

LA CROSSE COUNTY NOTICE OF MEETING

COMMITTEE OR BOARD: PLANNING, RESOURCES AND DEVELOPMENT

DATE OF MEETING: Monday, October 4, 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
Patrick Scheller
Rick Cornforth
Dan Hesse
Kevin Hoyer
Karen Keil
David Hundt
Tim Goodenough

OTHER

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

Cheryl McBride
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
Randy Erickson
Craig Saxe – UW Extension Area
Director

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

****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) 789-7807 as soon as possible.

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

DATE NOTICE FAXED/MAILED/E-MAILED AND POSTED: September 23, 2021

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

Date: Monday, October 4, 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 August 30, 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 September 13, 2021
6. Town of Campbell PFAS update – Karl Green
7. 2022 Department Budgets
8. Future Agenda Items
9. Recess

Date: Monday, October 4, 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

Conditional Use Permit No. 1170	Tonia Wright	Town of Holland
Zoning Petition No. 2058	Roy & Melissa Gallenberg	Town of Barre
Zoning Petition No. 2059	Susan Pielhop o/b/o Timothy Gerke & Jami Clements	Town of Shelby

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

September 23, 2021

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

La Crosse County Planning, Resources and Development October 4th, 2021 Meeting - Staff Report

#6 Town of Campbell PFAS update – Karl Green

Town of Campbell PFAs Update: Karl Green, UW Extension will give an update to the progress happening at the Town of Campbell PFA's contamination. Impacts to the USGS wells on French Island have spurred additional interest by USGS to utilize their resources of scientists to consider the groundwater contamination on the Town of Campbell. Karl will review the proposed study, and speak about the existing complicating factors facing the Town of Campbell, as well as review the background contamination history on the Town.

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

CONDITIONAL USE PERMIT NO. 1170 The property owners are resubmitting an application previously denied on September 17, 2020 (CUP #1140). The application seeks to change the project location for a proposed residence, from a site previously approved by an administrative CUP (ACUP #1109), to a new location atop class I & II soils. Ordinance language pertinent to the request includes:

17.05(5)(d)1.a.ii. A parcel for a farm residence authorized by an Administrative Conditional Use Permit cannot do any of the following:

(i) Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location or size for a farm residential parcel or farm residence.

(ii) Significantly impair or limit the current or future agricultural use of other protected farmland.

In 2020, staff recommended denial, concluding that the prior issuance of ACUP #1109 established that a reasonable alternative was available. Upon further review, staff now recommends approval based on the anticipated difficulty in constructing a driveway to the site approved under ACUP #1109, and the relative small size of the field in which the residence is now proposed. Staff rely on three findings which they propose to the Board: 1) That it would be unreasonable to require a driveway to be constructed within slopes of >30% that spans from the bluff toe to top with an elevation change of 90+ feet; 2) That it would be unreasonable to require a driveway to be constructed within areas identified as wetland, and; 3) That the transition of the field in which the project is proposed, measuring approximately 1 acre in size, is relatively small, and residential use of this field will not impair or limit future agriculture use within the base farm tract or of other protected farmlands.

Should the Committee make a favorable recommendation, staff has no conditions to recommend.

ZONING PETITION NO. 2058 The property owners propose to rezone 3% of a base farm tract to construct a residence. Ordinance language pertinent to the request includes:

17.05(5)(c)1.b. The owner of a Base Farm Tract (BFT) may be allowed to file a zoning petition to rezone to the Rural District up to 3% of a BFT for farm and/or non-farm residences. Said petition shall designate 1 contiguous area for rezoning which includes all necessary public utilities. A zoning petition to rezone to the Rural District shall not be allowed on a BFT which has been issued a Conditional Use Permit for residential use on a BFT. The approval of a 3% rezone shall be subject to recording of deed restrictions that shall apply to the balance of the BFT. The deed restrictions shall prohibit any additional residences, subdivision of land or non-agricultural development on the remainder of the BFT. A 3% rezone petition for residential development cannot do any of the following:

- i. Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location or size for a farm residential parcel or farm residence.*
- ii. Significantly impair or limit the current or future agricultural use of other protected farmland.*

Staff recommend approval based on the following findings, which it recommends to the Board: 1) The proposed project location is not located atop class I or II soils; 2) The proposed project location has not been historically cropped, although the 2020 aerial imagery suggest a marginal impact resulting from the proposed driveway; 3) That the proposed residential location will not impair or limit future agriculture use within the base farm tract or of other protected farmlands.

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

1. Only one single family residence is allowed on the proposed 1.16 acre lot.
2. Deed restrictions shall be recorded indicating that for the entire 38.85-acre Base Farm Tract, no further residential development is allowed. Only future agricultural and environmental uses are authorized.
3. These deed restrictions shall be recorded within 45 days of County Board approval.
4. These deed restrictions can be lifted or amended only by the La Crosse County Board of Supervisors.

ZONING PETITION NO. 2059 The property owners propose to rezone the entire 2.57 acre parcel to allow for a proposed residence. This parcel is undeveloped and is not part of a base farm tract. It was not included in the Town-wide map amendments because it was not developed at the time.

Staff recommend approval based on the following findings, which it recommends to the Board: 1) The property is not a farm as defined in Ordinance; 2) The property is not located within a base farm tract; 3) The comprehensive plan identifies the future land use as residential.

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

1. Only one single family residence is allowed.
2. No further subdivision of the lot.
3. These deed restrictions shall be recorded within 45 days of County Board approval.
4. These deed restrictions can be lifted or amended only by the La Crosse County Board of Supervisors.

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

Monday, August 30, 2021
County Board Room (1700) – Administrative Center
6:00 p.m. – 6:06 p.m.

MEMBERS PRESENT: Pat Scheller, Rick Cornforth, Kevin Hoyer, Karen Keil, David Hundt
MEMBERS EXCUSED: Peg Isola, Dan Hesse
MEMBERS ABSENT:
OTHERS PRESENT: Kathleen Stewart, Aaron Lacher, Charlie Handy, Angel Much, Bryan Meyer, Heather Quackenboss, Charlotte Peters (Recorder)

CALL TO ORDER

The Public Hearing of the Planning, Resources and Development Committee was called to order by Pat Scheller, Acting Chair, at 6:00 p.m. Let the record show that this meeting is called in full compliance with the requirements of the Wisconsin Open Meetings Law. The procedures for tonight's meeting were explained to those gathered. This meeting is being recorded.

Conditional Use Permit No. 1172

Dan Hanson
Town of Holland

Read in by Aaron Lacher: Dan Hanson, W7800 A. Johnson Road, Holmen, WI 54636, applies for a Conditional Use Permit on land zoned General Agriculture District for Transient Residential Uses (s. 17.05(5)(d) 1.i.). Property described as Part SW-NE, Sec 11, T18N, R8W. Tax parcel 8-890-0. Property address A. Johnson Rd. Town of Holland.

Appearing in Favor: Dan Hanson – W7800 A. Johnson Rd., Holmen, WI 54636 – I submitted a conditional use permit application to build a, call it a cabin or tiny home. A small single-family residence on property we have north of Holmen. Just want to build a unique property that we can rent out like an air B&B and to use for friends and family when it's not rented out. It's going to be small, 750 square feet plus or minus. It will sleep 2. Well and septic. The driveway will be a shared driveway with my residence driveway for the first 200 feet. I'll take questions.

Hundt: Have you discussed this with the neighbors? Are they in favor of it?

Hanson: I discussed it with three neighbors. One is my parents, they were receptive. Mark Smith is very close to the location and he is fine and also George Holte. I thought that covered everyone within 300 feet but I got a call last night from another neighbor who's further away. I explained it to him. His name is Greg Miller. When I explained it to him, he was fine it. He was concerned about traffic on A Johnson Rd. but I explained it would be 1 or 2 cars a day depending on whether this tenant comes and goes a couple times.

Hundt: Their concerned about the traffic. I guess if I had property next to you and you were renting I guess that would be my big concern also.

Hanson: It is pretty remote, and this parcel is on 140 acres, within 140 acres, and I don't think anybody would even see it for the most part, unless they gotten near A. Johnson Rd.

Questions from the committee/staff...None.

Appearing in Favor: None

Appearing in Opposition: None.

Scheller 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: From Town of Holland Board Meeting August 11, 2021 - **Motion** by Mieden/Herlitzke to approve the Conditional Use Permit for Dan Hanson, W7800 A. Johnson Road to construct a cabin for transient or temporary residential use of the landowner. **MOTION** carried unanimously.

Staff Recommendation (Approve): Staff recommendation is to approve, subject to the following conditions:

1. This permit is exclusively granted to Daniel Hanson & Kristi Johnson for a Conditional Use Permit for transient residential use of a proposed cabin on parcel number 8-890-0.
2. The applicant shall obtain an Administrative Conditional Use Permit which authorizes the residential use of a proposed cabin. Deed restrictions shall be recorded on a minimum of 35 acres of the Base Farm Tract indicating no further residential development is authorized. The designated 35 acres must include all residential components of the proposed development; and
3. The use of recreational vehicles for occupancy is not authorized on this parcel.
4. The permittee shall contact the State of Wisconsin to determine if the proposed structure is subject to the State of Wisconsin Commercial Building Code. Correspondence shall be provided to the Zoning Department and made part of this file.
5. This permit shall automatically terminate upon transfer of ownership or discontinuance of this conditional use for a period of 12 months or more.

MOTION by Cornforth / Keil to approve the Conditional Use Permit No. 1172.

5 Aye, 0 No, 0 Abstentions - 2 Excused (Isola, Hesse) Motion carried.

Public Meeting was re-opened by Chair Scheller to hear public comments on Farmland Preservation by Tim Candahl from Town of Shelby.

Mr. Candahl Spoke for several minutes about the importance of Shelby and La Crosse county working together on this issue. Shelby is unlike other areas of the county and Mr. Candahl just wanted to ensure that the board was aware of the Town of Shelby's needs.

MOTION BY Hoyer / Keil to close public comments.

5 Aye, 0 No, 0 Abstentions - 2 Excused (Isola, Hesse) Motion carried.

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

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

Hearing adjourned at 6:15 pm.

Approval pending

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, August 30, 2021

Administrative Center – County Board Room (1700)

4:30 p.m. – 5:48 p.m.

MEMBERS PRESENT: Patrick Scheller, Rick Cornforth, Kevin Hoyer, Karen Keil, Dave Hundt

MEMBERS EXCUSED: Peg Isola, Dan Hesse

MEMBERS ABSENT:

STAFF & GUESTS: Kathleen Stewart, Charlie Handy, Aaron Lacher, Bryan Meyer, Matt Hanewall, Sue Sheehan, Heather Quackenboss, Charlotte Peters (Recorder)

APPROVAL OF MINUTES FROM MARCH 29, 2021 MEETINGS

MOTION by Keil/Hundt to approve the August 16th, 2021 meeting minutes.

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

PUBLIC COMMENT

None.

SUPERVISOR CONFERENCE REPORTS

None.

CONSENT AGENDA:

Board of Adjustment minutes from July 12, 2021 approved

– **Motion** by Cornforth / Keil

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

RESOLUTION RE: APPROVAL OF MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE MEMBERS OF THE BLUFFLAND COALITION REGARDING BLUFFLANDS INITIATIVES AND GUIDELINES FOR REQUESTING COUNTY BLUFFLANDS FUNDING

Motion by Keil / Cornforth

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

FARMLAND PRESERVATION PROGRAM – SUE SHEEHAN

Sue Sheehan gave a presentation on the Farmland Preservation Program (FPP) that the Land Conservation Department administers following NR151 Conservation Standards. Ms. Sheehan went into detail about how the program works and discussed some of the 259 active Certificates of Compliance. Also discussed were the ways landowners are educated, seminars that have been held and the outreach that continues from the Land Conservation Staff.

Committee questions were answered by both Sheehan and Hanewall

CPAC STATUS UPDATE AND FARMLAND PRESERVATION ACTIVITY – CHARLIE HANDY

Handy updated committee on the progress that has been made on the Comprehensive Plan and the results of both the surveys and the workshops that were held. Handy and Quackenboss then facilitated an activity that incorporated the results of the survey and input from the CPAC committee. The PRD committee members were asked to discuss and develop policy solutions for different zoning and land use scenarios. These ideas will then be presented to the CPAC committee to assist in guiding the comprehensive plan.

Questions from the committee were answered by Handy.

FUTURE AGENDA ITEMS

Update on the County Farm

Effects of septic and well systems on water in developing areas

RECESS

Motion by Hundt / Cornforth to recess at 5:44.

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

Approval pending

BOARD OF ADJUSTMENT PUBLIC HEARING



Monday, August 16, 2021

La Crosse County Administrative Center – Basement Auditorium – Room 0430

6:00 p.m. – 6:11 p.m.

MEMBERS PRESENT:	Howard Raymer, Larry Warzynski, Barbara Frank (alt)
MEMBERS EXCUSED:	David Eilertson
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. 2021-21 Dean & Jean Piper of N3616 County Road Y, Rockland, WI 54653 request variances to reduce the required highway setbacks for proposed additions onto an existing single family residence. Property described as Certified Survey Map No. 18 vol 19 lot 1 Doc No. 1744899. Property address N3616 County Road Y, Rockland, WI 54653. Tax parcel 1-439-2. Town of Bangor.

Appearing in Favor: Dean Piper, N3616 County Road Y, Rockland, WI 54653. So, what we would like to do is add on to the farm house that I grew up in. It's the family farm. We would like to put an 8 foot covered porch on the front, replace the 4 foot porch that is on there. I believe it's 4 x 8 and put an 8 foot porch by, I think it's 26

Raymer: 26 it says, 8 x 26

Piper: Yes, on the front of the house. That would be over an existing tuck under garage and drive way and then we also wanted to add on a 28 x 36 garage on the end of the house for some partial farm equipment repair.

Raymer: Alright, do you have an aerial? So the 28 x 36 garage...I see the porch, where there is no moving that, but that garage. Can that be slid back a little or is there a reason

Pieper: As we slide the hill comes, you get more into the bank. And my concern is the water coming down from the valley behind there.

Raymer: Alright, any thing else? Any questions?

Piper: No

Raymer: Any questions?

Board: No

Raymer: 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: There are 2 pieces of correspondence...

From the minutes of the Regular Town Board Meeting – Town of Bangor; Dean and Jean Piper presented a request for a variance of easement. Proposed deck, addition and attached garage are inside setback requirements, with the closest setback of 69’ from County Road J. Board Approved the Request with no conditions.

Correspondence from the Highway Department – The highway department has no objections to the Board of Adjustment appeal 2021-21. Variance is requested to reduce the required highway setbacks for a proposed addition onto an existing single family residence.

Correspondence in Opposition: None

Raymer: We have a new highway commissioner and he’s not opposed to this.

Warzynski: I’m not either.

Raymer: Alright, motion?

Frank: I will approve of this request.

Raymer: Do you have a time frame as to when you can get this done?

Pieper: I anticipate starting this fall.

Raymer: Can you get it done within 12 months?

Pieper: Yes, sir

Discussion: none

Lacher: I would ask two points of clarity. First being in your packets the applicant provided some reasonings for why they feel they meet the standards the board has reviewed these reason the applicant provided. Are these actually the reasons the board relies upon in granting this variance? Or to put it another way, is the Board in agreement with the reasons the applicant has stated?

Board: yes

Lacher: and then second point. The house we believe meets the set-back but it’s very close. Should staff take the grant of these variances to clarify any question whether the existing house is conforming use or non-conforming use. Does this grant of a variance then apply to the entire structure after the construction is done?

Warzynski: I would say it would have to right? How can we not grant variance to the entire structure when the additions are going to be part of the structure?

Lacher: I would agree with you, but I just wanted to make it clear in our records.

Raymer: Well the 80 foot line isn’t the existing house, the porch, the existing porch is in...

Warzynski: and maybe part of the new garage

Raymer: Will be

Warzynski: yes

Raymer: But that’s not there now, the existing house except for that 4 foot porch, wasn’t non-compliant except for the porch.

Warzynski: I would say yes.

Lacher: Right, that NE corner. How we measured using the aerial imagery, which not exactly precision, was very close, for the benefit of the applicant and for zoning staff in administering the rules going forward, if we're clear, then no part of this house would be in any violation after the variance is granted, would the staff recommendation.

Raymer: Ok, I see what you are getting at.

Warzynski: Yes

Raymer: Well the motion is to approve the appeal. Would you have to add that to it then?

Lacher: Just having this in the minutes I think is sufficient.

Raymer: Alright. We are in agreement then.

MOTION by Frank / Warzynski to Approve the petition subject to 12 months.

3 Aye, 0 No Motion carried

MOTION to adjourn by Warzynski / Frank meeting adjourned at (6:11 pm)

3 Aye, 0 No. Motion carried unanimously.

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

NO. 1170 BY:

**TONIA WRIGHT
W7901 GAARDER RD
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 4TH day of OCTOBER 2021 at 6:00 p.m. an application for a CONDITIONAL USE PERMIT to construct one single family residence in a different location than approved under Administrative Conditional Use Permit No. 1109 and on an existing 79.2-acre Base Farm Tract where the residence will be partially situated on Class 1 and 2 soils and on lands that are cropped and located in the Town of HOLLAND.

DESCRIBED AS: Part of the NW/SE of Section 29, T18N, R7W. Tax parcel 8-324-0. Flaten Rd. Town of Holland.

ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.

All pursuant to Section 59.69 Wisconsin Statutes. The application is on file in the office of the County Zoning Director. If you have any questions, please call (608) 785-9722.

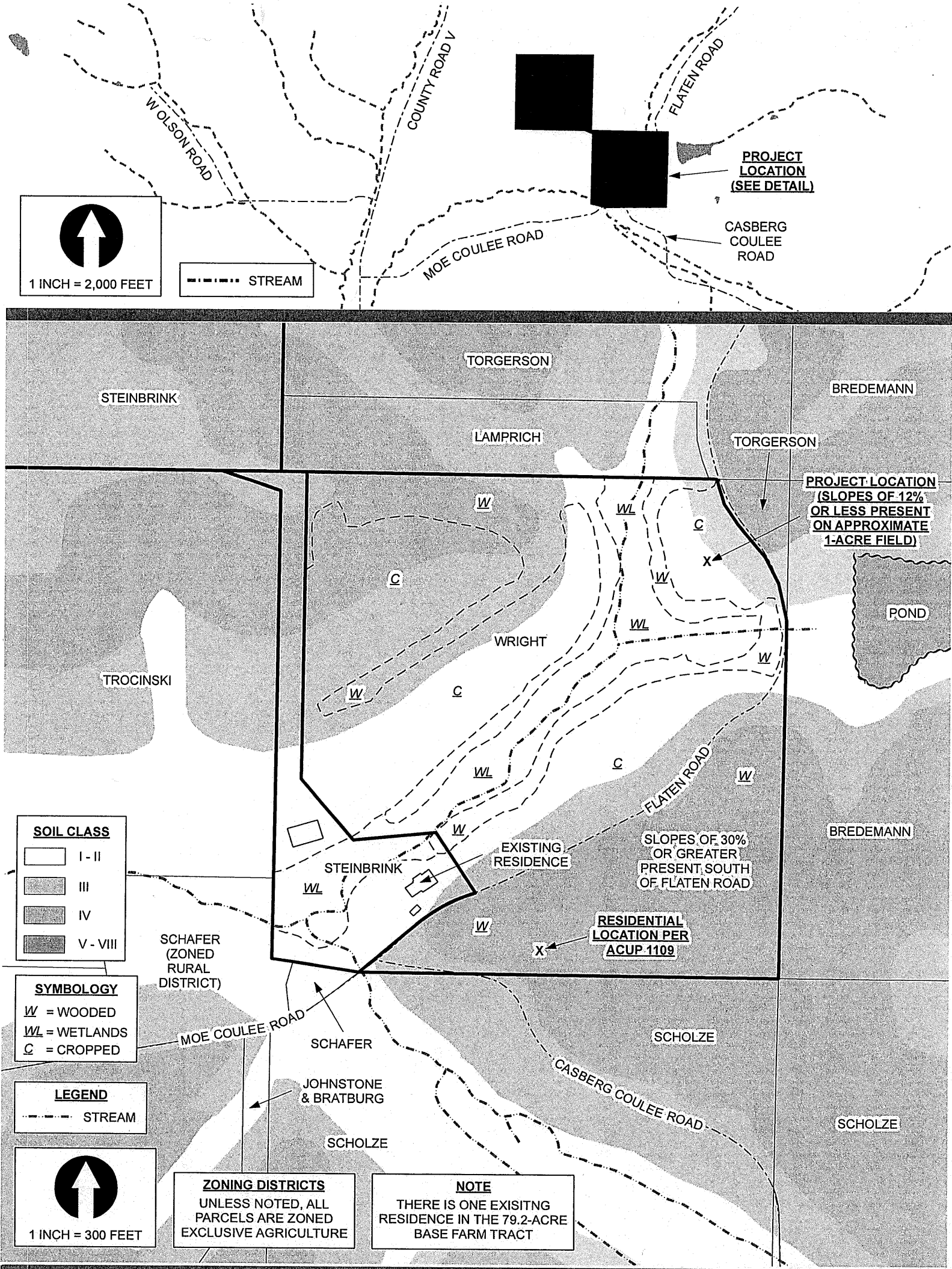
Dated this 23rd day of September 2021

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, PUBLIC ACCESS TO THE ADMINISTRATIVE CENTER IS LIMITED.

PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ARRANGEMENTS CAN BE MADE.



CONDITIONAL USE PERMIT NO. 1170 TONIA WRIGHT, W7091 GAARDER RD, HOLMEN, WI, 54636, APPLIES FOR A CONDITIONAL USE PERMIT TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE IN A DIFFERENT LOCATION THAN APPROVED UNDER ADMINISTRATIVE CONDITIONAL USE PERMIT NO. 1109 AND ON AN EXISTING 79.2-ACRE BASE FARM TRACT WHERE THE RESIDENCE WILL BE PARTIALLY SITUATED ON CLASS 1 AND 2 SOILS AND ON LANDS THAT ARE CROPPED. PROPERTY DESCRIBED AS PART OF THE NW/SE OF SECTION 29, T18N, R7W. TAX PARCEL 8-324-0. FLATEN RD. TOWN OF HOLLAND.

CONDITIONAL USE PERMIT NO. 1170
TONIA WRIGHT
PART OF THE NW/SE OF SECTION 29, T 18 N, R 7 W
TOWN OF HOLLAND

Current Site

The currently approved building site was administratively approved. It is on class IV soil (which was the basic criteria for approval), but the entire site, not just soil type, needs to be considered. This site requires approximately 500 feet of driveway to be put in and maintained, of which almost all lies on an easement. The access also crosses wetland/hydric soils. Building at this site will require a larger area to be kept in yard and driveway to transition it into the surrounding slope of the field. Between the land needed for a driveway and home/ yard, I estimate over an acre being needed. (1/4 acre for driveway access, 3/4 acre home site/yard). The maps provided show the easement/driveway access and soil types/wetland areas. Soil type on the building site itself is Class IV, but the driveway access is thru Class I and II soils. This site can accommodate a much larger home, driveway, and yard area than the newly proposed site.

Proposed Site

The newly proposed site is on a field of 1.6 acres. The portion on Class I and II soils is one half to three quarters of an acre. The entire field is not ideal to plant corn and soybeans on due to the small size. We take two cuts of hay per year from it. Our cattle numbers are down from what they were, therefore, additional hay is not something we need, nor does it have much value. While from an administrative standpoint you can say it is prime farmland, specific circumstances say it not. There is little slope at this site and the driveway meets up with Flatten Road with no easement necessary.

Plans for the newly proposed location are to build a 1200 square foot home at grade with garage. Low impact. The setbacks at this site do not allow for a large home and large impact.

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

PETITION NO. 2058 by

**ROY & MELISSA GALLENGER,
W7932 EDISON ROAD, BRYANT, WI 54418**

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 4th day of OCTOBER 2021 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a 1.16 acres, or 3% of an existing 38.85 acres Base Farm Tract from the

EXCLUSIVE AGRICULTURAL DISTRICT

to the

RURAL DISTRICT

the following described lands in the Town of

BARRE

Part of the SE/NE of Section 23, T16N, R6W. Tax Parcel 2-206-0. Property Address Russlan Coulee Road. Town of Barre.

REASON FOR REZONE: TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE DEPICTED ON A
SURVEY MAP PREPARED BY COULEE REGION LAND SURVEYORS.

**ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY
HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE
CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A
REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL
AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.**

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

Dated this 23RD day of SEPTEMBER 2021

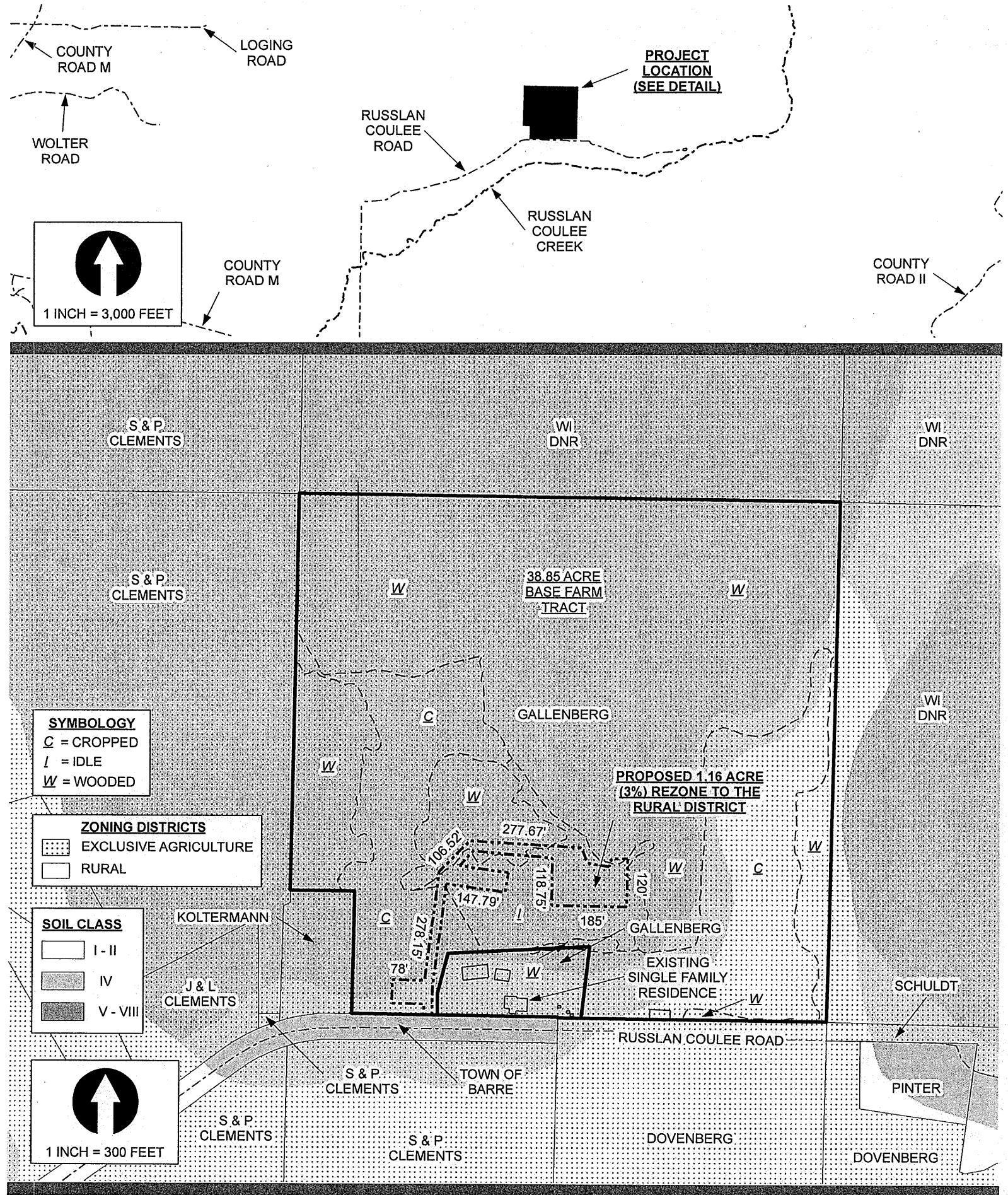
LA CROSSE COUNTY PLANNING, RESOURCES
AND DEVELOPMENT COMMITTEE

BY


Kathleen Stewart, Administrator
Zoning, Planning and Land Information Department

ACCORDING TO THE AMERICAN WITH DISABILITIES ACT, ACCESS TO THE ADMINISTRATIVE CENTER IS
LIMITED TO THE PUBLIC AT THIS TIME.

**PERSONS WITH DISABILITIES: IF YOU NEED ACCOMMODATION TO ATTEND THIS MEETING, CONTACT
ZONING, PLANNING AND LAND INFORMATION OFFICE AT 785-9722 THE FRIDAY PRIOR TO THE MEETING
SO THAT ACCOMMODATIONS CAN BE MADE.**



ZONING PETITION NO. 2058 ROY & MELISSA GALLENBERG, W7932 EDISON ROAD, BRYANT, WI 54418, PETITIONS TO REZONE FROM EXCLUSIVE AGRICULTURE DISTRICT 1.16 ACRES, OR 3% OF AN EXISTING 38.85 ACRE BASE FARM TRACT, TO THE RURAL DISTRICT TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE DEPICTED ON A SURVEY MAP PREPARED BY COULEE REGION LAND SURVEYORS. PROPERTY DESCRIBED AS PART OF THE SE/NE OF SECTION 23, T16N, R6W. TAX PARCEL 2-206-0. PROPERTY ADDRESS RUSSLAN COULEE ROAD. TOWN OF BARRE.

ZONING PETITION NO. 2058

ROY & MELISSA GALLENBERG
 SURVEY MAP PREPARED BY COULEE REGION LAND SURVEYORS
 LOCATED IN THE SE/NE SECTION 23, T16N, R6W
 1.16 ACRES TO BE REZONED
 TOWN OF BARRE
 3% REZONE TO CONSTRUCT ONE SINGLE FAMILY RESIDENCE

SOIL CLASS
 CLASS V - VIII = 100%

LAND CLASS
 CROPPED = 30%
 IDLE = 20%
 WOODS = 50%

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.

Zoning, Planning and Land Information
212 6th Street North, Room 1317
La Crosse, WI 54601

RE: Rezone W2940 Russlan Coulee Rd. LaCrosse, WI 54601

We recently purchased parcels 2-206-0 and 2-204-4, 38.81 acres on Russlan Coulee Rd and would like to build a home on the property as shown on document 1. This was drawn up for the previous owner and we plan the same as drawn, but with reduction of building sizes. We do plan to have a smaller footprint.

We have reached out to the Town of Barre and received approval that is included in this proposal.

We have contacted Land Conservation and received written approval without site visit, until a petition approval. This written approval is included with this proposal. Document 2

We have also introduced ourselves and talked with two neighbors and have told them our intentions. Frank and Monica Koltermann and Brian Vike, both on Russlan Coulee Rd. Both had no concerns at this time and wished us well.

The proposed rezone from Exclusive Agriculture District to Rural District would consist of 3% or less of 38.81 acres of owned property.

The proposed project does not have a builder or excavator assigned at this time.

After approval of re-zone, we will proceed with land conservation to apply for a permit and hire an excavator with experience in similar locations and regions to move forward with ground work. At that time any and all provisions will be taken to prevent erosion or disturbance of area trees and land not involved with the excavation.

The portion of the project consisting of proposed house would not be started for 1-2 years.

The portion of the project consisting of driveway, ground work in addition to, but not limited to, well and septic/drain field and farm use building, would likely be started in 6 months-1 year.

We would very much appreciate the opportunity to live here and enjoy the beautiful sunsets on this property and to contribute, work and leisure with friends and family in the LaCrosse area.

Thank you,

Roy and Melissa Gallenberg

Attached:
Document 1
Document 2
Document 3

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

PETITION NO. 2059 by SUSAN PIELHOP, 1721 SAINT ANDREWS ST.,
LA CROSSE, WI 54601
O/B/O TIMOTHY M GERKE & JAMI E CLEMENTS,
W5421 COUNTY ROAD F, LA CROSSE, WI 54601.

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 4TH day of OCTOBER 2021 at 6:00 p.m.

on the proposed amendment to the La Crosse County Zoning Ordinance, which proposed amendment is as follows:

To rezone a 2.57 acre parcel from the GENERAL AGRICULTURE DISTRICT

to the RURAL DISTRICT

the following described lands in the Town of SHELBY

Part of the NE ¼ of the NE ¼ of Section 2, Township 15 North, Range 7 West. Property address County Road F. Tax Parcel No. 11-298-5. Town of Shelby.

REASON FOR REZONE: ONE SINGLE FAMILY RESIDENCE

ANY PERSON HAVING A CONCERN IN THIS MATTER WILL BE GIVEN THE OPPORTUNITY TO BE ORALLY HEARD RELATIVE TO THE GRANTING OR DENYING OF THIS PETITION. WRITTEN CORRESPONDENCE CAN BE READ INTO THE RECORD OF A PUBLIC HEARING BY THE SUBMITTING INTERESTED PARTY OR A REPRESENTATIVE. A TECHNICAL REPORT PREPARED AND SUBMITTED BY OTHER GOVERNMENTAL AGENCIES SHALL BE READ INTO THE RECORD. ALL OTHER CORRESPONDENCE IS RETAINED ON FILE.

Pursuant to Section 59.69 Wis. Stats. The petition to amend said ordinance is on file in the office of Zoning, Planning and Land Information, County of La Crosse, La Crosse Wisconsin 54601. If you have any questions, please call (608) 785-9722.

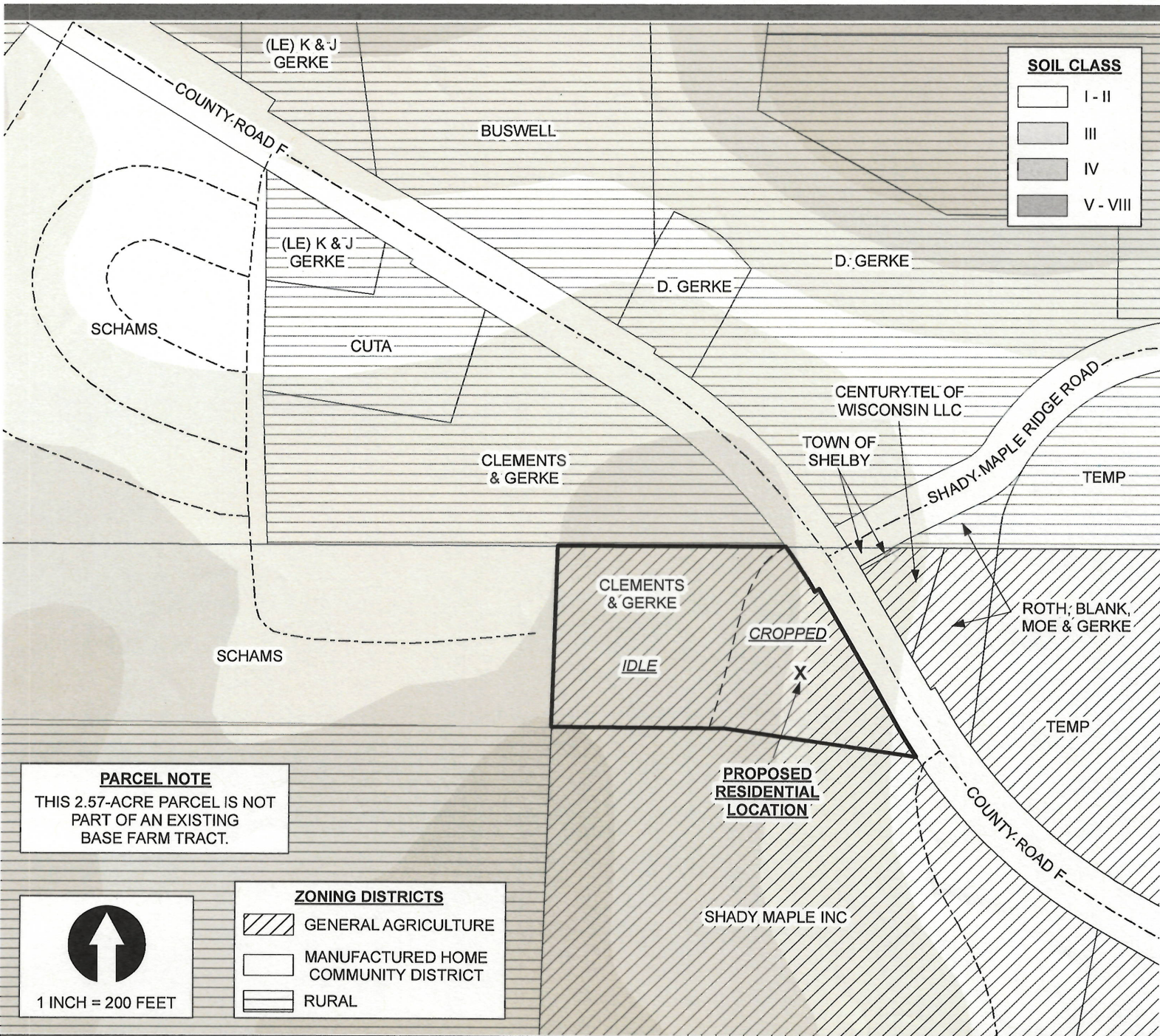
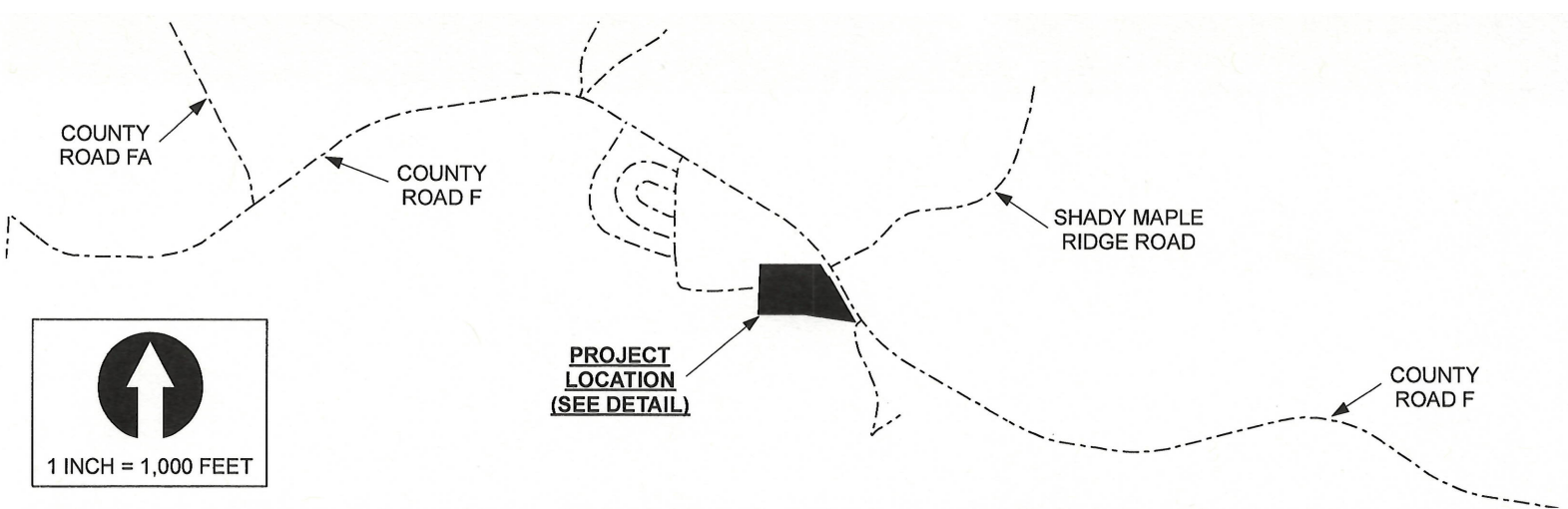
Dated this 23RD day of SEPTEMBER 2021

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 785-9722 THE FRIDAY PRIOR TO THE MEETING SO THAT ACCOMMODATIONS CAN BE MADE.



ZONING PETITION NO. 2059 SUSAN PIELHOP, 1721 SAINT ANDREWS STREET, LA CROSSE, WI 54603, ACTING O/B/O TIMOTHY M GERKE & JAMI E CLEMENTS, W5421 COUNTY ROAD F, LA CROSSE, WI 54601. PETITIONS TO REZONE FROM THE GENERAL AGRICULTURAL DISTRICT TO THE RURAL DISTRICT, A 2.57-ACRE PARCEL FOR ONE SINGLE-FAMILY RESIDENCE. PROPERTY DESCRIBED AS PART OF THE NE ¼ OF THE NE ¼ OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 7 WEST. PROPERTY ADDRESS COUNTY ROAD F. TAX PARCEL NO. 11-298-5. TOWN OF SHELBY.

ZONING PETITION NO. 2059

SUSAN PIELHOP, 1721 SAINT ANDREWS STREET, LA CROSSE, WI 54603, ACTING O/B/O
TIMOTHY M GERKE & JAMI E CLEMENTS, W5421 COUNTY ROAD F, LA CROSSE, WI 54601

NE/NE SECTION 2, T 15 N, R 7 W

2.57 ACRES TO BE REZONED

TOWN OF SHELBY

REASON FOR REZONE: PROPOSED SINGLE-FAMILY RESIDENCE

SOIL CLASS
CLASS I-II = 5%
CLASS III = 25%
CLASS IV = 70%

LAND CLASS
IDLE = 50%
CROPPED = 50%

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.

Sept. 9, 2021

RE: Rezoning Petition and Impact Statement

0 Cty Hwy F La Crosse, WI 54601 (Parcel 11-298-5)

Dear County PRD Committee and Board Members,

Attached is my petition to rezone parcel 11-298-5 in the Town of Shelby. This property is currently zoned General Agriculture and my petition to rezone is for Rural Zoning/ residential use. In the comprehensive plan, this property is already slated for a change to residential use. It is also immediately adjacent to other residential parcels. My intention for the property is to construct a single family home.

Because my use of the property is for a single family home, I do not anticipate any significant impact to traffic, lighting/glare or noise. My intent is to preserve as much of the natural landscape as makes sense in clearing for construction of the home site, opening views, etc. Access to the site will be gained via residential driveway connecting to County Highway F.

In summary, I look forward to building a beautiful single family home on the site and adding to the tax base in the Town Of Shelby and La Crosse County. I thank you so much for your consideration, please feel free to reach out to me with any questions.

Sincerely,

Susan Pielhop
1721 Saint Andrew St.
La Crosse, WI 54603
608-406-5536
spiel337@gmail.com