

**LINCOLN COUNTY  
LAND SERVICES COMMITTEE  
Thursday, May 12, 2016, at 12:00 p.m.  
Lincoln County Service Center, Room #156  
801 N. Sales Street, Merrill, WI 54452**

**MEETING AGENDA**

*Action where applicable and necessary*

1. Call Meeting to Order
2. Introduction of Committee & Staff
3. Election of Officers
  - a) Chair
  - b) Vice-Chair
  - c) Secretary
4. Appoint representatives to:
  - a) (1+Alternate) North Central Land and Water Conservation Association (NCLWCA)
  - b) (1+Alternate) Lumberjack Resource Conservation and Development Council (RC&D)
5. Tour the sites in the towns of Bradley, King & Harding that will be the subject of the public hearings
6. Approval of the April 14, 2016 LSC meeting minutes
7. Agency Updates – NRCS – Peggy Winter
8. Public Comment

**REGISTER OF DEEDS**

9. Q&A on ROD March Munis Reports
10. Q&A on ROD March Written Reports
11. 2017 ROD Budget

**LAND SERVICES DEPARTMENT**

12. **2:30 p.m. Public Hearing** (see Public Hearing Notices published (4/19/16 & 4/26/16 and 4/22/16 & 4/29/16 )
  - 1) Carl & Barbara Taves (Conditional Use Request – to allow for a detached storage building larger than 1500 sq. ft. in a Rural Residential 3 district) – Town of King
  - 2) Kelly Schattl (Conditional Use Request – to allow for a detached storage building larger than 1500 sq. ft. in a Rural Residential 2 district) – Town of Harding
  - 3) Dirk and Nancy Wriedt (Conditional Use Request – to use the property as tourist lodging in a Rural Residential 3 district) – Town of Bradley
13. WLIP Grant Amendment – Norm Bushor
14. Land & Water Resource Management (LWRM) committee discussion/plan
15. Conservation discussion
16. 2017 Land Services Budget
17. Discussion and possible action on departmental 10 year long range plan
18. Department written reports & Correspondence
19. Confirm next meeting/public hearing date – June 9, 2016
20. Adjourn

**DISTRIBUTION:**

Land Services Committee Members – Julie Allen, Loretta Baughan, Bill Bialecki, Hans Breitenmoser Jr., Kirby Crosby, Christopher Heller & Greta Rusch  
Jeremy Irish – APHIS-WS, Peggy Winter – NRCS, Matt Peplinski – FSA, John Preuss – Lumberjack RC&D  
County Board Chairman - Robert Lee  
Administrative Coordinator

**Others**

News Media - Notified on \_\_\_\_\_ at \_\_\_\_\_ .m by \_\_\_\_\_

**Bulletin Boards**

Courthouse – Posted on \_\_\_\_\_ at \_\_\_\_\_ .m by \_\_\_\_\_

Service Center – Posted on \_\_\_\_\_ at \_\_\_\_\_ .m by \_\_\_\_\_

Tomahawk Annex – Posted on \_\_\_\_\_ at \_\_\_\_\_ .m by \_\_\_\_\_

***There may be a quorum of other Lincoln County committees present at this meeting.***

***Requests for reasonable accommodations for disabilities or limitations should be made prior to the date of this meeting. Please contact the Lincoln County Clerk at 715-539-1019 as early as possible so that proper arrangements may be made. Requests are kept confidential.***

**GENERAL REQUIREMENTS:**

1. Must be held in a location which is reasonably accessible to the public.
2. Must be open to all members of the public unless the law specifically provides otherwise.

**NOTICE REQUIREMENTS:**

1. In addition to any requirements set forth below, notice must also be in compliance with any other specific statute.
2. Chief presiding officer or his/her designee must give notice to the official newspaper and to any members of the news media likely to give notice to the public.

**MANNER OF NOTICE:**

Date, time, place, and subject matter, including subject matter to be considered in a closed session, must be provided in a manner and form reasonably likely to give notice to the public.

**TIME FOR NOTICE:**

1. Normally, a minimum of 24 hours prior to the commencement of the meeting.
2. No less than 2 hours prior to the meeting if the presiding officer establishes there is a good cause that such notice is impossible or impractical.

**EXEMPTIONS FOR COMMITTEES AND SUB-UNITS:**

Legally constituted sub-units of a parent governmental body may conduct a meeting during the recess or immediately after the lawful meeting to act or deliberate upon a subject which was the subject of the meeting, provided the presiding officer publicly announces the time, place, and subject matter of the sub-unit meeting in advance of the meeting of the parent governmental body.

**PROCEDURE FOR GOING INTO CLOSED SESSION:**

1. Motion must be made, seconded, and carried by roll call majority vote and recorded in the minutes.
2. If motion is carried, chief presiding officer must advise those attending the meeting of the nature of the business to be conducted in the closed session, and the specific statutory exemption under which the closed session is authorized.

**STATUTORY EXEMPTIONS UNDER WHICH CLOSED SESSIONS ARE PERMITTED:**

1. Deliberation of judicial or quasi-judicial matters. Sec. 19.85(1)(a)
2. Considering dismissal, demotion, or discipline of any public employee or the investigation of charges against such person and the taking of formal action on any such matter; provided that the person is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action is taken. The person under consideration must be advised of his/her right that the evidentiary hearing be held in open session and the notice of the meeting must state the same. Sec. 19.85(1)(b).
3. Considering employment, promotion, compensation, or performance evaluation data of any public employee. Sec. 19.85(1)(c).
4. Considering strategy for crime detection or prevention. Sec. 19.85(1)(d).
5. Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Sec. 19.85(1)(e).
6. Considering financial, medical, social, or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of specific charges, which, if discussed in public would likely have an adverse effect on the reputation of the person referred to in such data. Sec. 19.85(1)(f).
7. Conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. Sec. 19.85(1)(g).
8. Considering a request for advice from any applicable ethics board. Sec. 19.85(1)(h).

**CLOSED SESSION RESTRICTIONS:**

1. Must convene in open session before going into closed session.
2. May not convene in open session, then convene in closed session and thereafter reconvene in open session within twelve (12) hours unless proper notice of this sequence was given at the same time and in the same manner as the original open meeting. Sec. 19.85(2).
3. Final approval or ratification of a collective bargaining agreement may not be given in closed session.

**BALLOTS, VOTES, AND RECORDS:**

1. Secret ballot is not permitted except for the election of officers of the body or unless otherwise permitted by specific statutes.
2. Except as permitted above, any member may require that the vote of each member be ascertained and recorded.
3. Motions and roll call votes must be preserved in the record and be available for public inspection.

**USE OF RECORDING EQUIPMENT:**

The meeting may be recorded, filmed, or photographed, provided that it does not interfere with the conduct of the meeting or the rights of the participants.

**LEGAL INTERPRETATION:**

1. The Wisconsin Attorney General will give advice concerning the applicability or clarification of the Open Meeting Law upon request.
2. The municipal attorney will give advice concerning the applicability or clarification of the Open Meeting Law upon request.

**PENALTY:**

Upon conviction, any member of a governmental body who knowingly attends a meeting held in violation of Subchapter IV, Chapter 19, Wisconsin Statutes, or who otherwise violates the said law shall be subject to forfeiture of not less than \$25.00 nor more than \$300.00 for each violation.

**NOTICE OF PUBLIC HEARING**

The Lincoln County Land Services Committee will hold a Public Hearing on Thursday, May 12, 2016 at 2:30 p.m. to take testimony on the items listed below. The tour will depart at 12:00 p.m. from Lincoln County Service Center, Meeting room #156, at 801 N. Sales St., Merrill, WI.

**CONDITIONAL USE REQUESTS**

1. A request by Carl and Barbara Taves to allow for a detached storage building larger than 1,500 square feet in a Rural Residential 3 zoning district. The property is located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 21, T35N-R7E, in the Town of King, with an address of W3848 Taves Road. The tax parcel number is 12.213507.003.001.00.00 and comprises approximately 38 acres. The request is being heard under section 17.3.09(1) of Lincoln County Ordinances.
2. A request by Kelly Schattl to allow for a detached storage building larger than 1,500 square feet in a Rural Residential 2 zoning district. The property is located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 31, T32N-R6E, in the Town of Harding, with an address of N2811 Alexander Lake Road. The tax parcel number is 08.313206.009.010.00.00 and comprises approximately 1.75 acres. The request is being heard under section 17.3.09(1) of Lincoln County Ordinances.
3. A request by Dirk and Nancy Wriedt to use the property as tourist lodging allowing for overnight and weekly rental of the residence in a Rural Residential 3 zoning district. The property is located in the E $\frac{1}{2}$  SE $\frac{1}{4}$  of Section 26, T34N-R6E, in the Town of Bradley, with an address of W5383 Hillcrest Road. The tax parcel number is 04.263406.016.002.01.02. The request is being heard under section 17.3.04(12) of Lincoln County Ordinances.

NOTE: A final decision on any of the above requests may be made at a later date. Items not acted upon or laid over may come before the Committee again as "Old Business". The Committee may but is not obligated to take any additional testimony.

Original applications and materials may be viewed at the Lincoln County Zoning office located at 801 N. Sales Street, Merrill, Wisconsin.

The above hearing will be held in Meeting room #156 of the Lincoln County Service Center, at 801 N. Sales Street, Merrill, WI. All parties wishing to be heard are requested to be present. Both written and oral testimony will be entered into the record.

Loretta Baughan, Secretary



**LINCOLN COUNTY**  
**LAND SERVICES DEPARTMENT**  
**Office of Zoning and Conservation**  
**Lincoln County Service Center**  
**801 N Sales Street-Suite 103**  
**Merrill, WI 54452**  
**Phone (715) 539-1087 Fax (715) 539-8325**

May 5, 2016

**To:** Land Services Committee Members  
**From:** N.L. Bergstrom, Corporation Counsel and Matthew Bremer, Land Services Administrator  
**RE:** Conditional Use Request Process

As you know, the Land Services Committee has the statutory duties associated with zoning. Among those responsibilities is sitting as a quasi-judicial body making decisions on applications for conditional use permits which have important legal impacts on people's use of land. If you have never served on the former Zoning Committee, it is important to understand your responsibility to *remain unbiased with respect to matters coming before you during such hearings*. This is a statutory process with legal implications, so we feel the need to make you aware of this at our earliest opportunity. We understand that as elected officials, you feel a responsibility to listen/respond to the concerns of your constituents. Some of their concerns will be general in nature and, as to those, feel free to respond in the manner you determine is appropriate. [Because zoning matters are very complicated and are governed by a code or ordinances and state law; however, you should feel free to direct your constituents to the Land Services Department to have their questions/concerns resolved.] Others constituent contacts (with you) will pertain to a case that will come before you to make a quasi-judicial decision. As for those, the way for concerned citizens to weigh-in/be heard is for your constituents to (1) appear at the hearing and speak in support/opposition or (2) send written testimony to the Land Services Department which becomes part of the hearing record and hearing decision-making process. If you engage in 'pre-hearing' the case/situation (with a constituent who engages you individually) which will later come before your committee to make a legal decision, you could be forced to recuse yourself from hearing or deciding a specific case based on either your own known bias (coming from having information in advance from one side and not the other) or based on the perception of a bias that could result if you are intentionally or unintentionally seen as entering into a hearing with a pre-determined decision. Other, more obvious examples of bases for bias would be being related to an applicant, being in business with an applicant, or (you) being a neighbor affected by an application. Having any pre-conceived opinion about how an application for a conditional use permit should be decided before hearing both sides (in the formal hearing process) will, if revealed, cause legal problems for you and your committee and undermine the public trust in the hearing process.

Annually, the Land Services Department, in consultation with its' oversight committee, sets a schedule for public hearings. This is done because people applying for these permits need to know when their application/fee is due and when they can expect a hearing on their application. The schedule takes into account town meetings so that the town has the opportunity to provide a recommendation regarding the permit, and provides for the time required to meet the legal requirements to hold the hearing. The first such hearings are scheduled to be held in conjunction with your FIRST committee meeting on May 12th. Notices have been published in the newspapers and sent to adjacent landowners (by certified mail) in connection with the following applications:

**Conditional use requests:**

1. A request by Carl & Barb Taves. to construct a detached storage building larger than 1,500 square feet in a Rural Residential district in the Town of King.
2. A request by Kelly Schattl to construct a detached storage building larger than 1,500 square feet in a Rural Residential district in the Town of Harding.
3. A request by Dirk & Nancy Wriedt to allow for "tourist lodging" in a Rural Residential district in the Town of Bradley.



## LINCOLN COUNTY LAND SERVICES

801 N. Sales Street

Merrill, WI 54452

Telephone - (715) 539-1087 or (715) 539-1049

May 5, 2016

To: Land Services Committee Members

From: Matthew Bremer, Land Services Administrator

RE: Appointment of representatives to land conservation organizations

The May meeting of the Lincoln County Land Services Committee will include elections of officers and appointments of representatives to land conservation organizations. Since many of you are new to the committee and land conservation programs, I have summarized the organizations to which the Committee will be asked to appoint representatives. Please review the summaries and contact me at 715-539-1052 if you have any questions.

- 1. North Central Land and Water Conservation Association (NCLWCA)** is a 501(c)(3) nonprofit organization representing Land Conservation Committees and Departments. Wisconsin's Chapter 92 requires each county to create a committee to oversee Conservation activities. The Land Services Committee serves as the Land Conservation Committees (LCCs) required by Chapter 92 and has the responsibility of developing and encouraging adoption of local conservation programs. Counties pay annual dues based on equalized valuation. Lincoln County's 2016 dues were \$1392. The North Central Land and Water Conservation Association is our local chapter of the WLWCA and meets quarterly. For more information: [www.wlwca.org](http://www.wlwca.org). Examples of conservation programs include:
  - Farmland Preservation Program
  - Land and Water Resource Management Plan Program
  - Nutrient Management Planning
  - Soil and Water Resource Management Grants Program
- 2. Lumberjack Resource Conservation and Development Council (RC&D)** is a rural development program focusing on conservation, development and utilization of natural resources to improve social, economic, and environmental conditions for area citizens. RC&Ds lost federal funding in 2011. The Lumberjack RC&D meets quarterly and represents Florence, Forest, Langlade, Lincoln, Menominee, Oconto, Oneida, Shawano, and Vilas Counties. Each county appoints a representative and alternate to the Council Board of Directors. For more information: [www.lumberjackrcd.org](http://www.lumberjackrcd.org)
- 3. Lincoln County Lakes & Rivers Association** is a county-wide association of lake districts and associations within Lincoln County. Countywide lakes groups often form to build better relationships with local governments, to advocate lake protection policies, or to create a forum for sharing ideas and resources. LCLRA coordinates with the Land Services Department for educational projects, grant administration, workshops, etc. *Kirby Crosby has been appointed as the Lincoln County representative by Chair Lee on April 19. No further appointment is necessary.*

**Lincoln County Land Services Committee  
Minutes of Thursday, April 14, 2016, 2:00 pm  
Lincoln County Service Center, Room #156**

Members Present: Julie Allen, Loretta Baughan, Bill Bialecki, R. Wayne Plant, Curtis Powell & Greta Rusch. Visitors: Matthew Bremer; Land Services Administrator, Sarah Koss; Register of Deeds, Mike Huth; Zoning Program Manager, June Winters; Zoning Program Assistant and 2 others. Supervisor Breitenmoser was excused.

1. Call Meeting order - Meeting was called to order by Chairman Powell at 2:00 p.m.
2. Tour site in the town of Merrill that will be the subject of the 2:30 p.m. public hearing - Bremer, Huth, Allen, Baughan & Rusch left for the tour at 2:02 p.m. They returned from the tour at 2:20 p.m. and resumed the meeting at 2:22 p.m.
3. Approval of the February 11, 2016 Land Services Committee Minutes – M/S Bialecki /Rusch to approve the minutes. Motion carried all ayes.
4. Public Comment – There was none.

**REGISTER OF DEEDS**

5. Q&A on March Munis Report – Koss asked if there were any questions on the report and there were none.
6. Q&A on March Written Report – There were no questions on the report.
7. 2015 Budget Modification – Koss reviewed the budget modification as per Finance Dept. M/S Plant/Allen to approve ROD budget modification. There was discussion. Motion carried all ayes.

Committee moved to item #9 on the agenda.

**LAND SERVICES DEPARTMENT**

8. 2:30 p.m. Public Hearing – Public Hearing was called to order at 2:30 p.m. Hearings were held on the items listed in the notice. Chairman Powell explained the rules of conduct for public hearings and introduced the Committee members. He called the first hearing.

**CONDITIONAL USE REQUEST**

1. A request by Ronald and Eunice Kroken to allow for a detached storage building larger than 1,500 square feet in a Rural Residential 2 zoning district. The property is located in the SW¼SE¼ of Section 31, T32N-R7E, in the Town of Merrill, on Lily Ln off of Pope Rd. The tax parcel number is 14.313207.015.001.02.00 and comprises approximately 1.5 acres. The request is being heard under section 17.3.09(1) of Lincoln County Ordinances.

Chairman Powell called for proponents of the request. John Geiss was present and came to the podium to represent the Krokens. Geiss briefly explained the request to the Committee.

Chairman Powell called for any opponents of the request. There were none present. Chairman Powell noted that the Town Board recommendation indicated on April 11, 2016 it was approved on a 5-0 vote. Chairman Powell closed the public hearing for the Conditional Use request.

M/S Plant/Baughan to APPROVE the request with conditions as listed in the staff report. Motion carried all ayes.  
Conditions:

1. Detached storage building shall have twenty five (25) foot rear and side setbacks from property lines.
2. All other applicable regulations shall be met.

Committee moved to item #11 on the agenda.

9. Agency Updates – There were none.
10. Budget Modification & Carryovers – Bremer explained the Budget Modifications as per Finance Dept. & Carryover requests to the Committee. There was some discussion. M/S Baughan/Rusch to approve, sign and forward to Finance. Motion carried all ayes. Committee signed the budget modification form. There was more discussion.

Committee returned to item #8 on the agenda.

11. Soil & Water Resource Management (SWRM) grant approval – Bremer reviewed the details for the Committee indicating that tomorrow is the deadline for submission. This staffing grant funds portions of staff positions in the Land Services Department. Baughan had questions and there was discussion. M/S Allen/Bialecki to approve and submit the grant application & work plan. Motion carried all ayes. Powell signed the application.
12. Land & Water Resource Management (LWRM) committee discussion/plan – Bremer said that Conservation has become more of a shared job within our department with several staff working together on projects. The current LWRM plan expired in December 2015 but we are still using it as a working plan. Diane Wessel had applied for an extension on the LWRM plan and now it needs to be addressed to be completed by 2018. He would like to create a Committee to redo the plan. They would meet 3 times throughout the planning process. This was only put on the agenda to start the discussion. It will come back on an agenda in the future requiring action once we have a new Land Services Committee in place.
13. Conservation discussion – Item #13 was related to item #12 and was part of the same discussion. It was noted that Mark Kaczorowski is currently doing the majority of conservation related work and future discussions will include conservation project expansion and staffing of those projects.
14. Department written reports & Correspondence – Bremer shared with the Committee that he appreciates the Committee's support and scrutiny of the Land Service Committee members. He thanked the entire Committee in particular the two members that will not be returning and said that he hopes to continue to work with the remaining members in the future.

He said that we are fully staffed now as Paul Bernard has started in the GIS Specialist/Survey Tech position in March.

Powell voiced his opinion on Bremer's desire to re-establish a working relationship with Marathon County relative to the grazing program. Powell did not feel the previous relationship with Marathon County regarding grazing was beneficial to Lincoln County. Baughan was in agreement with Powell's opinion. Baughan referred to documents that she had regarding the seeder saying that we should just be given the seeder and be done with the relationship. Bremer shared conversations that he has had with Marathon County regarding that issue, that the seeder Lincoln County contributed to is no longer serviceable and of no use to us. Moving forward he would like to try to create a new relationship with Marathon County. Plant asked Bremer explain his justification to re-establishing the grazing program. Powell cut the conversation short in deference to a single presentation by Bremer that will include the new Committee members at the May Committee meeting. The Committee concurred.

Powell discussed the Zoning Commission workshop information that he had received and asked if any of the Committee is interested in attending. It would be May 6, 2016 in Hayward. There was discussion that after County Board next week, when we find out who the new Committee members will be, staff will see if they may want to attend the workshop also. M/S Plant/Allen for LSC Committee members to be eligible for per diem & mileage for attending. Motion carried all ayes.

Bremer mentioned an item of correspondence from North Central Area Land & Water Conservation Association specifically upcoming events and deadlines. There is a meeting that some Committee members may be interested in attending.

15. Confirm next meeting/public hearing date – May 12, 2016 – confirmed date. Time to be determined.
16. Adjourn – M/S Plant/Powell to adjourn at 2:51p.m. Motion carried all ayes.

Minutes prepared by June Winters

REGISTER OF DEEDS

FOR 2016 04

JOURNAL DETAIL 2016 4 TO 2016 4

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>0010 GENERAL FUND</b>							
<b>43 REGISTER OF DEEDS</b>							
<b>10430051 REGISTER OF DEEDS</b>							
10430051 511000	REG OF DEEDS SALAR	114,482	37,806.47	14,002.40	.00	76,675.53	33.0%
2016/04/000003	04/01/2016 PRJ	4,667.47			WARRANT=160401	GENERAL	
2016/04/000049	04/15/2016 PRJ	4,667.46			WARRANT=160415	GENERAL	
2016/04/000120	04/29/2016 PRJ	4,667.47			WARRANT=160429	GENERAL	
10430051 520000	REG OF DEEDS EMPLO	75,286	25,931.83	7,011.83	.00	49,354.17	34.4%*
2016/04/000003	04/01/2016 PRJ	3,185.79			WARRANT=160401	GENERAL	
2016/04/000049	04/15/2016 PRJ	3,170.18			WARRANT=160415	GENERAL	
2016/04/000120	04/29/2016 PRJ	655.86			WARRANT=160429	GENERAL	
10430051 531060	REG OF DEEDS FIDLA	15,000	2,604.00	.00	.00	12,396.00	17.4%
10430051 552001	REG OF DEEDS TELEP	480	104.45	27.51	.00	375.55	21.8%
2016/04/000127	04/28/2016 GEN	27.51			APRIL 2016 PHONE CHARGES		
10430051 554001	PRINTING ALLOCATIO	2,500	441.04	.00	.00	2,058.96	17.6%
10430051 555000	REG OF DEEDS TRAVE	1,100	154.90	.00	.00	945.10	14.1%
10430051 561100	REG OF DEEDS OFFIC	6,000	1,325.70	220.36	.00	4,674.30	22.1%
2016/04/000151	04/29/2016 API	220.36			CITY DIRECTORY, INC DIRECTORY BILLING	6543	
<b>TOTAL REGISTER OF DEEDS</b>							
		214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
<b>TOTAL REGISTER OF DEEDS</b>							
		214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
<b>TOTAL GENERAL FUND</b>							
		214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
<b>TOTAL EXPENSES</b>							
		214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
<b>GRAND TOTAL</b>							
		214,848	68,368.39	21,262.10	.00	146,479.61	31.8%

05/02/2016 10:34  
Jamie

LINCOLN COUNTY  
APR 2016 BUDGET REPORT

REGISTER OF DEEDS

IP 2  
gtytdbud

FOR 2016 04

JOURNAL DETAIL 2016 4 TO 2016 4

ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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\*\* END OF REPORT - Generated by Jamie Willis \*\*

REGISTER OF DEEDS

FOR 2016 04

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
0010 GENERAL FUND							
43 REGISTER OF DEEDS							
10430051 REGISTER OF DEEDS							
10430051 511000 REG OF DEEDS SALAR	114,482	114,482	37,806.47	14,002.40	.00	76,675.53	33.0%
10430051 520000 REG OF DEEDS EMPLO	75,286	75,286	25,931.83	7,011.83	.00	49,354.17	34.4%*
10430051 531060 REG OF DEEDS FIDLA	15,000	15,000	2,604.00	.00	.00	12,396.00	17.4%
10430051 552001 REG OF DEEDS TELEP	2,480	2,480	104.45	27.51	.00	2,375.55	21.8%
10430051 554001 PRINTING ALLOCATIO	2,500	2,500	441.04	.00	.00	2,058.96	17.6%
10430051 555000 REG OF DEEDS TRAVE	1,100	1,100	154.90	.00	.00	945.10	14.1%
10430051 561100 REG OF DEEDS OFFIC	6,000	6,000	1,325.70	220.36	.00	4,674.30	22.1%
TOTAL REGISTER OF DEEDS	214,848	214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
TOTAL REGISTER OF DEEDS	214,848	214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
TOTAL GENERAL FUND	214,848	214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
TOTAL EXPENSES	214,848	214,848	68,368.39	21,262.10	.00	146,479.61	31.8%
GRAND TOTAL	214,848	214,848	68,368.39	21,262.10	.00	146,479.61	31.8%

\*\* END OF REPORT - Generated by Jamie Willis \*\*

REGISTER OF DEEDS

FOR 2016 04

	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL
<u>0010 GENERAL FUND</u>						
<u>43 REGISTER OF DEEDS</u>						
<u>10430051 REGISTER OF DEEDS</u>						
10430051 412300 REG OF DEEDS REAL	-43,000	-43,000	-16,864.86	-5,820.30	-26,135.14	39.2%
10430051 461300 REGISTER OF DEED F	-154,000	-154,000	-43,433.67	-15,570.41	-110,566.33	28.2%*
10430051 461900 REG OF DEEDS MISC	-25	-25	.00	.00	-25.00	.0%*
TOTAL NO PROJECT	-197,025	-197,025	-60,298.53	-21,390.71	-136,726.47	30.6%
TOTAL REGISTER OF DEEDS	-197,025	-197,025	-60,298.53	-21,390.71	-136,726.47	30.6%
<u>10430060 REG OF DEEDS PROPERTY TAXES</u>						
10430060 411100 REGISTER OF DEEDS	-17,823	-17,823	-17,823.00	.00	.00	100.0%
TOTAL REG OF DEEDS PROPERTY TAXES	-17,823	-17,823	-17,823.00	.00	.00	100.0%
TOTAL REGISTER OF DEEDS	-214,848	-214,848	-78,121.53	-21,390.71	-136,726.47	36.4%
TOTAL GENERAL FUND	-214,848	-214,848	-78,121.53	-21,390.71	-136,726.47	36.4%
TOTAL REVENUES	-214,848	-214,848	-78,121.53	-21,390.71	-136,726.47	
GRAND TOTAL	-214,848	-214,848	-78,121.53	-21,390.71	-136,726.47	36.4%

\*\* END OF REPORT - Generated by Jamie Willis \*\*

# REGISTER OF DEEDS 2016 MONTHLY WRITTEN REPORT

## DAILY RECEIPTS

January.....\$17,582.02  
February.....\$18,309.30  
March.....\$19,512.14  
April.....\$18,663.41

Real Estate Documents Recorded: 426  
Military Discharges Recorded: 8  
Recorded Plats: 0

## TRANSFER FEE RECEIPTS

January.....\$25,803.90  
February.....\$16,302.00  
March.....\$14,061.90  
April.....\$30,279.00

Commercial Code Filings (UCC): 6  
Recorded Certified Survey Maps: 6  
Recorded DOT Plats: 0

Sale of Daily Recordings to Abstract Companies generates \$900.00 per Month.

## TOTAL CERTIFIED COPIES ISSUED FOR APRIL

Births: 80  
Deaths: 180  
Marriages: 44  
Domestic Partnership: 0  
Termination of Domestic Partnership: 0

## VITAL RECORDS RECORDED FOR THE MONTH OF MARCH

Birth: 28  
Death: 34  
Marriages: 8

## FEES DISBURSED FROM THE REGISTER OF DEED OFFICE FOR THE FOLLOWING STATE MANDATED PROGRAMS

### “CHILD ABUSE AND PREVENTION PROGRAM” @ \$5.00 per Birth Certificate

January..... \$280.00  
February.....\$265.00  
March.....\$225.00  
April.....\$255.00

### “RIGHT FROM THE START PROGRAM”@ \$2.00 per Birth Certificate

January.....\$112.00  
February.....\$106.00  
March.....\$90.00  
April.....\$102.00

**VITAL RECORDS ONLINE PROGRAM: @ \$8.00 per Birth Certificate**

January..... \$448.00  
 February.....\$424.00  
 March.....\$360.00  
 April.....\$408.00

**VITAL RECORDS ONLINE PROGRAM: @ \$13.00 per Death Certificate**

January..... \$312.00  
 February.....\$481.00  
 March.....\$468.00  
 April.....\$299.00

**VITAL RECORDS ONLINE PROGRAM: @ \$13.00 per Marriage Certificate**

January..... \$182.00  
 February.....\$273.00  
 March.....\$169.00  
 April.....\$286.00

**VITAL RECORDS ONLINE PROGRAM: @ \$13.00 per Domestic Partnership cert.**

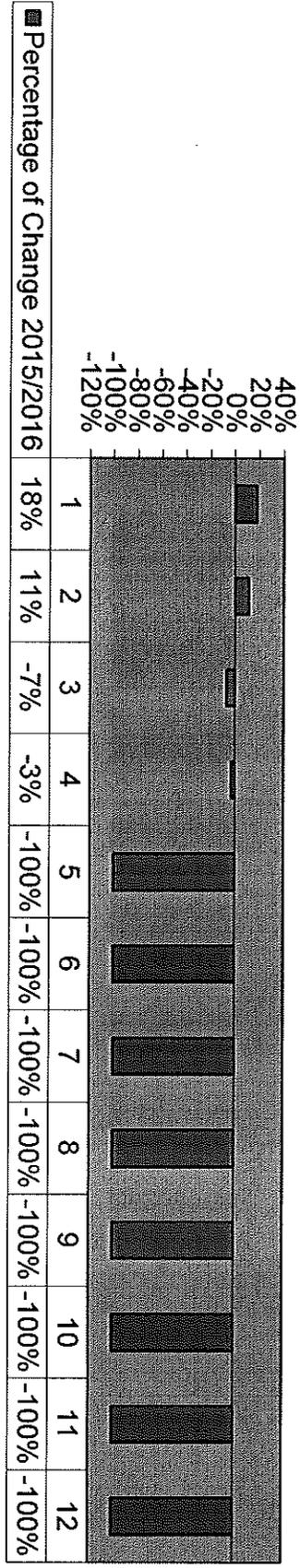
January.....\$0  
 February.....\$0  
 March.....\$0  
 April.....\$0

**REVENUE GENERATED FROM THE REGISTER OF DEEDS OFFICE FOR THE STATE MANDATED "LAND RECORDS PROGRAM"**

MONTH/ COUNTED DOCS	STATE DOA FEES COLLECTED (\$7.00)	COUNTY LIO RETENTION (\$8.00)	TOTAL FEES (\$15.00)
JANUARY 403	\$2821.00	\$3224.00	\$6045.00
FEBRUARY 406	\$2842.00	\$3248.00	\$6090.00
MARCH 431	\$3017.00	\$3448.00	\$6465.00
APRIL 426	\$2982.00	\$3408.00	\$6390.00
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
<b>TOTAL 2016 1666</b>	<b>\$11,662.00</b>	<b>\$13,328.00</b>	<b>\$24,990.00</b>

# MONTHLY DOCUMENT COMPARISON

Monthly Recorded Documents 2015		Monthly Recorded Documents 2016		% of Change
January	342	January	403	18%
February	365	February	406	11%
March	462	March	431	-7%
April	439	April	426	-3%
May	480	May	0	-100%
June	551	June	0	-100%
July	508	July	0	-100%
August	481	August	0	-100%
September	491	September	0	-100%
October	440	October	0	-100%
November	503	November	0	-100%
December	398	December	0	-100%
<b>Total</b>	<b>5,460.00</b>	<b>Total</b>	<b>1,666.00</b>	<b>-69%</b>





FOR PERIOD 99

PROJECTION: 2017 - LINCOLN COUNTY BUDGET

ACCOUNTS FOR:

REGISTER OF DEEDS	2015 ACTUAL	2016 ORIG BUD	2016 REVISED BUD	2016 ACTUAL	2016 PROJECTION	2017 DEPARTMENT	PCT CHANGE
10430049 499990	.00	.00	.00	.00	.00	.00	.0%
10430051 412300	-47,396.55	-43,000.00	-43,000.00	-16,614.78	.00	-45,000.00	4.7%
COMMITTEE SIGNATURES:							
10430051 461300	-142,090.11	-154,000.00	-154,000.00	-41,462.67	.00	-154,000.00	.0%
10430051 461900	-36.00	-25.00	-25.00	.00	.00	-25.00	.0%
10430051 499990	.00	.00	.00	.00	.00	.00	.0%
10430051 511000	113,216.56	114,482.00	114,482.00	33,139.00	.00	118,488.00	3.5%
10430051 520000	74,759.53	75,286.00	75,286.00	25,275.97	.00	75,371.00	.1%
10430051 531060	11,677.96	15,000.00	15,000.00	2,604.00	.00	15,000.00	.0%
10430051 552001	314.79	480.00	480.00	76.94	.00	480.00	.0%
10430051 554001	1,770.59	2,500.00	2,500.00	264.43	.00	2,500.00	.0%
10430051 555000	646.13	1,100.00	1,100.00	154.90	.00	1,100.00	.0%
10430051 561100	4,089.16	6,000.00	6,000.00	959.65	.00	6,000.00	.0%
10430060 411100	-37,868.00	-17,823.00	-17,823.00	-17,823.00	.00	-19,914.00	11.7%
TOTAL REGISTER OF DEEDS	-20,915.94	.00	.00	-13,425.56	.00	.00	.0%
GRAND TOTAL	-20,915.94	.00	.00	-13,425.56	.00	.00	.0%

\*\* END OF REPORT - Generated by Dawn Bergs \*\*

RECEIVED

Fee \$ 350.00

APR 01 2016

Receipt Number 11543

# CUP - 16-006

### CONDITIONAL USE PERMIT

Lincoln Co. Zoning

To the Lincoln County Planning and Zoning Administration: The undersigned hereby makes application for a CONDITIONAL USE PERMIT for a determination that the following described site is suitable for the purpose indicated, and that suitable safeguards are met in accordance with the requirements of the Lincoln County Zoning Ordinance and with all other applicable County Ordinances and the laws and regulations of the State of Wisconsin. I declare that the information that I am supplying is true and accurate to the best of my knowledge and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application I am also granting permission to the zoning department staff to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

Owner Taves Carl + Barbara  
Last Name  
First Name  
Property Desc. 38 acres  
GL SW 1/4 NE 1/4 Sec. 21 T 35 N R 7 E Lot  
Tax Parcel # 12.213507.003.001.00-00  
Town King

Subdiv. \_\_\_\_\_  
Block \_\_\_\_\_  
Lot \_\_\_\_\_

Legal description of the property: GL SW 1/4, NE 1/4, Sec 21, T. 35 N - R. 7 E

and/or Lot Number \_\_\_\_\_, Subdivision Name \_\_\_\_\_

Property Address W3848 Taves Rd

Tax Parcel Number 12.213507.003.001.00.0 PIN \_\_\_\_\_

Zoning district RR3 Lot size 38 acres

Ordinance section relating to the request 17.3.09(1)

Proposed use: garage - 40 x 60

Use of adjoining property: horse pasture, Christmas trees, residence

**COMPLETE A PLOT PLAN DRAWING ON REVERSE SIDE OR ATTACH A SEPARATE SHEET**

Owner(s) Name: Carl E + Barbara A. Taves

Mailing Address: W3848 Taves Rd

Tomahawk WI 54487

Daytime Phone: (715) 966-0374

Signature: Barbara A. Taves

Carl E. Taves

CO-APPLICANT (other than owner)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: 3-29-16

Note: All owners must sign

#### FOR OFFICE USE ONLY

Date Application Received: 4/1, 20 16

By (Staff) J. Winter

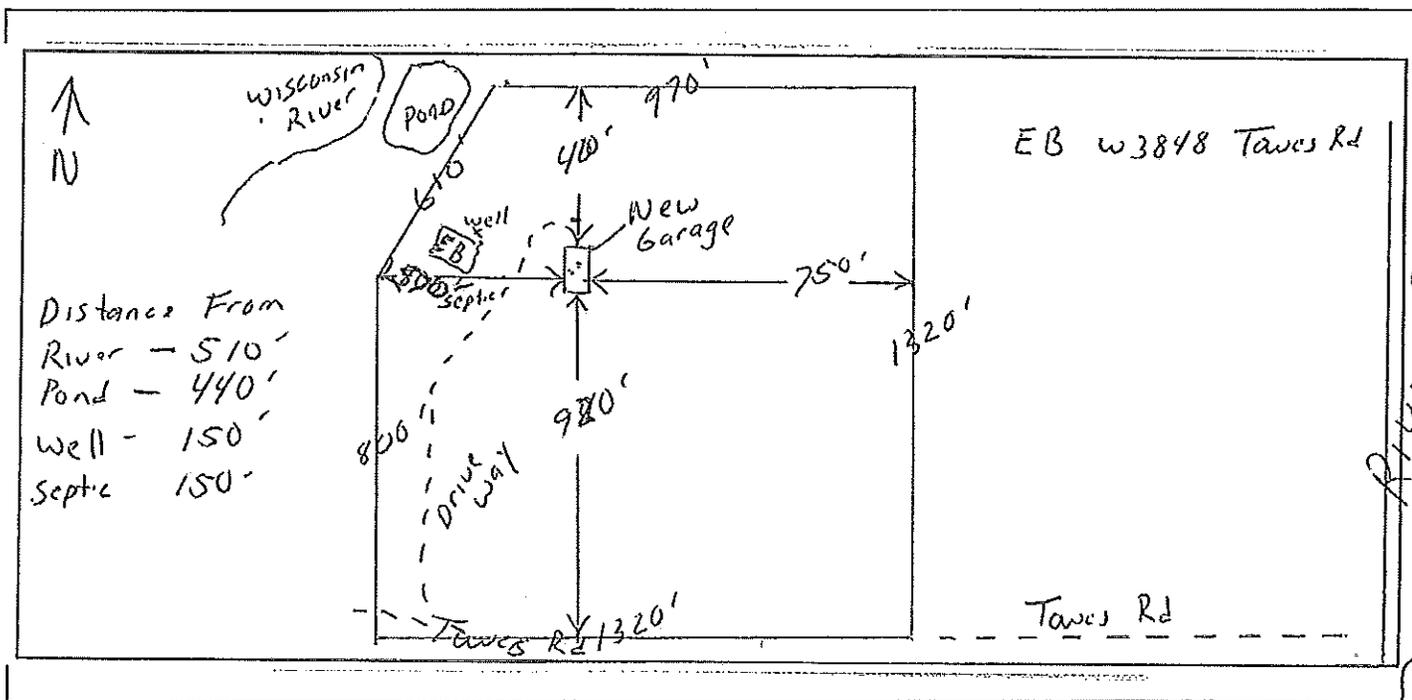
Date of Hearing: 5/12, 20 16

## PLOT PLAN DRAWING

A detailed drawing of the plot plan MUST be given. Include on the drawing ALL of the information requested below that applies to the property. If parcel has a CSM (Certified Survey Map) please attach a copy.

1. Shape of parcel, include all lot line dimensions.
2. Indicate NORTH.
3. Show the location and names of all surrounding roads/highways.
4. Show the location and names of all area water bodies (lakes, rivers, creeks, ponds, etc.)
5. Show the location of the (new) construction on the parcel. Include the following measurements:
  - a) Distance from the centerline of any/all roads.
  - b) Distance from the right-of-way of any/all roads.
  - c) Distance to all lot lines.
  - d) Distance to any/all water bodies adjacent to or within the parcel.
6. Indicate ALL other existing buildings on parcel with "EB".
7. Indicate distance from septic tank or holding tank to proposed construction.
8. Indicate distance from sewage system drainfield to proposed construction.
9. Indicate distance from well to proposed construction.
10. (IF on water) Indicate proposed clearings within the vegetative buffer zone (please refer to Shoreland Ordinance for limitations on different water classifications).

**SITE SHOULD BE MARKED OR FLAGGED PRIOR TO ZONING ONSITE INDICATING EXISTING LOT LINES, PROPOSED LOT LINES AND ANY PROPOSED CONSTRUCTION**



Additional information/Description of Proposal: 40 x 60 pde building

**NO CONSTRUCTION SHALL BEGIN UNTIL A LAND USE PERMIT HAS BEEN ISSUED**

**Carl and Barb Taves  
W3848 Taves Road  
Tomahawk, Wisconsin 54487  
(715) 966-0374  
barbtaves59@gmail.com**

March 29, 2016

Lincoln County Zoning Department  
801 North Sales Street, Suite 103  
Merrill, Wisconsin 54452

**Re: Conditional Use Permit Application**

Dear Lincoln County Zoning:

Enclosed please find an application for conditional use permit in the Town of King to build a 40 by 60 foot garage (pole building). We were previously issued a permit (L-15-194); however, have since changed our mind on the size and therefore enclose this application.

We are on the Town of King Board Meeting agent for their April meeting and will let you know the results as soon as we can.

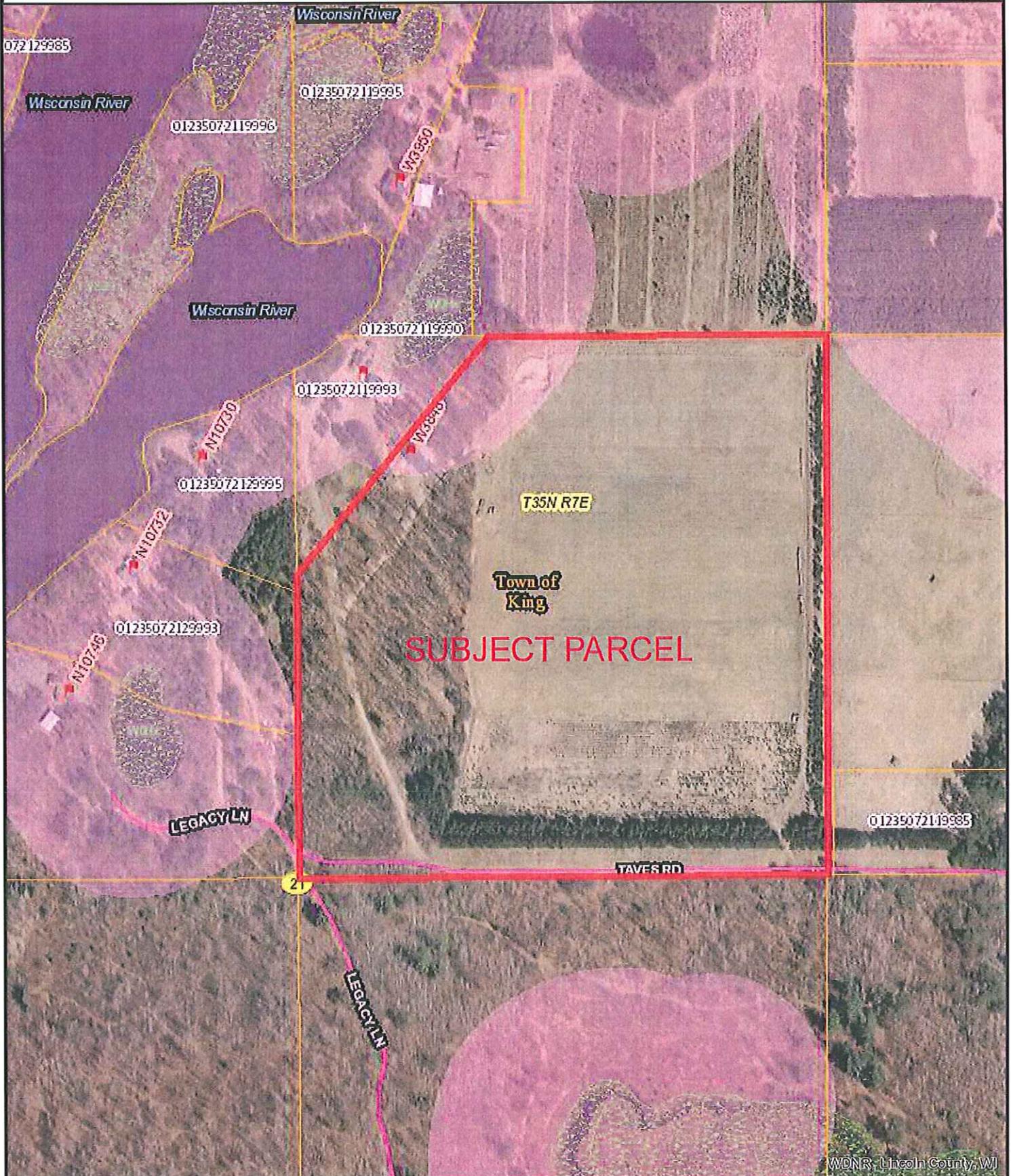
In the meantime, if you should need anything further, please feel free to contact me.

Sincerely,



Barbara A. Taves

# Lincoln County Employee Access Land Records Viewer



Author: Generic User  
Date Printed: 4/6/2016



The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Lincoln County Land Services Department. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.

WDNR, Lincoln County, WI



## **CONDITIONAL USE PERMIT**

### **STAFF REPORT**

Report Date: May 2, 2016  
Hearing Date: May 12, 2016  
Property Owner: Carl and Barbara Taves  
Property Address: W3848 Taves Road  
Town of: King  
Tax Parcel Number: 12.213507.003.001.00.00  
PIN: 012-3507-211-9994  
Staff Reviewer: Mike Huth – Zoning Program Manager  
Zoning District: RR3-Rural Residential  
Overlay Zoning District: See staff report for further details.  
Submitted Materials: CUP Application, Site Plan

### **OVERVIEW**

#### **REQUEST**

The applicant seeks a Conditional Use Permit (CUP) to allow for a detached storage building larger than 1,500 square feet pursuant to Chapter 17.3.09(1) of the Lincoln County Zoning Ordinance.

#### **SUMMARY OF NOTEWORTHY TOPICS**

The applicant is proposing to build a 24'x60' = 2,400 sqft building for personal storage in the RR3-Rural Residential zoning district. Detached residential storage buildings greater than 1,500 sqft require a condition use permit in most residential zoning districts.

#### **SITE CHARACTERISTICS**

The approximate thirty eight (38) acre parcel is located north of Taves Road, a private roadway. Two thirds of the parcel has been historically utilized for agricultural practices with the remaining acreage being wooded. In the summer of 2014 the property was issued a Land Use Permit for the dwelling with porch and attached garage. Also, a septic system was permitted and then installed to manage domestic waste generated on the parcel. In 2015, the applicant began the process of obtaining a CUP for a building larger than 1,500 sqft, but notified Zoning Department staff that they would not be proceeding and requested that the CUP process halt. The proposal in 2016 is the first of this nature being heard by the LSC for this parcel of land. The Soil Survey of Lincoln County states that the site for the proposed structure contains soils of Vilas-Sayner loamy sands (VsB) and having slopes of 1-6 percent.

#### **SURROUNDING LAND USE AND ZONING**

*NORTH* of the property is zoned RR3-Rural Residential and currently is an unimproved parcel and used for agricultural purposes. *EAST* of the property is zoned RL2-Rural Lands and the partially wooded parcel

of land is used for agricultural purposes and contains a dwelling with multiple accessory structures. *SOUTH* of the property is Taves Road, a private road and lands south of the roadway are zoned RL2-Rural Lands and currently an unimproved wooded parcel. *WEST* of the property is zoned RR2-Rural Residential and RL2-Rural Lands with multiple partially wooded parcels of land containing dwellings with accessory structures.

**PUBLIC NOTIFICATION**

The applicant has made contact with the Town of King and the Town Recommendation Form should be available at the committee meeting for review. At the time of drafting this staff report, staff had not received the Town Recommendation form. Staff advises the Land Services Committee review any comments the Town submits regarding this petition prior to taking action on this matter.

The legal notice of the petition was published in the *Merrill Courier* (4/22 and 4/29 editions) and the *Tomahawk Leader* (4/19 and 4/26 editions). Staff mailed ten (10) notices of the petitioner’s request to neighboring property owners within 300’ from the property boundary. At the date of this report, staff has not received any opposition from community members or neighboring property owners.

**ACTION**

Consider the Conditional Use Permit, with conditions. This action would be consistent with the findings of the staff report. New or revised conditions must be included with a motion by the Land Services Committee.

**APPROVAL CRITERIA**

Section 17.8.30 (7) of the Lincoln County Zoning Ordinance contains the following approval to consider when reviewing the petition. The Land Service Committee before making a decision regarding a CUP request of this nature shall ensure the request fulfils all specific standards of the Lincoln County Zoning Ordinance, and shall find adequate evidence to the following standards:

*(a.) The proposed conditional use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.*

**Staff analysis**

*Will any of the following be substantially or adversely impacted? Explain “Yes” responses.*

	<u>Yes</u>	<u>No</u>
1. <i>Nearby Property?</i>		X
2. <i>Character of the neighborhood?</i>		X
3. <i>Natural Environment?</i>		X
4. <i>Traffic or Parking?</i>		X
5. <i>Public Improvements, Property or Rights-of-Way?</i>		X
6. <i>Other Health or Safety Issues?</i>		X

The property is located in a rural residential area that has a variety of sized lots and a variety of accessory detached accessory structures. A larger storage building should not adversely impact nearby property since section 17.3.09(f) of the Zoning Ordinance requires that the structure be set back from all property lines a distance equal to the required principal building setback, which in this case is twenty five (25) feet. As indicated by the applicant the proposed structure is to be located fairly centrally on the parcel with an existing partially wooded area separating the proposed location from neighboring dwellings located west of the parcel.

(b.) *The proposed conditional use will maintain the desired compatibility of existing and planned land uses types, intensities, and densities in the area as represented by zoning standards and the comprehensive plan, including town land use plans developed by individual towns and incorporated into the comprehensive plan.*

**Staff analysis**

*Is the proposed use consistent with the land use types and densities of the Zoning District and the Comprehensive Plan?*

Yes, the proposed use is allowed in the RR3- Rural Residential zoning district as a Conditional Use.

(c.) *The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies.*

**Staff analysis**

	<u>Yes</u>	<u>No</u>
1. <i>Is the proposed use adequately serviced?</i>	X	
2. <i>Will it place an undue burden on infrastructure or services?</i>		X

Currently the applicant has proposed to locate the structure adjacent to an existing driveway access that is ultimately accessed by Taves Road, a private roadway. As such, staff does not anticipate any impacts on existing or planned roads for the proposed use.

(d.) *The potential public benefits of the proposed conditional use outweigh potential adverse impacts, after taking into consideration the specific proposal and any requirements included in approved plans or conditions to ameliorate such impacts.*

**Staff analysis**

	<u>Yes</u>	<u>No</u>
1. <i>Do the benefits outweigh the impacts?</i>	X	

It appears that there are very limited potential adverse impacts that would affect potential public benefits.

(e.) *The conditional use will meet all applicable standards of other divisions of this chapter, particularly any standard in Division 17.3, which is applicable to the particular conditional use being sought.*

**Staff analysis**

The personal storage building is being proposed centrally on the lot. The lot is currently occupied by a dwelling with attached porch and garage. The home is served by a 2014 installed conventional sanitary system. The proposed side lot line request distance meets the requirement of section 17.3.09 (1)(f) which states that accessory structures greater than 1,500 sq. ft. be set back from all property lines and roads a distance equal to the required principal building setbacks. The principal building side lot setbacks for the RR3 zoning district is 25'.

*ACCESSORY RESIDENTIAL STRUCTURE. Includes any detached private residential garage, carport, or utility shed which primarily accommodates the sheltered parking of a vehicle, the storage of residential maintenance equipment to service the same lot or a contiguous lot, or a detached shelter such as a gazebo. Also includes swimming pools, wind and solar energy systems for on-site residential use. Does not include fences, public utility fixtures and their appurtenances, driveways, gardens, garden accessories, children's playhouses, fountains, sun dials, flag poles, walkways, at-grade patios, play equipment, tree houses, basketball courts, tennis courts, pet houses or private kennels for 2 or fewer*

*domestic animals, whirlpools, and saunas. Attached garages, attached carports, and decks shall be considered part of the principal residential building, not an accessory residential structure.*

**Regulations:**

- (a) If proposed to be constructed in advance of the principal building (dwelling) on the same lot, shall not exceed 1,500 square feet; shall be required to submit a site plan under Section 17.8.40; and shall site such accessory residential structure with relation to appropriate locations for a future dwelling, private well and on-site waste treatment system, and driveway. (Am. #2006-06-477)*
- (b) Shall be located on the same zoning lot or mobile or manufactured home site as the dwelling with which it is associated.*
- (c) Shall not be used as a dwelling or for any commercial purpose, except as permitted in an approved expanded home occupation.*
- (d) Reserved. (Dltd. #2006-06-477)*
- (e) There shall be not more than one accessory residential structure per mobile or manufactured home lot or site within a manufactured or mobile home park.*
- (f) Any detached garage, carport, or shed of 1,500 square feet or greater shall require a conditional use permit and shall be set back from all property lines and roads a distance equal to the required principal building setbacks. (Am. #2006-06-477)*
- (g) Reserved. (Dltd. #2006-06-477)*
- (h) Within a condominium there shall be not more than 2 detached accessory residential structures per unit; and the use of common/shared detached accessory residential structures are encouraged and shall be considered before individual detached structures are permitted. When common/shared detached accessory residential structures have not been first considered within the condominium, such may be grounds for denial of a zoning permit.*

**ASSESSMENT**

**CONCLUSION**

Staff considers the petition satisfied the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. Despite the request being conditionally permitted by the Zoning Ordinance in the rural residential zoning district, the Land Services Committee still has an obligation to weigh the current request against the criteria to form the basis for findings in support of the Committees decision.

**RECOMMENDATION**

Staff recommends the Land Services Committee only grants a Conditional Use Permit to Carl and Barbara Taves to allow for a detached storage building larger than 1,500 square feet on the described property if the Committee is confident the request satisfies the approval criteria listed in this Report. If the Committee approves the request, staff suggests the Committee attach the following conditions to the approval.

1. All other applicable regulations shall be met.



Lincoln County - Zoning Program Manager

5/2/2016

Date

RECEIVED

Fee \$ 350.00

APR 04 2016

Receipt Number

11545

# CUP - 16-007

Lincoln Co. Zoning

CONDITIONAL USE PERMIT

To the Lincoln County Planning and Zoning Administration: The undersigned hereby makes application for a CONDITIONAL USE PERMIT for a determination that the following described site is suitable for the purpose indicated, and that suitable safeguards are met in accordance with the requirements of the Lincoln County Zoning Ordinance and with all other applicable County Ordinances and the laws and regulations of the State of Wisconsin. I declare that the information that I am supplying is true and accurate to the best of my knowledge and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application I am also granting permission to the zoning department staff to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

Owner: Kelly Schattl, Kelly & Giovia Schattl  
Property Desc: 1.75 acres  
Tax Parcel # 08.313206-009.010.00.00  
Town: Handing  
Subdiv.:  
Block:  
Lot:  
1/4 Sec. 31, T. 32N, R. 06E  
GL 8

Legal description of the property: GL 8 1/4, 1/4, Sec 31, T. 32 N - R. 06 E

and/or Lot Number \_\_\_\_\_, Subdivision Name \_\_\_\_\_

Property Address N2811 Alexander Lake Rd

Tax Parcel Number 08.313206.009.010.00.00 PIN 008.3206.313.9961

Zoning district Rural Residential 2 Lot size 1.75 acres

Ordinance section relating to the request 17.3.09(1)

Proposed use: Storage - Accessory structure >1500 sq. ft.  
(42' x 64' = 2688 sq. ft.)

Use of adjoining property: Forest land - vacant lots, residences

COMPLETE A PLOT PLAN DRAWING ON REVERSE SIDE OR ATTACH A SEPARATE SHEET

Owner(s) Name: Kelly Schattl

Mailing Address: N2413 Maloney Rd.  
Kaukauna, WI. 54130

Daytime Phone: (920) 716-6137

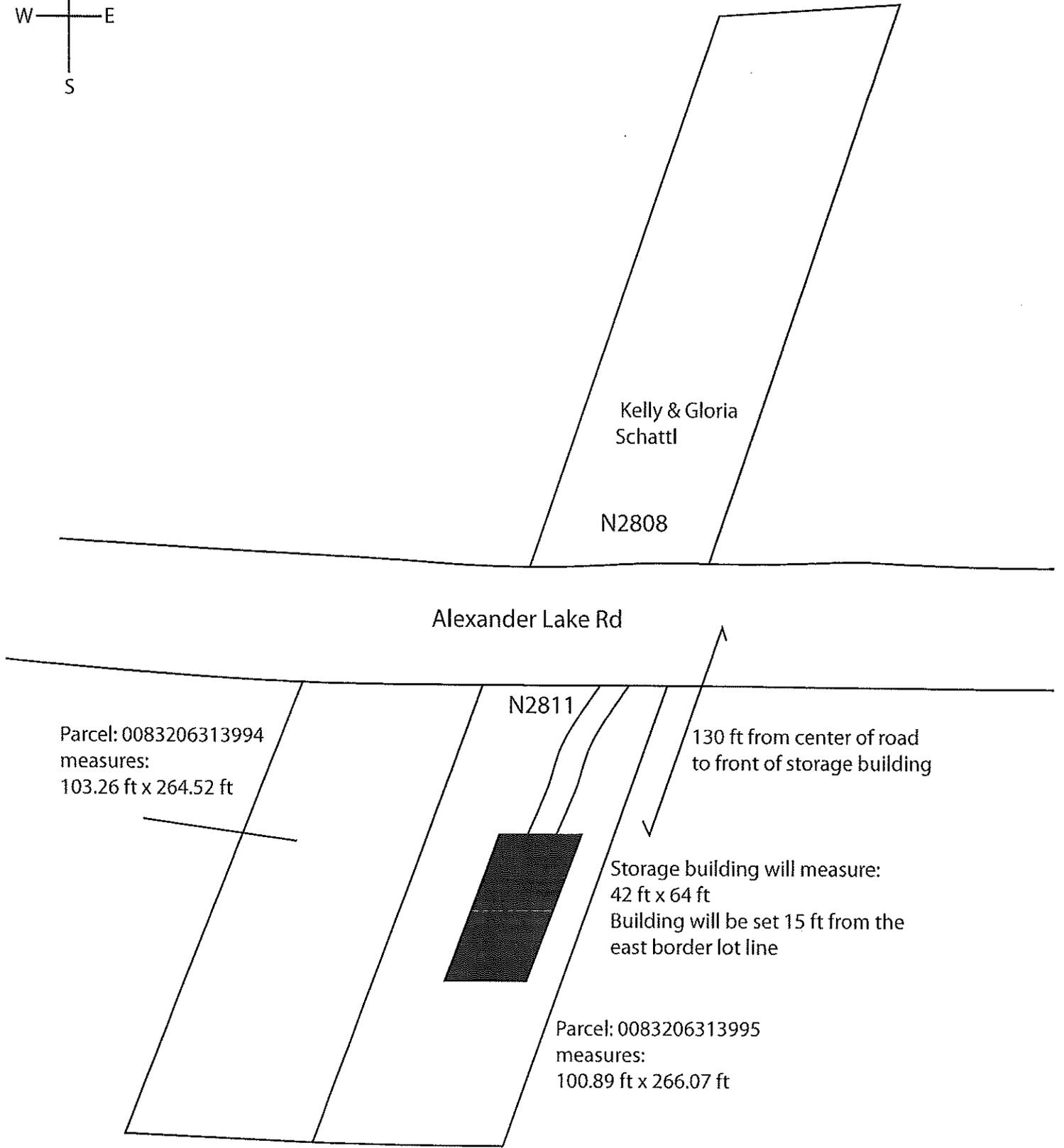
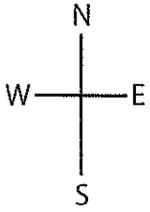
Signature: Kelly Schattl  
Chris Schattl

CO-APPLICANT (other than owner)  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Date: 4-4-2016

Note: All owners must sign

FOR OFFICE USE ONLY  
Date Application Received: 4/4, 2016 By (Staff) J. Winters  
Date of Hearing: 5/12, 2016



\*THESE 2 PARCELS HAVE BEEN COMBINED BACK INTO 1 PARCEL

#08.313206.009.010.00.00 1.5 acres

# Lincoln County Employee Access Land Records Viewer



T32N R6E

Wisconsin River

ALEXANDER LAKE RD

Town of Harding

Subject Parcel

Lincoln County, WI

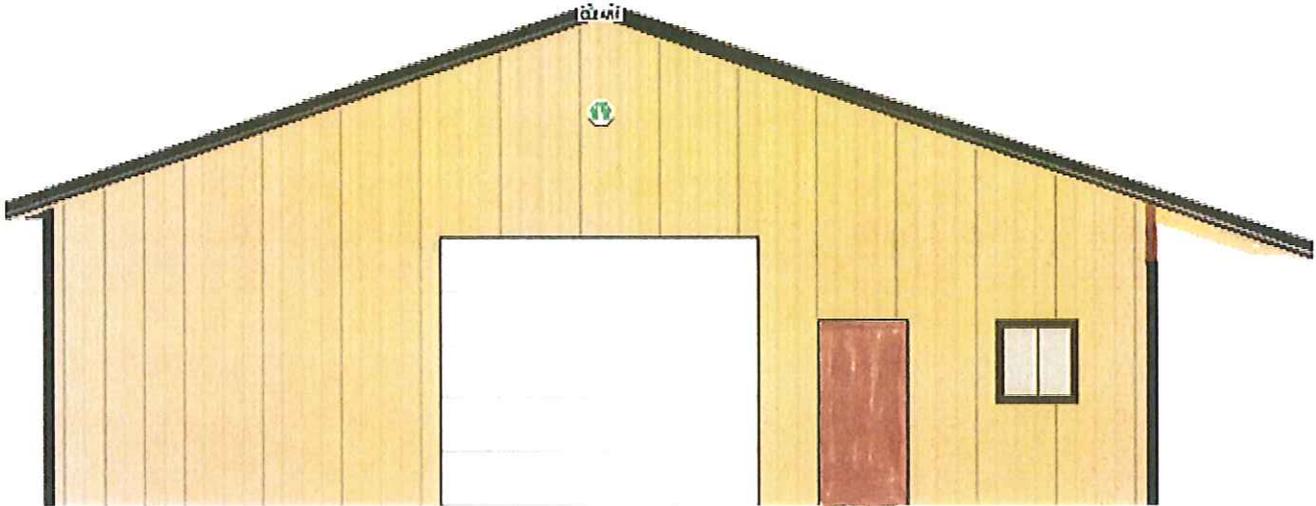
Author: Generic User  
Date Printed: 4/14/2016



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## Elevations & Floor Plan

### Elevations for Building 1



**East End Wall 1 on Building 1**

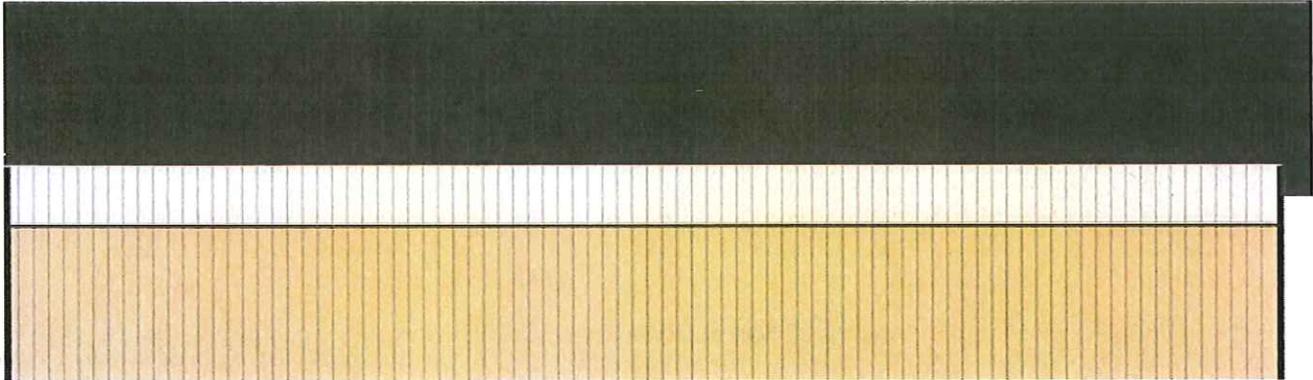
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



**West End Wall 2 on Building 1**

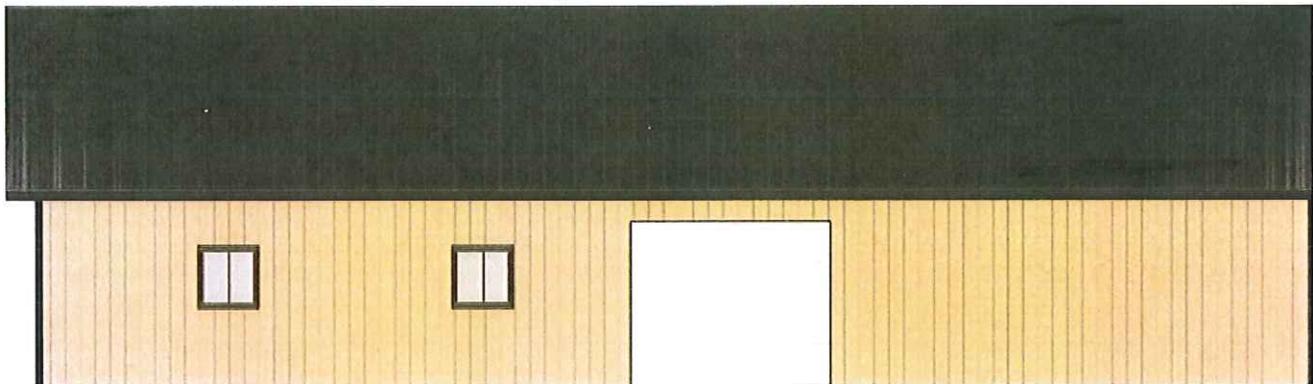
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

## Elevations & Floor Plan



**South Side Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



**North Side Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



Town Recommendation Form  
Conditional Use Request, Petition for Modification of Subdivision Ord., Plat Approval

RECEIVED  
APR 13 2016  
Lincoln Co. Zoning

Town of Harding  
Lincoln County

Name of Applicant Kelly & Gloria Schattl  
Request: Approval for Storage building 42x64

The **Town Planning Commission** has made a recommendation on this date \_\_\_\_\_ to:

\_\_\_ Approve the Request: by a vote of \_\_\_ For and \_\_\_ Against

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ Deny the Request: by a vote of \_\_\_ For and \_\_\_ Against

\_\_\_ Delay the Request for 30 days: by a vote of \_\_\_ For and \_\_\_ Against

Comments/Reasons for any of the above recommendations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The **Town Board** has made a recommendation on this date April 12, 2016 to:

XX Approve the Request: by a vote of 3 For and 0 Against

Conditions: Applicant has stated that it is their intention to replant  
some of the vegetation that was removed during site preparation.  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ Deny the Request: by a vote of \_\_\_ For and \_\_\_ Against

\_\_\_ Delay the Request for 30 days: by a vote of \_\_\_ For and \_\_\_ Against

Comments/Reasons for any of the above recommendations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_ (Check here if:) The Town hereby waives its right to make a formal recommendation on this Request to the Lincoln County Land Services Committee.

Dated this 12th. day of April, 20 16.

Rolf Hornischer  
Rolf Hornischer Town Chairman Signature

Don Graap  
Don Graap Town Board Supervisor Signature

\_\_\_\_\_  
Town Board Supervisor Signature

John Tomajcik  
John Tomajcik Town Board Supervisor Signature



## **CONDITIONAL USE PERMIT**

### **STAFF REPORT**

Report Date: May 2, 2016  
Hearing Date: May 12, 2016  
Property Owner: Kelly Schattl  
Property Address: N2811 Alexander Lake Road  
Town of: Harding  
Tax Parcel Number: 08.313206.009.010.00.00  
PIN: 008-3206-313-9995  
Staff Reviewer: Mike Huth – Zoning Program Manager  
Zoning District: RR2-Rural Residential  
Overlay Zoning District: S-Shoreland (See staff report for further details)  
Submitted Materials: CUP Application, Site Plan, Town Recommendation Form

### **OVERVIEW**

#### **REQUEST**

The applicant seeks a Conditional Use Permit (CUP) to allow for a detached storage building larger than 1,500 square feet pursuant to Chapter 17.3.09(1) of the Lincoln County Zoning Ordinance.

#### **SUMMARY OF NOTEWORTHY TOPICS**

The applicant is proposing to build a 42'x64'= 2,688 sqft building for personal storage in the RR2-Rural Residential zoning district. Detached residential storage buildings greater than 1,500 sqft require a condition use permit in most residential zoning districts.

#### **SITE CHARACTERISTICS**

The approximate one and a half (1.5) acre parcel is located south of Alexander Lake Road in Section 31 of Harding Township. The eastern portion of the wooded property has been cleared and improved in preparation for the construction of the proposed storage building. The western half of the parcel is still wooded. With the close proximity of the parcel to the Wisconsin River, approximately half of the property is within the S-Shoreland overlay zoning district. The majority of the proposed additional building construction will be taking place inside of the overlay zoning district. The Soil Survey of Lincoln County states that the site for the proposed structure contains soils of Freeon silt loam (FoB) and having slopes of 2-6 percent. Although, the mapping exhibits indicate that two parcels exist in this location, the property owner has recently completed the process of combining the parcels through the Lincoln County Real Property Lister.

#### **SURROUNDING LAND USE AND ZONING**

*NORTH* of the property is Alexander Lake Road, a township roadway and lands north of the roadway are zoned RR2-Rural Residential and contain a multitude of dwellings with accessory structures. Beyond the

residential parcels, the Wisconsin River flows in a west to east fashion. EAST of the property is an unimproved wooded parcel that is zoned RR2-Rural Residential. SOUTH of the property is an unimproved wooded parcel that is zoned F-Forestry. WEST of the property is an unimproved wooded parcel that is zoned RR2-Rural Residential.

**PUBLIC NOTIFICATION**

The applicant has made contact with the Town of Harding and the Town Recommendation Form has been included with CUP application submittal for staff and the committee to review. The Town of Harding has made a recommendation to approve the request and has noted that the applicant has stated that it is their intention to replant some of the vegetation that was removed during site preparation. Staff advises the Land Services Committee review any comments the Town has submitted regarding this petition prior to taking action on this matter.

The legal notice of the petition was published in the Merrill Courier (4/22 and 4/29 editions) and the Tomahawk Leader (4/19 and 4/26 editions). Staff mailed twelve (12) notices of the petitioner’s request to neighboring property owners within 300’ from the property boundary. At the date of this report, staff has not received any opposition from community members or neighboring property owners.

**ACTION**

Consider the Conditional Use Permit, with conditions. This action would be consistent with the findings of the staff report. New or revised conditions must be included with a motion by the Land Services Committee.

**APPROVAL CRITERIA**

Section 17.8.30 (7) of the Lincoln County Zoning Ordinance contains the following approval to consider when reviewing the petition. The Land Service Committee before making a decision regarding a CUP request of this nature shall ensure the request fulfils all specific standards of the Lincoln County Zoning Ordinance, and shall find adequate evidence to the following standards:

*(a.) The proposed conditional use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.*

**Staff analysis**

*Will any of the following be substantially or adversely impacted? Explain “Yes” responses.*

	<u>Yes</u>	<u>No</u>
1. Nearby Property?		X
2. Character of the neighborhood?		X
3. Natural Environment?		X
4. Traffic or Parking?		X
5. Public Improvements, Property or Rights-of-Way?		X
6. Other Health or Safety Issues?		X

The property is located in a rural residential area that has a variety of sized lots and a variety of accessory detached accessory structures. A larger storage building should not adversely impact nearby property since section 17.3.09(f) of the Zoning Ordinance requires that the structure be set back from the side and rear property lines a distance equal to the required principal building setback, which in this case is twenty five (25) feet. Additionally, the applicant has indicated to the township that they intend to replant some of the vegetation that was removed during site preparation. Replanting between the

proposed building site and the roadway should reestablish a vegetative screening between the neighboring residential properties and maintain the wooded character of the neighborhood.

(b.) *The proposed conditional use will maintain the desired compatibility of existing and planned land uses types, intensities, and densities in the area as represented by zoning standards and the comprehensive plan, including town land use plans developed by individual towns and incorporated into the comprehensive plan.*

**Staff analysis**

*Is the proposed use consistent with the land use types and densities of the Zoning District and the Comprehensive Plan?*

Yes, the proposed use is allowed in the RR2- Rural Residential zoning district as a Conditional Use.

(c.) *The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies.*

**Staff analysis**

	<u>Yes</u>	<u>No</u>
1. <i>Is the proposed use adequately serviced?</i>	X	
2. <i>Will it place an undue burden on infrastructure or services?</i>		X

The applicant has proposed to locate the structure adjacent to a newly created driveway access that is ultimately accessed by Lake Alexander Road, a township roadway. As such, staff does not anticipate any impacts on existing or planned roads for the proposed use.

(d.) *The potential public benefits of the proposed conditional use outweigh potential adverse impacts, after taking into consideration the specific proposal and any requirements included in approved plans or conditions to ameliorate such impacts.*

**Staff analysis**

	<u>Yes</u>	<u>No</u>
1. <i>Do the benefits outweigh the impacts?</i>	X	

It appears that there are very limited potential adverse impacts that would affect potential public benefits.

(e.) *The conditional use will meet all applicable standards of other divisions of this chapter, particularly any standard in Division 17.3, which is applicable to the particular conditional use being sought.*

**Staff analysis**

No, as proposed by the applicant the storage building is to be located in the east side of the parcel with a fifteen (15) foot setback from the east property line. This location does not meet the performance standard located in 17.3.09(1)(f) and outlined below. The proposal does however meet the following standards specifically located in 17.3.09(1) and the recommended conditions reflect how the proposed storage building can achieve compliance with the Zoning Ordinance regarding property line setbacks.

*ACCESSORY RESIDENTIAL STRUCTURE. Includes any detached private residential garage, carport, or utility shed which primarily accommodates the sheltered parking of a vehicle, the storage of residential maintenance equipment to service the same lot or a contiguous lot, or a detached shelter such as a gazebo. Also includes swimming pools, wind and solar energy systems for on-site residential use. Does not include fences, public utility fixtures and their appurtenances, driveways, gardens, garden accessories, children's playhouses, fountains, sun dials, flag poles, walkways, at-grade*

patios, play equipment, tree houses, basketball courts, tennis courts, pet houses or private kennels for 2 or fewer domestic animals, whirlpools, and saunas. Attached garages, attached carports, and decks shall be considered part of the principal residential building, not an accessory residential structure.

**17.3.09(1) Regulations:**

- (a) If proposed to be constructed in advance of the principal building (dwelling) on the same lot, shall not exceed 1,500 square feet; shall be required to submit a site plan under Section 17.8.40; and shall site such accessory residential structure with relation to appropriate locations for a future dwelling, private well and on-site waste treatment system, and driveway. (Am. #2006-06-477)
- (b) Shall be located on the same zoning lot or mobile or manufactured home site as the dwelling with which it is associated.
- (c) Shall not be used as a dwelling or for any commercial purpose, except as permitted in an approved expanded home occupation.
- (d) Reserved. (Dltd. #2006-06-477)
- (e) There shall be not more than one accessory residential structure per mobile or manufactured home lot or site within a manufactured or mobile home park.
- (f) Any detached garage, carport, or shed of 1,500 square feet or greater shall require a conditional use permit and shall be set back from all property lines and roads a distance equal to the required principal building setbacks. (Am. #2006-06-477)
- (g) Reserved. (Dltd. #2006-06-477)
- (h) Within a condominium there shall be not more than 2 detached accessory residential structures per unit; and the use of common/shared detached accessory residential structures are encouraged and shall be considered before individual detached structures are permitted. When common/shared detached accessory residential structures have not been first considered within the condominium, such may be grounds for denial of a zoning permit.

**ASSESSMENT**

**CONCLUSION**

Staff considers the petition satisfied the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. Despite the request being conditionally permitted by the Zoning Ordinance in the rural residential zoning district, the Land Services Committee still has an obligation to weigh the current request against the criteria to form the basis for findings in support of the Committees decision.

**RECOMMENDATION**

Staff recommends the Land Services Committee only grants a Conditional Use Permit to Kelly Schattl to allow for a detached storage building larger than 1,500 square feet on the described property if the Committee is confident the request satisfies the approval criteria listed in this report. If the Committee approves the request, staff suggests the Committee attach the following conditions to the approval.

1. Detached storage building shall have twenty five (25) foot rear and side setbacks from property lines.
2. All other applicable regulations shall be met.



Lincoln County - Zoning Program Manager

5/2/2016

Date

RECEIVED 350.00

APR 06 2016

Request Number

11550

# CUP - 16-008

### CONDITIONAL USE PERMIT

Lincoln Co. Zoning

To the Lincoln County Planning and Zoning Administration: The undersigned hereby makes application for a CONDITIONAL USE PERMIT for a determination that the following described site is suitable for the purpose indicated, and that suitable safeguards are met in accordance with the requirements of the Lincoln County Zoning Ordinance and with all other applicable County Ordinances and the laws and regulations of the State of Wisconsin. I declare that the information that I am supplying is true and accurate to the best of my knowledge and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application I am also granting permission to the zoning department staff to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

Legal description of the property: GL E 1/2 SE 1/4, Sec 26, T. 34 N - R. 06 E  
and/or Lot Number 2, Subdivision Name CSM #1794

Property Address W 5383 Hillcrest Rd.

Tax Parcel Number 04-263406-016-002-01-02 PIN 004-3466-264-9962

Zoning district RR3 Lot size 2.99 acres

Ordinance section relating to the request 17.3.04(12)

Proposed use: conditional use for tourist lodging facility.

Use of adjoining property: residential

COMPLETE A PLOT PLAN DRAWING ON REVERSE SIDE OR ATTACH A SEPARATE SHEET

Owner(s) Name: Dirks Nancy Wriedt

Mailing Address: 15556 Carries Ln  
South Beloit, IL 61080

Daytime Phone: (815) 520-4670

Signature: Nancy Wriedt Dirks

Date: 4/3/16

Note: All owners must sign

#### FOR OFFICE USE ONLY

Date Application Received: 4/6, 20 16

By (Staff) J. Winters

Date of Hearing: 5/12, 20 16

Owner Wriedt Dick & Nancy Tax Parcel # 04-263406-016-002-01-02 Town Bradley  
Property Desc 2.99 acres GL E 1/2 SE 1/4, Sec. 26, T 34 N, R 06 E Lot 2 Block 2 Subdiv. CSM #1794

# Lincoln County Employee Access Land Records Viewer



Lincoln County, WI

Author: Generic User  
Date Printed: 4/15/2016



The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Lincoln County Land Services Department. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.

April 3, 2016

Mike Huth  
Zoning Program Manager  
Lincoln County Land Services Department  
Office of Zoning and Conservation  
801 N. Sales Street, suite 103  
Merrill, WI 54452

Dirk & Nancy Wriedt  
15556 Carries Lane  
South Beloit, IL 61080



Re.: Conditional Use Request for  
Tourist Boarding in Private Cabin

Dear Mr. Huth,

Thank you for meeting with us on February 18, 2016 for a pre-application consultation between you, Harry Goodwin from the Town of Bradley and ourselves. We appreciate your guidance and have decided to pursue the discussed conditional use request for a tourist boarding facility. We anticipate to obtain the Health Department license once we received a favorable zoning decision from Lincoln County.

We have received a unanimous decision from the Town of Bradley Plan Commission on March 28, 2016 to recommend the approval of the conditional use to the town board. We expect that the town board approves the conditional use on April 19, 2016. The Plan Commission approval was given provided that State, County and Health Department regulations are adhered too.

### **Background**

We, Dirk and Nancy Wriedt, own a private cabin on W5383 Hillcrest Road south of Tomahawk. The cabin was built between June 2009 and December 2012 when we received the occupancy permit. We allowed friends and family to use the cabin in 2013 and then decided to rent the cabin to vacationers. In February 2016 we became aware that we need a conditional use permit to continue renting. Thus, we would like to request a conditional use permit for a tourist boarding facility for our cabin. Please find attached the required application forms (Attachment A) and drawings (Attachment B).

### **Management Plan**

Since we have rented our cabin for three years already, we have a well-established and effective management practice in place. Potential renters find us on the internet site Homeaway.com and contact us with questions and rental requests. Using HomeAway.com allowed us to keep a calendar, book reservations, take online payments and easily and securely communicate with renters. We have many reviews that speak to how responsive we are to renters throughout the process - before, during and after the rental dates (Attachment C).

We make sure to get contact information from renters that are current during their stay. We have a lock box near the door of the cabin with a code specific for each renter. The renter receives a confirmation letter before their arrival with their lock box code, instructions on how to access the lock box, what to look for upon arrival, driving directions and a link to some of our favorite spots in Tomahawk along with our contact information.

Before renters can make a payment to reserve their dates they must agree to a rental contract which includes a list of our rental rules (see Attachment D). To encourage renters to read the contract, we have a special line in the rules telling them to contact us that they read a certain rule for an additional \$5 refund with their refundable damage deposit.

After each rental Nancy Wriedt cleans and inspects the cabin and restocks items that have been depleted such as paper products, detergents or water softener salt.

Most rentals are uneventful. On occasions the water heater would go out and renters would call. In those cases, we would instruct them to re-start the water heater. In case of other plumbing problems Hetzel Plumbing would be contacted to address the issue. The required septic tank inspections are also performed by Hetzel Plumbing. The Sanitary Permit is included in Attachment F

Occasionally the power will go out due to weather related problems. If renters inform us, we would call WPS and report the outage. We track the power outage on-line and keep in regular communication with the renters so they know what to expect. The cabin has been designed to avoid freezing for 3 days at minus 20 degrees Fahrenheit with the use of heatsinks, a passive earthtube ventilation system and highly efficient insulation. Should renters be stranded without power for a prolonged period of time, there is the option of heating the cabin with a wood stove and an ample supply of fire wood.

For wintertime, we have contracted with Four Seasons for snow removal for events over 4 inches. A snow shovel is kept near the front door for a quick cleaning of the walkway if the renters need it. We always inform Tom at Four Seasons when we have renters so he knows whether or not he needs to get to our driveway right away or if it can wait. In case of trees blocking the driveway or other essential areas we would also contact Four Seasons.

We utilize Baumgart Waste Removal for garbage service. At the end of our driveway, we have a little garbage can hut with 2 garbage cans designed to be animal resistant. The hut is constructed with 4X4 timbers in a post and beam type structure and sided with treated 5/4 decking material. The roof consists of three ½ inch thick layers of treated and painted plywood. The door is secured with a carabineer. In the summer, the garbage gets picked up every week. The rest of the year we schedule pickups when we have renters coming. In the past three years there has been no issue with wild life getting into the garbage.

We are attempting to screen our renters so that we only get responsible people that respect our cabin and property, as well as that of our neighbors. In the event that there are civil or criminal complaints against our renters we will promptly contact law enforcement to address the situation. For security reasons we will not directly, in person, confront our renters, nor would we expect a property manager other than ourselves to do so.

The responsibility for property management in the rare cases of our absence or unavailability has been transferred to others. If that was not an option at a particular time, the cabin was not rented. We believe a three year trouble free rental period speaks to the soundness of our management approach.

### **Site Plan**

The site plan, Drawing 1, is found in Attachment B. The site plan was developed based on the certified property survey map. Actual locations of buildings may be off by a few feet because there is no accurate

site survey available. Due to the topography and under growth it was difficult to establish accurate property line locations in the field. However, since the buildings are located well within the property set-backs a detailed survey was never needed or required.

Floodplain information has not been placed on the site plan. However a separate FIRM has been included in Attachment B. In our experience, the water level of the Pine Creek Flowage fluctuates in the order of a foot throughout the year because it is controlled by the Wisconsin River Grandmother Dam. Such a small change in water level does not significantly affect the lateral extend of the flowage.

#### **Landscape Plan**

Drawing 2, shows an aerial view of the property. The property is covered mostly by a heavy hard maple tree canopy. There are also a few small natural pockets of American Beech and Hemlock. We have only removed trees that were in the way of construction or trees that posed a danger. We anticipate to continue that practice. Once a tree falls and provides an opening in the canopy, new saplings sprout quickly to form under growth. We are leaving the under growth in place when it helps to establish screening for our neighbors and to add interest to the landscape.

#### **Grading and Drainage Plan**

The topography of the property drops from the north at Hillcrest Road to the south into Pine Creek Flowage. The total elevation difference is approximately 50 feet based on the attached USGS topographic map (Attachment B). The drainage has been left in its natural condition to the degree possible. The driveway is constructed with gravel and the parking area and walking paths have been covered with clean gravel to keep erosion to a minimum. We allow grass to grow in those areas to further stabilize the soil. Run-off from the roofs of the cabin and shed are directed into underground drains which discharge into the natural hummocks to provide filtration and detention of the discharge. In this way, we are taking advantage of the well-drained soils on the lower part of the property.

#### **Building Elevations**

Since we do not have architectural renderings of the cabin we have included two pictures showing the cabin from the northeast and southeast respectively. The cabin has been designed to blend in with the natural landscape and to be as unobtrusive as reasonable. Therefore we have chosen a grey siding that matches the bark of the hard maple and a hunter green to blend with the tree canopy in the summer and the Hemlock in the winter. The retaining walls have been constructed with natural stone found on the property and in the gravel pit about a mile north of the property to help provide a natural feel. The pictures can be found in Attachment B.

#### **Lighting Plan**

There are two light sources on the outside of the cabin and shed. One of the light sources is a can light installed in the soffit over the entrance door of the cabin. The light has a narrow beam to reduce glare to the degree possible. This light is only in use when the cabin is occupied.

The other light is a flood light installed under the soffit of the shed and directed down on the parking area. It is usually off, but can be operated in switched or motion sensor mode.

There are three can lights providing illumination of the covered and screened porch as well. Again these lights have been designed to provide light were needed and to reduce visibility from neighbors.

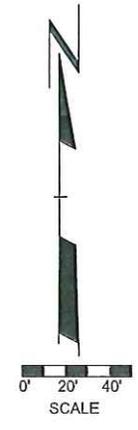
**Conclusion**

We look forward to a favorable outcome from the Lincoln County Planning and Zoning Committee. If you should need additional information please don't hesitate to contact me at (815)-520-4670 via phone call or text, or via e-mail at [wriedt@charter.net](mailto:wriedt@charter.net).

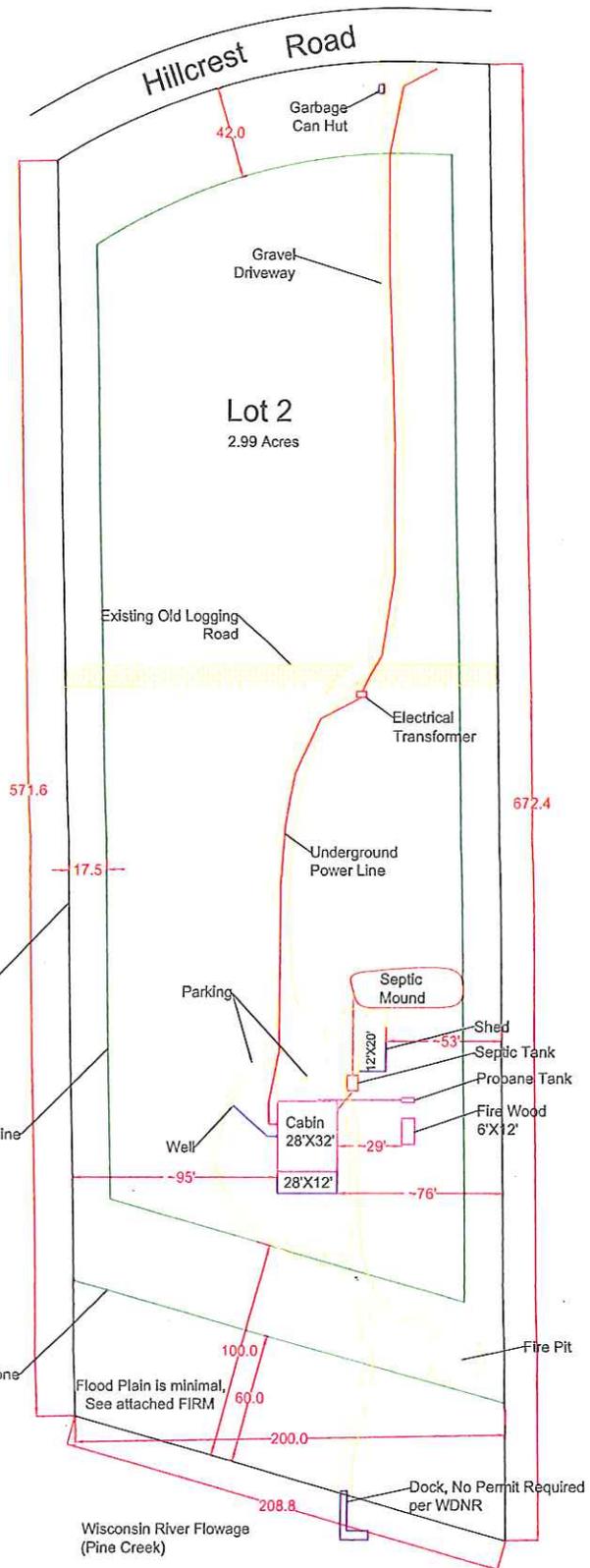
Sincerely,

  
Dirk Wriedt

Attachment B  
Drawings



Refer to the Certified Survey Map for Additional Lot Dimensions

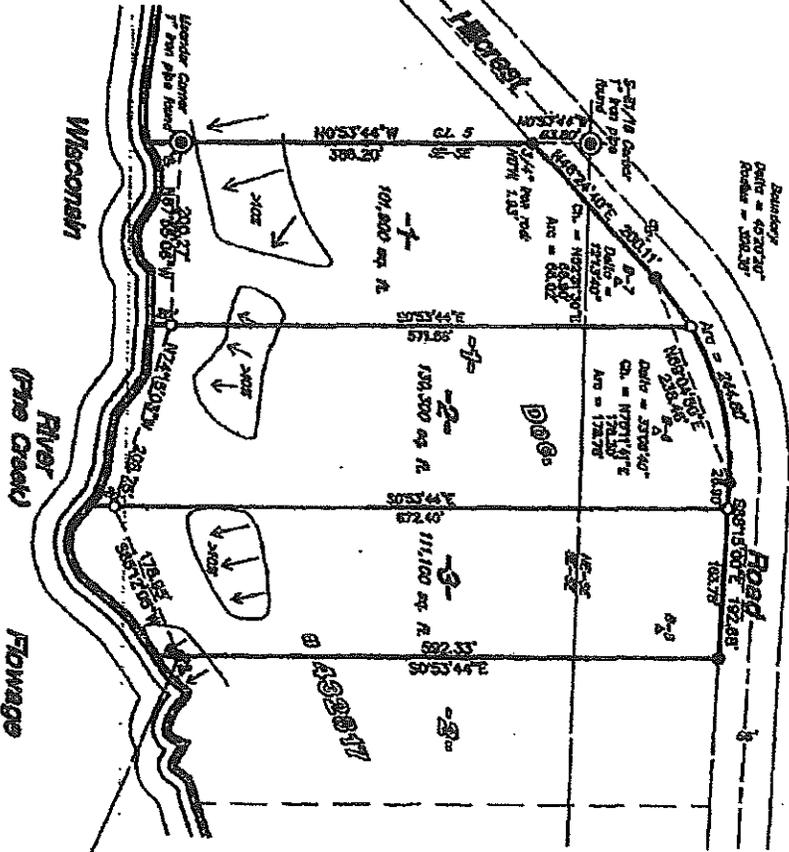


Note: Structure Locations on Property are approximate.

DRAWING NO		Site and Utility Plan	PREPARED BY <b>Dirk &amp; Nancy Wriedt</b> 15555 Carries Lane South Beloit, IL 61080	DATE 03-12-2016	PREPARED FOR <b>Town of Bradley Conditional Use Request for W5383 Hillcrest Road Tomahawk</b>

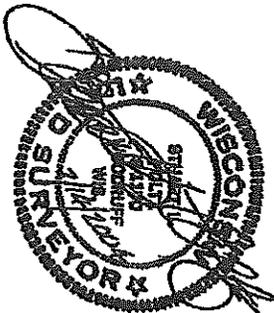
# CERTIFIED SURVEY MAP

Feltz and Associates, Inc.,  
Minocqua, Wisconsin



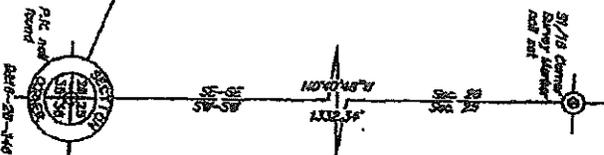
- = 1" iron pipe found
- = 1" x 1/2" iron pipe set
- = and bearing location of marker
- ⊕ = ground slopes 10% or greater

