

LAND INFORMATION / ZONING COMMITTEE MINUTES

December 19, 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, and Mark Schmitt. 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 November 14, 2017 meeting. Motion carried.

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

CSM review: Two lot land division in the Town of Flambeau for Nagatz. Creating lots 10 and 11. Meets the minimum lot size requirements. Needs Chapter 236 review. Motion by Schmitt/Knops to approve the map pending Chapter 236 review. Motion carried.

Two lot land division in the Town of Willard for Giencke. Creating lots 1 and 2 along CTH D and Silver Spring Road. Meets the minimum lot size requirements. Motion by Stout/Knops to approve the map. Motion carried.

Reports:

Land Info: Fitzl stated he is working on the state data submission. There were four fire numbers for the month. Adding new corners as they come in.

Register of Deeds: Carol Johnson said recordings are still coming in. Signed the new contract with the image system. GCS is requesting money to release the data. There could be some issues. Johnson will continue to check with other counties.

Treasurer: Nielsen reported they sold 8 properties on the tax deed sale. Sent letters to 83 land owners for tax properties and she is working with them to set up payment plans. Plat books are selling, but not at the same rate as the 2013 version. Discussed online information available which is most likely affecting sales.

Zoning: Tesky stated she continues to work on enforcement. Annual camper renewals will be going out soon. Working on a buffer destruction restoration. Grajewski issue is still active. Several septic installations last month. The Board of Adjustment will meet Thursday. Tesky will be the speaker at a POWTS training session in January for county inspectors.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Wilson for David Engel. The request was for a beer pub. Chairman Willingham closed the public hearing at 2:15 P.M. to reopen the zoning meeting. Reviewed staff recommendations.

Road is blacktopped to the bar site. Towns have a limited amount of liquor licenses. This will be Wilson's first liquor license. Closing time is regulated by the state. There are 35 campground sites. The seating capacity of the proposed bar would be 36. Knops expressed concern regarding bars being located in rural areas and having high numbers of bars in the adjacent area. Motion by Schmitt/Stout to approve the conditional use request with the staff recommendations as conditions. Motion by Schmitt/Stout to amend the conditions to include hours of operation. Motion carried. Motion carried on the amended motion with Knops voting no.

LCDD report: Tesky reported the budget numbers are looking good. Revenue is up for zoning. Reviewed the changes in the 2018 budget. Remonumentation corners are coming in.

Shoreland revision: There were suggested updates from the DNR on the shoreland ordinance passed last year. Those will be addressed with the next code update.

Motion by Schmitt/Knops to approve the requested travel. Motion carried.

The next regular meeting will be January 9 at 1:30 P.M.

Chairman Willingham adjourned the meeting at 3:35 P.M.

Yvonne Johnson
Assistant Zoning Administrator

NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING
DAVID ENGEL
DECEMBER 19, 2017
BEER PUB

Members Present: David Willingham, Robert Stout, Arian Knops, and Mark Schmitt. Staff Present: CeCe Tesky and Yvonne Johnson.

Chairman Willingham 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 beer pub on the following described real estate:

The NE ¼- NE ¼, Section 8, T36N, R9W.

Property owner: David Engel
19457 65th Ave
Chippewa Falls, WI 54729

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 explained that the township has approved the application. Reviewed the application.

Chairman Willingham asked for anyone in favor of the request. Dave Engel was present. He stated he plans on a 30' x 60' building with half of the building serving as the bar area. This would be a place for people staying in the campground to gather and enjoy a drink.

Chairman Willingham asked for anyone to speak in opposition to the request. Sue Rohlik was present. Rohlik stated she is a neighboring property owner and lives on a road that has 4 wheeler access to Breakneck Road. She is concerned about the traffic increase if this becomes a destination from Birchwood. She questioned if this bar would be seasonal. Also, would it be open to the public or just for people in the campground. Rohlik expressed concern regarding property values. There are 7 operating bars and 3 off sale places to buy alcohol in the area. She felt this would increase competition for existing establishments.

David Engel responded. It is possible that it would be seasonal. It would depend on how much business he gets. It would be open to the public. He knows people are concerned about the speed of 4 wheelers in the area. The township could be asked to post more signs. There is a lot of ATV traffic on the road currently. Engel stated he plans to retire and live at this location.

Cheryl Schulz lives very close to this property. Her son operates a farm and more traffic would hamper farm equipment.

NOT COMMITTEE APPROVED

John Gargulak owns land in the area. There are so many licenses available now in the Village of Birchwood. There are many places to buy booze and beer.

Tesky read a letter from Andy Munich in opposition.

There being no further testimony, Chairman Willingham closed the public hearing at 2:15 P.M.

ZONING MEETING

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