

MINUTES
Bayfield County Planning / Zoning Committee Public Hearing / Meeting
December 17, 2009 – 1:00 PM
Board Room, County Courthouse, Washburn WI 54891

1. **CALL TO ORDER OF PUBLIC HEARING:** *By Chairman Beeksma at 1:06 PM.*
2. **ROLL CALL:** *Beeksma, Jardine, Maki, Rondeau, all present; Miller, absent*
3. **AFFIDAVIT OF PUBLICATION:** *Presented by Director Karl Kastrosky.*
4. **REVIEW OF MEETING FORMAT:**
5. **PUBLIC HEARING:**
 - A. **ALLEN / ANN AMUNDSON REZONE REQUEST: Forestry-1 (F-1) to Agricultural-1 (Ag-1)** on 10-acre parcel (ID #01-012-2-43-07-24-4-04-000-20000), described as SE SE less SE & Less N ½ in V. 831 P. 36, and their 20-acre parcel (ID# 04-012-2-43-07-24-4-03-000-20000), described as SW SE in V. 459 P. 28 less N ½ in V.831 P.36, both located in Section 24, Township 43 North, Range 07 West, Town of Cable.

*Amundsons were not present; Director Kastrosky noted this was not a contentious issue; rezone is basically for open Ag land (pasture/hay) which may have been inappropriately zoned. Town approval notes it fits w/ existing & future land use plans. Support letter on file from **Charlie Larson**; no other correspondence. Kastrosky predicted the Committee will see a lot of these [rezones] in the 'planning process' taking place (i.e. 'areas that have been farm fields forever'). He said the fee schedule has changed to make it more affordable to correct the 'changed designations'.*

Support / Opposition: None
 - B. **MICHAEL / SUSAN MASTERSON REZONE REQUEST: Residential-2 (R-2) to Forestry-1 (F-1)** on parcel (ID# 04-022-2-47-09-10-3-04-000-20000), described as 4 parcels of land located in part of the SW ¼ of the SW ¼, and part of SE ¼ of the SW ¼; (incl par W of stream) all in Section 10, Township 47 N, Range 9 W, Town of Hughes.

Mike Masterson stated the original paperwork by AT & T was in error; this request is what the Town requested-- basically to set the original application straight which consists of four lots, and should have been applied in the beginning – to rezone the 'entire thing' instead of a one-acre piece in the middle. File Report: Kastrosky said there was no correspondence except Town Board approval.

Support / Opposition: None
6. **ADJOURNMENT OF PUBLIC HEARING:** *Motion by Rondeau / Jardine at 1:14 PM.*
7. **CALL TO ORDER OF PLANNING / ZONING COMMITTEE MEETING:** *1:14 PM.*
8. **ROLL CALL:** *Beeksma, Jardine, Maki, Rondeau, all present; Miller, absent.*
9. **MINUTES OF PREVIOUS MEETING(S):** *Motion by Rondeau / Maki to approve November 19, 2009 minutes as presented; carried 4 yes / 0 no.*
10. **BUSINESS:**
 - A. **ALLEN / ANN AMUNDSON REZONE REQUEST: Forestry-1 (F-1) to Agricultural-1 (Ag-1)** on 10-acre parcel (ID #01-012-2-43-07-24-4-04-000-20000), described as SE SE less SE & Less N ½ in V. 831 P. 36, and their 20-acre parcel (ID# 04-012-2-43-07-24-4-03-000-20000), described as SW SE in V. 459 P. 28 less N ½ in V.831 P.36, both located in Section 24, Township 43 North, Range 07 West, Town of Cable.

Motion by **Jardine / Rondeau** to approve as requested; carried 4 yes / 0 no.

- B. MICHAEL / SUSAN MASTERSON REZONE REQUEST: Residential-2 (R-2) to Forestry-1 (F-1)** on parcel (ID# 04-022-2-47-09-10-3-04-000-20000), described as 4 parcels of land located in part of the SW ¼ of the SW ¼, and part of SE ¼ of the SW ¼; (incl par W of stream) all in Section 10, Township 47 N, Range 9 W, Town of Hughes.

Motion by **Rondeau / Maki** to approve as requested. Carried 4 yes / 0 no.

Agenda Review and Alteration

- C. ROBERT MISENER SPECIAL USE REQUEST - Home-Based Business (real estate):** on 8.8-acre parcel (04-002-2-48-04-18-2 05-001-50000) in Govt. Lot 7, Section 18, Township 48 N, Range 4 W, Town of Barksdale.

Terri Misener was present. **Kastrosky** said the Town approved as it fits w/ their comp plan. Motion by **Rondeau / Jardine** to approve. No other discussion; carried 4 yes / 0 no.

- D. TOWN OF MASON – SPECIAL USE REQUEST Municipal Building:** on 1.45-acre parcel (#04-032-2-46-06-09-1 04-000-20000) in Lot 1, CSM 1675, Section 9, Township 46 N, Range 6 W, Town of Mason.

No Town representative was present. **Kastrosky** noted a rush note the Town Chairman placed on their application stating, "Please rush this app. along ASAP. The board has decided to start building regardless of app. procedures." **Kastrosky** expressed concern when town boards have that type of attitude. **Travis Tulowitzky** said as of a couple weeks ago they hadn't started construction, but was not sure of the current status; it is a pole building w/ footings, not a slab; meets setbacks, is w/in property. **Kastrosky** said they finally got a survey, there had been questions regarding building location. He also noted in the future there will be a category for municipal buildings; they won't require 'specials'; in comp plan there will be a municipal zone which will require a permit to build but not as special use and will not come before the Committee. Motion by **Jardine / Rondeau** to approve the municipal building request; carried 4 yes / 0 no.

E. CITIZENS' CONCERNS / INPUT:

- **Harold Maki: RE Town of Russell open space lots.** County Board passed requirement of CSM on green space lots; felt this should be requirement w/ all "these types of developments" in Bayfield County. **Kastrosky** noted it is identified in the conservation subdivision plat, there are meets / bounds designated descriptions as well as individual lots; in most where open space is identified it is recorded / identified properly.
- **Maki:** was concerned about Eagle Bluff which hasn't been **rezoned**; is still Ag; he felt this should be **requirement of developers**. **AZA Doug Casina** reminded him that those of five acres or greater have to come in. **Kastrosky** said it hasn't been problem on Forestry land, but may consider it for Ag. **Maki** wants to see this taken care of whenever someone comes w/ subdivisions. **Kastrosky** noted what we have now pre-dates the current staff. **Maki** said it would be more fair to implement the change and let the developer "get it right" for home sites; **he asked that this be put on an agenda in the next meeting or two**. **Tuliwitzky** said this was addressed on Terry Peters' development; they had to take care of it and it's rezoned to R2—the County process required that; for Forestry-zone it is county-wide. **Maki** said he wants this on Ag land as well.

- F. DISCUSSION / POSSIBLE ACTION – NR-115:** **Kastrosky** said it took nearly two years to integrate into the ordinance; he received a copy of approved language; it's not much different but takes some flexibility out of the shoreland ordinance; the reason... "good will hit the political world, legislature didn't understand the whole reason behind this".

Rondeau asked if wording of tower heights was looked into as discussed at the previous meeting. **Kastrosky** said it is 199' otherwise a variance is required. **Rondeau** questioned if it might be better to leave the 199 ft. w/ applicants having the right to apply for a variance and leave the ordinance as is. **Furtak** said

he has two upcoming tower applications for Barnes; some people are complaining the towers will block the full moon in fall, etc.; opposition can be expected. **Jardine** would like to see the ordinance changed to allow greater heights and avoid variances. He asked that this be on a future agenda.

G. DISCUSSION / POSSIBLE ACTION – Comprehensive Planning: **Kastrosky** thanked the Committee for support in the planning process; it was approved unanimously at Full Board. He said there are procedural conclusions for the Zoning Committee with responsibility to make sure the plan is updated / reviewed; decisions as of next year have to hold plan accountable, and report to the Committee. **Jardine** said he wrote down a “few contradictions” he found which will need to be corrected.

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

11. MONTHLY REPORT: November, 2009 **Jardine / Rondeau** moved to to approve Nov. 2009’s report as prepared; carried 4 yes / 0 no.

12. BUDGET and REVENUE: **Kastrosky** discussed a line item for \$1500 for software (**pictometry aerial imagery** to measure distances on computer) which is advantageous to the Dept. from time / travel perspective; investment is very worthwhile. (i.e. Some houses have been found with this program, built several years ago without a permit, and were not even on tax rolls, etc.) **Kastrosky** wants to contribute \$1500 for our Dept. which was not in the budget but would like to do a line-item-transfer from some money in legal expense which won’t be used. Motion by **Maki / Beeksma** to appropriate \$1500 for the pictometry software by means of a line-item transfer; carried 4 yes / 0 no.

13. ADJOURNMENT: Motion by **Jardine / Rondeau** at 1:55 PM; carried 4 yes / 0 no.

Karl L. Kastrosky
Bayfield County Planning & Zoning Director

Prepared by mjj on 12/30/09
Approved by KLK on 01/05/10

K/ZC/Minutes/2009/Dec.

cc: Administrator; Clerk; Corp. Counsel; DNR; Committee; Supervisors; Sheree Bye 62245 Delta Lake Rd, Iron River WI 54847