

CONDITIONAL USE PERMIT NO. Amendment to 1122

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:

Steven Nicolai o/b/o Maple Grove Venues LLC, Amanecer Confianza LLC, Rand S Development LLC & Judith I McHugh Revocable Trust, W4142 County Road B, West Salem, WI 54669

and having held a public hearing on Monday, October 3, 2022 for a CONDITIONAL USE PERMIT for Amendment to Conditional Use Permit 1122 to operate/host multi-day music events with camping, to operate/host single-day music events, and to host/operate larger sporting events in the Town of Hamilton and described as follows:

Pt NW Qtr, Pt SW Qtr & Pt SE Qtr, Sec. 8, T.16N, R.6W and Pt SW Qtr, Sec. 9, T.16N, R.6W. Tax parcels 7-214-1, 7-215-0, 7-218-0, 7-225-1, 7-228-0, 7-228-1, 7-230-0, 7-230-2, 7-231-0, 7-231-1, 7-232-0, 7-232-1, 7-234-0, 7-234-1, 7-238-3, 7-245-1, 7-254-0, 7-257-0, 7-258-0, 7-1620-0, 7-1621-0. Property address W4146 County Road B. Town of Hamilton.

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 Five (5) in favor (Hoyer, Hundt, Erickson, Schlimgen, Scheller), Zero (0) no, One (1) excused (Cornforth), and One (1) abstention (Konradt), the committee recommended Approval of Conditional Use Permit No. Amendment to 1122 subject to the following ELEVEN (11) conditions:

1. The owner(s) of the property to which this Conditional Use Permit is issued will substantially abide by all representations and commitments made during the permitting process as well as before the Committee, in accordance with all conditions to the conditional use permit, taken as a whole, as approved by the Planning Resource and Development Committee and the County Board.
2. This approval does not preempt permittees' obligation to comply with all other applicable federal, state, and local regulations.
3. This permit is not transferable, except to entities in which Steven M. Nicolai is the principal owner and/or the Steven Nicolai Revocable Trust.
4. Traffic Impact Study recommendations and plans for parking and access contained in the Technical Memorandum prepared by Traffic Analysis & Design, Inc and on file with La Crosse County shall be substantially followed.
5. Camping associated with a use authorized by this permit shall not occur within 300 feet of the boundary of any platted subdivision.
6. Large sporting events shall be limited to four events each calendar year.
7. Single-day music events shall be limited to six events each calendar year.
8. Multi-day music events shall be limited to one event each calendar year.
9. Permittee shall notify the Zoning Office at the time of each application for a large assembly permit.
10. Following the issuance of this permit, affiliated uses accessory to this permit may be authorized by the Zoning Administrator.
11. All activities authorized by this permit shall be conducted in a manner so as not to constitute a nuisance to uses already authorized in the area.

Dated this 20 day of October

ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY Kathleen Stewart
Kathleen Stewart – Zoning and Planning Administrator

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY Kevin Hoyer
Kevin Hoyer – Chair

THE COUNTY BOARD took the following action this 20 day of October

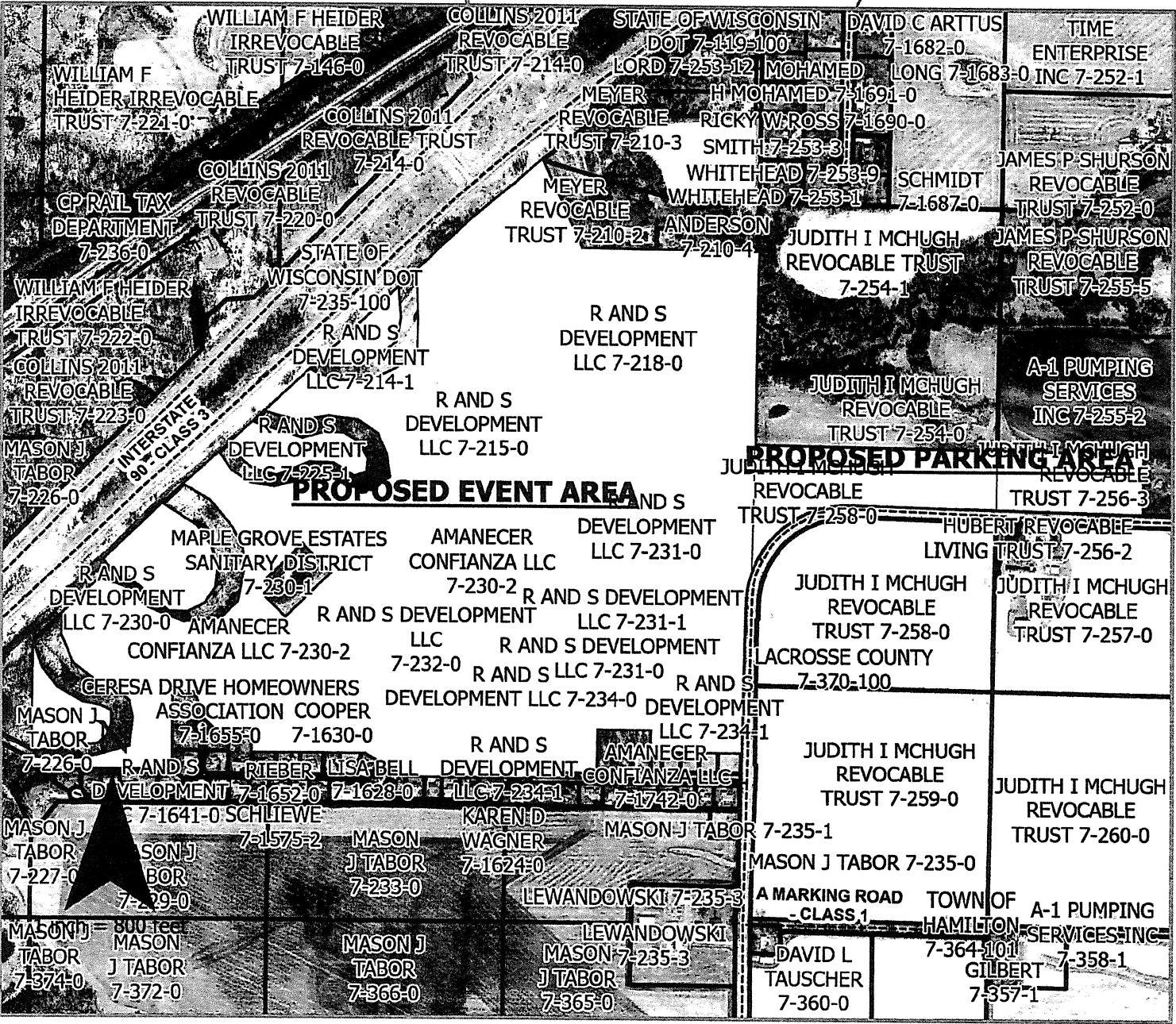
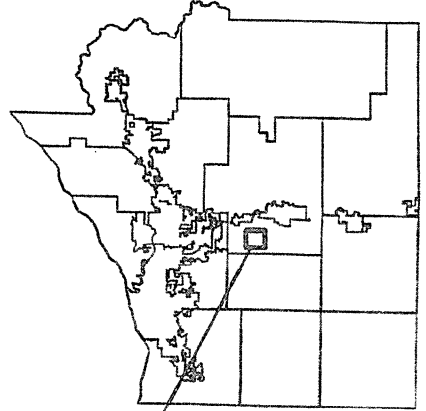
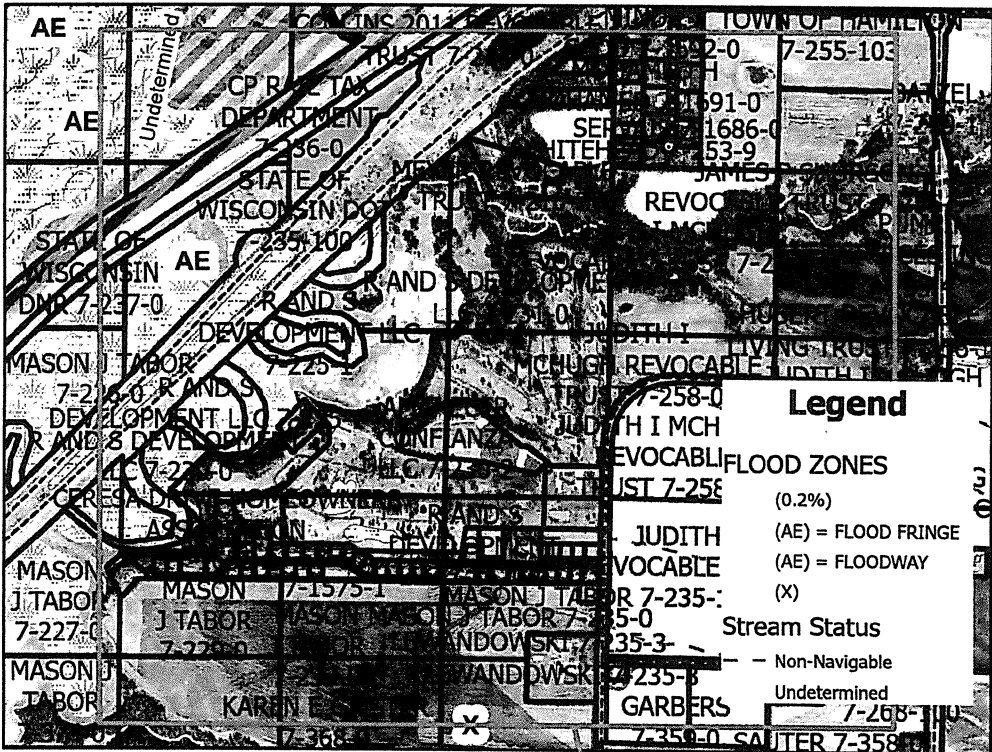
Approved subject to conditions as outlined

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 20th day of October 2022.

Ginny Dankmeyer, La Crosse County Clerk



AMENDMENT TO CONDITIONAL USE PERMIT NO. 1122

AMENDMENT TO CONDITIONAL USE PERMIT NO. 1122 Steven Nicolai o/b/o Maple Grove Venues LLC, Amanecer Confianza LLC, R and S Development LLC & Judith I McHugh Revocable Trust, W4142 County Road B, West Salem, WI 54669, apply(ies) for a CONDITIONAL USE PERMIT AMENDMENT on land zoned Recreational and Natural Resource District, Rural District, Commercial District and Exclusive Agriculture District. Amendment proposed to Conditional Use Permit No. 1122 to operate/host multi-day music events with camping, to operate/host single-day music events, and to host/operate larger sporting events. Property described as Pt NW Qtr, Pt SW Qtr & Pt SE Qtr, Sec. 8, T.16N, R.6W and Pt SW Qtr, Sec. 9, T.16N, R.6W. Tax parcels 7-214-1, 7-215-0, 7-218-0, 7-225-1, 7-228-0, 7-228-1, 7-230-0, 7-230-2, 7-231-0, 7-231-1, 7-232-0, 7-232-1, 7-234-0, 7-234-1, 7-238-3, 7-245-1, 7-254-0, 7-257-0, 7-258-0, 7-1620-0, 7-1621-0. Property address W4146 County Road B. Town of Hamilton.