LAND INFORMATION / ZONING COMMITTEE MINUTES

June 10, 2014

Vice-Chairman Schmitt called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:30 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were: Karl Fisher, Mark Schmitt, Robert Stout, and Arian Knops. Staff present: CeCe Tesky, John Fitzl, Verna Nielsen, and Yvonne Johnson.

Motion by Knops/Fisher to approve the meeting minutes from May 13. Motion carried.

The payment approval report was reviewed. Motion by Knops/Fisher to approve. Motion carried.

Monthly reports:

Land Records: Fitzl reported he attended the WLIA spring conference last week. Items discussed included the DOA statewide parcel map. The updated parcel map was sent to ADC and should be up on the website soon. Fitzl and Borton are continuing with updating the parcel maps, and issuing fire numbers. He would like to see the county get new ortho photos if the funding can be worked out.

Register of Deeds: No report.

Treasurer: Verna Nielsen reported that reminders went out for the postponed taxes. They continue to work on properties that are delinquent and due to be taken for tax deed. They have gotten the list down to 35 owners. Plat book sales are increasing. Nielsen is heading to a conference in Oshkosh later today.

Zoning report: Tesky reported that permits are increasing and are up over last year in both sanitary and land use. There are many complaint and enforcement issues that need to be addressed.

LCDD report: John Krell was promoted to the Conservationist position. Jon Runstrom has been hired as the engineering technician. The intern for LCDD started on June 10 and will be doing GPS points for fire numbers, road centerlines and hopefully an Ag inventory if time allows. Tesky attended supervisory training in Madison last week. She is working on the GIS plan, the land information grant review, and the RFP to complete the Town of Willard. The Land and Water office has been using equipment from DATCP. This is being phased out and we need to look into purchasing equipment. DATCP has a purchasing option available that would be at a discount for the counties. The funds would come from the sale of the equipment in the Land Information department. Tesky will go to the Property committee on June 13.

Vice-Chair Schmitt recessed the zoning meeting at 2:00 P.M. to open a public hearing for Madonna Anderson for a daycare center in the Town of Grant. Vice-Chair Schmitt closed the
public hearing at 2:10 P.M. to reopen the zoning meeting. The committee reviewed the staff recommendations. Motion by Fisher/Stout to approve the conditional use request for a daycare center with the staff recommendations as presented. Motion carried.

CSM 1015: There is a restriction on the original CSM that prohibits buildings for human habitation unless safe potable water is provided for. The current owner wants to sell the lots and feels as though the restriction is scaring off potential buyers. There had been contamination on the site, which was subdivided in 2010. The DNR had been monitoring wells on the site and recently closed their remediation requirements. A correction will have to be recorded if the committee wants to remove the restriction. Discussion followed regarding protecting potential buyers and letting them know that contamination previously was an issue at this site. No action taken due to lack of a motion.

Vice Chair Schmitt recessed the zoning meeting at 2:30 P.M. to open a public hearing for Mike Stefczak in the Town of Thornapple for a mini-golf facility. Vice-Chair Schmitt closed the public hearing at 2:37 P.M. to reopen the zoning meeting. The committee reviewed the staff recommendations. Motion by Knops/Stout to approve the conditional use request with the staff recommendations as presented but removing item #5. Motion carried.

ARC-GIS: Looking at a July 1 implementation date. John Fitzl, Elaine Borton, and Rebecca McEathron-Kramer will be on board by August 1. There is a general training plan. There are online courses for Manley Peterson and Jim Bugbee, but it is expensive. Cost to be $2,400 each. There is editing training for Fitzl and Borton with the Pro West contract. Training through ESRI is expensive. The standard users will be trained through the virtual campus.

Next regular meeting will be on July 8, 2014.

Motion by Knops/Stout to adjourn at 2:55 P.M.

Yvonne Johnson
Assistant Zoning Administrator
Vice-Chair Schmitt 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 daycare center on the following described real estate:

Lot 6, CSM 699 in the E ½ -NE ¼ -SE ¼ of Section 16, T34N, R6W @ N3810 Hwy 27.

Property owner: Ladysmith Federal
119 W 4th St
Ladysmith, WI 54848

Petitioner: Madonna Anderson
905 Menasha Ave
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 we have the application which was signed by the township.

Vice-Chair Schmitt asked for anyone in favor of the request. Madonna Anderson was present. Anderson explained that she currently owns 2 home family care centers. Currently the only group care center is TLC. Anderson has a degree in early childhood. She has turned away 9-10 children due to lack of space. She would like to start with 25 children and if things go well, increase to 35-45 at a maximum capacity. She wants to hire people who are interested in child care and not just looking for a job. She has an offer to purchase on the property.

Vice-Chair Schmitt asked for anyone present to speak in opposition. Asked three times. There was no one present.

There being no further testimony, Vice-Chair Schmitt closed the public hearing at 2:10 P.M.
ZONING MEETING

Reviewed the staff recommendations. Motion by Fisher/Stout to approve the conditional use request for a daycare center with the staff recommendations as presented. Motion carried.

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

Vice-Chair Schmitt called the public hearing to order at 2:30 P.M. The purpose of the public hearing was a conditional use request to allow a mini-golf facility on the following described real estate:

Property owner: Michael & Bonnie Stefczak
W10692 Hwy 8
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 we have the application which was signed by the township.

Vice-Chair Schmitt asked for anyone in favor of the request. Mike Stefczak was present. Stefczak showed photos of the possible layout. He plans to use the existing building. The course would be built north and west of the building. It will be handicap accessible. The closest course is in Hayward.

Vice-Chair Schmitt asked for anyone present to speak in opposition. Asked three times. There was no one present.

There being no further testimony, Vice-Chair Schmitt closed the public hearing at 2:37 P.M.

ZONING MEETING

Reviewed staff recommendations. Motion by Knops/Stout to approve the conditional use request with the staff recommendations as presented but removing item #5. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator