

LAND INFORMATION / ZONING COMMITTEE MINUTES

March 13, 2018

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:31 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were David Willingham, Robert Stout, Phil Schneider, Arian Knops, and Mark Schmitt. Staff present: CeCe Tesky, John Fitzl, Verna Nielsen, and Yvonne Johnson.

Motion by Knops/Schmitt to approve the committee minutes from the February 13, 2018 meeting. Motion carried.

Motion by Schmitt/Knops to approve the payment approval reports for February. Motion carried.

Reports:

Land Info: Fitzl stated he attended the WLIA conference last week. The census LUCA material data has been delivered. The state data submission is about 80% complete. He hopes to submit next week.

Treasurer: Nielsen reported 29 In-Rem properties have been given to Corporate Counsel. The process should be started this month.

Zoning: Tesky reported camper and non-metallic mining permits have been coming in. Discussed how to proceed with enforcement on campers that are not compliant. The committee felt the same enforcement process that is used for other violations should be followed. Need to do onsite to see if the camper has been removed. The USGS workshop she attended last month was very informative. The Flambeau Mine was used as an example of mining done in a safe manner, however it did not do any processing at the site and most, if not all, new or proposed mines would be. There are several short term rental properties operating without permits. Letters were sent out. The Town of Marshall has contacted the office in regard to junk yards.

LCDD report: Tesky is reviewing the 2019 budget timetable. She attended the Finance committee meeting and requested to carry forward \$36,000 from this year's budgets for LCDD to be used in the future for ortho photos. The request was not acted on.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Thornapple for Susanne and Jon Swanson. The request was to allow 2 RVs on one lot. Chairman Willingham closed the public hearing at 2:04 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Motion by Stout/Knops to approve the request with the staff recommendations as the conditions. Motion carried.

Discussion regarding the meeting to be held with the town boards. Tesky sent out an email and received 6 responses. Most favored an evening meeting. Topics to be covered include campers,

comprehensive zoning, and the benefits of zoning. Decided to set the meeting date for May 3 at 7:00 P.M. at the Rusk County Library.

Chairman Willingham recessed the zoning meeting at 2:18 P.M. to open a public hearing in the Town of Big Bend for Patricia Gonstead. The request was to allow 2 RVs on one lot. Chairman Willingham closed the public hearing at 2:23 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Knops asked how long the campers have been on the site. Ed Gonstead replied 8-10 years for one and 4-5 years on the second. The cottage is a seasonal home. Gonstead stated the septic is a holding tank, not sure of the size. Tesky explained that a licensed plumber would need to inspect. Motion by Schmitt/Stout to approve the request with the staff recommendations as the conditions. Motion carried.

The next regular meeting will be April 10 at 1:30 P.M.

Chairman Willingham adjourned the meeting at 2:39 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
SUSANNE & JON SWANSON
MARCH 13, 2018
TWO CAMPERS ON ONE LOT

Members Present: David Willingham, Mark Schmitt, Phil Schneider, Bob Stout, Arian Knops.
Staff Present: CeCe Tesky and Yvonne Johnson.

Schneider called the public hearing to order at 2:00 P.M. The purpose of the public hearing was a conditional use request to allow two campers on one lot on the following described real estate:

Lot 10 CSM 847 in the NW ¼ -SW ¼, Section 35, T34N, R7W.
Address: N2636 Flambeau River Lane

Property owner: Susanne & Jon Swanson
1431 Hallewood Blvd.
New Richmond, WI 54017

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. The DNR was notified by email, which is their preferred method.

Chairman Willingham asked for anyone to speak in favor of the request. Susanne Swanson was present. She stated the second camper is for a friend. They would like to be able to leave it at the property and not have to move it.

Chairman Willingham asked for anyone to speak in opposition to the request. No one present.

Chairman Willingham asked for anyone in favor. Ed Gonstead was in favor as he has the request for the next hearing. Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Willingham closed the public hearing at 2:04 P.M.

ZONING MEETING

Reviewed staff recommendations. Motion by Stout/Knops to approve the request for two camping units on one parcel with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
PATRICIA GONSTEAD
MARCH 13, 2018
TWO CAMPERS ON ONE LOT

Members Present: David Willingham, Mark Schmitt, Phil Schneider, Bob Stout, Arian Knops.
Staff Present: CeCe Tesky and Yvonne Johnson.

Schneider called the public hearing to order at 2:18 P.M. The purpose of the public hearing was a conditional use request to allow two campers on one lot on the following described real estate:

Island Lakes Estate lot 7 in the SW ¼- NW ¼, Section 21, T33N, R8W.
Address: W13663 Willy Road

Property owner: Patricia Gonstead
3584 10th Ave
Eau Claire, WI 54703

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. The DNR was notified by email, which is their preferred method.

Chairman Willingham asked for anyone to speak in favor of the request. Ed Gonstead was present. He stated that there is plenty of room on the lot for the 2 trailers. They have been on the site for several years. All the cooking is done in the cabin. No water hooked up to the trailers.

Chairman Willingham asked for anyone to speak in opposition to the request. Bob DeVoe was present. He questioned if the septic system is in compliance and sized for the additional people. He felt the committee approving these requests goes against the ordinance. This creates mini-campgrounds and avoids the issues. DeVoe questioned if this ordinance is a revenue ordinance or a camper ordinance.

Chairman Willingham asked for anyone in favor. Gonstead stated the campers are used for sleeping quarters only. He added they get used mainly over holiday weekends. They don't want to haul the campers around. Neighbors have campers that come and go over holidays also. Schmitt added that at the town board meeting, the water and septic issues were discussed. Chairman Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Willingham closed the public hearing at 2:23 P.M.

ZONING MEETING

NOT COMMITTEE APPROVED

Reviewed staff recommendations. Reviewed staff recommendations. Knops asked how long the campers have been on the site. Ed Gonstead replied 8-10 years for one and 4-5 years on the second. The cottage is a seasonal home. Gonstead stated the septic is a holding tank, not sure of the size. Tesky explained that a licensed plumber would need to inspect. Motion by Schmitt/Stout to approve the request with the staff recommendations as the conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator