LAND INFORMATION / ZONING COMMITTEE MINUTES

July 12, 2016

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 David Willingham, Robert Stout, Arian Knops, Mark Schmitt and Phil Schneider. Staff present: CeCe Tesky, John Fitzl, Yvonne Johnson, and Verna Nielsen.

Motion by Schmitt/Knops to approve the committee minutes from the June 14, 2016 meeting. Motion carried.

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

CSM review: 1 lot land division for Lisa Collins in the Town of Willard. This is a preliminary copy, will need the final. It is a 4.9 acres parcel along CTH D. It will need the WI STAT 236 review. Motion by Schneider/Knops to approve the preliminary CSM. Motion carried.

Land Records: Fitzl reported that Borton has worked on 10 fire numbers this month. The updates have gone out to ADC, but they are having problems with the data from GCS. Fitzl has worked on a collector app for the Sheriff’s department.

Treasurer: Nielsen reports they took 5 tax deed properties on June 30. One came in and paid and two are under water. There are 8 In-REM properties being taken on July 20. Roshel is done with her internship on the plat book and the office is currently checking the index.

Zoning: Tesky reported that the permits are up from last year at this time. Sanitary permits are up about 15 and land use permits are up about 20. Many new camper permits are coming in. Most of the properties that received enforcement letters have complied; a few new letters need to go out.

LCDD report: Tesky is working on the budget. The Land Conservation department ordered a new truck from Bloomer Ford.

Conditional use permits: Tesky said the Grajewski transfer station is planning to clean up and be in compliance within the next 90 days. Junk Yard Jed is still working on his fence, but making progress.

Amacoy Lake Levy- The levy needs to be certified to correct the floodplain on the lake. The County will need to be the applicant to FEMA.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Atlanta for Jerry Quinn’s ATV repair shop. Willingham closed the public hearing at 2:04 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Stout/Knops to approve the conditional use request with the staff recommendations as conditions. Motion carried.
Out of County Travel: Floodplain Management Workshop in Eau Claire on Sept 7 for Johnson and Tesky. Motion by Schmitt/Schneider to approve the requested travel. Motion carried.

Chairman Willingham recessed the zoning meeting at 2:15 P.M. to open a public hearing in the town of Atlanta for John Knop. The request is for multi-family housing. Willingham closed the public hearing at 2:23 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. Motion by Schmitt/Stout to approve the conditional use request with the staff recommendations as conditions. Motion carried.

The next regular meeting will be August 9, 2016.

Motion by Knops/Schneider to adjourn at 2:27 P.M. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator
Members Present: David Willingham, Robert Stout, Phil Schneider, 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 home based business (ATV repair) on the following described real estate:

A parcel in the NE ¼ - NW ¼, Section 32, T35N, R7W.

Property owner: Jerry Quinn
W11583 Trails End Road
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 explained that the township has approved the application. Reviewed the application.

Chairman Willingham asked for anyone in favor of the request. Jerry Quinn was present and stated he is currently operating as an ATV repair shop and is not planning any new building.

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 2:04 P.M.

ZONING MEETING

Motion by Stout /Knops to approve the home based business request with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator
Members Present: David Willingham, Robert Stout, Phil Schneider, Mark Schmitt 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 multi-family housing on the following described real estate:

A parcel in the SW ¼ - SE ¼, Section 4, T35N, R7W.

Property owner: John Knop
W11066 Bennor Road
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 explained that the township has approved the application. Reviewed the application. Tesky stated that the structure must meet commercial building codes and the septic needs to be upgraded to meet the current use.

Chairman Willingham asked for anyone in favor of the request. John Knop was present and stated he has 3 units in the current home. The property is for sale, and he said it may be sold to his son after the first of the year.

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 2:23 P.M.

ZONING MEETING

Motion by Schmitt/Stout to approve the request for multi-family housing with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator