

CONDITIONAL USE PERMIT NO. 1159

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:

LOUISA PETERSON,
W1250 COUNTY ROAD U, BANGOR, WI 54614, ON BEHALF OF HANSLINE FARM LLC,
W1248/W1250 COUNTY ROAD U, BANGOR, WI 54614,
D/B/A CREAMERY CREEK HOLSTEINS LLC,
W1250 COUNTY ROAD U, BANGOR, WI 54614

and having held a public hearing on the 1st day of March, 2021 for a Conditional Use Permit for an agricultural accessory use that meets the requirements of §91.01(1)(d), Wis. Stats., more specifically, direct sales of farm products including, but not limited to beef raised at this location, utilizing a 25-ft x 23-ft area within an existing agricultural building on lands zoned Exclusive Agriculture District in the Town of Bangor and described as follows:

Part of the SW/NW of Section 3, T16N, R5W. Tax Parcel No. 1-51-0. Town of Bangor.

And pursuant to s. 59.69 Wis. Stats. and s. 17.10 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. 17.10(8), 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. 1159 subject to the following twelve (12) conditions:

1. This permit is granted to Louisa Peterson, W1250 County Road U, Bangor, WI 54614, on behalf of Hansline Farm LLC, W1248/W1250 County Road U, Bangor, WI 54614, d/b/a Creamery Creek Holsteins LLC, W1250 County Road U, Bangor, WI 54614, applies for a conditional use permit for an agricultural accessory use that meets the requirements of §91.01(1)(d), Wis. Stats., more specifically, direct sales of farm products including, but not limited to beef raised at this location, utilizing a 25-ft x 23-ft area within an existing agricultural building on lands zoned Exclusive Agriculture District. Property described as part of the SW/NW of Section 3, T16N, R5W. Tax Parcel No. 1-51-0. Town of Bangor;
2. No butchering of animals for resale is authorized on site;
3. Packaging and Storage shall be confined to the areas described in the application;
4. All waste generated will be disposed of in a code compliant manner;
5. All equipment shall be reported to the local assessor annually;
6. Follow all food grade requirements per local, state and federal health departments and codes. A copy of approved permits and permits conditions required by any health agency to be made part of this file;
7. A letter from Safety and Buildings Division of the Department of Professional Services indicating whether state building plan approval is required and shall be made part of this file;
8. Hours of operation are seven days per week by appointment only;
9. Maximum number of employees is three (3);
10. Any advertising of the business within the Town of Bangor is subject to the Town of Bangor Outdoor Advertising requirements;
11. The current business name is Creamery Creek Holsteins LLC. The applicant has indicated that the business name may change. If changed, the applicant shall submit information to the department indicating the new business name which is to be made part of this file; and
12. This permit is non-transferable.

Dated this 2nd day of March, 2021

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Kathleen Stewart
Kathleen Stewart – Zoning & Planning Administrator

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Peggy Isola
Peg Isola – Chair

THE COUNTY BOARD took the following action this 18th day of March, 2021

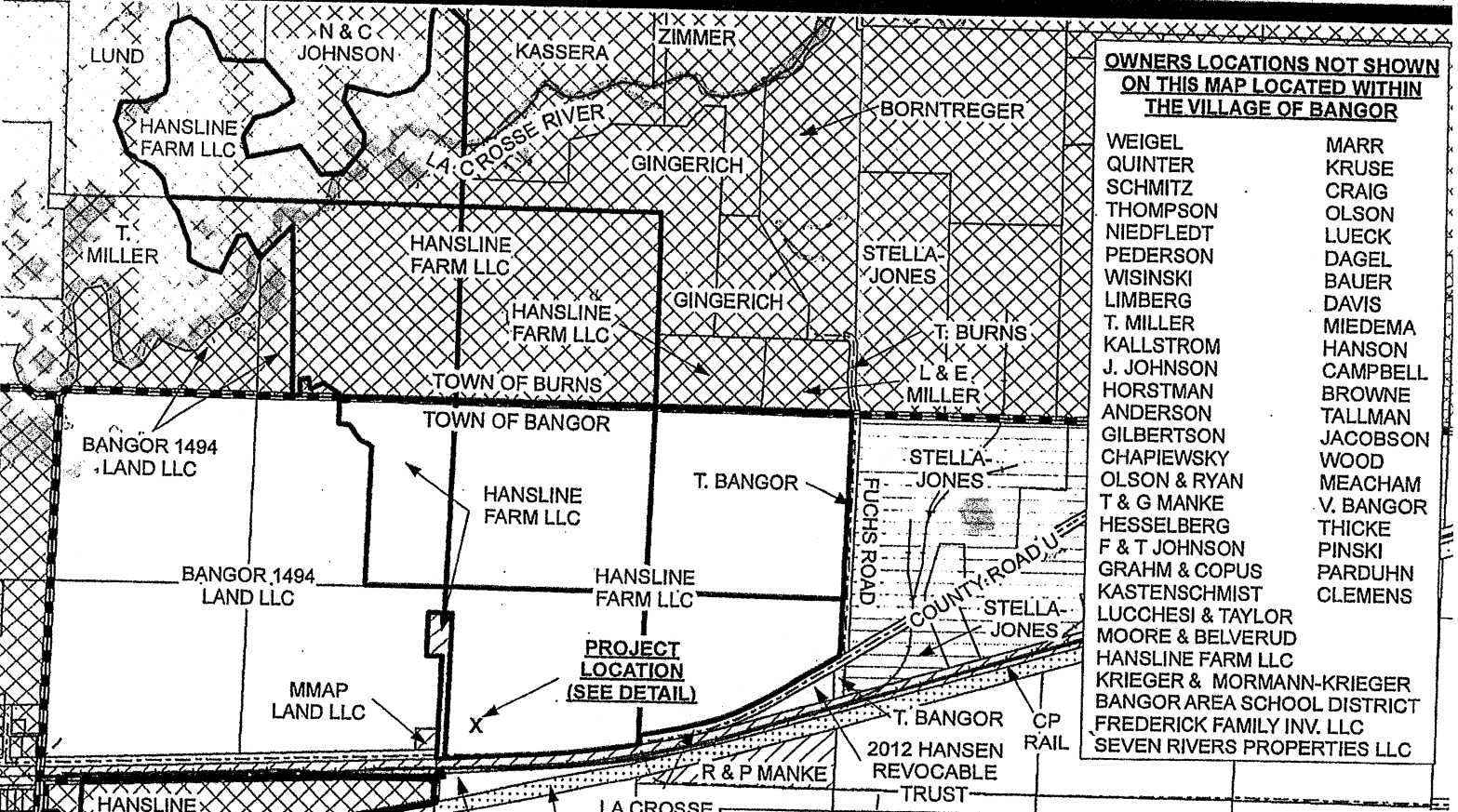
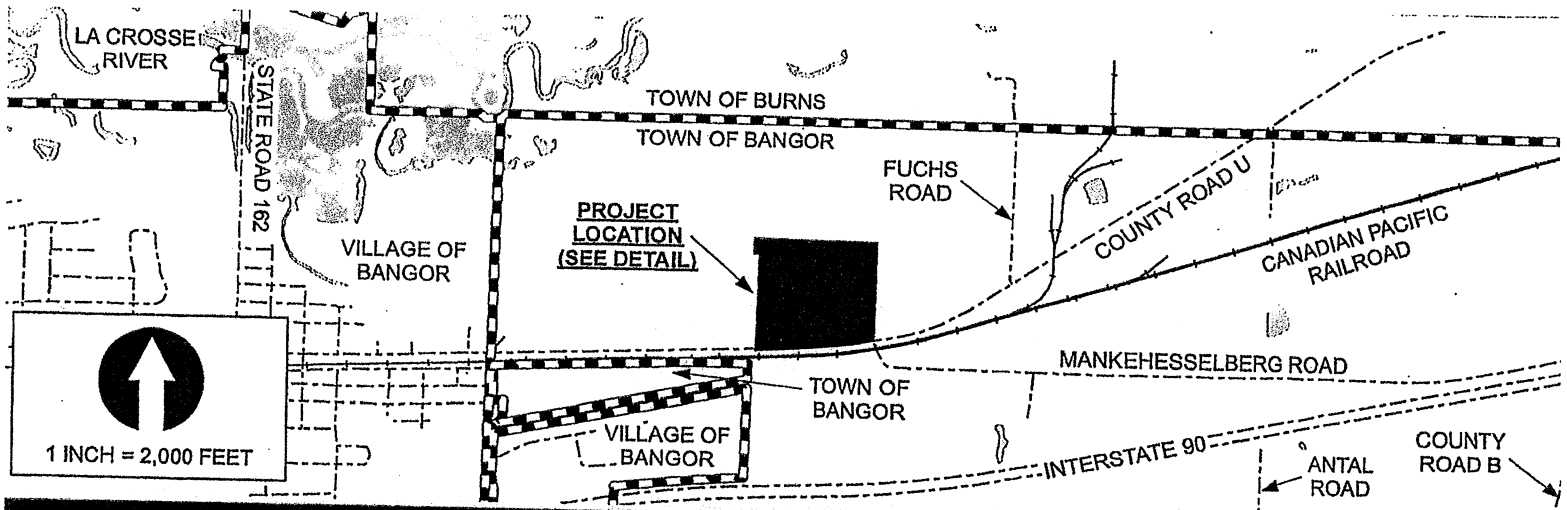
Approved subject to conditions as outlined

Disapproved the application

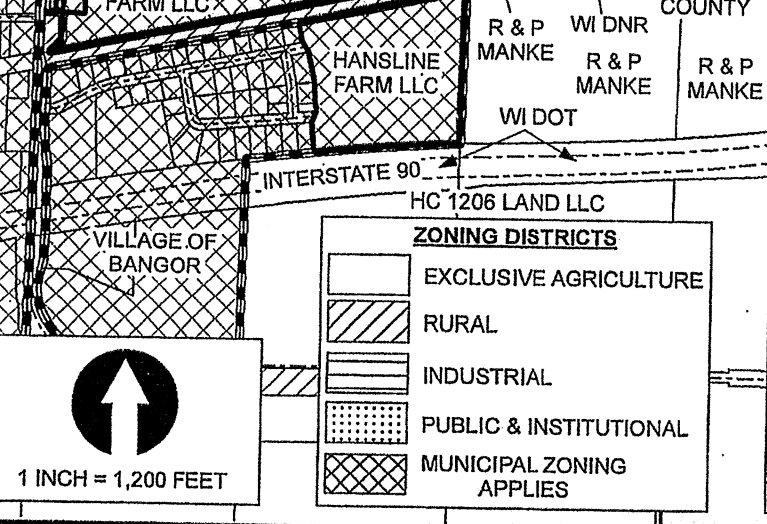
STATE OF WISCONSIN
COUNTY OF LA CROSSE

I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original conditional use permit required by law to be in my custody and which the County Board of Supervisors of La Crosse County approved at a meeting held on the 18th day of March 2021.

