LAND INFORMATION / ZONING COMMITTEE MINUTES

January 13, 2015

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:33 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were: Dave Willingham, Karl Fisher, Robert Stout, and Arian Knops. Staff present: CeCe Tesky, John Fitzl, Carol Johnson, Verna Nielsen, and Yvonne Johnson.

Motion by Knops/Stout to approve the committee minutes from December 9, 2014. Motion carried.

CSM review: 1 lot CSM in the Town of true for Wilbert Kaul. Property is 100’ wide and over 20,000 sq. ft. The owner wants to separate the home from the remaining acreage. The surveyor needs to show road access to Hwy 8. Tesky recommends approval of the preliminary map pending Chapter 236 review and road access being shown. Motion by Stout/Knops to approve the map subject to the Chapter 236 review and road access. Motion Carried.

Land Records: Fitzl said they continue to update the parcel maps. Fire numbers are slow at this time. Borton is working on the zoning maps. There is a request from the UW system to share the parcel data set. Fitzl has offered his assistance to the city due to the resignation of their GIS person. Tesky added that the base budget grant application has been approved for $73,240.

Register of Deeds: Carol Johnson updated the committee on the back scanning. Johnson has received two quotes: Source Code-$42,199.60 and US Imaging for $45,108.00. There are additional charges for software and support with the Source Code quote. This item will be on the agenda for action next month.

Treasurer: Verna Nielsen reported plat book sales for December were 11. Starting the tax deed process on 187 parcels for 115 property owners.

PUBLIC HEARING: 2:00 P.M. Chairman Willingham recessed the zoning meeting to open a public hearing for the Ladysmith Congregation of Jehovah Witness in the Town of Grant. Chairman Willingham closed the public hearing at 2:07 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Motion by Stout/Fisher to approve the conditional use request for a church with the staff recommendations added as conditions. Motion carried.

Zoning report: Tesky reported permit numbers were about the same in 2014 as 2013. Total revenues were up in 2014, about $5,000. Tesky is anticipating low applicant numbers for the WI FUND grant.

LCDD report: Tesky is reviewing budgets. She will present annual reports in February. Tesky plans to use carry forward funds for new ortho photos. She will bring final budget numbers to the committee next month.

Land Information/Zoning Committee minutes
01-13-2015
PUBLIC HEARING:  2:15 P.M.  Chairman Willingham recessed the zoning meeting to open a public hearing for Casey & Traci Mincoff in the Town of Washington for a campground expansion. Chairman Willingham closed the public hearing at 2:23 P.M. to reopen the zoning meeting. Reviewed staff recommendations. It was noted that there have not been any enforcement issues with the existing campground. Motion by Fisher/Knops to approve the expansion request with the 25 units to be confined to the area indicated for new trailers on the site plan and with the staff recommendations as conditions. Motion carried.

Bid opening—Town of Hubbard: Open bids. Bid tabulation sheet available. Motion by Fisher/Knops to accept the low bid from Steigerwaldt subject to staff review. Motion carried.

Out of County Travel: WLIA conference in Green Bay on February 18-20th for Borton and Fitzl. Motion by Knops/Stout to approve. Motion carried.

Next regular meeting will be on February 10, 2015.

Chairman Willingham adjourned the meeting at 2:54 P.M.

Yvonne Johnson
Assistant Zoning Administrator
Chairman Willingham called the public hearing to order at 2:00 P.M. Members present were Willingham, Fisher, Stout and Knops. The purpose of the hearing was a conditional use request to allow a church on the following described real estate:

Lot 1, CSM 791 in the SW-NW, Section 22, T34N, R6W.

Property owner: Ladysmith Congregation of Jehovah Witness
N6286 Bass Lake Road
Ladysmith, WI 54848

Tesky read the notice of public hearing, which was posted per the requirements of a Class (2) notice. The property owner and town clerk were notified by Certified Mail and the neighboring property owners within 500’ were notified by First Class Mail.

Willingham asked for anyone present to speak for the request. Earl Soviak was present. He explained that the building would be 44’ x 96’ with a carport and blacktop parking area. There will be seating for 140 and have a brick exterior.

Willingham asked for anyone against. No one present against.

Tesky stated this permit had been applied for and approved in 2007, but they were not able to build at that time.

Willingham asked three times for anyone in favor or against the proposal to speak. No one else present. There being no further testimony, Chairman Willingham closed the public hearing at 2:07 P.M. to reopen the zoning meeting.

ZONING MEETING

Reviewed staff recommendations. A site plan will need to be approved by the state and DNR. Motion by Stout/Fisher to approve the conditional use request for a church with the staff recommendations added as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator
NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING

CASEY & TRACI MINCOFF
JANUARY 13, 2015
CAMPGROUND EXPANSION

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

Chairman Willingham called the public hearing to order at 2:15 P.M. The purpose of the public hearing was a conditional use request to allow a campground expansion the following described real estate:

A parcel in Gov’t lot 7, Section 11, T33N, R7W. Site address: N1985 East River Run.

Property owner: Casey & Traci Mincoff
N3893 CTH G
Ladysmith, WI 54848

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. The DNR was notified by email per their request. Tesky explained that the township has approved the application.

Chairman Willingham asked for anyone in favor of the request. Casey Mincoff was present. He explained that he was first permitted for 25 sites, he then came in to add an additional 25 sites. He is now requesting an additional 25 sites. This would bring the total to 75 sites. Handed out the site plan. He stated he may not have room for all 25 requested sites. If there is not sufficient room, he would not add the full amount.

Chairman Willingham asked for anyone to speak in opposition to the request. Sally Sawyer was present. She explained that she lives across the river from the campground and questioned where the new sites were going to be placed. She explained that she does not have any problem with the campground noise or fireworks, but she doesn’t like the light which is near the river.

Mincoff explained that the light is on a timer and during the winter months is on from 5 P.M. until 10:00 P.M. It is for safety and security. During the camping season the light stays on. The light is 75 watts and it has a shield and hood. Mincoff stated that 40 camper units are left on the property year round. He also stated the new sites would be about 400’ from the water.
NOT COMMITTEE APPROVED

Chairman Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no further testimony, Chairman Willingham closed the public hearing at 2:23 P.M.

ZONING MEETING

Reviewed staff recommendations. It was noted that there have not been any enforcement issues with the existing campground. Motion by Fisher/Knops to approve the expansion request with the 25 units to be confined to the area indicated for new trailers on the site plan and with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator