

TOWN OF LAVALLE TOWN BOARD

RESOLUTION NO. 2010-02

WHEREAS, the Town of LaValle adopted the Town of LaValle Comprehensive Plan to guide the future development and land use within the Town of LaValle;

WHEREAS, the Town Board's role in implementing the Comprehensive Plan is to provide general oversight of the Plan Commission and to consider proposals and recommendations by the Plan Commission to ensure consistency with the Comprehensive Plan;

WHEREAS, the Comprehensive Plan identifies a Shoreline Residential land use area and a Rural Estate Residential area around the shores of Lake Redstone and Dutch Hollow Lake which are contiguous to the lakes; and these two areas highlights the importance of lower-impact land uses to protect the environment of the lakes and identifies commercial and recreational-commercial land uses as inconsistent with these land uses;

WHEREAS, Sauk County has zoned the land included in the Shoreline Residential land use area as Single-Family Residential, which allows the Sauk County Board of Adjustment to issue special exception permits for the operation of lodging houses;

WHEREAS, the Town of LaValle Plan Commission has considered the compatibility of operating lodging houses with the policies identified in the Town of LaValle Comprehensive Plan Shoreline Residential and Rural Estate Residential land use areas;

WHEREAS, the Plan Commission passed Resolution No. 2010-01, concluding that the operation of lodging houses is incompatible with the land use policies for the Shoreline Residential and Rural Estate Residential land use areas as set forth in the Town of LaValle Comprehensive Plan.

NOW THEREFORE, the Town of LaValle Town Board resolves as follows:

A. That the Town Board supports the Plan Commission's conclusions set forth in Resolution No. 2010-01, which are as follows:

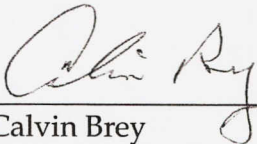
1. The Town of LaValle Comprehensive Plan identifies the desire for low-impact uses around Lake Redstone and Dutch Hollow Lake by creating the Shoreline Residential and Rural Estate Residential land use areas.

2. Low impact uses are critical to preserving the natural environment of the lakes and the shores surrounding the lakes, including protecting the water quality, fish and wildlife habitat, and promoting re-vegetation of the shoreline.
3. That lodging houses and short-term rentals are higher impact uses because those uses typically attract a higher concentration of guests using the property.
4. The higher concentration of guests associated with lodging houses can result in septic and sanitary systems being used above their designed capacity, threatening the water quality of the lakes and the health of the guests and adjacent property owners.
5. The operation of lodging houses has a detrimental impact on adjacent properties because of the increased noise, trash, traffic, and on-street parking that results from a higher concentration of guests using the property and which could create an unreasonable burden on local government if the lodging houses are to be sufficiently regulated to address the higher impact uses.
6. The operation of lodging houses are detrimental to preserving the natural environment of the lakes and fostering stewardship of the lakes' natural resources.
7. The approval of special use permits for lodging houses in the area of Lake Redstone and Dutch Hollow Lake designated as Shoreline Residential or Rural Estate Residential in the Town of LaValle's Comprehensive Land Use Plan and zoned Single Family Residential by Sauk County should be denied by the Sauk County Board of Adjustment and Sauk County.

B. The Town Board shall send a copy of the Town Board's resolution to the Sauk County Board, the Sauk County Board of Adjustments, and Sauk County Department of Planning & Zoning.

Dated this 12 day of April, 2010.

APPROVED:



Calvin Brey
Town Chairman

ATTESTED:



Evelyn Radtke
Town Clerk

Adopted: 4/12/2010

Published: _____

CERTIFICATION

I hereby certify that the above resolution was duly adopted by the Town of LaValle, Sauk County, Wisconsin, by at least a majority vote of the members-elect of the Town Board on the 12 day of April, 2010, and approved by the Town Chairman on the 12 day of April, 2010.



Evelyn Radtke
Evelyn Radtke, Town Clerk