

# LA CROSSE COUNTY NOTICE OF MEETING

**COMMITTEE OR BOARD:** PLANNING, RESOURCES AND DEVELOPMENT

**DATE OF MEETING:** Monday, November 30<sup>th</sup>, 2020

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

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

Following is the link for the public to livestream the meeting:

<https://www.facebook.com/LaCrosseCounty/>

Note: County staff will not be responding to comments in the chat box of the livestream.

**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  
Josh Johnson  
Dale Hewitt  
Kayla Coonen  
*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.  
Adam Steffen - 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:**

**November 19, 2020**

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

**Date:** Monday, November 30<sup>th</sup>, 2020  
**Time:** 5:00 P.M. – 6:00 P.M. Regular Committee Business Meeting  
**Place:** Administrative Center/County Board Room (RM 1700) and via Microsoft Teams

Following is the link for the public to livestream the meeting:  
<https://www.facebook.com/LaCrosseCounty/>

Note: County staff will not be responding to comments in the chat box of the livestream.

If you would like to provide public comment but don't feel comfortable attending in person during the pandemic, written correspondence will be accepted via email at [zoning@lacrossecounty.org](mailto:zoning@lacrossecounty.org) or can be mailed to La Crosse County Zoning at 212 6<sup>th</sup> St. N, La Crosse, WI, 54601.

1. Call to order/Roll Call
2. Approval of Minutes from October 26, 2020
3. Public Comment\*
4. Supervisor Conference Reports
5. Consent Agenda (Informational) – No New Items at this Time
6. Introduction to New Land Conservation Staff
7. Access Easement for Brian and Leigh Ann Hass in the Town of Greenfield – Bryan Meyer
8. Approval of Certified Survey Map Crossing Subdivision Boundaries in the Town of Farmington – Bryan Meyer & Laurence Johns
9. Approve the Final Plat of Hidden Prairie in the Town of Holland – Bryan Meyer, Jacob Schweitzer & Jeff Moorehouse (Paragon Associates)
10. 2020 Summary of Land Conservation Construction Projects – Christina Mulder
11. Future Agenda Items
12. Recess

**Date:** Monday, November 30<sup>th</sup>, 2020

**Time:** 6:00 P.M. Public Hearing

**Place:** Administrative Center/County Board Room (RM 1700) and via Microsoft Teams

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. If you would like to provide public comment but don't feel comfortable attending in person during the pandemic, written correspondence will be accepted via email at [zoning@lacrossecounty.org](mailto:zoning@lacrossecounty.org) or can be mailed to La Crosse County Zoning at 212 6<sup>th</sup> St N, La Crosse, WI, 54601.

Following is the link for the public to livestream the meeting: <https://www.facebook.com/LaCrosseCounty/>

Note: County staff will not be responding to comments in the chat box of the livestream.

### ZONING ORDINANCE MAP AMENDMENTS, CONDITIONAL USE AND SPECIAL EXCEPTION PERMITS

Zoning Petition No. 2050	Rainey L & Debbie J Walters	Town of Barre
After-the-Fact Zoning	David J & Kristine K Schneider & Linda C Groon	Town of Bangor
Petition No. 2052		

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

**November 19, 2020**

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

Monday, October 26, 2020

Administrative Center – County Board Room (1700)

5:00 p.m. – 5:19 p.m.

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

**MEMBERS EXCUSED:**

**MEMBERS ABSENT:** Dave Hundt

**STAFF & GUESTS:** Nate Sampson, Bryan Meyer, Steve O'Malley, Matt Hanewall, Karl Green, Charlie Handy, Josh Johnson, Kayla Coonen, Angel Much (Recorder)

### **APPROVAL OF MINUTES FROM SEPTEMBER 28, 2020 MEETINGS**

**MOTION** by Keil/Scheller to approve the September 28, 2020 meeting minutes.

**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

### **PUBLIC COMMENT**

Nate Sampson introduced the new staff member, Kayla Coonen, who filled the open Land Use Specialist position.

### **SUPERVISOR CONFERENCE REPORTS**

Hoyer advised there was a wildlife abatement meeting last week; losing two committee members therefore they'll need to be replaced. Hoyer advised a processor location, that takes in venison to be distributed to local food banks, will also be lost.

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

a. Board of Adjustment minutes of September 14, 2020

**MOTION** by Scheller/Hesse to accept/receive the (1) item from the consent agenda.

**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

### **REQUIREMENTS FOR ISSUANCE OF CONDITIONAL USE PERMITS UNDER s.59.69(5e) Wis. Stats. – NATE SAMPSON**

While referring to the overhead, Sampson provided a brief summary of the process for issuing Conditional Use Permits. Sampson provided some examples to supplement the information presented.

### **UPDATE INTERVIEW DATE & PROCESS – ZONING & PLANNING ADMINISTRATOR – STEVE O'MALLEY**

O'Malley advised they're going through two hiring processes; one for the Facilities director and the other for the Zoning & Planning Administrator. O'Malley hopes to get a date in November for the PRD committee to be able to interview the finalists for the Zoning Administrator position. The full county board will vote on O'Malley's final recommendation; the expectation being this December. O'Malley told the committee to look for email to set up dates for interviewing the finalists.

### **2021 DEPARTMENT BUDGETS – STEVE O'MALLEY**

O'Malley reiterated that there were very few changes in the following budgets which he summarized at the last PRD meeting; Register of Deeds, Zoning, Surveyor, UW-Extension (saved \$100,000), WNEP, Land Conservation, MPO and Land Records.

O'Malley recommended looking over the "Fees and Charges" portion of the budget, advising not a lot of changes are made from year to year but the fees are adjusted often enough so they reflect the amount of staff time needed to provide services. If committee members have opinions, they should contact O'Malley.

### **FUTURE AGENDA ITEMS**

- None at this time

### **RECESS**

**MOTION** by Hoyer/Cornforth to recess at 5:19 pm.

**6 Aye, 0 No, 1 Absent (Hundt), 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, October 26, 2020  
County Board Room (1700) – Administrative Center  
6:00 p.m. – 6:29 p.m.

**MEMBERS PRESENT:** Peg Isola, Pat Scheller, Dan Hesse, Rick Cornforth, Kevin Hoyer, Karen Keil  
**MEMBERS EXCUSED:**  
**MEMBERS ABSENT:** Dave Hundt  
**OTHERS PRESENT:** Charlie Handy, Josh Johnson, Kayla Coonen, Matt Hanewall, Christina Mulder, Bryan Meyer, 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. 1145** Marietta Buchner and Robert Seaquist, 202 Zephyr Circle, La Crosse, WI, 54601-3932, acting o/b/o Gary J Buchner Revocable Trust, W5697 Woodhollow Rd, Holmen, WI, 54636, applies for a Conditional Use Permit to construct a single family residence within a 205.75 acre Base Farm Tract on land used as crop land and zoned Exclusive Agriculture District. Property described as part of the fractional NE/NE of Section 3, T17N, R7W. Property address Woodhollow Rd. Part of tax parcel 10-75-0. Town of Onalaska.

**Appearing in Favor:** Bob Seaquist, 202 Zephyr Circle, La Crosse, WI, 54601. My wife and I would like a CUP so we may build about a 1600 sq. foot home on Woodhollow Rd. Our request would take about 1.5 acres of land out of agricultural and use it for the home and for the driveway. We have a deed restriction on the Base Farm Tract (BFT) so it won't ever be developed. We chose this site not only for its beauty but it seems like the best spot on the farm to have it, requiring the least amount of driveway. We located it as close to Woodhollow Rd as we could. There's some hydric soil on the BFT so we couldn't cross that along with some Class I and II soils. We have family members that live in the adjacent tracts who would like us to be there.

*Questions from the committee/staff...*

**Q Handy:** The place that you've indicated is where you plan to put the home?

**A Seaquist:** Yes.

**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):** The Town Board advised the meeting had to be cancelled and the decision would be made on Oct 27<sup>th</sup>. (Read into the record.)

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

1. This permit is approved specifically to Marietta Buchner and Robert Seaquist, 202 Zephyr Circle, La Crosse, WI, 54601-3932, acting o/b/o Gary J Buchner Revocable Trust, W5697 Woodhollow Rd, Holmen, WI, 54636, to construct one single family residence within a 205.75 acre Base Farm Tract on land used as crop land and zoned Exclusive Agriculture District. Property described as part of

the fractional NE/NE of Section 3, T17N, R7W. Property address Woodhollow Rd. Part of tax parcel 10-75-0. Town of Onalaska;

2. The entire Base Farm Tract shall be deed restricted to allow for residential development as authorized by the La Crosse County Zoning Ordinance by Conditional Use Permit only;
3. A minimum of 41.15 acres, or 1/5 of the 205.75-acre Base Farm Tract (BFT) shall be deed restricted to allow future agricultural uses only with no additional farm or non-farm residences allowed within this deed restricted area;
4. The residence must be constructed within the 41.15-acre deed restricted area;
5. The proposed location shall be as indicated on the application;
6. All deed restrictions shall be recorded within 30 days of County Board action if approved; and
7. These conditions shall apply until lifted or amended by the La Crosse County Board of Supervisors.

**MOTION** by Cornforth/Hoyer to approve Conditional Use Permit No. 1145 subject to the seven (7) conditions as outlined by staff.

**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

**ZONING PETITION NO. 2046** Anthony L Sbraggia, N8244 County Rd C, Mindoro, WI, 54644, petitions to rezone from the Public and Institutional District to the Commercial District a 1.69-acre lot for mixed or varied commercial uses. Property described as Lot 1 of Certified Survey Map No. 128 in Vol. 17. Property address N8244 County Rd C. Tax parcel 5-935-3. Town of Farmington.

**Appearing in Favor:** Anthony Sbraggia, N8244 County Rd C, Mindoro, WI, 54644. I'm requesting to get this zoned from Public and Institutional to Commercial. I purchased what was one-time Mindoro Elementary school and need to change it to commercial. I'm in the antique business and collectibles. I bought this to be used as a storage facility. I've also thought about using it as an online auction house or perhaps in the future, an antique store at some time.

*Questions from the committee/staff..*

**Q Isola:** Are you planning to use it as storage are you using it for storage now?

**A Sbraggia:** I do have some stuff in storage.

**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 Farmington in the form of meeting minutes. (Read into the record.) The Town Board approved.

**Staff Recommendation (Handy):** Staff recommendation is for approval subject to no conditions. Handy clarified that this is an existing building and with a significant amount of infrastructure in place, this isn't considered rezoning for a "future use"; the use is already there, basically.

**MOTION** by Hesse/Scheller to approve Zoning Petition No. 2046 subject to no conditions.

**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

**SPECIAL EXCEPTION PERMIT NO. 2020-03** Michael and Michele Piske, N2923 State Rd 162, Bangor, WI, 54614, applies for a Special Exception Permit to fill and grade an area greater than 2,000 sq. ft. within the 300-ft Shoreland District of Dutch Creek by removing an existing manure storage facility, conducting a soil contamination investigation, and filling and stabilizing using clean earthen fill and seeding mix. Property is zoned Exclusive Agriculture District and described as part of the SE/SE of Section 27 and NE/NE of Section 34, all in T16N, R5W. Tax parcels 1-523-0, 1-639-0, and 1-640-0. Property address N2927 State Rd 162. Town of Bangor.

**Appearing in Favor:** Michael & Michele Piske, N2923 State Rd 162, Bangor, WI, 54614. We would like to have this permit to take out our old hog barn pit to regrade the site. We have an NCRS plan and we've been working with Christina (Land Con Dept) who is here and can answer questions if needed.

*Questions from the committee/staff...*

**Q Hesse:** Are you going to have more animals?

**A Piske:** We still have some hogs and our beef cattle.

**Q Isola:** Are you going to put another storage facility near the site you're tearing down?

**A Piske:** North of it we are putting in a machine shed but no livestock.

**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):** None.

**Staff Recommendation (Handy):** Staff recommendation is for approval subject to the following eight (8) conditions:

1. This permit is granted specifically to Michael and Michele Piske, N2923 State Rd 162, Bangor, WI, 54614, to fill and grade an area greater than 2,000 sq. ft. within the 300-ft Shoreland District of Dutch Creek by removing an existing manure storage facility, conducting a soil contamination investigation, and filling and stabilizing using clean earthen fill and seeding mix;
2. All work shall be in accordance with plans designed by Christina Mulder dated 9/10/2020 once final plan approval has been made;
3. Any tracking onto any public highways and roads shall be cleaned daily;
4. Any erosion control and stormwater permits required by the La Crosse County Land Conservation Department shall be obtained prior to starting construction;
5. All conditions of any La Crosse County Land Conservation Department required permits are made part of this permit;
6. All erosion control measures shall be in place prior to starting construction;
7. This permit is non-transferrable; and
8. This permit expires September 30, 2021.

**MOTION** by Hoyer/Hesse to approve Special Exception Permit No. 2020-03 subject to the eight (8) conditions as outlined by staff.

**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

**ZONING PETITION NO. 2047** Scott A and Angela L Koelbl, N8467 O Thompson Rd, Holmen, WI, 54636, petitions to rezone from the Rural and Exclusive Agriculture Districts to the Exclusive Agriculture District part of the N½/NE of Section 20 except that part petitioned to rezone from the Rural and Exclusive Agriculture Districts to the Rural District described as commencing at the NE corner of said Section 20, thence N 89°39'41" W along the north line of the NE¼ of said Section 20 a distance of 322.33-ft to the POB; thence S 14°49'51" E a distance of 462.57-ft; thence S 65°48'20" W a distance of 402.16-ft; thence N 14°49,51" W a distance of 635.58-ft to said North line; thence S 89°39'41" E along said North line a distance of 411.13-ft to the POB, all further described in tax parcel 8-237-4. Purpose of the rezone is to construct an addition to an existing attached garage. Property address N8467 O Thompson Rd. Town of Holland.

**Appearing in Favor:** Scott Koelbl, N8467 O Thompson Rd, Holmen, WI, 54636. We have a 23.5 acre parcel and our home is situated to the southeast boundary. We want to shift the boundaries within our property and we hired Point Surveying. We've given consideration to the affects this would have on our neighbors and have spoken to them and they're in approval of our request.

*Questions from the committee/staff...none.*

**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. (Read into the record.) The Town Planning Commission approved.

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

**MOTION** by Cornforth/Keil to approve Zoning Petition No. 2047 subject to no conditions.

**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

**ZONING PETITION NO. 2048** Chad J Hemker, W4627 S Romskog Rd, West Salem, WI, 54669, petitions to rezone from the General Agriculture District 1.48 acres, or 3% of an existing 49.63-acre Base Farm Tract to the Rural District to construct one single family residence. Property described as part of the SW/SE of Section 18, T17N, R6W. Tax parcel 7-752-1. Property address W4627 S Romskog Rd. Town of Hamilton.

**Appearing in Favor:** Chad Hemker, W4627 S Romskog Rd, West Salem, WI, 54669. I'm trying to get a rezone so a family member can put a house on my property; none of the land is agricultural. I would like your permission to do that.

*Questions from the committee/staff...none.*

**Appearing in Favor:** Blaine Lee, N6304 Bergum Coulee Rd, West Salem, WI, 54669. I'm Chairman for the Town of Hamilton. We looked at this property and the land they want to put the house on isn't good at all for agriculture, but it would make a place for a beautiful home. I just wanted to comment on that.

**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 Hamilton. (Read into the record.) The Town Board approved.

**Staff Recommendation (Handy):** Staff recommendation is for approval subject to the following five (5) conditions:

1. Only one single family residence is authorized on the proposed 1.48 acre lot;
2. Deed restrictions shall be recorded indicating that for the entire 49.63 acre Base Farm Tract, no further residential development is allowed. Only future agricultural or environmental uses are authorized;
3. The driveway shall have a 66-ft right of way and must be approved by the Town of Hamilton prior to construction. (Town of Hamilton condition);
4. All required deed restrictions shall be recorded within 30 days of County Board action if approved; and
5. These conditions can be lifted or amended by the La Crosse Board of Supervisors only.

**MOTION** by Scheller/Hesse to approve Zoning Petition No. 2048 subject to the following (5) conditions as outlined by staff.

**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

**ZONING PETITION NO. 2049** Paul L Carrier Trust and Norma J Carrier Trust, W4198 Weise Rd, West Salem, WI, 54669, petitions to rezone from the General Agriculture District to the Rural District a 0.35 acre lot for an accessory to residential use (detached accessory building) and described as part of the



SW/SE of Section 17, T17N, R6W. Tax parcel 7-733-2. Property address W4198 Weise Rd. Town on Hamilton.

**Appearing in Favor:** Paul Currier, W4198 Weise Rd, West Salem, WI, 54669. I've got a parcel that I want attached to the rest of the land. It's just a drainage ditch. I want one tax bill and I get four tax bills now. If I have those combined, then I can have the accessory building.

**Appearing in Favor:** Blaine Lee, N6304 Bergum Coulee Rd, West Salem, WI, 54669. By approval tonight, it would clean this up a lot. He has a couple buildings that aren't in compliance and this would clean that up to. I would ask the board to accept this.

*Questions from the committee/staff...none.*

**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 Hamilton. (Read into the record.) The Town Board approved.

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

**MOTION** by Hesse/Hoyer to approve Zoning Petition No. 2049 subject to no conditions.  
**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

**MOTION** by Keil/Cornforth to adjourn at 6:29 pm.  
**6 Aye, 0 No, 1 Absent (Hundt), Motion carried.**

*Hearing adjourned at 6:29 pm.*

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

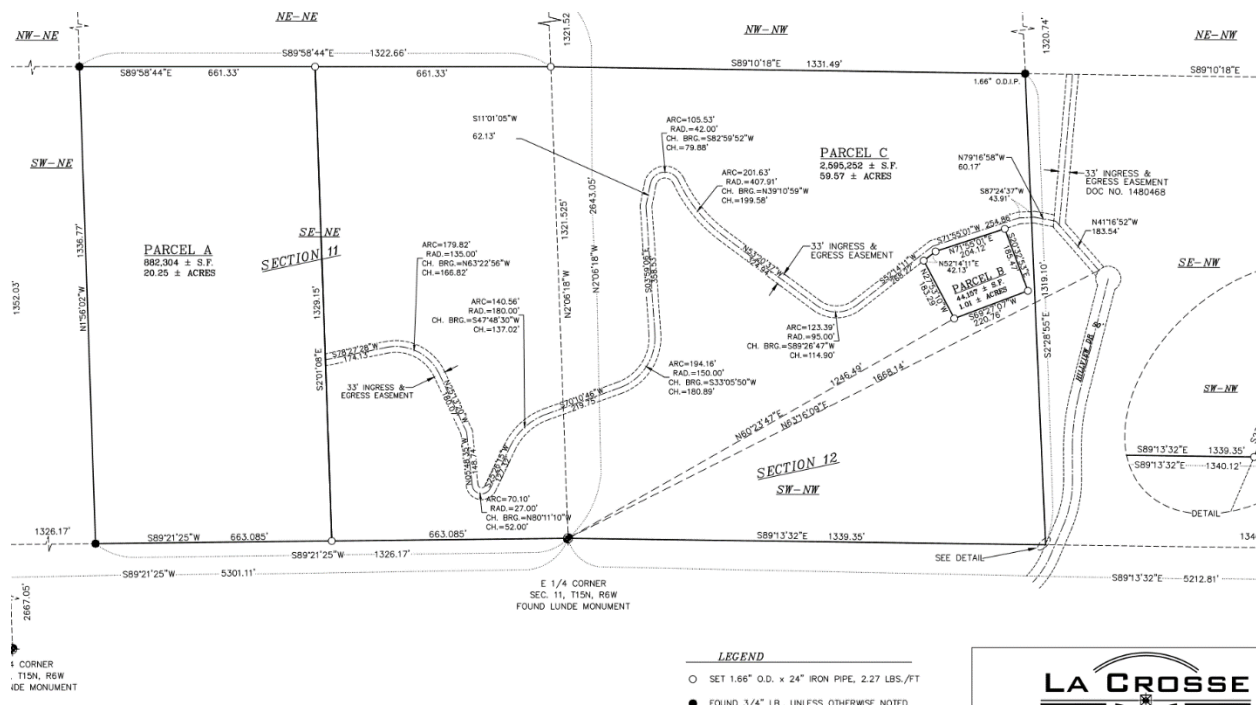
Committee Members:

This item on the agenda is a request to approve an additional user of an existing access easement in Section 12 in the Town of Greenfield. This request comes from landowners Brian and Leigh Ann Hass.

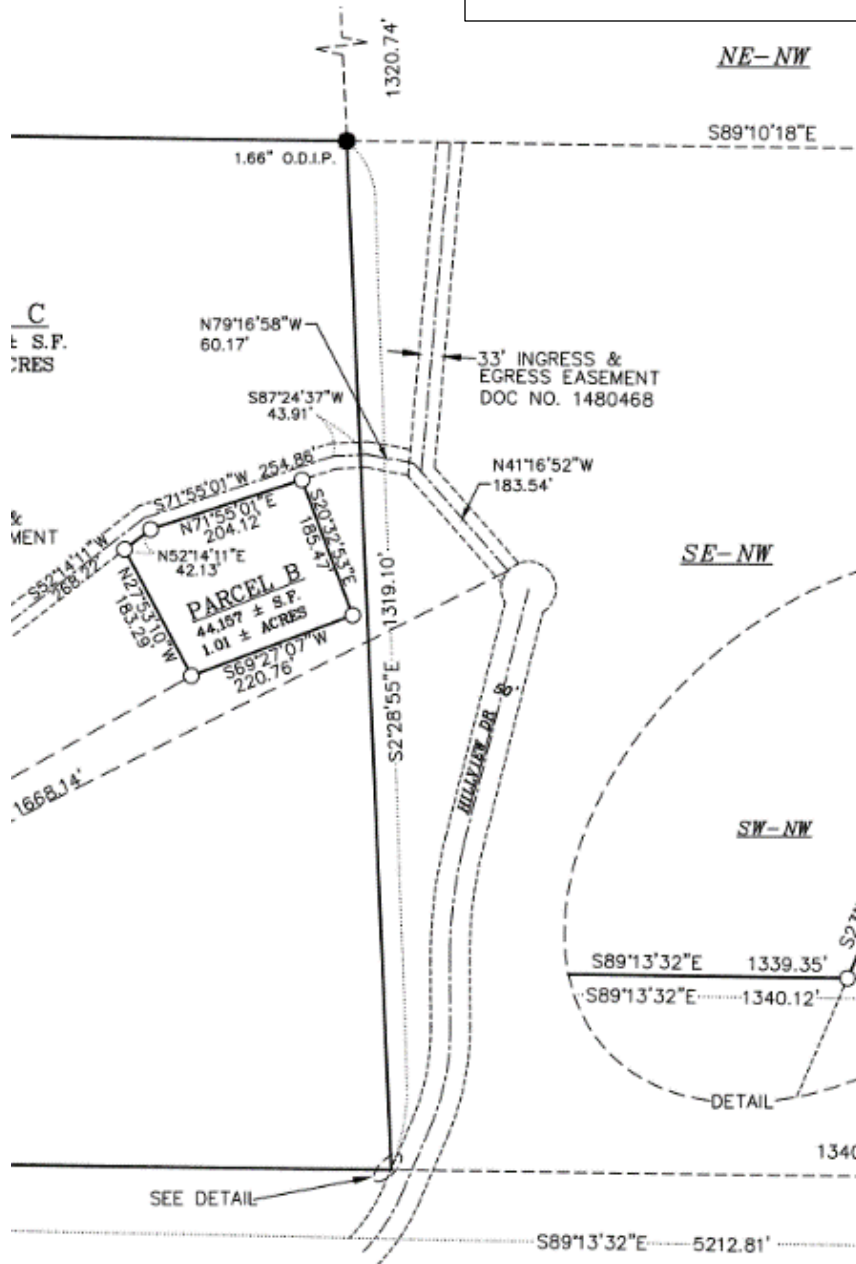
The La Crosse County Subdivision Code (Chapter 18) requires the following:

18.75 Lots. (4) ACCESS. Every lot shall front or abut for a distance of at least 40' on a public street or have an access easement approved by the applicable Town Board. An access easement which is intended to serve more than 1 lot must be approved by the County Planning Committee and the applicable Town Board, using the relevant standards established under s.82.50, Wis. Stats., or any amendments thereto.

There is a 33-foot-wide easement off of Hillview Drive which currently provides access to three parcels (Parcel A and Parcel B in the sketch below and the Hass property to the Northeast of parcel B). Brian and Leigh Ann would like to deed a parcel of land to one of their children to build a home. This action means that there will be one more user of the easement. They are seeking PRD Committee approval for this additional user.



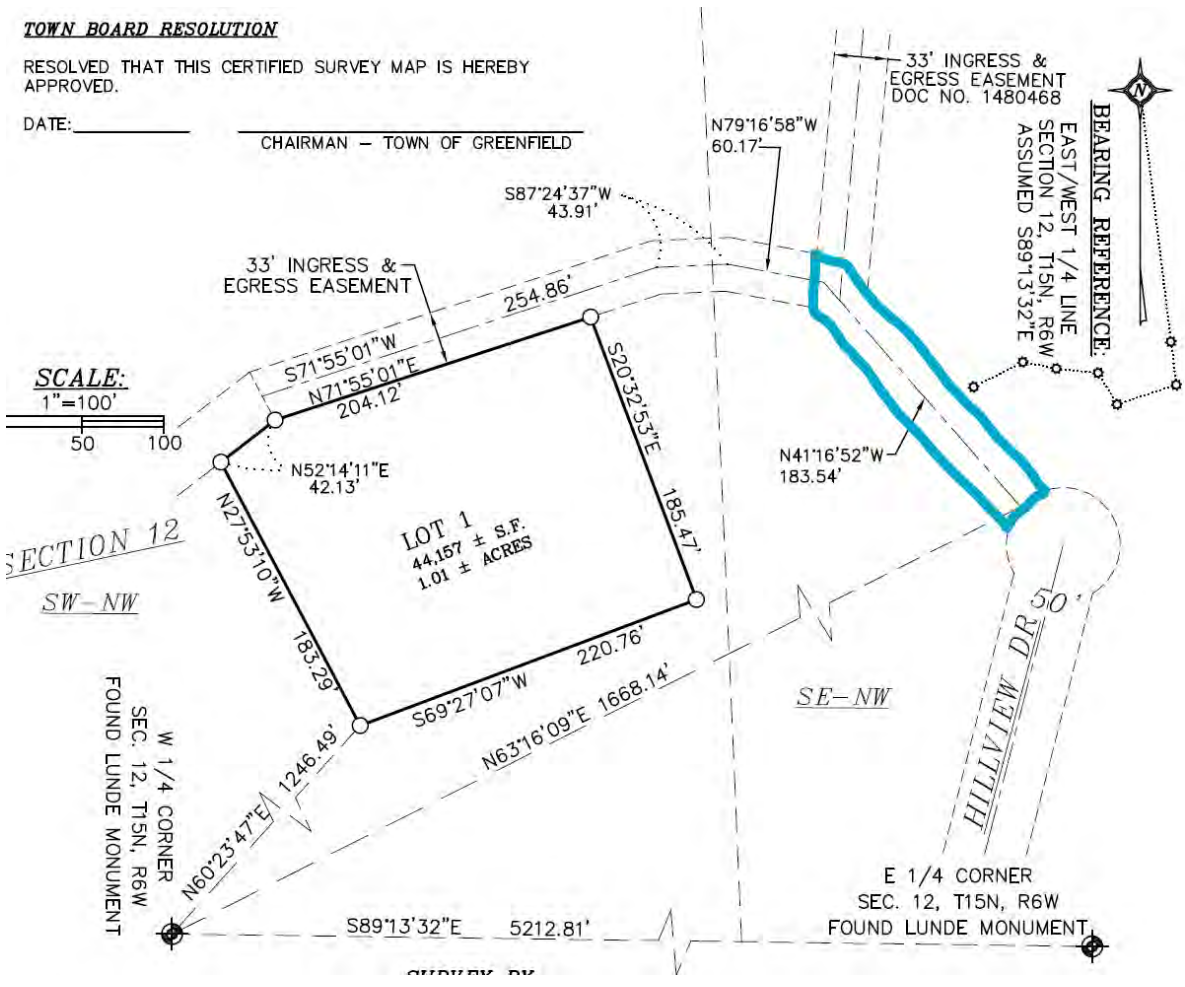
# Hass Property



**TOWN BOARD RESOLUTION**

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATE: \_\_\_\_\_ CHAIRMAN - TOWN OF GREENFIELD



The portion of the roadway involved is framed in blue in the image above.

Two items should be in place prior to PRD committee approval: 1) Town Board approval 2) The new user be added to the driveway maintenance agreement.

I would recommend approval contingent on these two items being completed.

**Committee Members:** We have an unusual circumstance near Mindoro on a lot that borders two subdivision plats which requires your approval on a Certified Survey Map (CSM). The two subdivisions are called First Addition to Bernhardt Valley Addition and the Second Addition to Bernhardt Valley Addition respectively. The owner of Lot 32 of the Second Addition would like to split the lot four ways and distribute the pieces of the lot to adjoining lots. Professional Surveyor Laurence Johns is performing the survey work to divide the land and is in the process of creating a survey map of the proposed division.

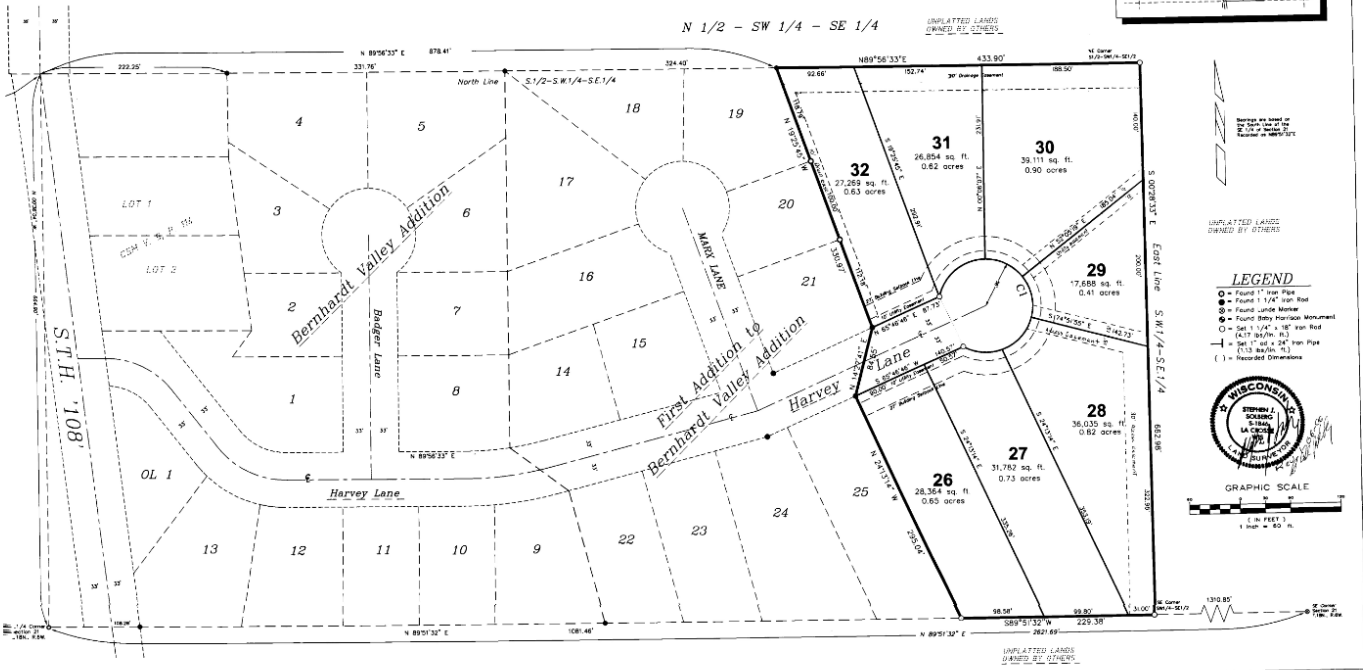
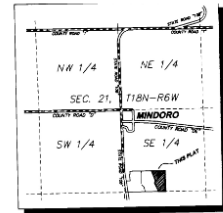
I have set no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified DECEMBER 16, 2004

*Reino M. Poppo*  
 Department of Administration

## Second Addition to Bernhardt Valley Addition

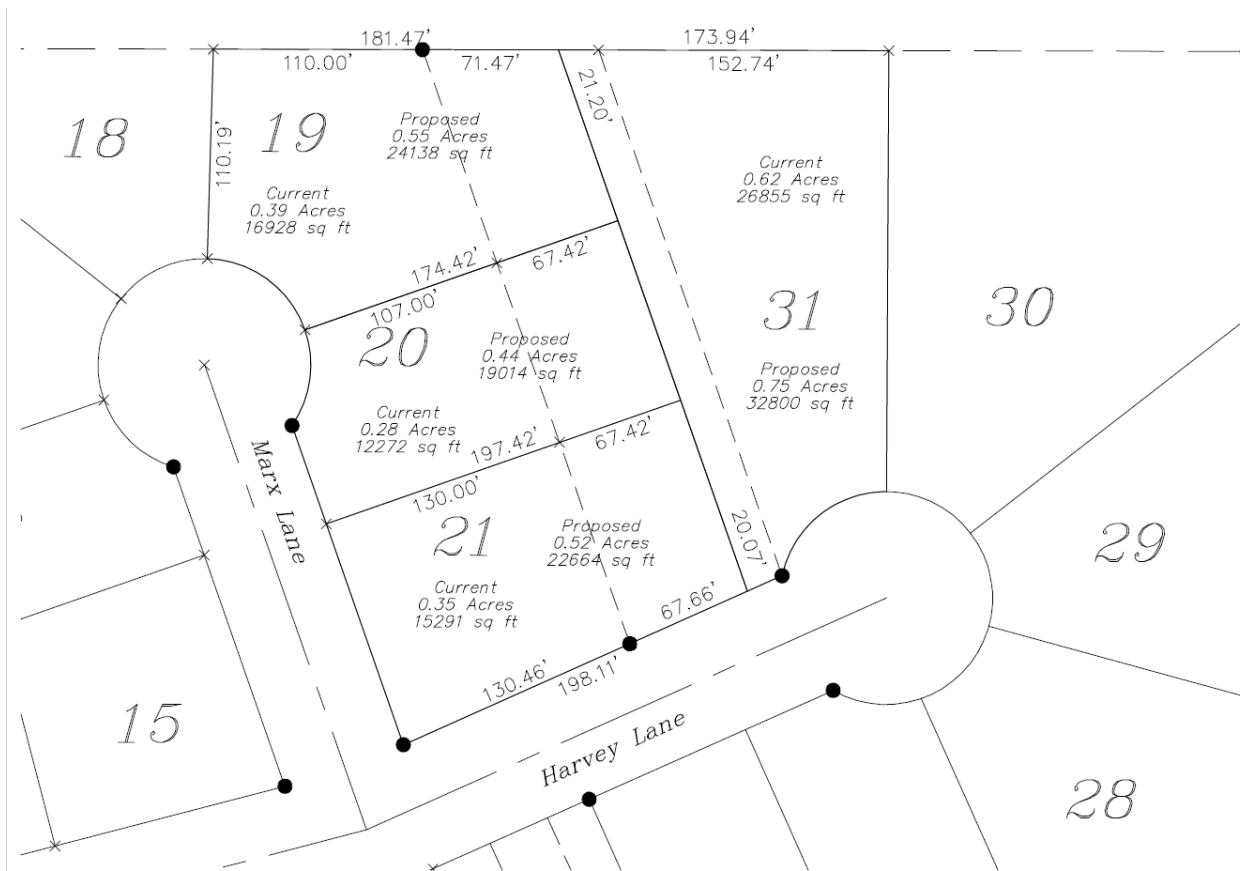
Town of Farmington, La Crosse County, Wisconsin  
 S 1/2 - SW 1/4 - SE 1/4, Section 21, T18N-R6W



**LEGEND**

- = Found 1" Iron Pipe
- = Found 1 1/2" Iron Pipe
- ⊙ = Found 2" Iron Pipe
- ⊗ = Found 3" Iron Pipe
- ⊘ = Found 4" Iron Pipe
- ⊙ = Found 6" Iron Pipe
- ⊘ = Found 8" Iron Pipe
- ⊙ = Found 10" Iron Pipe
- ⊘ = Found 12" Iron Pipe
- ⊙ = Found 14" Iron Pipe
- ⊘ = Found 16" Iron Pipe
- ⊙ = Found 18" Iron Pipe
- ⊘ = Found 20" Iron Pipe
- ⊙ = Found 22" Iron Pipe
- ⊘ = Found 24" Iron Pipe
- ⊙ = Found 26" Iron Pipe
- ⊘ = Found 28" Iron Pipe
- ⊙ = Found 30" Iron Pipe
- ⊘ = Found 32" Iron Pipe
- ⊙ = Found 34" Iron Pipe
- ⊘ = Found 36" Iron Pipe
- ⊙ = Found 38" Iron Pipe
- ⊘ = Found 40" Iron Pipe
- ⊙ = Found 42" Iron Pipe
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- ⊙ = Found 58" Iron Pipe
- ⊘ = Found 60" Iron Pipe
- ⊙ = Found 62" Iron Pipe
- ⊘ = Found 64" Iron Pipe
- ⊙ = Found 66" Iron Pipe
- ⊘ = Found 68" Iron Pipe
- ⊙ = Found 70" Iron Pipe
- ⊘ = Found 72" Iron Pipe
- ⊙ = Found 74" Iron Pipe
- ⊘ = Found 76" Iron Pipe
- ⊙ = Found 78" Iron Pipe
- ⊘ = Found 80" Iron Pipe
- ⊙ = Found 82" Iron Pipe
- ⊘ = Found 84" Iron Pipe
- ⊙ = Found 86" Iron Pipe
- ⊘ = Found 88" Iron Pipe
- ⊙ = Found 90" Iron Pipe
- ⊘ = Found 92" Iron Pipe
- ⊙ = Found 94" Iron Pipe
- ⊘ = Found 96" Iron Pipe
- ⊙ = Found 98" Iron Pipe
- ⊘ = Found 100" Iron Pipe

GRAPHIC SCALE  
 1 inch = 50 feet



Chapter 236.34 of the Wisconsin Statutes provides guidance to surveyors when dividing land. A unique aspect of the law came to light as surveyor Johns was working on the survey. Chapter 236.34(1)(dm) states:

*A certified survey map that crosses the exterior boundary of a recorded plat or assessor's plat shall apply to the reconfiguration of not more than 4 parcels, or such greater maximum number specified by an ordinance enacted or resolution adopted under par. (ar) 1., by a single owner, or if no additional parcels are created. Subject to sub. (2m), such a certified survey map must be approved in the same manner as a final plat of a subdivision must be approved under s. 236.10, must be monumented in accordance with s. 236.15 (1), and shall contain owners' and mortgagees' certificates that are in substantially the same form as required under s. 236.21 (2) (a).*

**236.10 Approvals necessary.**

*(c) If outside the extraterritorial plat approval jurisdiction of a municipality:*

1. *The town board; and*
2. *Subject to sub. (1m), the county planning agency, if there is one.*

The division and map is before you requires approval to comply with the provisions of State Statute. The map is well done and complies with all other provisions of Chapter 236.34 of the Wisconsin Statutes and it complies well with the La Crosse County Subdivision Ordinance.

I would recommend approval of this land division and Certified Survey Map.

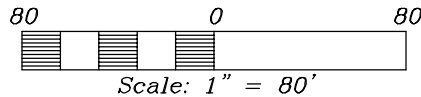
# CERTIFIED SURVEY MAP

Lots 19, 20 & 21 Of First Addition  
To Bernhardt Valley Addition, And  
Lot 32 Of Second Addition to  
Bernhardt Valley Addition, Located In The SW1/4  
Of The SE 1/4 Of Section 21, T18N, R6W, Town Of  
Farmington, La Crosse County, Wisconsin

## LEGEND

- ⊗ = Found 2 1/2" Iron Pipe
- = Found 1 1/4" Iron Rod
- ⊙ = Found 1" Iron Pipe
- = Found 3/4" Iron Rod
- ◆ = Found 1" Iron Rod
- ⊙ = Set 1 1/4" X 18" Iron Rod  
wt. 4.15 lbs/lin. ft.
- ⊙ = Set 3/4" X 18" Iron Rod  
wt. 1.50 lbs/lin. ft.
- ( ) = Recorded as data

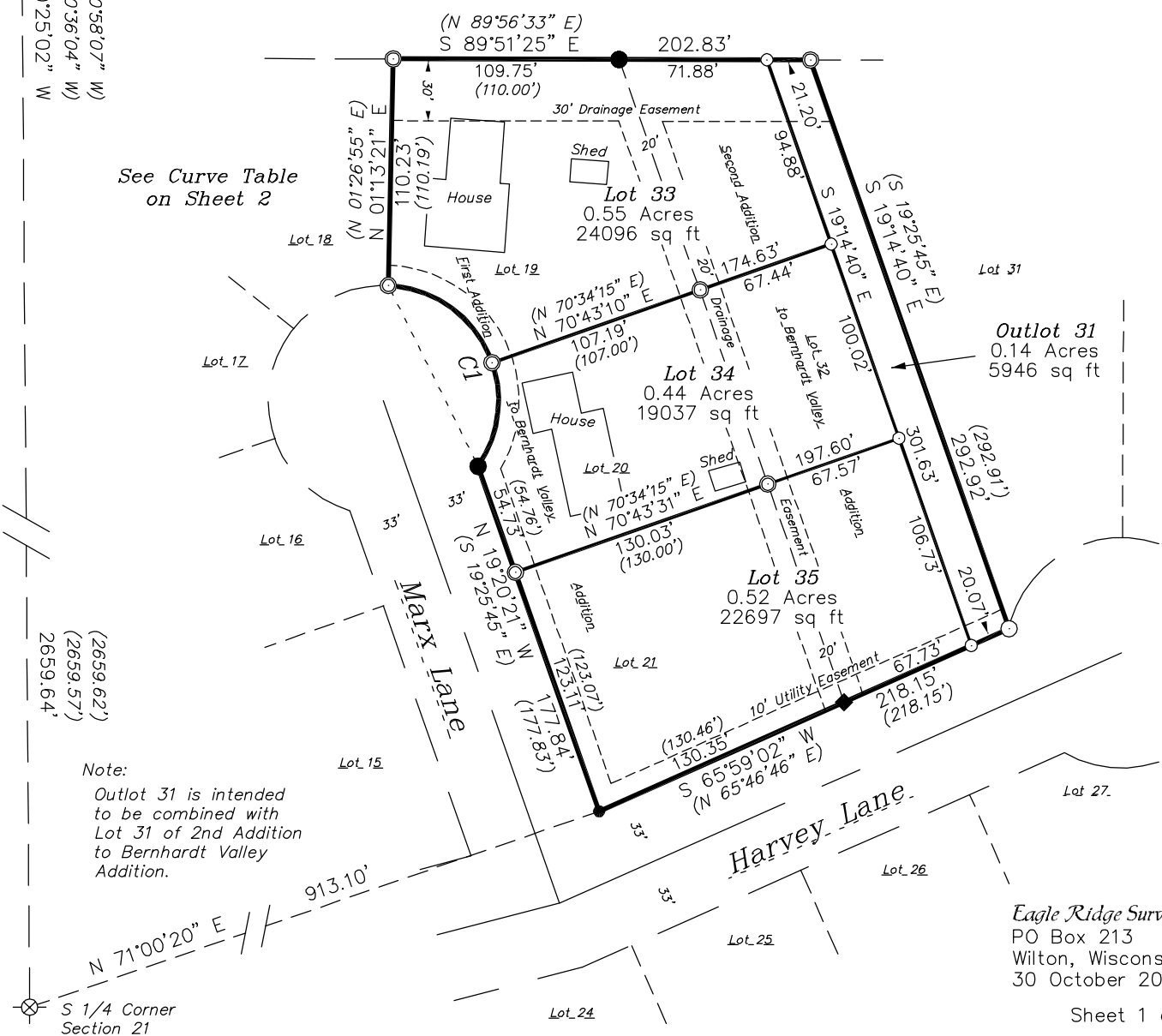
Bearings are based on the  
West line of the SE1/4 of  
Section 21, assumed to bear  
N 00°25'02" W (Grid)  
NAD 1983 (2011)  
(LaCrosse County Coordinates)



Center of  
Section 21

(N 00°58'07" W)  
(N 00°36'04" W)  
(N 00°25'02" W)

See Curve Table  
on Sheet 2



Note:  
Outlot 31 is intended  
to be combined with  
Lot 31 of 2nd Addition  
to Bernhardt Valley  
Addition.

Eagle Ridge Surveying  
PO Box 213  
Wilton, Wisconsin  
30 October 2020

# *CERTIFIED SURVEY MAP*

*Lots 19, 20 & 21 Of First Addition To Bernhardt Valley Addition, And Lot 32 Of Second Addition To Bernhardt Valley Addition, Located In The SW1/4 Of The SE 1/4 Of Section 21, T18N, R6W, Town of Farmington, La Crosse County, Wisconsin*

## DESCRIPTION

A parcel of land being Lots 19, 20 & 21 of First Addition to Bernhardt Valley Addition and Lot 32 of Second Addition to Bernhardt Valley Addition, located in the SW1/4 of the SE1/4 of Section 21, T18N, R6W, Town of Farmington, La Crosse County, Wisconsin.

Subject to a 10 foot wide utility easement as recorded on First Addition to Bernhardt Valley Addition & Second Addition to Bernhardt Valley Addition.

Subject to a 20 foot wide drainage easement as recorded on First Addition to Bernhardt Valley Addition & Second Addition to Bernhardt Valley Addition.

Subject to a 30 foot wide drainage easement along the North side as recorded on First Addition to Bernhardt Valley Addition & Second Addition to Bernhardt Valley Addition.

Subject to a 27 foot building setback from Harvey Lane and Badger Lane as recorded on First Addition to Bernhardt Valley Addition & Second Addition to Bernhardt Valley Addition.

## SURVEYOR'S CERTIFICATE

I, Laurence E Johns III, Professional Land Surveyor, hereby certify that by the order of and under the direction of Mark Schlifer, I have surveyed, divided and mapped this property, that this map is a correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the LaCrosse County Subdivision Ordinance to the best of my knowledge and belief.

## TOWN BOARD RESOLUTION

Resolved, that this Certified Survey Map as shown in the Town of Farmington is hereby approved by the Town Board.

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Town Chairman*

I hereby certify that the foregoing is a copy of a resolution adopted by the Farmington Town Board.

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Town Clerk*

## PLANNING, RESOURCE & DEVELOPMENT COMMITTEE

Resolved, that this Certified Survey Map as shown in the Town of Farmington is hereby approved by the Planning, Resource & Development Committee.

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Committee Chairman*

*Curve Table*

<i>Lot No</i>	<i>Central Angle</i>	<i>Radius</i>	<i>Arc Length</i>	<i>Long Chord</i>		<i>Tangent Bearing In</i>	<i>Tangent Bearing Out</i>
				<i>Bearing</i>	<i>Length</i>		
-	122°11'52"	56.00'	119.43'	N 26°22'55" W	98.05'	N 34°43'01" E	N 87°28'51" W
33	68°14'12"	56.00'	66.69'	N 53°21'45" W	62.82'		
	<i>(69°07'20")</i>	<i>(56.00)</i>	<i>(67.56')</i>	<i>(N 53°59'25" W)</i>	<i>(63.54')</i>		
34	53°57'40"	56.00'	52.74'	N 07°44'11" E	50.81'		
	<i>(53°53'37")</i>	<i>(56.00)</i>	<i>(52.67')</i>	<i>(N 07°31'03.5" E)</i>	<i>(50.75')</i>		



## **Committee Members:**

The final plat of Hidden Prairie is before you for approval at this month's meeting. The Erosion Control & Stormwater Management Plan and Preliminary Plat were both approved by this Committee on June 1, 2020. Here is the portion of the minutes from that meeting regarding this plat:

### ***APPROVE THE EROSION CONTROL & STORMWATER MANAGEMENT PLAN FOR HIDDEN PRAIRIE IN THE TOWN OF HOLLAND – JAKE SCHWEITZER***

*Schweitzer introduced Jeff Moorehouse and Mike Richgels before referring to the overhead while doing a PowerPoint presentation about the Erosion Control and Stormwater Management plan.*

*Schweitzer explained what three conditions needed to be met in order to recommend approval but did advise they did a really good job on the plan.*

*Questions from the committee were answered by Schweitzer and some committee members expressed concern about the number of septic systems and water quality on the prairie.*

***MOTION*** by Hesse/Hundt to approve the Erosion Control & Stormwater Management Plan for Hidden Prairie in the Town of Holland with the (3) recommendations as outlined by staff.  
***6 Aye, 0 No, 1 Excused (Hoyer), Motion carried.***

### ***APPROVE THE PRELIMINARY PLAT OF HIDDEN PRAIRIE IN THE TOWN OF HOLLAND – BRYAN MEYER***

*Meyer referred to the overhead while going over this agenda item, on occasion referencing information Schweitzer had touched base on while discussing the previous agenda item.*

*The Highway Dept had a request there be no access to County Highway XX upon approval of the plat. Meyer recommended approval.*

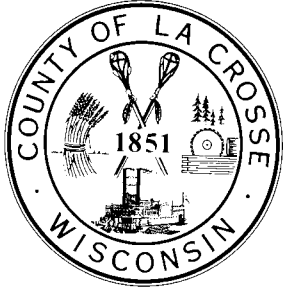
*Some committee members provided comments again regarding water quality concerns. Questions from the committee were answered by Meyer and O'Malley. Discussion ensued on whether or not to make the 9 recommendations in the TAC committee letter become actual requirements upon approval of the plat.*

***MOTION*** by Keil/Cornforth to approve the Preliminary Plat of Hidden Prairie in the Town of Holland with the requirement (in the covenants) to disclose the level of nitrates in the well water of that area to buyers.

*Additional questions were answered by Meyer and Schweitzer.*

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

The Extra-territorial Technical Advisory Committee met in March of 2020 and generated the following letter in regard to this subdivision:



## 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

The preliminary plat has been reviewed by staff and complies well with Chapter 18 of the La Crosse County Code (Subdivision Ordinance). The plat is also in the process of being reviewed by the State of Wisconsin Department of Administration - Plat Review Unit.

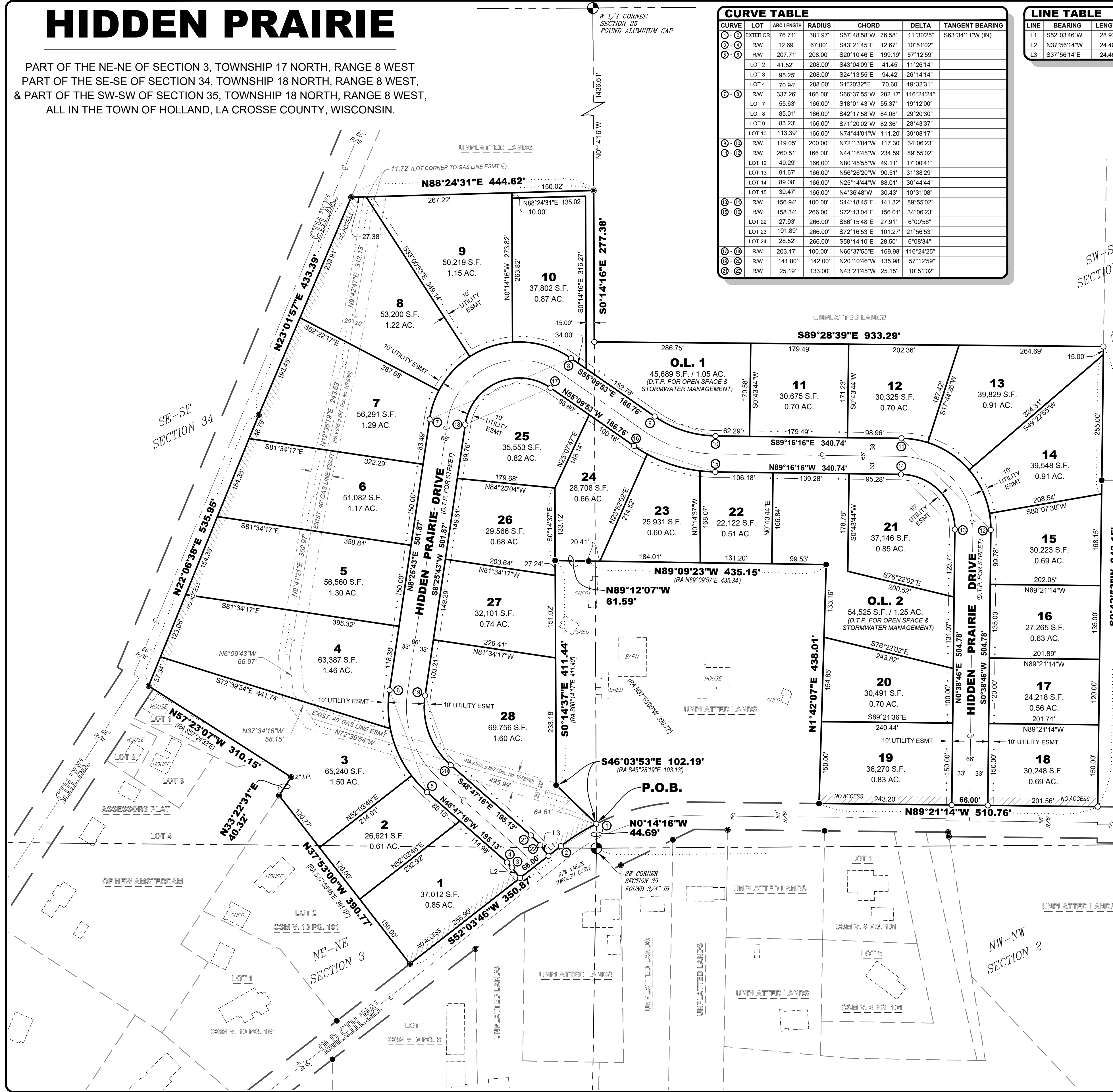
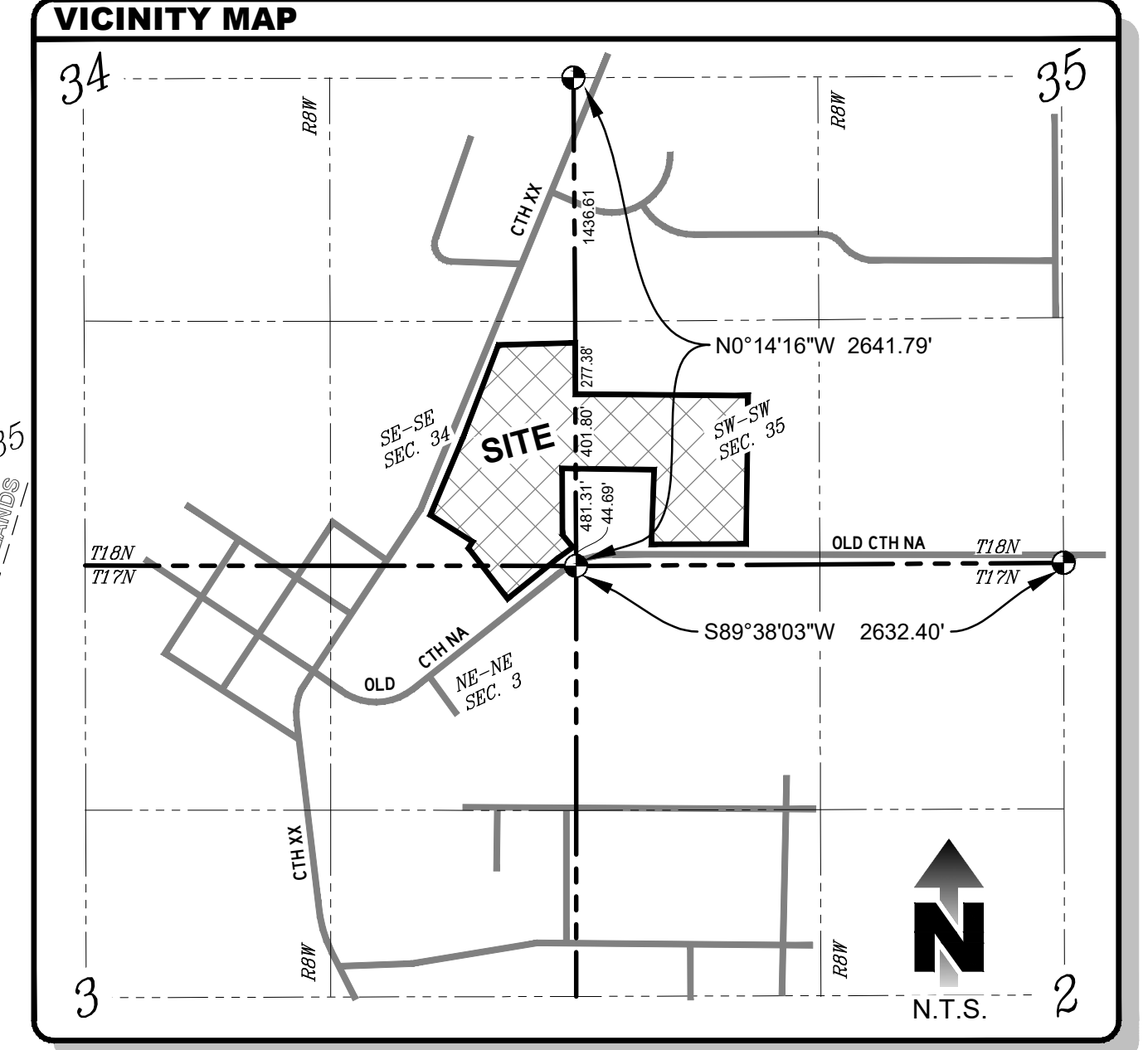
# HIDDEN PRAIRIE

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

CURVE	LOT	ARC LENGTH	RADIUS	CHORD	DELTA	TANGENT BEARING
①-②	EXTERIOR	76.71'	381.97'	S57°48'58"W 76.58'	11°30'25"	S63°34'11"W (IN)
①-③	R/W	12.69'	67.00'	S43°21'45"E 12.67'	10°5'102"	
①-④	R/W	207.71'	208.00'	S20°10'46"E 199.19'	57°12'59"	
②-③	LOT 2	41.52'	208.00'	S43°04'09"E 41.45'	11°26'14"	
②-④	LOT 3	95.25'	208.00'	S24°13'55"E 94.42'	26°14'14"	
②-⑤	LOT 4	70.94'	208.00'	S1°20'32"E 70.60'	19°32'31"	
③-④	R/W	337.26'	166.00'	S66°37'55"W 282.17'	116°24'24"	
③-⑤	LOT 7	55.63'	166.00'	S18°01'43"W 55.37'	19°12'00"	
③-⑥	LOT 8	85.01'	166.00'	S42°17'58"W 84.08'	29°20'30"	
③-⑦	LOT 9	83.23'	166.00'	S71°20'02"W 82.36'	28°43'37"	
③-⑧	LOT 10	113.39'	166.00'	N74°44'01"W 111.20'	39°08'17"	
③-⑨	R/W	119.05'	200.00'	N72°13'04"W 117.30'	34°06'23"	
④-⑤	R/W	260.51'	166.00'	N44°18'45"W 234.59'	89°55'02"	
④-⑥	LOT 12	49.29'	166.00'	N80°45'55"W 49.11'	17°00'41"	
④-⑦	LOT 13	91.67'	166.00'	N56°26'20"W 90.51'	31°38'29"	
④-⑧	LOT 14	89.08'	166.00'	N25°14'44"W 88.01'	30°44'44"	
④-⑨	LOT 15	30.47'	166.00'	N4°36'48"W 30.43'	10°31'08"	
⑤-⑥	R/W	156.94'	100.00'	S44°18'45"E 141.32'	89°55'02"	
⑤-⑦	R/W	158.34'	266.00'	S72°13'04"E 156.01'	34°06'23"	
⑤-⑧	LOT 22	27.93'	266.00'	S86°15'48"E 27.91'	6°00'56"	
⑤-⑨	LOT 23	101.89'	266.00'	S72°16'53"E 101.27'	21°56'53"	
⑤-⑩	LOT 24	28.52'	266.00'	S58°14'10"E 28.50'	6°08'34"	
⑥-⑦	R/W	203.17'	100.00'	N66°37'55"E 169.98'	116°24'25"	
⑥-⑧	R/W	141.80'	142.00'	N20°10'46"W 135.98'	57°12'59"	
⑥-⑨	R/W	25.19'	133.00'	N43°21'45"W 25.15'	10°5'102"	

LINE	BEARING	LENGTH
L1	S52°03'46"W	28.97'
L2	N37°56'14"W	24.46'
L3	S37°56'14"E	24.46'

**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



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

**BUILDING SETBACKS**

FRONT YARD: 25 FEET  
 REAR YARD: 15 FEET  
 SIDE YARD: 10 FEET

**LEGEND**

- FOUND 1" IRON PIPE, UNLESS NOTED
- FOUND 3/4" IRON BAR, UNLESS NOTED
- SET 1-1/4" x 18" IRON BAR AT ALL EXTERIOR & BLOCK CORNERS (4.17 lbs/ft)
- SET 3/4" x 18" IRON BAR AT ALL OTHER LOT & LOT CORNERS (1.5 lbs/ft)
- SECTION CORNER, AS NOTED
- (D.T.P.) DEDICATED TO THE PUBLIC
- O.L. OUTLOT
- (RA) RECORDED AS
- NO VEHICULAR ACCESS TO ROAD

BASIS OF BEARINGS:  
 SOUTH LINE OF THE SW 1/4 OF SEC. 35, T18N, R8W, ASSUMED TO BEAR AS SHOWN.

LA CROSSE CO. COORDINATE SYSTEM (NAD 1983 (2011))

SCALE: 1" = 100'

# HIDDEN PRAIRIE

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

## SURVEYOR'S CERTIFICATE

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 PARTS OF THE NE-NE OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 8 WEST, THE SE-SE OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 8 WEST, AND THE SW-SW OF SECTION 35, TOWNSHIP 18 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 N0°14'16"W, ALONG THE WEST LINE OF THE SW-SW OF SECTION 35, 44.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OLD CTH 'NA', THE BEGINNING OF A 381.97 FOOT RADIUS NON TANGENT CURVE CONCAVE TO THE SOUTHEAST AND THE POINT OF BEGINNING; THENCE 76.71 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S57°48'58"W 76.58 FEET; THENCE S52°03'46"W, CONTINUING ALONG SAID RIGHT-OF-WAY 350.87 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2, C.S.M. V.10, PG. 161; THENCE N37°53'00"W, ALONG THE EASTERLY LINE OF SAID C.S.M., 390.77 FEET TO THE NORTHEAST CORNER OF SAID C.S.M.; THENCE N33°22'31"E, ALONG THE SOUTHEASTERLY LINE OF LOT 4 OF THE ASSESSORS PLAT OF NEW AMSTERDAM, 40.32 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE N57°23'07"W, ALONG A NORTHEASTERLY LINE OF SAID ASSESSORS PLAT, 310.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY TRUNK HIGHWAY 'XX'; THENCE N22°06'38"E, ALONG SAID EASTERLY RIGHT-OF-WAY, 535.95 FEET; THENCE N23°01'57"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 433.39 FEET; THENCE N88°24'31"E, 444.62 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35; THENCE S0°14'16"E, ALONG SAID WEST LINE, 277.38 FEET; THENCE S89°28'39"E, 933.29 FEET; THENCE S0°42'53"W, 843.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OLD CTH 'NA'; THENCE N89°21'14"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, 510.76 FEET; THENCE N1°42'07"E, 438.01 FEET; THENCE N89°09'23"W, 435.15 FEET; THENCE N89°12'07"W, 61.59 FEET; THENCE S0°14'37"E, 411.44 FEET; THENCE S46°03'53"E, 102.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,366,898 SQ. FT.± AND/OR 31.379 ACRES±

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
JACOB K. STEPHENSON, PLS-3076

## CORPORATE OWNERS CERTIFICATE OF DEDICATION

HIDDEN PRAIRIE, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT.

HIDDEN PRAIRIE, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1) TOWN OF HOLLAND
- 2) WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID HIDDEN PRAIRIE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY MIKE RICHGELS, ITS MEMBER, AT \_\_\_\_\_ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2020.

IN THE PRESENCE OF:

\_\_\_\_\_  
CORPORATE NAME

\_\_\_\_\_  
MIKE RICHGELS, MEMBER

STATE OF WISCONSIN )  
COUNTY OF LA CROSSE ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, \_\_\_\_\_, MEMBER, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) \_\_\_\_\_ NOTARY PUBLIC, \_\_\_\_\_ COUNTY, WISCONSIN

MY COMMISSION EXPIRES: \_\_\_\_\_

## TOWN BOARD APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF HIDDEN PRAIRIE IN THE TOWN OF HOLLAND IS HEREBY APPROVED BY THE TOWN BOARD.

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
TOWN PRESIDENT

## CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN

LA CROSSE COUNTY

I, \_\_\_\_\_, BEING THE DULY (ELECTED) (APPOINTED) QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF HOLLAND, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 ON ANY LAND INCLUDED IN THE PLAT OF HIDDEN PRAIRIE.

\_\_\_\_\_  
DATE TOWN TREASURER

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN

LA CROSSE COUNTY

I, \_\_\_\_\_, BEING THE DULY (ELECTED) (APPOINTED) QUALIFIED AND ACTING TREASURER OF LA CROSSE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 ON ANY LAND INCLUDED IN THE PLAT OF HIDDEN PRAIRIE.

\_\_\_\_\_  
DATE COUNTY TREASURER

## OUTLOT DEDICATION

OUTLOTS 1 & 2 ARE DEDICATED TO THE TOWN OF HOLLAND FOR STORM WATER MANAGEMENT AND OPEN SPACE.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



**PARAGON ASSOCIATES**  
Environmental Design & Consulting  
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632 COPELAND AVENUE . LA CROSSE, WI 54603  
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

## 10' UTILITY EASEMENT RESTRICTION

THE 10' WIDE UTILITY EASEMENTS SET FORTH HEREIN AS FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION.

NO UTILITY POLE, PEDESTAL OR CABLE SHALL BE PLACED SO AS TO DISTURB ANY SURVEY MONUMENT OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF s.236.32 OF WISCONSIN STATUTES.

## EXISTING 40' GAS LINE EASEMENT

THIS DOCUMENT SHOWS THE LOCATION OF THE EXISTING GAS LINE AS MARKED IN THE FIELD BY MIDWEST GAS. SAID LINE IS REPRESENTED ON THE MAP AS A CENTERLINE LABELED WITH BEARINGS AND DISTANCES. SAID LINE IS OFFSET 20' ON EITHER SIDE TO DEPICT THE 40' WIDTH OF THE RECORDED EASEMENT.

## REGISTER OF DEEDS

I, CHERYL MCBRIDE, REGISTER OF DEEDS, HEREBY CERTIFY THAT THE PLAT OF HIDDEN PRAIRIE, LOCATED IN THE TOWN OF HOLLAND, LA CROSSE COUNTY, WISCONSIN, WAS RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
AT \_\_\_\_\_ M.

\_\_\_\_\_  
REGISTER OF DEEDS

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

**PETITION NO. 2050** by **RAINEY L AND DEBBIE J WALTERS,**  
**807 RICHMOND AVE, LA CROSSE, WI, 54603**

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 6<sup>TH</sup> ST N La Crosse WI 54601

on the 30<sup>th</sup> day of NOVEMBER 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 a 1.15-acre lot from the EXCLUSIVE AGRICULTURE DISTRICT

to the RURAL DISTRICT the following described lands in the Town of BARRE.

Lot 1 of Certified Survey Map No. 210 in Vol. 1. Tax parcel 2-150-1. Property address County Rd O. Town of Barre.

**REASON FOR REZONE:** FOR ONE SINGLE FAMILY RESIDENCE.

**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.

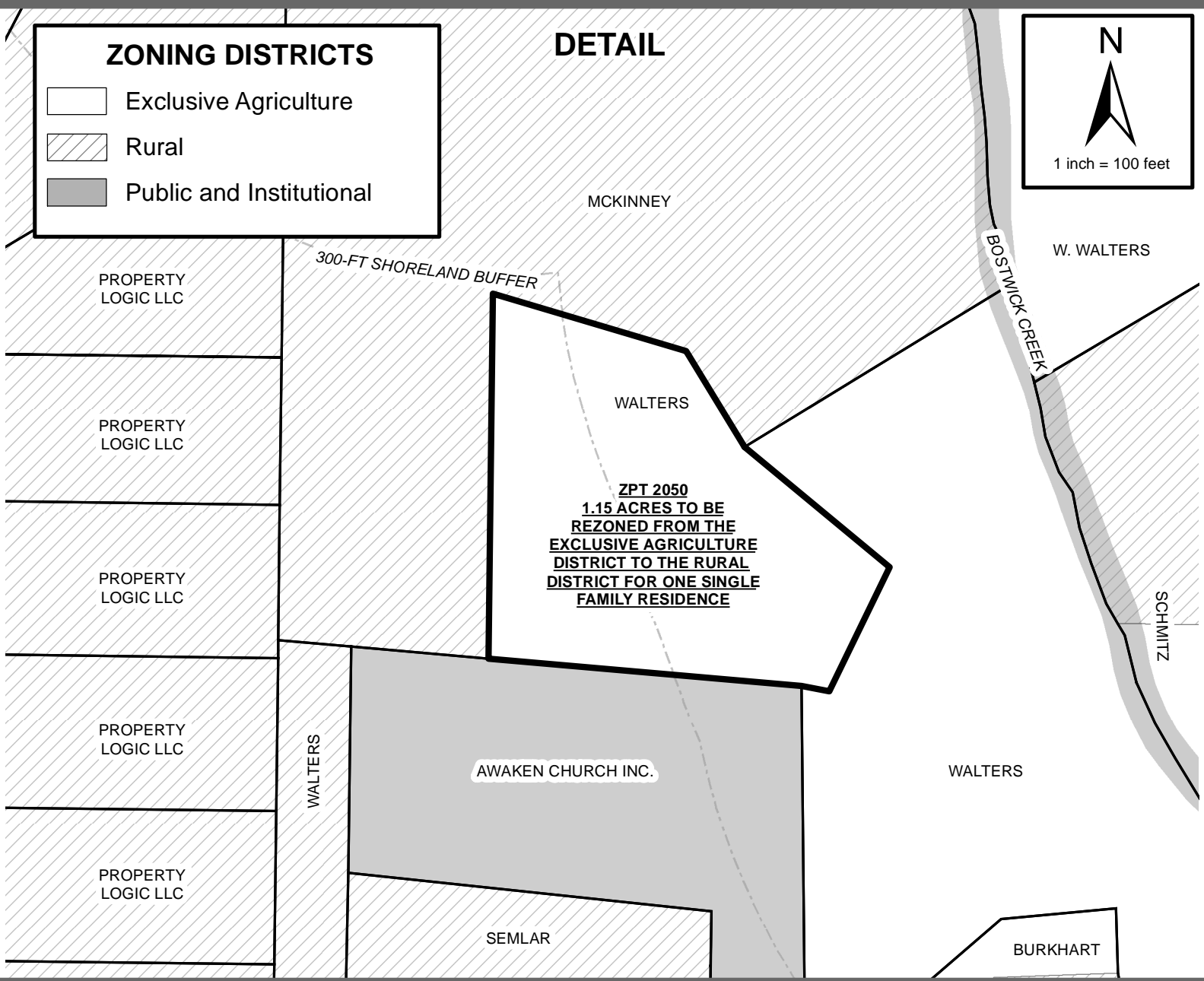
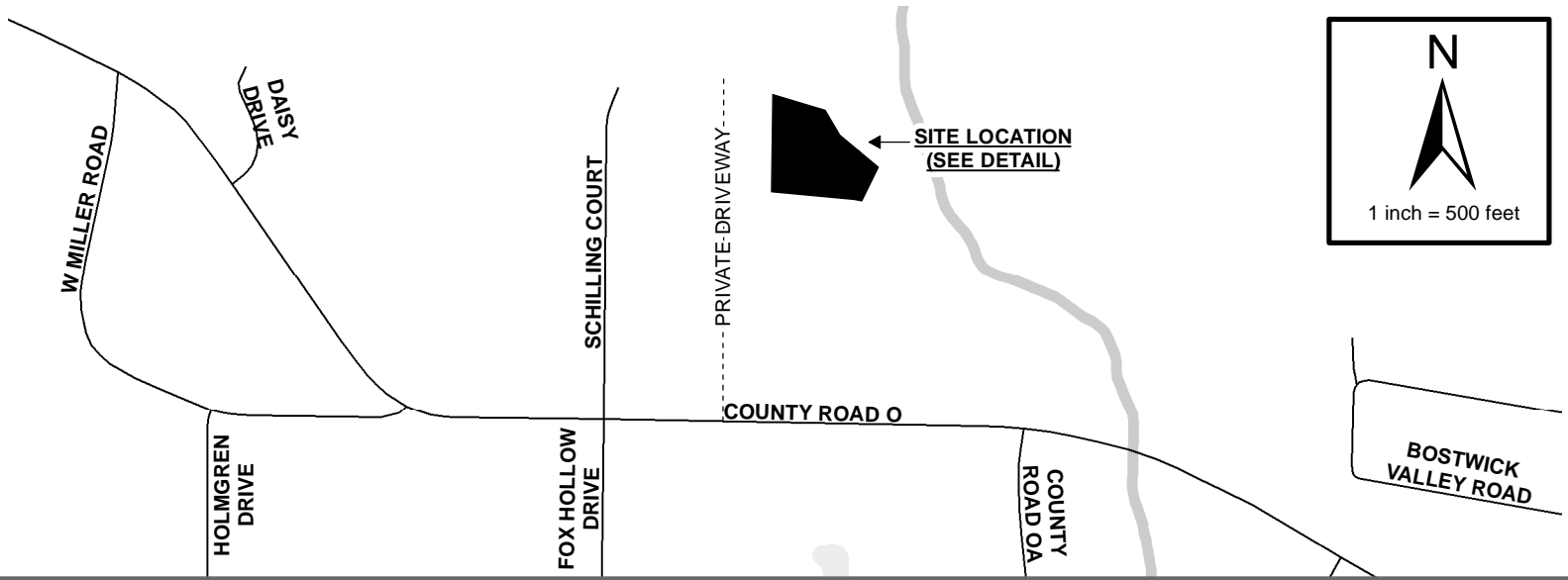
Dated this 11th day of NOVEMBER 2020

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 PETITION NO. 2050 RAINEY L WALTERS AND DEBBIE J WALTERS, 807 RICHMOND AVE, LA CROSSE, WI 54603, PETITIONS TO REZONE A 1.15-ACRE LOT FROM THE EXCLUSIVE AGRICULTURE DISTRICT TO THE RURAL DISTRICT FOR ONE SINGLE FAMILY RESIDENCE. PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 210 IN VOL. 1. TAX PARCEL 2-150-1. PROPERTY ADDRESS COUNTY RD O. TOWN OF BARRE.**

## ZONING PETITION NO. 2050

<p>LAND CLASS IDLE = 100%</p>	<p>RAINEY &amp; DEBBIE WALTERS CSM NO. 210 VOL 1 LOT 1 1.15 ACRES TO BE REZONED TOWN OF BARRE</p>	<p>SOIL CLASS CLASS I-II = 90% CLASS V-VIII = 10%</p>
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**REASON FOR REZONE: TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE**

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.



## **Introduction:**

Rainey and Debbie Walters are petitioning La Crosse County to rezone parcel 2-150-1 in Barre Mills, WI in the Town of Barre, WI. The purpose of this request is to possibly build a single-family home on the land in the future.

## **Traffic**

Traffic would increase on the driveway (parcel # 2-150-8) off of County Highway O due to a potential single-family home being built on said parcel (# 2-150-1). This could result in higher traffic volume and increased traffic noise for the surrounding residences.

## **Buildings**

The parcel is currently in the Town of Barre's comprehensive plan. Currently there are not any buildings on the property. In the future there could be a residential home. There is the potential for out-building such as a pole barn.

## **Noise**

Traffic noise will increase for the surrounding homes if a home is built on the said parcel due to increase of car/truck traffic. Other possible noise issues could be from:

1. Utility installation
2. Home construction
3. Driveway construction
4. Lawnmowers
5. Snowblowers
6. Rototillers
7. Home Projects
8. Vehicles
9. Music
10. Gatherings



## **Refuse/Waste**

Weekly curbside pickup is provided by Hilltopper Refuse & Recycling. Recycling is picked up bi-weekly. Refuse containers will set on the end of the driveway on County Highway O.

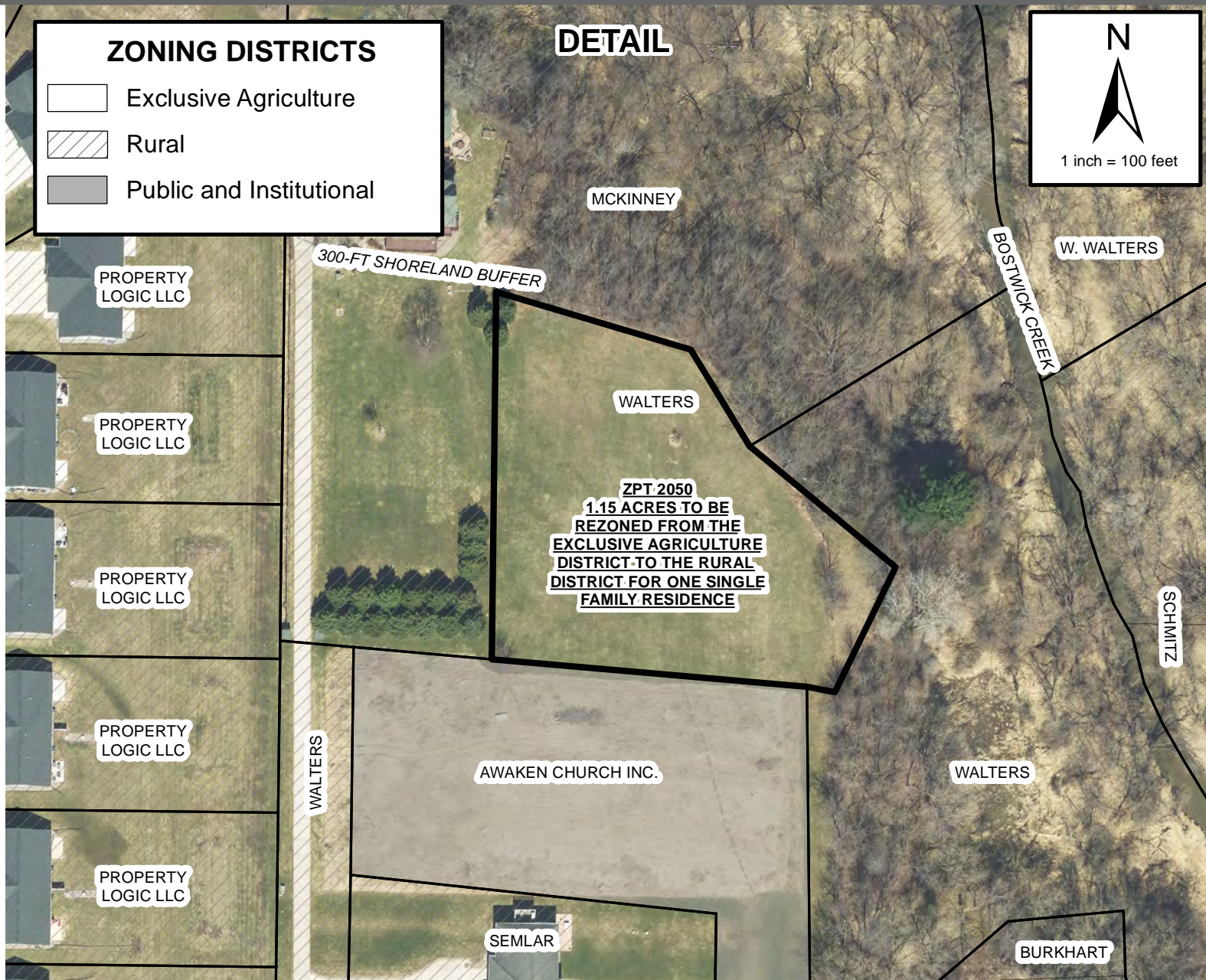
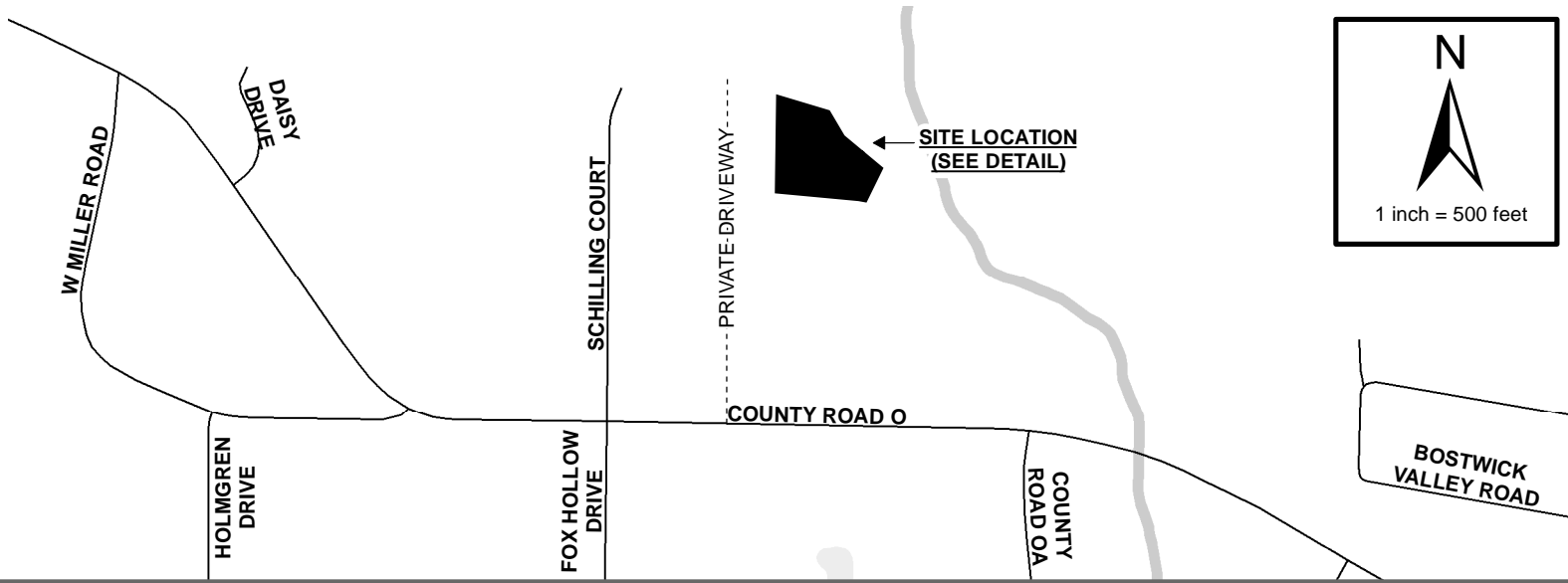
Potentially a mound system septic system will be installed. The impact of the septic system is that it will possibly be seen by the surrounding residences. Service trucks could be in the area to service the system when needed.

## **Aesthetics**

During utility installation and construction there will be digging that could impact the looks of the surrounding area for a short period of time. After home construction is completed there will be landscaping done to the areas surrounding the home. The grass will be mowed in areas that are not landscaped. There is a potential for unsightly items outside of the home such as yard equipment, boxes from the moving process.

## **Access to Parcel**

The petitioners, Rainey & Debbie Walters, currently own the concrete driveway (parcel # 2-150-8) that leads to the easement that accesses the said land. This driveway is shared by parcel #'s 2-150-1, 2-150-5, 2-150-7, 2-631-0, and 2-632-0. Access to parcel 2-150-1 from 2-150-8 was granted by Awaken Church Inc. (parcel 2-150-7).



**ZONING PETITION NO. 2050 RAINEY L WALTERS AND DEBBIE J WALTERS, 807 RICHMOND AVE, LA CROSSE, WI 54603, PETITIONS TO REZONE A 1.15-ACRE LOT FROM THE EXCLUSIVE AGRICULTURE DISTRICT TO THE RURAL DISTRICT FOR ONE SINGLE FAMILY RESIDENCE. PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 210 IN VOL. 1. TAX PARCEL 2-150-1. PROPERTY ADDRESS COUNTY RD O. TOWN OF BARRE.**

## ZONING PETITION NO. 2050

LAND CLASS  
IDLE = 100%

RAINEY & DEBBIE WALTERS  
CSM NO. 210 VOL 1 LOT 1  
1.15 ACRES TO BE REZONED  
TOWN OF BARRE

SOIL CLASS  
CLASS I-II = 90%  
CLASS V-VIII = 10%

**REASON FOR REZONE: TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE**

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

**AFTER-THE-FACT 2052 by  
PETITION NO.**

**DAVID J AND KRISTINE K SCHNEIDER,  
N3292 DARLING RD, BANGOR, WI, 54614,  
AND LINDA C GROON,  
N3298 DARLING RD, BANGOR, WI, 54614**

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 6<sup>TH</sup> ST N La Crosse WI 54601

on the 30<sup>th</sup> day of NOVEMBER 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 two lots totaling 39.91 acres from the EXCLUSIVE AGRICULTURE DISTRICT CONDITIONS NOT RECORDED  
to the RURAL DISTRICT the following described lands in the Town of BANGOR.

Part of the NW/NW of Section 28, T16N, R5W and part of the SW/SW of Section 21, T16N, R5W. Tax parcels 1-531-0 and 1-531-1. Property addresses N3292 and N3298 Darling Rd. Town of Bangor.

**REASON FOR REZONE:** FOR TWO CONTINUED SINGLE FAMILY RESIDENTIAL USE LOTS.

**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.**

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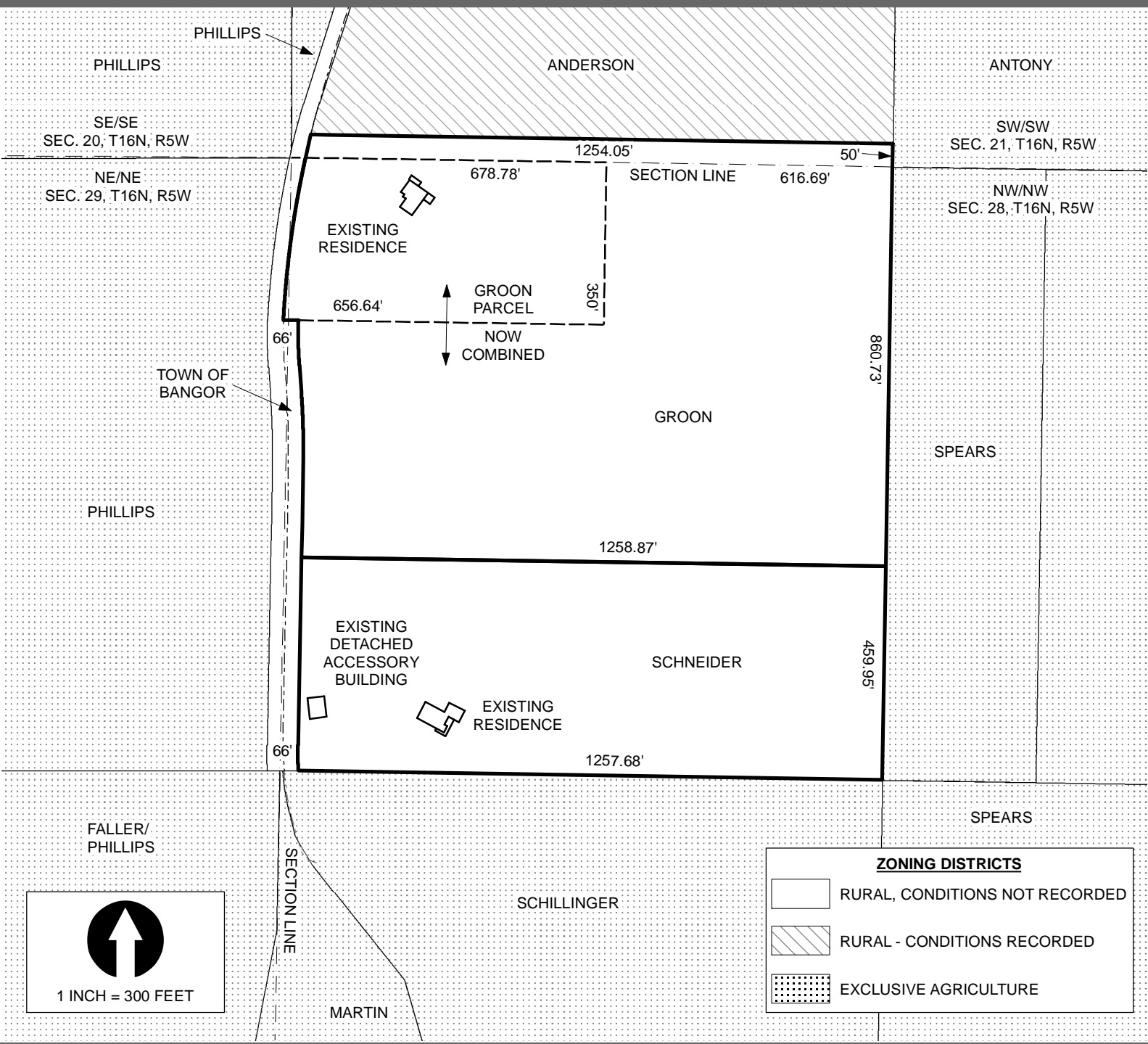
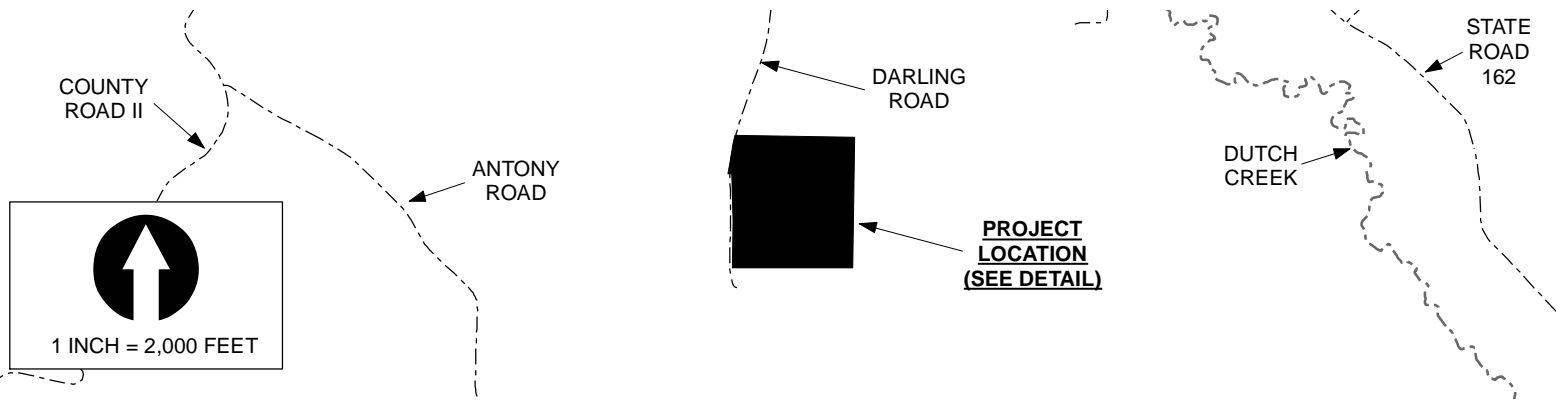
Dated this 11th day of NOVEMBER 2020

LA CROSSE COUNTY PLANNING, RESOURCES  
AND DEVELOPMENT COMMITTEE

BY \_\_\_\_\_  
Nathan Sampson, Director  
Zoning, Planning and Land Information Department

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**AFTER-THE-FACT ZONING PETITION NO. 2052 DAVID J AND KRISTINE K SCHNEIDER, N3292 DARLING RD, BANGOR, WI, 54614, AND LINDA C GROON, N3298 DARLING RD, BANGOR, WI, 54614, PETITIONS TO REZONE TWO LOTS TOTALING 39.91 ACRES FROM THE EXCLUSIVE AGRICULTURE DISTRICT CONDITIONS NOT RECORDED TO THE RURAL DISTRICT FOR TWO CONTINUED SINGLE FAMILY RESIDENTIAL USE LOTS. PROPERTY DESCRIBED AS PART OF THE NW/NW OF SECTION 28, T16N, R5W AND PART OF THE SW/SW OF SECTION 21, T16N, R5W. TAX PARCELS 1-531-0 AND 1-531-1. PROPERTY ADDRESSES N3292 AND N3298 DARLING RD. TOWN OF BANGOR.**

## ZONING PETITION NO. 2052

DAVID J AND KRISTINE K SCHNEIDER AND LINDA C GROON  
 NW/NW OF SECTION 28, T16N, R5W AND THE  
 SW/SW SECTION 21, T16N, R5W  
 39.91 ACRES TO BE REZONED  
 TOWN OF BANGOR

SOIL CLASS  
 CLASS III = 25%  
 CLASS IV = 75%

LAND CLASS  
 WOODS = 85%  
 IDLE = 15%

REASON FOR REZONE: CONTINUED RESIDENTIAL USE

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.



November 5, 2020

David and Kristine Schneider  
N3292 Darling Road  
Bangor, WI 54614

Dr. Linda Groon  
N3298 Darling Road  
Bangor, WI 54614

To whom it may concern,

The purpose of the rezoning application is to receive approval and be in compliance with the zoning requirements of La Crosse County after the sale of a portion of property from N3292 Darling Road, Bangor, without knowing the effects it would have on the zoning regulations.

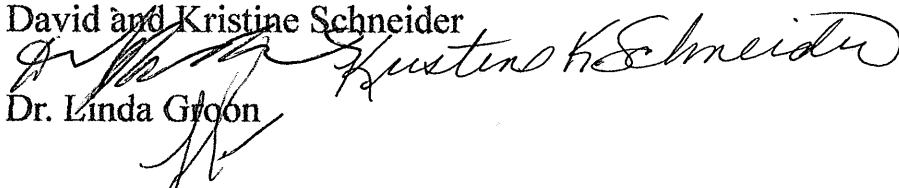
David and Kristine Schneider owned 35 acres of parcel 7-531-0. We sold 21.17 acres, parcel - 7-531-1, to our neighbor, Dr. Linda Groon, who already owned 5 acres adjacent to our property. Her intent is not to make any changes or additions to the property. In December, we will be selling our home and the remaining land to Derrick and Katie Schillinger, our neighbors to the south. They have no plans to make changes or additions to the property at N3292 Darling Road. They currently own over 30 acres next to us.

Per Charlie Handy, La Crosse County Planner, we were told that the zoning needs to be changed from Exclusive Ag to Rural. We are requesting your approval for this zoning change.

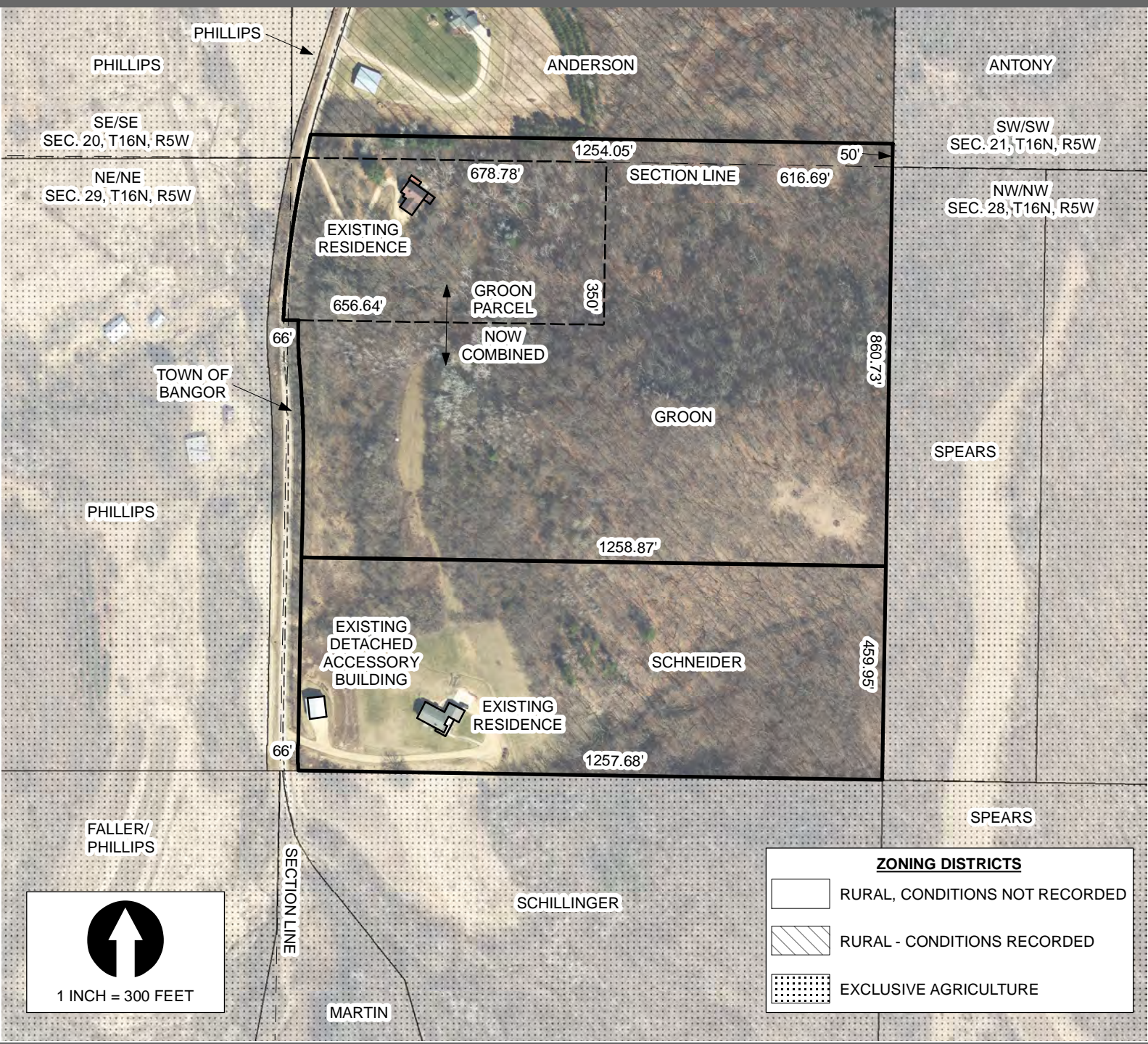
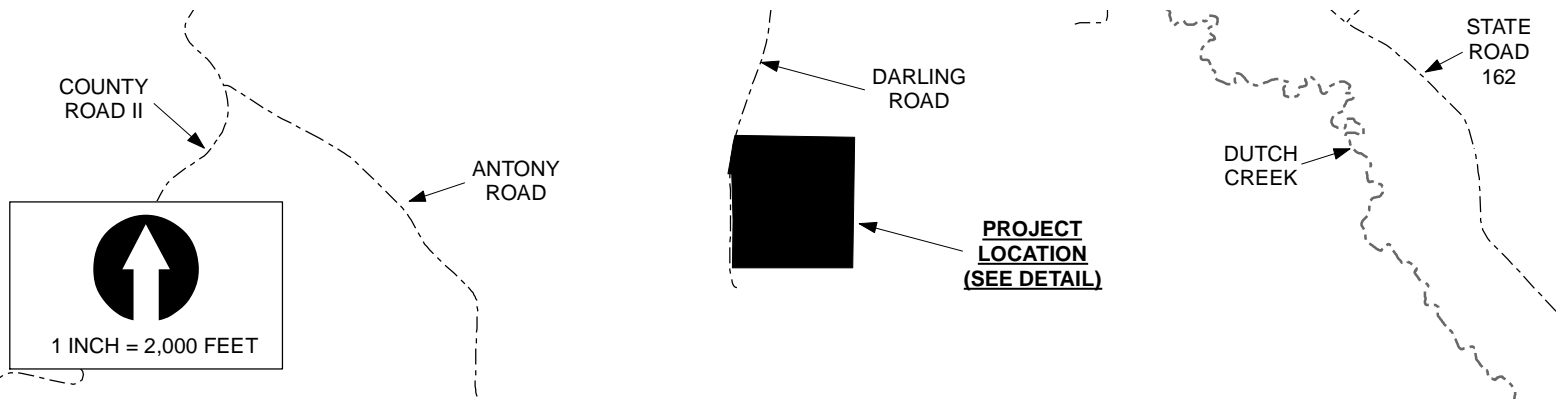
Sincerely,

David and Kristine Schneider

Dr. Linda Groon

Handwritten signatures of David and Kristine Schneider and Dr. Linda Groon. The signature of David and Kristine Schneider is written in cursive and spans across the top of the signature block. The signature of Dr. Linda Groon is written in cursive below it.





ZONING DISTRICTS	
	RURAL, CONDITIONS NOT RECORDED
	RURAL - CONDITIONS RECORDED
	EXCLUSIVE AGRICULTURE

**AFTER-THE-FACT ZONING PETITION NO. 2052 DAVID J AND KRISTINE K SCHNEIDER, N3292 DARLING RD, BANGOR, WI, 54614, AND LINDA C GROON, N3298 DARLING RD, BANGOR, WI, 54614, PETITIONS TO REZONE TWO LOTS TOTALING 39.91 ACRES FROM THE EXCLUSIVE AGRICULTURE DISTRICT CONDITIONS NOT RECORDED TO THE RURAL DISTRICT FOR TWO CONTINUED SINGLE FAMILY RESIDENTIAL USE LOTS. PROPERTY DESCRIBED AS PART OF THE NW/NW OF SECTION 28, T16N, R5W AND PART OF THE SW/SW OF SECTION 21, T16N, R5W. TAX PARCELS 1-531-0 AND 1-531-1. PROPERTY ADDRESSES N3292 AND N3298 DARLING RD. TOWN OF BANGOR.**

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