

LAND INFORMATION / ZONING COMMITTEE MINUTES

August 21, 2018

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 3:03 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were David Willingham, Bill McBain, Mark Schmitt, Phil Schneider, and Kathy Vacho. Staff present: CeCe Tesky, John Fitzl, Verna Nielsen, Carol Johnson, and Yvonne Johnson.

Motion by Schmitt/Schneider to approve the committee and public hearing minutes from the July 10, 2018 meeting. Motion carried.

Public comment: Cecelia Stencil questioned the yearly permit fee for campers on private property. Bob DeVoe asked about possible ordinance changes. He questioned what ordinance is being changed. This item is later on the agenda.

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

CSM review: 1 lot map in the Town of Big Bend for Steve Nick. Meets minimum lot size and has been reviewed for WI Stat 236 requirements. Motion by Schneider/McBain to approve. Motion carried.

One lot map in the Town of Stubbs for Bryce Hansen. The platted alley and street need to be abandoned. Motion by Schmitt/Vacho to approve the map with the condition that the platted alleys and street be property abandoned and pass WI Stat 236 review. Motion carried.

One lot map in the Town of Marshall for Dan Kopacz. Meets minimum lot size and has been reviewed for WI Stat 236 requirements. Motion by Schneider/McBain to approve the map. Motion carried.

Three lot CSM in the Town of Willard for Bob Sztokowski. This map has been before the committee before and some changes have been made. There were concerns regarding access and water frontage that have been addressed. Motion by Schneider/McBain to approve the map upon it passing the WI Stat 236 review. Motion carried.

Town of Big Bend 1 lot for Haller/Wiesner. This is a remapping of CSM 1073. Property has been added to lot 1 and outlot 1. Motion by Schmitt/McBain to approve the map. Motion carried.

Town of Willard 1 lot for Jim Ewer. Meets ordinance requirements. Motion by McBain/Schneider to approve. Motion carried.

A preliminary 1 lot map in the Town of Grant for Brian Vandevort. The property is zoned Ag and the proposal meets the minimum lot size requirements. Motion by Schneider/Vacho to

approve the preliminary map with the condition that it passes the WI Stat 236 review. Motion carried.

Reports:

Land Info: Fitzl reported there were 6 address applications last month. Continue to work on problem areas. The intern is finished and his last day was August 16. LUCA data has been submitted and we are waiting for it to be reviewed. There was a meeting with the Sheriff's department, forestry department and the ATV club regarding GPS points on the trail system. There was a kick off meeting for the Spillman dispatch software. They were impressed with our current mapping.

Register of Deeds: Johnson reported the daily work has been busy with property transfers. The IT department has the equipment needed for the new scanning software. Hope to be operational by the end of September.

Treasurer: Nielsen reported there are 6 parcels to be taken for tax deed. They will be starting the process on the new parcels soon. There were 34 plat books sold in July. Sales may increase with the hunting season approaching.

Chairman Willingham recessed the zoning meeting at 3:36 P.M. to open a public hearing in the Town of Rusk for GiGi Stafne and Matthew Viner. The request was to allow a tourist rooming house. Chairman Willingham closed the public hearing at 3:39 P.M. to reopen the zoning meeting. Reviewed the staff conditions. Motion by McBain/Schmitt to approve the request with the staff recommendations as the conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 3:47 P.M. to open a public hearing in the Town of Washington for Travis and Kelly Krizan. The request was to allow a tourist rooming house. Chairman Willingham closed the public hearing at 3:49 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Brief discussion regarding potential issues between the 2 units. There have not been any issues so far. The local contact person lives in Holcombe. Motion by Schneider/McBain to approve the request for a tourist rooming house with the staff recommendations as the conditions. Motion carried.

Zoning report: Tesky said permits are down slightly, but the budget amounts are over the estimates. This indicates there are more new homes being applied for. Our intern for land information is done. The zoning intern is with us until August 30. Between the two of them, thousands of permits have been scanned. The NR135 audit is on September 6. The land conservation department will be involved. Issues keeping the office busy include impervious surfaces, new regulations, lots of CSMs, onsite and inspections. The Board of Adjustment met on July 31 and the variance request was approved. Tesky provided a training for the BOA members.

LCDD report: Tesky said she is working on the budgets for the three departments. The land information plan is going to be worked on for next month.

Chairman Willingham recessed the zoning meeting at 4:00 P.M. to open a public hearing in the Town of Washington for Bill and Susie Doberstein. Chairman Willingham closed the public hearing at 4:05 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Discussed the ordinance language requiring them to meet trailer camp requirement. There is a conventional sewer which will be upgraded to meet the proposed usage. Motion by Schmitt/McBain to approve the request for three campers (campground) with the staff recommendations as the conditions. Motion carried.

Ordinance changes: reviewed current language and proposed changes. Some areas reviewed included accessory structures, local contact person, documented violations, and exceptions to requiring a survey.

The next regular meeting will be September 11, 2018 at 1:30 P.M.

Chairman Willingham adjourned the meeting at 5:15 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
GIGI STAFNEW & MATTHEW VINER
AUGUST 21, 2018
TOURIST ROOMING HOUSE

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

Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham called the public hearing to order at 3:36 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 24 acre parcel in the NW ¼ -SW ¼, Section 15, T33N, R9W.
Address: N1443 Buck Lake Road, Chetek, WI 54728

Property owner: GiGi Stafne and Matthew Viner
N1443 Buck Lake 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. Reviewed the application.

Chairman Willingham asked for anyone to speak in favor of the request. GiGi Stafne was present to answer any questions that may arise.

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, Willingham closed the public hearing at 3:39 P.M.

ZONING MEETING

Reviewed the staff conditions. Motion by McBain/Schmitt 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
TRAVIS & KELLY KRIZAN
AUGUST 21, 2018
TOURIST ROOMING HOUSE

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

Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham called the public hearing to order at 3:47 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 8, CSM 1052 in Gov't lot 1, Section 36, T33N, R7W.
Address: W10024 Squaw Point Road, Holcombe, WI 54745

Property owner: Travis and Kelly Krizan
W11383 Worden Road
Stanley, WI 54768

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. Reviewed the application.

Chairman Willingham asked for anyone to speak in favor of the request. Kelly Krizan was present to support the application. Tesky explained that this is a duplex and the septic system is sized for 6 bedrooms. They would be renting out both sides.

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, Willingham closed the public hearing at 3:49 P.M.

ZONING MEETING

Reviewed staff recommendations. Brief discussion regarding potential issues between the 2 units. There have not been any issues so far. The local contact person lives in Holcombe. Motion by Schneider/McBain to approve the request for a tourist rooming house with the staff recommendations as the conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
BILL & SUSIE DOBERSTEIN
AUGUST 21, 2018
THREE RVS ON ONE LOT

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

Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham called the public hearing to order at 4:00 P.M. The purpose of the public hearing was a conditional use request to allow three RV units on the following described real estate:

Lot 5, CSM 802 in Gov't lot 8, Section 32, T33N, R7W.
Address: W11634 County Road D, Holcombe, WI 54745

Property owner: Bill and Susie Doberstein
N5103 Ballpark Dr
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. Tesky reviewed the permit application and stated the property has a house and storage building on it currently

Chairman Willingham asked for anyone to speak in favor of the request. Susie Doberstein was present and stated they have purchased a cabin on CTH D and would like to have 3 camper spots for the family. They will be taking care of water, sewer, and electrical needs. Baughman plumbing will be installing the necessary improvements to meet the sanitary code for the proposed usage. They will be putting concrete pads in for each camper.

Chairman Willingham asked for anyone to speak in opposition to the request. Marjorie Ferron owns property two lots from this parcel. She questioned if this request would have any effect on her property and they campers they have. It was explained that this request would not affect her property.

Chairman Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Willingham closed the public hearing at 4:05 P.M.

ZONING MEETING

Reviewed staff recommendations. Discussed the ordinance language requiring them to meet trailer camp requirements. There is a conventional sewer which will be upgraded to meet the

NOT COMMITTEE APPROVED

proposed usage. Motion by Schmitt/McBain to approve the request for three campers (campground) with the staff recommendations as the conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator