LAND INFORMATION / ZONING COMMITTEE MINUTES

November 10, 2015

Chairman Willingham called the meeting of the Rusk County Zoning/Land Information Committee to order at 2:00 P.M. in the Law Enforcement Center in the Rusk County Government Center. Members present were: Dave Willingham, Karl Fisher, Robert Stout, Arian Knops and Mark Schmitt. Staff present: CeCe Tesky, John Fitzl, Carol Johnson and Yvonne Johnson.

Motion by Stout/Schmitt to approve the committee minutes from the October 13, 2015 meeting. Motion carried.

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

Land Records: Fitzl stated he sent the parcel updates to ADC on November 3rd. He is working on matching fields and cleaning up parcel data. Also working with the IT department to solve data storage issues. Fitzl stated he would require about 20 Gigs of storage at a bare minimum. There is an issue with fire numbers not matching up on Hungary Lake with databases.

Register of Deeds: Johnson reported there is not room on the server to store the back scanned documents. This issue is being worked on as reported by Fitzl. Johnson would like to contract with ADC to provide the documents to the public.

Zoning: Tesky reported permits are increasing and may surpass 2014 permit numbers. Several enforcement issues are moving forward and there are two issues with court dates in December.

Chairman Willingham recessed the zoning meeting at 2:30 P.M. to open a public hearing for a short term rental in the Town of Willard for Dave Kremer. Willingham closed the public hearing and reopened the zoning meeting at 2:44 P.M. Reviewed staff recommendations. No weddings are planned at this property. Kremer stated they are willing to work with the neighbors and will have requirements to protect the property, neighbors, and county. Motion by Schmitt/Stout to approve the conditional use request with the staff recommendations as conditions. The capacity will be 24 people and 8 parking spaces required. Motion carried.

LCDD report: The land information base budget grant application is due at the end of December. We have received the initial copy of the parcel migration. There is no date set for when the final product will be delivered.

Village parcels: The parcel migration experienced problems with the village parcel aligning with the parcel in the townships. Tesky received a price from Pro-West to align this data and the quote is for $4,200.00 to correct the 7 villages. Motion by Knops/Stout to approve the village parcel edits. Motion carried.

Extra Help: Tesky is requesting an extra help position to help with the plat book development. The county plans to do an in-house plat book for next year. This person would work with Rebecca McEathron-Kramer to develop our plat book. Tesky is requesting 500 hours with the funding to come from the public access account. Motion by Schmitt/Stout to approve the extra help position. Motion carried.

Next meeting will be December 8, 2015 @ 1:30 PM.

Chairman Willingham adjourned the meeting at 3:14 P.M.

Yvonne Johnson
Assistant Zoning Administrator
NOT COMMITTEE APPROVED

ZONING COMMITTEE
PUBLIC HEARING

DAVE KREMER
NOVEMBER 10, 2015
SHORT TERM RENTAL

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 2:30 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:

A parcel in Gov’t lot 4, Section 31, T33N, R6W. Property address: W9696 County Road D

Property owner: Nuessle Family Trust
PO Box 54340
Phoenix, AZ 85078

Petitioner: Dave Kremer
PO Box 183
Glenwood City, WI 54013

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. Existing building will be used, no new construction requested.

Chairman Willingham asked for anyone in favor of the request. Dave Kremer was present. Kremer stated he owns a home near Flater’s Resort. He and a partner recently purchased East Bay and are working on an extensive remodel. They want to make this a destination place for the area. People planning a wedding need to have lodging available in the vicinity. Kremer and his wife plan to move to this residence in 4 years and make it their year round home. He explained that he pays his bills and takes care of his properties. They would like to use this property to house people who are booking weddings at East Bay.

Chairman Willingham asked for anyone to speak in opposition to the request. John Hopperdietzel stated he lives at W9724 Hwy D and his driveway would be the first one to the west of the property. His concern is keeping the area residential and quiet. He would not like to see weddings held at this property. His concerns included parking, events, and alcohol being served.

Kremer responded that they don’t intend to hold any weddings or parties at this site. It would be used for lodging for people attending the wedding. The capacity for people to stay would be
between 15-20 people. Kremer said the barn could be used for gift opening and possibly a groom’s dinner. There is no liquor license available and they would not be serving alcohol. This would not be a party property. They would not have any parking on the street. Kremer is willing to work with the neighbors to work out any guidelines or concerns.

Chairman Willingham asked 3 times for anyone else present in favor or against the request to speak. There being no further testimony, Chairman Willingham closed the public hearing at 2:44 P.M.

ZONING MEETING

Reviewed staff recommendations. No weddings are planned at this property. Kremer stated they are willing to work with the neighbors and will have requirements to protect the property, neighbors, and county. Motion by Schmitt/Stout to approve the conditional use request with the staff recommendations as conditions. The capacity will be 24 people and 8 parking spaces required. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator