

Town of Burns  
December 1, 2020  
Special Town Board Meeting Minutes

1. The meeting was called to order by Chairman Nuttleman at 8:44 pm. Roll call: Chairman (Chr.) Nuttleman, Supervisor (Sup.) Caulum, Supervisor (Sup.) Hoth, and Clerk (Clk.) Hart-Pollock present. Treasure (Tr.) Anderson absent. Chr. Nuttleman noted the meeting was properly posted.
2. There were no citizens' concerns reported.
3. Motion by Chr. Nuttleman to approve Conditional Use Permit 20201101001 Steven & Nadine Beezley; Amy Bassett-Schams and/or James Schams Authorized Agent in Writing, N7080 Garves Coulee Road, Bangor, WI 54614. Amy Basset-Shams & James Schams applies for a Conditional Use Permit (CUP) to create a Lot of 2.8 acres or less in size for a Non-Farm Residence. The Base Tract is made up of Tax Parcels: 3-19-0, 3-15-0, which total 75.22 acres. 3.58 acres developable for NFR uses in the said base tract provided no more than 4 non-farm residences are created. On land that is zoned: Farmland Preservation District and is described as follows: 2.8 acres of Tax Parcel 3-613-0 as shown in site Plot Plan Map: Legal Descriptions of Tax Parcel where Lot 1 is proposed: PART OF THE SE1/4 OF SE1/4 AND THE NE1/4 OF THE SE1/4, SEC 01, Town 17N, Range 5 W, Town Of Burns, La Crosse County, WI. Address: N7080 GARVES COULEE RD, Bangor, WI 54614. Whereas the Town of Burns Planning Commission and Town Board recommend approval of this Conditional Use Permit, (CUP), with the following conditions: **1.** Applicant shall obtain and submit a Certified Survey Map (CSM) of the parcel on which the proposed non-farm residence or related accessory structures will be located that is consistent with their proposed plot plan map, but the CSM shall not exceed 2.8 acres. **2.** Applicant will record a Right to Farm Nuisance Notice, as provided and for worded in the TBZO Section 17.20(k), which shall be included on or with, the appropriate Plat of Survey, CSM or deed. **3.** The location of any existing or proposed structure on the proposed parcel CSM shall comply with all of the Town of Burns Zoning Ordinance (TBZO) building setback requirements. **4.** Applicant shall obtain a Town of Burns Zoning Occupancy Permit and Building Permit and shall comply with any and all other applicable Town of Burns, La Crosse County, and State of WI, Ordinances, Codes or Statutes before starting any construction activity of any sort. **5.** The maximum density allowed for a NFR's in this Base Tract shall not exceed 3.58 acres at any time. If the 2.8 acre Lot is approved, 0.78 acres will remain and no additional, future NFR's lot shall be created. **6.** Applicant shall contact the Town of Burns Chairman and shall duly obtain a driveway permit from the Town of Burns for a proper driveway. **7.** No easements across Lot 1 are proposed at this time. Any future desired easement across Lot 1 to the parent parcel or any other tax parcel of the Base Tract must meet Town requirements and must be approved by the Town Board when so proposed and sought. **8.** The access to Lot 1 shall be provided by an all-weather gravel or better surface. At least 8 feet wide equivalent to 6 inches of 3 inch minus gravel or limestone breaker run topped off with at least 6 inches of ¾ or ½ inch gravel. **9.** This Conditional Use Permit is approved, but shall not become effective until all the conditions listed herein are met, as determined by the Town of Burns Zoning Administrator. **10.** If the applicant has not complied with the above conditions after 12 months from this date of approval, or within the time allowed by any extension thereof, the Conditional Use Permit shall never become effective and is null and void. **11.** At any time prior to the 12 months elapsing and this CUP becoming null and void, the applicant may request an extension of time to meet any or all of the conditions required herein, at no additional cost, via a written request to, and by appearance before, the Town Board. And Whereas no adjoining land owners objected to this CUP at the public hearing held on December 1, 2020. Thereby be it resolved that the Town of Burns Town Board does here by approve CUP #20201101001 with the above terms and conditions. Dated this 1<sup>st</sup> day of December, 2020. Second made by Sup. Hoth. Voice vote, all ayes, Motion carried. There were no board member concerns reported.
4. There were no board members concerns or future agenda items.
5. Motion by Sup. Caulum to adjourn. Second made by Sup. Hoth. Voice Vote, all ayes, motion carried. Meeting adjourned at 7:43 pm.