Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 10:00 A.M. in the Rusk County Zoning Office. Members present were David Willingham, Robert Stout and Phil Schneider. Staff present: CeCe Tesky.

Chairman Willingham recessed the meeting at 10:00 A.M. to drive to the onsite inspection.

Chairman Willingham reconvened the meeting at 10:45 A.M. at W14422 Plummer Road, Weyerhaeuser. Members present were David Willingham, Robert Stout, Phil Schneider, Arian Knops and Mark Schmitt. Staff present: CeCe Tesky. Others present: John and Catherine Sikora, Jason Rafko and Rose Borre.

John described the layout of the campground as the group walked the site. 15 campsites are proposed. There is a total of 46 acres and 1.75 acres will be developed for the campground. Campers will be able to use the facility May- September. It will be full time seasonal rentals. There will be no users from October – April. John will have sewer, water and electric put in to each site. John is also developing a parking area across from the McCann Lake boat landing for the campers to use if they would like to launch from that boat landing.

Chairman Willingham recessed the meeting at 11:12 A.M.

Chairman Willingham reconvened the meeting 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, Carol Johnson and Verna Nielsen.

Motion by Knops/Schmitt to approve the committee minutes from the July 7 and 12, 2016 meetings. Motion carried.

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

CSM review: 4 lot division in the Town of Rusk for Jim Sterchy. This will create two outlots. Committee discussion on the creation of outlots. Motion by Schneider/Stout to approve the CSM with 1 outlot to be deeded to a property within 1000’ of the outlot. Motion carried.

DNR request to remove liability clause. Fitzl explained that the DNR has requested to remove the word “defend” in the liability clause. Motion by Schmitt/Knops to approve the request to remove the word defend for the DNR. Motion carried.

Land Records: Fitzl reported that the update to Web Guide Xtreme is online and the City of Ladysmith and the villages are now available.

Register of Deeds: Carol Johnson explained that they are now able to record documents electronically. Have had some small issues with the first items they have received.
Treasurer:  Nielsen reports there are 4 tax deeds that have until the end of the month to pay. Rebecca McEathron-Kramer is working on the plat book.

Zoning:  Tesky reported that the permits are still coming in and there are still a number of enforcement issues to be addressed when time allows.

LCDD report:  Tesky is working on the budgets.

Chairman Willingham recessed the zoning meeting at 2:00 P.M. to open a public hearing in the Town of Big Bend for John and Catherine Sikora for a campground request. Chairman Willingham closed the public hearing at 2:52 P.M. to reopen the zoning meeting. The committee reviewed the staff recommendations that were submitted by Tesky. Motion by Knops/Stout to approve the campground request with changes to the staff recommendations, #14- Firearms shall not be discharged within the campground, #1 – Approved for 15 seasonal campsites, #3 – Quiet time shall be 11 PM to 7 AM, and #11 – The vegetated buffer on the east side shall be 20’.
Motion carried.

Reviewed the 2017 budget proposals.

Chapter 50 changes:  Tesky received the DNR review with the suggested changes. There are some small corrections. Motion by Schneider/Schmitt to approve the ordinance changes with the DNR corrections included. Motion carried.

Out of County Travel:  WCCA Conference on Oct 12-14 in Appleton for Tesky. Motion by Knops/Schneider to approve requested travel. Motion carried.

The next regular meeting will be September 6, 2016.

Willingham adjourned the meeting at 3:43 P.M.

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 campground on the following described real estate:

A parcel in the NW ¼ - NW ¼, Section 31, T33N, R8W and a parcel in the SW ¼ -SW ¼ Section 30, T33N, R8W. Site address: W14422 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 and owner were notified by Certified Mail and neighboring property owners within 500’ were notified by First Class Mail. The DNR was notified by email, which is their preferred method. Tesky explained that the township has approved the application. Reviewed the application. Chairman Willingham explained the process for a conditional use permit and for the public hearing.

Chairman Willingham asked for the applicant to explain the request. John Sikora was present and stated that he is proposing 15 campsites which will be seasonal sites open May-September. There will be full hook-ups for electric, water, and sewer. Sikora wanted to address some of the concerns from the previous public hearing. The sites will be permanent, so there will not be campers coming and going all summer long. They will not be allowing ATV or UTVs at the campground. They will be providing parking area for his campers who will use the boat landing, so there will not be increased congestion for parking vehicles at the boat landing. Trespassing was a concern at the previous meeting. Sikora stated owners should report any trespassing to the Sheriff’s department just as they would with anyone else. Sikora said they would ask the person to leave if there are problems. They will provide dry wood for the campfires, so that should keep smoke down. There will be quiet hours from 11 P.M. to 7 A.M. and that will be enforced in the campground. John plans to stay at the campground when they are open. Recycling and garbage pick-up will be provided.

Chairman Willingham asked for anyone to speak in favor of the request. Rose Eckes lives on Plummer Road and 25 years ago, they bought a resort on this road. Today, the John Sikora public hearing
NOT COMMITTEE APPROVED

Backwoods Resort has an excellent relationship and reputation in the area. She has known John for 35 years. He has been a very helpful and good neighbor. Eckes feels there is plenty of shoreline for everyone to use. This will bring business in to the local area.

Chairman Willingham asked for anyone to speak against the request. Rosie Borre stated she just purchased the house across the street. They are from Chicago, and this is their dream. She feels they did their due diligence when they picked the lot. The former owner knew of the campground proposal and did not share this information. John Sikora came over and told them of the campground and showed them the plan. She is concerned about not knowing what will happen. She has concern about the wetland flowing onto her lot. Borre wants to be sure that the permits are all being issued through the right process. She does not want to see potential harm come to the lake.

Jim Schultz spoke in favor. He stated he owns Eagle View campground. Schultz stated that Sikora built his own home and takes care of his properties. This is a recreational area and people come for the fishing and the quality of life. Schultz has 24 sites at his park. He said it is very quiet, with more activity over holiday weekends. He has been open for 8 years. He doesn’t feel that 15 sites will affect the quality of life in the area. Schultz feels this will be an asset to the area.

Lavern Kiln expressed concern about water run-off potentially polluting the lake. The stream comes right by his frontage. He questioned how a conventional septic was approved for the campground.

Ken Faulk said he had his septic replaced in the 1990s. He was told if you were within 1000’ of a lake, you had to put in a holding tank. Tesky explained to him that conventional septic systems are allowed if the soil conditions allow.

John Sikora stated the DNR has been out and advised him to put silt fence around his property. There will be 40’ of vegetation between the campers and the non-navigable stream.

Kathy Nelson has been on McCann Lake since 1988. She is concerned about the traffic. The road is busy enough with the local traffic. Nelson was also concerned about boats coming in and having weeds on the props. The lakes have clear water now. She votes no.

Jolene Steinem lives close to the proposed parking area. She wondered if the seasonal use could be part of the permit.

Jim Schultz explained the rules, definitions, and regulations that RV parks/campgrounds operate under.

Sikora submitted a petition of owners in the area that support the campground.

John Sikora public hearing
NOT COMMITTEE APPROVED

There being no further testimony, Chairman Willingham closed the public hearing at 2:52 P.M.

ZONING MEETING

The committee reviewed the staff recommendations that were submitted by Tesky. Motion by Knops/Stout to approve the campground request with changes to the staff recommendations, #14- Firearms shall not be discharged within the campground, #1 – Approved for 15 seasonal campsites, #3 – Quiet time shall be 11 PM to 7 AM, and #11 – The vegetated buffer on the east side shall be 20’. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator

John Sikora public hearing