

LAND INFORMATION / ZONING COMMITTEE MINUTES

February 12, 2019

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:30 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were David Willingham, Kathy Vacho, Bill McBain, Phil Schneider, and Mark Schmitt. Staff present: CeCe Tesky, Carol Johnson and Yvonne Johnson.

Vacho/Schneider motion to approve the committee minutes from the January 8 meeting. Motion carried.

Payment approval reports were reviewed. Schmitt/McBain motion to approve the payment approval reports. Motion carried.

CSM review: Two lot map in the Town of Stubbs for Duane Taylor. The outlot includes a 20' wide access to the water that was created prior to the ordinance. The outlot would remain 20' of frontage, so would need to stay as an outlot with building restrictions. The proposed Lot 1 has steep slopes, highly erodible soils, floodplain and very limited buildable area. The committee went over Sec 42-61(c) of Rusk County Code of Ordinances, which requires minimum lot areas to include sufficient buildable areas in a contiguous parcel. Motion by Schneider/Vacho to approve outlot 1 and deny lot 1 due to the steep slopes and soil conditions. Motion carried.

Town of Washington 1 lot map for John Bowe. There is a private road that serves the unplatted lands and that will need to be shown. The easement area cannot be used to meet a minimum lot size requirement. The easement is not of record. Motion by McBain/Schmitt to approve lot 1 without an easement and with the existing private road shown on the map. Motion carried.

Land Info Report: No report.

Register of Deeds Report: Johnson reported that the office is running smoothly and the new imaging service is working out. They continue to back scan documents.

Treasurer Report: No report.

Zoning Report: Tesky reported permits are starting to come in. Camper permits are being submitted. Tesky will be conducting training sessions in February, March and into April. Discussed the recent Attorney General's opinion regarding applying general zoning standards in unzoned shoreland areas.

Motion by Schneider/Schmitt to approve the requested out of county travel. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing for Ronda Acuna in the Town of Big Bend. The request is to allow a campground. Chairman Willingham closed the public hearing at 3:05 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Committee discussion. Motion by Schneider/McBain to approve the request for the campground with the staff recommendations as the conditions. Motion carried.

Schneider left the meeting at 3:20 P.M.

Joint meeting with the Land Conservation committee. Tesky presented the proposed job description changes. Members discussed the proposal. Motion by Schmitt/Vacho to approve the job description changes and forward them to the Personnel committee.

Remonumentation Bid Openings: E 2/3 of T34, R7W: Polk County Land Surveying Co - \$31,000; Maines & Associates - \$26,750; Steigerwaldt - \$33,516.

The E ½ of T333N, R9W. Polk County Land Surveying Co - \$21,000; Maines & Associates - \$18,750; Steigerwaldt - \$27,075.

The W ½ of T33N, R9W. Polk County Land Surveying Co - \$27,000; Maines & Associates - \$22,750; Steigerwaldt - \$35,280.

Discussed the bids. Maines & Associates is only able to do a limited number of corners. Motion by Schmitt/Vacho to award the E ½ and the W ½ of T33N, R9W to Maines & Associates and the award the E 2/3 of T34N, R7W to Polk County Land Surveying Co. Motion carried.

The next regular meeting will be March 12, 2019 at 1:30 P.M.

Chairman Willingham adjourned the meeting at 4:40 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
RONDA ACUNA
FEBRUARY 12, 2019
CAMPGROUND

Members Present: David Willingham, Mark Schmitt, Phil Schneider, Kathy Vacho and Bill McBain.

Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham called the public hearing to order at 2:00 P.M. The purpose of the public hearing was a conditional use request to allow a campground on the following described real estate:

Lot 1 CSM 1319 in the NE ¼ - NW ¼, Section 28, T33N, R8W.
Address: N985 School Road

Property owner: Ronda Acuna
N836 School Road
New Auburn, WI 54757

Tesky read the notice of public hearing which was posted per the requirements of a Class (2) notice. The town clerk and owner were notified by Certified Mail and neighboring property owners within 500' were notified by First Class Mail. Chairman Willingham explained the public hearing process and guidelines. Tesky explained the application and handed out maps, drawings, town board minutes and the soil test.

Chairman Willingham asked for anyone to speak in favor of the request. Ronda Acuna was present and handed out the plan to the committee. She is planning to place 8 units on her property. She included letters of recommendations from local employers, the Bruce School District and Christie Mountain. She has connected with Andrew Strom at ICAA. They have assistance available for local businesses. Ronda explained that she will meet the codes. She read SPS327 regarding camping units and their definitions. The water and septic can be easily disconnected and the decks will fold. The units will be placed on concrete blocks. The units will be owned by a variety of owners, including Ronda. She will charge a monthly fee to help manage vacation rentals for the owners. Reviewed the mapped locations of the gazebo, dock and common house. Read from ACT 67. Ronda did a study of property values using the GIS data base to see if property values dropped when a new campground was established. Her findings indicated there was not a decrease in value.

Chairman Willingham asked for anyone to speak in opposition to the request. Don Gunderson stated he is concerned about the fence. There are woods behind their property. He has pictures of the present view. Gunderson stated that Barone put in a campground a few years ago and there are many camping units in their area. He doesn't want to have to see a campground as it

NOT COMMITTEE APPROVED

will interfere with his privacy. He built his home based on what was there at the time, not what may be there in the future.

John Fields was present to speak on behalf of Acuna. He stated she is extremely well organized and well educated. The administration just went through the sub list and he gave her his recommendation. He feels this would be a wonderful thing to have in the area. As a city council member for Ladysmith, they are working on ways to bring people into the area. He stated what is good for the county is good for the city.

Don Gunderson stated people who don't live in the township shouldn't comment. Pam Gunderson then questioned the procedure for noticing the meeting. Chairman Willingham explained the Class II notice. Pam then asked if the fish cleaning house on the plan was another building. She disagreed with Acuna's opinion on property values. She has a deck that overlooks Acuna's property and said a fence won't help. She is concerned about people renting the units from other owners. No taxes will be paid and there are already 100+ campsites in a half mile near their property. She said there would be extra traffic and a potential for trespassing. This property does not have access to Island Lake. She would like to see the entrance to the campground be closer to Acuna's home.

Acuna responded to the claim that the area is congested. She stated that many areas around lakes are like that. Acuna stated she did research on the GIS site to prove her numbers on property values. Two realtors can give very different opinions on property values.

Letters were read from the DNR, Bob Devoe, Steve Pickerman, Steve Shafer, Susanne Perry and Julie Glaser.

Chairman Willingham stated the committee is aware the county and the township don't receive tax revenue from campgrounds. He stated that taxation concerns should be addressed to the State of Wisconsin. He reminded those in the audience that the county used to have an ordinance restricting campground placements and there was a lot of political pressure to remove the limit.

Chairman Willingham said if there is no objection, he would close the public hearing. There being none, Chairman Willingham closed the public hearing at 3:05 P.M.

ZONING MEETING

Reviewed staff recommendations. Committee discussion. Motion by Schneider/McBain to approve the request for the campground with the staff recommendations as the conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator