

MINUTES

Bayfield County Planning / Zoning Committee Public Hearing / Meeting

Monday, February 16, 2009 - 1:00 PM

Board Room, County Courthouse, Washburn, WI 54891

1. **CALL TO ORDER OF PUBLIC HEARING:** *By Vice Chairman Brett Rondeau at 1:02 PM.*
2. **ROLL CALL:** *Jardine, Maki, Miller, Rondeau, all present; Beeksma – absent / excused.*
3. **AFFIDAVIT OF PUBLICATION:** *Read by AZA Michael Furtak in Karl Kastrosky's absence.*
4. **REVIEW OF MEETING FORMAT:** *by Vice Chairman Rondeau.*
5. **PUBLIC HEARING:**
 - A. **BRETT T. RONDEAU RE-ZONE REQUEST – from Residential-1 (R-1) to Agricultural-1 (Ag-1)** on his 8.0-acre parcel (ID # 04-012-2-43-08-35-3-02-000-20000), and his 2.0-acre parcel (ID# 04-012-2-43-08-35-3-02-000-30000), both described as parcels located in the SW 1/4 the NW 1/4 of the SW ¼, Section Thirty-Five (35), Township 43 N, Range 8 W, Town of Cable.

Vice Chairman Rondeau announced he would abstain from voting on this 'personal' public hearing item. Rondeau noted the Planning Commission recommended he rezone these parcels to fit the surrounding land use and clear up some issues with R-1 in the midst of Ag property. AZA Mike Furtak noted Town approval and no letters of support or opposition on file; there was no support or opposition from anyone present.
 - B. **SHAUN BIRD (Owner) / CATHY MIDWOOD (Agent) RE-ZONE REQUEST – from Residential-3 (R-3) to Residential-Recreational Business (R-RB)** on a 35.990-acre parcel (ID# 04-034-2-43-06-23-1-02-000-10000) located in NW ¼ of the NE ¼, less Hwy and less CSM # 1317 in V.8 P93, Section 23, Township 43 N, Range 6 W, Town of Namakagon.

Agent Cathy Midwood noted the subject property and AZA Furtak addressed the fact that there is only one building site due to lakebed and/or wetland; with a rezone to R-RB, a 10 ft. setback from lot lines is possible. Town Board approval was received; no written opposition or support was on file; no opposition or support presented from the audience.
6. **ADJOURNMENT OF PUBLIC HEARING:** *Motion by Jardine / Miller at 1:10 PM; carried.*
7. **CALL TO ORDER OF ZONING COMMITTEE MEETING:** *By Vice Chair Rondeau at 1:10 PM.*
8. **ROLL CALL:** *Jardine, Maki, Miller, Rondeau, all present; Beeksma – absent / excused.*
9. **MINUTES OF PREVIOUS MEETING(S):** *Motion by Jardine / Miller to approve the Jan. 15, 2009 minutes as prepared without additions or corrections; carried 4 yes / 0 no.*
10. **BUSINESS:**
 - A. **BRETT T. RONDEAU RE-ZONE REQUEST – from Residential-1 (R-1) to Agricultural-1 (Ag-1)** on his 8.0-acre parcel (ID # 04-012-2-43-08-35-3-02-000-20000), and his 2.0-acre parcel (ID# 04-012-2-43-08-35-3-02-000-30000), both described as parcels located in the SW 1/4 the NW 1/4 of the SW ¼, Section Thirty-Five (35), Township 43 N, Range 8 W, Town of Cable.

Motion by Jardine, seconded by Miller, to approve this request to rezone noted property from R-1 to

Ag-1. Motion carried 3 yes / 0 no / 1 abstaining (Rondeau).

- B. SHAUN BIRD (Owner) / CATHY MIDWOOD (Agent) RE-ZONE REQUEST – from Residential-3 (R-3) to Residential-Recreational Business (R-RB)** on a 35.990-acre parcel (ID# 04-034-2-43-06-23-1-02-000-10000) located in NW ¼ of the NE ¼, less Hwy and less CSM # 1317 in V.8 P93, Section 23, Township 43 N, Range 6 W, Town of Namakagon.

Motion by Maki / Miller to approve; carried 4 yes / 0 no.

Agenda Review and Alteration

- C. ROBERT / RUTH WALTERS SPECIAL USE REQUEST – Home-Based Business** (car & boat detailing; auto repair; tire sales & service) located on a 9.32-acre parcel (# 012-1130-10-990) in Lot 1, CSM 850, in the SE ¼ of the NW ¼, Section 24, Township 43 N, Range 8 W, Town of Cable.

Robert Walters said he wants to include evenings and week end service in this business as there is a need in the Cable area. *Mike Furtak* noted Town Board approval with the condition that “no more than three unlicensed vehicles and no accumulation of debris and tires on the property and to terminate this permit upon change of ownership because it conforms with our land use plan and surrounding land use and it was approved by our plan commission.” *Brett Rondeau* noted that the Walters’ property is well-kept and he had no concerns it wouldn’t continue.

Motion by Jardine / Maki to approve with conditions placed by the Town of Cable [no more than three unlicensed vehicles and no accumulation of debris and tires on the property and to terminate this permit upon change of ownership]; motion carried 4 yes / 0 no.

- D. CITIZENS’ CONCERNS / INPUT:** None

- E. DISCUSSION / POSSIBLE ACTION ON COMPREHENSIVE PLANNING:**

Shawn Miller said he has received “lots of emails” regarding the contract and additional money requests for meetings. *L.U.S. Tulowitzky* said there has been discussion regarding the number of meetings agreed upon (two per month) and we were asked if we wanted more. The answer was ‘no’ but noted there is an ‘individually scheduled meeting’ for Tripp; upcoming meetings for Keystone and Namakagon will include SEH and County Staff. He said some towns would like more individual meetings (they are able to contract separately for them).

Mike Furtak noted Grand View, Namakagon, and Lincoln seem to be going great with this and as far as he understood Kelly is as well; SEH is willing to meet to alleviate any confusion on the towns’ part; good communication is coming about; he reported things are moving ahead well with his towns. Mike also noted that Cable would like to take their own survey. *Supervisor Rondeau* said Cable wants to fit it to their town mainly because of the wide range of diversity within that township. *Travis Tulowitzky* said four townships want to do a ‘full plan’; that will take more meetings / more time.

Supervisor Maki was concerned that much work is put in to this but there is opportunity to revise the plans in the future. He said it is a waste of time and money. *Tulowitzky* replied that in the long run, the Town plans will make “Zoning Committee life” easier. Towns will look closer at what requests come before them... they will give two reviews at the town level and by the time the Zoning Committee considers it there should be a good plan in place. *Rondeau* agreed and added the only complaint he heard was in regards to planning commissions being volunteer organizations putting in time for the town board. *Furtak* said there are some complaints that no one from Bayfield County Economic Development has attended the southern Bayfield County meetings.

****Shawn Miller** (**off subject of agenda) stated he received a complaint from Rasmussen & Sons regarding the County increase in septic fees and they sent a comparison for Sawyer and some other counties. **Furtak** noted it has been discussed at previous meetings that those who need the service should pay the required expenses / fees, rather than all taxpayers; the State increased Zoning Dept. fees as well. **Harold Maki** complained about the costs continually increasing everywhere. **Furtak** said the Dept. held a meeting seeking ways to be more efficient. ****Vice Chair Rondeau** called the Committee back to the agenda.

F. DISCUSSION / POSSIBLE ACTION – NR115 RE-WRITE UPDATE: It was noted Director Kastrosky was at a meeting that day; report should follow in March.

G. OTHER ITEMS THAT MAY COME BEFORE THE COMMITTEE (Discussion Only):

- **Miller** requested ordinance copies be made for the Committee.
- **Maki** asked if the relationship is good between the Dept. and Land Conservation. The answer was “yes, there is good cooperation”.
- **Maki** asked about a culvert at Whittlesey / Cozy Corner. **Tulowitzky** said he had been on site; DNR is the permitting agency; he advised Maki to talk with Land Conservation. **Furtak** reminded Maki that Zoning doesn’t require permits for that work.
- **Miller** asked about the CFS project in Russell. **Tulowitzky** said a Citizens’ group has filed a lawsuit against Bayfield County with Atty. Bill O’Connor; Bussey is unable to represent the County in this case. **Furtak** stated the opposition believes more studies should have been done and stormwater should have been addressed. **Vice Chair Rondeau** asked for no further discussion due to the legal aspects of this case.

11. MONTHLY REPORT: Motion by Jardine / Miller to approve as prepared; carried 4 yes / 0 no.

12. ADJOURNMENT: Motion by Jardine / Miller – at 1:48 PM; carried 4 yes / 0 no.

**Karl L. Kastrosky, Planning / Zoning Director
Bayfield County Planning / Zoning Dept.**

Prepared by MJJ on 02/23/2009
Approved by MF on 02/25/2009

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

K/ZC/Minutes/2009/Feb.