

LAND INFORMATION / ZONING COMMITTEE MINUTES

October 10, 2017

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:32 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, John Fitzl, Verna Nielsen, Yvonne Johnson, and Carol Johnson.

Motion by Knops/Schmitt to approve the committee and public hearing minutes from the September 12, 2017 meeting. Motion carried.

Motion by Schmitt/Knops to approve the payment approval reports for September. Motion carried.

CSM review: A 2 lot land division in the Town of Dewey for Steve Campbell. This will create two lots. There will be another change after this map is approved. Property lines will change again. Meets the 236 standards. Motion by Stout/Schneider to approve the map. Motion carried.

A one lot division in the Town of Willard for James and Linda Bentley. Meets the minimum lot size and meets the 236 standards. Motion by Knops/Schmitt to approve. Motion carried.

A 1 lot land division in the Town of Grant for Stiernagle Farms. Meets the minimum lot width and size requirement. Fitzl reviewed for 236 standards. Some changes needed. Motion by Schneider/Stout to approve the map pending the changes required by 236 standards. Motion carried.

A 1 lot division in the Town of Grant for Stiernagle Farms. Meets the 200' lot width requirement and the minimum lot size. Tesky requests that the walkway be removed so there are not encroachments on the lot. Also, Tesky requests that the remainder of the parcel be combined. Motion by Schneider/Stout to approve the map pending the requested changes. Motion carried.

Reports:

Land Info: Fitzl stated there were 6 new addresses last month. Borton has also been working on mapping lots within mobile home parks. The census lines have been corrected and submitted. ALI data from CenturyLink has been received.

Register of Deeds: Carol Johnson said she is still looking into replacement for the imaging system. She has received two quotes. Initial price and maintenance and upgrade fees vary.

Treasurer: Nielsen reported on October 5 they took In-Rem properties. The land sale will be at the end of this month. The new plat books are selling fast-about 300 to date.

Zoning: Tesky stated she has a new enforcement issues at a mobile home park with sewage on the ground. There are also buffer zone issues. Permits are still up for the year. The zoning office will now be issuing permits for rip-rap as the DNR will no longer issue them. The buffer zone will need to be restored to allow a rip-rap permit. Tesky will meet with the Town's Association next Thursday.

LCDD report: Tesky reported the budgets went to the Finance committee and there have not been any changes. Remonumentation bids will be opened today. The Land Information Council met this month. The Farmland Preservation plan was passed around.

Chairman Willingham recessed the zoning meeting at 2:05 P.M. to open a public hearing in the Town of Stubbs for Anthony Nickolaus. The request was to allow a storage building to be built on a property without a residence. Chairman Willingham closed the public hearing at 2:08 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Motion by Schmitt/Stout to approve the request for a storage building to be built on a property without a residence with the staff recommendations as conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:15 P.M. to open a public hearing in the Town of Dewey for Dairyland Power Cooperative. The request was to allow a public park. Chairman Willingham closed the public hearing at 2:19 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Schneider/Knops to approve the request with the staff recommendations as conditions. Motion carried.

Work schedule: Tesky proposed to go to 4 days a week/9.75 hrs. per day. The office would be open from 7:00 A.M. to 5:00 P.M. with staff rotating days off. This would increase availability to the public. Tesky attended a Personnel committee meeting last week and discovered she can set the hours for the employees and the oversight committee can approve her schedule. Discussion followed. Motion by Knops/Schmitt to approve the new work schedule to start of October 16, 2017. Motion carried.

Open bids: Bids were opened for the river remonumentation project. Three bids submitted. Bid sheets available upon request. Motion by Schmitt/Knops to award the project to the lowest qualified bidder. Motion carried.

Request to allow a holding tank. Jim Ward is requested to begin a building project that qualifies for a mound system before the state approval can be processed. He would install a holding tank that will be used for the mound system. Motion by Schneider/Stout to approve the request with a 60 day time limit to apply for the mound permit. Motion carried.

The next regular meeting will be November 14 at 1:30 P.M.

Chairman Willingham adjourned the meeting at 3:04 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
ANTHONY NICKOLAUS
OCTOBER 10, 2017
STORAGE BUILDING ON A VACANT 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 2:05 P.M. The purpose of the public hearing was a conditional use request to allow a storage building on a lot without a home on the following described real estate:

Lot 2 CSM 928 in the SW ¼ - NE ¼ and the NW ¼ - SE ¼ in Section 7, T34N, R7W.

Property owner: Anthony Nickolaus
N925 State Hwy 40
New Auburn, WI 54757

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.

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 2:08 P.M.

ZONING MEETING

Reviewed the staff recommendations. 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
DAIRYLAND POWER
OCTOBER 10, 2017
PUBLIC PARK

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 a public park on the following described real estate:

14 acres in Gov't lot 2, Section 2, T35N, R5W.

Property owner: Dairyland Power Cooperative
3200 East Ave S
Lacrosse, WI 54601

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. Jason Rafko was present. He state is a property owner who supports the park and thinks it will add to our area.

Chairman Willingham asked for anyone to speak in opposition to the request. No one present.

Deejohn Dupee was present on behalf of Dairyland Power. He stated they will be putting in park benches, picnic tables and a walking trail.

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 2:19 P.M.

ZONING MEETING

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

Yvonne Johnson
Assistant Zoning Administrator