

TOWN OF FARMINGTON PLAN COMMISSION MINUTES
Tuesday, June 21, 2011
7:30 p.m.

The Chairman, Mike Raabe, called the meeting to order at 7:30 p.m. in the Farmington Town Hall. Other members present were Paul Lash, Joan Dolbier, and Roxie Storandt. Steve Kirchner was absent.

Roxie read the minutes from the April 19, 2011 meeting. Paul made a motion to approve the minutes, and Joan seconded the motion. The motion passed.

Leon Pfaff then addressed the Plan Commission regarding a roadway project at N8595 Hwy DD. No action was required by the Plan Commission for this project. Leon has a house and some buildings that he will be selling and he is making a separate road. Berg Enterprises did the surveying. This road meets state, county and town standards.

Charlie Handy, County Planner, then presented the new proposed county zoning ordinances and maps. The original county zoning ordinances were adopted in 1952 with a revision in 1980. The new county zoning ordinances will comply with the requirements of the County Comprehensive Plan.

One major change would be the renaming of Agricultural District A to Rural Residential District. One requirement with this change is a conditional use permit would be needed for a multiple family dwelling. This switch would also restrict the number of animal "units" per acre. A unit is calculated based on estimated weight with about 1000 pounds equaling one animal unit. As an example, a cow is 1.4 units; a sow pig .4 units. A horse, however, would be considered one animal unit in this zone, even though it normally ranks as two. The Rural Residential regulations allow one animal unit for 1.5 to 3 acres, two animal units for up to 9 acres and three animal units for more than 9 acres. Those persons now in Ag A who have more animals than allowed under the switch will be grandfathered in with the land retaining the right to that number even if sold. Those property owners could also replace animals.

Another zoning district change is that the mobile home district is replaced by a Manufactured Home Community District. The new district will require a much more detailed plan and will require certain standards regarding manufactured homes including height and setback requirements.

There has been a section 17.08 added to address the regulation of outdoor advertising. This would not apply for signs along and adjacent to interstate, defense, and federal secondary highways but would apply to all other highways in unincorporated areas in La Crosse County.

The Plan Commission heard public input regarding a possible sign ordinance. Keith Valiquette and his wife wondered if perhaps there should not be a town ordinance that

would encourage a standard for signs and address type of signs, etc. One other gentleman at the meeting voiced the same concerns.

The Commission reviewed the most recent ATC power line information. One route would come north of Hwy T to Hwy Q to State Hwy 108 and perhaps then down Davis Creek Road. Town Chairman, Mike Hesse, raised some concerns. The crossing would be close to the bridge on Baker Road. Would this interfere with construction in the future? Would there be interference with radio communications (First Responders, ambulance, etc.)? Mike will be attending a meeting to voice these concerns.

As the Plan Commission chairman will be on vacation at the time of our regularly scheduled July meeting the date has been changed to Tuesday, July 26, 2011.

Paul made a motion to adjourn the meeting, and Roxie seconded the motion. The motion passed, and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Roxanne Storandt
Secretary, Plan Commission