

Florence County Zoning and Solid Waste

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March 9, 2015

Minutes of the **Planning and Zoning meeting with Public Hearing** conducted on March 4, 2015 in the courthouse, Florence County, WI.

Chairperson Bomberg called the meeting to order at 7:00 P.M. and took roll call.

Members present: Supervisors' Sherry Johnson, Matt Brunette, Jeanette Bomberg, Gary Steber and Holly Stratton

Members absent: None

Others present: Tim Bomberg, Jim Brolin, David DeMuri, Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Stratton to approve the agenda, second by Supervisor Johnson, vote five (5) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg asked for a motion on the minutes of the meeting conducted on February 4, 2015. **Motion by Supervisor Steber to approve the minutes of the meeting conducted on February 4, 2015, second by Supervisor Johnson, vote five (5) ayes, zero (0) nays, motion carried.**

There were no persons wishing to address the committee on other zoning related concerns.

The current bills were reviewed as presented and recommended to the Audit and Budget Committee for approval. **Motion by Supervisor Johnson to approve the bills and recommend to Audit and Budget for approval, second by Supervisor Stratton, vote five (5) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced **Public Hearing CUP-20150001**, request Conditional Use Permit under the Florence County Comprehensive Zoning Ordinance, Section 3.21 Residential Single Family, to change the residential use (RS-10) on parcels 010-02585-0000 and 010-02586-0000, Lots 3 & 4, Block 16 of Plat of Village of Florence, from residential to a parking lot to be used for parking of cars for adjacent business. This is not a zoning change. Property is Lots 3 & 4, Block 16 of Plat of Village of Florence, Section 21, Township 40 North, Range 18 East, Town of Florence, Florence County, WI. Property address is 709 Florence Avenue. Request submitted by Florence Motor Sales, Inc.

There was no written correspondence. There was comments from an individual who received the informational packet, he is present and can express his concerns. Wolosyn noted the committee should take into consideration that in the Town of Florence Comprehensive Plan, the planning commission encouraged infilling of vacant lots to residential to keep as residential as the infrastructure is there.

The applicant, Mr. DeMuri went on to explain his request. He said most times they run out of room to park cars and the area will get congested. He would like to use this proposed area to have his employees park and also utilize for customers who drop off their vehicles for service. The extra room will also allow for an area to push snow to in the winter.

**RICH WOLOSYN, ZONING ADMINISTRATOR and SOLID WASTE COORDINATOR
TRISH KELLY, ASSISTANT ZONING ADMINISTRATOR**

Jim Brolin, neighbor across the street from the proposed property voiced his concern and questioned if this parking lot would become a thorough fare from the alley to Florence Avenue and turn into a mini alleyway. Concerned the area will become a parking lot for other businesses at night with people coming and going all hours of the day and night. Brolin said he would not be in favor of this type of activity due to traffic and noise concerns. He would like to see the front of Florence Avenue blocked with some type of gate, fence, trees or hedge so the property cannot be accessed off of Florence Avenue. Brolin noted the home to the west is for sale and the neighbor on the other side may have concerns once the property starts being used as a parking lot.

Chairperson Bomberg noted in the request, the applicant proposed landscaping such as shrubs, trees or a berm to buffer the property and block entrance off of Florence Avenue.

Wolosyn asked Mr. DeMuri if he would put a sign up off the alley stating this is a business parking lot for customers only and not an overflow parking lot, to discourage the general public from parking there. There was further discussion on overflow parking. **Motion by Supervisor Steber to grant the conditional use request CUP-20150001 with the stipulation that some type of buffer be placed on the frontage of Florence Avenue to prevent ingress and egress from Florence Avenue, second by Supervisor Stratton, vote five (5) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced *Public Hearing ZA-20150001*, request an amendment to the County of Florence Code of Ordinances by which the County Board will amend the existing Florence County Shoreland and Wetland Zoning Ordinance, Section 12.0 Shoreland-Wetland District and some minor text clean up in Section 4.0 Dimensions of Building Sites, Table 1 and deleting Section 5.8 Location of Private Sewage Treatment and Disposal Systems.

Wolosyn explained, the amendment as stated is text clean up. The major part of the amendment is the change of the designation of the map as indicated in 12.1 of the Shoreland Wetland Zoning Ordinance. The Department of Natural Resources (DNR) prepared and presented additional wetland maps to be adopted as the wetland zoning layer. After review of the data from the DNR, there are some areas which appear to be island areas that are high ground surrounded by wetland, in which the DNR mapped that high ground into the wetland. As a saving clause, under Section 12.2 Locating Shoreland-Wetland Boundaries gives an opportunity to recognize errors. The language currently states "an official map amendment must be initiated within a reasonable period of time." Not knowing what is meant as reasonable time, he would like to add after the last sentence in that section, *following the discovery of the mapping error*. This way a new time frame is set to be considered reasonable. **Motion by Supervisor Stratton to approve zoning amendment ZA-20150001 with the recommended changes as stated by the Zoning Administrator and forward to full County Board for final approval, second by Supervisor Johnson, vote five (5) ayes, zero (0) nays, motion carried.**

Under discussion/action regarding Resolution supporting Zoning Amendments ZA-20140005 and ZA-20150001 to Florence County Shoreland and Wetland Zoning Ordinance. Wolosyn informed the committee the resolution is to satisfy the demands of the DNR that an amendment is done through a formal resolution. **Motion by Supervisor Johnson to approve the resolution adopting the recommended changes resulting from Public Hearings' ZA-20140005 and ZA-20150001 and forward to full County Board for final adoption, second by Supervisor Steber, vote five (5) ayes, zero (0) nays, motion carried.**

Committee reports, Chairperson Bomberg thanked Rich Wolosyn for the work he put into the land transfers and work in the Planned Unit Development. He has done a lot of difficult negotiations recently on behalf of Florence County, above and beyond his duty as Zoning Administrator, and she wanted to extend a huge thank you for his additional work.

Under Administrator reports, Wolosyn mentioned an e-mail he received from the County Clerk, Donna Trudell stating complaints were brought to the attention of the County Board Supervisors that people were smoking right next to the buildings, with the current problem areas, the back door by zoning and forestry and parks. For years, no one has smoked by the back door to zoning. Wolosyn explained he brought this to the attention of Annette Seibold, Health Department asking that that whoever reported this be more accurate as to the specific area. If there is a problem, address it with those involved and resolve the issue, there should be no need to involve everyone else in the matter.

Wolosyn gave a report on the unfunded county assessment proposal in which he was asked to review. This proposal requires counties to provide a level of service costing \$25 to \$30 per parcel but only includes funding of \$6 per parcel. The county assessment proposal would require counties take over the property assessment function and perform annual revaluations to keep property values at 100 percent of full market value each year. Wolosyn feels this proposed budget bill needs to be opposed completely. Further discussion ensued.

Lastly, Wolosyn mentioned as he was going through the Spread Eagle Planned Unit Development again, years ago Dave Majewski, George Folz, Jim McDonald and Wolosyn worked on the development of that plan. Majewski and Folz also worked on, and were instrumental in the sale of the land from the county to state management. During the process, there were some bodies of water in the area that Jim McDonald labeled with some names. Wolosyn thought it would be appropriate to follow through and have some small bodies of water named after George Folz and Dave Majewski. Wolosyn did file application for this process for Folz Pond and Daves Lake which was on the original plan. A body of water will not be named until a person is deceased for five years. George Folz would qualify. Dave Majewski has a waiting period. The application process would want support from the county board in the form of a resolution to support the application process. The committee felt this is an appropriate remembrance to the memory of their service with Florence County. Wolosyn will continue to prepare a resolution for county board.

Motion by Supervisor Johnson to adjourn, second by Supervisor Steber, vote five (5) ayes, zero (0) nays, motion carried.

Respectfully submitted,


Rich Wolosyn
Zoning Administrator

RW/tk