Chairman Willingham called the meeting of the Rusk County Zoning Committee to order at 2:09 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were: Phil Schneider, Karl Fisher, David Willingham, Kathy Mai and Mark Schmitt. Staff present: CeCe Tesky and Yvonne Johnson.

Motion by Schmitt/Schneider to approve the committee minutes from September 11, 2012. Motion carried.

CSM review: 1 lot in the Town of Dewey for Bill Solsrud. This is the Flambeau Litho property. It meets the 100’ wide and 20,000 sq. ft requirements. Tesky would recommend approval with the condition that the well and septic easements are completed and the driveway are shown. Motion by Schneider/Schmitt to approve the CSM with the condition that the driveway and well/septic easements are shown on the final map. Motion carried.

The CSM maps for Secluded land in the Town of Washington were reviewed. Tesky stated that lot 4 does not meet minimum lot width requirements. Representative from Secluded land requested the committee not take action on the map. No action taken.

2 lot CSM in the Town of Rusk for Fisher/Storlid. This map would take 3 existing lots and make them into 2 lots. Tesky stated the improvements on the lots should be shown on the maps. Motion by Schneider/Schmitt to approve the 2 lot map with the condition that the improvements are shown on the final map. Motion carried.

The 2 lot CSM for Dale Brown would be reviewed and acted on after the public hearing.

Floodplain: Tesky explained the LOMA- Out As Shown process. This is an option for property owners when their buildings are not located in mapped floodplain and they wouldn’t need to hire a surveyor. In addition, FEMA will be coming out with guidance for LOMA’s, where the property owner can use LiDAR contours to show that their building is outside of floodplain. The guidance is expected to say that if the contour line at the structure is at least 2 contour lines above the BFE, the LOMA can be approved.

Bob Devoe was present representing the Town of Big Bend. He requested updates on the Menard and Calkins properties. Tesky explained the handling of the complaints.

Chairman Willingham recessed the zoning committee meeting at 3:00 P.M. to open a public hearing for Dale Brown in the Town of Washington. The hearing was being held for a request to rezone property from Ag to Residential-Recreational II. Chairman Willingham closed the public hearing at 3:15 P.M. to reopen the zoning meeting.
Motion by Schneider/Schmitt to recommend to the County Board to rezone the parcel from Ag to Residential-Recreational II. Motion carried.

CSM review: 2 lot land division for Dale Brown in the Town of Washington. Brown owns lots 3 & 4 of CSM 541. This division would make lot 4 smaller. Tesky requests that the floodplain be shown and a benchmark be established. The highway department would need to approve the driveway location and the improvements existing on the lots should be shown. Motion by Schmitt/Fisher to approve the map with the conditions that the floodplain be shown and a benchmark be established, improvements are shown, and the highway department approves the driveway location. Motion carried.

Shoreland/Comp changes: Tesky added the 35’ height language to define where the measurements would be taken from. It was recommended to be added after the DNR reviewed the language and the language was taken from the DNR’s NR115 guidebook. Motion by Schneider/Schmitt to recommend to the County Board to adopt the amendments to the Comprehensive and Shoreland Zoning Codes. Motion carried.

Motion by Fisher/Mai to adjourn the meeting at 3:30 P.M.

Yvonne Johnson
Assistant Zoning Administrator