

NOT COMMITTEE APPROVED

ZONING COMMITTEE  
PUBLIC HEARING  
DECEMBER 18, 2018  
ORDINANCE REVISIONS

Members Present: David Willingham, Phil Schneider, Kathy Vacho, Arian Knops, Mark Schmitt.  
Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham called the zoning committee meeting to order at 4:31 P.M. He then recessed the zoning meeting to open a public hearing at 4:32 P.M. The purpose of the public hearing was to review proposed ordinance amendments. Tesky reviewed the proposed changes. Read through the proposal and explained the reasons for changes.

Chairman Willingham asked for anyone to comment on the proposed changes.

Bob Devoe spoke and stated the under tourist rooming house the (a) should be (b). He questioned where the 5 acre requirement for campgrounds came from. It was explained that it would allow adequate space for setbacks, septic system, roads, and screening requirements. Devoe suggested it should be increased to 10 acres to keep campgrounds out of residential areas.

Willingham said that 10 acres would allow for 150 campsites, which would be concentrated development. There is a need for a certain number of campsites to make cash flow for the owner.

Roger Gierke said you can see very concentrated development of a campground just into Chippewa County on Hwy 27.

Andy Albarado said he can understand the density issues. He said we don't want to send a message that we don't want campgrounds. Campgrounds normally want to locate in residential area, because they want to take advantage of the same accommodations.

Devoe said the Town of Big Bend has recently had three campground requests. He doesn't want to stifle tourism, but would like to see campgrounds have overnight sites-not only seasonal. The campgrounds don't contribute to costs including police, ambulance and fire. His township doesn't get any tourist dollars. There is only one business that employs people and that is Fireside.

Discussion of the break even point needed for campgrounds to stay in business. It was suggested that a minimum of 50 sites is needed. This number came from some campground owners in the past.

Schneider asked about the operational rule and when it becomes a documented violation.

There being no further testimony, Chairman Willingham closed the public hearing at 5:00 P.M.

NOT COMMITTEE APPROVED

ZONING MEETING

Tesky stated that any changes would be published as part of the County Board approval. Also, at the Land Information meeting this morning, discussion was held regarding possible making changes to the monument ordinance.

Chairman Willingham adjourned the meeting at 5:03 P.M.

Yvonne Johnson  
Assistant Zoning Administrator