

RUSK COUNTY LAND INFORMATION/ ZONING COMMITTEE AGENDA

DATE: Tuesday, June 11, 2024

TIME: 3:00 P.M.

LOCATION: County Board Room– Rusk County Government Center, 311 Miner Ave East, Ladysmith, WI 54848

CALL TO ORDER

APPROVE MINUTES from May 14 and May 29, 2024 committee meetings and public hearings.

PUBLIC COMMENT

REVIEW PAYMENT APPROVAL REPORTS

MONTHLY REPORTS

1. Land Records – John Fitzl / Parcel map updates, fire numbers
2. Register of Deeds –Mary Berg / Office update
3. Treasurer – Verna Nielsen / Tax deeds, plat book
4. Zoning – Yvonne Johnson / Permits, office update.
5. Land Conservation and Development Department – Nick Stadnyk

CSM REVIEW:

1. A one lot map in the Town of Rusk for Douglas Clements.
2. A three lot map in the Town of Atlanta for David Vohs.
3. A one lot map in the Town of Big Bend for David Garlie.

DISCUSSION AND POSSIBLE ACTION

1. **3:15 P.M. PUBLIC HEARING:** A conditional use request to allow a tourist rooming house in the Town of Richland for Mason & Andrea Collins. Site address: N6460 Laverne Lane
2. **3:30 P.M. PUBLIC HEARING:** A conditional use request to allow a tourist rooming house in the Town of Washington for Amanda & Codey Johnson. Site address: N1429 Pulaski Lake Road.
3. **3:45 P.M. PUBLIC HEARING:** A conditional use request to allow a campground in Town of Flambeau for Troll Hauven LLC. Site address: W8164 Cemetery Road.
4. **4:00 P.M. PUBLIC HEARING:** A conditional use request to allow two tourist rooming homes in the Town of Big Bend for Haag Holdings LLC. Site address: N326 & N325 Eau Claire St.
5. Fee for rural address/fire number assigning in McCann Shores condominium.

ADJOURN (Next meeting date July 9, 2024)

Requests from persons with disabilities who need assistance to participate in this meeting should be made to the County Clerk's Office at 532-2100 with as much advance notice as possible.

LAND INFORMATION / ZONING COMMITTEE MINUTES

May 14, 2024

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, Kurt Gorseger, Brian Coggins, John Moore, and Mike Russell. Staff present: Yvonne Johnson, Nick Stadnyk, Mary Berg, Colleen Schott, and John Fitzl via zoom.

Nominations for Chairman. Coggins nominated Willingham. Gorseger second. Called three times of other nominations. Motion by Moore/Russell to close nominations and cast a unanimous ballot for Willingham as Chairman. Motion carried.

Nominations for Vice-Chair. Coggins nominated Gorseger. Russell second. Called three times of other nominations. Motion by Russell/Coggins to close nominations and cast a unanimous ballot for Gorseger as Vice-Chair. Motion carried.

Approve minutes: Russell/Moore motion to approve the committee minutes from the April 9th, 2024 meeting. Motion carried.

No public comment.

Payment Approval Reports: Gorseger/Coggins motion to approve. Motion carried.

Land Information Report: Fitzl gave a synopsis of what his departments responsibilities are. Provided a presentation of the Beacon Program and explained the website, how it works, and the helpful layers. Explained the grants his department receives and where the grant money is spent.

Register of Deeds Report: Berg provided the committee with information regarding the department services including recordings, documents and the veterans program. Explained the back indexing. Their office had 65,000 recordings in 2023.

Treasurer Report: Nielsen not present. No report.

Zoning Report: Johnson explained what Zoning is and the responsibilities of the department. She then reported on the permits. The Land Use Permits are currently at 134 compared to 110 in 2023. Sanitary permits are currently at 35 in comparison to 19 in 2023. Land use permits are up 67 since last meeting. To date there are 321 camper permits. There were 33 enforcement letters sent. Majority are unpermitted RVs and unpermitted tourist rooming houses. Three citations issued. Two are for tourist rooming and one for unpermitted construction.

Land Conservation Report: Stadnyk informed the committee the structure and responsibilities of all the departments. Informed the committee of the new aerial photos of the county which should be available on the website by the end of the year. Working with finance to move recycling duties to Land Conservation. Currently deep into field work including shoreland program. He offered GIS software to any of the committee members if they are interested.

Public Hearing: Chairman Willingham recessed the zoning meeting at 3:40 P.M. to open a public hearing for a request to allow a tourist rooming house in the Town of Rusk for Flock and Rock Ranch

Trust. Chairman Willingham closed the public hearing at 3:44 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Gorsenger/Russell to approve the request as presented with the staff recommendations as the conditions. Motion carried.

CSM Review: One lot map in the Town of Strickland for Judy Wachowski. Meets requirements. Johnson recommends approval. Motion by Moore/Gorseger to approve. Motion carried.

CSM Review: Two lot map in the Town of Washington for Matt Flater. Meets length to width requirements. Johnson recommends approval. Motion by Coggins/Moore to approve. Motion carried.

CSM Review: Three lot map in the Town of Rusk for Timberdoodle Land Company. Recommends approval contingent on meeting all state requirements on final CSM map. Motion by Russell/Gorseger to approve contingent on completing the necessary requirements. Motion carried.

Discussion and Possible Action:

Out of County Travel: Berg explained the WROD summer conference is June 19-21 in Green Bay. Requesting out of county travel to attend. Motion to approve out of county travel by Gorseger/Coggins. Motion carried.

Public Hearing: Chairman Willingham recessed the zoning meeting at 4:00 P.M. to open a public hearing for a request to allow a tourist rooming house in the Town of Rusk for Miller Point LLC. Chairman Willingham closed the public hearing at 4:02 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Moore/Russell to approve the request as presented with the staff recommendations as the conditions. Motion carried.

Fitzl explained to the committee about McCann Shores addressing issues. Property owners are now applying for fire numbers. Asking the committee to forgo the fee or willing to lower the fee. Will put on the agenda for next month to discuss further.

Public Hearing: Chairman Willingham recessed the zoning meeting at 4:15 P.M. to open a public hearing for a request to allow a tourist rooming house in the Town of Willard for Mettermeyer. Chairman Willingham closed the public hearing at 4:17 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Gorsinger/Coggins to approve the request as presented with the staff recommendations as the conditions. Motion carried.

Public Hearing: Chairman Willingham recessed the zoning meeting at 4:30 P.M. to open a public hearing for a request to allow a campground in the Town of Rusk for KAP1972 LLC. Chairman Willingham closed the public hearing at 5:00 P.M. to reopen the zoning meeting. Willingham requested an onsite visit for the committee to get a visual of the property. An onsite visit is scheduled for Wednesday May 29th at 4:00. The zoning meeting will reconvene after the onsite visit is complete at the Law Enforcement Center with the public welcome to attend.

The next regular meeting will be June 11th, 2024 at 3:00 P.M.

Adjourn: Chairman Willingham adjourned the meeting at 5:10 P.M.

Colleen Schott, Zoning Technician

ZONING COMMITTEE
PUBLIC HEARING
FLOCK & ROCK RANCH TRUST
MAY 14, 2024
TOURIST ROOMING HOUSE

Members Present: David Willingham, Kurt Gorsegner, Brian Coggins, John Moore, and Mike Russell. Staff present: Yvonne Johnson and Colleen Schott.

Chairman Willingham called the public hearing to order at 3:40 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:

Parcel in Gov't lot 4, Lot 2 CSM #1381. Section 24, T33N, 9W. Parcel ID #030-00500-0020
Site address: N1204 N Potato Lake Rd

Property owner: Flock & Rock Ranch LLC
1616 27th St
Rice Lake WI 54868

Johnson 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. Reviewed the application.

Chairman Willingham asked for anyone to speak in favor of the request. Owner, Tom Smith, stated this is there second tourist rooming house. They are looking to use this rental primarily for people with disabilities to enjoy the lake. Stated there is plenty of parking. Lisa Dobrowolski stated she is in support of the tourist rooming house.

Chairman Willingham asked for anyone to speak in opposition to the request. No one present.

Chairman Willingham said if there is no objection, he would close the public hearing. There being none, Chairman Willingham closed the public hearing at 3:44 P.M.

ZONING MEETING

Reviewed the staff recommendations. Motion by Gorsegner/Russell to approve the request as presented with the staff recommendations as the conditions. Motion carried.

Colleen Schott
Zoning Technician

ZONING COMMITTEE
PUBLIC HEARING
KAP1972 LLC
MAY 14, 2024
CAMPGROUND

Members Present: David Willingham, Kurt Gorseger, Brian Coggins, John Moore, and Mike Russell. Staff present: Yvonne Johnson and Colleen Schott.

Chairman Willingham called the public hearing to order at 4:30 P.M. The purpose of the public hearing was a conditional use request to allow a campground on the following described real estate:

Parcel in SW ¼ - NW ¼, Section 15, T33N, 9W. Parcel ID #030-00294-0000
Site address: W15630 Buck Lake Rd

Property owner: KAP1972 LLC
W8259 Summit Ave
Ladysmith WI 54848

Johnson 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. Johnson presented the committee with a map of the proposed campground. Reviewed the application.

Chairman Willingham asked for anyone to speak in favor of the request. Owner, Matt Horton, explained the map in detail. Johnson explained camping cabins. May have septic system for each camper in future. Matt explained the campground map to the neighbors attending the meeting.

Chairman Willingham asked for anyone to speak in opposition to the request. Kathy Patterson stated her concerns. See submitted letter of record. Lisa Dobrowolski stated she is concerned about water runoff. Tom Smith asked about impervious surface issues. Johnson informed him they would not apply in this situation.

Chairman Willingham stated the committee needs to do an onsite visit with the public invited. There being no further testimony, Chairman Willingham closed the public hearing at 5:00 P.M. The committee will do an onsite visit May 29th at 4:00 P.M. . The public is welcome to attend.

Colleen Schott
Zoning Technician

ZONING COMMITTEE
PUBLIC HEARING
MILLER POINT LLC
MAY 14, 2024
TOURIST ROOMING HOUSE

Members Present: David Willingham, Kurt Gorseger, Brian Coggins, John Moore, and Mike Russell. Staff present: Yvonne Johnson and Colleen Schott.

Chairman Willingham called the public hearing to order at 4:00 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:

Parcel in Gov't lot 3 and SE ¼ - NW ¼, Lot 4 CSM 29, Section 25, T33N, 9W. Parcel ID #030-00532-0000

Site address: W14664 Hungry Lake Rd

Property owner: Miller Point LLC
W14664 Hungry Lake Rd
Chetek WI 54728

Johnson 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. Reviewed the application.

Chairman Willingham asked for anyone to speak in favor of the request. Owner, Steve Miller, stated he bought the house to rent out and plan to build their home on this lot in the future.

Chairman Willingham asked for anyone to speak in opposition to the request. No one present.

Chairman Willingham said if there is no objection, he would close the public hearing. There being none, Chairman Willingham closed the public hearing at 4:02 P.M.

ZONING MEETING

Reviewed the staff recommendations. Motion by Moore/Russell to approve the request as presented with the staff recommendations as the conditions. Motion carried.

Colleen Schott
Zoning Technician

ZONING COMMITTEE
PUBLIC HEARING
BRANDON MITTERMAYER
MAY 14, 2024
TOURIST ROOMING HOUSE

Members Present: David Willingham, Kurt Gorseger, Brian Coggins, John Moore, and Mike Russell. Staff present: Yvonne Johnson and Colleen Schott.

Chairman Willingham called the public hearing to order at 4:15 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:

Parcel in NE ¼ - SW ¼, Lot 5 Blk 3, Whispering Pines, Section 35, T33N, 6W. Parcel ID #046-00845-0000

Site address: N246 Whispering Pines Loop

Property owner: Brandon Mittermeyer
29460 100th Ave
Cadott WI 54727

Johnson 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. Reviewed the application.

Chairman Willingham asked for anyone to speak in favor of the request. Owner, Brandon Mittermeyer, stated he bought the house to rent out as a tourist rooming house.

Chairman Willingham asked for anyone to speak in opposition to the request. No one present.

Chairman Willingham said if there is no objection, he would close the public hearing. There being none, Chairman Willingham closed the public hearing at 4:17 P.M.

ZONING MEETING

Reviewed the staff recommendations. Motion by Gorseger/Coggins to approve the request as presented with the staff recommendations as the conditions. Motion carried.

Colleen Schott
Zoning Technician

ZONING COMMITTEE MINUTES
KAP1972 CAMPGROUND
May 29, 2024

Chairman Willingham called the meeting of the Rusk County Zoning Committee to order at 4:00 P.M. at W15630 Buck Lake Road Chetek WI 54728.

Members Present: David Willingham, Kurt Gorsenger, Brian Coggins, and Mike Russell. John Moore was excused.

Staff Present: Yvonne Johnson and Colleen Schott.

Matt Horton provided a tour of the proposed campsites. Discussion on approximate lot lines and how to manage the drainage and wet areas of the property. Matt stated he is in the process of getting a survey to determine lot lines. Johnson had concerns regarding his original plan, placement of campers and the drainage.

Chairman Willingham recessed the meeting at the proposed campground at 4:26 P.M. and will reconvene at the Rusk County Law Enforcement Center.

Chairman Willingham reconvened the meeting at 5:10 P.M.

Public comment: Janice Zmrazek and Kathy Patterson present.

Johnson stated there are items that need to be addressed before the committee could approve. Items include a Certified Survey Map, new site plan, and plan for the drainage issue.

Russell/Gorseger motion to allow 60 days for owner to submit required documents to zoning department. If documents are not submitted prior to the August meeting, the conditional use request will be denied. Motion carried

Chairman Willingham adjourned the meeting at 5:27 P.M.

Colleen Schott,
Zoning Technician