

LA CROSSE COUNTY NOTICE OF MEETING

COMMITTEE OR BOARD: PLANNING, RESOURCES AND DEVELOPMENT

DATE OF MEETING: Monday, November 29, 2021

MEETING TIME/PLACE **4:00** 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
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 - Chair
Dan Hesse
David Hundt
Karen Keil
Kevin Hoyer
Patrick Scheller
Rick Cornforth
Tim Goodenough

OTHER

Aaron Lacher
Angel Much
Brian Fukuda
Bryan Meyer
Charles Handy
Cheryl McBride
Dale Hewitt
Karl Green
Kathleen Stewart
Matt Hanewall
Megan DeVore
Peter Fletcher

OTHER

Adam Hady – UW Ext. Area Director
Adam Steffen - FSA
Bryan Jostad
Cindy Koperski
City Inspector
Cody Caulum, DNR Forester
Coreen Fallat - DATCP
Jeffrey Schroeder
Katy Vosburg - DATCP
La Crosse Area Builders Assn.
Matt Hanson
Matthew Bauer, DNR Forester
Maureen Freedland
Michelle Komiskey - NRCS
Randall R Urich – U.S. Army Corp.
Randy Erickson
Randy Turtenwald, City Engineer
Tim Miller – US Fish & Wildlife
Vicki Twinde-Javner

Charlotte Peters (recorder)

MEMBERS: If unable to attend, please contact the Zoning, Planning, and Land Information Department at (608) 789-7807.

****PUBLIC COMMENT: *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) 789-7807 as soon as possible.

DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED: November 18th, 2021

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

All attendees of this meeting are STRONGLY ENCOURAGED to wear a face mask!!

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

Date: Monday, November 29, 2021

Time: **4:00** 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 October 25th, 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 November 15th, 2021
6. Access Easement Approval for Michael Berkley in the Town of Onalaska – Bryan Meyer
7. Stoa-Jerue Development Stormwater Review – Josh Johnson
8. RESOLUTION: Approval of Blufflands Funding for Gateway 1.5 Project – Brian Fukuda
9. CPAC Update – Charlie Handy
10. Post Event Critique For Country Boom – Charlie Handy
11. Future Agenda Items
12. Recess

Date: Monday, November 29, 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. 2061	Steven R Bruha, o/b/o Kathryn V Schmidt, Carol P Bruha, and Alan J Bruha	Town of Holland
Zoning Petition No. 2062	Spencer Nickelatti d/b/a NRE Properties LLC Thomas Brown d/b/a	Town of Onalaska
Zoning Petition No. 2063	Tom's Bobcat & Snowplowing INC o/b/o Michael C Meyer, Mary M Meyer-Nelson, Marcia M Liegey, Murray B Meyer Trust and Marilyn J Meyer Trust	Town of Medary

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

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the Wisconsin Open Records Law**

La Crosse County Planning, Resources and Development

November 29th, 2021 Meeting - Staff Report

#6 Access Easement Approval for Michael Berkley in the Town of Onalaska – Bryan Meyer

Item 6 on the agenda is a request to approve an access easement with multiple users in Sections 25, T17N, R8W, Town of Onalaska. This request comes from Michael Berkley who is dividing his land into three parcels.

#7 CPAC Update – Charlie Handy

We have received and documented a significant amount of public input for the Comprehensive Plan, especially Plan Core Values, Farmland Preservation, and Sustainability. We have completed drafting of the Existing conditions Report, Farmland Preservation Chapter and sustainability Chapter. Please review these chapters on the SharePoint Site and provide your comments. We will be presenting these chapters to the County Board at the December Planning meeting. We have also prepared a small group activity for you (the PR&D Committee) to review and provide input into policy discussions for the Sustainability Plan. We will update this plan within a few days of receiving your input.

#8 Stoa-Jerue Development Stormwater Review – Josh Johnson

La Crosse County Department of Land Conservation (DLC) has reviewed the Erosion Control and Stormwater Management Plan for the Stoa-Jerue Development in the Town of Onalaska. The plan includes the construction of one proposed and two future commercial buildings with parking areas, and four infiltration basins. Based on the information provided, the DLC would recommend approving the plans.

#9 Approval of Blufflands Funding for Gateway 1.5 Project – Bryan Fukuda

We have received the first application for Blufflands funding since approval of this process in September. Attached is a resolution for your consideration, as well as an application summary with the details of the proposed project. This application comes from the Outdoor Recreation Alliance and is requesting \$7,500 to help complete a connector trail on Grandad's Bluff.

10 Post Event Critique for Country Boom – Charlie Handy

Country Boom Post Event Critique: We have received a request from the Country Boom leadership team that we hold a post event critique for the 2021 event. This critique is required to happen within 60 days of the event. This event happened in July of 2021. Obviously, this is not within the 60 days, but it should still be completed. Enclosed you will find some requirements of the Conditional Use Permit for Maple Grove venues that staff would recommend that we require to be completed prior to the 2022 event, due to safety concerns from past events. We also want to ensure that the Committee is aware that County M will be under construction this year and that County B will be the primary detour route for that project. We have enclosed the requirements for this condition. A written report from country Boom leadership will be forwarded to the Committee as soon as we receive it.

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



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ZONING, PLANNING AND LAND INFORMATION OFFICE

La Crosse County Administrative Center
212 6th St. North • Suite 1300
La Crosse, Wisconsin 54601-3200

Staff Report – Zoning Petition for Map Amendment

Zoning Petition Number: 2061

Applicant: Steve Bruha

Application Date: 11/5/2021

Hearing Date: 11/29/2021

Current Zoning District: General Agriculture

Comp. Plan Future Use: Residential, Environmental

Proposed Zoning District: Rural

Reviewer: Aaron Lacher

Request

Applicant Steve Bruha, acting on behalf of Kathryn Schmidt, Carol Bruda, Alan Bruda, and the Estate of Michael Bruda, petitions to amend the La Crosse County Zoning Map by rezoning four parcels consisting of ±35.72 from the General Agriculture District to the Rural District.

Noteworthy

The request is to accommodate use of the property for two single family residences: the continued residential use of a cabin located on parcel 8-118-8 and a proposed future residence, location to be determined. The future land uses for the property identified in the Comprehensive Plan are residential and environmental. The ±35.72 acres make up the entirety of a Base Farm Tract.

Applicable Ordinance Sections & Law

Wis. Stats. S. 59.69(5)(e)1 enables counties to amend ordinance text and maps and sets forth required procedures. La Crosse County Ordinance (LCO) Chapter 17.10 further establishes procedures for amendments. Statute and Ordinance provide that amendments must be consistent with comprehensive plans.

Wis Stats. S. 66.1001(3):

“...if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:...(j) County zoning ordinances enacted or amended under s. 59.69.”

LCO s. 17.02(1):

“...La Crosse County has adopted a Comprehensive Plan in order to promote planned growth and orderly development. The intent of this chapter is to meet the requirements and aid in the implementation of the La Crosse County Comprehensive Plan.”

LCO s. 31.05(6)a.1.b:

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan), therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan. The County Board makes the final decisions on the content of the zoning ordinance and the district map. These decisions are preceded by public hearings and recommendations of the Planning, Resources and Development Committee and participating unincorporated communities.

LCO s. 17.05(5)f by reference from s. 17.05(6)(d) is not applicable as the subject property is not within a farmland preservation district as identified in the County Certified Farmland Preservation Plan.

Zoning & Permit History

This property has not been affected by prior zoning petitions. It was zoned Agricultural Transitional District prior to the most recent comprehensive ordinance revision, which eliminated the Agricultural Transitional District.

Zoning permits that have been issued for this property include:

- 1968, ZO #4594 for a house (cottage). This house was located approximately 500' north of the County Road and is no longer present on the property.
- 1979, ZO #9192 for a house & garage. This was the permit for the existing cabin.

Site Characteristics

The site consists of four parcels totaling ± 35.72 acres with access from County Road T. Soils range from class 3-6 and are predominantly class 4. Ground slopes are generally $< 12\%$, however the property is bounded on the east by a drainage ditch with slopes exceeding 30% (Figure 1). An unnamed stream (WBIC 1685500) runs parallel to the east property line to the Black River. The navigability status of this stream is "underdetermined". A flood hazard area is mapped atop the drainage ditch in the NE corner of



the property. Wetlands are mapped within the floodplain area. The existing house is not encumbered by the above physical limitation and there is ample area for the proposed additional development to avoid them as well.

Figure 1 Oblique Imagery with Approximate Property Boundaries

Township & Public Comments

The Town of Holland, the County Supervisor(s) of the affected district(s), and property owners of record within 300' of the proposal were notified. Correspondance from the Town of Holland was received in support of the petition (attached).

Proposed Findings

Staff recommends approval based on the following findings, which are provided for consideration and adoption by the Board.

1. The Board is empowered to amend the Zoning Map.
2. The Comprehensive Plan identifies the future land use for the property as residential and environmental.
3. The proposed zoning district (Rural) allows for both residential and environmental land uses.
4. The rezoning is substantially consistent with the Comprehensive plan.
5. The property is not included in farmland preservation district in the County Certified Farmland Preservation Plan.
6. The rezoning is substantially consistent with the County Certified Farmland Preservation Plan.

Proposed Conditions

Should the Board make a favorable recommendation, staff recommend the following conditions:

1. Within 45 days of Board approval, a deed restriction shall be recorded providing for the following:
 - a. No more than two single family residences are allowed within the rezoned area.
 - b. The La Crosse County Board of Supervisors has the sole power to remove or amend the deed restriction.



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ZONING, PLANNING AND LAND INFORMATION OFFICE

La Crosse County Administrative Center
212 6th St. North • Suite 1300
La Crosse, Wisconsin 54601-3200

Staff Report – Zoning Petition for Map Amendment

Zoning Petition Number: 2062

Parcel(s): 10-2034-0

Applicant: Spenser Nickaletti

Application Date: 10/27/2021

Hearing Date: 11/29/2021

Current Zoning District: Rural

Comp. Plan Future Use: Nonresidential

Proposed Zoning District: Industrial

Reviewer: Aaron Lacher

Project #: 32848

Request

Application Spenser Nickaletti, action on behalf of NRE Properties LLC, petitions to amend the La Crosse County Zoning Map by rezoning one parcel consisting of ±1.18 acres from the Rural District to the Industrial District.

Summary of Noteworthy Topics

The request is to accommodate a proposed commercial storage rental facility consisting of two buildings containing 57 rental units (Figure 1).

Applicable Ordinance Sections & Law

Wis. Stats. S. 59.69(5)(e)1 enables counties to amend ordinance text and maps and sets forth required procedures. La Crosse County Ordinance (LCO) Chapter 17.10 further establishes procedures for amendments. Statute and Ordinance provide that amendments must be consistent with comprehensive plans.

Wis Stats. s. 66.1001(3):

“...if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:...(j) County zoning ordinances enacted or amended under s. 59.69.”

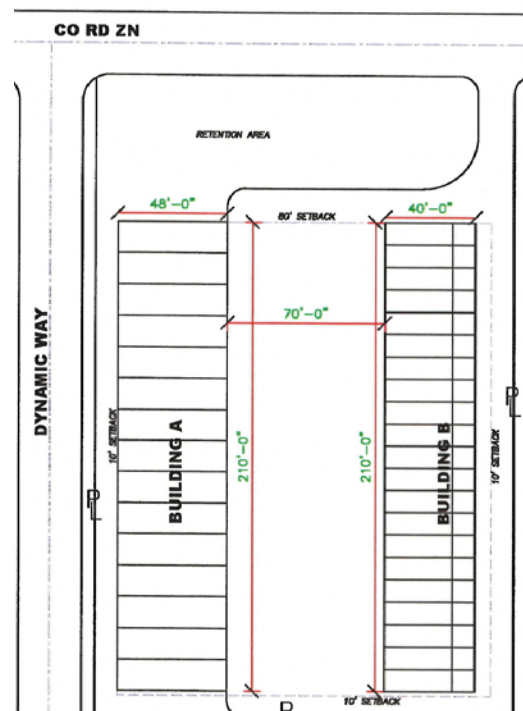


Figure 1 Site Layout Provided by Applicant

LCO s. 17.02(1):

"...La Crosse County has adopted a Comprehensive Plan in order to promote planned growth and orderly development. The intent of this chapter is to meet the requirements and aid in the implementation of the La Crosse County Comprehensive Plan."

LCO s. 31.05(6)a.1.b:

"The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan), therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan."

Zoning & Permit History

This property has not been subject to prior zoning petitions. It was zoned Agricultural District "A" prior to the most recent comprehensive ordinance revision, which eliminated the Agricultural District "A" as a district.

Zoning permits that have been issued for this property include:

- Mobile home onsite prior to 1974. No permit could be located. Mobile home removed in 2002.
- 1974, ZO #6577 for an accessory garage.
- 2002, ZO #20779 for a single family home & deck.
- 2003, ZO #21343 for a three season porch addition.
- 2005, ZO #22343 for an above ground swimming pool and associated deck.

Site Characteristics

The property is located on Brice Prairie and accessed from County Road ZN. Class IV soils exist throughout, with ground slopes of <12%. No mapped water features or wetlands are present on the property, with the closest being Halfway Creek ±1,160 feet to the northeast.

The area is predominantly zoned Industrial. Within the area 1/8 mile of the subject property, there is one parcel zoned Commercial District and one parcel zoned Rural District. The Commercially zoned area abuts the subject property to the east and the rural zoned area is the Burlington Northern Railroad tracks and right-of-way. Note, however, that there are residences



Figure 2 Oblique Aerial Imagery with Subject Property to the Upper Left.

which abut to the east, and to the northwest across the County Road.

Township & Public Comments

The Town of Onalaska, the County Supervisor(s) representing the affected area, and property owners of record within 300' of the proposal were notified.

Proposed Findings

Staff recommends approval based on the following findings, which are provided for consideration and adoption by the Board.

1. The Board is empowered to amend the Zoning Map.
2. The Comprehensive Plan identifies the future land use for the property as nonresidential.
3. LCO s. 31.03(5)b provides that "A non-residential district includes uses that are business related, including commercial, retail, or industrial".
4. The rezoning is substantially consistent with the Comprehensive Plan.
5. While the area is predominantly zoned Industrial District, there are both residential and commercial uses occurring currently. This mixing of uses is not known to have resulted in zoning complaints and is believed to be compatible.

Proposed Conditions

Should the Board make a favorable recommendation, staff recommend the following conditions:

1. Prior to or as a condition of the issuance of a zoning permit, screening shall be installed along and parallel to the eastern property line. Screening shall consist of vegetation or fencing a minimum of 6' in height sufficient to provide a visual barrier. If the abutting property is no longer used as a residence at the time the application for a zoning permit is submitted, this condition is no longer required.



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ZONING, PLANNING AND LAND INFORMATION OFFICE

La Crosse County Administrative Center
212 6th St. North • Suite 1300
La Crosse, Wisconsin 54601-3200

Staff Report – Zoning Petition for Map Amendment

Zoning Petition Number: 2063

Parcels: 9-12990-1

Applicant: Thomas Brown

Application Date: 11/4/2021

Hearing Date: 11/29/2021

Current Zoning District: Rural

Comp. Plan Future Use: Environmental

Proposed Zoning District: Commercial

Reviewer: Aaron Lacher

Project #: 32883

Request

Applicant Thomas Brown, doing business as Tom's Bobcat & Snowplowing Inc, and acting on behalf of Michael Meyer et. al., petitions to amend the La Crosse County Zoning Map by rezoning two parcels consisting of ±9.09 acres from the Rural District to the Commercial District.

Summary of Noteworthy Topics

The request is to accommodate use of the property as a landscaping and excavating contractor's yard, including outdoor storage of stockpiled materials, and material processing.

The County Future Land Use Plan identifies the Environmental as the future use. At the Town level, a more descriptive use is provided: Mixed Use Conservation. This use highlights a broader range of options, each undergirded with an emphasis on conservation practices.

Applicable Ordinance Sections & Law

Wis. Stats. S. 59.69(5)(e)1 enables counties to amend ordinance text and maps and sets forth required procedures. La Crosse County Ordinance (LCO) Chapter 17.10 further establishes procedures for amendments. Statute and Ordinance provide that amendments must be consistent with comprehensive plans.

Wis Stats. s. 66.1001(3):

"...if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:...(j) County zoning ordinances enacted or amended under s. 59.69."

LCO s. 17.02(1):

“...La Crosse County has adopted a Comprehensive Plan in order to promote planned growth and orderly development. The intent of this chapter is to meet the requirements and aid in the implementation of the La Crosse County Comprehensive Plan.”

LCO s. 31.05(6)a.1.e:

The establishment of zoning districts is generally conducted after careful consideration of the development patterns indicated in the comprehensive plan. Amending zoning district boundaries has the overall effect of changing the plan (unless amendments correspond to changes within the plan), therefore, it is reasonable to assume that indiscriminate changes may result in weakening of the plan.

LCO s. 31.03(5)b

Environmental. The Environmental District includes areas where special protection is encouraged because of unique landscape, topographical features, wildlife, or historical value. They contain the best remaining woodlands and wetlands, wildlife habitats, undeveloped shorelands and floodlands, groundwater recharge and discharge areas, and steeply sloped lands in the County. In developed areas, this designation also refers to parks and open spaces used for recreation or environmental purposes.

Town of Medary Comprehensive Plan 9-5 (b)4:

Conservation – Mixed Use (CMU). A combination of residential, commercial, industrial, office, institutional, or other uses developed in an environmentally low-impact manner. It is generally recommended that at least 50% of the site is preserved as open space, farmland, or as an environmentally and culturally sensitive area.

Zoning & Permit History

This property has not been subject to prior zoning petitions.

Zoning permits that have been issued for this property include:

- 2005, SE 2005-05, Shoreland Special Exemption permit for excavation and grading work associated with the installation of municipal utilities.

Site Characteristics

The site consists of two parcels totaling ±9 acres accessed from State Road 16. The property consists of a strip stretching roughly ¼ mile between State Road 16 and the La Crosse River. Floodplains, wetlands, and shoreland zoning surround the river. Soils class ranges from class 3-5, with intermixed slopes up to 20%.

The property surrounds two commercially zoned properties. A residence occupies one property, and commercial buildings the other (Figure 1). The future land use for these properties is residential. An additional residence is located to the north and the Viterbo Sports Complex is located to the south.



Figure 1 Oblique Aerial Imagery. Subject Property Lies Between River and Road and Surrounds Existing Development.

Public Comments

The Town of Medary, the County Supervisor(s) representing the affected area, and property owners of record within 300' of the proposal were notified. The Town of Medary submitted correspondence in support of the petition.

Proposed Findings

Staff recommends approval based on the following findings, which are provided for consideration and adoption by the Board.

1. The Board is empowered to amend the Zoning Map.
2. The Comprehensive Plan identifies the future land use for the property as environmental. This designation is refined within the Town of Medary Plan.
3. Section 9-5 (b)4 of the Town of Medary Comprehensive Plan provides that areas identified as Conservation – Mixed Use are suitable for low impact commercial use.
4. The rezoning is substantially consistent with the Comprehensive Plan.
5. There are both residential and commercial uses occurring currently. This mixing of uses is not known to have resulted in zoning complaints and is believed to be compatible.

Proposed Conditions

Should the Board make a favorable recommendation, staff does not recommend any conditions.

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, October 25, 2021

Administrative Center – County Board Room (1700)

4:30 p.m. – 5:01 p.m.

MEMBERS PRESENT: Peg Isola, Rick Cornforth, Patrick Scheller (4:35p), Karen Keil, Dan Hesse, Dave Hundt, Tim Goodenough

MEMBERS EXCUSED: Rick Cornforth

MEMBERS ABSENT: Kevin Hoyer

STAFF & GUESTS: Kathleen Stewart, Brian Fukuda, Charlie Handy, Bryan Meyer, Steve O'Malley, Matt Hanewall, Heather Quackenboss, Jane Klekamp, Sharon Davidson, Angel Much, Aaron Lacher, Charlotte Peters (Recorder)

APPROVAL OF MINUTES FROM October 4th, 2021 MEETING

MOTION by Hundt/Hesse to approve the October 4, 2021 meeting minutes.

5 Aye, 0 No, 1 excused (Cornforth), 1 absent (Hoyer), Motion carried.

PUBLIC COMMENT

None.

SUPERVISOR CONFERENCE REPORTS

None.

CONSENT AGENDA (INFORMATIONAL) –

- a. Board of Adjustment minutes of October 18, 2021

MOTION by Hesse/Keil to approve the October 18, 2021 Board of Adjustment meeting minutes.

5 Aye, 0 No, 1 excused (Cornforth), 1 absent (Hoyer), Motion carried.

HISTORY OF THE COUNTY FARM – Brian Fukuda

Fukuda gave a brief history of the County Farm property and described the parcels, their historical use, current status, and potential for future use. Several questions were posed by the committee and were answered by both Fukuda and Handy.

CPAC UPDATE – Charlie Handy

Handy gave a brief update on the progress the committee has made in the draft of the comprehensive plan. Also discussed were the current public survey and the preparation for the next steps to completing the plan. Handy will continue to update the committee and asked for input on the document from the members of the committee. Handy discussed the timeline for completion of the plan and when it would be presented to the County Board.

There were no questions or comments by the committee.

2022 BUDGET – Question and Answer Session

Steve O'Malley gave a brief recap of what was presented at the October 4th, 2021 committee meeting.

There were no further questions or comments from committee members.

FUTURE AGENDA ITEMS

None.

RECESS

MOTION by Hundt/Hesse to recess at 5:01 pm.

5 Aye, 0 No, 1 excused (Cornforth), 1 absent (Hoyer), Motion carried.

Drafted 10/26/2021

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE PUBLIC HEARING

Monday, October 25, 2021
County Board Room (1700) – Administrative Center
6:00 p.m. – 6:15 p.m.

MEMBERS PRESENT:	Peg Isola, Pat Scheller (4:35), Dan Hesse, Karen Keil, Dave Hundt
MEMBERS EXCUSED:	Rick Cornforth
MEMBERS ABSENT:	Kevin Hoyer
OTHERS PRESENT:	Kathleen Stewart, Aaron Lacher, Bryan Meyer, Angel Much Charlotte Peters (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.

ZONING PETITION 2060 Kevin D Knueppel & Dorothy J Casper-Knueppel, 1021 Johnson St, Onalaska, WI 54650 petitions to rezone 9.805 acres from Residential District "A" to the Rural District for continued residential use and to keep up to four (4) horses with an associated accessory building. Property described as Certified Survey Map No. 104, Volume 13, Lot 1, Section 7, Township 18 North, Range 7 West. Tax Parcel 8-97-1. Property Address: N9298 Mark Trail. Town of Holland.

Appearing in Favor: Kevin Knueppel, 1021 Johnson St., Onalaska. We're looking to rezone. We bought the land, and we have a couple of horses that we bored now. They're getting older and they are going to get to the point where we're not going to be able to ride them anymore and it's really expensive to bored horses now, so we've been looking for land for about 5 years and just found this place. We're looking to have them come and live, and when they are no longer able to be ridden my wife would like to get one more horse. We've got 5 grandkids and another one on the way, so maybe a little pony, so we might have 4 at one point, but it's just going to be a residential home. We lived in that area for 10 years, just south of there and would like to get back out there.

Questions from the committee/staff...

Hundt: I see all these parcels around you, have you went and asked these other people that own these other parcels?

Knueppel: We didn't talk to 2 of them, but the neighbors right next to us have goats and we talked to them about it. They didn't say anything negatively.

Hundt: How much of this is actually developed, this property and why was it put into residential. If everybody's trying to get out of residential to rural, this makes no sense to me why it was parceled out this way.

Knueppel: When we went to our first meeting at Holland township, it sounded like when they first developed into separate lots, they changed it to the residential, but nobody knows exactly why. There are several places out there that have horses, just on that same road.

Hundt: Thank you.

Isola: So, basically you are surrounded by rural at this point.

Knueppel: Pretty much, from what it sounds like, most of them are that way.

Also appearing in favor: 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 (Lacher): One piece of correspondence from the Town of Holland. (Read into the record.) The Town Plan Commission unanimously recommended approval.

Staff Recommendation (Lacher): Staff recommendation is approval subject to the following one (1) condition:

1. Use of the property to keep / house livestock shall be conditioned on satisfying all applicable standards administered by the Land Conservation Department. Livestock shall be limited to FOUR (4) horses, unless an alternative species and number are pre-approved by the Land Conservation Department.

Petitioner asked for clarification of what was meant by Land Conservation standards and approval, and after some discussion did state that he understood and agreed to the condition.

MOTION by Scheller/Hesse to approve Zoning Permit 2060 subject to the one (1) condition outlined by staff.

5 Aye, 0 No, 1 excused (Cornforth), 1 absent (Hoyer), Motion carried.

MOTION by Hundt/Keil to adjourn at 6:15 pm.

5 Aye, 0 No, 1 excused (Cornforth), 1 absent (Hoyer), Meeting adjourned.

Hearing adjourned at 6:15 pm.

Drafted 10/26/21

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, November 15, 2021

La Crosse County Administrative Center – Basement Auditorium – Room 0430

6:00 p.m. – 6:32 p.m.

MEMBERS PRESENT: Howard Raymer, David Eilertson, Barbara Frank (alt)
MEMBERS EXCUSED: Larry Warzynski
MEMBERS ABSENT: None
OTHERS PRESENT: Aaron Lacher (Reader), Dale Hewitt (Recorder)

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. 2021-26 Michael T & Morgan R Swartz, 4051 Easter Road, La Crosse, WI 54601 request a variance to allow a proposed 1,250 sq. ft. detached accessory building, which, together with existing 432 sq. ft. and 308 sq. ft. detached accessory buildings, will exceed the 1,500 sq. ft. area limit for such buildings on this 4.68-acre parcel. Property described as Part of SE/NW & SW/NE of Section 15, T15N, R7W. Property Address 4051 Easter Road. Tax Parcel 11-1126-0. Town of Shelby.

Appearing in Favor: Michael Swartz, 4051 Easter Road, La Crosse, WI 54601. The variance request is for, as Mr. Lacher noted, a 25 x 50 accessory building, understanding that for parcels between 3.01 and 5 acres are allowable up to 1500 square feet accessory building and we exceed that value by approximately 500 square feet or exactly 490 square feet and have submitted a variance request for approval being that our acreage is 4.68, it would be an unnecessary hard ship to have to purchase an additional .3 acres to satisfy the strict letter of the law to allow our parcel to be greater than 5 acres; and allowable of up to 3,000 square feet for accessory buildings.

Raymer: In your statement that you wrote, indicate – have you talked to someone that would sell you the land?

Swartz: It would be a possibility.

Raymer: Ok, but you didn't pursue that, you decided to go this route?

Swartz: Correct

Raymer: Any other questions?

Eilertson: What are you going to use this building for Mike? You have two other storage buildings plus a two car garage.

Swartz: Sure, so we are planning on removing the carport that is currently attached to the house. The first accessory building that's in the NW corner of the plot is actually a furnished space. The other accessory building here is just a small storage shed that we are actually considering removing as well. So, we are planning on removing two smaller structures and adding an additional larger structure to be a single heated structure. The carport is currently not enclosed, so this would be an improvement to the land for parking our vehicles in during the winter time.

Eilertson: So you're proposing that the two detached structures will be removed if this is approved.

Swartz: So, being that the removal of the storage shed would not bring us under the 1500 square foot limit, we saw no difference in keeping it or removing it, so as an option to keep the storage shed we would just be adding the heated garage.

Frank: So, it's a possibility, rather than something you plan to do?

Swartz: Which?

Frank: Removing those buildings?

Swartz: Oh, yes, that is something else that we had considered as a solution to the square foot issue. But being that the removal of the storage shed wouldn't bring us under that limit, we probably would see no need to go that route with the storage shed.

Lacher: When you're talking about removal of buildings, you mentioned the carport. That's an attached building so that doesn't count towards his totals here.

Eilertson: I understand that.

Raymer: Wo you would probably want to get this new building built before you tear the other ones down, so you've got a place to put whatever is in them?

Swartz: Yes, that is the plan. So, currently, yes that would be the plan.

Raymer: Any other questions?

Eilertson: Time frame. You would do this starting it next spring or something?

Swartz: Correct

Eilertson: Get it built in 12 months?

Swartz: Within twelve months? Yes

Eilertson: I don't have anything further.

Raymer: Anything else?

Swartz: No

Raymer: Alright. Thank you.

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

Lee Rasch came forward and was sworn in.

Rasch: Lee Rasch, I live at 4100 Easter Road. We own the property that is immediately adjacent to the Swartz property there and I'm familiar with the property and their plans and their family and I just find this to be a very reasonable request. I'm just here to encourage you to support it. I think it's a very reasonable request and I'm asking for your approval.

Raymer: Alright. Thank you. Anything else?

Rasch: No

Raymer: Alright, thank you.

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

No one else came forward.

Raymer: Anyone opposed?

No one came forward.

Raymer: Any correspondence?

Lacher: Yes, two pieces of correspondence. The first was received from from:
Thomas W. Harnish & Sherry K. Holt, 4190 Easter Road, La Crosse, Town of Shelby
Dear members of the Board of Adjustment:

We are writing in support of the variance request to allow a proposed 1, 250 sq. ft. detached accessory building, which together with existing 432 sq. ft. and 308 sq. ft. detached accessory buildings, will exceed the 1,500 sq. ft. area limit for such buildings on the Swartz's 4.68-acre parcel. Michael and Morgan Swartz have been excellent neighbors. Their residence and surrounding acreage is well cared for and well maintained. The proposed 1,250 sq. ft. detached accessory building will not have a negative impact on the rest of the residents on Easter Road. We fully expect the proposed accessory building will be built and well maintained with the same level of care as the Swartz's maintain their existing structures and land. Therefore, we ask the Board of Adjustment grant the variance request at 4051 Easter Road, La Crosse Part of SE/NW & SW/NE of Section 15, T15N, R7W Town of Shelby. Respectfully submitted, Thomas W. Harnish & Sherry K. Holt.

The second was received from: The Town of Shelby, Dated November 12, 2021. To whom it may concern, on November 9th, 2021 the Town of Shelby town board reviewed the variance request for the above mentioned parcel. The Town Board has no objection and unanimously recommend approval of this request to the La Crosse County.

Raymer: Is that it?

Lacher: Yes

Eilertson: I make a motion to approve subject to having it done within twelve (12) months, starting from April 1st, 2022.

Raymer: Do you want them buildings removed as part of it. He said he was willing to remove them when he gets the new one done and whatever. It's up to you, you're making the motion.

Eilertson: He's going to remove the carport, that doesn't count anyway.

Raymer: No

Eilertson: It is a very nice lot. If he removes the buildings or doesn't remove them, it's not an eyesore to anybody else, so I won't make that a contingency on it.

Raymer: Alright. Motion?

Lacher: Could you clarify when the twelve months begin? Does that begin tonight or begin...you said April maybe?

Eilertson: Starting from April. He needs a year, twelve months he said he would get it done.

Lacher: So, by April 2023

Eilertson: Yep, right.

Lacher: Can I ask, the Board consideration. The Board has received this application he set forth, proposed findings in that application is your motion and is the boards consideration based upon those findings that the applicant has recommended.

Raymer: Yes

Eilertson: Yes

Raymer: Any discussion on that motion?

Eilertson / Frank: No

MOTION by Eilertson / Frank to Approve subject to being completed within twelve (12) months after the April 1, 2022 start date.

3 Aye, 0 No Motion carried

APPEAL NO. 2021-27 Isaac E Bauer and Diane M McNulty, W3058 Russlan Coulee Road, La Crosse, WI 54601, in preparation for a proposed parcel split, request a variance to retain an existing detached accessory building that is 1,554 sq. ft. in size and 17.5-ft in height, which exceeds the 768 sq. ft. area limit and 17-ft height limit on a proposed 1.27-acre parcel as depicted on a Survey Map prepared by Professional Land Surveyor Jonathon Schmitz. Property described as part of the NW/SE of Section 23, T16N, R6W. Property address W3058 Russlan Coulee Road. Tax Parcel No. 2-205-5. Town of Barre.

Appearing in Favor: Isaac E Bauer, W3058 Russlan Coulee Road, La Crosse. So I'm applying for this variance, we are trying to sell the house and the detached garage on a parcel of 1.27 acres and the garage exceeds that by half a foot on height and a little over double 786 square feet additional to what is allowable. We feel that this isn't really a hinderance due to it's not going to be an eyesore or anything it's actually on the backside of the house. Hardly visible from the road. Doesn't obstruct any view from any neighbors or anything like that so with the central location we feel that a variance would be appropriate for this building.

Raymer: Alright. So you're selling that but you have other property there?

Bauer: Ya, so what we are trying to do is divide the house and the garage, and then I'm going to buy out Diane on the remaining 20 acres.

Raymer: Alright, any questions?

Eilertson / Frank: No

Raymer: Thank you. Anyone else here to speak in favor of this appeal? None

Raymer: Anyone here opposed to this appeal? None

Raymer: Is there any correspondence?

Lacher: Correspondence from the Town of Barre from their meeting on October 12th, 2021. Isaac Bauer presented a survey map of his property. He's applying for a variance with La Crosse County to divide the property into two (2). He is sectioning off the home in order to be able to sell and keep the remainder of the property. The property will be short of the 35 acers to build on. The Board did not see any problems with the division.

Raymer: Alright. Got any problems with this?

Eilertson / Frank: No

Raymer: There's no twelve (12) months involved, so...

Bauer: I do have one question, so Dale brought up that one of the buildings on the parcel that I was going to keep was with in the Township roadway right-of-way. I just didn't know is there a time limit on when I have to apply for that variance; or...I know it's not really stated in there but, I just want to make sure that in all fairness...

Raymer: Well, this is the appeal that we're dealing with right now, so, and I don't know anything about this other situation. Alright, motion?

Frank: I would move approval for appeal 2021-27

Raymer: Second?

Eilertson: Second

Raymer: Any discussion on the motion?

Lacher: I ask again in terms of the reasoning of the Board behind the appeal. Are the reasons for the motion and the Board's action based on the applicant's proposed findings as set forth in the application?

Raymer: Yes

Eilertson: Yes

Frank: Yes

Raymer: All in favor of the motion?

MOTION by Frank / Eilertson to Approve.

3 Aye, 0 No Motion carried

APPEAL NO. 2021-28 Phil Best of Best Custom Homes, 490 Campfire Dr, West Salem WI, 54669 on behalf of James S & Ella J Schmidt, W5888 Coulee Springs Ln, La Crosse, WI, 54601, permit denied to construct an addition on an existing legal non-conforming residence, the value of which exceeds 50% of the estimated fair market value of the residence. A variance is requested to cure the nonconformity which results from encroachment in the required minimum setback of Coulee Springs Rd and the vision clearance setback of Hagen Rd and Coulee Springs Rd. Property described as part of the NW/SE of Section 10, T15N, R7W. Property address W5888 Coulee Springs Ln. Tax parcel 11-621-0. Town of Shelby.

Appearing in Favor: Phil Best, 490 Campfire Dr, West Salem WI, 54669. We've had a number of communications with Angel Much. Initially the communications with La County Zoning focused on the cost factor and then we were gratified that Angel [Much] and Aaron [Lacher] came up with a different solution, and it has to do with this triangle that's shown on your paperwork. It's called a vision clearance triangle. Ella, who's the home owner, Ella Schmidt had done some additional research and she told me that this road, Coulee Springs Road was the secondary choice for the road. Initially the road was to be built along Pammel Creek. And the front door of this house, which you can see today, which was built in 1960 is back here. So, initially the house was set deeper into the property because the road was going to be out here, along Pammel Creek. And now that the road got changed and so they are actually the closest house to Coulee Springs Road of all the neighbors and it had to do with that they were the first house built on that corner. So, obviously a house that's 60 years old, built prior to 1960, being requested for this vision clearance is grandfathered because certainly we're not planning to move the house. The addition that we're proposing of course does not further encroach upon the triangle. It's in the back corner. So, initially we had come tonight with some ideas on how the financial issues could be looked at differently, but I'm not even going to speak to that unless you request that because as Aaron [Lacher] explained to me earlier

tonight, because I had a question about this, he said, 'Well, Bill, if the Board approves the vision clearance triangle', which is a beautiful solution from our perspective and from the homeowner's perspective, 'then if you ever want to do another addition or put a window in its, whatever, anything you want to do in the future you wouldn't have to come for a special meeting with the Board because this vision triangle approval, this variance that's being requested would solve a multitude of problems due to the preexisting structure. So, when I understood that better, tonight, I go, well that's wonderful. That's a good solution. Just deal with the vision triangle variance and then hopefully for all future concerns with this property. So, unless you have further questions about other correspondence I've had with the county, we'll just focus on the vision triangle.

Lacher: Can I interject, it's not just the vision clearance, that's part of it. The other element of non-compliance is the center line setback off of Coulee Springs Road. So those two (2) setbacks that originate from roads are what make the building non-compliant so the Board could grant a variance for those two (2) things and the building would no longer be non-compliant. It wouldn't be subject to those cost restrictions. Alternatively, if the Board is not comfortable with that you could grant a project a specific variance just for the 50% here. The effect of that would be any future project they would be back in here asking for permission to.

Best: So unless the Board chooses to go the secondary route I'll just not speak to the information we gathered about the cost factor. But if you wished I could come back and talk to that later.

Raymer: I don't think so. You got any questions? Dave or Barbara?

Eilertson / Frank: No

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

Also in Favor: Ella Schmidt, W5888 Coulee Springs Ln, La Crosse, WI, 54601

Raymer: Alright, so you're the owner?

Schmidt: I am. Yes. We're really trying to make our home, which is in like the perfect location to raise little kids. It's right by the elementary school, Stry Nature Preserve is right there. Chad Erickson. We want to raise our kids there. It's really important to us. And we want to make sure that we have enough space. Currently we live in a three bedroom house and I have three children and possibly one more that we would like to add into it and we want to make sure we have enough space. My husband is also a retired veteran. He's disabled and he works from home. So, part of our addition is to put in an office so that he has the ability to work from home for an extended period of time for LHI. That would be ideal for us. So, that is why we are asking the Board to approve our addition specifically if they don't want to do the variance with the streets and stuff, though that would be way better.

Raymer: Alright, I understand. You got any questions?

Eilertson: What's the time frame if this approved?

Schmidt: As we've been talking to Mr. Best, we would like to hopefully start this fall yet and break ground. It is our understanding and from what he's explained to me he would be able to get it weather tight before it gets way too cold for them to work and be able to work on it over the winter. Which would be ideal, so like by next fall we would be done. That would be like the latest.

Raymer: Anything else?

Eilertson: No

Raymer: Thank you. Is there anyone else here in favor of this appeal?

Also in Favor: Tobin Faucheux, N1841 Hagen Creek Road. Which is just south of Pammel Creek Road on this map. It's kind of off the map, but it's just south of here. I'm a neighbor and I travel on Coulee Springs Road and I don't have an issue with the existing building and being able to see when you drive. I'm not a frequent driver on that road but I've done it. We spend time because that's where our home is. So I guess I would speak in favor of it, I don't know that an addition outside the vision triangle harms any ability to drive.

Raymer: Ok.

Eilertson: I don't have any questions.

Raymer: Thank you. Is there anyone else here in favor of this appeal?
No others came forward.

Raymer: Anyone here opposed to this appeal? None

Raymer: Is there any correspondence?

Lacher: Correspondence from the Town of Shelby from their November 9th meeting. On November 9th, 2021 the Town of Shelby Board reviewed the variance request for the above parcels, the parcel in question here, the Town Board has no objection and unanimously voted to recommend the approval of this request to La Crosse County. If you have any questions or concerns please contact us. And that is all the correspondence received.

Raymer: Alright, thank you.

Eilertson: Aaron [Lacher] do you happen to have the assessed value of this property?

Raymer: It's right on here.

Lacher: I believe it's on your map, if you look there are some...

Eilertson: I'm sorry

Raymer: Be more thorough

Lacher: It's not for their property there, the numbers you're seeing are just for the structure.

Raymer: So the motion if we want to do it that way is to..

Lacher: You would be granting a...

Raymer: this vision clearance deal and then that would be the end it, they wouldn't have to do...

Frank: The motion was what? To do...

Raymer: What's that?

Frank: What was your comment?

Raymer: Well this vision triangle that's what the key to this thing is I guess, right?

Lacher: The vision triangle and the setback on Coulee Springs Road. So if you want to secure the home perpetually as it now exists you would make a motion to grant a variance for the existing structure from setback requirements from the Township road and the vision clearance triangle.

Raymer: Ok

Frank: It seems appropriate

Raymer: Got all that?

Eilertson: I do

Raymer: Well is that your wish or...then they don't have to come back again. It's been that way for 60 years I guess it isn't going to matter.

Eilertson: Ya, there's very little traffic on...the only traffic is the people that live there

Raymer: Yes, exactly

Lacher: The last question I asked about the application in this case they speak only to cost of the project, that conversation you just had there is an excellent start. The information you received about the changing of in placement of the town road is that barring on your decision tonight?

Raymer: Yes. You have to make the motion, somebody does...

Frank: I would move approval then for appeal number 2021-28

Lacher: And Barb [Frank] do I correctly understand that to be the kind of language I set forth earlier about the road and long term fix?

Frank: Yes

Eilertson: I think that makes sense.

Raymer: To cure the nonconformity and the clearance, vision clearance setback, that's what we're doing.

Eilertson: I have to put a time frame on this for construction to Barb [Frank].

Raymer: Twelve (12) months. Can you get it done in twelve (12) months.

Best: Twelve (12) months from today would be fine.

Raymer: Ok. Completion in twelve (12) months.

MOTION by Frank / Eilertson to Approve subject to being completed within twelve (12) months.

3 Aye, 0 No Motion carried

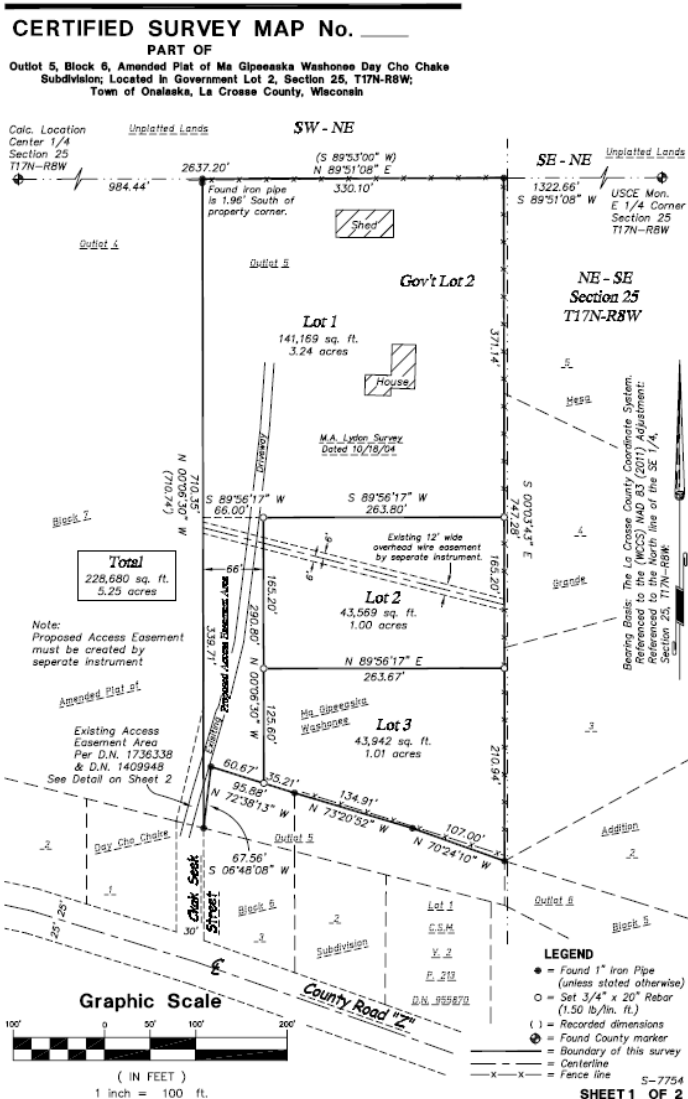
**MOTION to adjourn by Eilertson / Frank meeting adjourned at (6:32 pm)
3 Aye, 0 No. Motion carried unanimously.**

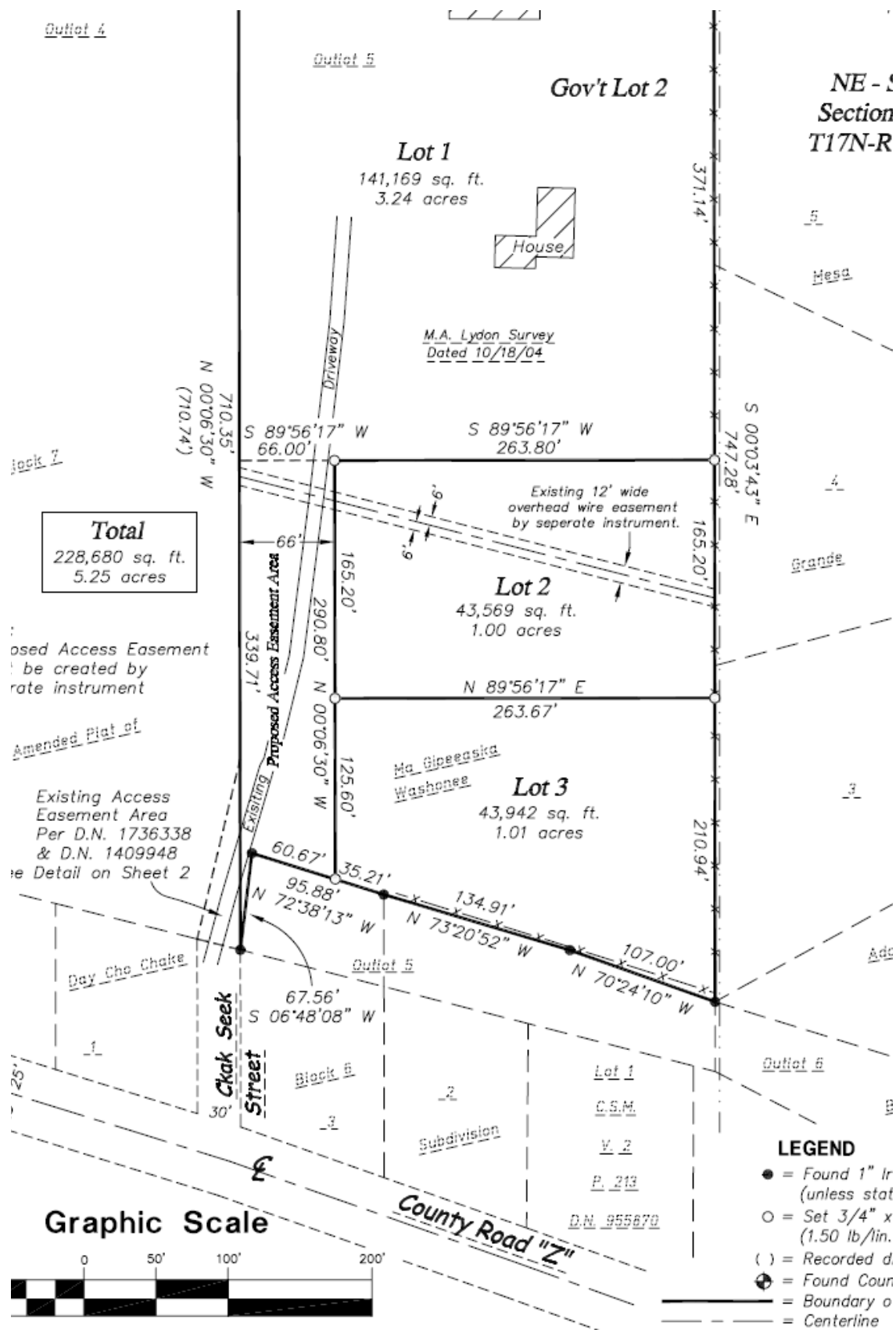
Drafted November 18, 2021 – subject to approval

November 17, 2021

Committee Members:

Item 6 on the agenda is a request to approve an access easement with multiple users in Sections 25, T17N, R8W, Town of Onalaska. This request comes from Michael Berkley who is dividing his land into three parcels. Those parcels do not front on a public road (see the map below).





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

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

Since the easement will now serve more than one parcel, the Planning, Resources and Development Committee would need to approve this arrangement.

Two items should be in place prior to PRD committee approval: 1) Town Board approval 2) A driveway maintenance agreement.

Mr. Berkley has indicated that this map and easement have both been approved by the Town of Onalaska at their November 9th meeting. Mr. Berkley also indicates that a driveway maintenance agreement is has been drafted.

With these two items in place, I would recommend approval of this request.

Thank you,

Bryan Meyer – La crosse County Surveyor



LA CROSSE COUNTY

Exceptional services. Extraordinary place

Department of Land Conservation

212 6th Street North
Room 1300
La Crosse, WI 54601

608-785-9867 Phone
608-789-7849 Fax
www.lacrossecounty.org

November 16, 2021

TO: Planning, Resources and Development Committee
FROM: Josh Johnson, Urban Conservation Specialist
RE: **Stoa-Jerue Development - Erosion Control and Stormwater Management Plan Review**

Dear PR&D Committee,

La Crosse County Department of Land Conservation (DLC) has reviewed the Erosion Control and Stormwater Management Plan for the Stoa-Jerue Development in the Town of Onalaska. The plan includes the construction of one proposed and two future commercial buildings with parking areas, and four infiltration basins. Based on the information provided, the DLC would recommend approving the plans with the following conditions:

1. A detailed storm water management practice maintenance agreement for the practices will need to be recorded at the Register of Deeds. The draft agreement submitted to the DLC must be amended in the following manner:
 - a. "...La Crosse County and the Town of Onalaska shall have the authority to inspect and maintain all components of the stormwater system."
2. Snow should not be placed in effective infiltration areas. Snow storage areas should be designated.
3. Upon completion of the infiltration basins and grass swales, a complete set of as-builts for the project will need to be submitted as an overlay on the approved submitted site plan. This is to be submitted prior to the construction of future buildings as shown on the approved plan.

If you have any questions regarding the requirements in this letter, please feel free to contact me.

Sincerely,

Josh Johnson
Urban Conservation Specialist
Phone: (608) 785-9867

cc: Kirk Stoa- G&KOBPHoldings, LLC.
Lisa Van Handel- Excel Engineering
Matt Hanewall - Land Conservation Director



RESOLUTION # _____

TO: HONORABLE MEMBERS OF THE LA CROSSE
COUNTY BOARD OF SUPERVISORS

ITEM # _____
BOARD ACTION

Adopted: _____
For: _____
Against: _____
Abstain: _____
Abs/Excd: _____
Vote Req: _____
Other Action: _____

**PLANNING
RESOURCES AND
DEVELOPMENT
COMMITTEE
ACTION**

Adopted: _____
For: _____
Against: _____
Abstain: _____
Abs/Excd: _____

**EXECUTIVE
COMMITTEE
ACTION**

Adopted: _____
For: _____
Against: _____
Abstain: _____
Abs/Excd: _____

RE: APPROVAL OF BLUFFLANDS FUNDING FOR GATEWAY 1.5 PROJECT

WHEREAS, the County approved the "Blufflands Plan" in 2016 to guide a regional approach to the conservation and recreational use of area blufflands; and,

WHEREAS, the County signed a Memorandum of Understanding in September of 2021 to join the Blufflands Coalition to facilitate the implementation of the "Blufflands Plan"; and,

WHEREAS, County staff has developed "Guidelines for Requesting Blufflands Funding" to provide a consistent way for community organizations and municipalities within La Crosse County to request funding assistance for blufflands projects from the County; and,

WHEREAS, the County has received a request from the Outdoor Recreation Alliance for \$7,500.00 to help them complete the Gateway 1.5 Project in Grandad Bluff Park, and that the request follows the guidelines for requesting funding and meets all of the requirements that the County has set for providing funding.

NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board hereby approves the contribution of \$7,500.00 to the Outdoor Recreation Alliance to assist in the construction of the Gateway 1.5 project; and,

BE IT FURTHER RESOLVED, that the County Board Chair, after approval by Corporation Counsel is hereby authorized to execute a grant agreement with the Outdoor Recreation Alliance to ensure that funds will be used to complete the Gateway 1.5 Project.

FISCAL NOTE: This \$7,500.00 contribution will be paid from Account 100.130.1190.63100.00 Economic Development Bluffland Protection. That account currently has \$190,600.00 which has been budgeted in previous years and carried forward in 2021.

Date: _____

Date: _____

COMMITTEE CHAIR

COMMITTEE CHAIR

RECORDING CLERK

RECORDING CLERK

	Reviewed Only	Recommended
Co. Admin.	_____	_____
Fin. Director	_____	_____
Corp. Counsel	_____	_____
Board Chair	_____	_____

Not Recommended

Requested By: Brian Fukuda
Date Requested: November 11, 2021
Drafted By: _____

Adopted by the La Crosse County Board this _____ Day of _____, 2021

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

**PETITION NO. 2061 by STEVEN R BRUHA, W6698 COUNTY RD T, HOLMEN, WI, 54636
ACTING O/B/O KATHRYN V SCHMIDT, CAROL P BRUHA, AND
ALAN J BRUHA, W6698 COUNTY RD T, HOLMEN, WI, 54636**

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

on the 29TH day of NOVEMBER 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 ±35.72-acre Base Farm Tract from the GENERAL AGRICULTURE DISTRICT
to the RURAL DISTRICT
the following described lands in the Town of HOLLAND

Property described as part of the SW ¼ of the NW ¼, part of the NW ¼ of the NW ¼, part of the NE ¼ of the NW ¼,
and part of the SE ¼ of the NW ¼, all in Sec. 8, T 18 N, R 7 W. Tax parcels 8-117-1, 8-118-1, 8-121-0, 8-122-0.
Property address W6802 County Rd T. Town of Holland.

REASON FOR REZONE: FOR CONTINUED RESIDENTIAL USE AND FOR ONE FUTURE
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)
789-7807.

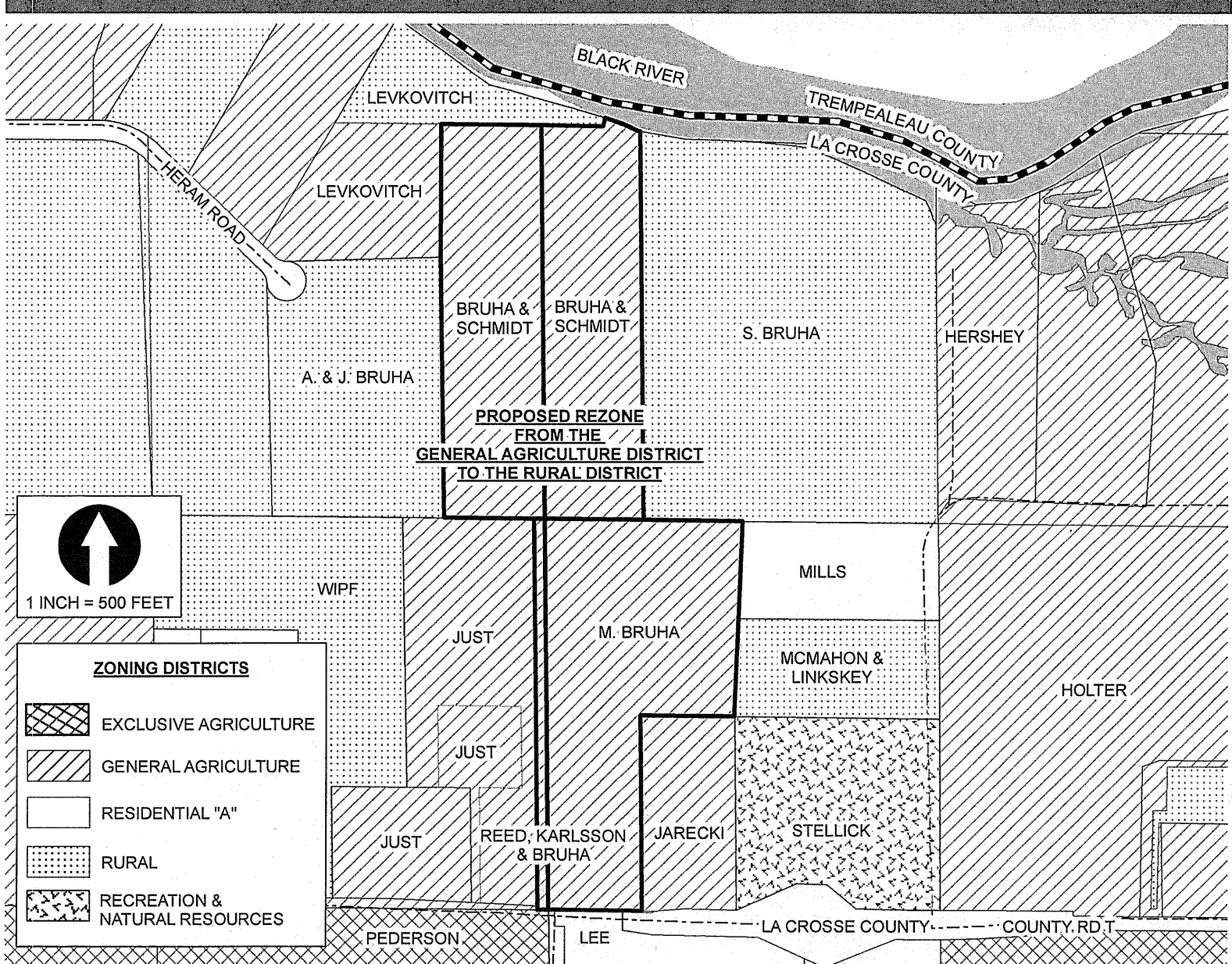
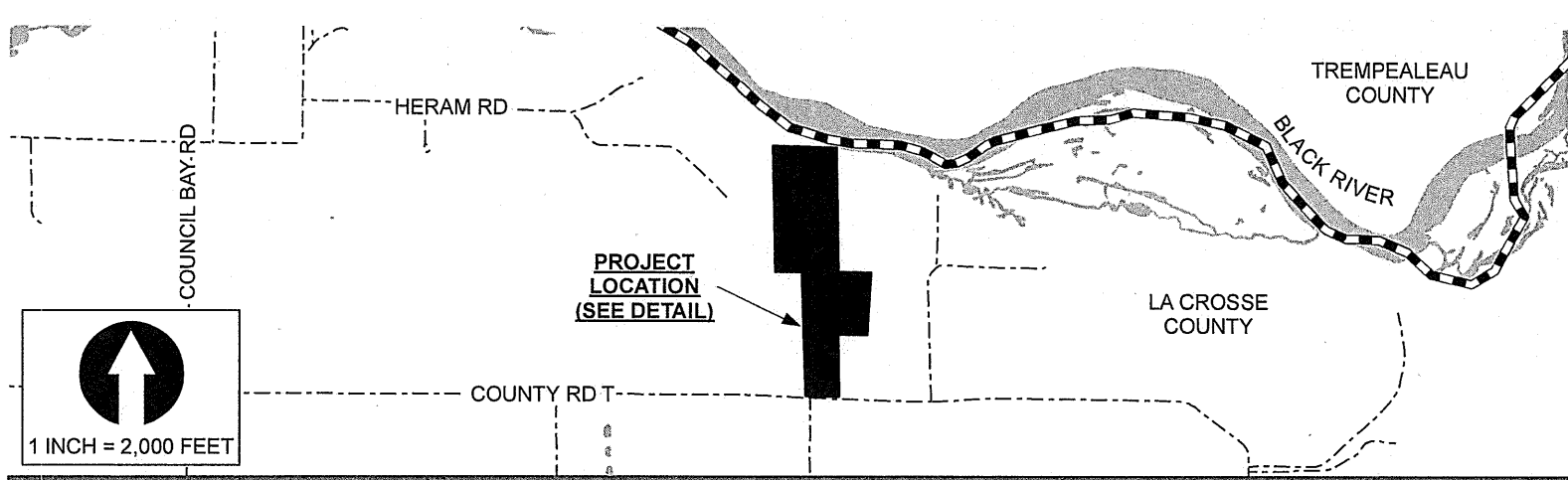
Dated this 18TH day of November 2021

LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

BY Kathleen Stewart
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 789-7807 THE FRIDAY PRIOR TO THE MEETING
SO THAT ACCOMMODATIONS CAN BE MADE.**



**ZONING PETITION NO. 2061 STEVEN R BRUHA, W6698 COUNTY RD T, HOLMEN, WI, 54636
ACTING O/B/O KATHRYN V SCHMIDT, CAROL P BRUHA, AND ALAN J BRUHA, W6698 COUNTY RD T,
HOLMEN, WI, 54636, PETITIONS TO REZONE A ±35.72-ACRE BASE FARM TRACT
FROM THE GENERAL AGRICULTURE DISTRICT TO THE RURAL DISTRICT FOR
CONTINUED RESIDENTIAL USE AND FOR ONE FUTURE SINGLE-FAMILY RESIDENCE.
PROPERTIES DESCRIBED AS PART OF THE SW ¼ OF THE NW ¼, PART OF THE NW ¼ OF THE NW ¼,
PART OF THE NE ¼ OF THE NW ¼, AND PART OF THE SE ¼ OF THE NW ¼, ALL IN SEC. 8, T 18 N,
R 7 W. TAX PARCELS 8-117-1, 8-118-1, 8-121-0, 8-122-0. PROPERTY ADDRESS: W6802 COUNTY RD T.
TOWN OF HOLLAND.**

ZONING PETITION NO. 2061

STEVEN R BRUHA, ACTING O/B/O KATHRYN V SCHMIDT, CAROL P BRUHA, AND ALAN J BRUHA
PART OF THE SW ¼ OF THE NW ¼, PART OF THE NW ¼ OF THE NW ¼,
PART OF THE NE ¼ OF THE NW ¼, AND PART OF THE SE ¼ OF THE NW ¼,
ALL IN SEC. 8, T 18 N, R 7 W.
35.72 ACRES TO BE REZONED
TOWN OF HOLLAND.

SOIL CLASS
CLASS IV = 100%

LAND USE
IDLE = 100%

REASON FOR REZONE: CONTINUED RESIDENTIAL USE AND FUTURE SINGLE FAMILY RESIDENCE

91.48 REZONING OF LAND OUT OF A FARMLAND PRESERVATION ZONING DISTRICT. (1) A political subdivision with a certified farmland preservation zoning ordinance may rezone land out of a farmland preservation zoning district without having the rezoning certified under s. 91.36, if the political subdivision finds all of the following, after public hearing: (a) The land is better suited for a use not allowed in the farmland preservation zoning district. (b) The rezoning is consistent with any applicable comprehensive plan. (c) The rezoning is substantially consistent with the county certified farmland preservation plan. (d) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

Petition to Rezone and Conditional Use Impact Statement

This Petition to Rezone for Tax Parcels 8-117-1, 8-118-1, 8-121-0, and 8-122-0 from General Agriculture to Rural is requested in order to resolve 2 issues.

Issue #1 - The Bruha family would like to sell Tax Parcel 8-122-0, a 14.66 acre tract in the Town of Holland, La Crosse County, Wisconsin. Since this tract is currently zoned General Agriculture, a potential buyer would be unable to build a residence due to zoning restrictions. Base Farm Tracts zoned General Agriculture allow one residence as a conditional use per 35 acres. By changing the zoning to Rural a potential buyer would be able to build a residence.

Issue #2 - There is a cabin on Tax Parcel 8-118-1. This cabin is allowed under the current General Agriculture zoning since it is part of 35 contiguous acres (see attached map). Tax Parcels 8-117-1 (10 acres), 8-118-1 (10 acres), 8-121-0 (1 acre), and 8-122-0 (14.66 acres) have a total acreage of 35.66 acres. When Parcel 8-122-0 is sold, there will no longer be 35 contiguous acres, and the cabin on Parcel 8-118-1 will no longer be in compliance with General Agriculture zoning restrictions. If the Parcels are rezoned to Rural then Parcel 8-118-1 with the cabin will be in compliance.

The request to rezone the four Parcels was presented to the Town of Holland Planning Commission on 9/1/21. The request was approved unanimously. See attached Planning Commission Minutes. The request to rezone was presented to the Town of Holland Board on 9/8/21. The request was approved unanimously. See attached Board Meeting minutes. The Town of Holland's Comprehensive Plan has identified the future land use in this area as Large Lot Residential. This designation allows one residence on a parcel with a minimum of 10 acres.

Plans to rezone the Parcels was discussed with Dale Hewitt, Code Enforcement Officer for Zoning, Planning and Land Information of La Crosse County. Zoning staff further discussed the rezone with Charlie Handy, La Crosse County Planner. Here is a quote from an email reply with Dale Hewitt, "For these parcels to be zoned for residential use, they would need to be rezoned from the General Agriculture Zoning District to the Rural Zoning District. Rezoning to the Rural District is consistent with the Comprehensive Plan."

Four tax parcels (8-112-3, 8-117-0, 8-118-7, 8-79-3) that border the Parcels under consideration are currently zoned Rural.

The prospective buyer plans on putting one single-family residence on parcel 8-122-0. Since the acreage is 14.66 acres for parcel 8-122-0, only one single-family residence is allowed according to the Town of Holland's Large Lot Residential designation. The impact of one single family residence in terms of traffic, noise, storage, etc. would be minimal. The prospective buyer plans on remodeling the cabin and adding an outbuilding on parcel 8-118-1. Again, adding an outbuilding to the existing cabin would have minimal impact in terms of traffic, noise, storage, etc. The prospective buyer has

no plans to build on parcels 8-117-1 and 8-121-0. It should be noted that the prospective buyer for all parcels is the same individual.

Parcel 8-117-1 is a land locked parcel with no direct access to a road. This situation was discussed with Corey Hughes, La Crosse County Surveyor. He said that as long as all 4 parcels had a single buyer and they are connected there would be no issues with this parcel. Since these parcels have the same prospective buyer and are all connected (contiguous) there would be no issues for the land locked parcel at this time.

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

PETITION NO. 2062 by SPENSER NICKELATTI,
543 DRIFTWOOD STREET, WEST SALEM, WI 54669,
D/B/A NRE PROPERTIES LLC

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 29TH day of NOVEMBER 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 ±1.18-acre parcel from the RURAL DISTRICT

to the INDUSTRIAL DISTRICT

the following described lands in the Town of ONALASKA

Property described as part of the NW ¼ of the NE ¼ of Sec. 25, T 17 N, R 8 W. Tax Parcel 10-2034-0. Property address W7401 County Road ZN. Town of Onalaska.

REASON FOR REZONE: FOR RENTAL STORAGE BUILDINGS

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) 789-7807.

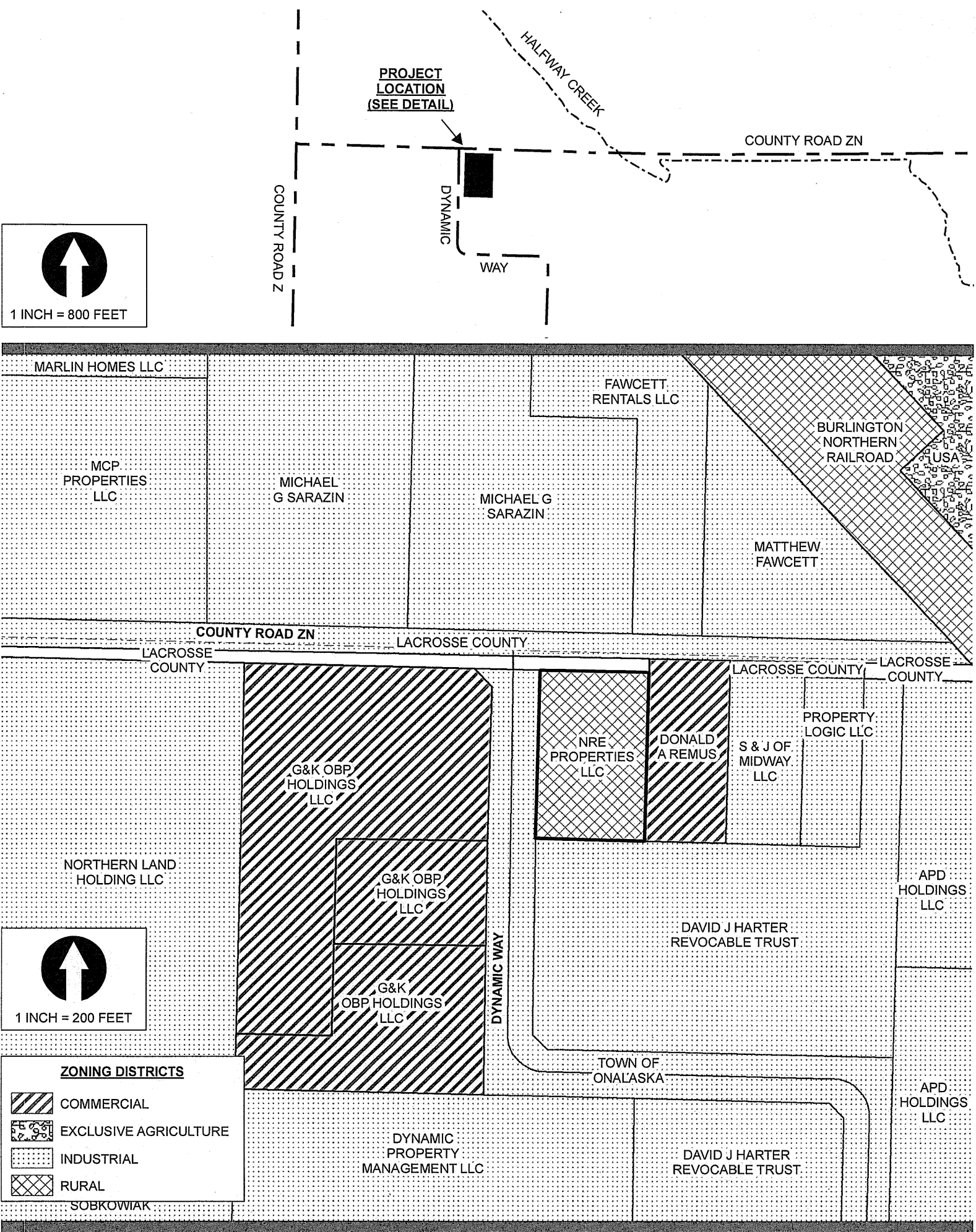
Dated this 18TH day of November 2021

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 789-7807 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.



**ZONING PETITION NO. 2062 SPENSER NICKELATTI, 543 DRIFTWOOD STREET,
WEST SALEM, WI 54669, D/B/A NRE PROPERTIES LLC,
PETITIONS TO REZONE A ±1.18-ACRE PARCEL FROM THE RURAL DISTRICT TO THE
INDUSTRIAL DISTRICT FOR PROPOSED RENTAL STORAGE BUILDINGS ON PROPERTY DESCRIBED
AS PART OF THE NW ¼ OF THE NE ¼ OF SEC. 25, T 17 N, R 8 W. TAX PARCEL 10-2034-0.
PROPERTY ADDRESS W7401 COUNTY ROAD ZN. TOWN OF ONALASKA.**

ZONING PETITION NO. 2062

SPENSER NICKELATTI D/B/A NRE PROPERTIES LLC
TAX PARCEL 10-2034-0
LOCATED IN THE NW/NE SECTION 25, T17N, R8W
1.18 ACRES TO BE REZONED
TOWN OF ONALASKA
FROM RURAL TO INDUSTRIAL TO ACCOMMODATE RENTAL STORAGE BUILDINGS

To Whom It May Concern:

This summarized letter is to cover the projected storage unit project at W7401 County Road ZN. In order to build, we will need a successful re-zoning from Residential to Industrial. Jason Skifton with Brickl Bros will be heading up the build, and him and his company have extensive experience with these projects in the area.

To my knowledge, I do not see the project having any kind of environmental impact on the land or area. Mr. Skifton has attached a detailed outline showing the proper measures being taken to allow for a safe, and successful project. It will be a standard build with steel, lumber, concrete and minimal electrical. There may be some increase in traffic in the area, but likely only from customers using the storage units. The storage project will be indoor storage only.

We plan to have exterior signage to advertise the units. Exterior lighting will also be installed in the form of wallpacks mounted to the buildings. Please see attached for the specs on what type of lighting will be installed.

We feel the demand is definitely there, except with boat/RV storage as most storage unit facilities are 100% full in those areas, and a large portion of our project will be boat/RV storage.

Please let me know if you have any questions.

Spenser Nickelatti

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

**PETITION NO. 2063 by THOMAS BROWN, D/B/A TOM'S BOBCAT & SNOWPLOWING INC,
N3620 SMITH VALLEY ROAD, LA CROSSE, WI 54601, O/B/O
MICHAEL C MEYER, MARY M MEYER-NELSON, MARCIA M
LIEGEY, MURRAY B MEYER TRUST AND MARILYN J MEYER
TRUST, P.O. BOX 178, MARION, WI 54950**

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 29TH day of NOVEMBER 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 ±9.069-acre parcel of land from the RURAL DISTRICT

to the COMMERCIAL DISTRICT

the following described lands in the Town of MEDARY

Property described as CSM No. 57 Vol. 13 Lot 3, and part of Gov't Lot 8, all located in N ½ of the NE ¼ of
Sec. 28, T 16 N, R 7 W. Tax Parcels 9-1290-6 and 9-1290-7. State Road 16. Town of Medary.

REASON FOR REZONE: PROPOSED FUTURE COMMERCIAL USE BY TOM'S BOBCAT &
SNOWPLOWING INC

**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)
789-7807.

Dated this 18TH day of November 2021

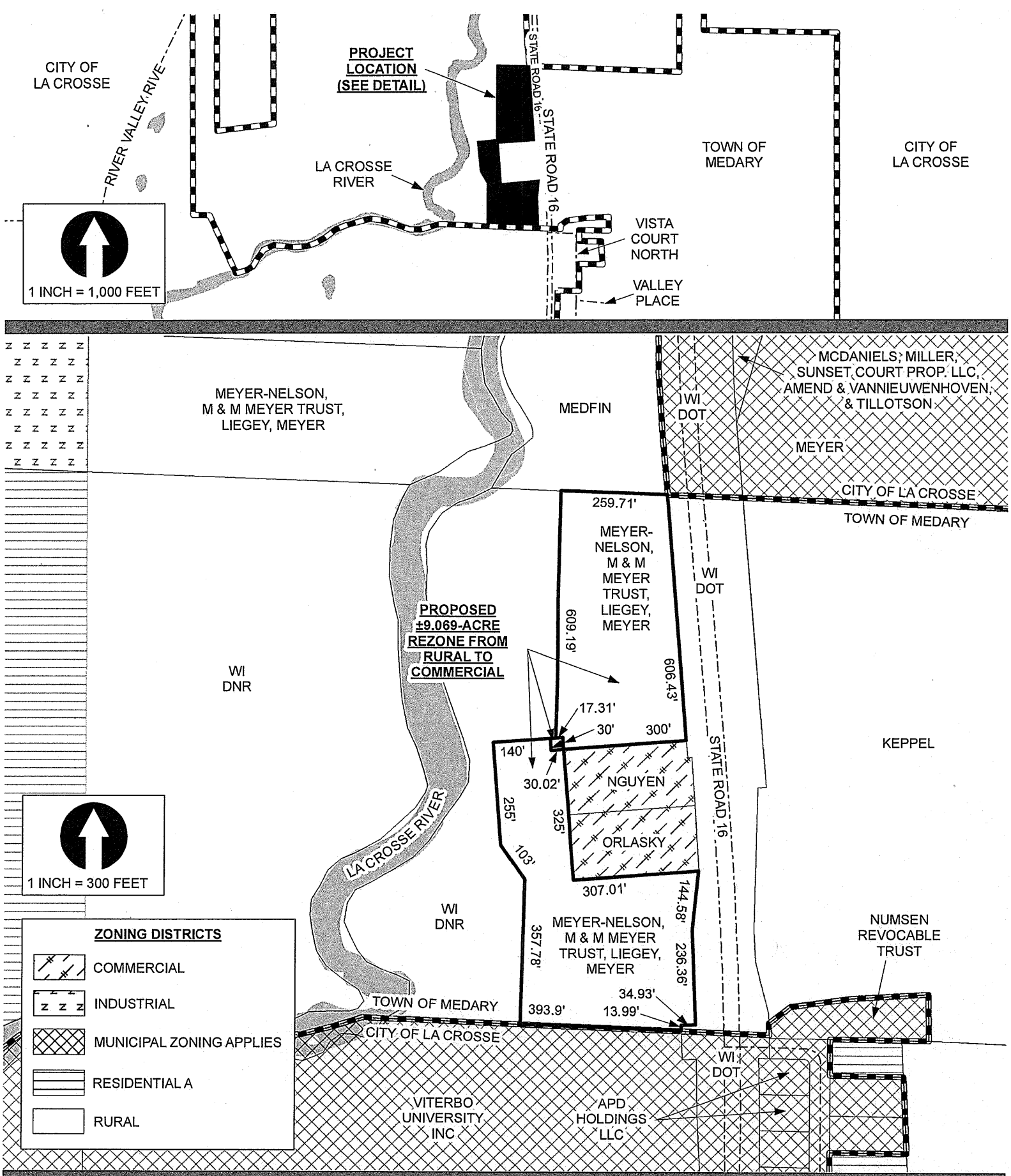
LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

BY Kathleen Stewart

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 789-7807 THE FRIDAY PRIOR TO THE MEETING
SO THAT ACCOMMODATIONS CAN BE MADE.**



ZONING PETITION NO. 2063 THOMAS BROWN, D/B/A TOM'S BOBCAT & SNOWPLOWING INC, N3620 SMITH VALLEY ROAD, LA CROSSE, WI 54601, O/B/O MICHAEL C MEYER, MARY M MEYER-NELSON, MARCIA M LIEGEY, MURRAY B MEYER TRUST AND MARILYN J MEYER TRUST, P.O. BOX 178, MARION, WI 54950, PETITIONS TO REZONE A ±9.069-ACRE PARCEL OF LAND FROM THE RURAL DISTRICT TO THE COMMERCIAL DISTRICT FOR PROPOSED FUTURE COMMERCIAL USE BY TOM'S BOBCAT & SNOWPLOWING INC ON PROPERTY DESCRIBED AS CSM NO. 57 VOL. 13 LOT 3, AND PART OF GOV'T LOT 8, ALL LOCATED IN N ½ OF THE NE ¼ OF SEC. 28, T 16 N, R 7 W. TAX PARCEL 9-1290-6 AND 9-1290-1. STATE ROAD 16. TOWN OF MEDARY.

ZONING PETITION NO. 2063

THOMAS BROWN, D/B/A TOM'S BOBCAT & SNOWPLOWING INC
O/B/O MICHAEL C MEYER, MARY M MEYER-NELSON, MARCIA M LIEGEY,
MURRAY B MEYER TRUST AND MARILYN J MEYER TRUST

SOIL CLASS
CLASS III = 15%
CLASS IV = 85%

PART OF GOV'T LOT 8, LOCATED IN N ½ OF THE NE ¼ OF SEC. 28, T 16 N, R 7 W
±9.069-ACRE PARCEL TO BE RERZONED
TOWN OF MEDARY.

LAND CLASS
WOODS = 100%

REASON FOR REZONE: PROPOSED COMMERCIAL 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.

Parcel #9-1290-1 Rezone from Rural to Commercial

Proposed land use after rezone

The Proposed use of the land is to zone it commercial for two reasons. So that Tom's Bobcat and Snowplowing can move its snowplowing and minor excavating/landscaping business there as well as to better serve the Township of Medary through salt and sand storage for the winter and Rip Rap and other road repair material during the summer.

To Rezone the following described lands:

9.07 Acre parcel (Parcel #9-1290-1) directly North of the Viterbo baseball/soccer fields on Hwy 16. The parcel is two sections that are connected at the North East most corner of the southern section and the South Western most corner of the Norther section.

Legal Description:

PRT GOVERNMENT LOT 8 LYG WLY STH-16 EX CSM NO. 6 VOL 8 & EX COM N1/4 COR SEC 28 S88D 35M0SE ALG N LN NE1/4 SEC 28 1157.62FT TO POB S0D37M3SW 271.95FT S0D43M42SE 185.84FT S0D49M50SW 151.44FT S84D46M 14SW 152.69FT S5D13M46SE 255 FT S35D46M14SE 103FT S0D39M 8SW 357.78FT TO S LN GL 8 N88D29M21SW ALG S LN 267.56 FT TO A PT ON MEANDER LN N6D 59M17SE ALG MEANDER LN 112.82FT N61D9M3SW 133.55FT N15D9M29SW 117.63FT N58D18M 45SE 154.32FT N36D41M49SE 247.77FT N13D45M37SW 357.55 FT N1D6M11SW 303.18FT N58D 35M14SE 181.35FT TO N LN GL 8 S88D35M0SE ALG N LN 133.69 FT TO POB & EX LANDS LYG BETWEEN ABOVE MEANDER LN & ORDINARY HIGH WATER MARK OF RIVER & EX CSM NO. 57 VOL 13 & EX .08AC FOR RD IN V723 P210 T/W & SUBJ TO ESMT IN DOC NO. 1412967 & DOC NO. 1449309 T/W ING/EG ESMT IN DOC NO. 1449311

Outline:

To rezone the land for commercial use so that Tom's Bobcat can store materials there to be able to better serve the Town of Medary during emergency storm/floods as well as routine road services. Also, to slowly transition the general operations of Tom's Bobcat and Snow Plowing to this property and one day have an indoor materials storage shed, indoor equipment storage, outside material storage (Material Bins), a shop, an office, and any other building that may support the future needs of the Town of Medary.

Documents to Include:

Neighborhood Petition, Shoreline Map to show the need for exceptions for a road, DNR Easement, Dot Easement, Salt Storage Plan, Old Fire Inspection (to show we already have state approved buildings)

Impacts:

Traffic: Our current traffic count is about 10-15 "In and Outs" per day in the summer. We generally show up for work, leave for a project with the truck and trailer, depending on the requirements of the job we can come back for another load of material or to dump unnecessary material from a jobsite, and then leave for the day. During the winter our daily traffic count stays about the same on the average day but does increase to about 30 "In and Outs" on days when it snows, and we have our plow trucks and salt trucks out. Our plow trucks generally leave at around 2am and return around 11am (off peak hours) so they would not be a large nuisance with the shared driveway.

Light/Glare: Our only plans for external lighting would be security lighting around any buildings that we would build in the future and minor/minimal lighting along the roadway for safety and security. We are not planning anything excessive or above what is necessary for the safety of our employees and to discourage trespassing/vandalism.

Noise: We are a service business and the majority of the work that we do is offsite/out on projects. We do however need to let equipment idle for a time as the engines warm up, we will need to use equipment occasionally around the future shop and stockpiles for maintenance and loading, and we do have a vibrating screener that we use to sift our dirt before we deliver it. This noise is usually in short intervals and generally is not louder than the ambient noise coming off of highway 16. We currently are operating out of a residential lot (with a conditional use permit) and have not gotten any complaints about the noise that we make.

Signage/Advertising: We currently do not have any signage other than what is on our vehicles and have no plans to physically advertise. We have as much work as we need (especially with the extra road maintenance with the Town of Medary) but if we ever did advertise our business on the property, it would probably be something similar the neighbor's current signage.

Number of Employees: We are a seasonal business. We usually have 1 office person and 3 operators in the summer and in the winter we have those same main workers as well as 15 part time snow plowers who come in to help us when it snows.

Anticipated Number of Customers and Customer Type: Our services are all off site and we currently do not have any onsite customer material pick-ups. This is the model that we currently have (because onsite sales at our scale are a huge inconvenience and are not profitable) and prefer to maintain for the foreseeable future. Although it is currently very unlikely that we would want onsite customers, we would like to keep the option open for the future.

Hours of Operation: Outside of snowfalls we currently operate primarily from 7:30-5, although some summer days can run long. The demands of a snowfall can be at any time of day but as a general rule, our hours are normal business hours.

Buildings: We hope to fully move our small operation to this property within a 10-year period. (At a speed that we could afford) Ultimately, we would like to have indoor storage for salt/sand for the Town of Medary as well as ourselves, out of the weather storage for our equipment, a shop for repairs, a small office on property, and any other building that may support the future needs of the Town of Medary.

Products Involved: Service industry. The products used in our line of service are generally gravel, dirt, stone, rip rap, decorative stone, miscellaneous quarry materials, sand, and salt.

Refuse, Waste, or By-Products Generated and Method of Treatment: None to be noted other than the noise of the equipment and office garbage.

Smoke, Odor, Dust or Other Emissions Created: Most of our service is done off site and the smoke, odor, and emissions go with it.

Aesthetics, Changes to structures, changes in landscape appearance, ground cover or tree removal: Our plan would be to level the ground enough to be usable for building, parking, and storing. We would need to mow the current ground cover (small bushes and trees) to get an accurate grasp of the land that is available, potentially build retaining walls on the high ground and install water retention areas on the low side of the property, and eventually get to a property that is both aesthetically pleasing as well as functional for our ordinary and town responsibilities.

Potential Changes relating to health and/or safety of landowner and public: In this regard, we would be the landowners and the health of the public should not be affected. We would, however, take proper precautions, via retention areas and proper water control, to make sure that we would not adversely affect the flood plain or properties that are downstream from us.

Items stored in conjunction with proposed land use, location of outside storage: No items stored outside should be any threat to the natural environment. We do plan to store salt/sand indoors but are following existing guidelines to make sure that the impact to the existing environment is extremely limited. (We have reached out to the Town of Barre for their salt storage/environmental mitigation plan so that we can follow their guideline)

Access to Site: The site is down off a state highway and fairly out of sight because of the slope and natural tree cover. An agreement is already written into the previous land contract. Under the current agreement, we would use the existing driveway off Hwy 16. Conditions in the agreement state that, if the flow of traffic became an inconvenience to the parking lot property owners, the Highway entrance could be moved to our property with an easement in place for the other two properties affected.

Any Covenants or Deed Restrictions that May Apply to your Lot or within your Subdivision: This property fits the future zoning plan of being fit for commercial use.

Additional Impact:

Conflict from Increased Traffic: If our increased traffic flow affects the neighbors to a point of irritation or conflict, our easement with the DOT states that we would need to move the entrance from Highway 16 over to our corner of the parcel. We would be willing to allow that change (it would actually be more convenient for us) and provide the proper easement for them to use it to continue to have the same access that they initially had.
