

## LAND INFORMATION / ZONING COMMITTEE MINUTES

July 11, 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, Arian Knops, Mark Schmitt and Phil Schneider. Staff present: CeCe Tesky, Verna Nielsen Yvonne Johnson, and Carol Johnson.

Motion by Schneider/ Knops to approve the committee and public hearing minutes from the June 13, 2017 meeting. Motion carried.

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

CSM review: A 1 lot land division in the town of Rusk for Dennis Madejski. Meets the minimum lot size. There is a lot boundary line which is not tied to a boundary line of a quarter section. This needs to be done. Motion by Knops/Stout to postpone approval of the map until the surveyor can make the necessary corrections. Motion carried.

Reports:

Land Info: No report.

Register of Deeds: Carol Johnson discussed her year-to-date budget. Johnson stated the upgrade on the software is still not complete. She won't sign off on the final payment until she is sure that it is working fine.

Treasurer: Nielsen reported that four tax deed parcels were taken last month. There are 15 In-Rem parcels that will be taken on August 11. The plat book went to the printer on July 7. They should have a hard copy to review soon.

Zoning: Tesky stated that permit numbers are still up from last year. Septic is up about 20%. Several letters went out regarding enforcement issues for building and grading without permits. Tesky went to the Property committee regarding the replacement zoning vehicle. She will attend their meeting again on August 18.

LCDD report: Tesky reported she has been reviewing budget line items. There was a change in the Land Information budget regarding health insurance. The scanning position has not yet been refilled. The interns have been busy. The Farmland Preservation Plan intern has the plan completed and it will now go through the town process. The GIs intern has all the addresses entered and has completed a tourism map for Economic Development. They are both doing a great job.

Nielsen CUP decision: Tesky did some research and found a property restriction on the Kozel subdivision. There are restrictions on the Fireside subdivision also. Tesky read the restrictions.

The committee can consider the “character of the area” in their decisions. Committee discussion followed. Motion by Schmitt/Knops to deny the conditional use request for two campers due to the request being incompatible with adjacent land uses. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:06 P.M. to open a public hearing in the Town of Wilson for Larry and Laura Potter. The request was to allow two campers to be located on one parcel. Willingham closed the public hearing at 2:09 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. The septic system is sized for the campers. Motion by Schneider/Knops to approve the request with the staff recommendations as the conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:15 P.M. to open a public hearing in the town of Washington for Mark Trzaskowski and Deb Delyea. The request was to allow two campers to be located on one parcel. Willingham closed the public hearing at 2:18 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Discussed floodplain issues. Motion by Schmitt/Stout to approve the request with the staff recommendations as the conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:30 P.M. to open a public hearing in the Town of Dewey for Stephen Campbell. The request was to allow multi-family housing. Chairman Willingham closed the public hearing at 2:35 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Stout/Knops to approve the request with the staff recommendations as the conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:45 P.M. to open a public hearing in the Town of Dewey for Richard Moore. The request was to allow two campers to be located on one parcel. Willingham closed the public hearing at 2:50 P.M. Reviewed the staff recommendations. It was noted that the recommendations prohibit the sites from being rented out. Motion by Stout/Schneider to approve the requested with the staff recommendations as conditions. Motion carried with Schmitt voting no.

Chairman Willingham recessed the zoning meeting at 3:00 P.M. to open a public hearing in the Town of Rusk for Canoe Bay. The request was to allow a campground. Chairman Willingham closed the public hearing at 3:06 P.M. to reopen the zoning meeting. Discussed the size of the two lakes involved-they are 50 and 20 acres. There is not an annual permit fee for campers within a licensed campground. This use will be separate from the existing resort. Reviewed the staff recommendations. Motion by Knops/Schneider to approve the request with the staff recommendations as the conditions. Motion carried.

The next regular meeting will be August 15 at 1:30 P.M.

Chairman Willingham adjourned the meeting at 3:13 P.M.

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
LARRY & LAURA POTTER  
JULY 11, 2017  
TWO CAMPERS ON ONE LOT

Members Present: David Willingham, Phil Schneider, Bob Stout, Arian Knops, and Mark Schmitt.

Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham called the public hearing to order at 2:06 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:

10 acres in the NW ¼ - NW ¼, Section 16, T36N, R9W.  
Site address: N8824 Breakneck Road

Property owner: Larry and Laura Potter  
S4284 Munson Road  
LaFarge, WI 54639

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. 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 2:09 P.M.

ZONING MEETING

Reviewed the staff recommendations. The septic system is sized for the campers. Motion by Schneider/Knops 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  
MARK TRZASKOWSKI & DEB DELYEA  
JULY 11, 2017  
TWO CAMPERS ON ONE LOT

Members Present: David Willingham, Phil Schneider, Bob Stout, 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 campers on one lot on the following described real estate:

Outlot 11 in Camper's Retreat located in the SW ¼- NE ¼, Section 32, T33N, R7W.  
Site address: N385 Riverside Drive

Property owner: Mark Trzaskowski and Deb Delyea  
4445 Old Wells Road  
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. No one present. Tesky read a letter submitted by the property owners.

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. Discussed floodplain issues. Motion by Schmitt/Stout 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  
STEPHEN CAMPBELL  
JULY 11, 2017  
MULTI-FAMILY HOUSING

Members Present: David Willingham, Phil Schneider, Bob Stout, 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 multi-family housing on the following described real estate:

Lot 139 Lake Flambeau East in the SE ¼ - SW ¼, Section 17, T35N, R5W.  
Site address: N6131 Fairway Drive

Property owner: Stephen Campbell  
N6131 Fairway Drive  
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. Tesky explained the current permit situation.

Chairman Willingham asked for anyone to speak in favor of the request. Stephen Campbell was present and explained that they need extra room for family. Their daughter uses the 5<sup>th</sup> wheel campers. The cabin belongs to his youngest daughter. All the buildings are currently onsite. No new construction planned. They resolved property lines issues with the 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 2:35 P.M.

ZONING MEETING

Reviewed the staff recommendations. Motion by Stout/Knops 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  
RICHARD MOORE  
JULY 11, 2017  
TWO CAMPERS ON ONE LOT

Members Present: David Willingham, Phil Schneider, Bob Stout, 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 campers to be on one lot on the following described real estate:

A parcel in the SW ¼ -SE ¼, Section 17, T35N, R5W.  
Parcel # 010-00397-0000

Property owner: Richard & Tammy Moore  
W8700 Baker Ave  
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.

Chairman Willingham asked for anyone to speak in favor of the request. Richard Moore was present and stated he is trying to follow the rules.

Chairman Willingham asked for anyone to speak in opposition to the request. Tesky read a letter from Joan M Baures in opposition.

Richard Moore explained that the adjoining lot also has two campers. The people who will occupy the campers are retired and the other is a single man.

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 2:50 P.M.

ZONING MEETING

Reviewed the staff recommendations. It was noted that the recommendations prohibit the sites from being rented out. Motion by Stout/Schneider to approve the requested with the staff recommendations as conditions. Motion carried with Schmitt voting no.

Yvonne Johnson  
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
CANOE BAY  
JULY 11, 2017  
CAMPGROUND

Members Present: David Willingham, Phil Schneider, Bob Stout, Arian Knops, and Mark Schmitt.

Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham 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 campground on the following described real estate:

The NW ¼ of Section 21, the E ½ of NE ¼, of Section 20, The SW ¼ - SW ¼ of Section 16 and part of the SE ¼ -SE ¼ of Section 17, all located in T33N, R9W.

Total acreage: 300 acres.

Site address: W16065 Hogback Road

Property owner: Golf Media Inc, DBA Canoe Bay  
W16065 Hogback 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 request is for 114 campsites. Reviewed the application.

Chairman Willingham asked for anyone to speak in favor of the request. Linda Coleman was present to represent Canoe Bay. She explained that Canoe Bay is a quiet and scenic resort. They plan to keep this atmosphere. They envision sites for RVs and park model campers. This will not happen overnight. There are 300 acres owned by the resort. There will be a much lighter density than in most campgrounds. They plan to place 4-5 units in each area and have them separated by some distance. This was approved by the town board in June.

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 3:06 P.M.

ZONING MEETING

Discussed the size of the two lakes involved-they are 50 and 20 acres. There is not an annual permit fee for campers within a licensed campground. This use will be separate from the existing

NOT COMMITTEE APPROVED

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

Yvonne Johnson  
Assistant Zoning Administrator