

## LAND INFORMATION / ZONING COMMITTEE MINUTES

June 13, 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, Mark Schmitt, Arian Knops and Phil Schneider. Robert Stout excused. Staff present: CeCe Tesky, John Fitzl, Yvonne Johnson, Verna Nielsen, Carol Johnson.

Motion by Knops/Schneider to approve the committee and public hearing minutes from the May 9, 2017 meeting. Motion carried.

Public comment: Randy Tatur was present to discuss the camper requirements. He had questions about the Breed camper. Tesky explained the ordinance and that Breed's had called to say their camper was going to be removed.

Motion by Schmitt/Knops to approve the payment approval report. Motion carried.

CSM review: 2 lot CSM in the Town of Dewey for Timothy Becker. The lots have road frontage and meet minimum lot sized requirements. Motion by Schneider/Knops to approve the map. Motion carried.

Reports:

Land information: Fitzl stated they have issued 10 fire numbers this month. They are using the collector app and working on the tax deed properties. The intern has been working on fire numbers that are not in the system and on the Visitor's Guide map. There are issues with the parcel map that was sent for the update in March. There are problems with the imagery and the assessment roll matching up.

Treasurer: Nielsen said they have 4 tax deed properties that will be taken at the end of the month. They have sent certified letters for the In-Rem properties, which will have until August 11 to redeem. The plat book has been sent out the graphic artist.

Register of Deeds: Johnson explained that the person scanning the old records has taken a job with the Sheriff's Department. The new program has been installed and there have been problems. The installation was just recently completed and Johnson will sign off when she knows the program is working correctly.

Zoning: Tesky stated the office has been busy with permits, more building, and more enforcement. Sanitary pumping cards were sent out-there were about 1900. There have been questions about rebuilding structures due to the tornado. Camper permits have been coming in, 151 are in so far with 56 still to be taken care of.

LCDD: Tesky said both interns have been doing well. She will be working on the budgets. There are changes to the process. Extra projects need to go to the Finance committee this week.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Big Bend for Douglas and Rebecca Nielsen. The request was to allow 2 RVs on the lot in addition to a home. Chairman Willingham closed the public hearing at 2:15 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Need to find out if a deed restriction is in place on this lot. Motion by Schneider/Knops to table the decision until research regarding the possible deed restriction. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:22 P.M. to open a public hearing in the Town of Washington for William and Susan Doberstein. The request was to allow 3 RVs on one lot. Chairman Willingham closed the public hearing at 2:25 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. This is a request that is in relation to an enforcement issue. Tesky stated that under the previous code, a permit for 3 RVs would have been gone through. Motion by Schmitt/Knops to approve the request with the staff recommendations as conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:30 P.M. to open a public hearing in the Town of Atlanta for Ralph Wescott. The request was to allow 2 RVs on one lot. Chairman Willingham closed the public hearing at 2:42 P.M. to open the zoning meeting. Reviewed the staff recommendations. Motion by Knops/Schmitt to approve the request with the staff recommendations as conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:45 P.M. to open a public hearing in the Town of Stubbs for Bob and Lynda Burdorf. The request was to allow a resort with rental cabins. Chairman Willingham closed the public hearing at 2:57 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Schmitt/Schneider to approve the request with the staff recommendations as conditions. Motion carried.

Camper ordinance: Committee discussion. Gerald Torkelsen letter was read. After review and discussion a motion by Schmitt/Knops to review the camper ordinance after a year of implementation. Motion carried.

The next regular meeting will be July 11 at 1:30 P.M.

Motion by Schmitt/Knops to adjourn at 3:37 P.M.

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
DOUGLAS & REBECCA NIELSEN  
JUNE 13, 2017  
TWO CAMPING UNITS ON ONE PARCEL

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

Lot 7 Fireside Lodge Subdivision in the NW ¼ - SE ¼, Section 23, T33N, R8W.  
Site Address: W12595 County Hwy D

Property owner: Douglas & Rebecca Nielsen  
225 3<sup>rd</sup> Ave SE  
Plainview, MN 55964

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 explained the public hearing process.

Chairman Willingham asked for anyone in favor of the request. Bill Doberstein stated he is in favor. Rebecca Nielsen stated the campers are for her two daughters who are here about 4 times a year. They are not hooked up to septic or water. They are used for privacy.

Chairman Willingham asked for anyone to speak in opposition to the request. Ed Sanchez who lives two lots down spoke against. He said he has been a taxpayer since 1977. He objects because approving this request sets precedence for use on the lake. Allowing multiple units on one lot suggests there is no limit. Also, it is not a level playing field. His property has a deed restriction that does not allow campers. Ed read his deed restriction. He asked the committee to consider fairness and equity.

Patricia Darsow also spoke against. She has been on the lake for 40 years. The deed restrictions were placed because they didn't want campgrounds on individual lots. Darsow stated that with the campgrounds in the area now, you can't get into the boat landing. This causes dense usage on a small lake. The campers are also much bigger than they used to be. They can be lived in year round. People renting out the camper, by having people pay fees or part of the taxes takes away to intent of the Kozels when they subdivided.

NOT COMMITTEE APPROVED

Rebecca Nielsen stated their lot is not a campground. Their children do not pay them or pay the bills. They are here about 4 times a year. She is not aware of a deed restriction.

Tesky read a letter from Andrew & Brenda Schlafer regarding their concerns.

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 2:15 P.M.

#### ZONING MEETING

Reviewed staff recommendations. Need to find out if a deed restriction is in place on this lot. Motion by Schneider/Knops to table the decision until research regarding the possible deed restriction can be done. Motion carried.

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
WILLIAM & SUSAN DOBERSTEIN  
JUNE 13, 2017  
THREE CAMPING UNITS ON ONE PARCEL

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

Chairman Willingham called the public hearing to order at 2:22 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 9 of Camper's Retreat in the SW ¼, NE ¼, Section 32, T33N, R7W  
Property address: N379 Riverside Drive

Property owner: William & Susan Doberstein  
N5103 Ballpark Drive  
Medford, WI 54451

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 last month the committee approved three different requests in this area. The campers will be in the floodplain and will be limited to 180 days a year.

Chairman Willingham asked for anyone in favor of the request. No one present. 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 2:25 P.M.

ZONING MEETING

Reviewed the staff recommendations. This is a request that is in relation to an enforcement issue. Tesky stated that under the previous code, 3 RVs would have been gone through. Motion by Schmitt/Knops to approve the request with the staff recommendations as conditions. Motion carried.

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
RALPH WESCOTT  
JUNE 13, 2017  
TWO CAMPING UNITS ON ONE PARCEL

Members Present: David Willingham, 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 two camping units on one parcel on the following described real estate:

The E ¼ – NE ¼ - NW 1/4, Section 9, T35N, R7W.  
Property address: W11109 Bennor Road

Property owner: Ralph Wescott  
W11073 Bennor Road  
Bruce, WI 54819

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.

Chairman Willingham asked for anyone in favor of the request. Ralph Wescott was present and said he just wants to see if it is approved. Tesky explained that he puts the RV in the building and he lives in the RV. He has another camper, which he bought in 2015 and has it to move to another site for the winter.

No one present Chairman Willingham asked for anyone to speak in opposition to the request. Don Haasl who lives across the street was present to speak against. He wondered about having RVs across the street from him without a septic system. Where does the grey water go? Doesn't mind if someone wants to live off the grid, just concerned about wastewater.

Wescott responded that a holding tank will be put in. The permit has been issued. Knops said the town board is happy this is being taken care of.

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 2:42 P.M.

NOT COMMITTEE APPROVED

ZONING MEETING

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

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
ROBERT & LYNDA BURDORF  
JUNE 13, 2017  
RESORT WITH RENTAL CABINS

Members Present: David Willingham, 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 a resort with rental cabins on the following described real estate:

10 acres in the NE ¼ - NE 1/4, Section 6, T34N, R8W.  
Property address: W14155 Tyman Road

Property owner: Robert and Lynda Burdorf  
N3759 4<sup>th</sup> St.  
Weyerhaeuser, WI 54895

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 and that this is the same property that a hunting camp had been approved in February of 2009. That was limited to bear dog training & bear season. The owners now wish to have a year-round facility.

Chairman Willingham asked for anyone in favor of the request. Lynda Burdorf was present. She said there was a pole shed that is now a 3 bedroom cabin with kitchen and bath facilities. The other 2 cabins are both 1 bedroom units. They would like to see the year-round use approved.

No one present Chairman Willingham asked for anyone to speak in opposition to the request. Gwen Westlund lives across the road and questioned the ATV use on the property.

Lynda Burdorf explained that no one can hunt or ride ATVs on the property. People would have ATVs and would leave the property and travel on the road. The septic system will be expanded.

Randy Tatur spoke in favor and felt it should be an asset to the area.

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 2:57 P.M.

ZONING MEETING

NOT COMMITTEE APPROVED

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

Yvonne Johnson  
Assistant Zoning Administrator