

LAND INFORMATION / ZONING COMMITTEE MINUTES

December 11, 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 Kathy Vacho, Mark Schmitt, Bill McBain and Phil Schneider. Staff present: Yvonne Johnson, CeCe Tesky, John Fitzl and Verna Nielsen.

Schneider/Vacho motion to approve the committee minutes from the November 13, 2018 meeting. Motion carried.

Payment approval reports were passed around. Schneider/Vacho motion to approve the payment approval reports. Motion carried.

CSM review: Town of Atlanta 2 lot map for Chris Schmitz. There is existing development on lot 2. The well for the farm is on lot 1. There are existing driveways to both lots. Schneider/McBain motion to approve. Motion carried.

Land Info Report: Fitzl reported that there were 4 fire number assignments last month. Fitzl is working with IT and the Register of Deeds on transfer of secure documents to our storage. Prepping for DOA submission for next year. Working with the Spillman dispatch software.

Register of Deeds Report: No report

Treasurer Report: Nielsen reported they sold 35 plat books last month. The tax deed properties all sold. The sale went well using online sales and the funds have already been received.

Zoning Report: Tesky said permit numbers are down overall for the year but revenues exceeded budgeted amounts. Tesky is working with WITC on a septic system training session. There have been issues with new POWTS products being installed incorrectly. Tesky has been working on the draft ordinance language and sending out the public hearing notices.

LCDD Report: There will be a Land Information Council meeting on December 18th to discuss the grant application and Land Information Plan.

Holding tank variance: Tesky explained the process to grant a holding tank variance and the situation involved with the current request. Motion by Vacho/McBain to approve the holding tank variance request for a seasonal use holding tank for Debbie Renner. Motion carried.

Reviewed ordinance language: Committee will hold a public hearing on the proposed language on December 18 at 4:30 PM. Reviewed the proposed language. Motion by Schneider/McBain to forward the resolution for changes to the County Board for consideration. Motion carried.

Vice-Chair Schmitt recessed the zoning meeting at 2:00 P.M. to open a public hearing the Robert the Ellen Wynkoop in the Town of Big Bend. The request was for a short term rental. Schmitt closed the public hearing at 2:08 P.M. to reopen the zoning meeting. Reviewed staff

recommendations. Motion by McBain/Schneider to approve the conditional use request to allow a short term rental with the staff recommendations as conditions. Motion carried.

Fee schedule changes: Reviewed the existing fee schedule. Motion by Schneider/McBain to increase the permit fee on permits requiring mitigation by \$50.00. Motion carried.

The next regular meeting will be January 8, 2019 at 1:30 P.M.

Vice-Chair Schmitt adjourned the meeting at 2:22 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
ROBERT AND ELLEN WYNKOOP
DECEMBER 11, 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 6 Fireside Lodge Subdivision in the NW ¼ - SE ¼, Section 23, T33N, R8W.
Address: W12617 Fireside Lake Road

Property owner: Robert and Ellen Wynkoop
3634 Parkside Circle West
Eau Claire, 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. The DNR was notified by email, which is their preferred method.

Vice-Chair Schmitt asked for anyone to speak in favor of the request. Ellen Wynkoop was present and stated she is the owner of the property. They have owned the property since 2009 and are not being able to use it as much as they would like. They had it for sale, but took it off the market and thought about renting it out instead. They presented the request to the Town of Big Bend at their October meeting. It is a 3 bedroom, 2 bath cabin. There is an extra building that is enclosed and has a fireplace, but is not sleeping area. They have made repairs to the cabin and it is in excellent condition. The public health department will be out in a few weeks to do their inspection. They plan on advertising locally and through word of mouth. They plan to have a 3-4 night minimum stay and charge \$250 per night.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. Brent Lahr was present and stated he owns cabin rentals nearby and this would be competition for him. He questioned if there are covenants that prohibit renting. He was opposed due to it being competition for his business.

It was noted that there are not covenants that restrict renting of this lot.

Ellen Wynkoop stated she feels they could work together with Lahr for renting. They want to see their cabin used and this would help pay the bills. Wynkoop noted that their neighbor Steve Prince was recently approved for a short term rental.

NOT COMMITTEE APPROVED

Lahr asked if this use would require the same approvals and licenses that he has. It was noted that it would.

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 2:08 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