

October 9, 2017

Minutes of the **Planning and Zoning/Land Information meeting** conducted on October 4, 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, Walter Mitchem, Frances Mitchem, Sara Grell, Bill Neuens  
Landscaping-Cameron O'Conner, Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Steber to approve the agenda, second by Supervisor Wenzel, 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 September 6, 2017. **Motion by Supervisor Neuens to approve the minutes of the meeting and public hearing conducted on September 6, 2017, second by Supervisor Steber, 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-20170011**, request an After-The-Fact Conditional Use Permit for filling and grading on greater than 20 percent slopes, within 300 feet landward of the ordinary high water mark of navigable water, Chapter 10, Subchapter 2, Florence County Shoreland Wetland Zoning Ordinance, Section 9.2. Property is part of the NE ¼, NE ¼, AKA Parcel 13 & Part of Parcel 18 for access of Montgomery Lake Parcels, Section 30, Township 40, Range 19 East, Town of Florence, Florence County, WI. Property is located off of Town Road L. Request submitted by Susan Veselik.

Correspondence was read from surrounding property owners. One letter stated, there was no spill of any dirt or runoff into Montgomery Lake during the process and the potential for pollution has been reduced. Another letter stated, this was unfortunate that proper permits were not in place prior to the filling and grading that was done on the property, however had no objections to the retroactive permit being considered. Yet another letter was concerned with what was happening at the property and that the project should not have gone as far as it did, without proper permits. (Letters on file in zoning office.)

The zoning office received a phone call the end of July reporting loads and loads of dirt being brought into the property, and that there was a camper and deck with roof on the property. Upon inspection of the property it was noted that additional filling and grading had been done for a driveway that was installed. There was also a large area where filling and grading had taken place for placement of a camper and deck. Property owner was notified and instructed to have the contractor install silt fence barrier and seed and mulch the area right away. The silt fence was installed immediately and permeable crushed rock was put in place of the seed and mulch. Wolosyn noted all steps were taken to stabilize the site and can be approved as presented. **Motion by Supervisor Steber to approve the After-The Fact Conditional Use Permit CUP-20170011 for filling and grading, second by Supervisor Wenzel, vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced *Public Hearing CUP-20170012*, 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 Agricultural Zone for more than (30) consecutive days and use as a temporary dwelling. Property is part of the NE ¼, NE ¼, AKA Parcel 13 & Part of Parcel 18 for access of Montgomery Lake Parcels, Section 30, Township 40, Range 19 East, Town of Florence, Florence County, WI. Property is located off of Town Road L. Request submitted by Susan Veselik.

Correspondence was read. One letter stated as the potential for pollution has been reduced, would appreciate any consideration that can be extended to the property owner in this matter. Another letter stated, in reference to the temporary use of a travel trailer on the site stressed the fact that there are conditions, covenants and restrictions that run with the land in each Montgomery Lake Parcel. The deed clearly states “no mobile home or house trailer shall be placed on said premises” and objects to the committee overriding covenants that are in place to protect property owners. They do not want to see their property values decrease due to this considered action. Another neighbor’s letter stated, when his home was built he had to obtain the proper permits for his property. There are reasons for ordinances put in place. Other homeowners in this area spend a large amount of dollars and high taxes to enjoy their lake front property. Why let others do what they want. (Letters on file in zoning office.)

The volume and page for the deed covenant brought to our attention by the neighboring property owner was reviewed with the abstract company and upon discussion it was concluded that Lot 13 of Montgomery Lake Parcels has its own deed covenant, which still prohibits a mobile home and house trailer.

Wolosyn explained the definition of mobile. A home that is transportable, built before June 15, 1976, which has an overall length in excess of 45 feet. This does not qualify as a mobile home. This is a travel trailer. Wolosyn also noted the septic system that was installed on this property and the neighbor property is code compliant.

Walter and Frances Mitchem neighboring property owners were not in favor of the camper trailer for reasons that it would decrease property values in the area and that the deed covenants were put in place for a reason. They would like their property rights protected. Also, they do not want a precedence set for other areas around the lake.

Sara Grell, property owner in the area, mentioned some of her concerns were already addressed, such as the septic system. Another concern was the length of time the camper would remain on the property, which was 5 years. And what happens after that 5 years, will it remain there longer.

Tim Bomberg, Chairman, Town of Florence said the Town of Florence would be in favor of granting a conditional use permit based on what has been done in the past, with a sunset of no more than two years, as this is lake front property.

Chairperson Bomberg addressed the members present, that Florence County has a concern with the campers being placed in areas throughout the county over the years with decks and additions. They still need all the services such as fire and rescue, and were not applying for fire signs for the property. The county board received complaints from constituents and board members saw this as an issue. A camper trailer that is placed beyond 30 days requires that a conditional use permit be applied for. Chairperson Bomberg said she would not support this request for the reason of the deed covenants alone. She believes a travel trailer is a down step from a house trailer and hearing the concerns tonight from the adjoining neighbors, she will not support the request.

Supervisor Neuens said he lives on a lake and understands the situation these homeowners are referring to and he will not support the request as well.

**Motion by Supervisor Steber to deny the request for Conditional Use Permit CUP-20170012 to place a travel trailer for more than 30 consecutive days, second by Supervisor Neuens, vote taken four (4) ayes, zero (0) nays, motion carried.** Wolosyn asked for a time limit for removal, committee members felt November 30<sup>th</sup>, 2017 should be enough time to allow for removal of the travel trailer.

*Discussion/action regarding purchase, training and pilot certification of Florence County Unmanned Aerial System (UAS) Operations Project.* Wolosyn gave an update on the project, noting they are very close to a purchase. Discussion is needed on the training for certification for operation. Asked for guidance as to who or what departments should be involved. Committee members felt an individual from Land Conservation/Zoning, Forestry and Law Enforcement personnel should be trained.

*Report on the scan document project in the Register of Deeds office.* The Register of Deeds office reported, for the time period September 1<sup>st</sup> through September 30<sup>th</sup>, 2017 there was 21 hours worked on the project between two employees, with 136 documents entered and verified.

*Under discussion/action regarding 2018 future projects consistent with Chapter 4 of the Florence County Lands Records Modernization Plan.* Wolosyn gave an update as per minutes from the Land Information Council meeting conducted on August 24, 2017 where past and future projects were discussed falling within the scope of Chapter 4 of the 2016-2018 Land Modernization Plan. These projects include surveying projects, addressing ROW in Tipler, Monumentation/PLSS projects are ongoing, as are scanning of Register of Deeds images. Drone purchase and training and usage, continuing with Land Corners and addressing problem areas. A new project consideration for assisting with location and marking of culverts including GIS inclusion were all discussed at the meeting. **Motion by Supervisor Neuens to approve the minutes of the Land Information Council meeting conducted on August 24, 2017 and to approve the 2016-2018 Land Modernization Plan, second by Supervisor Steber, vote four (4) ayes, zero (0) nays, motion carried.**

*Under discussion/action regarding selection of Board Members to conduct Administrative Performance Evaluation.* Supervisor Neuens and Supervisor Wenzel will conduct the Administrative Performance Evaluation for the Zoning Administrator.

*Committee concern.* Supervisor Neuens asked if there is some way to get the surveyors to record the surveyed properties that are conducted in the county. Wolosyn explained by state statutes the surveyors are supposed to bring the surveys to the county surveyor, which is the Register of Deeds.

**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