

LAND INFORMATION / ZONING COMMITTEE MINUTES

May 9, 2017

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, Robert Stout, Mark Schmitt, Arian Knops and Phil Schneider. Staff present: CeCe Tesky, John Fitzl, Yvonne Johnson.

Motion by Schmitt/Knops to approve the committee and public hearing minutes from the April 11, 2017 meeting. Motion carried.

Public comment: Bob Devoe was present as a town board supervisor for the Town of Big Bend. He stated he is representing property owners and citizens regarding the new yearly camper ordinance. He had trouble trying to find the language on the county website. He questioned how the \$100 fee was established. The town wanted to charge a fee on campers in campgrounds and was advised they could not. He felt a yearly permit would be acceptable, but no fee should be charged. He also suggested giving a time limit on camper use on properties.

Betsy Patterson was present representing the Town of Washington. She also disagreed with the fee and stated the township isn't getting anything out of it. Betsy complimented the committee on trying to get a handle on the campers. She felt the fee should also apply in campgrounds.

Bob Nelson wanted to verify that the fee only applies in zoned areas.

Chairman Willingham recessed the zoning meeting at 2:02 P.M. to open a public hearing for Charles & Charlene Connell in the Town of Washington. The request is to allow three camping units on one lot. Chairman Willingham closed the public hearing at 2:07 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Schmitt/Schneider to approve the conditional use request for three camping units with the staff recommendations as the conditions. Motion carried.

Motion by Knops/Stout to approve the payment approval reports for April. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:15 P.M. to open a public hearing for Tom and Linda Connell in the Town of Washington. The request was to allow 2 camping units on one lot. Chairman Willingham closed the public hearing at 2:18 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. The fire number has been applied for. Motion by Stout/Knops to approve the request for two camping units with the staff recommendations as the conditions. Motion carried.

CSM review:

1 lot map in the Town of Rusk for Theresa Murphy. This will split 8 acres out of a 40 acre parcel. This falls under shoreland zoning. Motion by Schneider/Schmitt to approve the map with any changes that may be required by WI Stat 236 review. Motion carried.

Two lot CSM in the Town of Murry for John Gerber. The map would remove an illegal parcel. There will be no river frontage with the house parcel. This is a preliminary map and meets min lot

size and the access has been addressed. Motion by Schmitt/Stout to approve the map pending the final map being submitted and passing the WI Stat 236 review. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:30 P.M. to open a public hearing for Travis McNamara in the Town of Washington. The request was to allow three camping units on one lot. Chairman Willingham closed the public hearing at 2:35 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Motion by Knops/Schneider to approve the request for three camping units with the staff recommendations as conditions.

Zoning report: Tesky reported she has processed about 95 camper permits. There are a number of places where the campers were not being used and will be removed. She will be following up with the permits we haven't received. There have been several junk yard complaints and one that will be cleaned up. There has been an issue with a campground issued in 1996. Campers were placed on the neighboring property. Permits are up on both sanitary and land use.

Chairman Willingham recessed the zoning meeting at 2:45 P.M. to open a public hearing for Dan and Mary Fisher in the Town of Washington. The request was to allow two camping units on one lot. Chairman Willingham closed the public hearing at 2:48 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. There are not floodplain concerns. Motion by Stout/Knops to approve the request for two camping units with the staff recommendations as the conditions. Motion carried.

LCDD report: Tesky reported the farmland preservation and GIS interns will start on May 16. Fitzl and Krell are creating work plans for the interns. The Town of Stubbs remonumentation contract is done. There is a waste storage plan in the works for the Schmitz farm north of Bruce.

The next regular meeting will be June 13 at 1:30 P.M.

Motion by Schmitt/Knops to adjourn at 3:02 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
CHARLES & CHARLENE CONNELL
MAY 9, 2017
THREE CAMPING UNITS ON ONE PARCEL

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

Chairman Willingham called the public hearing to order at 2:02 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:

Outlot 8 in Camper's Retreat located in the SW ¼ -NE ¼ Section 32, T33N, R7W.
Address: N375 Riverside Drive

Property owner: Charles and Charlene Connell
422 Frenette Drive Unit 1-E
Chippewa Falls, WI 54729

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 the floodplain issues in Camper's Retreat. Charles had a survey done and has moved his buildings and campers to the area that is out of the floodplain.

Chairman Willingham asked for anyone in favor of the request. Charles Connell was present and explained that he wants to be in compliance and has area above the floodplain to locate his campers and buildings.

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 2:07 P.M.

ZONING MEETING

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

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
TOM & LINDA CONNELL
MAY 9, 2017
TWO CAMPING UNITS ON ONE PARCEL

Members Present: David Willingham, Robert Stout, Phil Schneider, Arian Knops, 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 two camping units on one parcel on the following described real estate:

Outlot 7 in Camper's Retreat located in the SW ¼ -NE ¼ Section 32, T33N, R7W.
Address: N375 Riverside Drive

Property owner: Tom & Linda Connell/Dick & Judy Connell
W7771 Fishtrap Lake Road
Winter, WI 54896

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 the floodplain issues in Camper's Retreat. Only a small portion of Tom's lot is outside of floodplain.

Chairman Willingham asked for anyone in favor of the request. Tom Connell was present and explained that he will be moving to areas out of the floodplain. Charles Connell spoke in favor as a neighboring property owner.

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 2:18 P.M.

ZONING MEETING

Reviewed the staff recommendations. The fire number has been applied for. Motion by Stout/Knops to approve the request for two camping units with the staff recommendations as the conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
Travis and Amy McNamara
MAY 9, 2017
THREE CAMPING UNITS ON ONE PARCEL

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

Chairman Willingham called the public hearing to order at 2:30 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:

Outlot 1 in Camper's Retreat located in the SW ¼ -NE ¼ Section 32, T33N, R7W.
Address: N351 Riverside Drive

Property owner: Travis & Amy McNamara
10194 190th St.
Cadott, WI 54727

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 part of the lot is in flood fringe. The campers can be placed on fill and left there for more than 180 days.

Chairman Willingham asked for anyone in favor of the request. Charlie Connell is a neighboring property owner and says they keep up their property. Travis McNamara who is the owner stated he wants to be in compliance.

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 2:35 P.M.

ZONING MEETING

Reviewed staff recommendations. Motion by Knops/Schneider to approve the request for three camping units with the staff recommendations as conditions.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
DAN & MARY FISHER
MAY 9, 2017
TWO CAMPING UNITS ON ONE PARCEL

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

Chairman Willingham called the public hearing to order at 2:45 P.M. The purpose of the public hearing was a conditional use request to allow two camping units on one parcel on the following described real estate:

Lot 1 in CSM 389 located in Gov't lot 4, Section 22, T33N, R7W.
Address: N927 Ranch Road

Property owner: Dan & Mary Fisher
4350 S. Lowes Creek Road
Eau Claire, WI 54701

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.

Chairman Willingham asked for anyone in favor of the request. Dan Fisher was present and said they bought the property on Valentine's Day in 1996. The need more room for the children and grandchildren. They are good stewards of the land.

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 2:48 P.M.

ZONING MEETING

Reviewed the staff recommendations. There are not floodplain concerns. Motion by Stout/Knops to approve the request for two camping units with the staff recommendations as the conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator