LAND INFORMATION / ZONING COMMITTEE MINUTES

May 12, 2015

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:03 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were: Dave Willingham, Karl Fisher, Robert Stout, Mark Schmitt and Arian Knops. Staff present: CeCe Tesky, John Fitzl, Verna Nielsen, Carol Johnson and Yvonne Johnson.

Motion by Schmitt/Stout to approve the committee minutes from the April 14, 2015. Motion carried.

Payment approval report: Motion by Fisher/Schmitt to approve. Motion carried.

CSM review: 1 lot CSM in the Town of Lawrence for George Voldberg. Tesky explained that a stream runs through the lot. Tesky recommends a condition be attached stating that the lot cannot be split in the future. Motion by Schmitt/Knops to approve the map with the condition that it cannot be further divided in the future and passes the Chapter 236 review. Motion carried.

A 2 lot CSM in the Town of Murry for Nancy Hoeft. Tesky explained there are some issues with the Chapter 236 review that are currently being corrected. There is no river frontage with lot 6. There will be a shared driveway easement off of Hwy 40. The easement must be 66’ wide. There may be an issue with the length to width ratio for lot 6. The floodplain line is from the old maps. The map is to come back to the committee next Tuesday before the County Board meeting.

Land Records: Fitzl said the parcel maps on the website are on hold until the information comes back from Pro-West. The ATV map is online. There is a collector app that can be used with a hand held GPS unit to gather fire numbers.

Register of Deeds: Carol Johnson said they are sending old books in to have the Social Security numbers redacted. The back scanning is being indexed.

Treasurer: Nielsen stated they are down to 23 parcels for tax deed. The numbers have fallen from 30 to 21 for the In Rem properties.

Zoning: Tesky stated that permits are up significantly from last year. The office has been busy with phone calls. Tesky attended the Town of Atlanta and Town of Stubbs monthly meetings in April.

PUBLIC HEARING: Chairman Willingham recessed the zoning meeting to open a public hearing at 1:31 P.M. to consider a conditional use request to allow outdoor music festivals and a campground expansion for Deertail Lodge in the Town of Grant. Chairman Willingham closed the public hearing at 1:47 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Fisher asked if there are any plans to expand the bar. Kari Frear answered they may wish to

Land Information/Zoning Committee minutes
05-12-2015
expand the hall and add a kitchen. Willingham said he is reluctant to set a number of music events until we see how the initial ones go. He also wanted to see a smaller number of new campsites. 200 sites were requested. Knops said the electrical would need to be upgraded. Fisher said he felt 100 sites felt like a more reasonable number. Motion by Fisher/Schmitt to approve the temporary 100 site campground and 2 music festivals for 2015. The Frear’s will need to bring in their final plot plan for the campground by the end of the year before an increase in the permanent sites will be approved. Motion carried.

LCDD report: Tesky said the new intern is Roshel Stewart and she started two weeks ago. She is working on the Ag inventory. Tesky has been working on grant reports for each office and has requested a new computer for LWCD.

Out of county travel: WLIA Spring Meeting on June 4-5 in Eagle River for Tesky, Fitzl, and Borton. Motion by Knops/Stout to approve the requested travel.

Next regular meeting will be on June 9, 2015.

Chairman Willingham adjourned the meeting at 2:35 P.M.

Yvonne Johnson
Assistant Zoning Administrator
NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING

DEERTAIL LODGE
MAY 12, 2015
OUTDOOR MUSIC FESTIVAL
CAMPGROUND EXPANSION

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

Chairman Willingham called the public hearing to order at 1:31 P.M. The purpose of the public hearing was a conditional use request to allow music festivals and a campground expansion the following described real estate:

A parcel in the NE ¼ -SE ¼ Section 16, T34N, R6W, lots 7 & 8 of CSM 736.

Property owner: Michael & Kari Frear
PO Box 85
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. Tesky explained that the township has not yet approved the application. The township will meet on it tonight. The committee has previously approved 15 campsites on the property.

Chairman Willingham explained the hearing process. Willingham then asked for anyone in favor of the request. Kari Frear said they are planning a music fest called Homegrown Fest in June and they also have outdoor bands for weddings. Tesky asked how many music festivals they planned to hold a year. Frear stated from 3-5 events per year. The bands would run until 2:00 A.M. The existing 15 campsites are not enough for the weddings they host.

Fisher explained how the music fest in Eau Claire operates.

Frear stated the last band will play inside the hall. Knops asked if trees would be removed for the campground and how many sites would have electrical service. Frear responded that only 7 sites have electric. Frear said they may be looking at 120 sites instead of the 200 requested on the application.

Chairman Willingham asked for anyone to speak in opposition to the request. John Drobilek was present and stated he owns a home nearby. He is concerned with the loud music late at night. There are no recreational activities for people staying at the campground other than drinking.
NOT COMMITTEE APPROVED
Frear responded that they are trying to utilize the mine trails in the area and the different lakes and rivers. They plan to have equine friendly campsites.

There being no further testimony, Chairman Willingham closed the public hearing at 1:47 P.M.

ZONING MEETING

Chairman Willingham closed the public hearing at 1:47 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Fisher asked if there are any plans to expand the bar. Kari Frear answered they may wish to expand the hall and add a kitchen. Willingham said he is reluctant to set a number of music events until we see how the initial ones go. He also wanted to see a smaller number of new campsites. 200 sites were requested. Knops said the electrical would need to be upgraded. Fisher said he felt 100 sites felt like a more reasonable number. Motion by Fisher/Schmitt to approve the temporary 100 site campground and 2 music festivals for 2015. The Frear’s will need to bring in their final plot plan for the campground by the end of the year before an increase in the permanent sites will be approved. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator