

Florence County Zoning
Courthouse, Florence, WI
October 5, 2022

The Florence County Zoning Committee met at the Courthouse on October 5, 2022. The meeting was called to order by the Chair at 6:00 p.m. A quorum of members was present.

Committee Supervisors present: Mills, Steber, Johnson, Bomberg, Brunette

Absent: None.

Others County Board members present: Wolosyn

Others Present: Patrick Flynn, Alex Lindeman, Devon Donaldson, Jacob Butterfield, Jack Butterfield, Lynn Mueller, Kathy Zelten-Jazinski, Daniel Jazinski, Debra Baravetto, Mark Baravetto, Zoning Administrator Sleeter, Assistant Zoning Administrator Lindeman

Agenda

Moved by Supervisor Bomberg for approval of Agenda as presented.

Motion seconded by Supervisor Steber.

Motion carried, with all voting "Aye" on a voice vote.

Minutes

Moved by Supervisor Steber to approve September 7th, 2022 minutes.

Motion Seconded by Supervisor Brunette.

Motion carried, with all voting "Aye" on a voice vote.

Persons wishing to address the committee

Lynn Mueller questioned what her property is zoned due to large trucks going up and down Lake Ellwood Road.

Lynn then questioned if a heavy machinery business is allowed in Open Forest. Zoning Administrator Sleeter stated that if Jack wants to use his property for business use, then he would have to apply for a variance or if he wants to use (grading) his property for personal use then he would have to apply for a conditional use permit which he has already submitted for. Supervisor Bomberg said that we will debate this at the future meeting and that being in open forest any business needs to apply for the proper permit and appear before the zoning board. Patrick asked if the county would supply signs that state heavy equipment trucks and Supervisor Bomberg informed him that the county has no jurisdiction on the town road but the board could put some conditions on the property usage during next month's meeting discussing Jacks application. Jack said that he has moved all his trucks and equipment to his other property to appease the neighbors. Supervisor Bomberg said that we will post the public hearing and adjoining land owners will be notified of the meeting. Jack told the neighbors that if they ever have an issue with him to go to him as he will make it right.

Review of Bills

Moved by Supervisor Steber.

Motion seconded by Supervisor Brunette.

Motion carried, with all voting "Aye" on a voice vote.

Discussion/action Conditional Use Temporary Use of Recreational Vehicle for Mark and Debbie Baravetto

Kathy questioned if Mark and Debbie plan to keep the second trailer on the property. They both answered no.

Supervisor Steber questioned if they will be using it year-round or if they plan to pull it out over the winter. Mark said that it will be there year-round for his family to be able to come and stay. Board member Wolosyn questioned if it has been inspected at the factory for temporary dwelling. Mark stated that it has a title and is registered and has a license plate.

Moved by Supervisor Johnson.

Motion seconded by Supervisor Mills.

Motion carried, with all voting "Aye" on a voice vote.

Revisit and Review Fees

Supervisor Wolosyn stated that he brought the fee resolution back to the zoning board for review with his biggest concern having no maximums. He stated that over the years we would charge a reasonable amount to help defray some of the cost of zoning but zoning was never required to make up any portion of the total cost of operating because the county board at that time did not want to lose control of the permitting process and encourage economic development. Supervisor Bomberg stated that at the prior meeting Supervisor Steber said that we've always wanted to maintain that we do have a fee structure that is competitive but we don't want to push people away from Florence County.

ZA Sleeter said that all the counties have uniform fees surrounding us. POWTS vendors have made comments about paying higher fees in other counties. They charge the same across the board just pay Florence County less. Assistant ZA Lindeman stated that the month of September brought in \$5304, and with the proposed fee schedule, the amount could have been \$9104.40. ZA Sleeter said that he understands wanting to push and promote these services but other counties pay attention to that revenue line and know where they are at. They go from 30-80%, 80% being a high year. We are small and should be hovering around 50% and right now we are at 17% and with the new fees we would be at 32%. ZA Sleeter mentioned that there are built in extras like the after-the-fact fees being three times the cost. With after-the-fact fees we can promote compliance rather than needing to take court action. Assistant ZA Lindeman stated that our after-the-fact fee is currently capped at \$100. That \$100 capped fee might allow someone to build any accessory structure and hope they don't get caught. If they do get caught the after-the-fact fee is only \$100.

Supervisor Wolosyn said that his suggestion is \$.20 per square foot, commercial minimum \$100, maximum \$1000, residential minimum \$100, maximum \$250. UDC \$200 minimum, maximum \$500. Accessory structure, would we really charge someone the minimum \$100 to build an 8x10 utility building? ZA Sleeter said yes, absolutely.

Supervisor Wolosyn said well that's up to the zoning committee to make that decision. ZA Sleeter said correct.

Supervisor Wolosyn said that he feels that \$100 minimum is too much and to cap it at \$150. \$50 is even a lot to have to pay for a small utility shed but it would be more represented than \$100. As far as sanitary permits Supervisor Wolosyn asked why if we are going off neighboring counties is Forest County charging only \$300?

ZA Sleeter circled back to the maximum on Commercial. He stated that he did site acquisition for years. Part of the matrix of site acquisition commercial buildings is always from big to little and not once was zoning fees part of the matrix. It always made the bottom line at the end but he was never searching based on county zoning fees. ZA Sleeter said that he still has the SC Swiderski check sitting on his desk and has tried communicating with them to get the check reissued with the current fees. Supervisor Wolosyn advised to mail the check back without a response. ZA Sleeter said that the check is a reminder of why things need to change so we don't go thru this again and we can keep the check. Supervisor Bomberg advised that we can't keep the check. ZA Sleeter said that going forward we could keep the check. Supervisor Wolosyn said about sanitary that they were in WI fund grant for some time and the committee opted out of the WI grand program and took the position that low-income people that needed a septic system replacement would go through the housing department if they couldn't afford it themselves. Again, we try to keep permit fees low as possible in Florence. Wolosyn goes on to say if ZA Sleeter truly believes that Forest County will raise their permit fees and the sanitary part of it and their hearings then he doesn't have a problem with it to come up to that. Wolosyn also stated that fees were looked at when Scott Wolf added metallic mining and no one adjusted them at that time. ZA Sleeter said that while visiting other counties fees he doesn't aim for the lowest, he aims at for what's right.

Assistant ZA Lindeman said that out of all the land use permits from 2020 was from 59% non-Florence County residents and 2021 was 49%. She also stated that those numbers could be flip flopped. Supervisor Bomberg said that our population doubles in the summer. That's why we need rescue and all those things in the summer because we have seen our numbers increase and because of covid being able to work remotely, so the numbers will follow that as well. Supervisor Brunette said that it would be nice to see a little money coming in but he doesn't want to price ourselves out, him being a resident himself. ZA Sleeter asked these questions to the other administrators. They know what they are up against and they look at the bottom line, and the bottom-line matters. ZA Sleeter felt it was the easiest thing to bring to the board to without making a splash, other things will follow but this is the first step. Supervisor Bomberg advises that when the board looks at things, they look at the medium income of \$49,000 and why the county gets the help that they do. Every single decision they make cannot be based on someone making \$200k, \$100k or \$18k a year. So, they look at the big picture and try to balance it out. ZA Sleeter

mentioned that \$27K could be made up in fees, if it's not taken from the people who use the land, it will come from the general fund and not the people who are using it. The model for this is our neighboring counties. Supervisor Wolosyn advised that were already going to take a big hit on everyone with EMS. He advises that if Sleeter truly believes other counties will move their sanitary price, he doesn't have a problem. Supervisor Wolosyn inquired about the E911 fee increase. Assistant ZA Lindeman said that towns will get \$30 for processing instead of \$20. Wolosyn asked if the towns have complained. Sleeter said only in passing. But it's a hard permit to work on because the book is constantly being worked. Supervisor Steber advised that wages have gone up, fuel costs have gone up. You can figure an hour a sign.

Supervisor Johnson expressed that \$200 jump in temporary use fee is significant, especially with EMS Levy. She doesn't feel that \$200 increase should take place. Sleeter expressed concerns in them not investing in the property. But he would like to have a stance on it. Supervisor Bomberg advised that she would rather see after the fact fees. Those that are trying to follow the rules we would like to work with. Supervisor Johnson expressed possibly a tiered structure for after the initial 3-year permit. Johnson proposed a 3-year, 2-year, and then every year. Sleeter stated that it becomes pay to play. If after the permit length you don't want to invest into the property and pay the tax, they will then pay the fee. Supervisors Bomberg/ Steber state that with these type of special use permits the utilites see profits from electrical hookup but the country doesn't and still has to provide garbage, rescue and finding someone in the woods is difficult.

Supervisor Johnson questioned conditional use of \$155 going to \$600. Sleeter states it is hefty and the hardest thing the office works on. With two publications and the mailings if is a lot. Sleeter says that half of the publications chews up the fees. \$600 is a big jump, but it's not out of the realm. Clerk Trudell believes the publication cost is \$75 each for a total of \$150. Supervisor Bomberg wants to make sure it's looked over again before it goes back to the full board.

Supervisor Wolosyn wants to make sure that ZA Sleeter considers the maximums for land use. ZA Sleeter advises that the only thing he can come with so far was giving to him by Supervisor Ed Kelly on the wheeler report. Supervisor Wolosyn states Sleeter doesn't need to spend any more time researching that, and to just put the maximums down.

Supervisor Brunette looks at what the county does, is a business. Only difference is that it's not out to make money, but here to represent the people. And to make sure that we aren't spending more than we are taking in. ZA Sleeter states that we are making moves right now without perspective on what we trying to do moving forward.

Revisit and Review 2023 Budget

No action taken

Itemized Bills

No action taken

Land Information Update

Carol and Laurie spent 21 hours archiving documents, 20 hours adding corner documents/reports to the spreadsheet, they archived 235 documents and added 233 corner documents/reports to the spreadsheet.

Administrator Reports

ZA Sleeter stated that he spoke with Steve Garbowitz, and he recommends us changing our ordinance ourselves. Sleeter originally asked for \$8000 for Bay Lakes to go through this but had since scaled down what we want to do and he thinks we can work with Steve at a much lower cost and will do it in pieces. Like for instance, this year we will work on temporary use, home business vs home occupation, bunk houses/mother-in-law suites. Supervisor Wolosyn suggested using the planning commission because they know the ins and outs and will only charge us when they work on something. ZA Sleeter said he is up to suggestions, he was just trying to save some money along the way.

Assistant ZA Lindeman expressed how much she enjoyed her day at soils field mechanics day. She is very excited to learn more for her soils certification and also for POWTS training this winter and spring. She also mentioned she would like to learn how to pilot the county's drone and help Scott.

Lindeman stated that the recycling grant was applied for in a timely manner.

She also had training from Gary at Coleman Engineering to be able to upload documents to our working Colligo layer that is parcel specific.

Future Agenda Items

Future ordinance updates

Adjourn

Supervisor Bomberg adjourned the meeting at 7:14 p.m.

Respectfully submitted,

Kelly Sleeter
Zoning Administrator