

REPORT OF THE PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE
TO THE COUNTY BOARD ON A HEARING FOR A CONDITIONAL USE PERMIT

TO THE COUNTY BOARD OF SUPERVISORS OF LA CROSSE COUNTY:

The La Crosse County Planning, Resources and Development Committee, having considered an application filed by:

KENNETH E NASH OF COULEE REGION MODELERS, INC.,
W2776 SCHAMS AVE, LA CROSSE, WI 54601
O/B/O DAVID M HANSEN AND ILONA HANSEN REVOCABLE TRUSTS,
W2975 STATE RD 33, LA CROSSE, WI 54601

and having held a public hearing on the 28th day of September, 2015 for a Conditional Use Permit for an approximately 600-ft x 100-ft area used for flying model aircraft by said organization's members on land zoned EXCLUSIVE AGRICULTURE DISTRICT in the Town of Greenfield and described as follows:

Part of the NE/NE of Section 14, T15N, R6W. Tax Parcel 6-366-0. Property address W2975 State Rd 33. Town of Greenfield.

And pursuant to s. 59.69 Wis. Stats. and s. 17.36 Zoning Code: the Committee did publish and receive proof of a Class II notice of the hearing; did receive receipts of mailing of the notices to the affected Town Clerk(s); did hold a public hearing to hear testimony or correspondence from the people; and, did receive and consider action from the affected Town Board(s). The Committee, under s. 91.48(1), Wis. Stats., along with the affected Town Board(s), under s. 17.36(4), have the authority to approve the application with integral conditions or to disapprove of the application. Having considered the entire record the Committee's recommendation is to:

By a vote of seven (7) in favor, and zero (0) no, the committee recommended approval of Conditional Use Permit No. 963 subject to the following twelve (12) conditions:

1. This permit is granted exclusively to Kenneth Nash of Coulee Region Modelers, Inc., acting on behalf of David M Hansen and Ilona Hansen Revocable Trusts, W2975 State Rd 33, La Crosse, WI 54601 for an approximately 600-ft x 100-ft area used for flying model aircraft by said organization's members on land zoned Exclusive Agriculture at the property address of W2975 State Rd 33;
2. Members of Coulee Region Modelers, Inc. are the only individuals authorized to use this site for model aircraft flying;
3. Parking on State Road 33 by members or spectators is not allowed. Access to the site shall be from Schwartz Road only;
4. Hours of operation are from 9 a.m. to 7 p.m. daily;
5. Flying of model aircraft only;
6. Coulee Region Modelers, Inc. shall provide liability coverage as described in the application in the amount of \$2.5 million for the site owners through the Academy of Model Aeronautics Liability Insurance Program or other qualified carrier and shall be maintained in good standing for as long as this site is used;
7. No flying of model aircraft over State Road 33 and no flying north and west of the "no fly zone" depicted on the site plan submitted with the application. No flying of model aircraft over any lots used for residential purposes;
8. The Academy of Model Aeronautics National Model Aircraft safety code submitted with the application shall be followed;
9. Safety rules for this specific site shall be developed by the applicant, provided to the Zoning Department for the file, and shall be considered conditions of this permit;
10. This property is within a farmland preservation zoning district. Any proposed structures shall require a Zoning/Occupancy Permit and shall either be removed or changed to a solely agricultural use when this site is no longer used for model aircraft flying. Post land-use can only be agricultural;
11. This permit is not transferable to another individual, club or another property owner; and
12. This site is temporary as indicated in the applicant's impact statement and this permit will terminate automatically without hearing when the club is successful in obtaining approval for another site.

Dated this 1st day of October, 2015

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Nathan Sampson
Nathan Sampson – Director

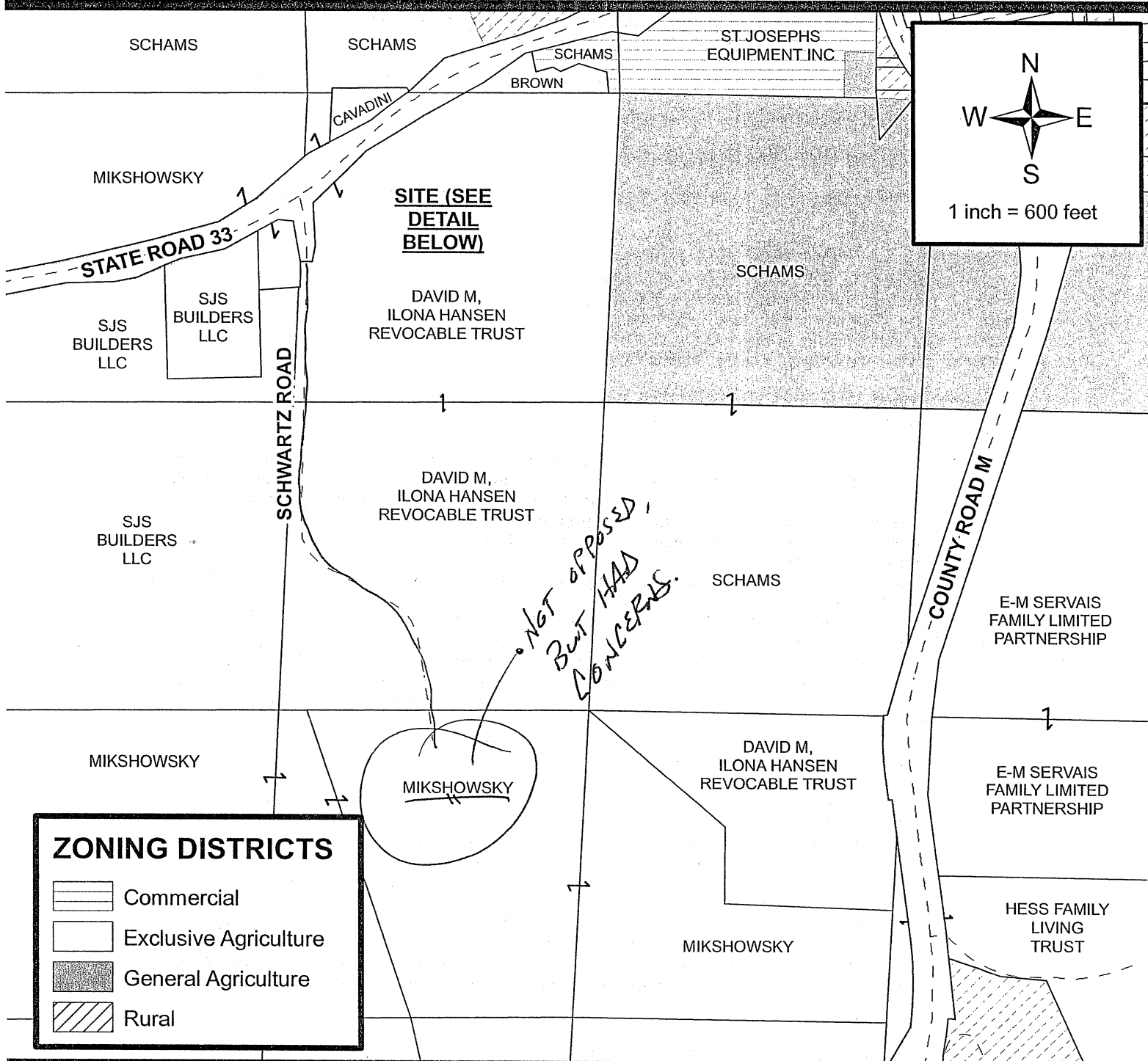
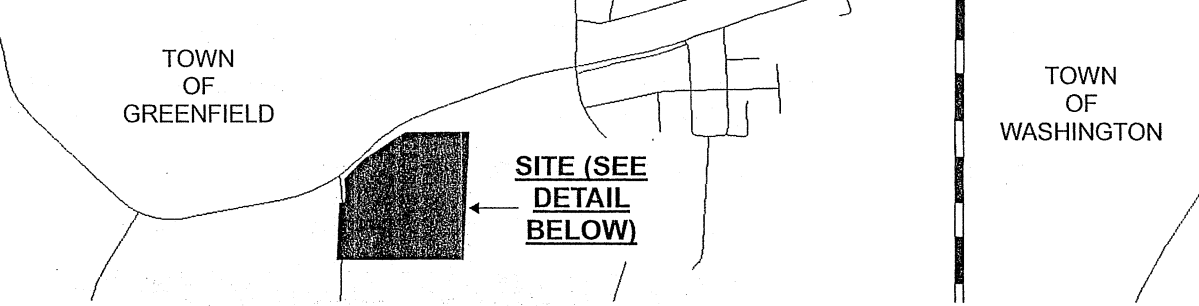
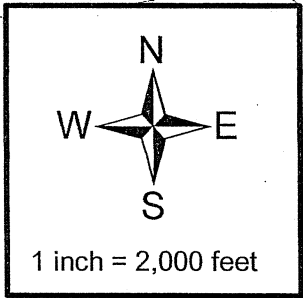
LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Tina Hundt-Wehrs
Tina Hundt-Wehrs – Chair

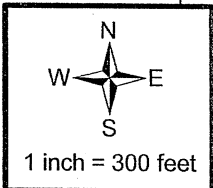
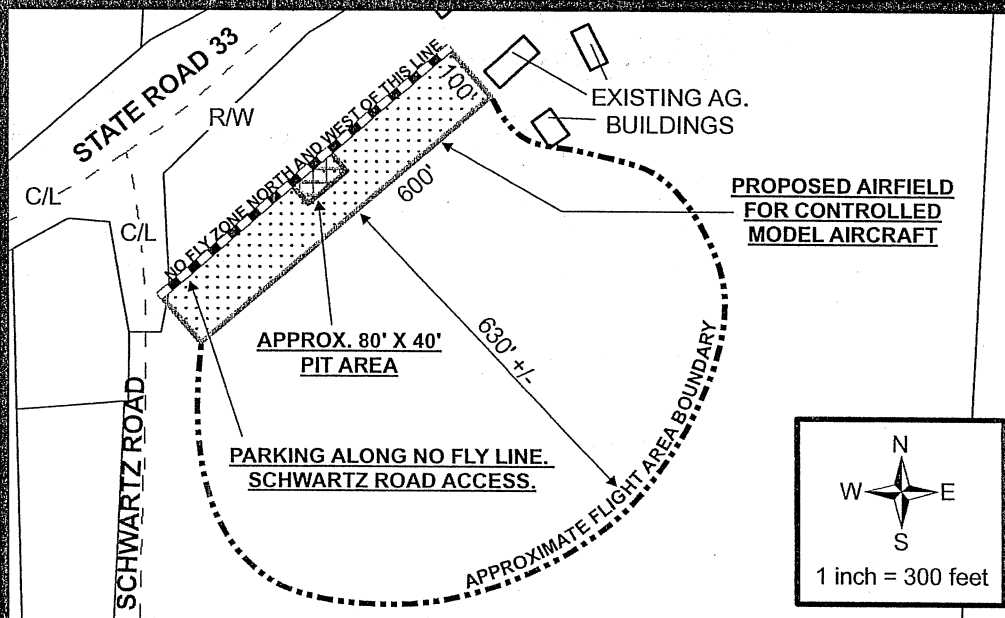
THE COUNTY BOARD took the following action this 15th day of October, 2015

Approved subject to conditions as outlined _____

Disapproved the application _____



CONDITIONAL USE PERMIT NO. 963
KENNETH E NASH OF COULEE
REGION MODELERS, INC., W2776
SCHAMS AVE, LA CROSSE, WI 54601
O/B/O DAVID M HANSEN AND ILONA
HANSEN REVOCABLE TRUSTS, W2975
STATE RD 33, LA CROSSE, WI 54601,
APPLIES FOR A CONDITIONAL USE
PERMIT FOR AN APPROXIMATELY 600-
FT X 100-FT AREA USED FOR FLYING
MODEL AIRCRAFT BY SAID
ORGANIZATION'S MEMBERS ON LAND
ZONED EXCLUSIVE AGRICULTURE.
PROPERTY IS DESCRIBED AS PART
OF THE NE/NE OF SECTION 14, T15N,
R6W. TAX PARCEL 6-366-0. PROPERTY
ADDRESS W2975 STATE RD 33. TOWN
OF GREENFIELD.



CONDITIONAL USE PERMIT NO. 963

KEN NASH O/B/O DAVID M. HANSON AND ILONA HANSEN REVOCABLE TRUSTS
PART OF THE NE/NE OF SECTION 14, T15N, R6W
TOWN OF GREENFIELD

SOIL CLASS
CLASS I AND II = 70%
CLASS III = 20%
CLASS IV = 10%

LAND CLASS
CROPS = 100%