

SEPTEMBER 15, 2015 PLANNING COMMISSION MEETING MINUTES

5:15 p.m., Council Chamber, Members present: R. Carlson, A. Christianson 2, C. Goin, A. Kaiser, R. Moore, D. Willingham. Others present: A. Christianson 2, K. Gorsegner, A. Janeczko, R. Kromrey, L. Meisegeier, D. Parker, T. Zeisler.

Call to Order:

Commission Chair C. Goin called the meeting to order.

TV Antenna:

Building Inspector K. Gorsegner advised that, despite their increasing scarcity, location approvals are still required from the Council for residential TV antennas. Council decisions are intended to be based upon a recommendation from the Commission. The current request is from the owner of a residence on River Ave. Mr. Gorsegner explained the proposed location of the antenna on the property. Motion was made by Carlson, seconded by Christianson 2 and carried by voice vote to recommend the Council approve the location of this private TV antenna

Minutes:

Minutes of the previous meeting, believed to have been held last year, were not available.

Public Hearing:

Front Yard Fence

It was reported that a request for a permit to install an "open style" fence up to the right of way line in a front yard had been recently withdrawn.

Two other conditional use permits expected to be considered at the meeting were dropped from the agenda earlier as applications were not available in time to notify neighbors in the time frame required. It was explained that notices of these pending permits and the public hearing thereon are sent to nearby owners within 300 feet of the subject property at least 10 days in advance. With initial applications for these requests now in hand the earliest a public hearing be slated before the Commission is the evening of October 8th.

These two applications were briefly described so that members can give them preliminary consideration between now and the next meeting.

Garage Setback

The first involves a request for a conditional use permit to allow a detached garage to be built forward of the front of a house located approximately 45' behind the curb at 621 Lake Ave. E. That house was built much farther from the street than it had to be after the tornado; maybe to take advantage of the river view to its rear. It could have been aligned with houses to both the east and west, a couple of which are believed to be located right up against the street right of way line. Owner Andy Janeczko explained that the location of the riverbank now leaves no apparent option but to locate a desired garage a few feet forward of the front the house. As it turns out the Council recently approved a zoning ordinance amendment allowing such permits to be granted. That was done in view of a request that involved another dwelling near the riverbank along W. 5th St. N.

Lamb Processing

The second request involves a request to establish a sheep slaughter and processing operation within what is commonly known as "the creamery" in the 300 E. block of Worden Ave. E. Doing so will

involve two steps. The first is to revise the zoning district classification of the south side of Worden Ave., which encompasses the property, from I-1, light industrial, to I-2 standard industrial. If that happens the second necessary step is to consider granting a conditional use permit to operate a small animal slaughter and processing facility there. Mr. Roger Kromrey, who lives directly across Worden Ave. from this location, stated that he objects to such consideration for at least the following reasons: flies, odors and associated noise.

Petitioner Larry Meisegeier provided the following information about the proposed operation:

- *Plans would be to process 50 lambs weighing up to 40 lbs. each once a week.
- *Lambs would be unloaded directly into the building from a truck, with no outdoor holding area.
- *The operation will have to be clean to pass required USDA inspection.
- *The sheep dairy, which is allowed under current zoning, will operate in the creamery regardless of what happens with the lamb processing.
- *If lamb processing is established it will be in the area of the creamery that had been occupied by the Factory Outlet.
- *Most parts of the lamb will be processed and used such that there will be little offal left.
- *Most remaining waste would be returned to farms where animals come from to be composted.
- *There is an opportunity to market lamb to ethnic groups in the Twin Cities. Those buyers are quite particular about how the animal is processed.
- *It is uncertain whether offloading could occur on the south side of the building as CN owns up to the building face.

It was noted that even exhaust from operations can be treated.

Regarding effluent from meat processing it was noted that the City accepts it from grocery stores with meat departments. The City also accepts effluent from the hospital and funeral home. A related question was also raised whether wash water from such operation might burden the City's wastewater treatment facility. DPW Gorsegner replied that he has raised that question with both DNR and treatment plant design professionals to get their input. At this time, not enough information is available to know. It seems likely that, if it is a relatively small operation not unlike the meat department of a grocery store, that it will not be problematic although cleansers used are believed to cause more loading than the wastes themselves. He will learn what he can.

It was noted that there is very little odor in such operations, with Mincoffs being cited as an example of one where there is little odor even inside the operation. The Turkey Store in downtown Barron was also mentioned.

Adjourn:

Upon motion by Carlson, which was seconded by Moore and carried by voice vote, the meeting was adjourned at about 6 p.m.

Sept. 21, 2015

1023 Menasha Ave.

Ladysmith, WI 54848

Ladysmith Planning Commission:

I am seeking a conditional use permit to build a two-stall garage approximately 28 feet square on property that I own across 11th Street North from my primary residence at 1023 Menasha Avenue (lots 25 and 26 of Block 7).

I purchased lots 19 and 20 of Block 8 at 1101 Menasha Avenue (across the street from my residence) in 2012. The property had a 1916 era house that had been gutted and was in a state of total disrepair. I had the house razed. That property also contained a stall and a half garage that had been expanded with an eight-foot workshop and covered with a new hip roof. I use the garage, but it can house only one vehicle.

I subsequently bought the two adjacent lots (21 and 22 of Block 8) at 1107 Menasha Avenue, east of that property in 2013. Those lots never had a building on them.

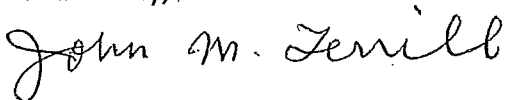
The only garage space at my primary residence is one stall in the basement. There is no room for construction a garage at my residence as it would take up most of my back yard after setbacks.

I am proposing to construct the garage on Lots 21 and 22. A largely grass driveway that services the current garage would also service the new garage, which will be set at right angles to the existing garage. I can also access both garages across the grass from E 11th Street North.

The proposed new garage would replace some of the valuation lost on the said property after the house was razed.

I have included a site plan for the garage.

Yours truly,



John M. Terrill

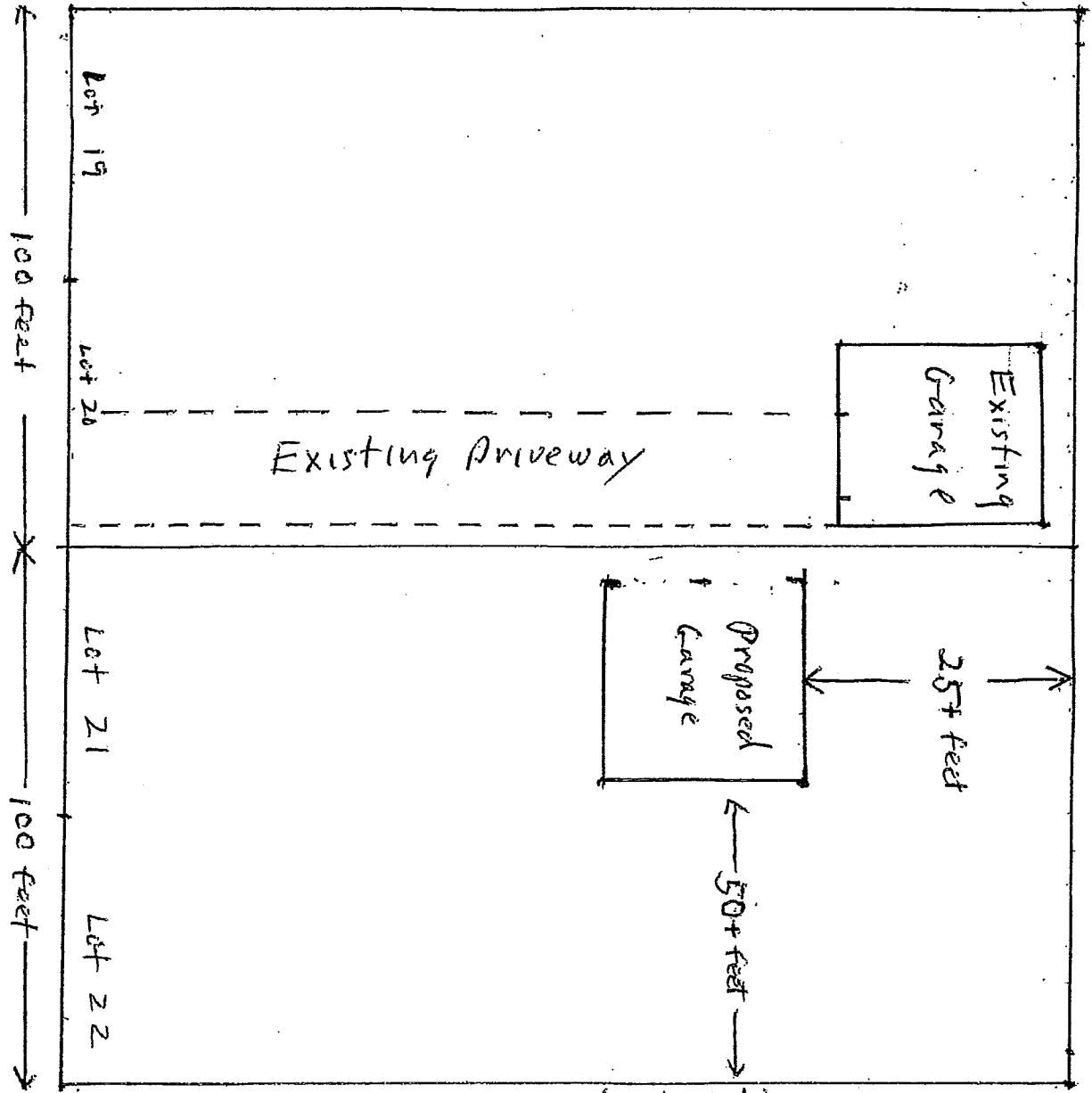
N →

Primary Residence

1023
Menasha
Avenue

E 11th Street N.

8 foot alley - platted but undeveloped



Surveyed Lot line

Existing house

Not to Scale

Menasha Avenue