Chairman Willingham 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: Dave Willingham, Karl Fisher, Mark Schmitt, Robert Stout, and Arian Knops. Staff present: CeCe Tesky, John Fitzl, Carol Johnson, Verna Nielsen, and Yvonne Johnson.

Motion by Fisher/Knops to approve the meeting committee minutes and public hearing minutes from June 10. Motion carried.

The payment approval report was reviewed. Motion by Stout/Schmitt to approve. Motion carried.

Land Records: Fitzl reported the latest update has been sent to ADC and the parcel map on the internet should be updated. Rebecca McEathron-Kramer has been notifying them of missing parcels. The intern has 30% if the fire numbers done and is finding some problems. The centerline data will be shot after the addresses or completed.

Register of Deeds: No report.

Treasurer: Verna Nielsen reported they are down to 27 tax parcels. They have a new computer for the counter which will make tax payments much faster.

Bid opening: Town of Willard:
- Rusk Surveying $14,688
- MSA $21,000
- Maines & Associates $13,400
- Points North Surveying $10,125

Motion by Fisher/Knops to accept Points North bid if the insurance and references meet the requirements. Motion carried.

CSM 1015: Potable water restriction on lots 1-3. Conference call with Carrie Stoltz with the DNR. She stated there was no testing on lots 2 and 3 because the contaminated area was located on lot 1. Committee discussion regarding the public’s ability to know that contamination was located on this property and that remediation and monitoring was being conducted. Motion by Schmitt/Knops to remove the requirement for potable water on lots 2 and 3. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:05 P.M. to open a public hearing for Theresa Pozarski in the town of Grant for an adult group home. Willingham closed the public hearing at 2:13 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Willingham asked if the pond is a safety issue. Theresa stated staff are with the clients at all
times and the staff is awake through the night. Motion by Fisher/Schmitt to approve the request for the adult group home with the staff recommendations as the conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:19 P.M. to open a public hearing for Shane Trott in the town of Stubbs for a sand mine. Willingham closed the public hearing at 2:26 P.M. to reopen the zoning meeting. Reviewed staff recommendations. #2 was revised to state hours of 7 A.M. to 6 P.M. Discussed the possible driveway locations. Motion by Stout/Knops to approve the sand mine request with the staff recommendations attached as conditions. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:38 P.M. to open a public hearing for John Sikora in the town of Big Bend for a campground. Chairman Willingham closed the public hearing at 3:16 P.M. to reopen the zoning meeting. Willingham explained that the conditional use process and public hearing are how the committee gets the public comments and hears concerns people may have and be able to establish conditions that could alleviate the concerns. Reviewed staff recommendations. A site visit would be planned and it would also be open to the public. Site visit scheduled for July 15 at 4:30 P.M. The next zoning meeting will be on August 12.

Enforcement: Tesky gave the background information on the enforcement letters sent in June. One set of letters addressed the storage buildings between the road and the water which don’t meet setbacks. Buildings have been placed on outlots which are not large enough to meet setbacks and don’t allow for structures to be placed on them. Tesky identified buildings from the 2006 aerial photos. Structures that were not shown on those photos received enforcement letters. The committee reviewed the outlot restrictions. Ken Fisher was present and stated he was told if the structures were on skids, they didn’t need any permit and didn’t have to meet setbacks. Tesky explained that all structures intended to remain on a parcel for more than 30 days in a calendar year require permits and must meet setbacks. Willingham explained that non-conforming status is reserved for buildings that were in place prior to the ordinance. Tesky will work with property owners on the dates the buildings need to be moved by.

Carol Johnson, Register of Deeds, was present to explain a proposed ordinance to establish a cut-off time for filing documents. This would only be needed for documents filed at the end of the month due to having to meet state requirements for filing. Motion by Stout/Knops to forward the resolution to the County Board and recommend approval. Motion carried.

Zoning report: Tesky reported that permits are increasing. Tesky has been busy with enforcement and audit reports. During the septic audit, there was a system found with 6” of ponding in the drainfield. The plumber will need to replace the drainfield. Maintenance notices were sent out approx. 1748 of them.

LCDD report: Tesky reported the GIS plan has been sent out. The contract will be for 2.5 years with $5,000 in education credits. This will be used for Peterson and Bugby’s training. Tesky also worked on the RFP for the Town of Willard and has been drafting budgets for each department.
2015 budget: Reviewed the changes. Motion by Fisher/Stout to forward the budget to the Finance committee for approval. Motion carried.

Out of County Travel: Tesky has a flood insurance workshop in Eau Claire on July 23. Motion by Schmitt/Knops to approve. Motion carried.

Next regular meeting will be on August 12, 2014.

Chairman Willingham adjourned the meeting at 5:04 P.M.

Yvonne Johnson
Assistant Zoning Administrator
NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING

THERESA POZARSKI
JULY 8, 2014
ADULT FAMILY HOME

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 2:05 P.M. The purpose of the public hearing was a conditional use request to allow an adult family home on the following described real estate:

Lot 5, CSM 699 in the NE ¼ -SE ¼ of Section 16, T34N, R6W @ N3788 Hwy 27.

Property owner: Citizens State Bank
PO Box 66
Cadott, WI  54727

Petitioner: Theresa Pozarski
28678 120th Ave
Cadott, WI  54727

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 showed the committee an aerial photo and explained that existing buildings will be used and we have the application which was signed by the township.

Chairman Willingham asked for anyone in favor of the request. Theresa Pozarski was present and explained that she currently runs 3 adult homes and has been in business since 2006. There is a need for this kind of service in the area. The residents need some assistance or supervision. Services include meals and personal cares. Care providers are present and awake 24 hours a day.

Chairman Willingham asked for anyone to speak in opposition to the request. Julian Lang was present and stated he is concerned about this area becoming residential. As long as the area stays commercial, he would not object.

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 2:13 P.M.
ZONING MEETING

Reviewed staff recommendations. Willingham asked if the pond is a safety issue. Theresa stated staff are with the clients at all times and the staff is awake through the night. Motion by Fisher/Schmitt to approve the request for the adult group home with the staff recommendations as the conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator
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 2:19 P.M. The purpose of the public hearing was a conditional use request to allow a sand pit/top soil removal on the following described real estate:

A parcel in the NW ¼ -NW ¼, Section 18, T34N, R7W. Approx. 5 acres

Property owner: Shane Trott
520 E Trails End Ave.
Bruce, WI 54819

Petitioner: Steve Golat
516 Main St
Bruce, WI 54819

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 showed the committee an aerial photo and explained that a narrative and reclamation plan have been submitted and we have the application which was signed by the township. The sand is 15’ deep and the time frame on the pit would be 10-15 years. The sides would be sloped and a DOT mix along with red pine will be planted as part of the reclamation.

Chairman Willingham asked for anyone in favor of the request. Steve Golat was present and explained that this pit would be fairly low usage with about 10-12 loads per day when being used. There would not be any crushing, but possibly some screening. It would be a similar operation to the one on the Kramer property in the area.

Chairman Willingham asked for anyone to speak in opposition to the request. Larry Harris was present. He owners 2 residential properties directly across the road from where the trucks would be traveling in and out of the pit. He would like to see an alternate route for the truck traffic to control the noise and dust.

Golat explained that the driveway would be to the south of the Harris driveway. The hours of operation would be mostly 8 A.M. to 5 P.M. during the week with some Saturday usage.
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 2:26 P.M.

ZONING MEETING

Reviewed staff recommendations. #2 was revised to state hours of 7 A.M. to 6 P.M. Discussed the possible driveway locations. Motion by Stout/Knops to approve the sand mine request with the staff recommendations attached as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator
ZONING COMMITTEE
PUBLIC HEARING
JOHN & CATHERINE SIKORA
JULY 8, 2014
CAMPGROUND

Members Present: Dave 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 2:38 P.M. The purpose of the public hearing was a conditional use request to allow a campground on the following described real estate:

A parcel in the NE ¼ -NE ¼, Section 31, T33N, R8W and a parcel in the SW ¼ - SW ¼ , Section 30 T33N, R8W. Site address: W14426 Plummer Road.

Property owner:  John & Catherine Sikora
5271 130th Ave
Colfax, WI 54730

Tesky read the notice of public hearing which was posted per the requirements of a Class (2) notice. The town clerk, DNR 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. The campsites are in Section 30 on a 1 acre parcel and a set a campground rules as been submitted by the applicant.

Chairman Willingham explained the public hearing process and then asked for anyone in favor of the application to speak. John Sikora was present and stated he is requesting a 16 site seasonal RV park. He has owned the property since 1990 and there is an existing driveway. There would be on-site septic, toilet, laundry and showerhouse. There will be a recycling area and a dumpster available for the garbage. The sites will be off the road and will be not been seen from the road.

Chairman Willingham asked for anyone to speak against the request. Michelle Miller questioned how far off the road the sites would be. Sikora answered over 100’ from the road.

Ted Hakala questioned the procedure for the public hearing and the notices that were sent out. He stated there was no option for written comments on the hearing notice. Residents in the Town of Rusk did not receive notices. Hakala said it is hard to comment without the facts. The owner did not speak to neighboring property owners-not good for public relations. 16 sites on 1 acres seems like a lot. Hakala had concerns about expansion in the future, additional driveways, onsite management, congestion on Plummer road, additional people, traffic, boats and ATVs, access to the lake, and noise control.
John Sikora answered that Backwoods would lease boat slips to him.

Joe Stienessen expressed concern about traffic in the area and hoped the committee would postpone a decision.

Carol Nickles stated she lives across the road from the Sikora property. The family has owned the property for 75 years. Nickles is vehemently opposed. Her concerns were decrease in property values, management issues, traffic, noise, smoke, water quality, impervious surfaces, trespassing, and fire.

Lavern Killen is concerned about people trespassing on his land.

Joe Stienessen also expressed concern about the run off and water quality along with people cutting through neighboring properties.

Michelle Miller is concerned about the traffic from the campground to the bar, noise, garbage and property damage.

John Sikora stated that Plummer Road is busy now.

Chairman Willingham asked if there was anyone else present to speak in favor or against the request. There being no further testimony, Chairman Willingham closed the public hearing at 3:16 P.M.

ZONING MEETING

Willingham explained that the conditional use process and public hearing are how the committee gets the public comments and hears concerns people may have and be able to establish conditions that could alleviate the concerns. Reviewed the staff recommendations. A site visit would be planned and it would also be open to the public. Site visit scheduled for July 15 at 4:30 P.M. The next zoning meeting will be on August 12.

Yvonne Johnson
Assistant Zoning Administrator