

CONDITIONAL USE PERMIT NO. 1231

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:

**Creamery Creek Holstines LLC, W1250 County Road U, Bangor, WI 54614**

and having held a public hearing on Monday, April 29, 2024 for a CONDITIONAL USE PERMIT for 17.05(10)(b)14.

Stockyard in the Town of Bangor and described as follows:

Prt Frac NE-NE & Prt SE-NE, Sec. 3, T.16N, R.5W. Tax parcel 1-42-2, 1-51-0, 1-73-0, 1-71-0, 3-725-0. Property address: County Road U, 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 59.69(5e) 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 (Hoyer, Schlimgen, Pierce, Jacobsen, Scheller, Isola, Rothering), ZERO (0) no, and ZERO (0) abstentions, the committee recommended Approval of CONDITIONAL USE PERMIT No. 1231 subject to the following FIVE (5) 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 and permitting requirements.
3. This permit is non-transferable, except that it may be transferred to entities in which Creamery Creek Holsteins LLC is a principal owner.
4. The PRD may withdraw an approval, or seek other redress provided by law, if any of the following apply:
  1. The operator materially misrepresented relevant information in the application for local approval.
  2. The operator, without authorization from the political subdivision, fails to honor relevant commitments made in the application for local approval. A political subdivision may not withhold authorization, under this subdivision, for reasonable changes that maintain compliance with the standards in (DATCP 51.10) subch. II.
  3. The livestock facility fails to comply with applicable standards in (DATCP 51.10) subch. II.
5. (DATCP 51.08(2)) The PRD may withdraw approval unless the livestock operator does all the following within 2 years after a local approval is granted:
  - (a) Begins populating the approved livestock facility.
  - (b) Begins construction on every new or expanded livestock housing structure, and every new or expanded waste storage structure, proposed in the application for local approval.

Dated this 6th day of May 2024

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 16th day of May 2024

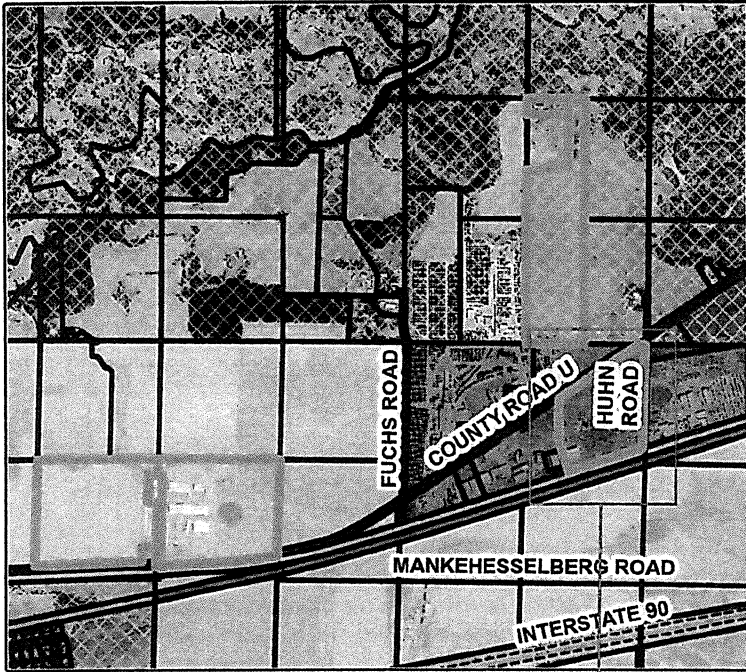
Approved subject to conditions as outlined ✓

Disapproved the application \_\_\_\_\_

STATE OF WISCONSIN  
COUNTY OF LA CROSSE

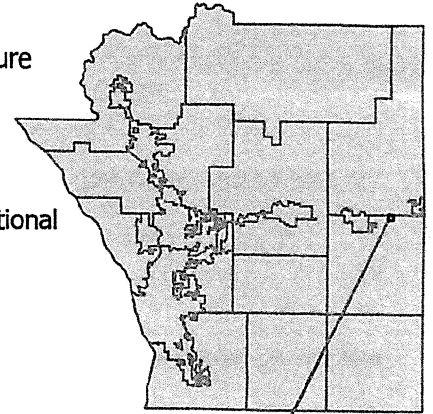
I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original conditional use permit required by law to be in my custody and which the County Board of Supervisors of La Crosse County approved at a meeting held on the 16<sup>th</sup> day of May 2024.

Ginny Dankmeyer  
Ginny Dankmeyer, La Crosse County Clerk



**Zoning Districts**

- Exclusive Agriculture
- Industrial
- Municipal Zoning Applies
- Public and Institutional
- Rural
- TaxParcels



- Proposed
- Parcels

**CONDITIONAL USE NO. 1231**

CONDITIONAL USE PERMIT NO. 1231 Creamery Creek Holstines LLC, W1250 County Road U, Bangor, WI 54614, apply(ies) for a CONDITIONAL USE PERMIT on land zoned Light Industrial District in accordance with La Crosse County Ordinance section 17.05(10)(b)14. Stockyard. Property described as Prt Frac NE-NE & Prt SE-NE, Sec.3, T.16N, R.5W. Tax parcel 1-42-2, 1-51-0, 1-73-0, 1-71-0, 3-725-0. Property address County Road U. Town of Bangor.