LAND INFORMATION / ZONING COMMITTEE MINUTES

May 10, 2016

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, Mark Schmitt and Arian Knops. Phil Schneider excused. Staff present: CeCe Tesky, John Fitzl, Carol Johnson and Yvonne Johnson.

Chairman Willingham opened nominations for Chairman. Schmitt nominated Willingham. Stout seconded the nomination. Motion by Schmitt/Stout to close nominations and cast a unanimous ballot for Willingham as Chairman. Motion carried.

Willingham asked for nominations for Vice-Chair. Knops nominated Schmitt. Stout seconded the nomination. Motion by Knops/Stout to closed nominations and cast a unanimous ballot for Schmitt as Vice-Chair. Motion carried.

Motion by Knops/Schmitt to approve the committee minutes from the April 12, 2016 meeting. Motion carried.

Motion by Schmitt/Knops to approve the payment approval report. Motion carried.

CSM review: 1 lot in the Town of Big Bend for Ken Kuzelka. There will be an outlot created, which needs to be noted on the map. Needs to be reviewed for 236 standards, the name of the easement needs to be shown along with outlot restrictions being listed on the map. Motion by Knops/Stout to approve the map upon the above conditions being met. Motion carried.

Land Records: Fitzl stated WGXtreme is now showing the new photos as the default. The LiDAR is now on the website. Fitzl and Borton are 75% through checking the parcel maps for accuracy. There were 7 fire numbers assigned this last month. The survey data for the Big Bend remonumentation are coming in.

Register of Deeds: Carol Johnson reported the GCS web portal is up and running. They continue to work on back scanning documents. Johnson has been looking into electronic recording of documents. This is currently being done over much of the state. Gwen Coss is the new part-time person.

Treasurer report: Tesky reported for Nielsen. The county tax records are currently on the website through ADC. There are issues with the information coming from GCS to ADC. ADC does not want to provide the service to Rusk County. There may need be a switch to have GCS provide the tax information on the website.

Zoning: Tesky stated permits have been coming in and are currently up from last year. There was a Zoning Committee training held on May 6. There are a number of new enforcement issues pending. The new aerial photos are showing new buildings without permits. Discussed the
policy on refunding permit application fees. The committee consensus was to leave it to the Zoning Administrator to decide on refunds. There is more checking required on permits to determine if a structure is non-conforming or illegal.

PUBLIC HEARING: Chairman Willingham recessed the zoning committee meeting at 2:00 P.M. to open a public hearing in the Town of Atlanta for Dairyland Power. The public hearing was regarding a new transmission line. Willingham closed the public hearing at 2:15 P.M. to reopen the zoning meeting.

Motion by Stout/Knops to approve the conditional use request for a new electric transmission line with the staff recommendations as conditions. Motion carried.

LCDD report: Tesky reported the GIS intern is working on the plat book. Tesky has been working on budget items.

PUBLIC HEARING: Chairman Willingham recessed the zoning committee meeting at 2:30 P.M. to open a public hearing in the Town of Stubbs for Dawn Phetteplace. The public hearing was to rezone a parcel from Forestry to Agriculture. Willingham closed the public hearing at 2:42 P.M. to reopen the zoning meeting. Motion by Knops/Stout to forward and recommend the rezoning request to the county board for approval. Motion carried.

Shoreland language: Reviewed the draft language that was submitted to the committee. This covered Sections 50-193 to 50-195. Reviewed only allowing a single RV unit on a lot and requiring an annual permit.

The next regular meeting will be June 14, 2016.

Chairman Willingham adjourned the meeting at 3:08 P.M.

Yvonne Johnson
Assistant Zoning Administrator
Members Present: David Willingham, Robert Stout, Mark Schmitt and Arian Knops.
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 new transmission line on the following described real estate:

Parcels in the NW ¼ -SW ¼ , SW ¼ -NW ¼, and NW ¼ -NW ¼, Section 32, T35N, R7W and in the SE ¼ -SW ¼, and SW ¼, SE ¼ Section 29, T35N, R7W.

PETITIONER: Dairyland Power Cooperative
3200 East Ave. S. PO Box 817
LaCrosse, WI 54602

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 and this area is just north of the Village of Bruce.

Chairman Willingham asked for anyone in favor of the request. Karl Schroeter spoke. He stated the Dairyland purchased new ROW from him. He said more trees were removed that he thought, but he has no objection. Steve Andrews with Dairyland Power stated they will be removing the old line and this will improve service.

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

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 2:15 P.M.

ZONING MEETING

Motion by Stout/Knops to approve the conditional use request for a new electric transmission line with the staff recommendations as conditions. Motion carried.

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

Chairman Willingham called the public hearing to order at 2:30 P.M. The purpose of the public hearing was a rezoning request to change the zoning from forestry to agriculture on the following described real estate:

Parcels in the NE ¼ - NW ¼, Section 2, T34N, R8W. Lots 1 & 2 of CSM 985. Site address: W12795 Tyman Road

Property owner: Dawn Phetteplace  
W12795 Tyman Road  
Weyerhaeuser, WI 54895

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 rezoning application and this is being requested to allow for a home burial. Discussed the zoning history of this parcel.

Chairman Willingham asked for anyone in favor of the request. No one present.

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

Chairman Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no one present, Chairman Willingham closed the public hearing at 2:42 P.M.

ZONING MEETING

Motion by Knops/Stout to approve the rezoning request to change the zoning from forestry to agriculture. Motion carried.

Yvonne Johnson  
Assistant Zoning Administrator