LAND INFORMATION / ZONING COMMITTEE MINUTES

September 8, 2015

Vice-Chair Schmitt 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: Karl Fisher, Robert Stout, Mark Schmitt and Arian Knops. Staff present: John Fitzl, Carol Johnson, Verna Nielsen, CeCe Tesky and Yvonne Johnson.

Motion by Knops/Fisher to approve the committee minutes from the August 11, 2015 meeting. Motion carried.

Land Records: Fitzl stated he has been working on tax deed properties and addresses. There was an addressing error on a section of road that has been corrected. Will be doing a presentation to the Sherriff on September 11.

Register of Deeds: Carol Johnson stated the back scanning project is now matching images with document numbers. The ROD Direct software will be sun setting in March of 2015. Johnson is looking into other providers.

Treasurer: Nielsen reported 4 plat books were sold today. Looking into the county producing their own plat book next time. Took 3 tax deed parcels on September 1. On September 11 there will be 12 In Rem properties taken.

Zoning: Tesky stated that sanitary permits have leveled off and land use permits are the same as last year. There have been numerous enforcement issues, some resolved, some pending. Still no guidance from the DNR regarding changes to NR115 that were passed in the state budget. Tesky will be doing onsite verification of non-metallic mines that have been reclaimed.

LCDD report: Tesky went to the Finance meeting last week and there was one change to the Land Conservation budget. There will be parcel mitigation training tomorrow. The software was updated last week. We are eligible for an additional $50,000 Strategic Initiative grant for 2016 in the Land Information budget. Plan to spend the funds on remonumentation of the county perimeter.

Public hearing. Vice-Chair Schmitt recessed the committee meeting to open a public hearing at 2:00 P.M. for Ann Nelson in the Town of Washington for a short term rental. Schmitt closed the public hearing at 2:06 P.M. to reopen the zoning meeting. Reviewed staff recommendations. The septic system would limit the occupancy to 6 people. Discussed options including increasing the frequency of the pumping of the septic tank. Motion by Knops/Fisher to approve the short term rental with the staff recommendations as conditions as well as adding yearly servicing of the septic tank. Motion carried.

Public hearing. Vice-Chair Schmitt recessed the committee meeting to open a public hearing at 2:15 P.M. for Jeff Blomberg in the Town of Rusk for an assembly hall. Schmitt closed the public hearing at 2:37 P.M. to reopen the zoning meeting. Reviewed staff recommendations. Noted that many of the areas of concern by the neighboring property owner are addressed in the staff recommendations. Added the words “off street” to condition #2, and added condition #6 “No camping is permitted.” Motion by Knops/Stout to approve the conditional use request with the additions to the presented staff recommendations. Motion carried.
Out of County Travel: Tesky to attend a Leadership Conference in Rice Lake on October 15 and Tesky and Johnson to attend the WCCA Conference in Egg Harbor October 21-23. Motion by Stout/Knops to approve the travel requests. Motion carried.

Next meeting will be October 13, 2015.

Vice-Chair Schmitt adjourned the meeting at 3:09 P.M.

Yvonne Johnson
Assistant Zoning Administrator
NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING

ANN NELSEN
SEPTEMBER 8, 2015
SHORT TERM RENTAL

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

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 short term rental home on the following described real estate:

Lot 31 of CSM 406 in the NW ¼ -SE ¼, Section 15, T33N, R7W.
Property address: N1375 Ranch Road

Property owner: Ann Nelsen
PO Box 1089
Cumberland, WI 54829

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 per their request. Tesky explained that the township has approved the application. Tesky explained that this has been operating as a short term rental for some time. There will be no new construction.

Vice-Chair Schmitt asked for anyone in favor of the request. Ann Nelsen stated she feels it brings business to the area. She would rent mostly from the middle of June through August. It gives families a place to gather and be in a home setting.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. No one present.

Vice-Chair Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no further testimony, Vice-Chair Schmitt closed the public hearing at 2:06 P.M.

ZONING MEETING
Reviewed staff recommendations. The septic system would limit the occupancy to 6 people. Discussed options including increasing the frequency of the pumping of the septic tank. Motion by Knops/Fisher to approve the short term rental with the staff recommendations as conditions as well as adding yearly servicing of the septic tank. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator
NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING

JEFF BLOMBERG
SEPTEMBER 8, 2015
ASSEMBLY HALL

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

Vice-Chair Schmitt called the public hearing to order at 2:15 P.M. The purpose of the public hearing was a conditional use request to allow an assembly hall on the following described real estate:

SW ¼ -NE ¼, Section 33, T33N, R9W.
Property address: N397 Star Lake Road

Property owner: Jeff Blomberg
N397 Star Lake Road
Chetek, WI 54728

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 per their request. Tesky explained that the township has approved the application. Tesky also stated that Blomberg is aware of the state requirements to convert an ag building into another use.

Vice-Chair Schmitt asked for anyone in favor of the request. Jeff Blomberg was present. He explained that he wants to repurpose an agricultural building to host weddings.

Vice-Chair Schmitt asked for anyone to speak in opposition to the request. Daniel Stiehl was present. He stated he is an adjoining property owner. He asked what the property is zoned. The property is zoned shoreland. Stiehl raised a number of issues including limiting the number of events, alcohol and food service, hours of operation, parking, toilet facilities, music late at night, property ownership and campers.

Vice-Chair Schmitt asked 3 times for anyone else present in favor or against the request to speak. There being no further testimony, Vice-Chair Schmitt closed the public hearing at 2:37 P.M.

ZONING MEETING

Reviewed staff recommendations. Noted that many of the areas of concern by the neighboring property owner are addressed in the staff recommendations. Added the words “off street” to condition #2, and added condition #6 “No camping is permitted.”
NOT COMMITTEE APPROVED
Motion by Knops/Stout to approve the conditional use request with the additions to the presented staff recommendations. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator