

ZONING & PLANNING COMMITTEE

Minutes of Regular Monthly Meeting

November 4, 2008

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Agenda Item #1: Call to Order: Chris Mayer, Chairman, called the Zoning Committee Meeting to order at 9:00 a.m. on November 4, 2008 Conference Room 1, at the Vilas County Courthouse, 330 Courthouse, Eagle River WI.

Members Present: Chris Mayer, Jack Harrison, Bob Egan, Fred Radtke, Maynard Bedish.

Others Present: Dawn Schmidt, Zoning Administrator; Sue Petruzates, Ben McMullen; Eric Johnson; Tammy Baughman, Secretary.

Agenda Item #2: Approve Agenda: Motion by Jack Harrison, second by Fred Radtke to approve 11/4/08 Agenda. All aye, motion carried.

Agenda Item #3: Approve Minutes: Motion by Fred Radtke, second by Jack Harrison to approve 10/2/08 Regular Monthly Meeting, Robert Schmidt Wetland Rezone, Gary Peske Conditional Use Permit, and the Sanitary Fee Increase minutes. All aye, motion carried.

Agenda Item #4: Subdivision Approval: 3 lot for Randy and Jessica Greenfield, Part of Government Lot 1, Section 3, T40N, R5E, Town of Lac Du Flambeau (McMullen & Associates, Inc.) Ben McMullen, Surveyor, present. The property is owned by the Greenfield's. There is an existing home on Lot 1, and they will be building a new house by the lake on Lot 2. Soil Tests are completed on Lots 1, 2, and 3. Dawn states the Lac du Flambeau Town Board approved the subdivision on October 9, 2008.

Motion by Jack Harrison, second by Bob Egan to approve as presented. All aye, motion carried.

Agenda Item #7: Schedule a Public Hearing on an Application for a Conditional Use Permit submitted by Steigerwaldt Land Services, Inc., Agent; construction of a utility substation to begin sometime between 2010 and 2012, Town of Arbor Vitae. The hearing is scheduled for 9:00 a.m. Thursday, December 4, 2008 at the Arbor Vitae Town Hall. An onsite may be conducted at the committee's discretion.

Dawn points out to the committee that also on December 4, the DNR/Keyzer Appeal Hearing will take place at the City Hall in Eagle River. She will be sending Jim Janet, Deputy Zoning Administrator, and Chris did not see a need for Zoning Committee members to attend.

Agenda Item #8: Discussion/Action Flood Plain Zoning: In process, nothing new to report at this time

Agenda Item #5: Condominium Approval Preliminary 2 Unit Condominium Plat for Birch Hill Condominium, Being a Part of the NW 1/4-NE 1/4 Section 13, T41N, R10E, Town of Conover (Eagle Landmark Surveying) No surveyor present. This is a 2 unit duplex. Dawn states it meets all requirements; however, she would like the dash lines in the limited common element area between Units 1 & 2 marked LCE1 and LCE2 on the plat map, which is a benefit to the property owner. Dawn would also like the Declaration turned in.

Motion by Bob Egan to approve pending conditional answers, second by Jack Harrison. All aye, motion carried.

Agenda Item #6: Condominium Approval: Preliminary 2 Unit Plat for Voyageur Crossings Residences I, Being All of Lot 2 of Certified Survey Map No. 4734 Located in Gov't. Lot 7, Section 25, T40N, R10E, Town of Washington. (Eagle Landmark Surveying). This is a 2 unit duplex. Dawn would like the Declaration submitted. She will be sending a note to all Surveyors requesting the Declarations prior to Condo submittals. The Statutes states you have to provide a common element which they did with their driveway, well, septic and drainfield.

Motion by Jack Harrison, second by Bob Egan to approve as presented. All aye, motion carried.

Agenda Item #11: Review Statistics and Budget: Dawn handed out the statistics for October 2008 and Chris noted that permits are down a total of 700 from last year. He also indicated the budget was in good shape.

Agenda Item #12: Training/Out of County Travel: None

Agenda Item #13: Sign Vouchers: Motion by Maynard Bedish, second by Jack Harrison to approve vouchers. All aye, motion carried.

Agenda Item #9: Public Comments: None.

Agenda Item #10: Letters and Communications. A letter was received by the Arbor Vitae's Plan Commission and they are interested in participating with the County in the Land Use Plan that is due by January 1, 2010. Fred asks Dawn if the Zoning Department will have any involvement in the Shooting Range if any improvements are

made. Dawn states zoning would not get involved unless they put a structure on the site. Dawn informs the committee that if you are grading more than an acre you would need to contact the DNR. Fred would like the committee to receive a copy of Eichelberger's Board of Adjustment Decision. Wisconsin Public Service gave notice and a complete application to the DNR indicating they will start a project changing electric cable at the bed of Trout Lake. Maynard wants to acknowledge Dawn's budget and suggests it be a model for other departments in the courthouse. Discussed Resolution 2008-118 Emergency Management Director's increase salary. Jack comments that in his area, since Dawn's arrival, the Township and people speak very highly of her and the people in the Zoning Department

Agenda Item #14: Adjourn: Motion by Jack Harrison, second by Maynard Bedish to adjourn. All aye, motion carried. Adjourned at 10:17 a.m.