

MINUTES
 CONSERVATION, EDUCATION & ECONOMIC DEVELOPMENT COMMITTEE
 PUBLIC HEARING REGARDING SHORELAND ZONING ORDINANCE #704
 WEDNESDAY, MARCH 6, 2019
 WOOD COUNTY COURTHOUSE, ROOM #114, WISCONSIN RAPIDS WI

Members Present: Kenneth Curry, Robert Ashbeck, Dave LaFontaine, Bill Leichtnam, Harvey Petersen

Member Excused: Mark Holbrook

Staff Present:

Planning & Zoning Staff: Jason Grueneberg, Jeff Brewbaker, Stevana Skinner

Land & Water Conservation Staff: Shane Wucherpennig, Lori Ruess.

Others Present: County Board Chair Doug Machon, Dist. #15 Supervisor Bill Clendenning, Scott Provost (WI DNR), Dan Matthews (Nekoosa), Robert Sorenson (Nekoosa)

1. **Declaration of Quorum.** Chair Curry declared a quorum.
2. **Call to Order.** Chair Curry called the public hearing to order at 8:30 a.m.
3. **Read Public Notice.** Jeff Brewbaker, Wood County Planning & Zoning Code Administrator read the Class 2 Public Notice as it appeared in the Wisconsin Rapids Daily Tribune and Marshfield News Herald.
4. **Staff Comments.** Jeff Brewbaker explained the updates to the Wood County Shoreland Zoning Ordinance #704. The primary reason for the update is to add section 704.12.1 which is required by WI Act 68. Jeff explained that prior to this amendment; there was a provision in shoreland zoning called the “sunset clause”. This was where structures constructed in violation that set unnoticed for 10 years or more could stay but were considered “Illegal structures” and legally, no improvements could be made to them. The new amendment makes these illegal structures now have the similar privilege as permitted legal structures, however no vertical or lateral expansion is allowed. Jeff also reviewed attachments 1, 2, and 3 that were included in the CEED packet and explained the other updates in this ordinance amendment include revisions to code section 704.06(1)A.1 correcting contradicting language regarding boathouse roofs and the addition of specific types of land uses that would be treated as “Special Exceptions or Conditional Uses” for shoreland zoning.
5. **Committee Questions.** Supervisor Ashbeck asked about a specific site in the Town of Sherry. Jeff Brewbaker explained the details and challenges of the site.

Supervisor Leichtnam expressed his concerns with the Special Exceptions. He asked if there was a need to set some limit on size limits on the structures that could be permitted under this section. Discussion followed. Following discussion, Jason Grueneberg stated that staff feels there is no need to add size limits, as before deciding whether to grant or deny an application for a special exception permit it has to go through the Board of Adjustment.

Supervisor LaFontaine stated that board of adjustment should be capitalized (Board of Adjustment) in Paragraph C NOTICE, PUBLIC HEARING AND DECISION so it stands out.

6. **Call for testimony.** Chair Curry called twice for testimony. There was no testimony. Chair Curry explained a vote on the resolution to rescind and recreate Wood County Ordinance #704 – Shoreland Zoning will take place at the CEED meeting immediately following this public hearing. .
7. **Close Hearing.** Chair Curry closed the hearing at 8:50 a.m.

Respectfully submitted,



Kenneth Curry, Secretary
Minutes by Lori Ruess, Land & Water Conservation Department
Review for submittal to County Board by Kenneth Curry (approved on Tuesday, March 12, 2019 @ 10:25 a.m.)