

LA CROSSE COUNTY NOTICE OF MEETING

COMMITTEE OR BOARD: PLANNING, RESOURCES AND DEVELOPMENT

DATE OF MEETING: Monday, August 2, 2021

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

Kathleen Stewart
Charles Handy
Aaron Lacher
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.
Adam Steffen - FSA
Bryan Jostad
Cindy Koperski
Matt Hanson
Vicki Twinde-Javner
Jeffrey Schroeder
Maureen Freedland
Michelle Komiskey - NRCS
Coreen Fallat - DATCP
Tim Miller – US Fish & Wildlife
Randall R Urich – U.S. Army Corp.
Matthew Bauer, DNR Forester
Cody Caulum, DNR Forester
Katy Vosburg - DATCP
Craig Saxe – UW Extension Area
Director
Randy Erickson

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

****PUBLIC COMMENT:** Individuals may make a public comment in person or virtually. For individuals intending on making a virtual public comment, **please register at least 24-hours** in advance by emailing publiccomment@lacrossecounty.org or leave a message at 785-9700. Please include your name and email address you will be using to connect with the committee, along with the name of the committee you would like to provide a public comment. The Committee may receive information from the public, but the Committee reserves the right to limit the time that the public may comment and the degree to which members of the public may participate in the meeting.

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

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

DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED: July 22, 2021

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

Date: Monday, August 2, 2021

Time: 4:30 P.M. – 5:30 P.M. Regular Committee Business Meeting

Place: Administrative Center/County Board Room (RM 1700) and via Microsoft Teams
[Click here to join the meeting](#)

1. Call to order/Roll Call
2. Approval of Minutes from June 28, 2021
3. Public Comment **Please see above on how to sign up for making public comment**
4. Supervisor Conference Reports
5. Consent Agenda:
 - a. Board of Adjustment minutes from July 12, 2021
6. UW-Extension – “But That’s Not What I Meant” – Emily Crook
7. CPAC Status Update – Charlie Handy
8. Bostwick Creek Watershed Update – Jake Schweitzer
9. Coon Creek Watershed Update – Matt Hanewall
10. Future Agenda Items
11. Recess

Date: Monday, August 2, 2021

Time: 6:00 P.M. Public Hearing

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

PLEASE NOTE: Applicants or those speaking on their behalf must attend the public hearing in person.

ZONING ORDINANCE MAP AMENDMENTS, CONDITIONAL USE AND SPECIAL EXCEPTION PERMITS

Zoning Petition No. 2057

Keith P & Marilyn M Herlitzke

Town of Greenfield

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

July 22, 2021

**This meeting may be recorded, and any such recording is subject to Disclosure under
the Wisconsin Open Records Law**

La Crosse County Planning, Resources and Development

August 2nd, 2021 Meeting - Staff Report

#6 – UW – Extension – “But That’s Not What I Meant” – Emily Crook

A report on Emily's latest initiative with mental health and self-awareness for 6th-9th graders across the state. Updates on local support programs for black youth, and current 4-H membership movement.

#7 – CPAC Status Update – Charlie Handy

The Comprehensive Plan Advisory Committee has completed drafting the Existing Conditions Report of the Comprehensive Plan. This draft will be updated more as we move forward with the overall plan. Also, they are very interested to receive comments from the PR&D Committee and the County Board on the draft. Understand that this draft is just mapping what conditions exist in the County that will help to educate us for what comes next in the plan document. There are no policy recommendations in this report. We have brought to you the executive summary in your packet, and the entire report is available for your review electronically on the CPAC SharePoint site. Invitations to this site will be sent separately to members.

The CPAC has completed public input into the existing conditions report and has started to gather public input into the farmland preservation chapter of the plan. We have held two public workshops where we sent 1,253 postcards out to landowners of 35 acres and larger. We also have farmland preservation surveys out for those large landowners and a separate survey for the remainder of La Crosse County. We have only had those surveys live for a couple of weeks, and we will have updated numbers of survey participants at your meeting. The very rough draft of the farmland preservation chapter is available electronically on the CPAC SharePoint site.

#8 – Bostwick Creek Watershed Update – Jake Schweitzer

Landowner meetings within the watershed are wrapping up. Two stream restoration projects and four dams are planned in the Upper Bostwick Creek Watershed for the remainder of 2021. WIDNR completed fish and habitat surveys. Kevin Erb of UW-Extension has offered the opportunity for La Crosse County to host a soil health field day. Revisit the cost-share policy for the Bostwick Creek Watershed Project.

#9 – Coon Creek Watershed Update – Matt Hanewall

Both rounds of Public Scoping Meetings have been completed. Comments and questions are summarized on the project website, <https://www.wfkandccwatersheds.com/>. Aside from Jersey Valley (Vernon County), the cost benefit ratios do not justify rebuilding or repairing any of the existing dams. Extensive fractured bedrock throughout the Driftless Region adds substantial costs to reconstruction. As a result, NRCS is recommending decommissioning all but the Jersey Valley Dam. Decommissioning, if chosen by the counties, would begin with the failed structures, followed by the high hazard dams and then eventually the low hazard dams. Low hazard dams would be decommissioned more slowly and phased out over the next several decades. La Crosse County has one high hazard dam and one low hazard dam. Before moving forward, sponsor counties will need to evaluate options and choose a “preferred alternative”. The PR&D will provide oversight throughout this process.

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

Keith Herlitzke Petition No. 2057

The owner of the parcel is applying to rezone an existing parcel from the Exclusive Agriculture to the Rural Zoning District for the expansion of an existing residential use. The existing parcel is not part of a Base Farm Tract and ordinance does not authorize this parcel to be combined with the adjacent Base Farm Tract.

If approved, the owner will need to create a tax parcel that contains the entire existing residence and meets setback requirements per Chapter 17 - Zoning Code.

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, June 28, 2021

Administrative Center – County Board Room (1700)

4:30 p.m. – 4:57 p.m.

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

MEMBERS EXCUSED: Patrick Scheller, Dan Hesse

MEMBERS ABSENT:

STAFF & GUESTS: Kathleen Stewart, Bryan Meyer, Steve O'Malley, Karl Green, Matt Hanewall, Jane Klekamp, Craig Saxe, Brian Fukuda, Eric Timmons, Mari Pietz, Kaitlyn Davis, Aaron Lacher, Bryan Jostad, Angel Much, Brock Tokach (Recorder)

APPROVAL OF MINUTES FROM MAY 3, 2021 MEETINGS

MOTION by Keil/Hundt to approve the May 3, 2021 meeting minutes.

5 Aye, 0 No, 2 Excused (Scheller, Hesse) Motion carried.

PUBLIC COMMENT

None.

SUPERVISOR CONFERENCE REPORTS

None.

CONSENT AGENDA:

Approval of Board of adjustment minutes from April 12 and May 17, 2021.

MOTION by Cornforth/Hoyer to approve the April 12 and May 17 Board of Adjustment meeting minutes.

5 Aye, 0 No, 2 Excused (Scheller, Hesse) Motion carried.

Introduction of New Zoning Supervisor – Kathleen Stewart

Stewart introduced Aaron Lacher as the new Zoning Supervisor.

CPAC STATUS UPDATE – KATHLEEN STEWART

Stewart gave the committee and those present an update on the CPAC and survey.

NG 911 RFP RECCOMENDATION – MARI PIETZ

Pietz gave committee update on staff recommendation to move forward with the RFP.

MOTION by Cornforth/Keil to approve the RFP.

5 Aye, 0 No, 2 Excused (Scheller, Hesse) Motion carried.

FARM TRANSITIONS – KAITLYN DAVIS

Davis gave the committee and those present a presentation on the Farm Transition Program.

FUTURE AGENDA ITEMS

- Hoyer asked for the committee to receive an update on the Bostwick Creek watershed and phosphorus reduction program.
- Emergency Management

ADJOURN

MOTION by Keil/Cornforth to recess at 4:57 pm.

5 Aye, 0 No, 2 Excused (Scheller, Hesse) Motion carried.

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

BOARD OF ADJUSTMENT PUBLIC HEARING

Monday, July 12, 2021

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:
MEMBERS ABSENT: None
OTHERS PRESENT: Dale Hewitt (Reader), Angel Much, Aaron Lacher, Charlotte Peters

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. 2021-18 Terrance & Johanna Bell, W2739 Birch Lane, La Crosse, WI 54601. Permit denied to construct a 30-ft by 24-ft attached garage to an existing residence that will partially in the right-of-way setback of Birch Lane, a Class I Highway, which is to replace an existing 29-ft x 24-ft carport approved by Variance Appeal No. 2003-85. Property described as Birchwood Heights Addition, Lot 11, Block 1, Section 12, T15N, R6W. Property address W2739 Birch Lane. Tax Parcel No. 6-844-0. Town of Greenfield.

Appearing in Favor: Terrance Bell, W2739 Birch Lane, La Crosse, WI 5460. Pretty straight forward. Garage. I don't have a garage at this point, I don't know. Ya, Front yard starting to look a little bit like Sanford & Son's. I've got 4 kids a 5th on the way, I'm just looking to build about 10 feet of that setback.

Raymer: Ok, did you go to your town board about it?

Bell: I did yes.

Raymer: Any questions?

Eilertson: This is replacing the carport?

Bell: That's correct. It's pretty much going to be built to the same foot print.

Eilertson: Construction time...when do you want to start, when do you want to end?

Bell: I'm hoping to get them in next summer, if I can.

Eilertson: Next summer, not this year.

Bell: Correct, not this year. I don't think I'm going to be able to get anyone in at this time.

Eilertson: I don't have anything other questions.

Warzynski: You think you'll get her done with in a year?

Bell: Ya, I hope so, I mean if I can get on somebodies line, but by next fall at the latest.

Raymer: Thank you

Eilertson: 18 months

Raymer: Anyone else here to speak in favor of this appeal?

Appearing in Favor: Durand Mathe, W2747 Burch Lane. I am Terri's neighbor, my property borderlines with Terri's. And I guess his garage mostly would affect me and my wife, and we have no problem with it at all. We are all in favor for it.

Raymer: Alright, thank you. Anyone else here to speak in favor of this appeal?

Appearing in Opposition: None

Correspondence In Favor: Hewitt: 1 piece – Dated Wednesday June 30th, 2021 sent from Stacy Burns clerk for the town of Greenfield sent to Angle Much, La Crosse County Zoning. Terrance Bell came before the town of Greenfield at the June 9th, 2021 meeting. His request was approved by the town board. The minutes of this meeting have not yet been approved I can send a copy when they are ready. Signed Jill Murphy - Clerk.

Discussion:

Raymer: Thoughts?

Warzynski: I don't have any problem but what are we going to do regarding construction time?

Raymer: Well, that's just a guide line. That 12 months.

Eilertson: Give him 18 months, or until the end of...

Raymer: Building season next year?

Eilertson: Well I'll make a motion to approve subject to him getting it done by the end of...

Hewitt: Typically construction end date is that Friday before deer hunting.

Raymer: It should be a state law.

Hewitt: That date would be...

Raymer: Just say the first of November and lets get it over with.

Correspondence in Opposition:

MOTION by Eilertson / Warzynski to Approve the petition as proposed to be completed by November 1st, 2022.

3 Aye, 0 No Motion carried

AFTER-THE-FACT APPEAL NO. 2021-15 Jason Vrbsky & Bethanne M Krueger, N8365 Bringe Court, Holmen, WI 54636, appeals to retain an after-the-fact closed fence and detached accessory building that lies within the 60-ft right-of-way setback of Brinker Lane and retain said fence and a portion of the existing residence that lie within the vision clearance triangle of Brinker Lane and Bringe Court, a Class I Highway. Property described as Holland Estates, Lot 21, Block 5, Section 23, T18N, R8W. Property address N8365 Bringe Court. Tax Parcel No. 8-1574-0. Town of Holland.

Appearing in Favor: None

Raymer: The homeowner isn't here?

Eilertson: Is there a problem with the door?

Staff went to check door, it was determined that the door was in fact locked and that the home owner was not outside of the building.

Raymer: We'll move on and see if they show up. The next appear is 2021-16 from the town of Holland.

APPEAL NO. 2021-16 Michael Drugan, W7665 Sylvester Road, Holmen, WI 54636, o/b/o of Drugan's Castle Mound, Inc, W7665 Sylvester Road, Holmen, WI 54636, appeals to retain an existing 36-ft x 99.75-ft detached accessory building used for commercial purposes, golf cart storage, that will lie 20-ft into the side yard setback and no less than 15.82-ft in the front yard setback, as depicted on a proposed conceptual property drawing survey map prepared by La Crosse Engineering. Property described as part of the NW ¼-SW ¼, of Section 13, T18N, R8W. Tax Parcel No. 8-951-0. Property address W7665, W7667 and W7665 Sylvester Road, W7634 and W7636 Castle Mound Road and N8652 US Highway 53. Town of Holland.

Hewitt: Ah, Mike Drugan is not present.

Raymer: Oh, wait a minute, on behalf of who?

Hewitt: Mike Drugan on behalf of Drugan's Castle Mound. I do not see Mike present either.

Raymer: Is anyone here on that one? How about Eric S and Kathleen Jo Larson Lysaker? Ok, their here. You're next.

APPEAL NO. 2021-17 Eric S and Kathleen Jo Larson Lysaker, N5452 Eagle Circle Lane, Onalaska, WI 54650, applies to construct a single-family residence, retaining wall and two (2) patios on proposed combined tax parcel no's. 10-1642-0 (0.232 acres) and 10-1643-0 (0.13 acres) that will create a lot that is 15,768.72 sq. ft. in size and does not meet the minimum lot size requirement of 20,000 sq. ft. for a single-family residence for parcels zoned Residential District A, the proposed single-family residence will lie within the 50-ft right-of-way setback of County Road ZB, A Class II Highway and the proposed single-family residence, retaining wall and two (2) patios will lie within the required 75-ft setback of the Ordinary High-Water Mark of the Black River, a navigable waterway. Property described as part of Gov't Lot 2, Section 22, T17N, R8W. Property address W8229 & W8233 County Road ZB. Town of Onalaska.

Raymer: Any here to speak in favor of this appeal?

Appearing in Favor: Kathleen Jo Larson Lysaker, N5452 Eagle Circle Lane W., Onalaska. We came today to explain our proposal. We purchased the first parcel, first lot in 2002, with the intention of building a lot and at that time there was a foundation there from the previous home and we were told it was a buildable lot at the time of our sale, at the time we purchased it in 2002. Then in 2009 we bought 36 feet that adjoined the property thinking that with that increase that we would make it a sizable lot so that there would not be a need for a variance and at that time that was our understanding and so that is why we are coming to you today. Because we proposing a single residence for a family home and we would try to mitigate any factors to make it work within the lot. Whatever the requirements were.

Eilertson: Mrs. Lysaker, did you meet with the DNR or the La Crosse County Highway Commissioner regarding the setbacks that are required?

K. Lysaker: I did not but I believe my husband talked to them?

Eilertson: You didn't meet with either of them though?

K Lysaker: No

Raymer: Well these lots are on that stretch are extremely restricted because of the ordinary high water mark and the setback from that highway as you can see here but ah...

K. Lysaker: There is a foundation still on that property, from the previous home.

Raymer: And that was built prior to these zoning rules I assume?

Hewitt: Yes

Raymer: Plus they were cottages back in the day, and now of course it's turned into what it's turned into. Anything else?

K. Lysaker: We would just assure you that we would do whatever was in the rules to make it within the guidelines.

Raymer: Any questions?

Eilertson: No

Warzynski: No

Raymer: Anyone else here to speak in favor of this appeal?

Appearing in Favor: Eric S Lysaker, N5452 Eagle Circle Lane, Onalaska, WI. As far as design of the home we made it fit the lot really nice, ah the septic put up in the top, the well works with the neighbors and everything else and we're not asking for a whole lot. And far as the DNR I didn't know I was supposed to talk to the DNR or the highway commission. I thought the highway commission would be notified.

Raymer: And they are

E. Lysaker: OK. We managed to keep the house for the design up further than the neighbors which would be Maniscus. Way up from his. The existing lot, I know its null and void but the existing foundation which I left part of it in there was actually way down closer to the water than the neighbors, so we're trying to fit it in there really nice and small. Not build a mansion.

Raymer: Well, like we stated before, those setbacks don't give you any room basically to build a house on the lot. I mean that's just the way it is. Any questions?

Board: No

Raymer: Anything else?

E. Lysaker: No

Raymer: Alright, thank you.

Anyone else in favor of this appeal? None

Appearing in Opposition: None

Correspondence In Favor : None

Correspondence In Opposition: 1 piece –

Hewitt: I received one piece from the La Crosse Highway Department Commissioner, Ron Chamberlin dated Thursday July 1st, 2021 sent to Angel Much. "Good Afternoon, Improvements constructed within the setback have the potential to require compensable damages in the event of a need to widen the ROW due to changes on CTH ZB at some point. Such a situation would be at the expense of the property tax role. Therefore the Highway Department objects to Appeal #2021-17. Thank you for the opportunity to review. Ron Chamberlain, Highway Commissioner" And that is all I have.

Raymer: Nothing from the DNR?

Hewitt: No correspondence from the DNR or the town.

Raymer: or the town? Did you go to the town Eric?

E. Lysaker: No, sir

Raymer: Ok. Well, this is one of those immovable objects as far as we can...if Chamberlin is right and opposed to that because if they potentially widen that highway I guess that's...

Eilertson: this is the first one of this nature that I can remember that the DNR hasn't responded

Raymer: That is unusual. Anything to do with that lake.

Eilertson: Ya

Raymer: Not much we can do about it.

Eilertson: They're building a house that doesn't fit on this lot legally and I think its...

Raymer: Motion?

Warzynski: I motion to deny

Raymer: Second?

Eilertson: Second

**MOTION by Warzynski / Eilertson to deny the petition as proposed
3 Aye, 0 No Motion carried**

Raymer: What did we find out? Are there people out there or were there?

Much: I left

Hewitt: The door was locked and no body was out there. Angel did go check and she called tried to leave a message for them, so...

Much: Facilities is supposed to have the building open, you know when we book the room and stuff you know it's on facilities they are supposed to have it open

Raymer: Right. That's the first time it was locked that I've come here.

Some discussion by multiple people about the door being locked.

Hewitt: So, the board has the opportunity to defer that to the next meeting or to table it until the next meeting or add it on if you would choose so.

Eilertson: Do we motion to do that?

Raymer: Yes, motion to table those

Eilertson: Both of those

Raymer: Motion to table appeals # 2021-15 and # 2021-16

Eilertson: ok, I'll so move.

Warzynski: I'll second.

Raymer: Any discussion on that motion?

Eilertson: No

Warzynski: No

Hewitt: Could I just please get verification that if the applicants indicate that the door was locked and that they could not get in that they would be waved the public hearing fee for that? If the board chooses to do so?

Raymer: Yes

Eilertson: I would add that to the motion

Raymer: Amend that motion...amend your second then, whatever. You'll second the motion?

Warzynski: I'll second the motion.

Raymer: Any discussion on the motion?

Eilertson: No

Warzynski: No

Raymer: All in favor of the motion say Aye

Eilertson: Aye

Warzynski: Aye

MOTION by Eilertson / Warzynski to table 2 appeals for next meeting.
3 Aye, 0 No. Motion carried unanimously.

MOTION by Eilertson / Warzynski to adjourn (6:21 pm)
3 Aye, 0 No. Motion carried unanimously.

Approved

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

Monday, May 3, 2021
County Board Room (1700) – Administrative Center
6:00 p.m. – 6:18 p.m.

MEMBERS PRESENT: Peg Isola, Dan Hesse, Rick Cornforth, Kevin Hoyer, Karen Keil,
MEMBERS EXCUSED: Pat Scheller, Dave Hundt
MEMBERS ABSENT:
OTHERS PRESENT: Kathleen Stewart, Charlie Handy, Dale Hewitt, Bryan Meyer, Todd Clark,
Brock Tokach, Jane Klekamp, Angel Much (Recorder)

CALL TO ORDER

The 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.

AMENDMENT TO CH. 16 FLOODPLAIN ZONING ORDINANCE 71 Hinkley Rd.
Stewart gave overview of proposed floodplain map revision.

Appearing in Favor: Rick Beyer, 1415 Nakomis Ave, La Crosse, WI 54603,
I own this parcel and I’m here for any questions regarding this issue we have been dealing with for the last year and half.

Questions from the committee/staff...

Question Hoyer: This is just a replacement of the current walking path that is there to bring it up to compliance?

Answer Beyer: Retaining wall and its not being replaced. Its not in the floodplain and we had to go to FEMA to prove it. Its not in the floodplain.

Question Isola: The amendment just says that your property is not in the floodplain anymore?

Answer Beyer: That wall is not in the floodplain according to FEMA.

Appearing in Favor: Adam Aspenson, 1641 Sand Lake Road, Onalaska, WI 54603. I’m here to support the floodplain zoning ordinance.

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.

Staff Recommendation (Stewart): Staff is in support of this amendment.

MOTION by Keil/Hoyer to approve the Amendment to Ch. 16 Floodplain Zoning Ordinance.
5 Aye, 0 No, 2 Excused (Scheller, Hundt) Motion carried.

SPECIAL EXCEPTION PERMIT NO. 2021-01 Troy D & Megan M Harcey, 70 Dawson Place, La Crosse, WI 54603, applies for a Special Exception Permit to fill/grade an area approximately 4,029 sq. ft. in size with topsoil and sod, along with the removal of existing paving stones and replacing them with a 5-ft x 64-ft flag stone path approximately 455 sq. ft. in size within the Shoreland Zoning District of the Black River depicted on a site plan designed by Makepeace Engineering. Property described as the First Addendum to Dawson Park Condominium Plat, Unit 1, Section 18, T16N, R7W. Tax Parcel No. 4-2305-0. Property address 70 Dawson Place. Town of Campbell.

Appearing in Favor: Megan Harcey, 70 Dawson Pl, La Crosse, WI, 54603.

Questions from the committee/staff...

Question Isola Are you replacing a walkway?

Answer Harcey It's a couple of things. Its extending our grass line towards the water but not within that 35-ft vegetative area which is 35-ft up from the ordinary high water mark. And then replacing an existing walkway with a new walkway.

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 Township. (Read into the record.) The Town Board approved.

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

1. This permit is specifically granted to Troy D & Megan M Harcey, 70 Dawson Place, La Crosse, WI 54603, applies for a Special Exception Permit to fill/grade an area approximately 4,029 sq. ft. in size with topsoil and sod, along with the removal of existing paving stones and replacing them with a 5-ft x 64-ft flag stone path approximately 455 sq. ft. in size within the Shoreland Zoning District of the Black River;
2. Any permitting required by the WI DNR and the La Crosse County Land Conservation Department shall be obtained prior to the project commencing and shall be made part of this permit;
3. All work shall be completed as shown on the Project Description submitted by the applicant;
4. All erosion control measures shall be installed prior to any land disturbance or construction so that no sedimentation shall be allowed to flow into the Black River during construction;
5. The viewing corridor access, in accordance with Chapter 20 – Shoreland Zoning of the La Crosse County Code of Ordinances, can be no larger than 35-ft in width;
6. Any tracking on public roads shall be cleaned daily; and
7. This permit expires December 31, 2021.

Question Isola: Are you ok with the conditions? Do you understand them and are you ok with them?

Answer Harcey: I do understand them. I think my only question is what happens if for whatever reason we don't find a landscaper to complete the work by December 31st?

Answer Handy: We can extend that date if you don't think that is feasible. If you think it is feasible we will leave that in there and if you need an extension you will have to come to the committee for an extension.

MOTION by Cornforth/Keil to approve Special Exception Permit No. 2021-01 subject to the seven (7) conditions as outlined by staff.

5 Aye, 0 No, 2 Excused (Scheller, Hundt) Motion carried.

ZONING PETITION NO. 2056 Chad J Hemker, W4627 S Romskog Rd, West Salem, WI, 54669 O/B/O David A Sackmaster JR., 708 11th Avenue South, Onalaska, WI 54650, petitions to rezone from the General Agriculture District 1.41 acres, or 2.84% of an existing 49.63 acre Base Farm Tract to the Rural District to construct one single family residence depicted on a survey map prepared by Professional Land Surveyor Steve Horton. Property described as part of the SW/SE of Section 18, T17N, R6W. Tax parcel 7-752-1. Property address County Road M. Town of Hamilton.

Appearing in Favor: Chad Hemker, W4627 S Romskog Rd, West Salem, WI, 54669.

Questions from the committee/staff...

Question Isola: This is to amend a zoning ordinance to build a house?

Answer Hemker: Correct. For a single-family residence back behind the original house that is there. We had enough acreage to do it so I am requesting that 3% rezoned so he can build a house back in there, one of my family members.

Question Isola I understand that this is a second time you are coming in to do this?

Answer Hemker: Yes, I didn't get my deed recorded within the 30-day period kind of got misunderstood there on my behalf. But I have my surveyor online now, we should be good to go.

Question Isola: Have you made any substantial changes from the last time?

Answer Hemker: I believe Rob came out from the Land Conservation part and they looked at the road with the surveyor and they have changed it a little bit because of the grade so it's a little bit easier to get in and out of the house access.

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): Email from Sarah Schultz from town of Hamilton (Read into the record.) Town Board Approves.

Staff Recommendation (Handy): Staff recommendation is for approval subject to the recording of the following five (5) deed restrictions:

1. Only one single family residence is authorized on the proposed 1.41-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 45 days of County Board action if approved; and
5. These conditions can be lifted or amended by the La Crosse Board of Supervisors only.

Question Isola: Do you understand and can you agree to these conditions?

Answer Hemker: Yes Ma'am

MOTION by Hoyer/Cornforth to approve Zoning Petition No. 2056 subject to the recording of the five (5) deed restrictions as outlined by staff.

5 Aye, 0 No, 2 Excused (Scheller, Hundt) Motion carried.

MOTION by Hoyer/Keil to adjourn at 6:18 pm.

5 Aye, 0 No, 2 Excused (Scheller, Hundt) Motion carried.

Hearing adjourned at 6:18 pm.

Approved 06/28/21

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

PETITION NO. 2057 by **KEITH P & MARILYN M HERLITZKE,
W2818 EVANS DWYER RD, COON VALLEY, WI, 54623**

NOTICE IS HEREBY GIVEN, that a public hearing will be held in the COUNTY BOARD ROOM (1700) of the
ADMINISTRATIVE CENTER (*entry via EAST entrance only*) 212 6TH ST N La Crosse WI 54601

on the 2nd day of AUGUST 2021 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 16.35-acre lot from the EXCLUSIVE AGRICULTURE DISTRICT

to the RURAL DISTRICT

the following described lands in the Town of GREENFIELD

Part of the NE/SW of Section 25, T15N, R6W. Tax Parcel 6-595-0. Property address W2818 Evans Dwyer Rd.
Town of Greenfield.

REASON FOR REZONE: FOR A PROPOSED 30' X 45' EXPANSION OF AN EXISTING 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.

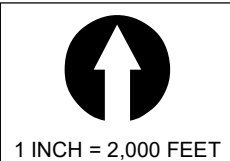
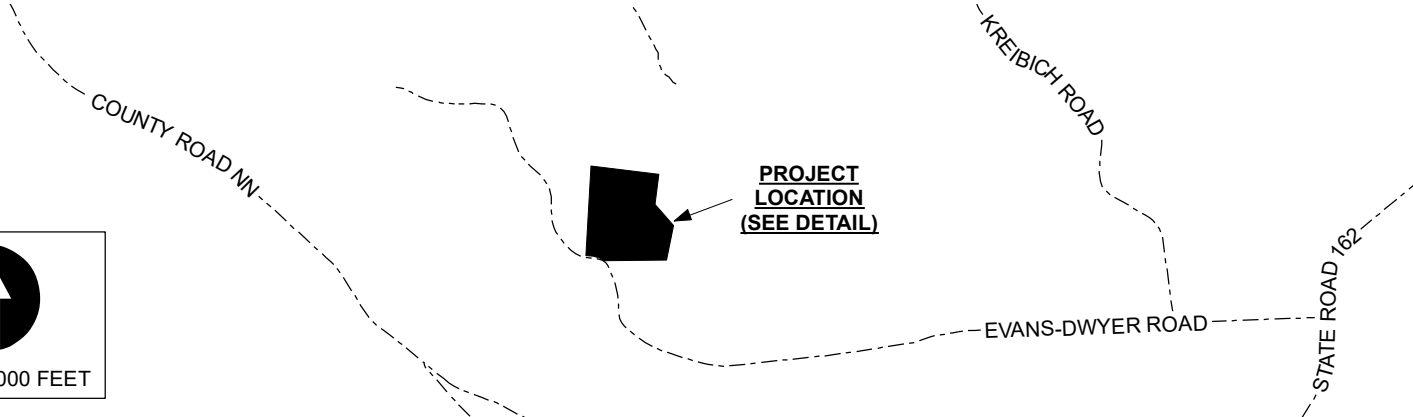
Dated this 19th day of JULY 2021

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

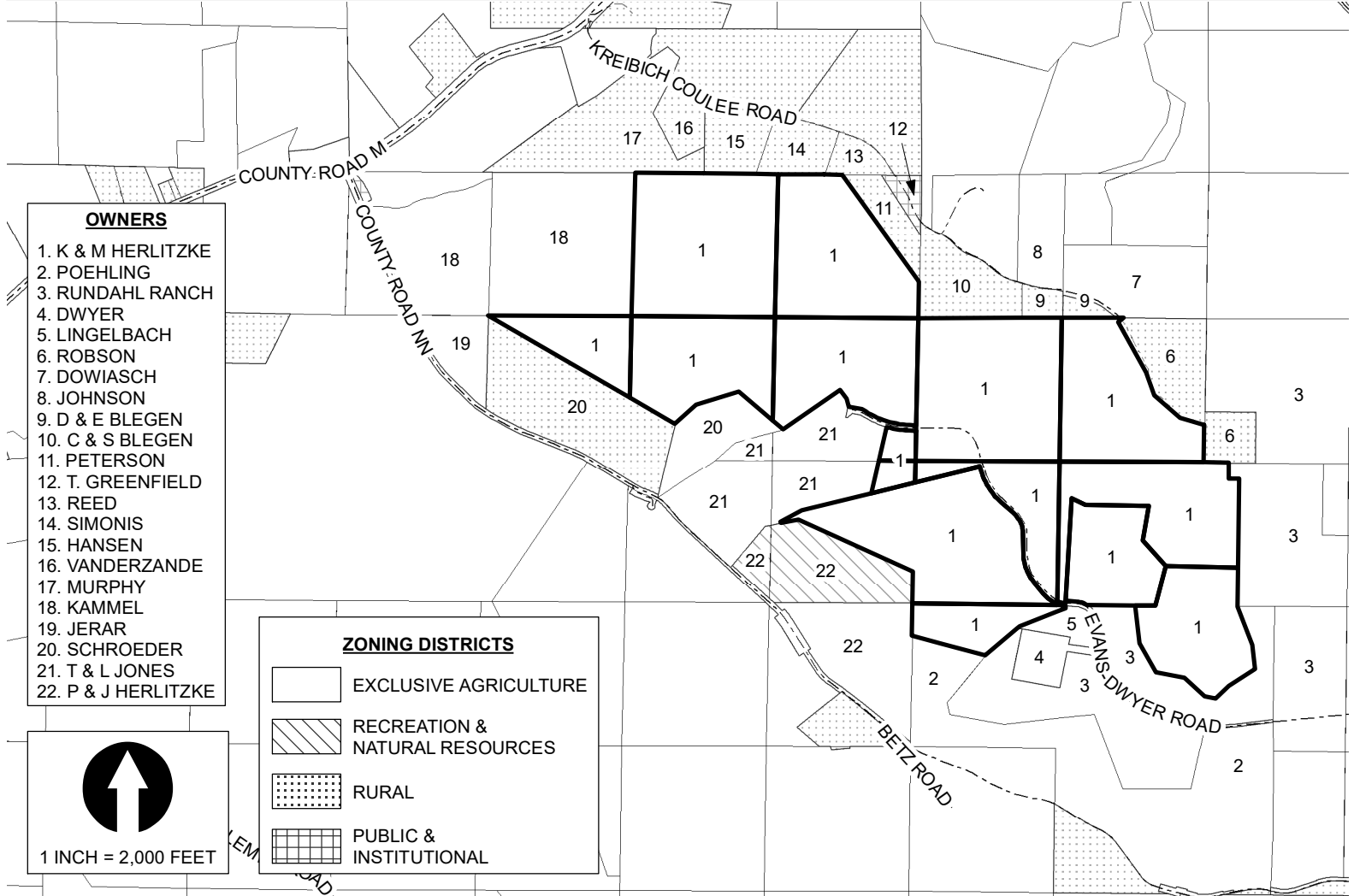
BY _____
Kathleen Stewart, Administrator
Zoning, Planning and Land Information Department

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.**

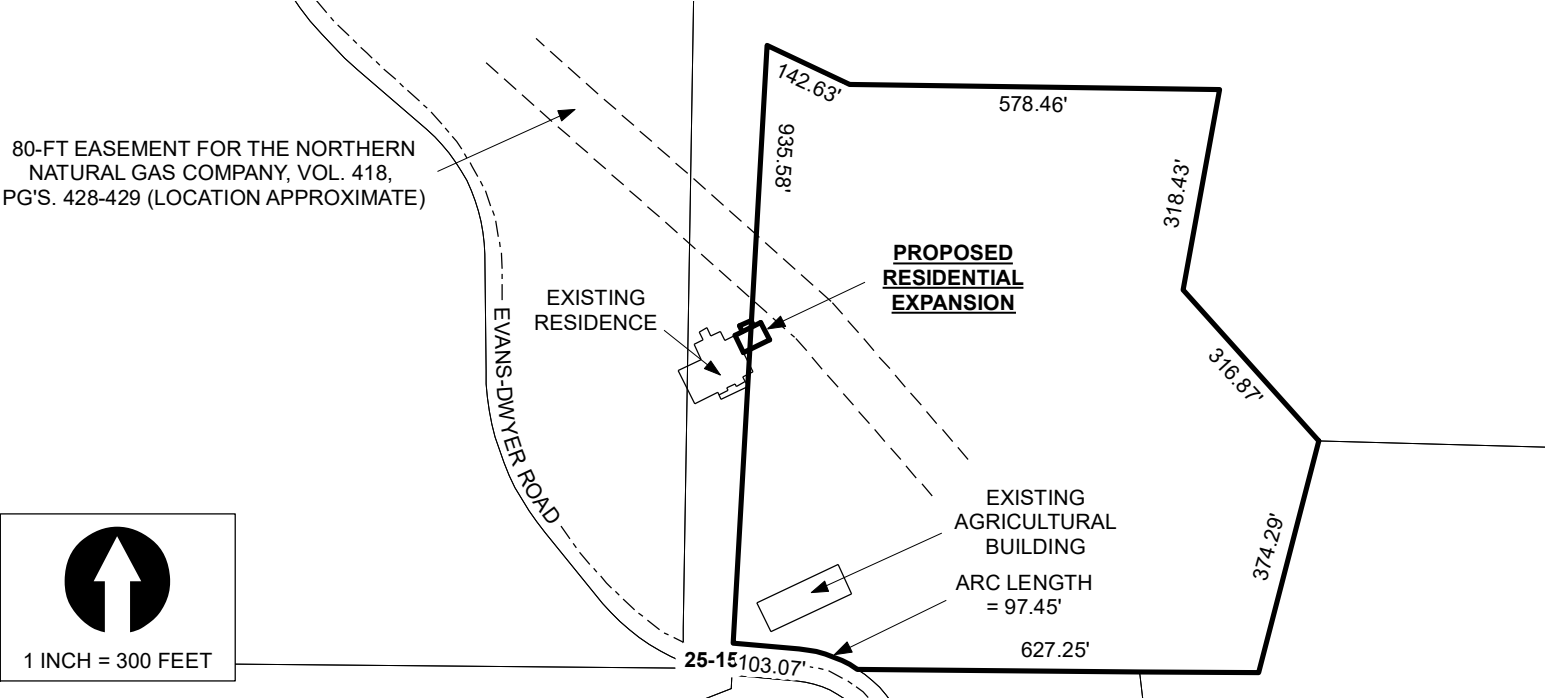
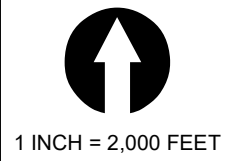


PROJECT LOCATION
(SEE DETAIL)

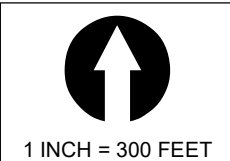


- OWNERS**
1. K & M HERLTZKE
 2. POEHLING
 3. RUNDAHL RANCH
 4. DWYER
 5. LINGELBACH
 6. ROBSON
 7. DOWIASCH
 8. JOHNSON
 9. D & E BLEGEN
 10. C & S BLEGEN
 11. PETERSON
 12. T. GREENFIELD
 13. REED
 14. SIMONIS
 15. HANSEN
 16. VANDERZANDE
 17. MURPHY
 18. KAMMEL
 19. JERAR
 20. SCHROEDER
 21. T & L JONES
 22. P & J HERLTZKE

- ZONING DISTRICTS**
- EXCLUSIVE AGRICULTURE
 - RECREATION & NATURAL RESOURCES
 - RURAL
 - PUBLIC & INSTITUTIONAL



80-FT EASEMENT FOR THE NORTHERN NATURAL GAS COMPANY, VOL. 418, PG'S. 428-429 (LOCATION APPROXIMATE)



ZONING PETITION NO. 2057

KEITH & MARILYN HERLTZKE
 LOCATED IN THE NE/SW SECTION 25, T15N, R6W
 16.36 ACRES TO BE REZONED
 TOWN OF GREENFIELD

LAND CLASS
 CROPS = 95%
 IDLE = 5%

REASON FOR REZONE: EXPANSION OF A 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.

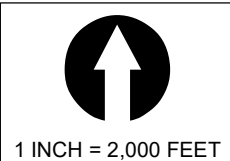
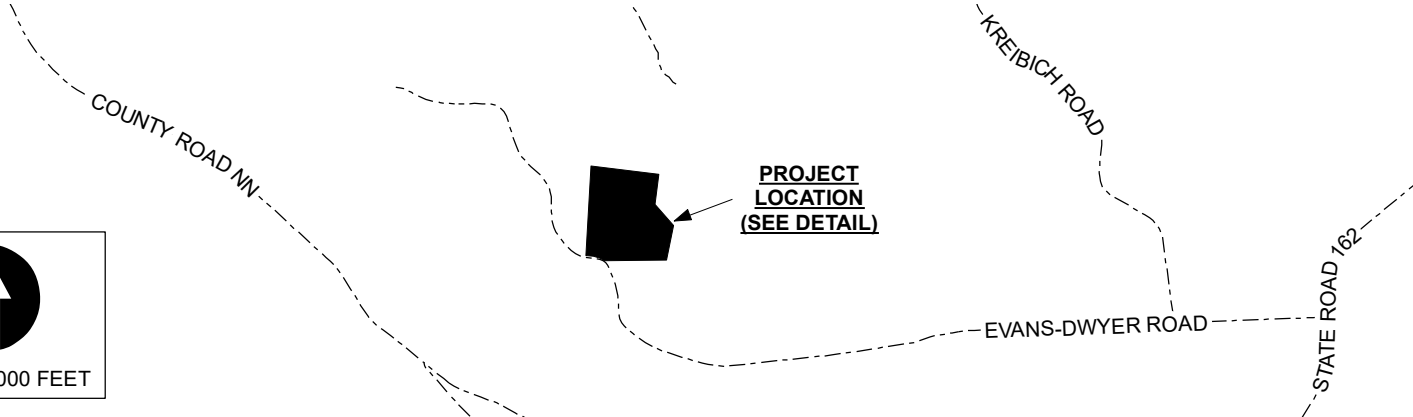
The rezone will not limit the current or future use of the protected area. It will continue to be farmed as it has been in the past years. There is no impact in regards to traffic, lighting or noise. We have protected the farm fields with a pond that collects the rain water from the residence.

The property tax revenue will increase with the rezone from Exclusive Agriculture District to Rural District. Additionally, the residential property value will increase with the proposed addition to the existing residence which will also increase property tax revenue.

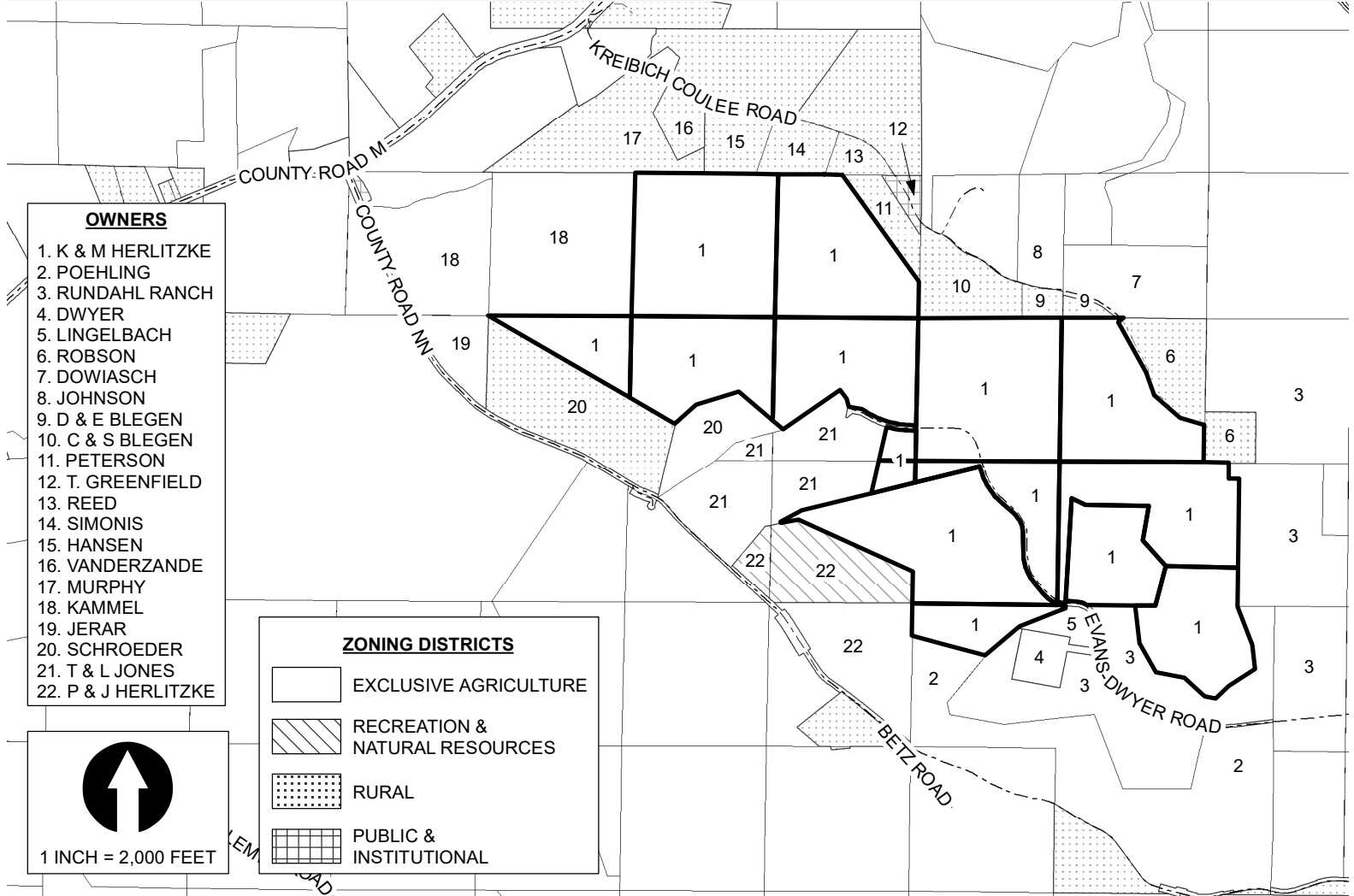
Keith has spoken to David Rundahl, Rundahl Ranch LTD. David has no objection and will sign any documents necessary to complete the zoning changes.

The rezone is beneficial to the Town of Greenfield, La Crosse County and us. We would appreciate approval of the rezone to Rural so that a Zoning/Occupancy Permit can be issued and we can proceed with the addition to our existing residence.

Thank you, Keith and Marilyn Herlitzke

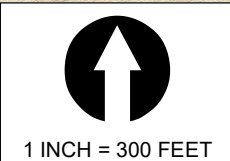
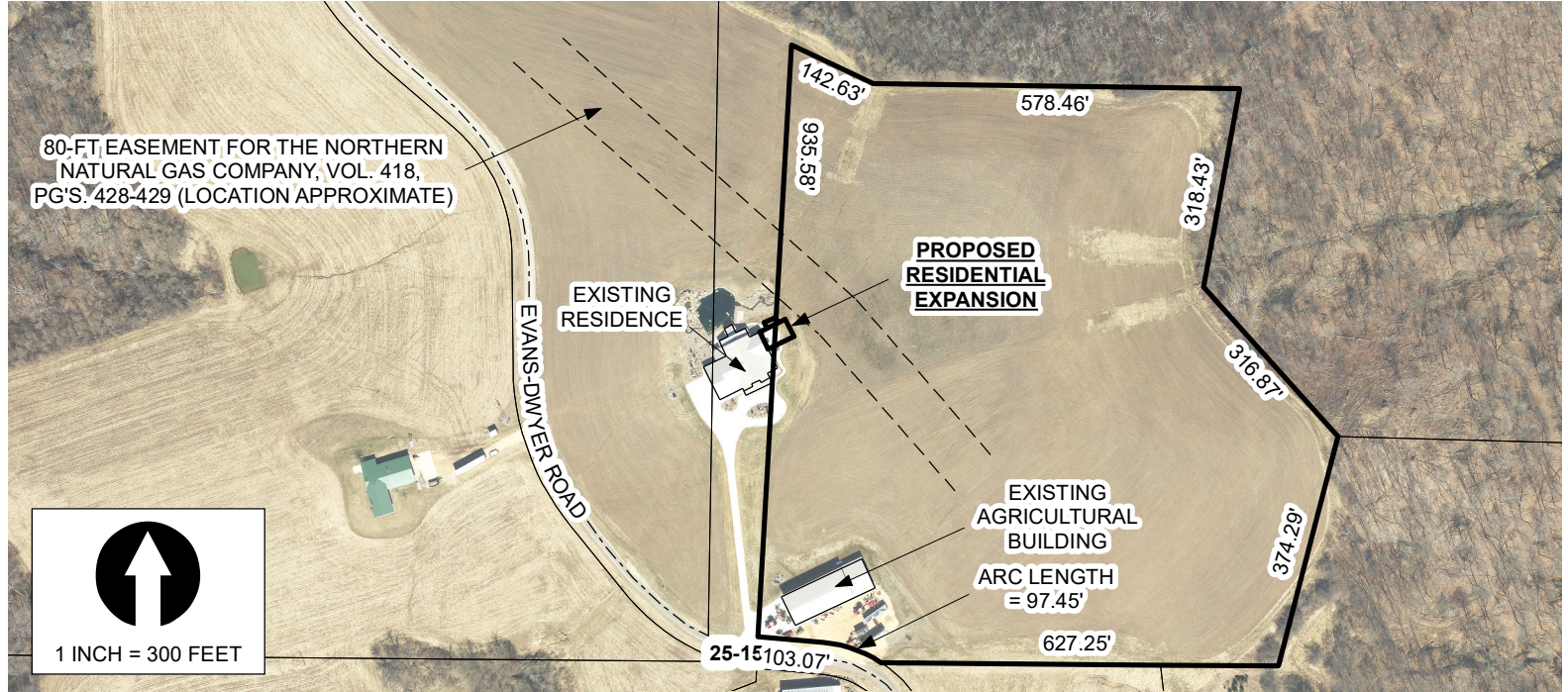
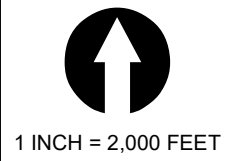


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(SEE DETAIL)



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