

# LAND INFORMATION / ZONING COMMITTEE MINUTES

September 12, 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, and Dan Gudis. Staff present: Yvonne Johnson, Verna Nielsen, Nick Stadnyk, Rachel Hansen, and John Fitzl.

Gudis/ Unterschuetz motion to approve the committee and public hearing minutes from the August 8<sup>th</sup> meeting. Motion carried.

**Public Comment:** None

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

**Land Information Report:** Fitzl provided updated information on parcel mapping and the process for data transfer from the Real Property Lister. A total of 9 new addresses were assigned. The Land Info Department has been in contact with Ayres Associates regarding quotes for new orthographic imagery. The current cycle to collect imagery is 5 years and staff would like to improve the cycle. Fitzl stated Ayres would like move forward with the ortho project by agreeing on the guidelines with a letter of intent. Fitzl to provide letter for review next month.

**Register of Deeds Report:** Johnson read report provided by Berg. The Fidler conference is being held in WI Dells and Berg is in attendance. Recordings decreased by 42 documents and overall are lower than last year. Vitals increased by 170 and total 363 for the year. Two new veterans added to the Honor Rewards Program. Office staff are working to back index and scan old documents.

**Treasurer Report:** Nielsen noted 265 plat books were sold in July and August. A total of 15 wall maps have been purchased. One parcel is on tax deed and will be moving forward for a minimum bid in Finance. The process for title searches has begun on 109 parcels.

**Zoning Report:** Johnson reviewed the land use and sanitary permit numbers. Land use is at 297 compared to last year at 314 and sanitary is at 93 in comparison to 82. Total number of camper permits reached 339 for the year. Johnson explained current enforcement taking place including septic tank issues, a salvage yard, and non-compliant structures. Seven citations went to court for ongoing violations. An onsite was conducted with DNR personnel for a complaint regarding a Bass Lake property. In August there were 3 new dwelling permits.

**Land Conservation Report:** Stadnyk gave an update on the progress of the new web mapping site. A review should be completed by the end of the year before the changeover. End of the year projects are finishing up. Staff will set up a booth at the Rusk County Farmers Market on

Saturday (9/16). Stadnyk informed the committee about monitoring for the invasive Japanese Knotweed.

Chairman Willingham recessed the zoning meeting at 3:21 P.M. to open a public hearing for a request to allow a tourist rooming house in the Town of Thornapple for Zechariah or Laura Sporre. Chairman Willingham closed the public hearing at 3:24 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.

**CSM Review:** A 2 lot map in the Town of Flambeau for William Rands. Meets minimum lot size requirements. Motion by Unterschuetz/Gudis to approve. Motion carried.

**CSM Review:** A 3 lot map with one parcel under 10 acres in the Town of Grow for Scott Lybert. Meets minimum lot size requirements. Motion by Unterschuetz/Gudis to approve. Motion carried.

**Discussion and Possible Action:**

Review Conditional Uses in Ag and Forestry Districts: Johnson would like to review conditional uses in Ag and Forestry per a request to offer a wine bar at a residence in an Ag District. Johnson requested the committee review the request under a home-based business. There was committee consensus to allow a wine bar as a conditional use request option. Motion by Unterschuetz/Willingham to approve request as presented. Motion carried.

Agreement for Road Development: Johnson mentioned there was no update on the road development. Noted there were options for posting a bond for the road. A discussion was held. Waiting to hear from the seller about the next step.

Fee Update: Johnson provided a handout to committee members regarding revisions to the current fee schedule. A price comparison was also provided from surrounding counties. A discussion was held to make changes to the fee schedule.

2024 Budget Review: Stadnyk advised the committee of several areas where the budget should be reviewed. These areas included fee schedule changes, POWTS system fees, and employee wages. A suggestion was made by staff to create a part-time position for Zoning enforcement. A discussion was held by committee members and staff regarding these variables.

The next regular meeting will be October 10<sup>th</sup>, 2023 at 3:00 P.M.

Chairman Willingham adjourned the meeting at 5:00 P.M.

Rachel Hansen, LCDD Admin Assist. / Edu. & Outreach Coord.