

LAND INFORMATION / ZONING COMMITTEE MINUTES

June 14, 2018

Vice-Chair Schmitt 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 Bill McBain, Mark Schmitt, Phil Schneider, and Kathy Vacho. Staff present: CeCe Tesky, John Fitzl, Verna Nielsen, Carol Johnson, and Yvonne Johnson.

Motion by Schneider/McBain to approve the committee and public hearing minutes from the May 3 and May 8, 2018 meetings. Motion carried.

Public comment: Bob DeVoe wanted an update on the septic system for the campers recently approved in the Town of Big Bend.

Reports:

Land Info: Fitzl reported he is working on the LUCA maps and there were 9 addresses this past month. Continue to work on stub roads and private drives.

Register of Deeds: Carol Johnson reported she is busy with recording and anxiously awaiting the new scanning software.

Treasurer: Nielsen reported the plat book sales are down about 100 from the previous years. The In-Rem tax parcel numbers have dropped from 137 at the beginning of the process down to 9 currently.

Zoning: Tesky said permits have picked up. Septic tank maintenance notices went out. Overall it is a busy time.

LCDD report: Tesky gave her department presentation to the County Board last week. Budgets will need to be done soon. Budgets will be on the July agenda.

CSM review: 3 lot land division in the Town of Willard. Discussed issues with the proposed layout. Concerns include road access, depth to width ratio, lot size being calculated without the easement included. Motion by Schneider/McBain to table the CSM until problems are resolved. Motion carried.

One outlot land division in the Town of Big Bend. This is being divided for use as a helipad. Restrictions are noted on the map. Motion by Schneider/McBain to approve the outlot. Motion carried.

Plat request. A nine lot plat which is named Flambeau Ridge Vista. This will be going to the state for approval. The outlot issues are addressed on the map. Motion by McBain/Vacho to approve the plat request. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 1:54 P.M. to open a public hearing in the Town of Washington for Paul and Laura Haug. The request was to allow three campers on one lot. Vice Chair Schmitt closed the public hearing at 1:56 P.M. to reopen the zoning meeting. Reviewed the staff recommendations and findings of fact. Tesky explained the sanitary issues. Motion by Schneider/Vacho to approve the request with the staff recommendations as the conditions. Motion carried.

Vice Chair Schmitt recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Big Bend for Hoepner Lake Home LLC. The request was to allow a tourist rooming house. Vice Chair Schmitt closed the public hearing at 2:02 P.M. Reviewed staff recommendations and findings of fact. Reopened the public hearing at 2:07 P.M. Vice Chair Schmitt closed the public hearing at 2:12 P.M. Discussed issuing the permit for a specific period of time due to the owner's request. Motion by Vacho/Schneider to approve the request with the staff recommendations as the conditions with a revision to number 13. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 2:21 P.M. to open a public hearing in the Town of Big Bend for Steven and Julie Prince. The request was to allow a tourist rooming house. Vice-Chair Schmitt closed the public hearing at 2:25 P.M. to reopen the zoning meeting. Reviewed the staff recommendations and findings of fact. Motion by McBain/Schneider to approve the request with the staff recommendations as the conditions. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 2:30 P.M. to open a public hearing in the Town of Willard for Jack and Rebecca Buttke. The request was to allow a tourist rooming house. Vice-Chair Schmitt closed the public hearing at 2:32 P.M. to reopen the zoning meeting. Reviewed the staff recommendations and findings of fact. Motion by Schneider/McBain to approve the request with the staff recommendations as the conditions. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 2:45 P.M. to open a public hearing in the Town of Flambeau for Aaron and Jennifer Stelter. The request was to allow a tourist rooming house. Vice-Chair Schmitt closed the public hearing at 2:48 P.M. to reopen the zoning meeting. Reviewed the staff recommendations and findings of fact. Motion by Vacho/Schneider to approve the request with the staff recommendations as conditions. Motion carried.

Motion by Vacho/Schneider to approve the payment approval reports for May. Motion carried.

Amacoy Lake Levy. The plan needs to go to County Board for approval. Motion by Schneider/Schmitt to approve the resolution and forward it to the County Board for approval. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 3:00 P.M. to open a public hearing in the Town of Willard for Lake Holcombe LLC. The request was to allow a tourist rooming house. Vice-Chair Schmitt closed the public hearing at 3:06 P.M. to reopen the zoning meeting. Reviewed the staff recommendations and findings of fact. Motion by McBain/Schneider to approve the request with the staff recommendations as conditions. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 3:15 P.M. to open a public hearing in the Town of Thornapple for Casey Jeschke. The request was to allow two campers on one parcel. Vice-Chair Schmitt closed the public hearing at 3:20 P.M. to reopen the zoning meeting. Reviewed the staff recommendations and findings of fact. Motion by Vacho/Schneider to approve the request with the staff recommendations as conditions. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 3:30 P.M. to open a public hearing in the Town of Washington for Paul Bentley. The request was to allow three campers on one parcel. Vice-Chair Schmitt closed the public hearing at 3:32 P.M. to reopen the zoning meeting. Reviewed the staff recommendations and findings of fact. Motion by McBain/Vacho to approve the request with the staff recommendations as conditions. Motion carried.

The next regular meeting will be July 10, 2018 at 1:30 P.M.

Motion by Vacho/Schneider to adjourn the meeting at 3:40 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
PAUL AND LAURA HAUG
JUNE 14, 2018
THREE CAMPERS ON ONE LOT

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

Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt called the public hearing to order at 1:54 P.M. The purpose of the public hearing was a conditional use request to allow three campers on one lot on the following described real estate:

A parcel in Gov't lot 4, Section 34, T33N, R7W.

Property owner: Paul and Laura Haug
208 N Menomonie St
Elk Mound, WI 54739

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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. Laura Haug was present. She stated they are looking for three campers- one for herself, her daughter and her sister. It is a 9 acre parcel and they have a satellite toilet that gets cleaned weekly.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present.

Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 1:56 P.M.

ZONING MEETING

Reviewed the staff recommendations and findings of fact. Tesky explained that the 300 gallon under camper plastic holding tank is not permitted. Motion by Schneider/Vacho 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
HOEPPNER LAKE HOME LLC
JUNE 14, 2018
TOURIST ROOMING HOUSE

Members Present: Mark Schmitt, Phil Schneider, Bill McBain and Kathy Vacho.
Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt 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 tourist rooming house on the following described real estate:

Lot 1 CSM 405 in the SE ¼ -NW ¼, Section 31, T33N, R8W
Address: W14394 Rusty Nail Place, New Auburn WI 54757

Property owner: Hoepner Lake Home LLC
1767 Drummond St
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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. No one present. Tesky reviewed the permit application with the committee.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present.

Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 2:02 P.M. Reopened the public hearing at 2:04 P.M.

Judy Olson who is one of the property owners, was present to speak. They started renting in 2015 and they called the county and were told they didn't need anything for permits. She didn't follow up. They want to rent out the place and they have paid the fees. They have renters lined up for this summer and would like permission to finish this season. She won't rent out after this year because she has become aware of problems the neighbors have experienced with clients.

Larry Benz was present to speak in opposition. They are concerned that they don't know who is there and they have had some negative experiences. They would prefer to have them stop renting. There are too many boats trying to dock. The people just rent over the internet and the

NOT COMMITTEE APPROVED

owners don't know who they are renting to. There have been some bad renters as far as cars, boats and kids running all over.

Judy Olson spoke again and said she would rather not rent out if it is a problem for the neighbors. They have seven stays booked now and would like to be able to keep those reservations.

Schmitt closed the public hearing at 2:12 P.M. to reopen the zoning meeting.

ZONING MEETING

Discussed issuing the permit for a specific period of time due to the owner's request. Motion by Vacho/Schneider to approve the request with the staff recommendations as the conditions with a revision to number 13, stating that the permit is only good until December 31, 2018. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
STEVEN AND JULIE PRINCE
JUNE 14, 2018
TOURIST ROOMING HOUSE

Members Present: Mark Schmitt, Phil Schneider, Bill McBain and Kathy Vacho.
Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt called the public hearing to order at 2:21 P.M. The purpose of the public hearing was a conditional use request to allow a tourist rooming house on the following described real estate:

A parcel in Gov't lots 4 & 5, Section 23, T33N, R8W
Address: W12549 CTH D, New Auburn WI 54757

Property owner: Steven & Julie Prince
21022 CTH Q
Bloomer, WI 54724

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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. Steven Prince was present. He wants to make sure they are doing what is necessary. They have owned the property for 3 years. It is 5 acres in size and consists of 3 separate lots and has 260' of lake frontage. There are no close neighbors. They are looking for family oriented renters. He lives in Bloomer so he is about 25 miles away. The property is on Fireside Lake.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present. Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 2:25 P.M.

