

LA CROSSE COUNTY NOTICE OF MEETING

COMMITTEE OR BOARD: PLANNING, RESOURCES AND DEVELOPMENT

DATE OF MEETING: Monday, June 28, 2021

MEETING TIME/PLACE 4:30 P.M. – 5:30 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 - CANCELLED
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: June 17, 2021

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

Date: Monday, June 28, 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 May 3, 2021
3. Public Comment **Please see above on how to sign up for making public comment**
4. Supervisor Conference Reports
Consent Agenda:
 - a. Board of Adjustment minutes from April 12 & May 17, 2021
5. Introduction of New Zoning Supervisor, Aaron Lacher – Kathleen Stewart
6. CPAC Status Update – Kathleen Stewart
7. NG 911 RFP Recommendation – Mari Pietz
8. Farm Transitions – Kaitlyn Davis
9. Future Agenda Items
10. Recess

Date: Monday, June 28, 2021

Time: 6:00 P.M. Public Hearing - CANCELLED

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

NO NEW ITEMS AT THIS TIME

DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED: June 17, 2021

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

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, May 3, 2021

Administrative Center – County Board Room (1700)

5:30 p.m. – 5:43 p.m.

MEMBERS PRESENT: Peg Isola, Rick Cornforth, Kevin Hoyer, Karen Keil, Dan Hesse, Rick Cornforth, Tim Goodenough (virtual)

MEMBERS EXCUSED: Patrick Scheller, Dave Hundt

MEMBERS ABSENT:

STAFF & GUESTS: Kathleen Stewart, Charlie Handy, Bryan Meyer, Steve O'Malley, Todd Clark, Karl Green, Dale Hewitt, Matt Hanewall, Jake Schweitzer, Jane Klekamp, Craig Saxe, Brock Tokach, Angel Much (Recorder)

APPROVAL OF MINUTES FROM MARCH 29, 2021 MEETINGS

MOTION by Keil/Hoyer to approve the March 29, 2021 meeting minutes.

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

PUBLIC COMMENT

None.

SUPERVISOR CONFERENCE REPORTS

None.

CPAC STATUS UPDATE – CHARLIE HANDY

Handy gave the committee and those present an update.

BOSTWICK CREEK WATERSHED UPDATE – JAKE SCHWEITZER

Schweitzer gave the committee and those present an update on the Bostwick Creek watershed and results of the partner group and townhall meetings.

Hoyer asked for the committee to be informed of meetings or events concerning the Bostwick Creek Watershed. Schweitzer agreed.

FUTURE AGENDA ITEMS

None

RECESS

MOTION by Keil/Hoyer to recess at 5:43 pm.

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

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

**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.

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

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, April 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

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. 2021-11 Joshua R Abramczak, N8073 Amsterdam Prairie Road, Holmen, WI 54636, permit denied to construct a 30-ft x 40-ft detached accessory building 20-ft in height that will exceed the 768 sq. ft. area limit and 17-ft height limit for such buildings on this 0.81-acre parcel. Property described as Certified Survey Map No. 129, Volume 12, Lot 3. Tax Parcel No. 8-1119-3. Property address N8073 Amsterdam Prairie Road. Town of Holland.

Hewitt advised this application had been pulled from the agenda therefore anyone present for this appeal knows it won't be heard.

AFTER-THE-FACT APPEAL NO. 2021-06 Mathew and Lisa Paulson, W3915 County Road D, Mindoro, WI 54644, appeals to retain an after-the-fact 20-ft x 12-ft attached covered deck and a reconstructed 6-ft high closed fence that lies within the required 50-ft right-of-way setback of County Road D. Property described as part of the NE/SW of Section 21, T18N, R6W. Tax Parcel No. 5-901-0. Property address W3915 County Road D. Town of Farmington.

Appearing in Favor: Mathew A. Paulson, W3915 County Rd D, Mindoro, WI, 54644. I didn't realize this was a city street, the roads that I looked at were the county and so I was looking at the wrong book. So, it was a mistake not coming to you guys first.

Question Raymer: So you are saying that the deck was there and the fence was there but you replaced some rotted stuff? So the fence isn't new except for the stuff that was rotten?

Answer Paulson : The only part of the fence that's new is the part that extends out past the front of the house.

Question Raymer: Ok, so that you did do.

Answer Paulson : The side was existing

Question Eilertson: What about the deck?

Answer Paulson : The deck, I tore up an old deck and then I built a new one at a different location, the old one was on the back of the house the new one is towards the front of the house but doesn't extend past the front of the house.

Question Raymer: Ok, so you actually did that but you didn't get a permit to do it

Answer Paulson: No, I didn't realize I need one because its not attached, so once I put the fence up then it's considered attached.

Question Raymer: Any questions?

Answer Warzynski: No I don't have any.

Comment Raymer: Anything else? Anyone else here to speak in favor of this appeal? none

Appearing in Opposition: None

Correspondence: Two (2) pieces of correspondence.

- 1) Email from town clerk Chrystal Sbraggia dated Thursday March 4th, 2021. Both plant commission and town board approved Matt Paulson's after the fact variance request.
- 2) Email from Ron Chamberlin, County Highway Commissioner, dated Monday April 5th, 2021. Deck is not closer than the existing structure, so highway department has no concerns with the deck. The fence is in the set back and in the event of a need to widen the right-of-way due to changes to Cty Road B at some point in the future it would be a compensable damage. Fence is within the set back as is common practice within the county, therefore county has no concerns with the fence set within the set back. In the even there is an encroachment, the highway department will issue an order for removal under section 8604 of the WI state statutes.

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

MOTION by Eilertson/Warzyski to Conditionally Approve the after-the-fact appeal to retain a 20-ft x 12-ft attached covered deck and reconstructed 6-ft high closed fence with subject to the condition that the fence be moved further back in the right-of-way setback and line up with the front of the house.

3 Aye, 0 No Motion carried

APPEAL NO. 2021-08 Robert and Jean Marconi, N8163 Amundson Coulee Road, Holmen, WI, 54636, permit denied to construct a 40-ft x 40-ft detached accessory building 18.17-ft in height that will exceed the area and height limits for such buildings on this 1.41 acre lot. Property described as part of the SE/SE of Section 21 and part of the SW/SW of Section 22, T18N, R7W. Property address N8163 Amundson Coulee Road. Tax parcels 8-288-1 and 5-1538-2. Town of Holland and Town of Farmington.

Appearing in Favor: Robert Marconi, N8163 Amundson Coulee Rd, Holmen, WI, 54636. We're limited by acreage to 1008 sq ft. I want to have an auto shop because I've got vehicles to restore, I also keep bees and I want to have space to keep the bees and lawn equipment and with all of that there isn't enough room in a 1008 sq ft and the other requirement to have a shop I want to have a hoist, so that requires a 12 foot ceiling. I want to have a energy heal (?) in the trusses putting that energy heal in there that puts the peak at 18 ft 2 in which also exceeds the limit.

Question Raymer: Are you building this to work on cars for yourself or are you going to work on customers?

Answer Marconi: No, for myself. For myself and family and friends vehicles.

Question Raymer : Ok, but friends vehicles, what does that mean

Answer Marconi: Well, if somebody needs a hand and I help them out with working on their car. They pay for the parts and I help them out with working on their car. I've been working on cars since I was in high school and for me that's something I enjoy doing.

Question Warzyski: I think the question is, when the friends car is being fixed do you give them a bill for the work that you rendered?

Answer Marconi : No.

Question Raymer: Any other questions?

Question Warzyski : What's your time frame to construct this if it's approved?

Answer Marconi : As soon as I could.

Question Warzyski : So the plans would be to build it this summer

Answer Marconi: Correct, yes

Appearing in Opposition: None

Correspondence: 1) Town of Holland board meeting minutes, dated Feb. 10, 2021. The Town Board approved.

Discussion Eilertson: If the neighbor doesn't have an issue due to shared driveway.

Discussion Raymer: If you're going to make a motion make sure those two buildings are in on it and going to be removed.

MOTION by Eilertson/Warzyski to Approve to construct a 40-ft x 40-ft detached accessory building 18.17-ft in height that will exceed the area and height limits for such buildings on this 1.41 acre lot., subject to construction being completed within 12 months. And that the chicken coop and the other building will be removed as scheduled.

3 Aye, 0 No Motion carried

AFTER-THE-FACT APPEAL NO. 2021-09 David and Debra Weaver, 57468 859th Rd, Wayne, NE, 68787, request denied to retain ten (10) detached accessory buildings totaling 54,688 sq. ft., which exceed the number and area limits for such buildings on this 22.07-acre lot. Property described as part of the SW/SE of Section 5, T18N, R6W. Property address W4260 and W4284 County Road Q. Tax parcel 5-559-1. Town of Farmington.

Appearing in Favor: Douglas R Pierce W155 State Rd 54 Melrose, WI – representing David Weaver. What do you want to know.

Question Raymer: He talks about milking cows, or is that what you do there?

Answer Pierce: Ya, he does and I do. Both. He will be bringing his cows up here shortly.

Question Raymer: Ok, cause he's from NE, I would think that's a pretty good commute, coming up here to milk cows.

Answer Pierce: Ya it is. He (Weaver) is splitting his operation and is moving his portion to this location.

Question Raymer: These existing farms set like that we have a tendency to leave alone if the buildings are in good shape and I think they all were.

Answer Pierce: Ya, all the buildings are in good shape?

Question Warzyski: How many cows do you milk?

Answer Pierce: Me or him?

Question Warzyski: Well, on the facility?

Answer Pierce: They're planning on milking 200.

Question Warzyski: And your selling veal off of there too?

Answer Pierce: Well, baby calves.

Question Warzyski: Well that's what some people call them.

Answer Pierce: Yep, some go in to raising up to 400 pounds and then sell them as veil, but for newborns they get sold for replacements or veal but they aren't butchered at that time.

Comment Raymer: Any other questions?

Appearing in Opposition: None

Correspondence: None

Question Raymer: No Correspondence?

Question Raymer: Did you contact the Farmington Board at all?

Answer Pierce: Ya, they approved it

Comment Raymer: Huh, ok. What do you think?

Discussion: *The Board discussed that they saw no issue with the appeal. It's food production and our position is always to approve that.*

MOTION by Warzyski/Eilertson to Approve to retain ten (10) detached accessory buildings totaling 54,688 sq. ft., which exceed the number and area limits for such buildings on this 22.07-acre lot.

3 Aye, 0 No Motion carried

APPEAL NO. 2021-10 Gregory and Patricia Martin, S106 County Road N, Coon Valley, WI 54623, petitions to split an existing 0.46-acre/20,037.60 sq. ft. parcel, which contains a portion of an existing residence, that will create a 0.26-acre/11,247.31 sq. ft. parcel that does not meet minimum lot size requirements of 20,000 sq. ft. for one (1) family dwelling in the Rural Zoning District. Property described as part of the SW/SW of Section 35, T15N, R 6W. Tax Parcel No. 6-801-0. Property address S106 County Road N. Town of Greenfield.

Appearing in Favor: Philip Thomas Martin 713 Deerwood Street Holmen, WI, 54636.

Question Raymer: You're not Gregory

Answer Martin: I am not, I'm his son, we are both here though. The reason that we want to do this is that we are looking for access to Vernon County. I plan to buy 5 acres from my parents in Vernon County. In order to get there we just need an area that we can access the road, there will be no structures built there, it will just be a gravel road drive way that we would be putting in to get to the Vernon County portion. We already have it surveyed off it just hasn't been entered in yet, but I have that with me as well if you need that.

Question Raymer: For a road access why do you need it that wide?

Answer Martin: We just went with that I guess. There won't be any buildings on it at all, but I think it's the required 16 or 18 foot wide gravel driveway is what I heard for the Highway Department.

Question Raymer: Any questions?

Answer Eilertson / Warzyski: No.

Appearing in Favor: Gregory A Martin S106 County Road N, Coon Valley, WI. I just want to say that we own the property that my son is looking at. We have 50 acres all of it is woodland, planted in trees, except for the center portion where there is a nice building lot available. And my son Philip and his family are looking to be out in the country and they want to be in a nice place and we can provide that for them. He would be buying the 5 acres from us now and then as time goes on he will probably pick up the rest of the property except for our house where we will keep 5 acres. That's our intent.

Question Raymer: Any questions?

Answer Eilertson / Warzyski: no

Appearing in Opposition: None

Correspondence: 1) Draft meeting minutes from the Town of Greenfield board meeting dated Wednesday March 10th, 2021. The Town Board voted to approve variance request 3 -0.

Discussion: The Board discussed. Stipulate that there could be no buildings built on it and Raymer still doesn't understand why the road would need to be that wide.

Comment Hewitt – The Highway Department did approve a driveway location that was closer to the west boundary line of the proposed parcel. Had they gone any smaller, a little remanent sliver would have been created.

MOTION by Eilertson/Warzyski to Approve splitting an existing 0.46-acre/20,037.60 sq. ft. parcel, which contains a portion of an existing residence, that will create a 0.26-acre/11,247.31 sq. ft. parcel that does not meet minimum lot size requirements of 20,000 sq. ft. for one (1) family dwelling in the Rural Zoning District.

3 Aye, 0 No Motion carried

MOTION by Warzynski/Eilertson to Adjourn (6:25 pm).

3 Aye, 0 No. Motion carried unanimously.

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

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, May 17, 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, Kathleen Stewart

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. 2021-12 Nicole M Nederloe, 4091 Glenhaven Drive, La Crosse, WI 54601, permit denied to modify and an existing exterior wall and construct a two-story residential addition to a single-family residence that will lie in the right-of-way setbacks of Glenhaven Drive and Hiawatha Avenue, both being Class I Highways. Property described as Wedgewood Terrace Addition, Lot 20, Block 4, Section 10, T15N, R7W. Tax Parcel No. 11-825-0. Property address 4091 Glenhaven Drive. Town of Shelby.

Appearing in Favor: Steve Nederloe, N2123 Breckenridge, La Crosse, WI. Father of Nicole. Our proposal is to, there is a 1 car attached garage right now, we extend the garage 6 feet to lie up with the front of the garage, turn that garage into a living room, add a 24 x 24 attached garage to the back of the house with the driveway out to Hiawatha Ave with living quarters on top. That's the extent of it, and I guess we don't have the 60 feet from the center of Hiawatha, to the wall of the garage. I think we have it in the front though.

Question Eilertson: What is this going to look like once it's built? Do you have any plans?

Answer Nederloe: Plans are presented to committee.

Question Raymer: In looking at this drawing there is a considerable amount of space behind the residence, why can't this addition be put there so it's not encroaching at all?

Answer Nederloe: It would take up a lot more yard and there is a patio door that we are basically going to have to move over the way it is. If we had to move it over anymore it would go into one of the bedrooms.

Question Raymer: Well, I mean that's your yard, what you're asking is to use the right-a-way to build your addition, and you have room on your own yard to build this addition.

Answer Nederloe: What we want is to keep it in line with the existing garage.

Question Eilertson: The plans to do this would be when? From a time frame?

Answer Nederloe: Probably starting in June.

Question Eilertson: And finishing?

Answer Nederloe: Probably October.

Appearing in Opposition: None

Correspondence In Favor: Read in by Hewitt: Town of Shelby, dated April 19th, 2021 to La Crosse County Zoning Department. Shelby town board met on April 13th, 2021 and voted unanimously on having no objection to the variance request for 4091 Glenhaven Drive. The town board review focused on the road ran traffic aspect of the proposal. The board did not review on the basis of hardship and will rely on the county's process to interpret the state standards for variances. Christina Peterson, Town Administrator.

Question Raymer: And you have 4 opposed to it? I will assume those are neighbors?

Answer Hewitt: Yes Sir.

Question Warzynski: Is there anything from the highway commissioner?

Answer Hewitt: No that's not a highway issue because it's a town road.

Question Raymer: Alright, what do you think?

Discussion:

Eilertson: Well, if they built in the backyard, they're going to take more than a third of the yard.

Raymer: But that's their yard, they are proposing to take advantage of that set-back, but they have room, is what I'm saying. And the town board, I guess if they don't have any objection that's up to them, it's their town roads.

Eilertson: Well the house, correct me Dale, this house right here is in the set-back also?

Hewitt: Yes.

Raymer: Was it built that way or did it get a variance?

Hewitt: I believe it was built that way. That subdivision is an older subdivision.

Eilertson: One of the complaints talks about this being a class one highway, and it's a far-cry from that.

Raymer: Which it isn't.

Eilertson: The traffic count is not even recorded by the DOT that's how low the traffic is on it.

Raymer: What do you think?

Warzynski: I've got no problem with it.

Eilertson: I've got no problem.

Raymer: Alright, make a motion.

Correspondence in Opposition: 4 pieces of correspondence from neighbors as noted by Hewitt but not discussed.

MOTION by Warzynski / Eilertson to Approve the petition as proposed, to be completed within 12 months.

3 Aye, 0 No Motion carried

APPEAL NO. 2021-13 Dale Jacobson d/b/a Space Matters LLC, W4917 Battlestone Station Road, La Crosse, WI 54601, o/b/o Gregory J Parish, 1023 Lauderdale North, Onalaska, WI 54650 and Steven P Noffke, 441 Leonard Street, West Salem, WI 54669. Permit denied to construct a 120-ft x 40-ft, a 120-ft x 50-ft, and two (2) 180-ft x 65-ft commercial buildings that would lie 15-ft within the required 25-ft rear yard setback. Properties are zoned Industrial and described as a 2.68-acre lot being Certified Survey Map No. 117, Volume 11, Lot 6 and a 0.29-acre lot being Certified Survey Map No. 77, Volume 16, Lot 9. Tax Parcel No.'s 1-93-8 and 1-93-11. Property address Old Hess Road. Town of Bangor.

Appearing in Favor: Dale Jacobson, W4917 Battlestone Station Road, La Crosse, WI 54601. We're just asking for the 10 foot set-back, this property is zoned industrial, and it's a pie shape property and with the use that we are trying to do, with this incubator type space here, and being able to get the size trucks

into the buildings, and have the right size buildings, we're requesting the 10 foot set-back. And I know that just because a neighbor has a set-back doesn't require it, but this property is kind of at this whole triangle and those 10 foot set-backs have kind of been following the whole property. I thought I would just bring that up, but I know that it's not just because a neighbor has it that you get it, but the property even gets more unique and more into a triangular piece as you go farther to the west which this property you know is the end of the line.

Question Raymer: So this Makers Market Warehouse heated storage these are things you're going to rent out or you going to sell them as condos or what are you doing?

Answer Jacobson: Number one choice is to have this as incubator space for businesses that are start up type businesses, and it would have the in floor heat and a small office space in there. That would our first choice, have to follow the economics, but that is really where we would like to have this as the Markers Market.

Question Raymer: Clarify what Makers Market is.

Answer Jacobson: It's like one husband and wife expressed interest, they make kitchen tables, and ah, specialty kitchen tables and they want to have like a space to be able to do that. So they would be able to, instead of renting they can be able to buy their space and own it and then turn around and sell it. So it's a little more unique in the sense that you would have the opportunity to buy and own your space instead of just renting it.

Question Raymer: What about septic and well and stuff like that, how do you do that with this type of quarters?

Answer Jacobson: Well they're going to have holding tanks in here. They're not going to be living spaces so they aren't going to have showers, just a bathroom.

Question Raymer: Alright, any questions?

Question Eilertson: Time frame to construct it?

Answer Jacobson: We would like to break ground in March of 2022, and this will probably take at least a year and a half to complete.

Question Raymer: Are you going to build one and see how it goes, and then move over or are you going to do it all at once?

Answer Jacobson: Ya, we're looking to do the whole thing at one crack is about a 2 million dollar shot at one time and our economies still moving pretty strong but we don't know what's going to happen, so we need to proceed with some type of caution.

Question Raymer: Alright, any other questions?

Answer from committee : No

Raymer: Alright, thank you. Anyone else speaking in favor of this appeal?

Answer: No

Appearing in Opposition: No

Hewitt: No correspondence.

Discussion:

Eilertson: Well we approved these other ones, how many years ago was that?

Hewitt: That would have been about 12 years ago.

Eilertson: I make a motion to approve subject to...

Raymer: Well I don't think we can put a deadline on something like that can we?

Eilertson: Dale?

Hewitt: If you chose not to put a deadline, I know we've done that in the past.

Eilertson: No deadline

Raymer: Unless we hold him to starting when he said he would, when did you say you were going to start? March?

Jacobs: Well if we could get a little leeway in there, say maybe June, you know, starting in June of next year.

Raymer: Ok

Eilertson: Ok, lets put that in as a contingency.

MOTION by Eilertson/Warzyski to Approve with the condition that one building gets started by June of 2022.

3 Aye, 0 No Motion carried

APPEAL NO. 2021-14 Michael C and Jean R Donohoe, W3044 Pleasant Valley Road, West Salem, WI 54669, permit denied to reconstruct an existing attached porch that will lie within the right-of-way setback of Pleasant Valley Road, a Class I Highway. Property described as part of the NW/NE of Section 14, T16N, R6W. Tax Parcel No. 7-337-0. Property Address W3044 Pleasant Valley Road. Town of Hamilton.

Appearing in Favor: Michael Donohoe, W3044 Pleasant Valley Road, West Salem, WI 54669. I want to replace my deck because it's rotting, and because of the set-backs and rights-of-way I need to come here. What I would like to do is put a deck that's approximately twice as big as the current deck with a stairway with rails so I can get down to the driveway which is about 5 feet from the threshold of the front door. I don't know what else needs to be covered.

Question Eilertson: How's it going to be constructed?

Answer Donohoe: Composite by Craig Builders

Question Eilertson: What about other footings?

Answer Donohoe: Whatever is required.

Question Raymer: This is an existing. Let me see that again. You're going to replace that porch with another porch or with a deck?

Answer Donohoe: I don't know the difference between the two. It won't be covered. The cover that is over the entry way now would remain, but the deck is the only thing being replaced and stairway.

Question Raymer: Ok, it's just an open deck, but you just want to have it so that it goes over and seals off towards the garage.

Answer Donohoe: Right, and the stairway with railings, currently there are two flights with four steps, but it needs railings, insurance likes to see railings.

Question Eilertson: Are you talking about building it this year?

Answer Donohoe: Depending on the supply chain, yes. I would like to start right away but that could be 10 weeks out.

Raymer: Anyone else here to speak in favor? No

Appearing in Opposition: No

Hewitt: I have one piece of correspondence, from Sarah Shultz, an email dated Monday April 19th, 2021. Chairman Blaine Lee gave recommendation to approve, Supervisor Dagenhart seconded his recommendation and upon voice vote the Town of Hamilton board approved Mr. Donohoe's request.

**MOTION by Eilertson/Warzyski to Approve contingent on completion within twelve months.
3 Aye, 0 No Motion carried**

**MOTION by Warzynski/Eilertson to Adjourn (6:25 pm).
3 Aye, 0 No. Motion carried unanimously.**

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

Recommendation for Approval

Standing Committee: Planning Resources and Development

Department: Zoning Department

Subject: Next Generation 9-1-1

Background information:

The La Crosse County Zoning is overseeing a project to edit the road centerline data in preparation for the State of Wisconsin developing a Next Generation 9-1-1 System. The objective of this project is to bring the County’s existing data up to the standard of the State of Wisconsin’s NG9-1-1 Data Standards. The four (4) phases of the project are:

1. Correction of Road Centerline Address Ranges
2. State and WLIA Schmea Reconciliation
3. Data Topology Clean-up and Data Creation
4. Reconciliation of GIS with ALI/MSAG data

Evaluation information:

The RFP was sent directly to three (3) vendors. In addition it was placed on the County RFP webpage, placed on the Demand Star website advertised in the La Crosse Tribune. Demand Star is an internet RFP distribution and proposal collection website. The Zoning Department received one (1) proposal. Two (2) of the potential vendors, Cloudpoint Geospatial and DATAMARK, have formed a recent partnership. This partnership created the proposal the Zoning Department received. The proposal was reviewed by an evaluation team consisting of: Zoning and Planning Administrator, GIS Coordinator, GIS / Land Information Officer, and the Purchasing Manager. The RFP had the following criteria for proposal valuation:

Experience and Qualifications	100
Scope of Work	100
Cost	100
<u>Interview</u>	<u>300</u>
Total	600

Since only one (1) proposal was received, the evaluation team reviewed the proposal regarding:

1. Capability and resources to complete the project
2. Staff Qualifications
3. The project approach
4. Understanding of the Scope of Work
5. Methodology to complete the four (4) phases
6. Cost (\$74,400.00)

Recommendation / Action Requested:

Based on the proposal review, the evaluation team recommends partnership of Cloudpoint Geospatial and DATAMARK for the Next Generation 9-1-1 project.