

**MINUTES**  
**Bayfield County Planning / Zoning Committee Public Hearing / Meeting**  
**October 18, 2007**  
**Board Room, County Courthouse, Washburn, WI 54891**

1. **CALL TO ORDER OF PUBLIC HEARING:** *By Chairman Jim Beeksma at 1:02 PM.*
2. **ROLL CALL:** *Beeksma, Jardine, Miller, Rondeau, present; Maki – absent.*
3. **AFFIDAVIT OF PUBLICATION:** *Read by Assistant Zoning Administrator Doug Casina.*
4. **REVIEW OF MEETING FORMAT:** *By the Chairman, as well as introduction of new format for those who wish to speak (each person must complete a form, introduce self at the podium-- a new recording system has been installed).*

**5. PUBLIC HEARING:**

**A. DANIEL FLYNN (EIA) Environmental Impact Analysis for private campground:**

*Supervisor Jardine noted a **correction**—applicant is Daniel Flynn, however, the agenda incorrectly lists Mr. Flynn's name as 'David'.*

[Note: the following discussion covered points relating to both the EIA and the Conditional Use request.]

*Dave Locey, volunteer for Wilderness Inquiry, addressed the Committee noting concerns from an adjacent property owner; all concerns he had with 'Exhibit C' have been resolved. Locey presented an overview, noting the business, headquartered in the Twin Cities, has been operating for about 30 years. Joint trips (which require special training, equipment, etc.) are provided for handicapped and able-bodied people; approx. 20 annual trips are in the Apostle Islands area. Locey said to resolve the lack of housing in the area, the Organization has been looking for property for quite some time; this 20-acre parcel [listed below in B.] borders the National Park Service and enhances one of their goals of bringing more accessibility to the Park; the private adjoining property owner is in agreement/has signed off on the proposal (property owner had concerns of being able to see the campground from his future cabin site; a compromise was reached to relocate some campsites on the western side of the ravine making them 500' from the future cabin).*

**Speaking in Support / Opposition:** *None*

**B. DANIEL FLYNN CONDITIONAL USE REQUEST - Establish/Operate Private Campground** (not open to public-- for members of Wilderness Inquiry only) **to include: 9 parking sites + trailer storage; 4 group sites (consisting of 26 tents total); 3 primitive sites; 1 yurt site (consisting of 2 yurts); and a toilet /shower facility (not to exceed 1000 sq. ft);** on 20-acre parcel (ID# 04-046-2-52-04-33-2 0300015000) in the SW 1/4 of the NW 1/4, less the E 1/2 in V. 956, Page 588 , Section 33, Township 52 North, Range 4 West, Town of Russell.

*AZA Douglas Casina outlined the conditional use proposal and reported Town approval was received with the notation, "Approved as modified on attached Exhibit C with written explanations. Applicant agreed with modifications and reduction in size of campground. No development east of ravine." Casina reported no letters of support or opposition were received.*

*Dave Locey stated the four group sites will accommodate multiple tents as some trips overlap with possibly 48 people present at one time; Group Camp Site #4 will be eliminated, which is a compromise with the adjacent land owner and the goal is to keep this as much of a wilderness as possible.*

**Speaking in Support / Opposition:** *None*

6. **ADJOURNMENT OF PUBLIC HEARING:** *At 1:22 PM, motion made by Rondeau, seconded by Miller, to adjourn; carried 4 yes / 0 no.*

7. **CALL TO ORDER OF ZONING COMMITTEE MEETING:** *By Chairman Beeksma at 1:22 pm.*

8. **ROLL CALL:** *Beeksma, Jardine, Miller, Rondeau, present; Maki – absent.*

9. **MINUTES OF PREVIOUS MEETING(S):** *Motion by Rondeau approve, second by Jardine **approve** the 09/22/07 minutes without corrections / additions. Carried 4 yes / 0 no.*

10. **BUSINESS:**

**A. DANIEL FLYNN (EIA) Environmental Impact Analysis for private campground:**

*Motion by Jardine, seconded by Rondeau, to **approve the EIA**; Discussion: Supervisor Rondeau said the plans/program were impressive and complimented Wilderness Inquiry. Carried 4 yes / 0 no.*

**B. DANIEL FLYNN CONDITIONAL USE REQUEST - Establish/Operate a private campground** (not open to public - for members of Wilderness Inquiry only) **to include: 9 parking sites + trailer storage; 4 group sites (consisting of 26 tents total); 3 primitive sites; 1 yurt site (consisting of 2 yurts); and a toilet /shower facility (not to exceeded 1000 sq. ft);** on 20-acre parcel (ID# 04-046-2-52-04-33-2 0300015000) in the SW 1/4 of the NW 1/4, less the E 1/2 in V. 956, Page 588 , Section 33, Township 52 North, Range 4 West, Town of Russell.

*Rondeau made a motion to **approve with the conditions of the Town of Russell** (“Approved as modified on attached Exhibit C with written explanations. Applicant agreed with modifications and reduction in size of campground. No development east of ravine.” Miller seconded the motion; carried 4 yes / 0 no.*

**Agenda Review and Alteration**

**C. TERRY PETERS Final Conservation Subdivision Plat Approval (Bayview):**

*Larry Nelson of Nelson Surveying reported they are asking approval of the final plant with the understanding it cannot be recorded until Surveyor Robert Mick is back from vacation and Karl Kastrosky’s final approval is made. Nelson noted there are the same number of lots, same area and same open space, with a few lots “tweaked” – some a bit smaller, some larger to get a better fit of the land”, and stated the name has changed to Superieur Vue [from Bayview Estates].*

*Developer Terry Peters answered a question regarding a file letter from Wm. & Maureen Bailey asking that the final plat shows the utility easement that they have with Peters “which goes through Lots 1 and the corner of Lot 21 of the proposed plat... The purpose of showing this easement would be to prevent a future owner from building on this easement.” Peters said they agreed the underground electric utility will remain as is and they will not build over the top of it. Nelson added they will ‘locate it’ and it will be on the final plat.*

*L.U.S. Travis Tulowitzky said the Bailey’s made the same request at the Town meeting. Peters stated he has no problem w/ their request and also noted the Bailey’s line will be “built around” and the others buried. Tulowitzky questioned Larry Nelson about some change of numbers and discrepancy with open space-- total project area / total open space differed. Nelson said the acreages on the preliminary plat are correct, and believed differences were due to ‘typos’.*

*Motion by Miller to **approve with the condition that the utility easement located on Lot 1 be recorded on the final plat**; second by Rondeau. No further discussion; no one spoke in support or opposition; motion carried 4 yes / 0 no.*

**D. DEBORAH ANCLAM SPECIAL USE REQUEST– Home-Based Business: Feed Mill** located on 6.7-acre parcel (#004-1213-10-992) in the N 1/2 of the NE 1/4 of the NE 1/4, Section 33, Township 45 North, Range 9 West, Town of Barnes.

*AZA Mike Furtak said this is a small scale feed mill (hay, salt, feed, etc.); applicant wants to see if it will be profitable before applying for a building; Town ‘conditional approval’ is on file; the Town wants to revisit in two years “to make sure it stays clean”. The Town also requested access be on Robinson Lake Road, rather than Hwy N. Furtak added it will be up to the Town to review in two years and contact the Dept. if a problem exists.*

*Motion by Rondeau to **approve for two years, be revisited by the Town at that time, and the driveway will come off Robinson Lake Road**; second by Miller. Discussion: AZA Casina presented the file report-- no letters (support or opposition) were received. Motion carried 4 yes / 0 no.*

**E. CHARLES & DARLA HUMPAL SPECIAL USE REQUEST - Residence in Commercial Zone** on a 1.24-acre parcel (#004-1304-02) in Lot 1, Point-o-Pines Plat, Section 9, Township 44 North, Range 9 West, Town of Barnes.

*Charles Humpal was present. AZA Furtak said Town Board approval is on file, no businesses are along that area although it is zoned commercial and it has been used residentially for 20-30 years; it has a new septic permit.*

*Motion by Miller, second by Jardine, to **approve**. There was no further discussion; motion carried 4 yes / 0 no.*

**F. MORRIS LEWIS SPECIAL USE REQUEST - Bed & Breakfast** located on parcel #021-1118-10 in the SE ¼ of the NW ¼, Section 18, Township 45 North, Range 6 West, Town of Grand View.

*Marv Helgeson, lives opposite Lewis on Sweden Rd, spoke in support but was concerned about guests at the B & B possibly trespassing on his property. Mike Furtak assured Mr. Helgeson the residence is existing, is approximately two 40s in from Sweden Rd. Town approval is on file with no conditions.*

*Motion by Rondeau, second by Jardine, to **approve**. No further discussion, file report was no letters for / against received. Motion carried 4 yes / 0 no.*

**G. JIM KRUEGER SPECIAL USE REQUEST - Expand Mini-Storage (two additional bldgs.)** on a 12-acre parcel (#012-1034-03) in the S ½, SE ¼, of the SE ¼, Section 13, Township 43 N, Range 7, Town of Cable.

*Owner Jim Krueger, clarified that he is actually planning to erect one building at this time, however, he was advised to request two to cover his long-term plan. Krueger was advised he has two years to build the second or it will expire. He does not plan to build the second if the first is not filled.*

*Krueger reported he called the Town twice prior to their Board meeting asking for notification of their meeting; he did not receive a call, the meeting was held, and he did not attend. He stated he does not agree w/ the following condition the Town placed on his request. ("Stipulation: A buffer zone needs to be created between the buildings & the highway & should start at the East property line & continue to the West as far as the buildings & consist of two rows of spruce or balsam trees 5' or taller with trees staggered 30' within each row.") He is concerned with this request and stated it was logged off long before he bought the property, and is left natural.*

*Krueger said the Town Chairman went to site after their meeting and didn't know the details prior to the decision being made. Supervisor Rondeau reported the buildings are not seen from the road and does not agree with the Town's condition. It was also noted there is National Forest on one side, is not residential—one residence is on Hwy M approx. ¼ mile away.*

*Motion by Rondeau, seconded by Jardine, to **approve the mini-storage expansion, maintaining the current buffer zone, but not including the Town's further conditions**. Motion carried – 4 yes / 0 no.*

**H. DON KARR SPECIAL USE REQUEST - Replacement of Second Residence on a Parcel** (#'s 002-1074-01 & #002-1074-02) located in the SW ¼ of Lot 6, and all of Lot 7 of the Plat of Mission Springs, Section 25, Township 48 N, Range 5 W, Town of Barksdale.

*L.U.S. Tulowitzky reported this Item has been **withdrawn**; it was determined a special use permit is not needed.*

**I. DISCUSSION / POSSIBLE ACTION Re Second Residences & Bunkhouses on Parcels That Can Not Be Divided:**

*Supervisor Rondeau commented that there is no time for the Dept. to revisit all the bunkhouse sites to monitor if conditions are complied with [that no more than two of the following are in the building: sanitary facilities/running water, sleeping facilities, kitchen amenities].*

*AZA Furtak stated one purpose is to control density; problems occur when the bunkhouses become rentals; it is important that second residences, especially on lake parcels, not be allowed to become rentals. He stated it is alright for guests and family members in most instances but problems occur with adjoining property owners, etc. when vacation or celebration mode comes into play for as these units are rented out. AZA Casina reported he hasn't found it to be problem w/ rentals [of bunkhouses] in his area.*

Rondeau stated that using for overflow of family is one thing, but we need to get some 'good language' in the ordinance. Supervisor Miller reported that he has looked at lake property recently and has been informed many places have bunkhouses and they stated they rent to hunters.

AZA Casina asked if the Committee was in agreement that this needs to be addressed. The Committee agreed and felt it is more of a problem on lake properties. Furtak noted it is a problem on Lake Namakagon. Casina noted it could be addressed as a condition on permits that the structure cannot be rented.

Chairman Beeksma then instructed the Dept. to come up w/ ordinance language to help settle this issue.

**J. CITIZENS CONCERNS / INPUT:** None

**K. DISCUSSION / POSSIBLE ACTION ON NR115 RE-WRITE UPDATE:**

Mike Furtak said the public hearings are finished; it is going to the Legislature.

**L. OTHER ITEMS THAT MAY COME BEFORE THE COMMITTEE** (Discussion Only): None

**11. MONTHLY REPORT:** Motion by Rondeau, second by Miller, to **approve** as presented; carried – 4 yes / 0 no.

**12. ADJOURNMENT:** Motion by Jardine at 2:07 PM, to adjourn; second by Rondeau; carried.

**Douglas Casina, Planning / Zoning Assistant Zoning Administrator  
Bayfield County Planning / Zoning Dept.**

Prepared by MJJ on 10/25/2007; Approved by D. Casina on 10/29/07

cc: Administrator; Clerk; Corp.Counsel; DNR; Committee; Supervisors