

## LAND INFORMATION / ZONING COMMITTEE MINUTES

April 11, 2017

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:35 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were David Willingham, Robert Stout, Mark Schmitt and Phil Schneider. Staff present: CeCe Tesky, John Fitzl, Yvonne Johnson, Verna Nielsen and Carol Johnson.

Motion by Schmitt/Stout to approve the committee and public hearing minutes from the March 14, 2017 meeting. Motion carried.

Motion by Schneider/Schmitt to approve the payment approval reports for March. Motion carried.

CSM review:

Two lot CSM in the Town of Washington for Scott Gudis. The lot sizes will be 2 and 10 acres. Meets the minimum lot size. Motion by Stout/Schneider to approve the map pending the WI Stat 236 review and the final map being submitted. Motion carried.

1 lot CSM in the Town of Willard for Josh Clements. It meets the minimum lot size requirements. Motion by Schmitt/Schneider to approve upon WI Stat 236 review. Motion carried.

Two lot CSM in the town of Big Bend for Ron McGill. Meets the minimum lot size requirements. Has been approved for the WI Stat 236 review. Motion by Schneider/Stout to approve the map. Motion carried.

Reports:

Land Info: Fitzl stated the V3 Submission is done. They have corrected the overlaps and double parcel numbers. Sent new data set to ADC. There were 4 addresses this month. The new GPS receiver is working great. Fitzl will be working with the Sheriff and IT departments regarding dispatch software.

Register of Deeds: Carol Johnson reported that sales are picking up. The software needed to upgrade the images is being installed. Training should be set up by the end of the week.

Treasurer: Work continues on the plat book, currently adding the road and water labels. They have proofed 13 of the 26 pages. Hoping to have the plat book to the graphic artist by the end of April. There are currently 44 tax deeds and 23 are In-Rem.

Zoning: Tesky reported that permits are up. There has been an increase in building as well as camper permits. There have been more enforcement issues with properties with junk. Hosted a plumber meeting with Barron County on April 5. The non-metallic mining report was sent to the DNR at the end of March.

LCDD report: Tesky reported the Land Conservation committee will now be meeting every other month. Wildlife Damage technician, Seth Zesiger also reports to Taylor County, so they will meet on opposite dates. Schmitz Farms north of Bruce is a CAFO and they will be building a new 8.5 million gallon waste storage facility. The WLIP grant report is due at the end of June.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Thornapple for Kenneth Meyers. The request was to allow 3 camping units on one parcel. Chairman Willingham closed the public hearing at 2:08 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Motion by Schmitt/Schneider to approve the conditional use request with the staff recommendations as conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:15 P.M. to open a public hearing in the Town of Rusk for Bestway Sand and Gravel and Mathy Construction. The request was to allow a non-metallic mine. Willingham closed the public hearing at 2:29 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Amended #2 to state from 6:00 A.M. to 8:00 P.M. Amended #3 to change 2 weeks to 4 weeks. Removed #11. Added a condition to permit access off County Line Road only. Motion by Stout/Schneider to approve the conditional use request with the amended staff recommendations as conditions. Motion carried.

Bid Opening for remonumentation:

Polk County Surveying	\$42,720
Steigerwaldt	\$38,400
Quest Civil Engineers	\$35,750

Motion by Schmitt/Schneider to accept the bid from Quest. Motion carried.

The next regular meeting will be May 9 at 1:30 P.M.

Chairman Willingham adjourned the meeting at 2:53 P.M.

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
KENNETH MEYERS  
APRIL 11 , 2017  
THREE CAMPING UNITS ON ONE PARCEL

Members Present: David Willingham, Robert Stout, Phil Schneider, and Mark Schmitt. 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 three camping units on one parcel on the following described real estate:

The SW ¼ - NW ¼ , Section 1, T35N, R7W.

Property owner: Kenneth Meyers  
19420 83<sup>rd</sup> St  
Bristol, WI 53104

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. Tesky explained that the township has approved the application. Reviewed the application. Tesky explained that the owner is unable to attend, but has sent a letter. Letter was read. The campers have been on the parcel for several years and there is no well, septic, or electric service. A portable toilet is used.

Chairman Willingham asked for anyone in favor of the request. There was no one in attendance to speak. The letter from Mr. Meyers was read. A letter from Patrick Koehler in support was read.

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

Chairman Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Chairman Willingham closed the public hearing at 2:08 P.M.

ZONING MEETING

Reviewed staff recommendations. Motion by Schmitt/Schneider to approve the request with the staff recommendations as the conditons. Motion carried.

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
BESTWAY SAND AND GRAVEL  
MATHY CONSTRUCTION  
APRIL 11, 2017  
NON-METALLIC MINE

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

Chairman Willingham called the public hearing to order at 2:15 P.M. The purpose of the public hearing was a conditional use request to allow a non-metallic mine on the following described real estate:

The SE  $\frac{1}{4}$  - NW  $\frac{1}{4}$ , and the NE  $\frac{1}{4}$  -NW  $\frac{1}{4}$ , of Section 18, T33N, R9W.

Property owner: Bestway Sand & Gravel  
N2076 County Line Road  
Chetek, WI 54728

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. Tesky explained that the township has approved the application. Reviewed the application. Tesky explained that this will allow expansion of the existing mine, but now it will expand into shoreland zoned areas.

Chairman Willingham asked for anyone in favor of the request. Candy Anderson who is a geologist with Mathy Construction spoke in favor. Anderson explained that the pit started in 1998 and showed maps of the existing pit and the proposed expansion. The existing pit is occupying 36 acres out of the 110 owned by Mathy, of which about 14 acres would be in shoreland. Bestway has 41 acres of which 11 would fall under shoreland zoning. Anderson explained that they will keep a 600' setback from the lake. They will reclaim as they go. The updated reclamation plan will include the additional areas and will be reclaimed similar to existing topography. They plan to crush and wash in the existing plat and this will be about 4-6 weeks at a time.

Chairman Willingham asked for anyone to speak in opposition to the request. No one present. Tesky explained that she had a phone call from Joe Bognar who is a neighboring property owner. He was concerned about the groundwater in the area. The mining operation will be approx. 20' about the groundwater. Dust control was discussed. Normal dust suppression will be done and they will not be using Z Road as an access.

NOT COMMITTEE APPROVED

Chairman Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Chairman Willingham closed the public hearing at 2:29 P.M.

#### ZONING MEETING

Reviewed the staff recommendations. Amended #2 to state from 6:00 A.M. to 8:00 P.M. Amended #3 to change 2 weeks to 4 weeks. Removed #11. Added a condition to permit access off County Line Road only. Motion by Stout/Schneider to approve the conditional use request with the amended staff recommendations as conditions. Motion carried.

Yvonne Johnson  
Assistant Zoning Administrator