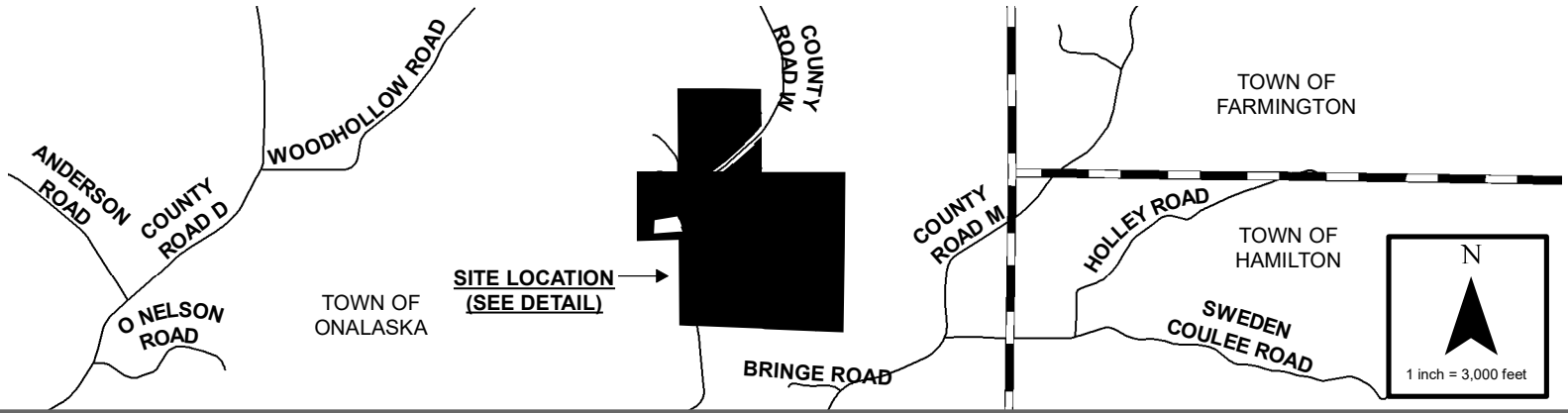
Driveway for parcel #2 will go south along the existing farm road so again no cropland will be used. Parcel #2 building site is about 3/4 acre on pasture land and a cattle lane so no crop ground is used.

The only other way to create an entry to parcel #2 would be to enter from W and go easterly along the north line of the Erin Hale property. However that would be greater negative impact to the environment as we would need to cross crop ground, a creek, class 1&2 soils and hydric soils.

Jostad Family Farm LLC by:

Carol Delight Smith

Morgan A. Jostad



CONDITIONAL USE PERMIT NO. 1126 MORGAN A JOSTAD ACTING O/B/O JOSTAD FAMILY FARM, LLC, 418 1ST AVE E, HOLMEN, WI, 54636, APPLIES FOR A CONDITIONAL USE PERMIT ON A 195.61 ACRE BASE FARM TRACT FOR TWO SINGLE FAMILY RESIDENCES ON CLASS 1 AND 2 SOILS PREVIOUSLY USED FOR CROPLAND ON LANDS ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS THE FRACTIONAL NE/NW, PART OF THE FRACTIONAL NW/NW, AND PART OF THE SW¹/₄ OF THE FRACTIONAL NW¹/₄, ALL IN SECTION 1, T17N, R7W. TAX PARCELS 10-40-0, 10-41-0, 10-42-0. TOWN OF ONALASKA.

CONDITIONAL USE PERMIT NO. 1126

MORGAN A JOSTAD O/B/O JOSTAD FAMILY FARM, LLC.
 FRACTIONAL NE/NW, PART OF THE FRACTIONAL NW/NW AND PART OF THE SW¹/₄ OF THE FRACTIONAL NW¹/₄
 TOWN OF ONALASKA

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

NO. 1127 BY:

TERRY DICKMAN,
W3152 STATE RD 33, LA CROSSE, WI, 54601,
O/B/O DONALD D AND ELAINE A BINA,
N1904 BINA RD, COON VALLEY, WI, 54623

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 1st day of JUNE 2020 at 6:00 p.m. on an application for a CONDITIONAL USE PERMIT on a 154.94 acre Base Farm Tract for a single family residence on lands previously used for cropland on lands zoned EXCLUSIVE AGRICULTURE DISTRICT in the Town of WASHINGTON.

DESCRIBED AS: Part of the SE/NW and SW/NE in Section 8, T15N, R5W. Tax parcels, 12-174-0 and 12-180-0. Town of Washington.

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.

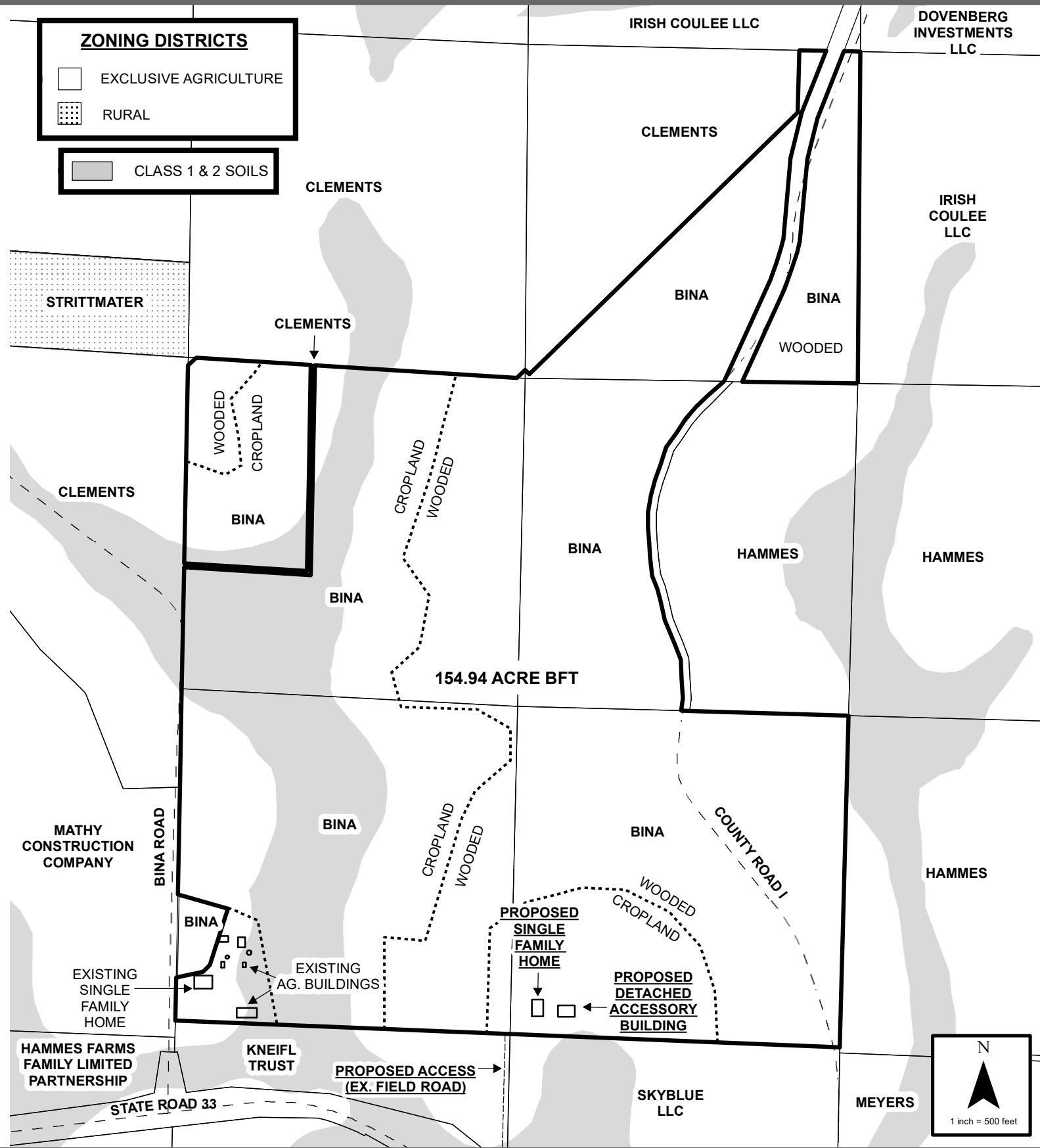
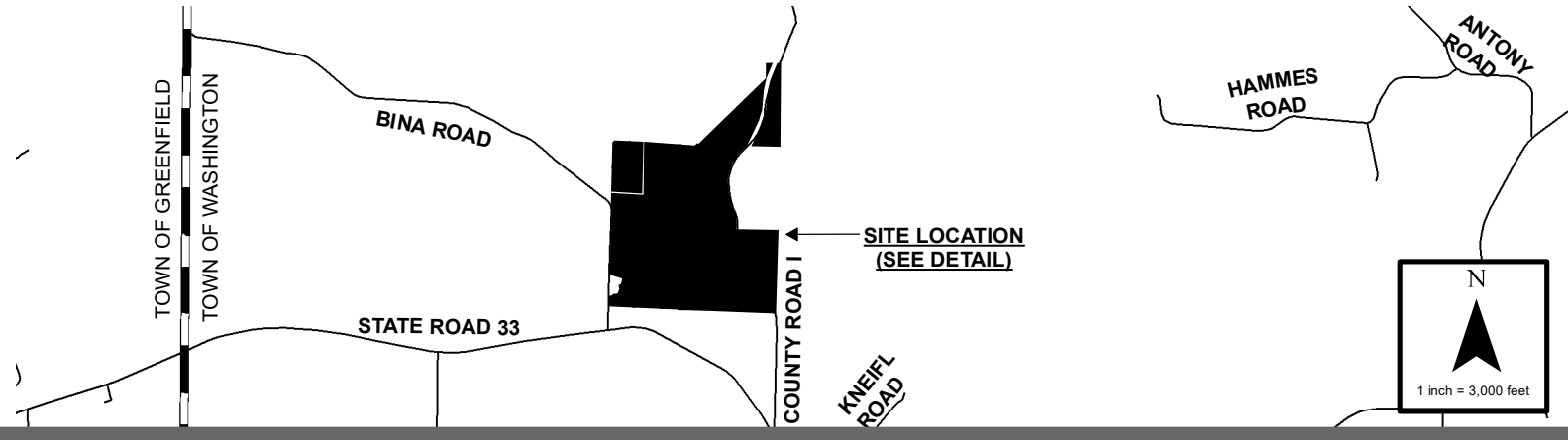
Dated this 20th day of MAY 2020

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

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

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CONDITIONAL USE PERMIT NO. 1127 TERRY DICKMAN, W3152 STATE RD 33, LA CROSSE, WI, 54601, O/B/O DONALD D AND ELAINE A BINA, N1904 BINA RD, COON VALLEY, WI, 54623, APPLIES FOR A CONDITIONAL USE PERMIT ON A 154.94 ACRE BASE FARM TRACT FOR A SINGLE FAMILY RESIDENCE ON LANDS PREVIOUSLY USED FOR CROPLAND AND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE SE/NW AND SW/NE IN SECTION 8, T15N, R5W. TAX PARCELS, 12-174-0 AND 12-180-0. TOWN OF WASHINGTON.

CONDITIONAL USE PERMIT NO. 1127

TERRY DICKMAN O/B/O DONALD & ELAINE BINA
 PART OF THE SE/NW AND SW/NE IN SECTION 8, T15N, R5W
 TOWN OF WASHINGTON

Conditional Use Permit Impact Statement

Terry Dickman

W3152 State Rd. 33

La Crosse WI 54601

608-317-8708

Email: 1terryd1@gmail.com

My family and I are applying for a Conditional Use Permit to build a new home intended to be under 1400' (main floor) and a pole shed with heated shop approximately 2400'. We would also like to build an additional shed to provide summer shelter for cattle in an existing pasture that we would improve. This building would be approximately 12' x 16' and open on one side. The existing "cow pond" would be improved also.

The tax parcels affected by this building site are the SE corner of 12-180-0 for the cattle shed, the SW corner of 12-174-0 for the home and shed/shop, and the eastern border of 12-182-0 for the improved road access. This is an existing field road we would be improving. We would also be purchasing portions of parcel numbers 12-176-0 and 12-173-0, for a total of approximately 53 acres (survey pending). We would continue to rent out the remaining crop land and would eventually like to plant some fruit trees and pine trees on a small portion of the land currently not being farmed.

Perk test was completed by Peg Pieper and is marked on map. Passed for small mound system (under 12").

There are no waterways on the property, but one culvert will be installed where the driveway turns onto the building site for proper drainage from neighboring field.

WI DOT will be looking at approving access from State Highway 33. I have twice met with a WI DOT engineer, Mr. Joe Rox, and after his review he felt confident

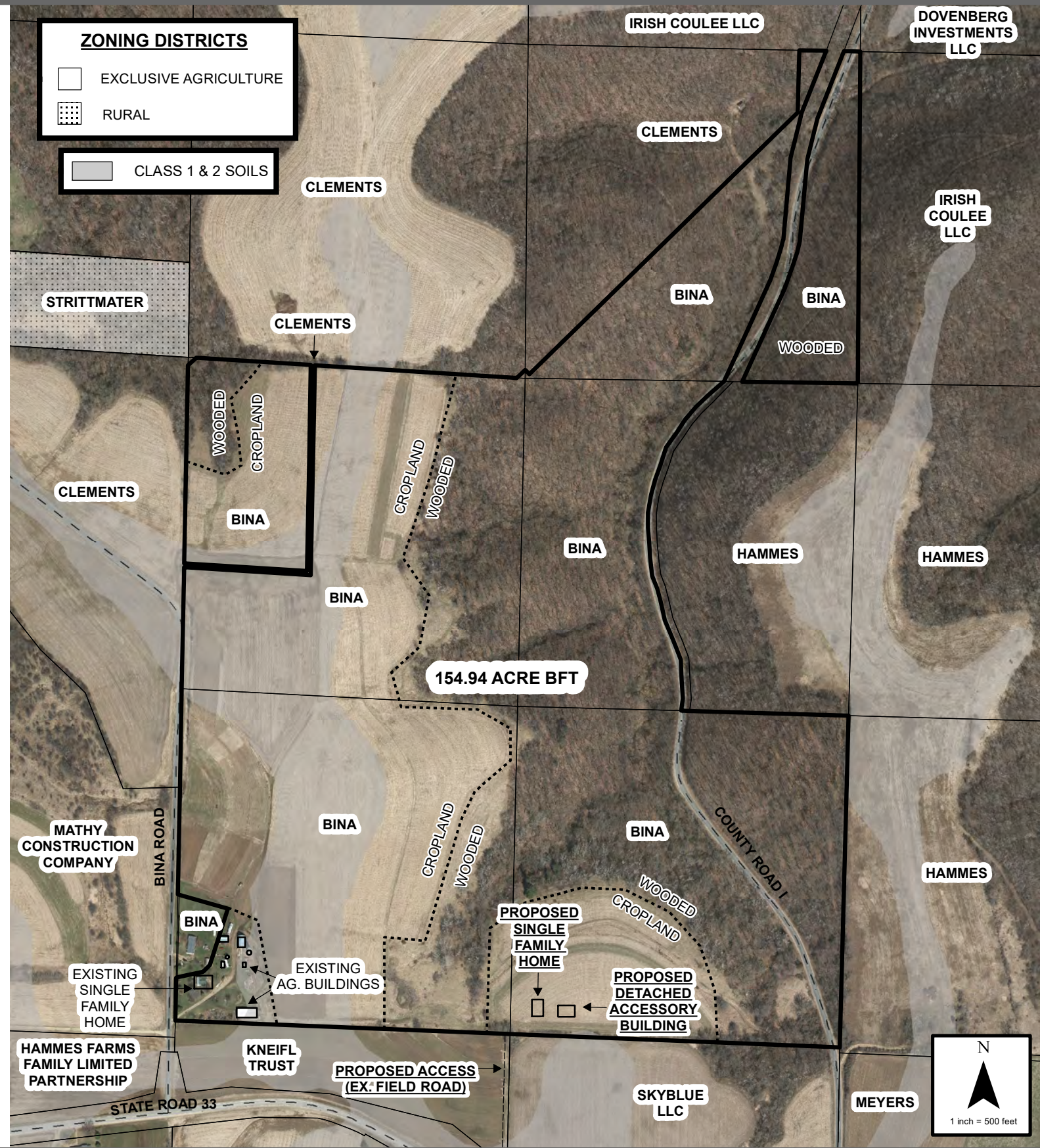
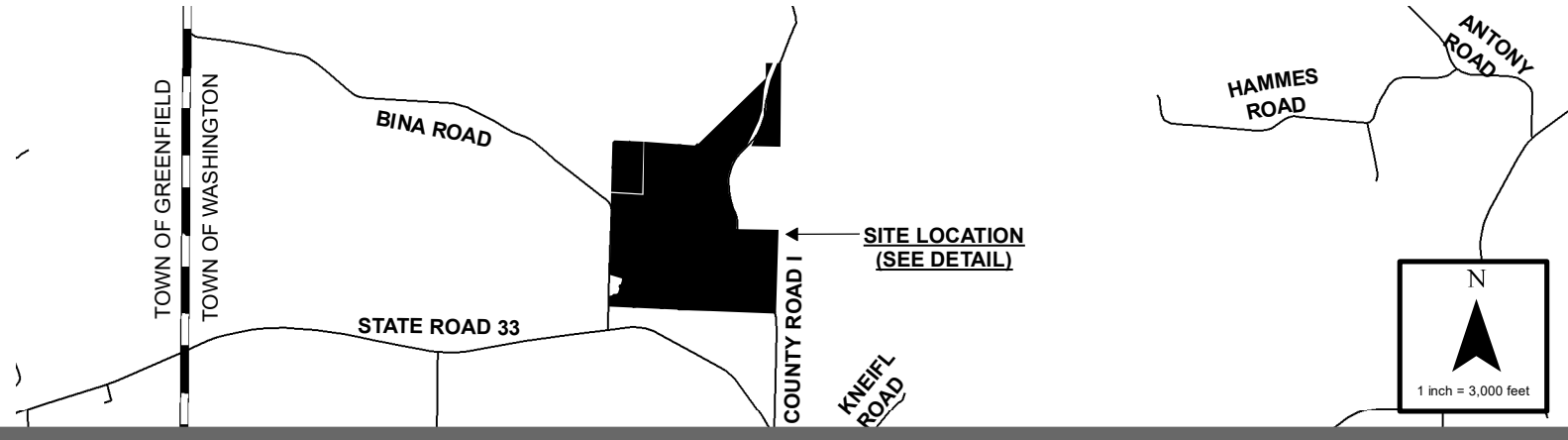
with the location of the driveway access by utilizing the existing field road and improving it.

I have also spoken twice with the Town of Washington Chairman Mr. Dan Korn and will be meeting with the Washington Town Board on Wednesday May 13th. Mr. Korn has not expressed any challenges to this building plan, nor the driveway access.

The remaining crop land that is not affected by our proposed building site would remain farmland. I would continue to rent the land out as it has been for many years.

We have no intentions of building any other buildings, and do not want any other developments on this property. Other than possibly pasturing more of the woodland in the future, my wife and I are hoping to keep this land as much in it's current state as possible to continue to raise our family of seven. We are happy to work with you to help make this our forever home-thank you for your efforts and consideration!

Terry Dickman



CONDITIONAL USE PERMIT NO. 1127 TERRY DICKMAN, W3152 STATE RD 33, LA CROSSE, WI, 54601, O/B/O DONALD D AND ELAINE A BINA, N1904 BINA RD, COON VALLEY, WI, 54623, APPLIES FOR A CONDITIONAL USE PERMIT ON A 154.94 ACRE BASE FARM TRACT FOR A SINGLE FAMILY RESIDENCE ON LANDS PREVIOUSLY USED FOR CROPLAND AND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE SE/NW AND SW/NE IN SECTION 8, T15N, R5W. TAX PARCELS, 12-174-0 AND 12-180-0. TOWN OF WASHINGTON.

CONDITIONAL USE PERMIT NO. 1127

TERRY DICKMAN O/B/O DONALD & ELAINE BINA
 PART OF THE SE/NW AND SW/NE IN SECTION 8, T15N, R5W
 TOWN OF WASHINGTON

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

NO. 1128 BY:

**DANIEL COENEN,
W7534 SYLVESTER RD, HOLMEN, WI, 54636,
ACTING O/B/O DALE A AND SANDRA K YOUNG,
N8505 COUNTY RD TA, MINDORO, WI, 54644**

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 1st day of JUNE 2020 at 6:00 p.m. on an application for a CONDITIONAL USE PERMIT on a 380.01 acre Base Farm Tract for a single family residence on lands previously used for cropland on lands zoned EXCLUSIVE AGRICULTURE DISTRICT in the Town of FARMINGTON.

DESCRIBED AS: The NW/NE of Section 22, T18N, R5W. Tax parcel 5-283-0. Town of Farmington.

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.

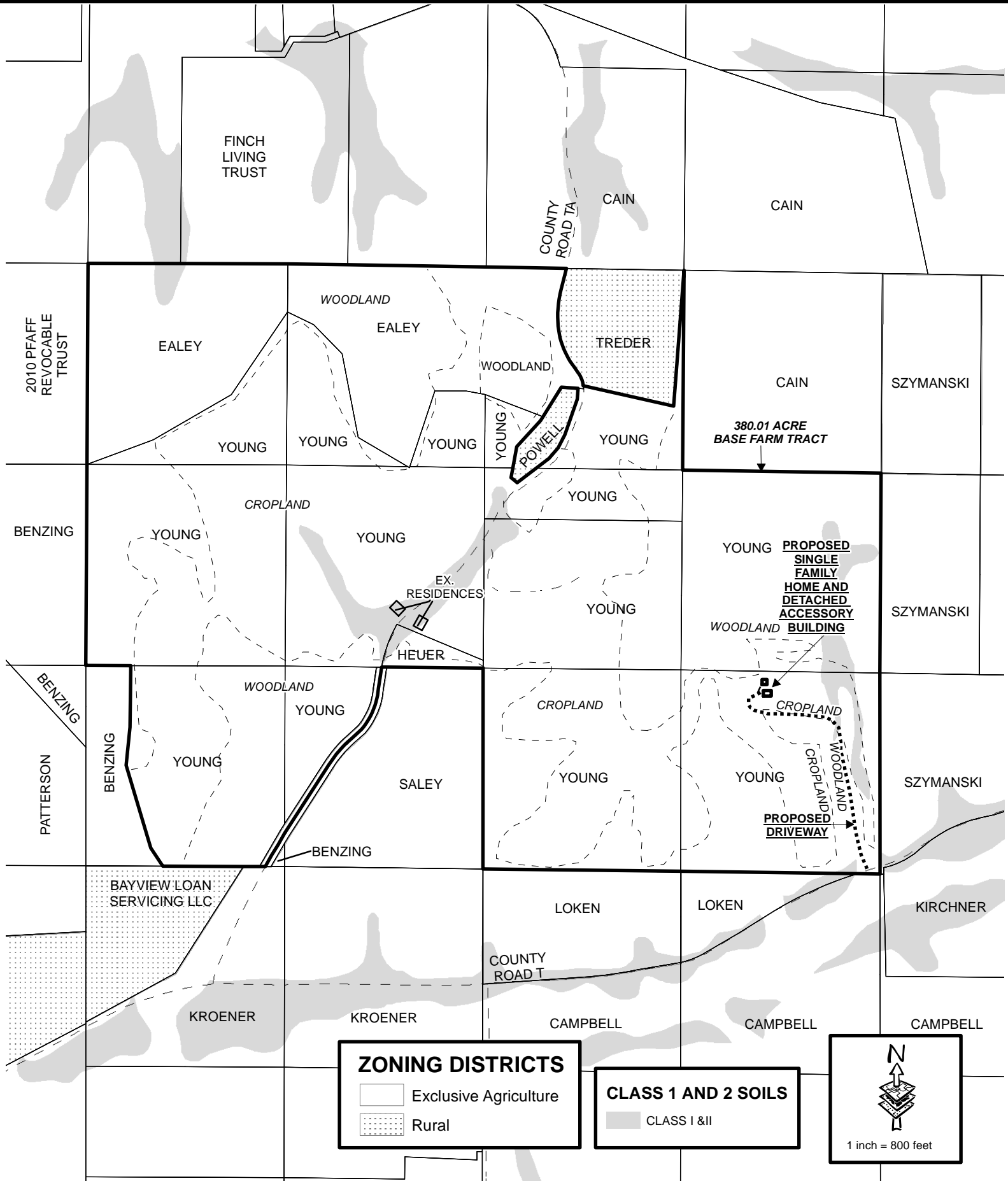
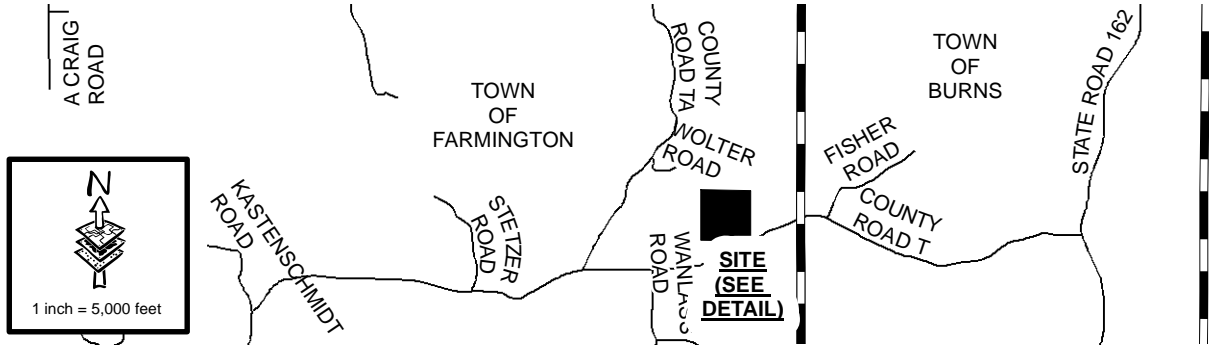
Dated this 20th day of MAY 2020

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

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

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CONDITONAL USE PERMIT NO. 1128 DANIEL COENEN, W7534 SYLVESTER RD, HOLMEN, WI, 54636, ACTING O/B/O DALE A AND SANDRA K YOUNG, N8505 COUNTY RD TA, MINDORO, WI, 54644, APPLIES FOR A CONDITIONAL USE PERMIT ON A 380.01 ACRE BASE FARM TRACT FOR A SINGLE FAMILY RESIDENCE ON LANDS PREVIOUSLY USED FOR CROPLAND AND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS THE NW/NE OF SECTION 22, T18N, R5W. TAX PARCEL 5-283-0. TOWN OF FARMINGTON.

CONDITIONAL USE PERMIT NO. 1128

DANIEL COENEN O/B/O DALE AND SANDRA YOUNG
THE NW/NE OF SECTION 22, T18-N, R5-W
TOWN OF FARMINGTON

Impact Statement

Tax Parcel #s: 5-173-0 and 5-283-0

Application for Conditional Use Permit to relocate a homesite previously approved in ACUP 954A

Background

This 72 acre property was part of an Administrative Conditional Use Permit ACUP 954A approved on July 29, 2016. It is currently owned by Dale and Sandra Young. The Young's have accepted an offer to sell the 72 acre property to Daniel and Jaclyn Coenen. The offer is contingent on the Coenen's successful application for a conditional use permit to relocate the homesite proposed in the ACUP 954A. The buyers would like to build a single family dwelling at a new location currently being used as cropland.

According to the seller the proposed homesite was located on a map to allocate one of the 5 residential homesites allowed within the 380.01 acre Base Farm Tract. Upon close inspection of the map provided in the ACUP 954A it is evident that the location chosen for this 72 acre property happens to fall within a drainage way that channels water runoff from the cropland above to the creek bottom below. This location is not appropriate as a building site. It is unknown to the seller how this site was actually selected.

Access

Current access to this property is provided by a gated farm road leading north from County Rd T. The Coenen's planned driveway will follow the farm road passing by the homesite proposed in ACUP 954A and climb a gentle slope through a pasture before passing through a gate in the fence separating the pasture below from the cropland above. Upon entering the cropland the driveway will head west along an existing travel route between a forested gully to the south and the crop fields to the north. Eventually it will follow a grassy waterway that crosses the cropfield. After a short distance the driveway will turn north following the contour of the land eventually terminating at their selected homesite. (See

attached maps.) The buyers plan to surface the farm road with crushed rock and otherwise improve the driveway to meet county requirements for fire apparatus ingress and egress to the homesite. This site is geographically and hydrologically superior to the ACUP 954A site located in the drainage way below. By following the existing travel route along the edge of the cropland, forested gully and grassy waterway this proposed route will limit the area currently in agricultural production that would need to be converted to alternate land use for the driveway. A short segment (approximately 495 ft) of driveway will need to be constructed across the cropland.

Building Specifications

The Coenen's intend to construct 2 buildings on the site, a approximately 40 feet by 60 feet single family home with basement, and a approximately 24 feet by 40 feet pole barn. They intend to minimize the amount of ground taken out of agricultural production by locating the house and barn in close proximity to each other. We anticipate that only 1.0 acre of cropland will be removed from agricultural production to facilitate the dwelling, pole barn, associated landscaping and driveway etc. for Mr. and Mrs. Coenen's proposed homesite. Note that the driveway and homesite will not disturb any class I or II soils or exceed any 30% slope restrictions.

Aesthetics

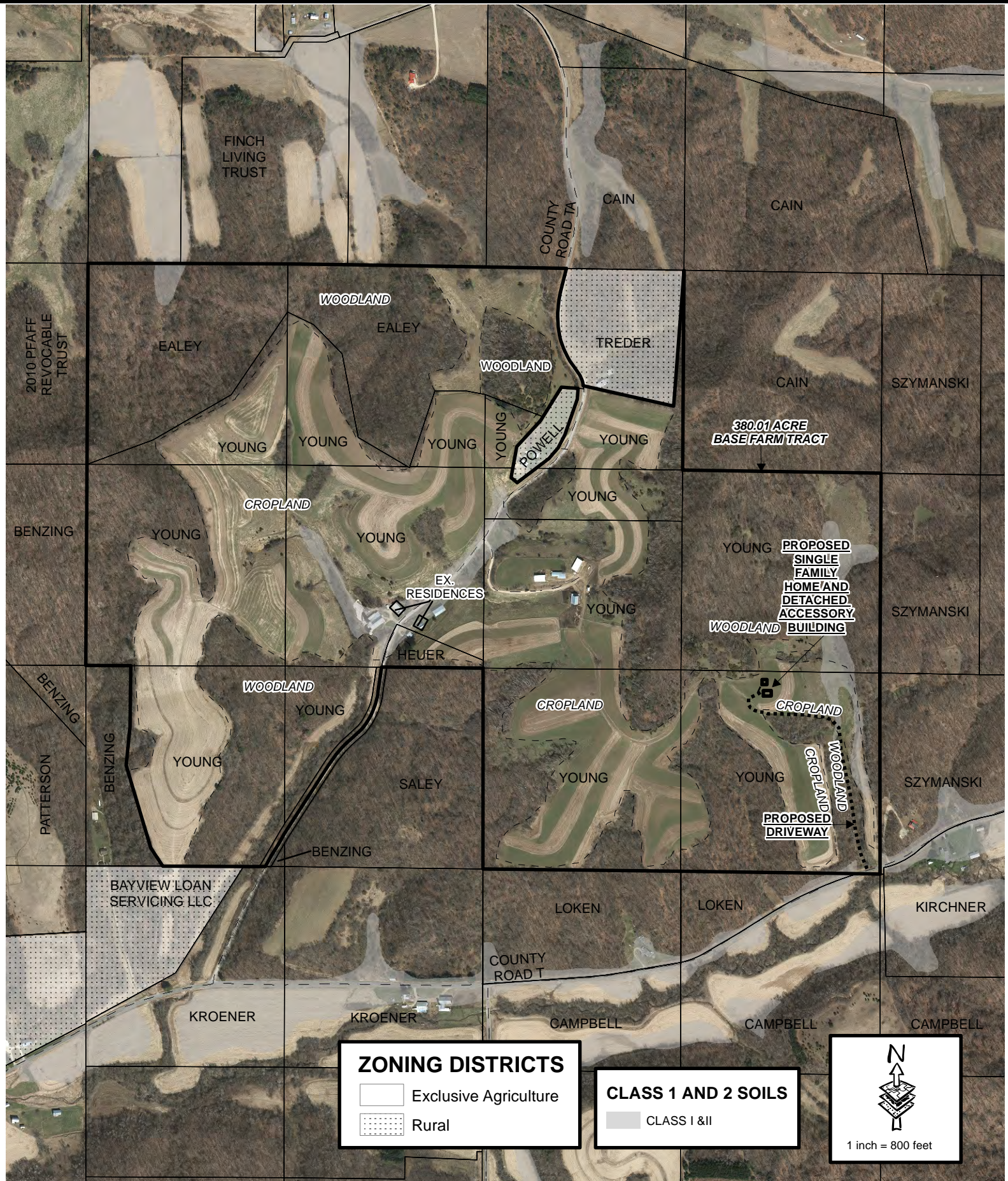
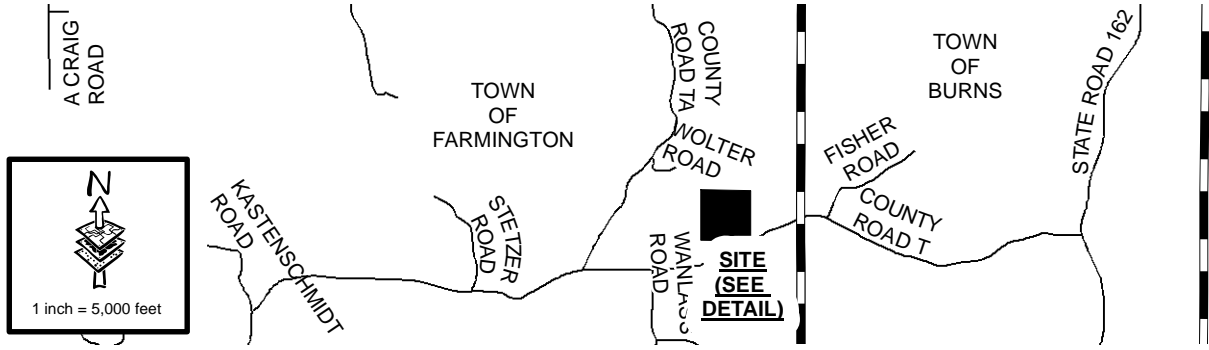
The proposed building site provides scenic vistas to the north, east and south that allow the buyer to observe the wildlife and enjoy the beauty of the land. This was a factor in the Coenen's decision to purchase this parcel of land. This site is geographically, hydrologically and aesthetically superior to the site proposed in ACUP 954A.

Impact to Neighbors and Infrastructure

This proposal will not significantly impact the neighboring landowners in any meaningful way. The Coenen's have taken considerable time and effort to select a homesite that it is not visible to neighboring homes or cabins. The proposed residential use will not result in a significant increase in traffic along County Rd T.

Conclusions

This proposal is consistent with the previously permitted use of the land for construction of a single family home as approved in ACUP 954A. This proposal would only require the conversion of approximately 1 acre of cropland currently in agricultural use. The proposed site is geographically, hydrologically and aesthetically superior to the site proposed in ACUP 954A.

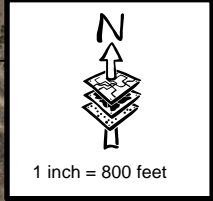


ZONING DISTRICTS

- Exclusive Agriculture
- Rural

CLASS 1 AND 2 SOILS

- CLASS I & II



CONDITONAL USE PERMIT NO. 1128 DANIEL COENEN, W7534 SYLVESTER RD, HOLMEN, WI, 54636, ACTING O/B/O DALE A AND SANDRA K YOUNG, N8505 COUNTY RD TA, MINDORO, WI, 54644, APPLIES FOR A CONDITIONAL USE PERMIT ON A 380.01 ACRE BASE FARM TRACT FOR A SINGLE FAMILY RESIDENCE ON LANDS PREVIOUSLY USED FOR CROPLAND AND ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS THE NW/NE OF SECTION 22, T18N, R5W. TAX PARCEL 5-283-0. TOWN OF FARMINGTON.

CONDITIONAL USE PERMIT NO. 1128
 DANIEL COENEN O/B/O DALE AND SANDRA YOUNG
 THE NW/NE OF SECTION 22, T18-N, R5-W
 TOWN OF FARMINGTON