NOT COMMITTEE APPROVED

ZONING COMMITTEE MINUTES
JULY 1, 2009

Chairman Willingham called the meeting of the Rusk County Zoning Committee to order at 2:27 p.m. in the Law Enforcement Center at the Rusk County Courthouse. Members present were Willingham, Mai, Costello and Schneider. Staff present: CeCe Tesky and Monica Kenealy.

Schneider/Costello motion to approve the minutes of the June 3rd meeting and public hearing. Carried.

The next meeting will be on August 5th, 2009 at 2:00 P.M.

BILLS

Costello/Schneider motion to approve bills. Carried.

CSM’s

2 lot CSM for Scott Storlid on Crocker property in the Town of Rusk. Scott Storlid was present. He wants to purchase the lot and disagrees with the ordinance. Pat Kelly was present as an agent for the seller and he also had concerns with the requirements. Issues were with determining how or where to measure the 100’ lot width minimum near the ordinary high water mark. Discussion followed. Schneider/Costello motion to approve CSM with the condition that the map be redrawn so that property lines are squared off near the ordinary high water mark as discussed. Tesky has the authority to approve without needing to come back to the committee. Carried.

Taylor arrived at 2:42 p.m.

Closed regular meeting at 3:16 p.m. to open public hearing. (See separate minutes)
Reopened regular meeting at 3:58 p.m.

Tesky told the board that the public hearing notice was sent out to neighboring property owners within 500 feet. There was one property owner (not within the 500 feet) that requested to be notified if there were any changes on the original campground, but he was not notified. Tesky indicated that she would like the committee to recognize this and delay a decision until she could send him a letter asking for comments about the proposal. Tesky went over the staff recommendations to the board.

Willingham asked the board if they wanted to do a site visit. Taylor doesn’t think we need an onsite. He doesn’t think a site visit would benefit the board. Willingham thinks it will give the board a better idea as to what to decide. Taylor thinks it would be a better idea to visit other neighbors and check out the noise. Willingham said that the board performs onsite visits for all other proposed campgrounds in the recent past and feels this application should not be an exception, unless the board decides it’s not necessary. Schneider/Costello motion to have an onsite on Friday, July 10th, 2009 at 8:30 a.m. Motion carried with Taylor voting no. Taylor left the meeting at 4:22 p.m.
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Closed regular meeting at 4:27 p.m. for public hearing. (See separate minutes)
Reopened regular meeting at 4:30 p.m.

Costello/Schneider motion to approve rezoning request to change zoning from Agricultural to Forestry in the Town of Washington. Carried.

DISCUSSION AND POSSIBLE ACTION

Consider 2010 Budget. Tesky provided a copy of the proposed budget to committee members. Numbers included contracted wage increases for 2010 and other expenditures at zero increase. Tesky is concerned that revenues may continue to fall and it is difficult to foresee how the budget will be affected. Mai/Costello motion to forward the budget to the finance committee. Carried.

Consider plot plan submitted for campground by Jim Sterchy. The Rusk town board doesn’t have an issue with the revision of the driveway location.

Consider reducing after-the-fact fees for Steven Amos/Nathan Whiting, Town of Wilson. Tesky received a complaint regarding an illegally installed septic. Nathan Whiting sold on a land contract to Amos, but the contract was not recorded. A Land Use and Sanitary permit had been issued to Whiting, but what was built and installed is not what was permitted. Amos asked if the after-the-fact fee can be reduced. Schneider/Costello motion to reduce the fee from $1,337.50 to $950.00 with the condition that he has 30 days to get both permits and pay the money. Carried.

NR115. Tesky provided the committee with information regarding proposed changes to NR115. WCCA has submitted concerns about several areas, including impervious surface limits being too stringent. The committee agrees with that position.

FEMA Map Modernization. Tesky wrote letters to Obey, Kohl, Decker, Feingold and Williams asking for their assistance in postponing FEMA’s Letter of Final Determination. She also wrote letters to the townships and asked them to send letters. She will be sending to affected property owners, as well. The committee considered a resolution to forward to county board asking FEMA to postpone their Letter of Final Determination until more acceptable maps can be created. Schneider/Mai motion to take the resolution to the county board.

ZONING ADMINISTRATOR’S REPORT ON MONTHLY ACTIVITIES

Tesky talked with Corporation Counsel about Nitek’s request for an outdoor band on Labor Day weekend. Rich indicated that Nitek’s would need another conditional use permit should they want to do this. He didn’t think that the committee could just revise the conditions to permit single time uses such as this.

There is an issue on CTH D with a septic system that was inadvertently installed on or near a well that no one knew was there. Efforts to find the well have not been successful and Tesky is researching to find out if anyone knows if had been abandoned. She is meeting the
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plumber there next week to spend some more time trying to find the well without destroying the new septic system.

Septic and holding tank notices have been going out and the office has been receiving a lot of calls.

The office is being audited by the DNR for their Nonmetallic Mining Reclamation program on August 4th.

Tesky will be out of the office on medical leave for two weeks in July.

Willingham adjourned the meeting at 5:30 p.m.

Monica Kenealy, Secretary/Bookkeeper