



TOWN OF GREENFIELD
LA CROSSE COUNTY, STATE OF WISCONSIN
N1800 Town Hall Road, La Crosse WI 54601

Comprehensive Plan Public Hearing; April 14, 2025

**Minutes subject to corrections/changes until approved by Town Board.*

BOARD PRESENT: Chair Kevin Timm, Supervisors Chad Morris & Daren Schieldt

STAFF PRESENT: Clerk Jill Murphy

PLANNING COMMISSION PRESENT: Patricia Manthy, Dave Hansen, Dennis Gerke, Craig McKelvey, Ernie Komperud

OTHERS IN ATTENDANCE: Jack Zabrowski; Mississippi River Regional Planning Commission, Dillon Constant; La Crosse County Planner, 3 other attendees

Call to Order: Chair Timm called the public meeting to order at 5:34 p.m. Notices were posted.

Bendel Road: Dillon Constant, La Crosse County Zoning, spoke stating that since the last comprehensive plan mtg., property owner James Olson, reached out about potentially changing the future land use map designation of parcel 6-735-01. Area shown/pointed to on map. Property owner is presently building a residence on the property under the Farm Preservation Zoning standards. Owner has deed restricted 35 acres and has achieved an addition dwelling credit by doing so. By changing the zoning to future residential, owner could rezone for additional dwelling units and development of additional lots in the future. Would like to rezone 30 acres. Property owner is not in attendance. Constant is representing his ask. Stated property owner could build up to approx. 60 single family homes. The town would likely have to put in a town road for this subdivision. Timm concerns are that area/rd. would probably require more staff for upkeep/winter plowing, area is on the outskirts of the town and would not be able to hook to the sanitary district; thus, having many septic systems, current rd. is narrow, many driveways/culverts would be needed. Kevin stated milling/repaving/wedge of this rd. is on the schedule for this yr. Schieldt stated his reservations due to putting in more housing after current rd. work is completed. Komperud stated he is in favor of changing to future residential and having owner pay for cost of a new road and future maintenance/plowing. Constant stated the town would have to study/research imposing a Development Impact Fee. Zabrowski stated town has a lot of land set for residential use on current map; can make changes to future maps. Morris stated this comprehensive plan process would begin again in 10 yrs. Timm asked for a vote of hands from the planning commission for leaving map as is and without changing the map to include that portion of Bendel Rd. for future development. Vote of 4 to 1 for no change to the map.

A Resolution to recommend adoption of the "Town of Greenfield Comprehensive Plan 2024-2044" to the Greenfield Town Board was read by Schieldt. Motion to adopt the resolution made by Morris/Schieldt. **Motion** carried.

Timm thanked all who were involved in comprehensive planning process.

Motion made by Morris/Schieldt to adjourn. **Motion** carried. Adjourned at 5:56 p.m.

Respectfully submitted, Jill Murphy, Town Clerk