Ginny Dankmeyer, La Crosse County Clerk

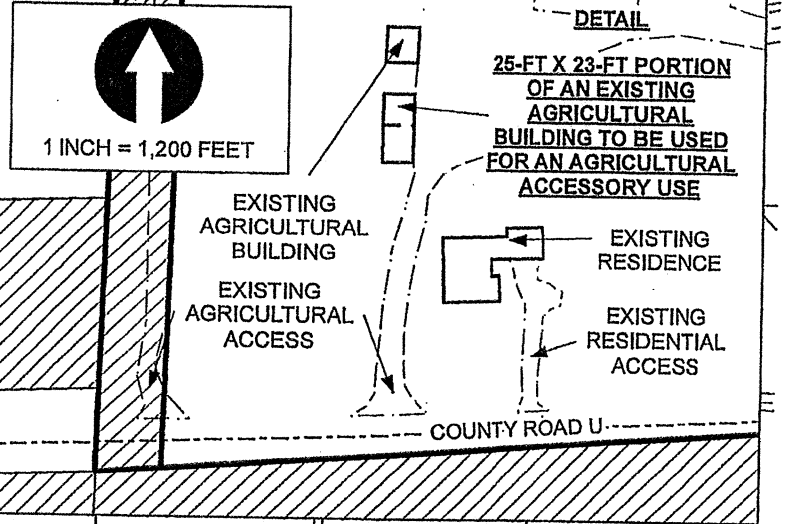


- OWNERS LOCATIONS NOT SHOWN ON THIS MAP LOCATED WITHIN THE VILLAGE OF BANGOR**
- WEIGEL
 - QUINTER
 - SCHMITZ
 - THOMPSON
 - NIEDFLEDT
 - PEDERSON
 - WISINSKI
 - LIMBERG
 - T. MILLER
 - KALLSTROM
 - J. JOHNSON
 - HORSTMAN
 - ANDERSON
 - GILBERTSON
 - CHAPIEWSKY
 - OLSON & RYAN
 - T & G MANKE
 - HESELBERG
 - F & T JOHNSON
 - GRAHM & COPUS
 - KASTENSCHMIST
 - LUCCHESI & TAYLOR
 - MOORE & BELVERUD
 - HANSLINE FARM LLC
 - KRIEGER & MORMANN-KRIEGER
 - BANGOR AREA SCHOOL DISTRICT
 - FREDERICK FAMILY INV. LLC
 - SEVEN RIVERS PROPERTIES LLC
 - MARR
 - KRUSE
 - CRAIG
 - OLSON
 - LUECK
 - DAGEL
 - BAUER
 - DAVIS
 - MIEDEMA
 - HANSON
 - CAMPBELL
 - BROWNE
 - TALLMAN
 - JACOBSON
 - WOOD
 - MEACHAM
 - V. BANGOR
 - THICKE
 - PINSKI
 - PARDUHN
 - CLEMENS



ZONING DISTRICTS

[White Box]	EXCLUSIVE AGRICULTURE
[Diagonal Lines Box]	RURAL
[Horizontal Lines Box]	INDUSTRIAL
[Dotted Box]	PUBLIC & INSTITUTIONAL
[Cross-hatched Box]	MUNICIPAL ZONING APPLIES



CONDITIONAL USE PERMIT NO. 1159 LOUISA PETERSON, W1250 COUNTY ROAD U, BANGOR, WI 54614, ON BEHALF OF HANSLINE FARM LLC, W1248/W1250 COUNTY ROAD U, BANGOR, WI 54614, O/B/A CREAMERY CREEK HOLSTEINS LLC, W1250 COUNTY ROAD U, BANGOR, WI 54614, APPLIES FOR A CONDITIONAL USE PERMIT FOR AN AGRICULTURAL ACCESSORY USE THAT MEETS THE REQUIREMENTS OF §91.01(1)(D), WIS. STATS., MORE SPECIFICALLY, DIRECT SALES OF FARM PRODUCTS INCLUDING, BUT NOT LIMITED TO BEEF RAISED AT THIS LOCATION, UTILIZING A 25-FT X 23-FT AREA WITHIN AN EXISTING AGRICULTURAL BUILDING ON LANDS ZONED EXCLUSIVE AGRICULTURE DISTRICT. PROPERTY DESCRIBED AS PART OF THE SW/NW OF SECTION 3, T16N, R5W. TAX PARCEL NO. 1-51-0. TOWN OF BANGOR.

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LOUISA PETERSON, W1250 COUNTY ROAD U, BANGOR, WI 54614,
 O/B/O HANSLINE FARM LLC, W1248/W1250 COUNTY ROAD U, BANGOR, WI 54614,
 D/B/A CREAMERY CREEK HOLSTEINS LLC, W1250 COUNTY ROAD U, BANGOR, WI 54614
 SW/NW OF SECTION 3, T16N, R5W. TAX PARCEL NO. 1-51-0.
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