ZONING MEETING

Reviewed the staff recommendations and findings of fact. Motion by McBain/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
JACK AND REBECCA BUTTKE
JUNE 14, 2018
TOURIST ROOMING HOUSE

Members Present: Mark Schmitt, Phil Schneider, Bill McBain and Kathy Vacho.
Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt called the public hearing to order at 2:30 P.M. The purpose of the public hearing was a conditional use request to allow a tourist rooming house on the following described real estate:

Lot 6 in Holcombe Shores in the NE ¼ -SE 1/4, Section 31, T33N, R6W
Address: W9352 Woodlawn Drive, Holcombe WI 54745

Property owner: Jack & Rebecca Buttke
18850 Yarborough Trace
Maple Grove, MN 55311

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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. Jack Buttke was present. He said he has owned the property for 13 years. Their children are involved in sports and they are unable to use the property as much as they would like. They would rather rent the property than have it sit vacant. There is a 7 person limit and they only allow one boat. They do not allow large gatherings. They have not had any police calls due to renters. They don't want to disrupt their neighbors. They use a cleaning company between rentals.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present. Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 2:40 P.M.

ZONING MEETING

Reviewed the staff recommendations and findings of fact. Motion by Schneider/McBain 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
AARON AND JENNIFER STELTER
JUNE 14, 2018
TOURIST ROOMING HOUSE

Members Present: Mark Schmitt, Phil Schneider, Bill McBain and Kathy Vacho.
Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt 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 tourist rooming house on the following described real estate:

10 acres in the NE ¼ -NE 1/4, Section 24, T35N, R6W
Address: N6037 Mandy's Lane, Ladysmith WI 54848

Property owner: Aaron & Jennifer Stelter
5435 Benjamin St
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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. No one present. Tesky read a letter from the owner in support of the request.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present. Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 2:48 P.M.

ZONING MEETING

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

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
LAKE HOLCOMBE LLC
JUNE 14, 2018
TOURIST ROOMING HOUSE

Members Present: Mark Schmitt, Phil Schneider, Bill McBain and Kathy Vacho.
Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt called the public hearing to order at 3:00 P.M. The purpose of the public hearing was a conditional use request to allow a tourist rooming house on the following described real estate:

Lot 11 Block 1 Friedl's Addition in Section 32, T33N, R6W
Address: N121 Sunnyside Point Rd, Holcombe WI 54745

Property owner: Lake Holcombe LLC
4324 Fairfax Park Dr
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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. No one present.
Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present.
Yvonne read a letter from Deb and Bob Howard in opposition to the request.

Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 3:06 P.M.

ZONING MEETING

Reviewed the staff recommendations and findings of fact. Motion by McBain/Schneider to approve the request with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
CASEY JESCHKE
JUNE 14, 2018
TWO RVS ON ONE PARCEL

Members Present: Mark Schmitt, Phil Schneider, Bill McBain and Kathy Vacho.
Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt called the public hearing to order at 3:15 P.M. The purpose of the public hearing was a conditional use request to allow two RVs on one parcel on the following described real estate:

A parcel in Gov't lot 3, Section 31, T34N, R7W
Address: W12041 Squirrel Lane, Bruce WI 54819

Property owner: Casey Jeschke
2159 S 90th St
West Allis, WI 53227

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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. No one present. Reviewed the application and read a letter from Casey Jeschke in support of the application. It is a 32 acre parcel and a soil test has been done.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present.

Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 3:20 P.M.

ZONING MEETING

Reviewed the staff recommendations and findings of fact. Motion by Vacho/Schneider to approve the request with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
PAUL BENTLEY
JUNE 14, 2018
THREE RVs ON ONE PARCEL

Members Present: Mark Schmitt, Phil Schneider, Bill McBain and Kathy Vacho.
Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Schmitt called the public hearing to order at 3:30 P.M. The purpose of the public hearing was a conditional use request to allow three RVs on one parcel on the following described real estate:

Outlot 10 in Camper's Retreat, Section 32, T33N, R7W
Address: N383 Riverside Dr, Holcombe WI 54745

Property owner: Paul Bentley
N8502 Winter Road
Ladysmith, WI 54848

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.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. Paul Bentley was present. He has it is just family and the extra 2 campers belong to his sons. They have been there for about 20 years and have always had three campers.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present.

Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Schmitt closed the public hearing at 3:40 P.M.

ZONING MEETING

Reviewed the staff recommendations and findings of fact. Motion by McBain/Vacho to approve the request with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator