

August 16, 2017

Minutes of the **Planning and Zoning meeting with Public Hearing** conducted on August 2, 2017 in the courthouse, Florence County, WI.

Chairperson Bomberg called the meeting to order at 6.00 P.M. and took roll call.

Members present: Supervisors' Jeanette Bomberg, Gary Steber, Mark Wenzel, Larry Neuens

Members excused: Sherry Johnson

Others present: Tim Bomberg, Don & Sue Okler, Chase Erickson, Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Neuens to approve the agenda, second by Supervisor Steber, vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg asked for a motion on the minutes of the meeting and public hearing conducted on July 5, 2017. **Motion by Supervisor Neuens to approve the minutes of the meeting and public hearing conducted on July 5, 2017, second by Supervisor Wenzel, vote four (4) 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 Steber to approve the bills and recommend to Audit and Budget for approval, second by Supervisor Neuens, vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced **Public Hearing CUP-20170009**, request Conditional Use Permit under Chapter 10, Subchapter 1, of the Florence County Comprehensive Zoning Ordinance, Section 6.16, Temporary Uses, to place a travel trailer in an open forest zone for more than (30) consecutive days and use as a temporary dwelling. Property is located in the NW ¼, NW ¼, Section 26, Township 40 North, Range 15 East, Town of Tipler, Florence County, WI. Property address is 10354 White Tail Lane. Request submitted by Chase Erickson for John Page.

There was no written or oral correspondence. This is the third time Mr. Page has applied for this type of conditional use permit. He withdrew the first permit, and was granted the second permit. However he does not feel comfortable with his neighbors at the property he is currently on. The realtor has agreed to take the property back and has offered this property in Tipler. The permit that was granted is not transferrable, so he needs to reapply. The applicant, Chase Erickson, said Mr. Page would like to purchase this property and place his camper trailer on the property for a few years until he can build a home, as his wife has Alzheimer's and this has been their dream to have a place up north.

Chairperson Bomberg questioned the five year plan, and felt this should be reviewed in two years. Wolosyn also cautioned Mr. Erickson that there is Wild Parsnip quite heavy in that area, and that Mr. Page needs to be informed so an individual with Alzheimer's does not get harmed. **Motion by Supervisor Steber to approve Conditional Use Permit CUP-20170009 to place a temporary travel trailer for more than 30 days and use as a temporary dwelling with the condition the permit will be reviewed in two years, second by Supervisor Neuens, vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced **Public Hearing CUP-20170010**, request a Conditional Use Permit under Florence County Comprehensive Zoning Ordinance, Section 3.45, I. (1) and J. (7), to place a temporary travel trailer in a restricted overlay district area for homes less than 18 feet in width, for a period of two (2) years to construct a single family dwelling. Property is Part of Government Lot 1, Section 28, Township 40 North, Range 18 East, Town of Florence, Florence County, WI. Property address is 5514 Fisher Lake Road. Request submitted by Don Okler.

Written correspondence was read from Richard & Sharon Kreider who also live on Fisher Lake Road. They have absolutely no problem with the Okler's parking their fifth wheel camper at the property on Fisher Lake Road while working on building their home. They look forward to having new neighbors and welcome them to Florence. (Letter on file in zoning office).

The applicant, Mr. Okler informed the committee they recently sold their home with the pretence to live in their travel trailer on this property they purchased while they build. The septic system has been inspected and cleared, the water is functioning and the power will be set. They plan to build a smaller home, get as far as they can on the project this year, and be back in the spring to continue on with the construction of their home. **Motion by Supervisor Steber to approve Conditional Use Permit CUP-20170010 to place a temporary travel trailer in a restricted overlay district, second by Supervisor Wenzel, vote four (4) ayes, zero (0) nays, motion carried.**

**Under discussion/action regarding Proposed Zoning, Road Naming and Addressing, and Non-Metallic Mining budgets for the year 2018.** Wolosyn reviewed the proposed Zoning, Road Naming and Addressing and Non-Metallic mining budgets with the committee. He noted the Non-Metallic Mining budget fluctuates some with the number of mines, as the incoming revenue pays for the administration of this program. The zoning budget is projected out the same as previous years, \$11,500 for zoning permit fees, \$2,600 for uniform dwelling code permit fees and \$800 for temporary travel trailer trailers, an estimated nearly \$15,000 in revenues. On the expense side, there was an increase to employee's wages last year and a projection of no increase at this time. There was a \$1,476 increase in insurance last year as well. The total increase between wages and insurance was \$3,117.47. The total budget increase being proposed is \$3,663.14 for 2018. The addressing was rolled into the zoning budget last year and is more of a user type pay situation moving forward. Supervisor Steber thanked Wolosyn for the good job he always does on his budgets. **Motion by Supervisor Steber to forward the proposed Zoning, Road Naming and Addressing and Non-Metallic Mining budgets to the Audit and Budget committee for final approval, second by Supervisor Neuens, vote four (4) ayes, zero (0) nays, motion carried.**

**Discussion/action regarding Proposed Florence County Unmanned Aerial System (UAS) Operations Project.** This item remains on the agenda should there be any questions throughout the process. There is no action needed at this time.

**Report on the scan document project in the Register of Deeds office.** The Register of Deeds office reported, for the time period July 1<sup>st</sup> through the July 31<sup>st</sup>, 2017 there was 9.5 hours worked on the project with 116 documents entered and verified.

**Committee reports.** *Supervisor Neuens* understood at one time that the County Ordinance overrode the State. However, he was told otherwise at a meeting in Wausau. *Wolosyn* explained that some things have changed over time and the way the law is written as of now, County Ordinance cannot be more restrictive than what the State Administrative Code is. This was found out through the NR115 update to the Shoreland Zoning. Counties across the state were more restrictive, and the law is continually challenged. State legislatures are introducing more changes through the budget bill.

*Supervisor Neuens* brought up Senate Bill 245. *Wolosyn* had no comment.

*Supervisor Neuens* mentioned that the Wisconsin Counties Solid Waste Management Association (WCSWMA) are saying that not a lot of counties are involved with the group, which was formed in 1994 as a non-profit focused on connecting and supporting municipally-owned solid waste & recycling facilities. This is a free association and they would like to have more counties involved to see what they are proposing. All 72 Counties in Wisconsin are considered members.

*Supervisor Wenzel* reported there is no silt fence up at the wetland site in Aurora and a large piece of equipment remains at the property. *Wolosyn* will follow up on this site. He explained it was agreed that no further work could be completed with an excavator, hand work only and silt fencing was to be installed.

**Administrator reports.** *Wolosyn* reported on the stacking site in Aurora, and that the stack has been removed, as it was within 250' from the neighbor's wells. The well code is regulated the DNR.

*Wolosyn* mentioned and inter agency Memorandum of Understanding (MOU). The committee referred this to Building & Grounds committee.

**Motion by Supervisor Neuens to adjourn, second by Supervisor Wenzel, vote four (4) ayes, zero (0) nays, motion carried.**

Respectfully submitted,

**Rich Wolosyn**  
Zoning Administrator

RW/tk