LAND INFORMATION / ZONING COMMITTEE MINUTES

July 14, 2015

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 1:31 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, and Yvonne Johnson.

Motion by Knops/Schmitt to approve the committee minutes from the June 9, 2015 meeting. Motion carried.

Payment approval report: Motion by Stout/ Knops to approve. Motion carried.

Land Records: Fitzl said they are working on parcel migration. There was a tele-conference with Pro-west regarding their progress. New address information had to be resent. Fitzl is reprojecting village and city parcels to county coordinates. The issues with fire numbers continues.

Treasurer: Nielsen stated there were 6 plat books sold in June. There are 7 parcels to be taken for tax deed later this month. The In Rem parcels will go to the paper this week. They can be taken after September 10, 2015. There are 14 homes on these parcels.

Zoning: Tesky stated that land use permits continue to be up in numbers, while sanitary permits are down. Tesky sent out 15 enforcement letters. Some have already been resolved. All the sheds that were in violation last year on CTH D are gone. Septic maintenance and holding tank cards have gone out. There are changes to the shoreland ordinance that went through with the state budget.

LCDD report: Tesky said she has been working on the budgets for each department.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Flambeau for Daniel Hershey regarding a proposed mini-golf facility. Willingham closed the public hearing at 2:11 P.M. to reopen the zoning meeting. Reviewed staff recommendations.

Chairman Willingham recessed the zoning meeting at 2:20 P.M. to open a public hearing in the Town of Thornapple for Jacob Johnson regarding a proposed mini-storage facility. Willingham closed the public hearing at 2:23 P.M. to reopen the zoning meeting. Reviewed the staff recommendations. The town board has approved the request. There would be approximately 12 units. Motion by Knops/Stout to approve the conditional use request for a mini-storage facility with the staff recommendations as conditions. Motion carried.

Returned to the issue of the mini-golf request. Tesky stated she explained the issues with parking and the highway setback with Daniel Hershey when he applied. Fisher suggested a crash barrier could be installed near the right-of-way to protect people on the course. Willingham questioned to what extent to do we change the requirements to meet the needs of the project due to it being started without permits. Fisher stated we need to protect the safety of the people on the course. New conditions were suggested that would address lighting, hours of operation, and a crash barrier at the highway right-of-way. Motion by Fisher/Schmitt to approve the request for the mini-golf course with the staff recommendations as revised as conditions. Motion carried.
2016 budgets: Reviewed budgets as presented by Tesky. Motion by Schmitt/Knops to submit the budget to the finance committee for review. Motion carried.

Conditional use updates: Paul Schneider requested the short term rental. He has hired a plumber to evaluate the existing septic system. The paperwork should be in soon. Stefczak has done some survey work to evaluate the site plan and the topography.

Next meeting will be August 11, 2015.

Chairman Willingham adjourned the meeting at 3:13 P.M.

Yvonne Johnson
Assistant Zoning Administrator
Members Present: David Willingham, Karl Fisher, 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 mini-golf course on the following described real estate:

A parcel in the SW1/4 – NW 1/4, Section 35, T35N, R6W. Lots 48-51 of Thomas Second Addition.

Property address: W8095 Edgewood Ave E

Property owner: Daniel Hershey
W8095 Edgewood Ave E
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 updated committee on the previous conditional use for a used car lot that was issued for this property. The project has been started without permits. Willingham explained the public hearing procedure.

Chairman Willingham asked for anyone in favor of the request. Dan Hershey was present. He stated he didn’t know he needed a permit. He immediately filed for the permit when he was notified. He is looking for a safe, family friendly place.

Chairman Willingham asked for anyone to speak in opposition to the request. Casey Balcerzak lives across the road and expressed concern regarding lighting. He doesn’t object to the golf course. Balcerzak also expressed concern regarding the proximity to the road and safety concerns.

Hershey responded that he would not be installing any more lighting than what is currently installed.

Karen Olson was present in favor of the request. She is looking forward to it opening and feels it is something we need for our kids.
Fisher asked what the hours of operation would be. Hershey responded they currently close at 9:00 P.M. and would do the same for the course. The 1st hole on the course is 62’ from the centerline of Hwy 8.

Bonnie Stefczak was present and expressed concern about the rules being the same for everyone. She stated they are required to be 110’ from the centerline of Hwy 8 with their mini-golf course. Tesky explained that the right-of-way of Hwy 8 at the Stefczak property is 100’. It is only 50’ at this location. Stefczak asked what was the date of application. The application is dated June 8.

Chairman Willingham asked for anyone else present in favor or against the request to speak. There being no further testimony, Chairman Willingham closed the public hearing at 2:11 P.M.

ZONING MEETING

Reviewed staff recommendations. Tesky stated she explained the issues with parking and the highway setback with Daniel Hershey when he applied. Fisher suggested a crash barrier could be installed near the right-of-way to protect people on the course. Willingham questioned to what extent to do we change the requirements to meet the needs of the project due to it being started without permits. Fisher stated we need to protect the safety of the people on the course. New conditions were suggested that would address lighting, hours of operation, and a crash barrier at the highway right-of-way. Motion by Fisher/Schmitt to approve the request for the mini-golf course with the staff recommendations as revised as conditions. Motion carried.

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

Chairman Willingham called the public hearing to order at 2:20 P.M. The purpose of the public hearing was a conditional use request to allow a mini-storage facility on the following described real estate:

A parcel in Gov’t lot 1, Section 4, T34N, R7W.

Property address: W11197 Hwy 8

Property owner: Jacob Johnson
N5019 Trails End 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.

Chairman Willingham asked for anyone in favor of the request. Jacob Johnson was present. He explained that there is an existing driveway into the property. There are trees that will need to be cut and removed. The building will meet all setbacks.

Chairman Willingham asked for anyone to speak in opposition to the request. There was no one present against the request. Willingham asked how many units there would be. Johnson explained that the building will be 24” x 100’ with approximately 12 units.

Chairman Willingham asked for anyone else present in favor or against the request to speak. There being no further testimony, Chairman Willingham closed the public hearing at 2:23 P.M.

ZONING MEETING

Reviewed the staff recommendations. The town board has approved the request. There would be approximately 12 units. Motion by Knops/Stout to approve the conditional use request for a mini-storage facility with the staff recommendations as conditions. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator