

LAND INFORMATION / ZONING COMMITTEE MINUTES

August 8, 2023

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 3:00 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were David Willingham, Jonathan Unterschuetz, Terry Wedwick, Dan Gudis, and Mark Schmitt. Staff present: Yvonne Johnson, Mary Berg, Verna Nielsen, Nick Stadnyk, Colleen Schott, and John Fitzl.

Schmitt/Unterschuetz motion to approve the committee minutes from the July 11th meeting. Motion carried.

Public Comment: Lorraine & Chuck Toman informed the committee they would like to open a wine bar in the Town of Atlanta. Lorraine explained they have a 40 acre parcel zoned agriculture. Johnson stated there is nothing in the ordinance to operate a beverage bar. She will do more research.

Payment Approval Reports: Unterschuetz/Gudis motion to approve payment report. Motion carried.

Land Information Report: Fitzl reported there were 6 new fire numbers. Working with Sheriff Department on dispatch issues. Working on applying for grants. Will be receiving a grant from military affairs.

Register of Deeds Report: Berg reported recordings increased by 12 documents. 284 total documents in July 2023, vs 314 in July 2022. Vitals increased by 19 records. There was a total of 193 in July 2023 and 201 in July 2022. Added 3 veterans to the Honors Reward program. Scanning portion of ARPA – scanning project is completed. US Imaging is doing preliminary indexing, should have completed by October 10th. All images will be uploaded to system and put into work queues for Chrystal and Denise to work on. Continue to work on back indexing. Plats currently on the City View plats. Crystal is working on back scanning old documents from the basement. Out of county travel to Wisconsin Dells. Unterschuetz/Schmitt approve out of county travel. Motion carried.

Treasurer Report: Nielsen reported one property to be sold on tax deed. Hope to get it sold in September. Have wall maps for sale for \$65.00.

Zoning Report: Johnson stated the Land Use Permits to date are at 255 compared to 276 last year. Sanitary permits are currently at 74 in comparison to 68 in 2022. A total of 334 camper permits have been issued to date. Enforcement: 5 citations issued. Court date on September 12. There are 4 regarding campers without permits and an accessory structure as residence without property permitting. Three letters sent for sanitary/septic violations; buffer restoration; campground conditions not being met; campers on property with well no septic and unpermitted decks; garage compliance needed for settled citation from 2022; filling/grading violation; 8 RV

letters sent out with 4 resolved. Two enforcement letters sent with 3 resolved. BOA met on August 3, variance granted. Reported 11 new dwellings for the month of July.

Chairman Willingham recessed the zoning meeting at 3:20 P.M. to open a public hearing for a request to allow a tourist rooming house in the Town of Washington for Michael Mollett and Kathryn Wingate. Chairman Willingham closed the public hearing at 3:29 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Unterschuetz/Gudis to approve the request as presented with the staff recommendations as the conditions. Motion carried.

Land Conservation Report: Stadnyk reported their department will have a booth at the fair and giving a rain barrel demonstration. Water shed group doing a tour on August 19th. Land donation almost complete. Emerald ash borer has been located in Rusk County.

CSM Review: 2 lot map in the Town of Stubbs for Cheryl Campbell. Meets minimum lot size requirements. Motion by Schmitt/Unterschuetz to approved. Motion carried.

Public Hearing: Chairman Willingham recessed the zoning meeting at 3:40 P.M. to open a public hearing for a request to allow a telecommunication tower facility in the Town of Marshall for Monte Nitek & Kevin Nitek. Petitioner: North Tower Development, LLC. Chairman Willingham closed the public hearing at 3:44 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Gudis/Schmitt to approve the request as presented with the staff recommendations as the conditions. Motion carried.

CSM Review: Two 3 lot maps in the Town of Rusk for Dennis Barger. Johnson explained map. Town is not interested in adopting the road. She stated the buyer is trying to do everything required by zoning. Map approval contingent on road issue. Map will come back once the road issue is complete. Unterschuetz/Schmitt to approve once road issue resolved. Motion carried.

Discussion on possible action: Fee Update: Johnson is requesting an increase/review of fee schedule for 2024.

Budget review: Stadnyk presented/explained information on the 2024 budget.

RFP: Fitzl opened RFP for remonumentation of the Town of Atlanta. There are 91 corners. Rusk Surveying bid of \$89,180.00 and MSA bid of \$105,560.00 Schmitt/Gudis to approve going with Rusk Surveying. Motion carried.

The next regular meeting will be September 12th, 2023 at 3:00 P.M.

Chairman Willingham adjourned the meeting at 4:30 P.M.

Colleen Schott, Zoning Technician