

CONDITIONAL USE PERMIT NO. 1224

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:

The Towers, LLC o/b/o Michael K & Mary E Drugan, 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487

and having held a public hearing on Monday, July 31, 2023 for a CONDITIONAL USE PERMIT for 28.05 Siting and Construction of New Mobile Service Support Structures and Class 1 Collocatoins in the Town of Holland and described as follows:

Prt NW-SW, Sec. 13, T.18N, R.8W. Tax parcel 8-952-0. Property address: Sylvester Road, Town of Holland.

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 SIX (6) in favor (Hoyer, Hundt, Erickson, Silva, Schlimgen, Cornforth), ZERO (0) no, and ONE (1) excused (Scheller), the committee recommended Approval of CONDITIONAL USE PERMIT No. 1224 subject to the following FIFTEEN (15) conditions:

1. The owner(s) of the property to which this CONDITIONAL USE PERMIT is issued will 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 approval is granted specifically to The Towers, LLC, acting o/b/o Michael K & Mary E Drugan, W7665 Sylvester Rd, Holmen, WI 54636 to construct a 165-ft tall self-support tower within a 100-ft x 100-ft leased area on part of tax parcel 8-952-0, Town of Holland.
4. If not already submitted, an information report as required under LCO s.28.07 shall be submitted by the applicant to the La Crosse County Zoning, Planning & Land Information Department within 45 days of County Board approval.
5. If not already submitted, a copy of the FAA report indicating findings that no hazards exist shall be submitted to the La Crosse County Zoning Department prior to issuance of a Zoning/Occupancy Permit authorizing construction. All other conditions listed under s.28.05(9) shall be met before construction may commence.
6. The applicant shall obtain any required Erosion Control and/or stormwater permits through La Crosse County Land Conservation Department before a Zoning/Occupancy Permit can be issued.
7. The tower shall be designed and constructed to accommodate a minimum of four (4) wireless carriers.
8. A minimum setback distance equal to or greater than the fall zone listed in the engineering certification shall be maintained from all property boundaries and road right of ways.
9. The tower shall be removed, and the site restored at the expense of the tower owner as required under LCO s.28.08(1).
10. A bond or other acceptable instrument in the amount of \$20,000 shall be provided to La Crosse County and maintained without lapsing over the life of the tower to guarantee removal of the support structure as required in LCO s.28.08(2).
11. No advertising is allowed on the support structure or fenced compound except for a sign attached to the fence shall be required with contact information and phone numbers in case of an emergency.
12. Abandonment is considered discontinuance of use for 24 consecutive months or longer. If the structure has been abandoned, the owner of the tower shall affect removal within 180 days of abandonment, and the structure must be removed within 12 months of discontinuance.
13. This permit is transferrable, but acceptable financial guarantee for abandonment shall be received by La Crosse County from the new owner within 60 days of transfer.
14. As requested by Village of Holmen, decorative vinyl or panel fencing rather than chain link fencing must surround the tower. No barbed wiring.
15. As requested by Town of Holland, a red beacon light that complies with all other applicable standards of all applicable regulatory jurisdictions must be installed on the top of the tower.

Dated this 1 day of Aug, 2023  
ZONING, PLANNING AND LAND INFORMATION DEPARTMENT

BY [Signature]  
Charlie Handy - Community Development Manager

LA CROSSE COUNTY PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

BY [Signature]  
Kevin Hoyer - Chair

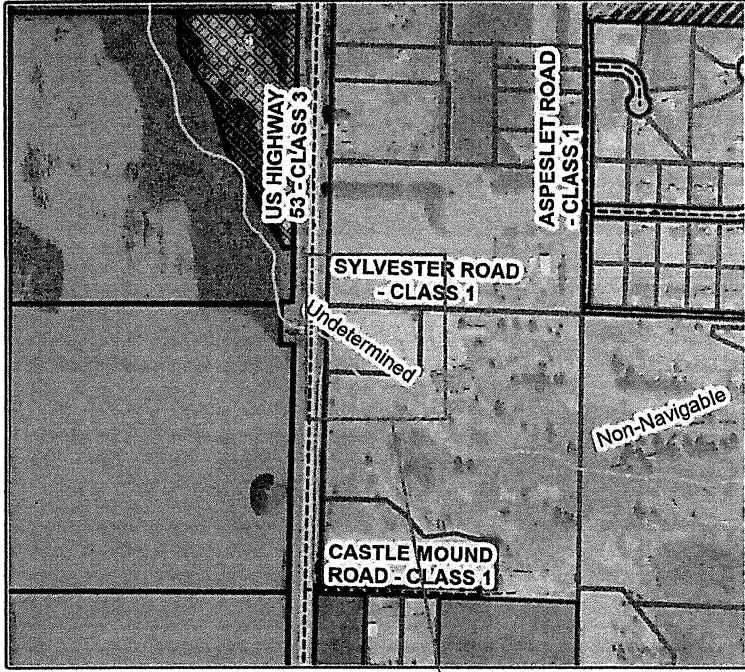
THE COUNTY BOARD took the following action this 17th day of  
August, 2023. Approved subject to conditions as outlined ✓

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 17<sup>th</sup> day of August 2023.

[Signature]  
Ginny Dankmeyer, La Crosse County Clerk

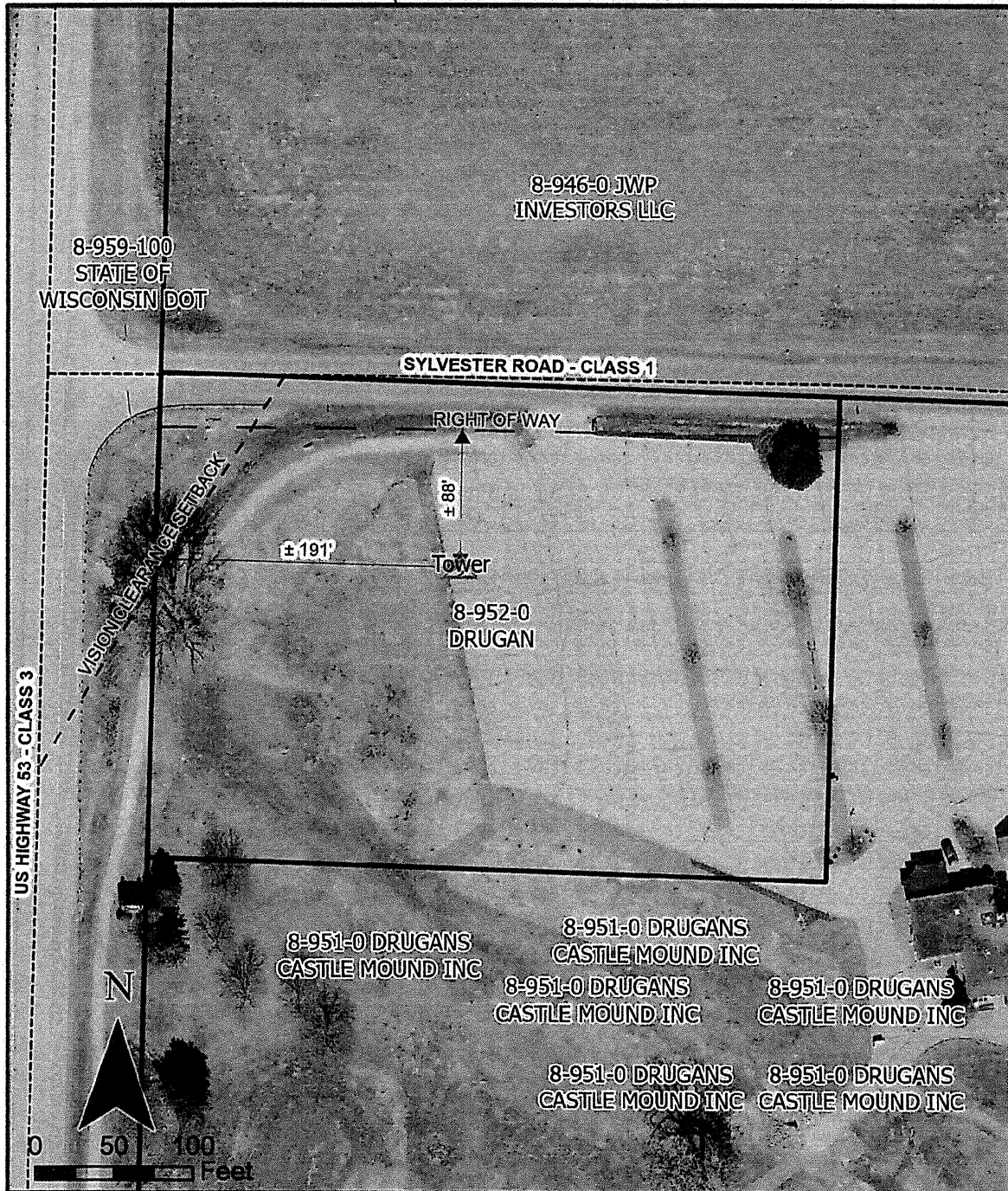
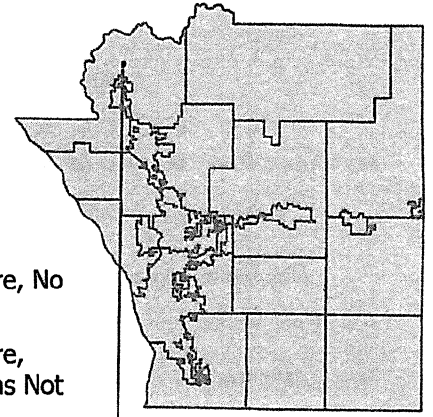


**WATER**

- - Non-Navigable
- Undetermined

**ZONING DISTRICTS**

- Commercial, No Conditions Apply
- General Agriculture, No Conditions Apply
- General Agriculture, Pending Conditions Not Recorded
- Residential A, No Conditions Apply
- Rural, No Conditions Apply
- Rural, Conditions have been recorded



- Proposed
- Parcels

**CONDITIONAL USE NO. 1224**

CONDITIONAL USE PERMIT NO. 1224 The Towers, LLC o/b/o Michael K & Mary E Drugan, 750 Park of Commerce Drive, Suite 200, Boca Raton, WI 33487, apply(ies) for a CONDITIONAL USE PERMIT on land zoned Rural District in accordance with La Crosse County Ordinance section 28.05 Siting and Construction of New Mobile Service Support Structures and Class 1 Collocatoins.. Property described as Prt NW-SW, Sec.13, T.18N, R.8W. Tax parcel 8-952-0. Property address Sylvester Road. Town of Holland.