

August 17, 2015

Minutes of the **Planning and Zoning meeting with Public Hearing** conducted on August 5, 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 Ron Erickson

Members absent: Holly Stratton excused

Others present: Rich Wolosyn, Trish Kelly

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

Chairperson Bomberg asked for a motion on the minutes of the meeting conducted on July 1, 2015. **Motion by Supervisor Johnson to approve the minutes of the meeting conducted on July 1, 2015, second by Supervisor Steber, 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 Brunette, vote five (5) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced **Public Hearing CUP-20150003**, request Conditional Use Permit under Chapter 10, Subchapter 1, of the Florence County Zoning Ordinance, Section 6.16, Temporary Uses, to place a motor home in the open forest zone for more than (30) consecutive days and then in a few years build a cabin.

Correspondence was read from Bryan Rahn a neighboring landowner, who has no issue as an adjacent landowner that is within direct visual proximity or line of sight for the applicant to place one temporary camper/motor home on their land, provided human waste is properly disposed of in accordance with Town of Tipler and Florence County regulations. (Letter on file in zoning office). The applicant would like to use the travel trailer on the property for a few years, and possibly build a cabin within a few years.

The property address is in place and there is self containment for the sanitary waste. The rules and regulations will be followed. Wolosyn recommends approving the request. **Motion by Supervisor Johnson to approve CUP-20150003 to place a motor home in the open forest zone for more than (30) consecutive days as recommended by the Zoning Administrator, second by Supervisor Erickson, vote five (5) ayes, zero (0) nays, motion carried.**

**Discussion/action regarding 2016 Proposed Zoning Budgets.** Wolosyn reviewed the proposed Zoning, Non-Metallic Mining, and Road Naming and Addressing budgets with the committee. He noted a correction to the Administrator medical and dental insurance total, a reduction of \$568.01. There appears to be a little downturn in the permit fee revenue. The zoning budget will be down, mostly due to the insurance decrease. Non-Metallic Mining will be a wash. Road Naming and addressing will be minimal. A new program was purchased this year to update the GPS unit. Overall, the budgets are projected to be less than what they were last year. **Motion by Supervisor Johnson to send the proposed Zoning, Non-Metallic Mining, and Road Naming and Addressing budgets for 2016 to Audit and Budget committee for final approval, second by Supervisor Steber, vote five (5) ayes, zero (0) nays, motion carried.**

(continued Planning and Zoning Minutes from 8/5/15)

***Discussion/action regarding Vacation Rental by Owner (VRBO) - as a Conditional Use Permit in the Residential Single Family District.*** This is back for final review prior to going to public hearing and making the changes. Correspondence from R & R Assessing and Steve Garbowicz, Corporation Counsel, was discussed. The best solution is to place Vacation Rental By Owner (VRBO) as a conditional use in the residential zoning districts. This will apply to the villages of Florence and Commonwealth, as well as residential areas around the lakes in Florence County. The public hearing process will be prepared as a conditional use for next month's meeting.

***Discussion/action regarding Model Farmland Preservation Zoning Ordinance.*** Wolosyn reported the Farmland Preservation Plan is mandated to be completed by all counties. That plan needs to be placed in the County Comprehensive Plan, by mandate, to create a chapter for the Farmland Preservation Plan. Once the plan is adopted, there needs to be a zoning ordinance that is consistent with the plan. There are several things that need to be submitted to DATCAP throughout this zoning ordinance process for them to review. In conversation with Brandon Robinson from Bay Lake Regional Planning Commission, DATCAP does not want a fragmented zoning map. This means to include all the parcels in the county plan, of the land that meets the soil requirements. Land Conservation committee took the position to have a minimum acreage size of twenty acres. It does not make sense to put one acre or five acres in the plan because it will not be used. Florence County needs to be sure of what is in their plan and what the ramifications are down the road. This all needs to be prepared and tailored in the best interest of Florence County. The twenty acres somewhat minimizes the amount of acreage. Wolosyn showed a map where he layered out the acreage in the GIS system. Another area that needs to be available is for land owners to opt out if they do not want to participate in the program. Supervisor Steber felt if we went to forty acres, the amount of land would be reduced and would allow for more local control. He felt this should go back to Land Conservation for reconsideration.

**Motion by Supervisor Steber to bring back to Land Conservation Committee for reconsideration of the acreage size to be placed in the Farmland Preservation Plan, second by Supervisor Johnson, vote five (5) ayes, zero (0) nays, motion carried.**

***Discussion/action regarding Road Naming and Addressing in Florence County.*** Wolosyn addressed an area on Red Maple Lane in the Town of Commonwealth that needs to be resolved.

***Under Administrator reports:*** There was a request by an individual from Seattle who is interested in purchasing Eagle Isle on the Spread Eagle Chain. He would like to build a structure to run a tram across.

There are changes coming in the Wisconsin Statutes for platting of lands, and recording of vacating plats in the Wisconsin Coordinate System. Wolosyn will keep up to date on those changes.

A memo was put out on the NR115 changes that happened in the budget bill for the Wisconsin Code Administrators and copied to the Wisconsin Counties Association regarding non-conforming structures and impervious surfaces.

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

Respectfully submitted,

**Rich Wolosyn**  
Zoning Administrator

RW/tk