ZONING COMMITTEE MINUTES
SEPTEMBER 1, 2010

Chairman Willingham called the meeting of the Rusk County Zoning Committee to order at 2:15 p.m. in the Law Enforcement Center at the Rusk County Courthouse. Members present were: Dave Willingham, Kathy Mai, Tom Costello, Phil Schneider and John Stencil. Staff present: CeCe Tesky and Yvonne Johnson.

Mai/Costello motion to approve the minutes of the August 4 meeting. Change minutes to indicate that Stencil was excused. Motion Carried. The next meeting will be on October 12th, 2010 at 2:00 P.M.

BILLs

Stencil/Costello motion to approve bills. Carried.

CSM’s

1 lot on the Chippewa River in the town of Big Bend. The map was submitted just before the meeting. There is a piece of land by the road that should be included in the map. There are structures located in the proposed easement and the easement is in the floodplain. Motion by Costello/Schneider to postpone approval until the surveyor amends the map and addresses the issues with the buildings in the easement. Motion carried.

1 lot in the town of Lawrence. A wetland delineation indicated that the current lots 1 & 2 have wetland areas not indicated on the original map. By remapping, only a small strip of land is out of the floodplain and wetlands. Motion by Stencil/Schneider to recommend that the property owner complete the floodplain study already begun. Motion carried.

DISCUSSION AND POSSIBLE ACTION

2011 Budget: the budget went to the Finance committee last week without any changes.

Compliance review:

3D Campground: They have met the conditions placed on the permit and obtained licenses. No complaints have been received.

Strzok Campground: There was a deadline of August 13th to meet conditions. Celina Cooper has been there and they need to do a nitrate test. They have planted seedlings for the screening and applied for permits for the stairways. They need to allow the buffer to regrow in the areas adjacent to the stairways.
Red Rock Campground: This campground has not been completed. They do not have a campground license and are not operating. There was a 2 year time limit for substantial completion of the project. Motion by Costello/Stencil to extend the time limit an additional 90 days. Motion carried.

Floodplain: Tesky sent an email to FEMA asking if they would provide money to the county for LIDAR, would they use the new information to remap our floodplain. Hinterlong indicated they never said they would remap even if they were provided new information. Costello will review the audio tape from the FEMA meeting. Discussed uses for LIDAR and the costs of remapping or doing detailed studies. Stencil asked what FEMA wants us to do. The answer from FEMA is always to adopt the maps. Committee recommends asking Thiel to send a letter to FEMA asking for a formal replay.

Committee recess from 2:55 P.M. until 3:00 P.M.

Chair Willingham recessed the zoning meeting at 3:00 P.M. to open a public hearing for a proposed multi-family dwelling in the Town of Big Bend. There were 12 members of the public present. Chair Willingham reopened the zoning meeting at 3:55 P.M. (See separate minutes for the public hearing comments.) Willingham suggested it would be helpful to do a site visit. The committee would consider the issues raised at the public hearing including rental and sublease of the units. Willingham pointed out that the committee is not here to protect existing businesses from competition. Willingham read the staff recommendations. Scheduled a site visit for September 10th at 3:00 P.M. at the property and will then reconvene at the Town of Big Bend Hall immediately following the onsite. Written comments can still be submitted.

Wind Energy: Tesky spoke with Buffalo County and they have a stand alone ordinance that would then apply to the entire county. Tesky suggested the committee may want to incorporate language into our existing ordinance. The committee will need to consider whether they want the wind energy rules to apply county wide or just in zoned and shoreland areas.

Tesky gave an office update. Permits are about equal to last years. Monica Kenealy who was the secretary/bookkeeper in the office resigned. The front work area will need to be rearranged. There will be an intern in the office next summer and we will also need to be scanning in the new permits.

Motion to adjourn at 4:29 P.M. by Stencil/Mai. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator