

LA CROSSE COUNTY NOTICE OF MEETING

COMMITTEE OR BOARD: PLANNING, RESOURCES AND DEVELOPMENT

DATE OF MEETING: Monday, September 28th, 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
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:

September 17, 2020

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

Date: Monday, September 28th, 2020
Time: 4:30 P.M. – 6:00 P.M. Regular Committee Business Meeting
Place: Administrative Center/ County Board Room (RM 1700)

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 or can be mailed to La Crosse County Zoning at 212 6th St. N, La Crosse, WI, 54601.

1. Call to order/Roll Call
2. Approval of Minutes from August 31, 2020 Meetings
3. Public Comment*
4. Supervisor Conference Reports
5. Consent Agenda (Informational) –
 - a. Board of Adjustment minutes of August 17, 2020
 - b. Land Information Council minutes of August 24, 2020
6. Approve the Final Plat of Wildwood Valley III in the Town of Onalaska – Bryan Meyer, Matt Hanewall & Dick Berg
7. RESOLUTION: Town of Campbell Zoning Ordinance Amendments – Nate Sampson
8. 2021 Department Budgets – Steve O'Malley
9. Future Agenda Items
10. Recess

Date: Monday, September 28th, 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. 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 or can be mailed to La Crosse County Zoning at 212 6th St N, La Crosse, WI, 54601.

ZONING ORDINANCE MAP AMENDMENTS, CONDITIONAL USE AND SPECIAL EXCEPTION PERMITS

Conditional Use Permit No. 1143	Dustin Frost OBO Michael J & Lori A Roach	Town of Shelby
Zoning Petition No. 2045	Don Hess OBO Hess Family Living Trust	Town of Greenfield

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

September 17, 2020

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, August 31, 2020

Administrative Center – County Board Room (1700)

5:00 p.m. – 5:39 p.m.

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

MEMBERS EXCUSED:

MEMBERS ABSENT:

STAFF & GUESTS: Charlie Handy, Bryan Meyer, Steve O'Malley, Matt Hanewall, Karl Green, Emily Crook, Josh Johnson, Angel Much (Recorder)

APPROVAL OF MINUTES FROM AUGUST 3rd, 2020 MEETINGS

MOTION by Keil/Hesse to approve the August 3rd, 2020 minutes.

7 Aye, 0 No, Motion carried.

PUBLIC COMMENT

None.

SUPERVISOR CONFERENCE REPORTS

None.

CONSENT AGENDA (INFORMATIONAL) –

- a. Board of Adjustment minutes of July 20, 2020

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

7 Aye, 0 No, Motion carried.

UNDER THE STARS: HOW EMILY MADE CROUTONS OUT OF STALE BREAD – EMILY CROOK

Crook gave a PowerPoint presentation going over how COVID-19 and the pandemic impacted the department and specifically the programs they typically provide. Crook explained how needs were reassessed and programs have been implemented moving forward such as the following:

- Weekly virtual 4H meetings are being held; input on topics to cover received from youth
 - Resulted in increase in camp participation
- If meeting in person; meet outdoors and in groups/clusters no larger than 10
- Zoom Townhall provided for parents concerned about school age children going back to school and the virtual aspect of school
- \$10 month box (sponsored)

Questions from the committee were answered by Crook. Some committee members provided comments, commending Crook and the department for the work they've done with 4H and within the community. 4H members dropped from 649 to 550 since last year, mostly due to the pandemic and the elimination of programs but Crook hopes that number will increase.

COON CREEK WATERSHED UPDATE – MATT HANEWALL

Hanewall referred to the overhead while giving a PowerPoint presentation regarding the Coon Creek Watershed which was awarded \$1.8 million for re-planning. Updates regarding the draft Public Participation Plan were highlighted. The final Public Participation Plan will be approved by the committee chair (full committee if time permits) before it is released to the general public.

Questions from the committee were answered by Hanewall.

FUTURE AGENDA ITEMS

- None at this time

RECESS

MOTION by Cornforth/Keil to recess at 5:39 pm.

7 Aye, 0 No, Motion carried.

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

**PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE
PUBLIC HEARING**

Monday, August 31, 2020
County Board Room (1700) – Administrative Center
6:00 p.m. – 6:58 p.m.

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

MEMBERS EXCUSED:

MEMBERS ABSENT:

OTHERS PRESENT: Charlie Handy, Josh Johnson, 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.

ZONING PETITION NO. 2030 Byron R and Jennifer K Krueger, N9650 County Rd VV, Mindoro, WI, 54644, after-the-fact petition to rezone from the Exclusive Agriculture District Conditions Not Recorded and Exclusive Agriculture Districts to the Rural District for continued residential use a 6.79 acre lot depicted on a plat of survey completed by Professional Land Surveyor Stephen M Horton dated 11/23/2018 being part of the NE/NW and SE/NW in Section 4, T18N, R6W. Tax parcel 5-532-2. Property address W3929 Lockington Rd. Town of Farmington.

Appearing in Favor: Byron Krueger, N9650 County Rd VV, Mindoro, WI, 54644. I'm here because we've been on this battle for over a year now and Kevin Hoyer came out and was helping us get out of this month and we had the land surveyed and thought everything was a go but it's been a nightmare for us. We're hoping we can get this rezoned. We're learning fast.

Questions from the committee/staff...

Q Isola: So, this is something done by the previous owners that you're trying to fix?

A Krueger: Yes. We thought we had title insurance but it didn't do much and spent a lot of money on an attorney, but it didn't get us very far.

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 the Town of Farmington. (Read into the record.) The Town Board approved.

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

1. Only one single family residence is allowed;
2. No further subdivision of the lot; and
3. These deed restrictions shall be recorded within 30 days of County Board approval.

MOTION by Hoyer/Hesse to approve Zoning Petition No. 2030 subject to the recording of the three (3) deed restrictions as outlined by staff.

7 Aye, 0 No, Motion carried.

ZONING PETITION NO. 2044 Tab R Gunderson, 1427 Franklin St, Onalaska, WI, 54650 acting o/b/o Jason R and Leann R Dirks, W2640 County Rd DE, Mindoro, WI, 54644, petitions to rezone from the Rural District Conditions Recorded to the Rural District for installation of a Private On-site Wastewater Treatment System (POWTS), a 0.46 acre parcel depicted on a plat of survey prepared by Professional Land Surveyor Jonathan A Schmitz dated 08/03/2020 being part of the NW/SE of Section 25, T18N, R6W. Part of tax parcel 5-1109-0. Property address W2640 County Rd DE. Town of Farmington.

Appearing in Favor: Tab Gunderson, W2686 County Rd DE, Mindoro, WI. I'm looking at putting a mobile home on my property and because of a hydric line, there wasn't room so I spoke to my neighbor who was willing to give me a chunk of land and I'd give them a chunk of land in return so I'd have room for a septic system on there.

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 of correspondence from the Town Board. (Read into the record.) The Town Board approved.

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

MOTION by Keil/Hoyer to approve Zoning Petition No. 2044 subject to no conditions.

7 Aye, 0 No, Motion carried.

CONDITIONAL USE PERMIT NO. 1140 Tonia Wright, W7091 Gaarder Rd, Holmen, WI, 54636, applies for a Conditional Use Permit to construct one single family residence in a different location than approved under Administrative Conditional Use Permit No. 1109 and on an existing 79.2 acre Base Farm Tract (BFT) where the residence will be partially situated on Class 1 and 2 soils and on lands that are cropped. Property described as part of the NW/SE of Section 29, T18N, R7W. Tax parcel 8-324-0. Flaten Rd. Town of Holland.

Appearing in Favor: Tonia Wright, W7091 Gaarder Rd, Holmen, WI, 54636. I'm here to get the building site approved; we had a site laid on the parcel but want to move to the new proposed area. It's on cropland and Class 1 and 2 soils.

Questions from the committee/staff...

Q Keil: You had one site picked and changed it; can you explain why?

A Wright: This was a better spot; it's much more suitable to put a house on. The other site would have had to have a very long driveway and there was a slope.

Q Isola: So the original site was on Class 1 and 2 soils?

A Wright: It was on cropped land, not on Class 1 & 2 soils.

Q Hundt: Are we farming this piece of property?

A Wright: We hay it, it's too small for anything else.

Q Hundt: I meant the entire site...

A Wright: Oh yes, it's just the site proposed is too small.

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 denial but if the committee recommends approval, staff has no conditions to add.

Q Hundt: Is that a common practice to not allow someone to build on cropland?

A Handy: Yes. *Handy explained why it's state statute to not allow building on Class I and II soils.*

Q Hundt: She said there's a slope and would have to have a long driveway, is that not considered?

A Handy: That's up to you as the committee to decide but our recommendation for denial took those things into consideration.

Hoyer provided comments as to why he feels this Conditional Use Permit request should be approved.

MOTION by Hoyer/Hundt to approve Conditional Use Permit No. 1140 subject to no conditions.

3 Aye (Hundt, Hoyer, Hesse), 4 No (Cornforth, Scheller, Keil, Isola), Motion denied.

Further discussion ensued with Handy explaining in more detail why staff recommendation is for denial.

CONDITIONAL USE PERMIT NO. 1141 Vincent and Danna Johnson, 1014 W Main St, Sparta, WI, 54656, acting o/b/o Dale A and Sandra K Young, W8505 County Rd TA, Mindoro, WI, 54644, applies for a Conditional Use Permit to construct one single family residence in a different location than approved under Administrative Conditional Use Permit No. 954 on an existing 380.01 acre BFT and on lands that are cropped. Property described as a 16.5-acre parcel depicted on a plat of survey prepared by Professional Land Surveyor Norman R Hurlburt being part of the NE/SW and SE/SW of Section 15, T18N, R5W. Part of tax parcels 5-163-0 and 5-168-0. County Rd TA. Town of Farmington.

Appearing in Favor: Eric Seeger, 1525 Sunset Dr, La Crosse, WI, 54601. I'm representing both sides of the sale but trying to get this new location approved. It's the last homesite available to Mr. Young from his 5 available home on his BFT. I was just in front of you a month ago to move one of the sites to a more adequate position on another parcel he had to sell.

Questions from the committee/staff...none.

Seeger continued to explain why the previous location wasn't sufficient enough to build on stating the buyer was unable to be here tonight but that he's already met with the Town of Farmington Planning commission. Questions from the committee were answered by Seeger. Discussion ensued.

Appearing in Favor: Jeff Treder, N8680 County Rd TA, Mindoro, WI, 54644. I'm the owner to the north of this parcel. *Trader explained how the terrain is in the area and stated he thinks the building site selected is appropriate for the parcel.*

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; expect correspondence to come after the meeting but is only considered a recommendation (since this is a Conditional Use Permit).

Staff Recommendation (Handy): Staff recommendation is for denial but if the committee approves, staff recommendation is to include the following four (4) conditions:

1. This Conditional Use Permit amends Administrative Conditional Use Permit 954. Deed restrictions on the entire 380.01-acre Base Farm Tract (BFT) allowing future residential development by Conditional Use Permit only shall remain in effect;
2. An instrument of correction shall be recorded changing the proposed single-family residence location authorized under Administrative Conditional Use Permit No. 954 and recorded as Document 1660633;

3. Deed restrictions shall be recorded on a minimum 76 acres of the BFT containing and contiguous to the single-family residence location indicating no further residential development is authorized; and
4. These deed restrictions shall be recorded within 30 days of La Crosse County Board action and can only be lifted or amended by the La Crosse County Board of Supervisors only.

Hoyer again provided comments as to why he feels this Conditional Use Permit request should be denied.

MOTION by Hoyer/Hesse to approve Conditional Use Permit No. 1141 with no conditions.

4 Aye, 3 No (Isola, Keil, Cornforth), Motion carried.

Questions from the committee were answered by Handy. Some committee members provided comments. Handy clarified that part of the Administrative Conditional Use Permit did have/identify buildable areas.

MOTION by Keil/Cornforth to adjourn at 6:58 pm.

7 Aye, 0 No, Motion carried.

Hearing adjourned at 6:58 pm.

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

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, August 17, 2020

La Crosse County Administrative Center – Basement Auditorium – Room 0430

6:00 p.m. – 6:27 p.m.

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

CALL TO ORDER

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

APPEAL NO. 2020-22 Douglas L and Catherine S Johnson, W5545 Stone Hill Rd, La Crosse, WI, 54601, permit denied to construct a 24-ft x 36-ft addition to an existing 40-ft x 70-ft detached accessory building that together with an existing 24-ft x 30-ft detached accessory building will further exceed the 1,008 sq. ft. area limit for such buildings on a 2.99 acre lot. Property described as part of the NE/NW of Section 26, T16N, R7W. Tax parcel 9-1246-1. Property address W5545 Stone Hill Rd. Town of Medary.

Appearing in Favor: Douglas Johnson, W5545 Stone Hill Rd, La Crosse, WI, 54601. Doug stated he was here as a direct result of the corona virus. He said they purchased a motor home so they could visit their sons and grandson in Minneapolis and Madison. Doug explained that having the motor home allowed for safer travel with the virus. He said the addition to the detached accessory building was needed so the motor home was not exposed to the Wisconsin elements. Doug also explained that he did own another lot next to this parcel, giving him more than just the 2.99 acres.

Question Eilertson: Did you receive the variance standards from the County?

Answer Johnson: I am sure I did.

Comment Eilertson: This Board has to adhere to the standards when deciding to grant an appeal. One of the standards asks if the ordinance is preventing reasonable use of the property, and it isn't.

Comment Raymer: We can't take the other acreage into account, and even if we did, it's not enough.

Comment Eilertson: A lot of people don't store their vehicles inside, they store it outside. This does not deny you use of the property.

Appearing in Opposition: Terrance Herbst W5541 Stone Hill Rd, La Crosse, WI, 54601. Mr. Herbst stated when he wanted to build a larger than 1,500 square feet detached accessory building, he had to acquire more land to meet the ordinance requirements and thinks Mr. Johnson should have to too.

Correspondence: 1) Letter dated and received August 10, 2020 from Town of Medary Chairperson, Linda Seidel. The letter indicated that the next Town Board meeting would not be held until August 18, 2020, therefore the Town did not have a recommendation to give to the Board of Adjustment.

Discussion: The Board discussed that there was no hardship present.

MOTION by Warzynski/Eilertson to Deny the appeal to construct a 24-ft x 36-ft addition to an existing 40-ft x 70-ft detached accessory building that together with an existing 24-ft x 30-ft detached accessory building will further exceed the 1,008 sq. ft. area limit for such buildings on a 2.99 acre lot.

3 Aye, 0 No Motion carried

APPEAL NO. 2020-23 Kevin K Aleckson, N6648 Scotch Coulee Rd E, West Salem, WI, 54669, appeals to retain an existing 894 sq. ft. detached accessory building and a 714 sq. ft. detached accessory building 21-ft in height that exceeds the 1,008 sq. ft. area limit and 17-ft height limit for such buildings on this 2.62 acre lot. Property described as Lot 1 of Certified Survey Map No. 1726522. Tax parcel 7-561-1. Property address N6648 Scotch Coulee Rd E. Town of Hamilton.

Appearing in Favor: Kevin K Aleckson, N6648 Scotch Coulee Rd E, West Salem, WI, 54669. Kevin said that him and his two sons purchased the property in fall of 2019. He stated shortly after that, he received a letter from the County that the existing detached buildings were a violation.

Question Raymer: So the previous owner built the buildings and split the parcels off without permits. How did the County find out about this?

Answer Aleckson: I lifted the house up and got permits for renovations.

Appearing in Opposition: None

Correspondence: 1) E-mail dated and received Monday April 27, 2020 from Town of Hamilton Clerk, Sara Schultz. The Town Board met and approved Kevin Aleckson's request unanimously.

Discussion: The Board discussed that they saw no issue with existing buildings.

MOTION by Eilertson/Warzynski to Approve the appeal to retain an existing 894 sq. ft. detached accessory building and a 714 sq. ft. detached accessory building 21-ft in height that exceeds the 1,008 sq. ft. area limit and 17-ft height limit for such buildings on this 2.62 acre lot

3 Aye, 0 No Motion carried

APPEAL NO. 2020-24 James E and Deborah A Butler, W7775 County Rd ZB, Onalaska, WI, 54650, permit denied to construct a 24-ft x 26-ft detached accessory building that will lie 64-ft from the Ordinary High Water Mark of Lake Onalaska. Property described as part of Gov't Lot 1 in the NE/NE of Section 26, T17N, R8W. Tax parcel 10-2165-0. Property address W7775 County Rd ZB. Town of Onalaska.

Custer: Read an e-mail from the applicant, requesting to withdraw the variance application from tonight's meeting. The Board accepted the request.

MOTION by Eilertson/Frank to Adjourn (6:27 pm).

3 Aye, 0 No. Motion carried unanimously.

LAND INFORMATION COUNCIL MEETING

Monday, August 24, 2020

County Administrative Center – 212 6th St N. - Room 1107

9:00 p.m. – 9:29 a.m.

MEMBERS PRESENT: Ron Roth, Amy Twitchell, Pam Hollnagel, Bryan Meyer, John Parshall, Mari Pietz, Cory Lynch, Margaret Larson

MEMBERS EXCUSED: Cheryl McBride, Brian Stephan

OTHERS PRESENT: Nate Sampson, Adam Wright (GIS Intern), Steve O'Malley, Angel Much (recorder)

CALL TO ORDER

Ron Roth, Committee Chair, called the meeting to order at 9:00 a.m.

Ron advised there are two new members on the council; Margaret Larson & Corey Lynch. Ron also introduced the newest GIS intern, Adam Wright.

MINUTES FROM PREVIOUS MEETING 12/17/20

- 2020 Grant projects listed;
 - 4 interns (including Adam)
 - Money towards aerial imagery; completed

UPDATE FROM THE LIO ON LAND INFO DEPT.

- a. **Review and Approval of 2021 Land Records Budget**
 - Ron briefly went over budget, clarifying revenue line items (training grant money & from recording fees)
 - GIS coordinator salary/fringes largest expense of budget (includes intern wages)
 - Predict another \$40,000 for 2021; will find out in October if received grant
- b. **Review WLIP status for 2020**
 - Only funds left from the 2020 grant are for the intern, Adam's wages which will be used in the first quarter of 2021
- c. **Other**
 - Town of Campbell & Fire Dept has drone
 - Corey, assistant surveyor, is getting licensed to fly drone
 - If want more technical drone, would cost around \$15,000

UPDATES FROM GIS COORDINATOR

- a. **Next Gen 911**
 - Submitted our address, EMS Boundaries & Centerline data to the State & another vendor for needs assessment
- b. **2020 Ortho Imagery**
 - Completed; one final invoice coming along with two more deliverables, the MrSID files & a County-wide Mosaic
- c. **Interns**
 - Mari gave a brief summary of how the grant money had been used and disbursed over various projects since 2019; a good majority paying for the aerial imagery.
 - Mari went over the new LIDAR Webapp that was created by Matt, one of the first interns along with other GIS developments that have been made with the interns.

UPDATES OR INPUT FROM OTHER MEMBERS

- Amy advised the Treasurer dept is still working on connecting with vendors; New dates for demos likely in early spring of 2022
- Revenue in ROD coming in way above so will upgrade this year

PROPOSED PROJECT IDEAS FROM LAND INFO DEPT FOR NEXT WLIP GRANT IF FUNDS ARE AVAILABLE FOR 2021

- Continue intern program - \$10-15,000
- Expanding educational budget - \$5,000
- Drone program - \$10-20,000
- Funds to hire a consultant to help with NG911 centerline and addressing data standard compliance; will get estimate in a few weeks
- Cloud Services conversion; meetings set up with vendors cancelled but can do virtual (waiting to see what happens w/grant first) – IT should be good in terms of bandwidth if decide to move forward w/cloud services

SUBMISSION OF OTHER PROJECT IDEAS FROM OTHER MEMBERS

- Email Ron or Mari if have ideas or hear of things other depts would want that fall under GIS/Land records grant
- May need to find another realtor to be on committee

MOTION by Meyer/Hollnagel to recommend to the PRD committee 2021 Land Records Budget. Motion carried.

ADJOURNMENT

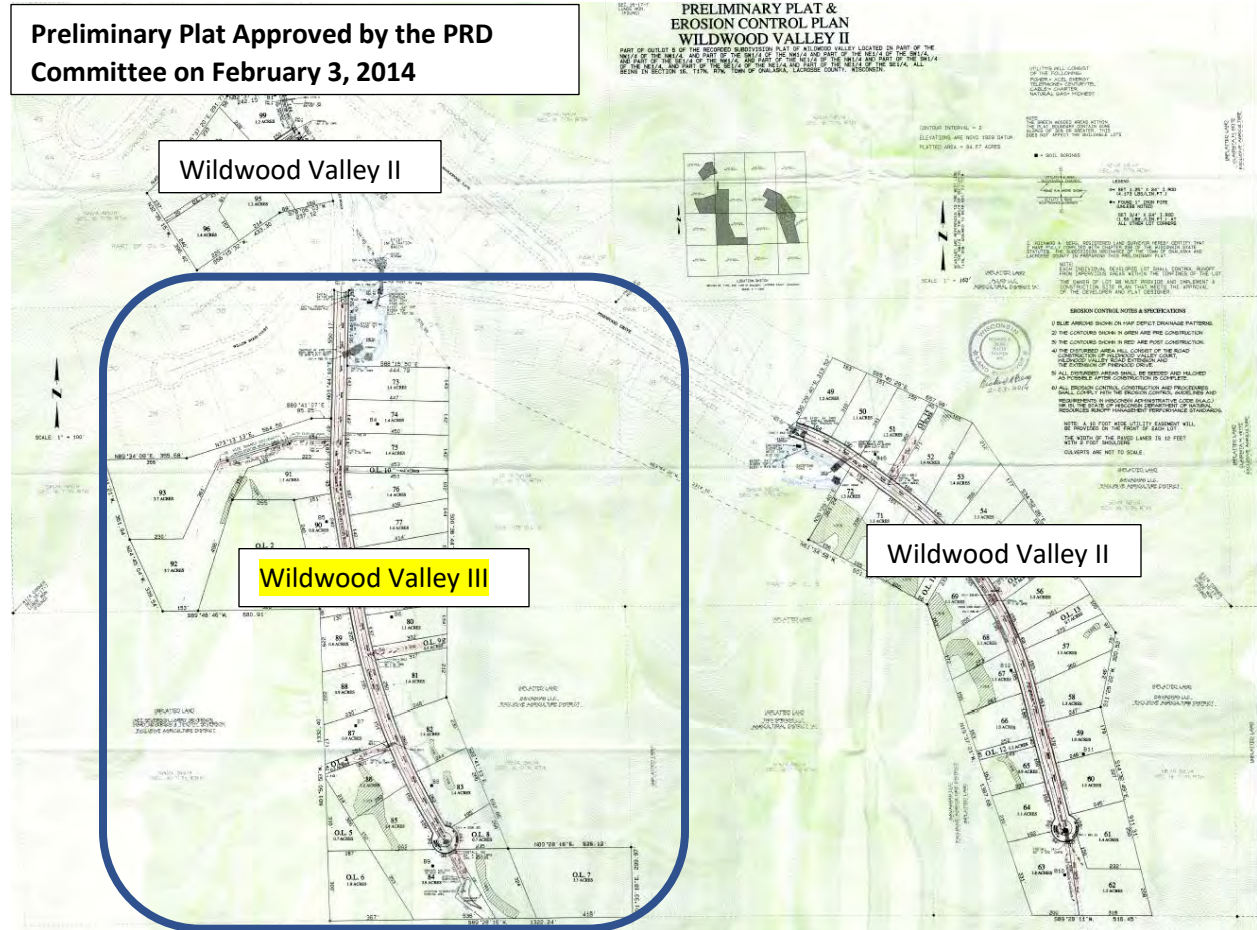
There being no further business, the meeting adjourned at 9:29 a.m.

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

Wildwood Valley III Final Plat

Committee Members,

The final plat of Wildwood Valley III is before you at this meeting. The preliminary plat was approved by the PRD Committee on February 3, 2014. The developer chose to do this portion of the development in two phases. The first part (the Northerly and Easterly portions of the preliminary plat) was named Wildwood Valley II. The second portion (the southwesterly portion) is named Wildwood Valley III.



Surveyor Dick Berg informs me that Wildwood Valley III final plat has been submitted to the Plat Review Unit of the Wisconsin Department of Administration and the Town of Onalaska for review and approval.

Bryan Meyer
La Crosse County Surveyor

BERG enterprises

300 State Street
P.O. Box 625
Holmen, WI 54636
Phone: (608) 526-9248

September 10, 2020

Mr. Bryan Meyer, PLS
Lacrosse County Surveyor
Administrative Center
212 6th Street North
Lacrosse, WI 54601

RE: WILDWOOD VALLEY III final plat in the Town of Onalaska

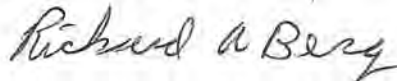
Dear Mr. Meyer:

We are hereby submitting the final plat of WILDWOOD VALLEY III for review and approval by the Lacrosse County Planning, Resources and Development Committee. It is being concurrently submitted to the Town of Onalaska, and has already been submitted to Plat Review at the State of Wisconsin.

The plat is located in Section 16, T17N, R7W, in the Town of Onalaska. It is part of what was previously approved by the Town and County as the preliminary plat of WILDWOOD VALLEY II. The developer then constructed the road extension and lots into the southeast valley, and opted to delay construction into the southwest valley. The final plat of the portion in the southeast valley was submitted, approved and recorded as WILDWOOD VALLEY II. This is the remaining portion of the preliminary plat, and is being submitted for approval and recording as WILDWOOD VALLEY III. The town road contained in the plat is already constructed, except for the pavement, and the road ditches are constructed and stabilized.

Please review the plat and submit it to The Planning, Resources and Development Committee for approval at the next scheduled meeting. Thank You.

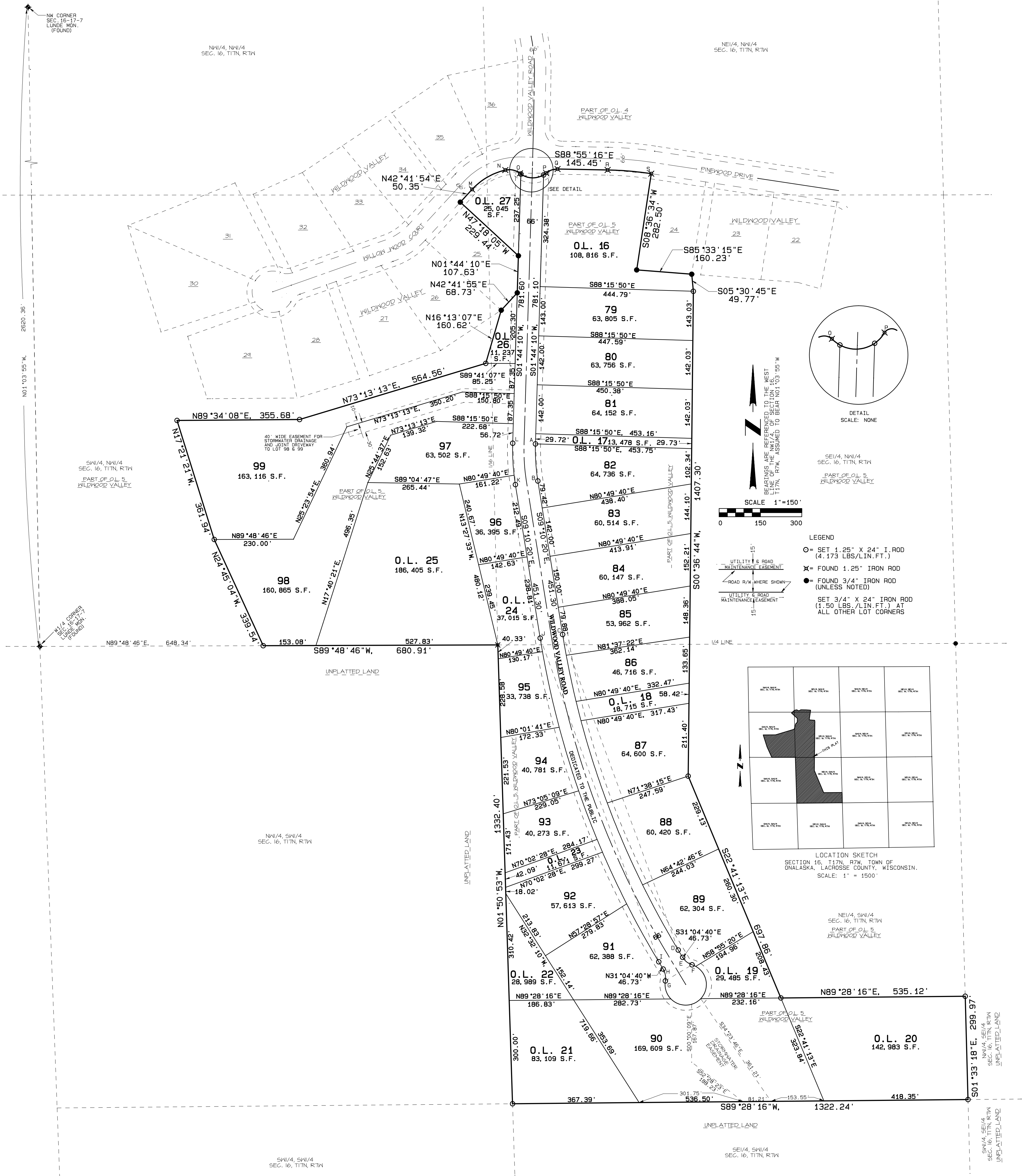
Sincerely,



Richard A. Berg, PE, PLS

WILDWOOD VALLEY III

PART OF OUTLOT 5 OF THE RECORDED SUBDIVISION PLAT OF WILDWOOD VALLEY, LOCATED IN PART OF THE NW1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, AND PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE SW1/4, ALL BEING IN SECTION 16, T17N, R7W, TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN.



WILDWOOD VALLEY III

PART OF OUTLOT 5 OF THE RECORDED SUBDIVISION PLAT OF WILDWOOD VALLEY, LOCATED IN PART OF THE NW1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, AND PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE SW1/4, ALL BEING IN SECTION 16, T17N, R7W, TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, RICHARD A. BERG, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE LACROSSE COUNTY SUBDIVISION CONTROL ORDINANCE AND THE TOWN OF ONALASKA SUBDIVISION CODE, AND UNDER THE DIRECTION OF THE OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED WILDWOOD VALLEY III, THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND THAT THIS PLAT CONTAINS 54.14 ACRES OF LAND, AND IS LOCATED IN PART OF OUTLOT 5 OF THE RECORDED SUBDIVISION PLAT OF WILDWOOD VALLEY, IN PART OF THE NW1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4, AND PART OF THE SE1/4 OF THE NW1/4, AND PART OF THE NE1/4 OF THE SW1/4, ALL BEING IN SECTION 16, T17N, R7W, TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16, T17N, R7W, THENCE N89°48'45"E, 648.34 FEET, ALONG THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 16, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N24°25'04"W, 339.54 FEET; THENCE N17°21'21"W, 361.94 FEET; THENCE N89°34'08"E, 355.68 FEET; THENCE N73°13'13"E, 564.56 FEET; THENCE N16°13'07"E, 160.62 FEET, TO THE SOUTHERMOS CORNER OF LOT 25 OF THE RECORDED SUBDIVISION PLAT OF WILDWOOD VALLEY; THENCE N42°41'55"E, 68.73 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 25; THENCE N01°44'10"E, 107.63 FEET ALONG THE EAST LINE OF LOT 25 OF THE RECORDED SUBDIVISION PLAT OF WILDWOOD VALLEY; THENCE N47°18'05"W, 239.44 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 25, TO THE NORTHERMOST CORNER THEREOF; THENCE N42°41'54"E, 50.35 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WILLOW WOOD COURT; THENCE CONTINUING EASTERLY ALONG SAID RIGHT-OF-WAY LINE, 113.41 FEET ALONG THE ARC OF A 189.61 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THE CHORD OF WHICH BEARS N59°50'00"E, AND MEASURES 111.73 FEET; THENCE CONTINUING EASTERLY ALONG SAID RIGHT-OF-WAY LINE, 45.08 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, THE CHORD OF WHICH BEARS S77°11'08" AND MEASURES 43.57 FEET; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLOW WOOD COURT, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PINWOOD DRIVE, 89.33 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, THE CHORD OF WHICH BEARS N65°19'10"E, AND MEASURES 76.02 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PINWOOD DRIVE, 35.84 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THE CHORD OF WHICH BEARS N70°32'43"E, AND MEASURES 35.08 FEET; THENCE S85°53'15"E, 145.48 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PINWOOD DRIVE; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE, 127.10 FEET ALONG THE ARC OF A 957.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, THE CHORD OF WHICH BEARS S85°09'21"E, AND MEASURES 127.00 FEET, TO THE NORTHWESTERLY CORNER OF LOT 24 OF THE RECORDED SUBDIVISION PLAT OF WILDWOOD VALLEY; THENCE S89°36'34"W, 286.50 FEET ALONG THE WESTERLY LINE OF SAID LOT 24, TO THE SOUTHWEST CORNER THEREOF; THENCE S85°33'15"E, 160.23 FEET ALONG THE SOUTH LINE OF LOT 24 OF WILDWOOD VALLEY, TO THE SOUTHEAST CORNER THEREOF; THENCE S05°30'45"E, 49.77 FEET; THENCE S00°36'44"W, 1407.30 FEET; THENCE S22°41'13"E, 697.86 FEET; THENCE N89°28'16"E, 526.12 FEET, TO A POINT ON THE EAST LINE OF THE NE1/4 OF THE SW1/4 OF SECTION 16, T17N, R7W, THENCE S01°33'18"E, 299.97 FEET ALONG THE EAST LINE OF THE NE1/4 OF THE SW1/4 OF SECTION 16, T17N, R7W, TO THE SOUTHEAST CORNER THEREOF; THENCE S89°28'16"W, 1322.24 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SECTION 16, T17N, R7W, TO THE SOUTHWEST CORNER THEREOF; THENCE N01°50'53"W, 1322.40 FEET ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SECTION 16, T17N, R7W, TO THE NORTHWEST CORNER THEREOF; THENCE S89°48'45"W, 680.91 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 16, T17N, R7W, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

DATED THIS _____ DAY OF _____, 2020

RICHARD A. BERG, PLS#1213 BERG ENTERPRISES 300 STATE ST. PO BOX-625 HOLMEN, WI. 54636

CURVE DATA

Table with columns: CURVE LETTER, LOT NUMBER, RADIUS, CENTRAL ANGLE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, TANGENT BEARING, TANGENT BEARING. It lists curve data for various lots and sections.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: DEPARTMENT OF ADMINISTRATION, LACROSSE COUNTY, TOWN OF ONALASKA AND THE VILLAGE OF HOLMEN.

WITNESS THE HAND AND SEAL OF SAID OWNERS

THIS _____ DAY OF _____, 2020

IN PRESENCE OF:

_____, GAVAGHAN LLC, SEAN GAVAGHAN, MEMBER _____ (SEAL)

STATE OF WISCONSIN) LACROSSE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020

THE ABOVE NAMED _____

TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

CONSENT OF CORPORATE MORTGAGEE

RIVER BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LAND DESCRIBED ON THIS PLAT, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GAVAGHAN LLC, OWNER, IN WITNESS WHEREOF, THE SAID RIVER BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____.

AND COUNTERSIGNED BY _____, ITS _____.

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO

AFFIXED THIS _____ DAY OF _____, 2020 IN THE PRESENCE OF: _____

_____, _____ DATE _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020,

_____, _____ AND _____ OF THE _____

ABOVE NAMED CORPORATION, TO ME KNOWN TO BE SUCH _____

AND _____ OF SAID CORPORATION, AND ACKNOWLEDGED

THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____.

TOWN BOARD RESOLUTION

BE IT RESOLVED BY THE TOWN OF ONALASKA, THAT THE SUBDIVISION PLAT OF WILDWOOD VALLEY III, LOCATED IN THE TOWN OF ONALASKA, AS SURVEYED BY RICHARD A. BERG, PROFESSIONAL LAND SURVEYOR, IS HEREBY APPROVED.

DATE _____ ROLLY BOSERT (TOWN CHAIRMAN)

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF ONALASKA.

DATE _____ MARY RINEHART (TOWN CLERK)

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN) LACROSSE COUNTY) SS

I, SIDNEY BATEMAN, BEING THE DULY QUALIFIED AND ACTING TREASURER OF THE TOWN OF ONALASKA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LAND INCLUDED IN THE PLAT OF WILDWOOD VALLEY III.

DATE _____ SIDNEY BATEMAN (TOWN TREASURER)

VILLAGE BOARD RESOLUTION

BE IT RESOLVED BY THE VILLAGE OF HOLMEN, THAT THE SUBDIVISION PLAT OF WILDWOOD VALLEY III, LOCATED IN THE TOWN OF ONALASKA, AS SURVEYED BY RICHARD A. BERG, PROFESSIONAL LAND SURVEYOR, IS HEREBY APPROVED.

DATE _____ PATRICK BARLOW (VILLAGE PRESIDENT)

I, ANGELA HORNBERG, VILLAGE CLERK, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE HOLMEN VILLAGE BOARD.

DATE _____ ANGELA HORNBERG (VILLAGE CLERK)

RESOLUTION OF THE LACROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE.

BE IT RESOLVED, THAT THE PLAT OF WILDWOOD VALLEY III, IN THE TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN IS HEREBY APPROVED BY THE LACROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE.

DATE _____

APPROVED _____ PATRICK SCHELLER (COMMITTEE CHAIR)

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) LACROSSE COUNTY) SS

I, AMY TWITCHELL, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF LACROSSE COUNTY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF WILDWOOD VALLEY III.

DATE _____ AMY TWITCHELL (COUNTY TREASURER)

CERTIFICATE OF REGISTER OF DEEDS

STATE OF WISCONSIN) LACROSSE COUNTY) SS

I, CHERYL A. MCBRIDE, REGISTER OF DEEDS, DO HEREBY CERTIFY THAT THE PLAT OF WILDWOOD VALLEY III, WAS RECEIVED FOR RECORD THIS _____ DAY OF _____, 2020, AT _____ O'CLOCK _____ M.

_____, CHERYL A. MCBRIDE, REGISTER OF DEEDS

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

NO. 1143 BY:

**DUSTIN FROST,
3500 LEONARD STREET, LA CROSSE, WI 54601,
ACTING O/B/O MICHAEL J & LORI A ROACH,
N425 GRONEMUS ROAD, 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 28th day of SEPTEMBER 2020 at 6:00 p.m. on an application for a CONDITIONAL USE PERMIT to construct a single family residence on land used as cropland on an existing 48.98 acre Base Farm Tract zoned Exclusive Agriculture District in the Town of SHELBY.

DESCRIBED AS: Part of the NE/NW and the SE/NW of Section 31, T15N, R6W. Tax Parcel 11-181-1. Town of Shelby.

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.

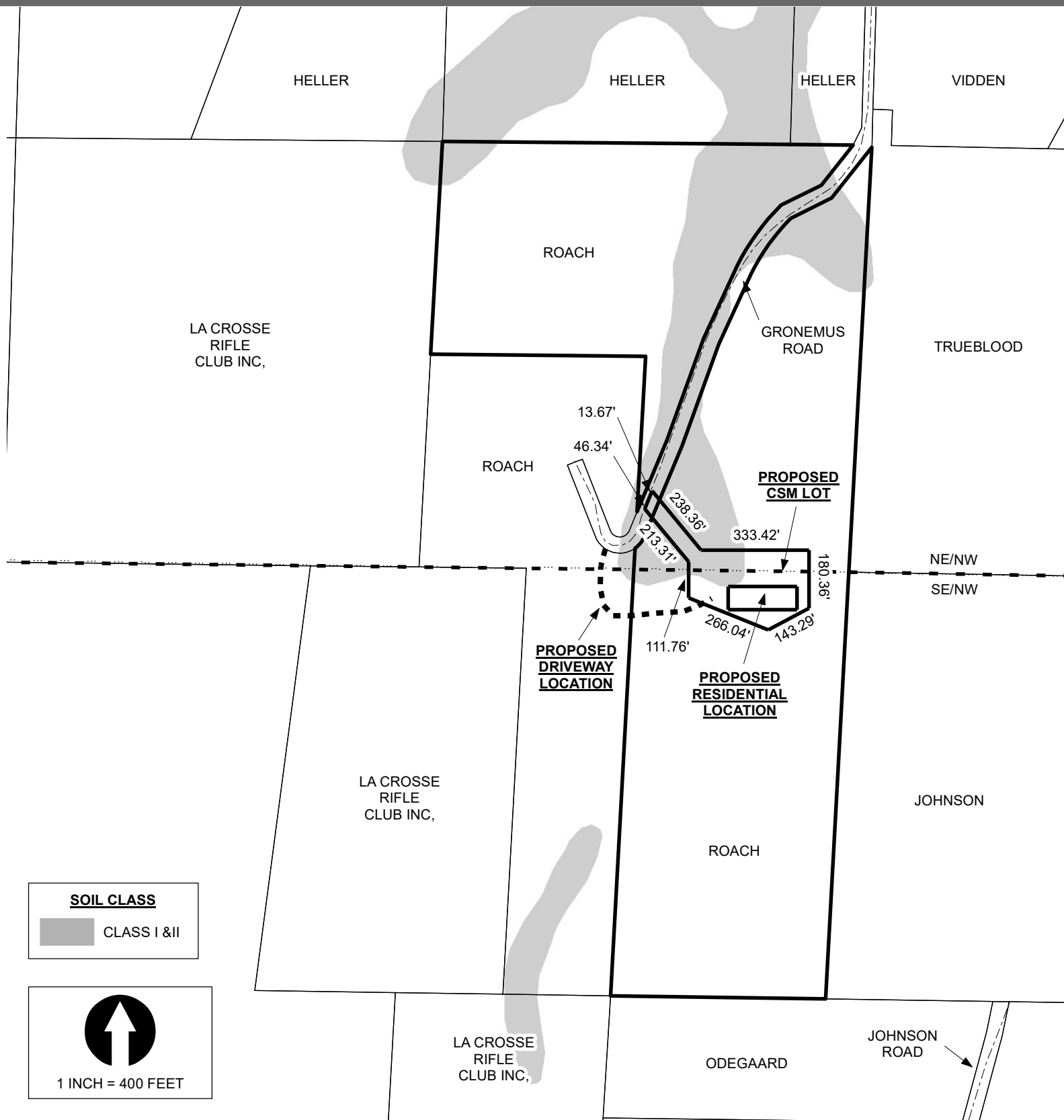
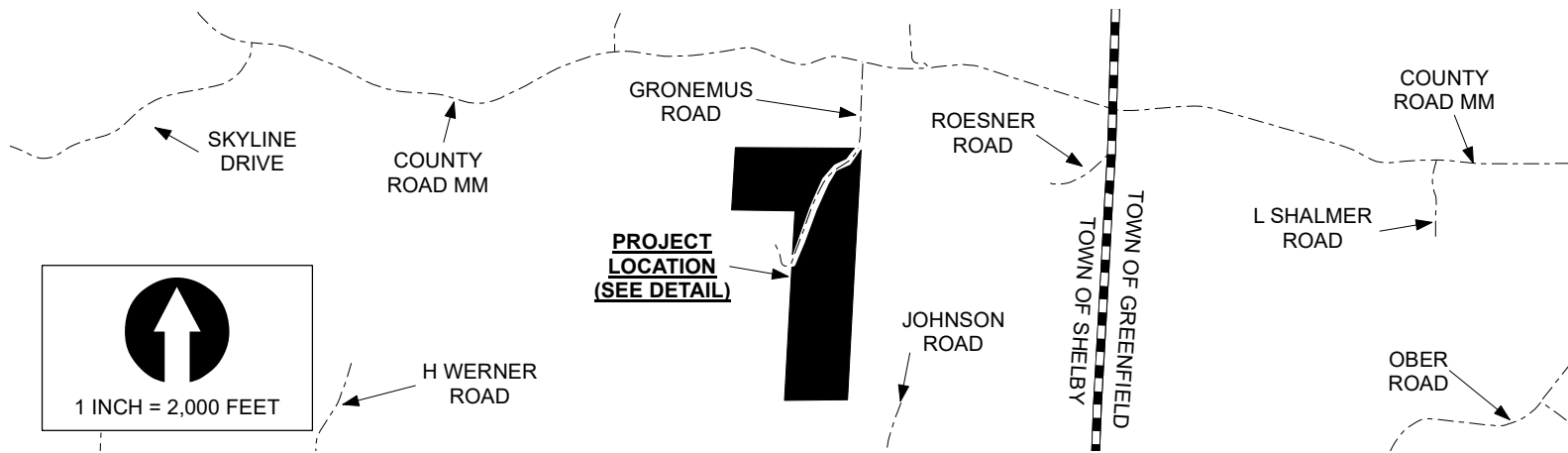
Dated this 16th day of SEPTEMBER 2020

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. 1143 DUSTIN FROST, 3500 LEONARD STREET, LA CROSSE, WI 54601, ACTING O/B/O MICHAEL J & LORI A ROACH, N425 GRONEMUS ROAD, COON VALLEY, WI 54623, APPLIES FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON LAND USED AS CROPLAND ON AN EXISTING 48.98 ACRE BASE FARM TRACT ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE NE/NW AND THE SE/NW OF SECTION 31, T15N, R6W. TAX PARCEL 11-181-1. TOWN OF SHELBY.

CONDITIONAL USE PERMIT NO. 1143

DUSTIN FROST O/B/O MICHAEL J & LORI A ROACH
PART OF THE NE/NW AND THE SE/NW OF SECTION 31, T15N, R6W.
TOWN OF SHELBY.

Impact Statement and Summary

Attached as Exhibit C to this application is a map showing the proposed 2 acres for the home, copy of unrecorded survey map showing the 2-acre area which is subject of this application, and a map showing the sketched in area of the deed restriction. The site for the residential home will not be located in Class I or II soils. There will be a driveway constructed in the approximate location identified in the map in Exhibit C with an easement granted to use for access on or over that driveway to and from the Gronemus Road and the house. We are in the process of obtaining all required permits including zoning and occupancy permits, erosion control permits, and well/septic permits.

The proposed location for the single-family home will be immediately surrounded by land owned by Michael and Lori Roach. Michael and Lori Roach are selling us the 2-acre site and approve the construction of a single-family home on the site. There will be deed restrictions as part of this conditional use permit approval which are identified in Exhibit B. The construction of a home on this site will not adversely impact neighboring property owners. There are no building sites on this base farm tract that are not previously cropped. This site would have the least impact to current and future farming practices as opposed to different locations.

Exhibit A

CERTIFIED SURVEY MAP NO.

PART OF

NE 1/4 - NW 1/4 & SE 1/4 - NW 1/4, SECTION 31, T15N-R6W
TOWN OF SHELBY, LA CROSSE COUNTY, WI

SURVEYOR'S CERTIFICATE

I Scott M. Dunnum, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map, located in part of the NE 1/4 of the NW 1/4 and SE 1/4 of the NW 1/4, Section 31, T15N-R6W, Town of Shelby, La Crosse County, Wisconsin, described as follows:

Commencing at the northeast corner of the NE 1/4 of the NW 1/4, said Section 31, thence S 32°26'32" W 1270.94 feet to the centerline of Gronemus Road and the point of beginning:

thence S 39°39'49" E 238.36 feet;
thence N 90°00'00" E 334.42 feet;
thence S 00°00'00" E 180.36 feet;
thence S 61°57'29" W 143.29 feet;
thence N 67°59'27" W 266.04 feet;
thence N 00°00'00" W 111.76 feet;
thence N 39°39'49" W 213.31 feet, to the centerline of said Gronemus Road;
thence, along said centerline, N 22°40'34" E 46.34 feet;
thence, continuing along said centerline, N 20°43'44" E 13.67 feet, to the point of beginning.

Subject to any easements, covenants and restrictions implied or recorded.

That I have made such survey, map and division of land at the direction of Michael and Lori Roach, Owners of said land. That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the La Crosse County Subdivision Ordinance in surveying and mapping the same.

TOWN APPROVAL

As Owner, The Town of Shelby, hereby approves this Certified Survey Map, located in part of the NE 1/4 of the NW 1/4 and SE 1/4 of the NW 1/4, Section 31 T15N-R6W, Town of Shelby, La Crosse County, Wisconsin.

Signature - Title

Date

CITY OF LA CROSSE APPROVAL

Resolved, that this Certified Survey Map is hereby approved by the City of La Crosse.

Signature - Title

Date

SURVEYOR: PLS #2465
Scott Dunnum
2211 Mississippi St
La Crosse WI, 54601

OWNERS:
Michael Roach & Lori Roach
N 425 Gronemus Road
Coon Valley, WI 54623

06/26/2020
S-2002
SHEET 2 OF 2

Exhibit B

DEED RESTRICTIONS

Conditional Use Permit _____ is transferrable. The 35 acres +/- of the Base Farm Tract legally described in Addendum A shall allow for the construction of one (1) single family residence and is hereby deed restricted to allow future agricultural development and uses only. No future farm or non-farm residences are authorized within the deed restricted area described in Addendum A.

The deed restricted area described in Addendum A attached hereto shall be deed restricted to allow future single family residences by Conditional Use Permits only and at densities authorized by La Crosse County Zoning Ordinances.

The restrictions contained in this Deed Restrictions Agreement are binding upon the parties hereto, their successors or assigns, and shall run with the land and be referenced in any deed or other document of conveyance covering the Base Farm Tract.

Name and Return Address

Brandon J. Prinsen
Johns, Flaherty & Collins, S.C.
205 Fifth Ave. South, Suite 600
La Crosse, WI 54601

11-181-1

Parcel Identification Number (PIN)

Dated: _____, 2020

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally came before me this ____ day of _____, 2020, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Print Name: _____
Notary Public, State of Wisconsin
My commission expires: _____

Drafted by:
Attorney Brandon J. Prinsen
JOHNS, FLAHERTY & COLLINS, S.C.
205 Fifth Ave S, Suite 600
La Crosse, WI 54601
(608) 784-5678

Addendum A

Deed Restriction for Roach CSM

Part of the NE 1/4 of the NW 1/4 and SE 1/4 of the NW 1/4, Section 31, T15N-R6W, Town of Shelby, La Crosse County, Wisconsin, described as follows:

Commencing at the northeast corner of the NE 1/4 of the NW 1/4, said Section 31, thence, along the east line thereof, S 03°05'43" W 663.18 feet to the northeast corner of the south 1/2 of the NE 1/4 of the NW 1/4, and the point of beginning;

thence, along the east line of the NW 1/4, S 03°05'43" W 1980.80 feet, to the southeast corner thereof;

thence, along the south line thereof, N 89°08'14" W 667.13 feet to the west line of the east 1/2 of the SE 1/4 of the NW 1/4;

thence, along said west line, N 03°07'23" E 1126.14 feet;

thence N 58°45'51" E 211.17 feet;

thence N 00°00'00" W 111.76 feet;

thence N 39°39'49" W 247.67 feet, to the west line of the east 1/2 of the NE 1/4 of the NW 1/4;

thence, along said west line, N 03°07'23" E 446.66 feet, to the north line of south 1/2, of the NE 1/4 of the NW 1/4;

thence S 89°26'19" E 661.31 feet to the point of beginning.

Except, that portion taken for right-of-way purposes.

Also, part of the NE 1/4 of the NW 1/4, Section 31, T15N-R6W, Town of Shelby, La Crosse County, Wisconsin, described as follows:

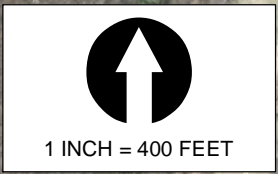
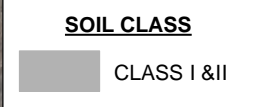
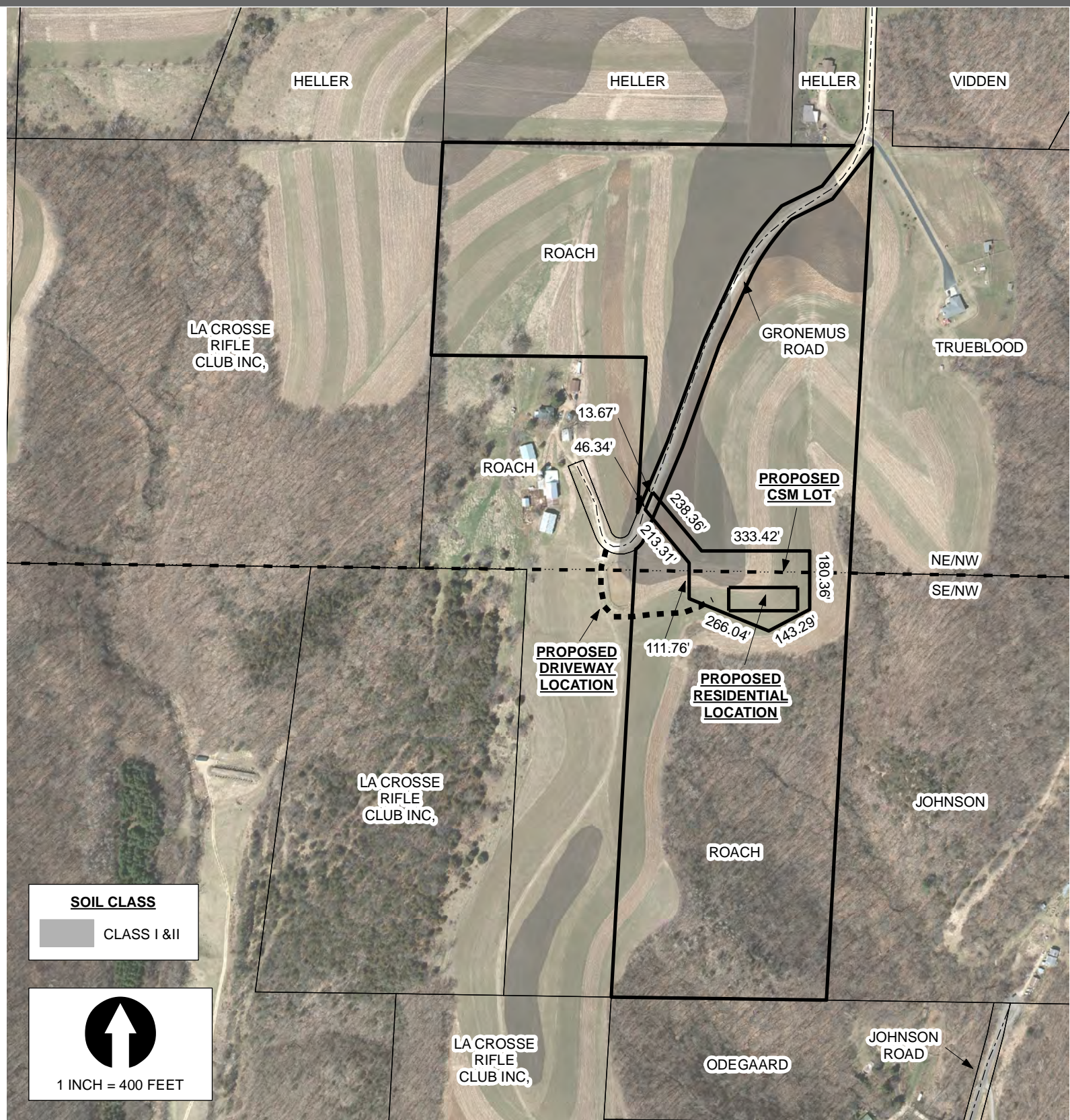
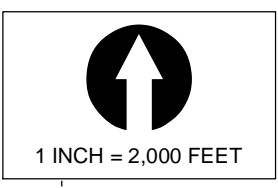
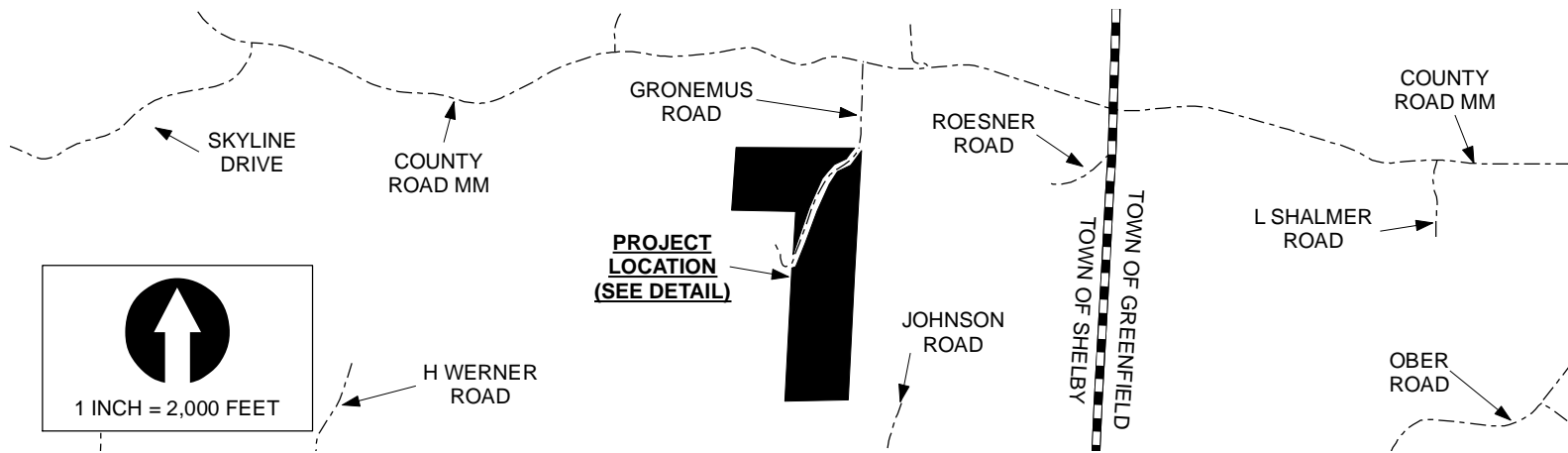
Beginning at the northwest corner of the NE 1/4 of the NW 1/4, said Section 31,

thence, along the north line thereof, S 89°30'55" E 578.67 feet;

thence S 29°26'31" W 755.48 feet to the south line of the N 1/2 of the NE 1/4 of the NW 1/4;

thence, along said south line N 89°26'19" W 243.55 feet, to the west line of the NE 1/4 of the NW 1/4;

thence N 03°08'29" E 661.42 feet to the point of beginning.



CONDITIONAL USE PERMIT NO. 1143 DUSTIN FROST, 3500 LEONARD STREET, LA CROSSE, WI 54601, ACTING O/B/O MICHAEL J & LORI A ROACH, N425 GRONEMUS ROAD, COON VALLEY, WI 54623, APPLIES FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON LAND USED AS CROPLAND ON AN EXISTING 48.98 ACRE BASE FARM TRACT ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE NE/NW AND THE SE/NW OF SECTION 31, T15N, R6W. TAX PARCEL 11-181-1. TOWN OF SHELBY.

CONDITIONAL USE PERMIT NO. 1143

DUSTIN FROST O/B/O MICHAEL J & LORI A ROACH
 PART OF THE NE/NW AND THE SE/NW OF SECTION 31, T15N, R6W.
 TOWN OF SHELBY.

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

PETITION NO. 2045 by **DON HESS,**
N929 SCHMALTZ ROAD, COON VALLEY, WI 54623,
ACTING O/B/O THE HESS FAMILY LIVING TRUST,
N929 SCHMALTZ ROAD, 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 28th day of SEPTEMBER 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 from the RURAL DISTRICT

to the COMMERCIAL DISTRICT the following described lands in the Town of GREENFIELD.

A 0.90 acre lot for warehouse storage units described as Lot 1 of Certified Survey Map No. 105, Vol. 4. Tax Parcel No. 6-670-1. Property address W3947 County Road M. Town of Greenfield.

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.

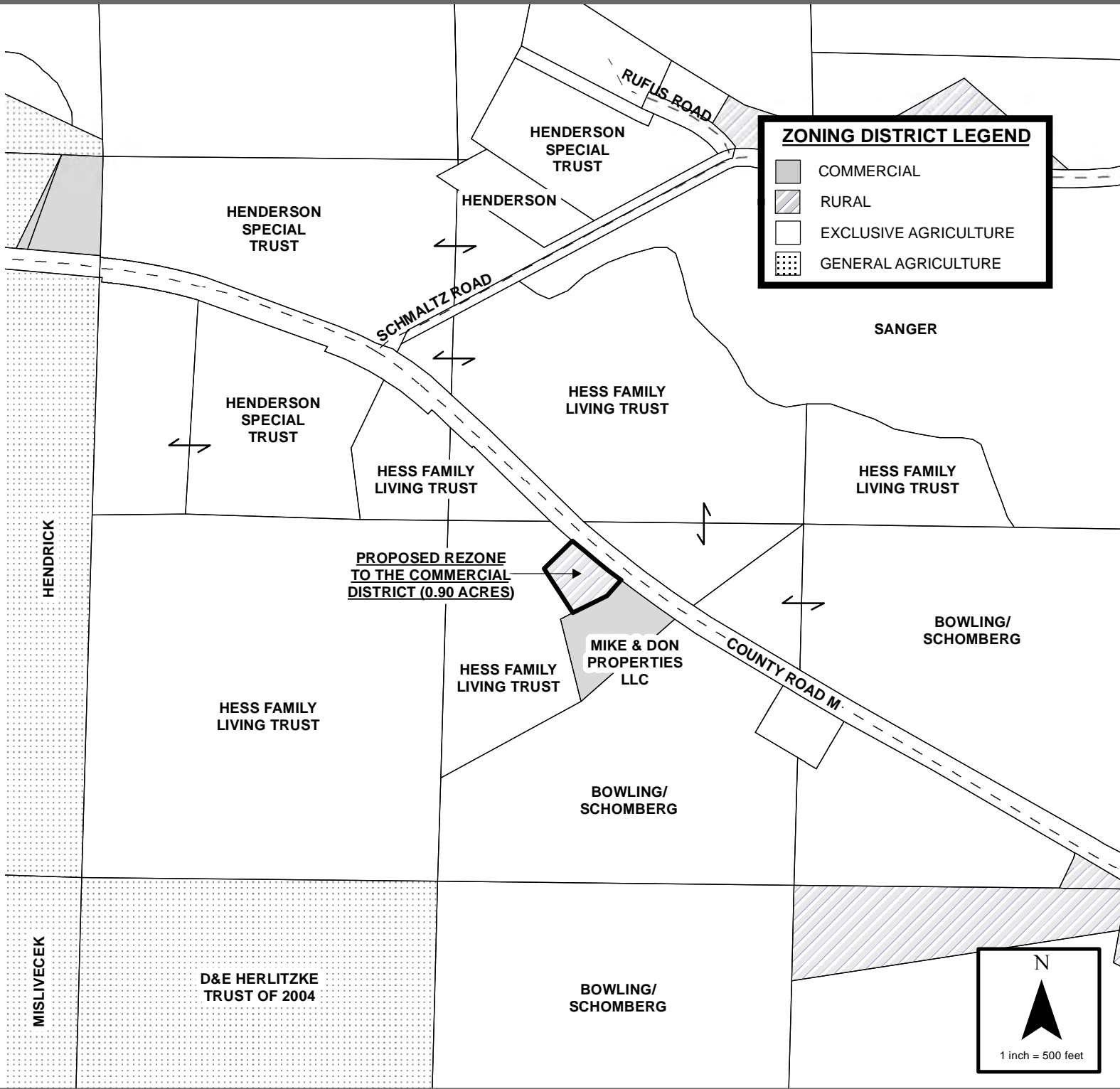
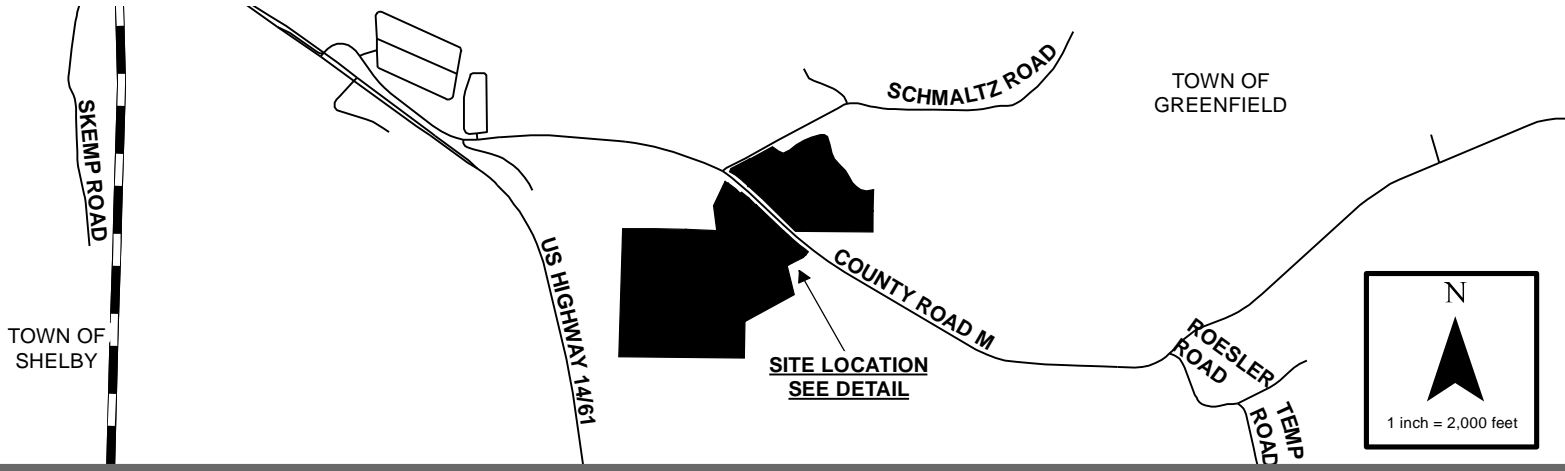
Dated this 16th day of SEPTEMBER 2020

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. 2045 DON HESS, N929 SCHMALTZ ROAD, COON VALLEY, WI 54623, ACTING O/B/O THE HESS FAMILY LIVING TRUST, N929 SCHMALTZ ROAD, COON VALLEY, WI 54623, PETITIONS TO REZONE FROM THE RURAL DISTRICT TO THE COMMERCIAL DISTRICT A 0.90 ACRE LOT FOR WAREHOUSE STORAGE UNITS DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 105, VOL. 4. TAX PARCEL NO. 6-670-1. PROPERTY ADDRESS W3947 COUNTY ROAD M. TOWN OF GREENFIELD.

ZONING PETITION NO. 2045

DON HESS O/B/O HESS FAMILY LIVING TRUST
 LOT 1 OF CSM NO. 105 VOL. 4
 0.90 ACRES TO BE REZONED
 TOWN OF GREENFIELD

REASON FOR REZONE: WAREHOUSE STORAGE UNITS

Don Hess

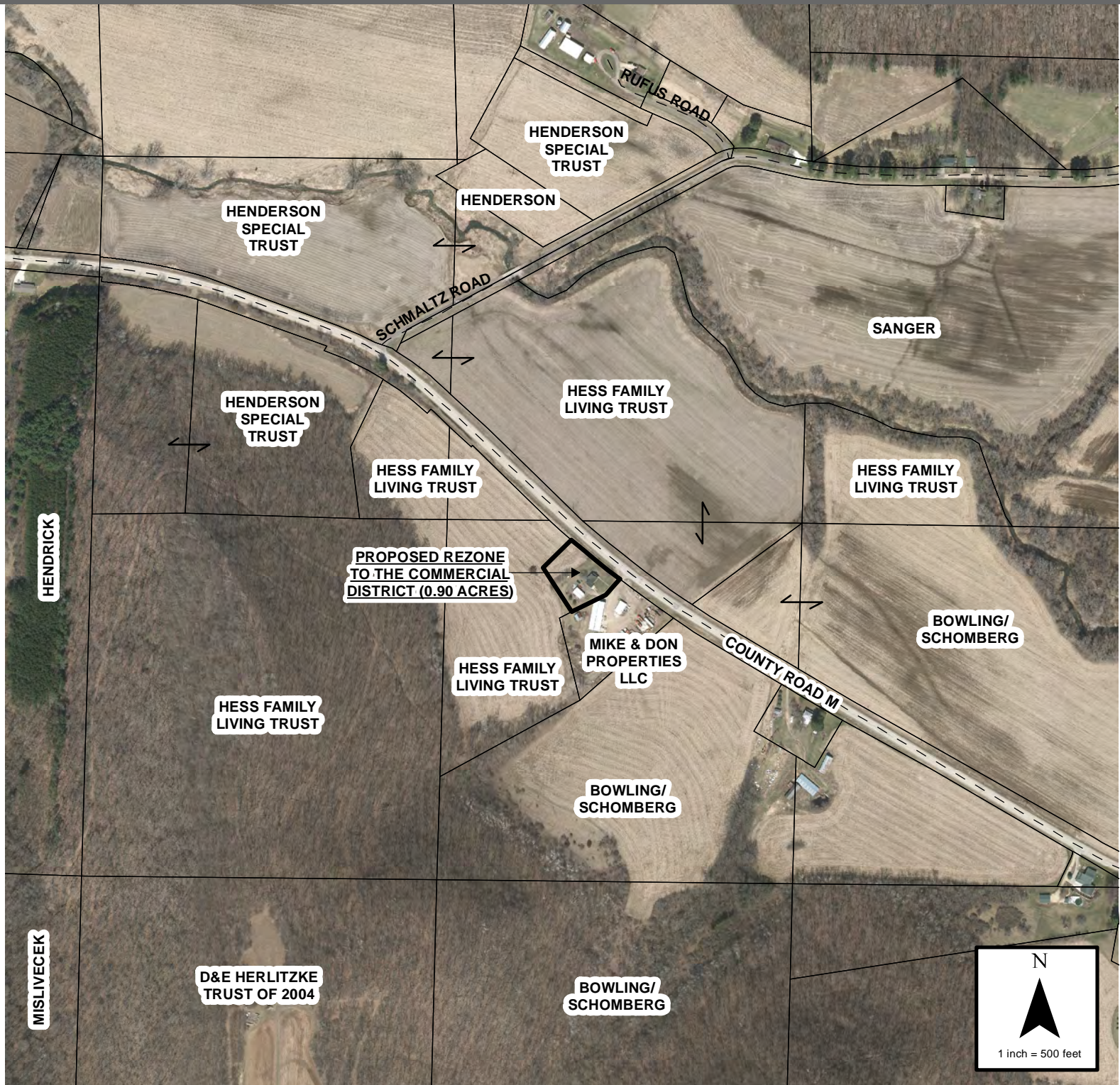
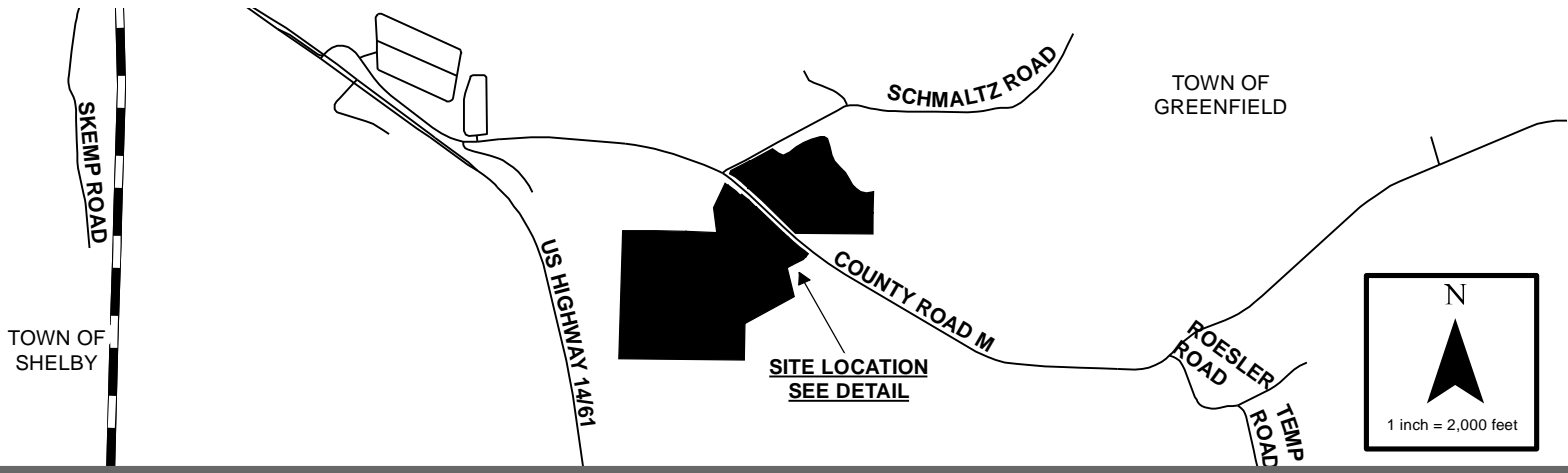
Boat and RV Storage Unit Plan

.9 Acres (next to Hess Excavating Shop)

W3947 County Highway M

Coon Valley, WI 54623

- 13,700 Square foot of storage buildings. Number of units to be determined with design. Units will be on a gravel lot with a gravel driveway.
- Minimal traffic for seasonal storage.
- Lighting as needed on side of buildings.
- Minimal noise.
- Possible sign on building and near driveway.
- No employees. Run by owner.
- Customers will be the general public with seasonal storage needs. (15-30 customers)
- There are no set hours of operation.
- New metal buildings with concrete floors with options of having them heated. Individual overhead doors for each storage unit. Units will vary in size from 300sq ft to 600 sq feet.
- No products involved.
- No waste generated.
- No smoke, odor, dust or other emissions created.
- Removal of existing house, garage, surrounding trees, grass and weeds. Lot will be leveled off. Site layout and design per LaCrosse Engineering and Surveying to include water management.
- No potential changes in conjunction with proposed land use.
- No outside storage will be allowed.
- Existing shared driveway with proposed additional driveway on the NW side of property. Lot will have minimal slope. Currently in process of obtaining an additional driveway permit with LaCrosse County.
- No known covenants or deed restrictions.
- Town of Greenfield has approved the change in land use.



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