

# Town of Russell

35900 State Highway 13  
Bayfield, Wisconsin 54814  
(715) 779-5338

E-mail [townofrussell@centurytel.net](mailto:townofrussell@centurytel.net)

Website [www.townofrussell.org](http://www.townofrussell.org)

*Paul "Rocky" Tribovich*  
*Chair*

*Judy Meierotto*  
*Deputy Clerk/Treasurer*

*Dave Good*  
*Clerk/Treasurer*

## **PLAN COMMISSION MEETING 6:30 p.m. – Tuesday, October 13, 2015 Community Center- 32500 W Old County K**

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Town Clerk at 715 779-5338, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

1. Call to order and roll call.
2. Pledge of Allegiance.
3. Set Agenda for Public Input now or at the end of the agenda (3 minute limit per person-15 minutes maximum).
4. Approval of the Plan Commission meeting minutes of July 7, 2015\*\*\*\*

### **NEW BUSINESS**

5. Recommendation to Town Board regarding the Bayfield County Zoning re-zone of the Cox property from Commercial to AG-1 and the Halvorson Property from AG-1 to Commercial (this corrects an error in the Zoning District Map)\*\*\*\*.
6. Items for next meeting.
7. Next meeting date, time and location.
8. Adjourn.

The Commission reserves the right to take action on any agenda item. \*\*\*\* indicates items attached. A quorum of the Town Board may be present but no business will be conducted.

Posted October 8, 2015 at 4:00 p.m.  
Dave Good–Clerk/Treasurer

**Plan Commission Meeting – July 7, 2015**

Posted June 30, 2015 at 4:00 p.m. at the Town Garage, Buffalo Bay Store, Peterson's Foods and Red Cliff Tribal Administration Center and the Town website. Notices sent to the Ashland Daily Press and the Bayfield County Journal.

The meeting was called to order at 6:00 p.m. by Commission Chairman Larry Meierotto at the Town of Russell Garage. Plan Commission members present were Ann Bowker, Tessa Levens and Kathy Wendling. Clerk/Treasurer David L. Good was also present. Commissioner Jeff Benton was excused.

One member of the public was present.

Pledge of Allegiance was recited.

Set agenda for Public Input (3 minute limit per person - 15 minutes maximum) at the beginning or at the end of the meeting. Public input was at the beginning of the meeting and no input was offered.

Approval of the meeting minutes – A motion was made by Wendling and seconded by Bowker to approve the minutes of the meeting of June 2, 2015 with noted corrections as follows; NEW BUSINESS, first paragraph change “this parcel” to “the open space and change “Wendling” on the 10<sup>th</sup> line of that paragraph to “Levens”. The motion carried.

**NEW BUSINESS**

None.

**OLD BUSINESS**

Review language changes to Town of Russell Zoning Overlay District; Alternative Developments – The proposed language changes were reviewed. Lengthily discussion was held regarding the proposed change in requiring a Class A Special Use Permit instead of a Class B Special Use Permit. Much discussion was held regarding the process for both of these Special Use Permits. Discussion was then held about (4) Uses of Open Space referencing the “and keeping of animals.” It was always understood that keeping of animals was allowed in the open space. Discussion followed about “shelters” and other agricultural structures. Reference to what is allowed in open space in (3) a. Additional Plan Requirements; m. was discussed regarding placing additional conditions or restrictions. Extensive discussion was held regarding allowable and restricted uses specifically as it relates to agriculture. The following change was recommended “The Town of Russell Board ~~may~~ shall place whatever additional conditions or restrictions it ~~may~~ deems necessary to insure development and maintenance of the desired character, including plans for disposition or re-use of property if the open space use is not maintained in a manor agreed upon or is abandoned by the owners.” A motion was made by Bowker and seconded by Levens to recommend this change to the Town Board. No other changes to the proposed language changes were recommended.

Items for next meeting – Nothing was identified at this time.

Next Meeting Date –The Commissioners agreed to meet again at 6:00 p.m. on August 4, 2015 at the Town Garage if there are new items to address.

A motion to adjourn at 7:06 p.m. was made by Levens and seconded by Wendling. The motion carried.

Minutes Respectfully Submitted by: David L. Good – Clerk/Treasurer

# TOWN BOARD RECOMMENDATION – CLASS B (aka: TBA)

When **Town Board** has completed this form, please mail to:

Bayfield County Planning and Zoning Department  
P.O. Box 58 – Washburn, WI 54891  
Phone – (715) 373-6138  
Fax – (715) 373-0114  
e-mail: zoning@bayfieldcounty.org

Web Site available:

[www.bayfieldcounty.org/zoning](http://www.bayfieldcounty.org/zoning)

Date Zoning Received: (Stamp Here)

Applicants must forward this (Pink) form to the Planning and Zoning Department with their application. Planning and Zoning Dept. must send form and copy of application to the Town Clerk. (It is requested that Board of Adjustment & Zoning Committee public hearing(s) and agenda item(s) receive Town Board's position **prior** to consideration of application.)

**THIS FORM MUST BE GIVEN TO TOWN CLERK BY ZONING**

Property Owner CLIFFORD DEAN HALVORSON  
STEVEN + YVONNE COX  
HALVORSON 31850 ST HWY 13  
Property Address COX 31870 ST HWY 13  
BAYFIELD, WI 54814  
Telephone \_\_\_\_\_ Contractor DAVE GOOD-CLERK/TREASURER  
Authorized Agent TOWN OF RUSSELL  
Agent's Telephone 715 779-5338  
Written Authorization Attached: Yes ☒ No ( )

Accurate Legal Description involved in this request (specify **only** the property involved with this application)

\_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4, Section 19, Township 51 N., Range R W. Town of RUSSELL

Govt. Lot \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ CSM# \_\_\_\_\_

Volume \_\_\_\_\_ Page \_\_\_\_\_ of Deeds Parcel I.D# \_\_\_\_\_ Acreage 4.4 6.0

Additional Legal Description: HALVORSON 04-046-2-51-04-19-1 01-000-10000  
COX 04-046-2-51-04-19-1 01-000-20000

Applicant: (State what you are asking for) \_\_\_\_\_ Zoning District: COX C  
HALVORSON AG-1

CHANGE COX ZONING TO AG-1 + HALVORSON ZONING TO C

AN ERROR WAS MADE WHEN ZONING DISTRICTS WERE ASSIGNED TO THESE PARCELS

We, the Town Board, TOWN OF \_\_\_\_\_, do hereby recommend to

☐ Table

☐ Approval

☐ Disapproval

Have you reviewed this for Compatibility with the Comprehensive and/or Land Use Plan: This question applies to Zoning Committee Applications only; it does not apply to Board of Adjustment Applications ☐ Yes ☐ No

Township: (In detail clearly state Town Board's reason for recommendation of tabling, approval or disapproval)

\*\* THE FOLLOWING **MUST** BE INCLUDED WITH THIS FORM:

1. The Tabled, Approval or Disapproval box checked
2. The Town's reasoning for the tabling, approval or disapproval
3. The **Pink** form returned to Zoning Department **not a copy or fax**

## \*\* NOTE:

Receiving Town Board approval, **does not** allow the start of construction or business, you **must** first obtain your permit card(s) from the Planning and Zoning Department.

Revised: February 2013

## Signed:

Chairman: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Date: \_\_\_\_\_







## BAYFIELD COUNTY PLANNING AND ZONING DEPARTMENT

Bayfield County Courthouse  
117 East Fifth Street  
Post Office Box 58  
Washburn, WI 54891

Telephone: (715) 373-6138  
Fax: (715) 373-0114

E-mail: [zoning@bayfieldcounty.org](mailto:zoning@bayfieldcounty.org)  
Web Site: [www.bayfieldcounty.org/zoning](http://www.bayfieldcounty.org/zoning)

September 29, 2015

CLIFFORD DEAN HALVORSON  
92749 W OLD COUNTY HWY K  
BAYFIELD, WI 54814

STEVEN M & YVONNE M COX  
121 SHOREWOOD DR  
MENOMONIE, WI 54751

We are sending you this letter to advise you of the upcoming Bayfield County Planning and Zoning Committee Public Hearing and Meeting. This notice is also being sent to adjoining landowners; owners of land within 300 feet of the proposed use; the town clerk of the town in which the property is located, and the town clerk of any other town within 300 feet of the proposed use.

This written notice is in regards to a Petition for Zoning District Map Amendment (Rezone Application) submitted by Cliff Halvorson, Steven & Yvonne Cox, owners and David Good, agent to change the zoning district from Agricultural 1 (Ag-1) to Commercial (C) on the Halvorson property and Commercial (C) to Agricultural 1 (Ag-1) on the Cox property. To obtain information regarding this request; please visit our web site: <http://www.bayfieldcounty.org/198/Planning-Zoning-Committee>. Scroll down to Agendas & Minutes. Click on Most Recent Agenda.

This matter will be addressed by the Bayfield County Planning and Zoning Committee at their meeting on Thursday, October 15, 2015 at 4:00 pm in the County Board Room of the Bayfield County Courthouse, Washburn Wisconsin.

Be advised; the Town of Russell will consider this application prior to the Planning and Zoning Committee meeting (please call the Town Clerk to verify the date and time of their meeting and the date and time of the Plan Commission Meeting).

If you wish to comment on this matter, you are invited to attend the hearing or write to the Bayfield County Planning and Zoning Department. If any person planning to attend this meeting has a disability requiring special accommodations, please contact the Planning and Zoning Department 24 hours before the scheduled meeting, so appropriate arrangements can be made.

**Note:** Written and digital input pertaining to any agenda items will be accepted until noon the day prior to the Planning and Zoning Committee Meeting (Section 13-1-41(b)(1) and 13-1-41A(b)(2)). Subsequent input must be delivered in person at the meeting. Any aggrieved party may appeal the Planning and Zoning Committee's decision to the Board of Adjustment within 30-days of the final decision.

Sincerely,

Bayfield County Planning and Zoning Department

enc. public hearing notice

cc: Town Clerk (certified mail)  
Adjacent Property Owners (4)  
Planning and Zoning Committee Members (5)  
Board of Supervisors (File)  
Office File

**\*\* Please Note:** Receiving approval from the Zoning Committee at the meeting does not authorize the completion of the rezone; you must first obtain final approval from the Bayfield County Board of Supervisors.





# PUBLIC HEARING

## BAYFIELD COUNTY PLANNING AND ZONING COMMITTEE OCTOBER 15, 2015 AT 4:00P.M. BOARD ROOM, COUNTY COURTHOUSE WASHBURN, WISCONSIN

The Bayfield County Planning and Zoning Committee of the County Board of Supervisors will hold a public hearing on Thursday, October 15, 2015 at 4:00 P.M. in the Board Room of the Bayfield County Courthouse in Washburn Wisconsin relative to the following:

**Clifford Halvorson, owner & Town of Russell (David Good), agent** are petitioning for a zoning district map amendment located in a shoreland/wetland zone. The parcel is a 6.0-acre parcel (Tax ID #29162) described as that part of the NE NE and NW NE lying N of US Hwy 13, in V. 808 P. 202 and V. 829 P. 802-803, Section 19, Township 51 North, Range 4 West, Town of Russell, Bayfield County, WI from *Agricultural-One (Ag-1) to Commercial (C)*. (\* Note: parcels within one thousand (1,000) feet landward of the ordinary high water mark of navigable lakes, ponds or flowages or within three hundred (300) feet landward of the ordinary high water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater is deemed a shoreland and/or wetland zone). **Metes and bounds & easement description(s) available in Planning and Zoning Department.**

**Steve and Yvonne Cox, owner & Town of Russell (David Good), agent** are petitioning for zoning district map amendments located in a shoreland/wetland zone. The parcel is a 4.42-acre parcel (Tax ID #29163) described as a parcel in the NE NE, in V. 684 P. 48, Less par for Hwy in V. 476 P. 136, Section 19, Township 51 North, Range 4 West, Town of Russell, Bayfield County, WI from *Commercial (C) to Agricultural-One (Ag-1)*. (\* Note: parcels within one thousand (1,000) feet landward of the ordinary high water mark of navigable lakes, ponds or flowages or within three hundred (300) feet landward of the ordinary high water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater is deemed a shoreland and/or wetland zone). **Metes and bounds & easement description(s) available in Planning and Zoning Department.**

**James & Sarah Kreinbring** request a conditional use permit *to construct and operate Banquet Hall / Event Center and Farming [Including Livestock] All Types & Farm Related Structures*. Property is 3 parcels. *Parcel #1* is a 1.54-acre parcel (Tax ID# 35919) described as Lot 1 of CSM #1705 in V. 1146 P. 428; *Parcel #2* is a 8.59-acre parcel (Tax ID# 35921) described as Lot 3 of CSM #1705 in V. 1146 P. 428; and *Parcel #3* is a 8.59-acre parcel (Tax ID# 35922) described as Lot 4 of CSM #1705 in V. 1146 P. 428, all in Section 28, Township 47 North, Range 8 West, Town of Iron River, Bayfield County, WI.

**Richard J. Allan** is requesting an after-the-fact (ATF) conditional use permit *to construct and operate Carpenter Shop, Cabinet Making, Woodworking Shop, and School [Private]*. Property is a 5.14-acre parcel (Tax ID# 6626), described as a parcel in the W ½ of the SW ¼ of the SE ¼ in V. 1117 P. 555, Section 28, Township 49 North, Range 4 West, Town of Bayview, Bayfield County, WI.

*All interested parties are invited to attend said hearing to be heard. Any person wishing*



*to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made. Immediately after the public hearing, the Planning and Zoning Committee will hold its regular monthly meeting.*

If further information is desired, please contact the Bayfield County Planning and Zoning Department, at the Courthouse, Washburn Wisconsin - Telephone (715) 373-6138 or visit our website: <http://www.bayfieldcounty.org/198/Planning-Zoning-Committee>.

**Robert D. Schierman, Director**  
**Bayfield County Planning and Zoning Department**





# Bayfield County Clerk

117 East Fifth Street, P.O. Box 878

Washburn, Wisconsin 54891

Telephone: (715) 373-6100

FAX: (715) 373-6153

E-mail: [sfibert@bayfieldcounty.org](mailto:sfibert@bayfieldcounty.org) or [dbellile@bayfieldcounty.org](mailto:dbellile@bayfieldcounty.org)

**Scott S. Fibert,**  
*County Clerk*

***Deputies:***

Dawn M. Bellile, Carolyn Kanneberg  
Gail A. Soulier, Gail Reha

TO: Bayfield County Board of Supervisors  
FROM: Scott S. Fibert  
DATE: Sept. 18, 2015  
RE: Petition for Amendment of the Bayfield County Zoning Ordinance

Dear Supervisors:

This letter is written to inform you that there is the possibility that the attached Petitions for Amendment may appear on a future County Board Agenda, if approved by the Zoning Committee. Pursuant to Statutes, this information must be sent to you at least thirty (30) days prior to the public hearing. The Petitions were filed by the following:

- 1) Town of Russell;
- 2) Clifford Dean Halvorson/Steven & Yvonne Cox

If you have any questions, please contact the Zoning Department at 373-6138.

SSF/dmb

Enc.

cc: Rob Schierman, *Zoning Director*  
✓ David Good, *Clerk, Town of Russell*

dmb/WORD/COUNTY BOARD/LETTER TO AMEND ZONING ORDINANCE-Sept 17, 2015