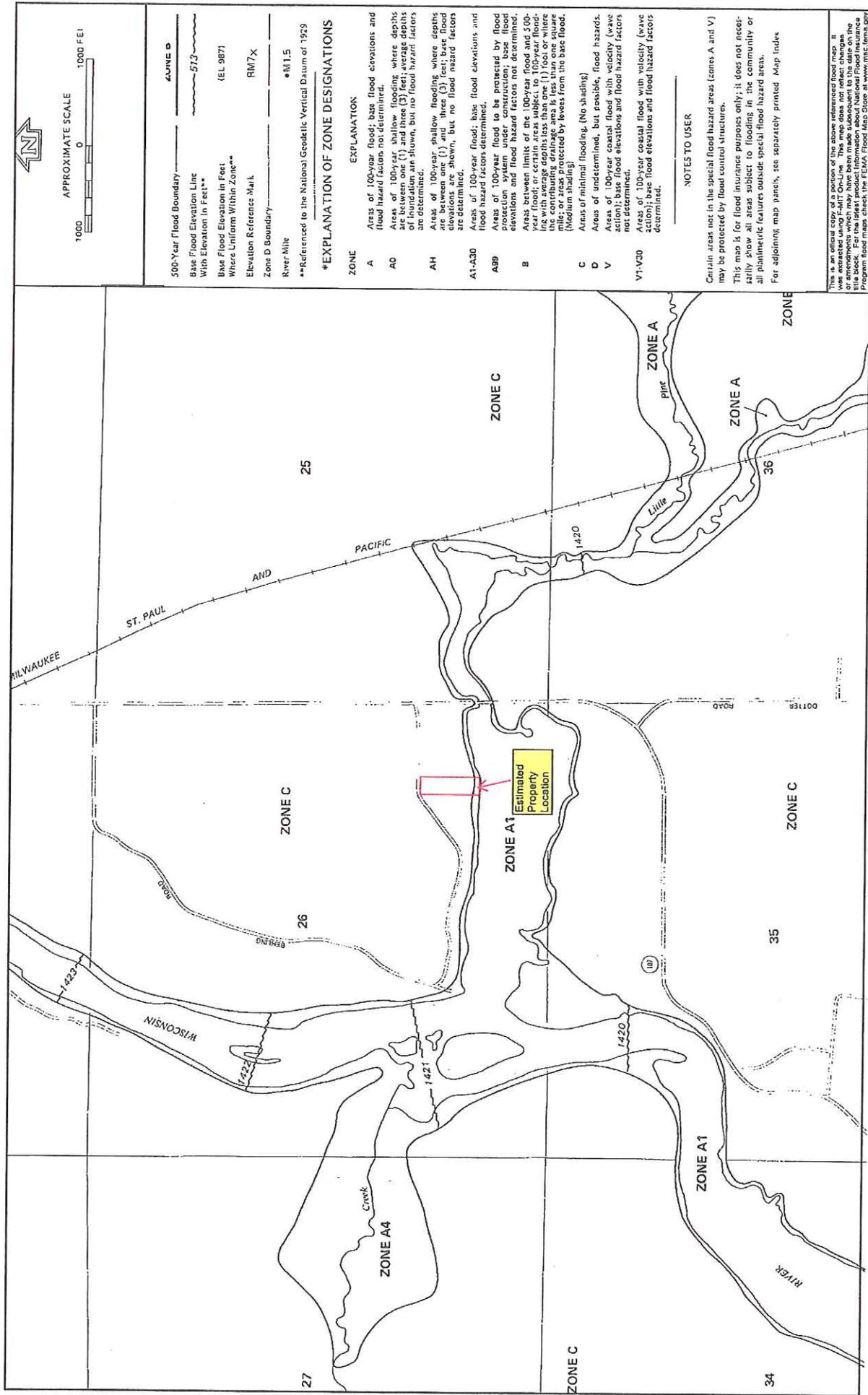
**PRELIMINARY**  
**LOT 1**  
of  
Doc. #49287  
Being part of the  
**NE1/4 of the SE1/4**  
and part of the  
**SE1/4 of the SE1/4**  
**SECTION 26, T34N, R9E**  
Town of Brudley  
Lincoln County, Wisconsin

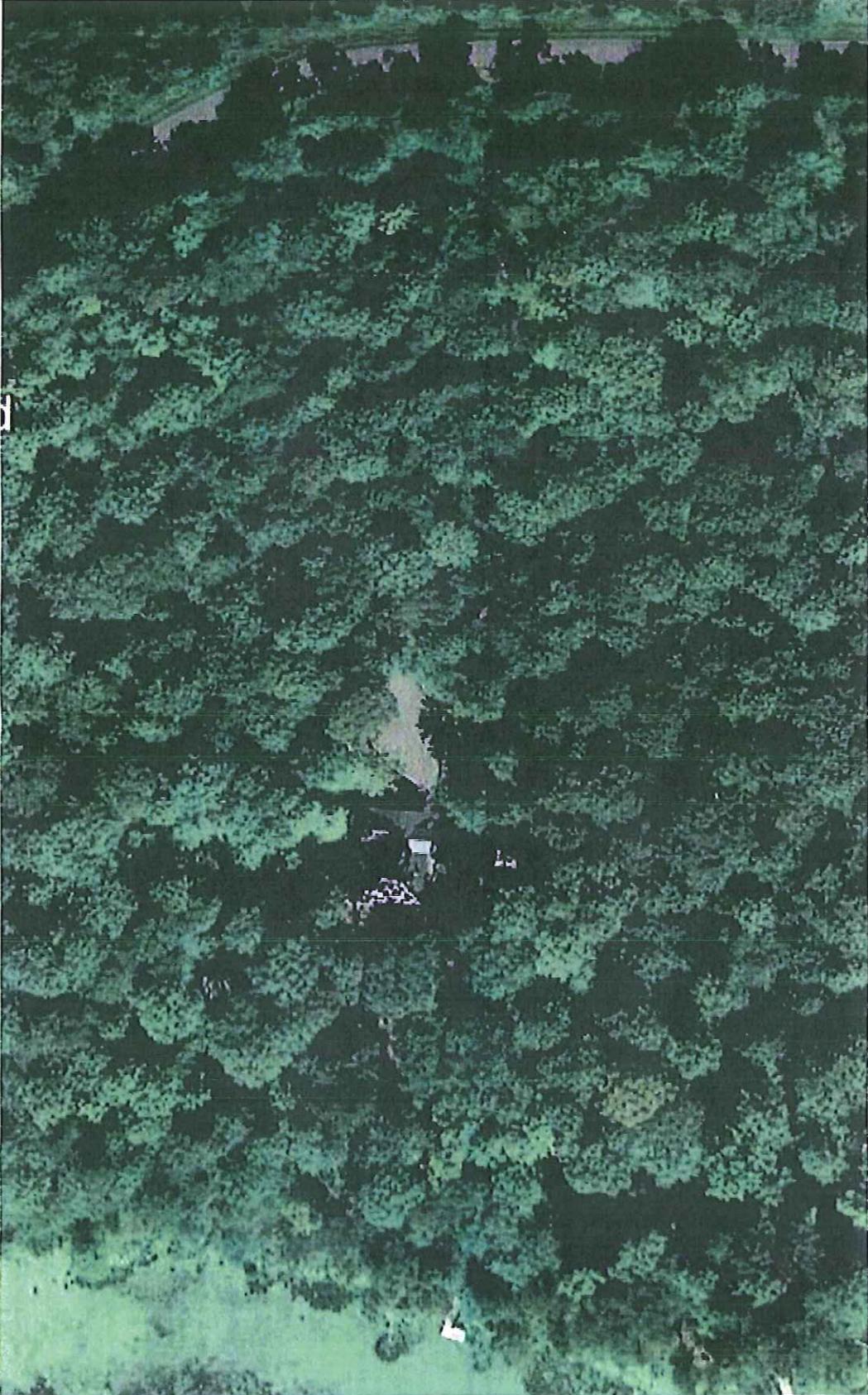


Sheet 1 of 2

C. Resker







DRAWING NO

2

Landscaping Plan

PREPARED BY

Dirk & Nancy Wriedt  
15556 Carries Lane  
South Beloit, IL 61080

DATE

03-12-2016

PREPARED FOR

Town of Bradley Conditional  
Use Request for  
W5383 Hillcrest Road  
Tomahawk

Send To Printer    Back To TerraServer    Change to 11x17 Print Size    Show Grid Lines    Change to Landscape  
USGS 284 km E of Minneapolis, Minnesota, United States 01 Jul 1982

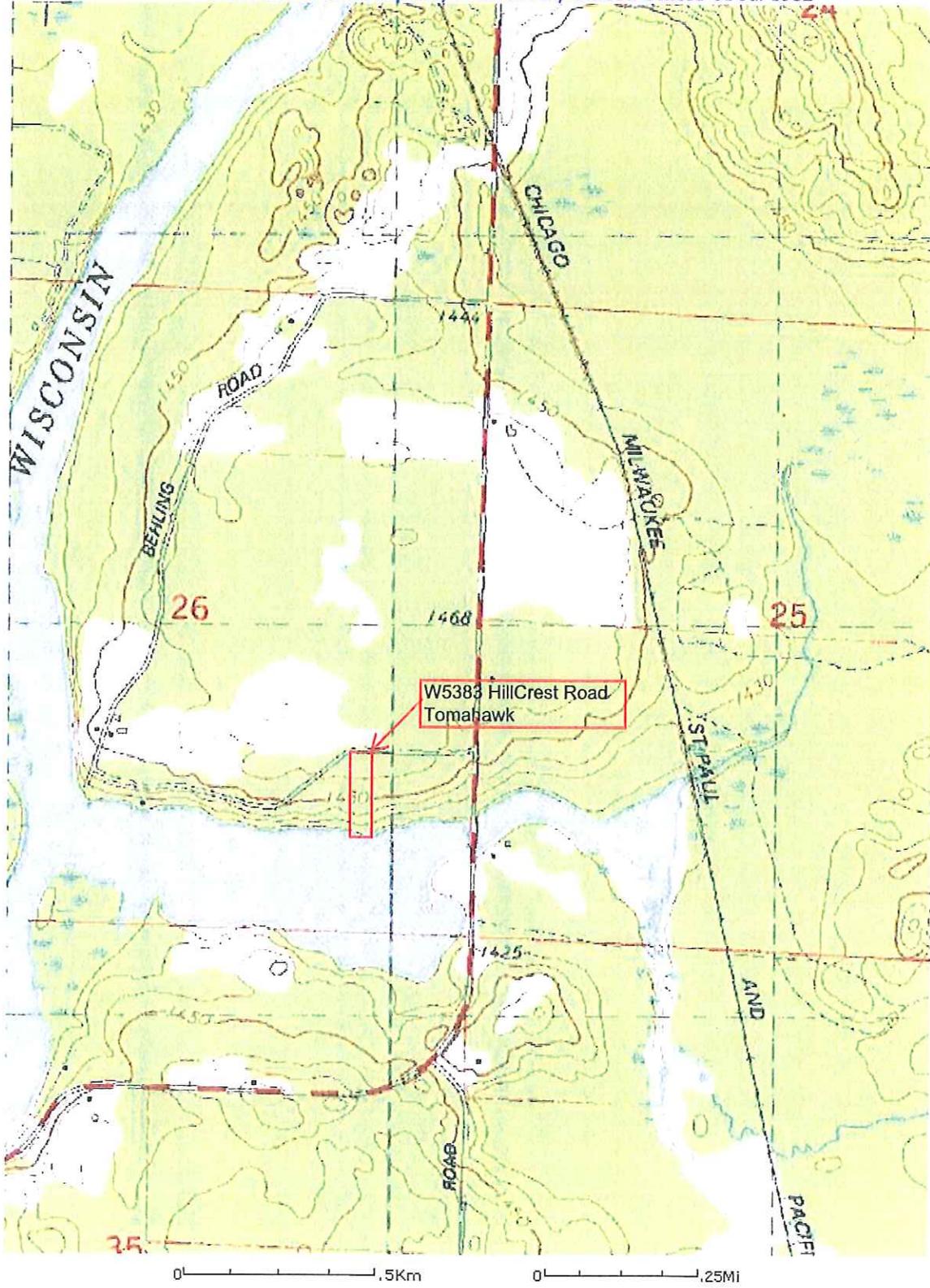


Image courtesy of the U.S. Geological Survey  
© 2004 Microsoft Corporation. [Terms of Use](#) [Privacy Statement](#)

### Grading and Drainage Plan



Attachment D  
Rental Contract and Rules

## SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between Dirk and Nancy Wriedt ("*Homeowner*") and individual agreeing to this contract according to www.HomeAway.com referred to hereafter as ("*Guest*") as of the date when "*Guest*" makes the first online payment and agrees to this contract according to the date noted by www.HomeAway.com. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: W5383 Hillcrest Rd, Tomahawk, WI 54487  
The property is furnished and includes TV and CD/DVD/BD player, refrigerator, stove, microwave, coffee maker, washer, dryer, two (2) walkie talkies, bed linens, bath and kitchen towels, paper goods, pantry items (such as spices, oils, etc.).
2. Rental Party: The rental party shall consist of Guest and up to six (6) additional persons as noted by "*Homeowner*". The total number of guests is not to exceed 7 persons.
3. Maximum Occupancy: The maximum number of guests is limited to seven (7) persons.
4. Term of the Lease. The lease **begins at 3 pm** and **ends at 11am** on the starting and end dates respectively, listed on the quote provided to "*Guest*" by the "*Homeowner*".
5. Minimum Stay: This property requires a two (2) night minimum stay unless special rates are in effect.
6. Rental Rules: "*Guest*" agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else "*Guest*" permits on the property to abide by the following rules at all times while at the property.
7. Access: "*Guest*" shall allow "*Homeowner*" access to the property for purposes of repair and inspection. "*Homeowner*" shall exercise this right of access in a reasonable manner.
8. Rental Rate and Fees
  - a. Security Deposit: A deposit of \$200 is due at least thirty (30) days prior to the Check-In Date. The deposit is for security and shall be refunded within seven (7) days of the Checkout Date provided no deductions are made due to:
    - i. damage to the property or furnishings;
    - ii. smoking on the premises;
    - iii. dirt or other mess requiring excessive cleaning; or
    - iv. front door being left unlocked after departure
    - v. any other cost incurred by Homeowner due to Guest's stay.

Short Term Rental Agreement

The security deposit does not limit the liability of the guest.

***If the premises appear dirty or damaged upon Check-in, "Guest" shall inform "Homeowner" immediately.***

- b. Rental Rate: (Subject to change) Payment in full of the following fees shall be due no later than thirty (30) days prior to the Check-in Date:  
\$150 per night (2-6 nights) or \$140 (7+ nights)  
\$200 Security Deposit  
\$75 Cleaning fee

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

- 100% if cancelled more than thirty (30) days prior to the Check-in Date.
- 95% if cancelled between thirty (30) and seven (7) days prior to the Check-in Date.
- 50% if cancelled between seven (7) and two (2) days prior to the Check-in Date.
- 0% if canceled less than two (2) days prior to the Check-in Date.

10. Liability: The "Homeowner" is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The "Homeowner" is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests or others whom they invite to use the premises are expressly assuming the risk of any harm arising from their use of the premises.

11. Insurance: We encourage all renters to purchase traveler insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below and/or checking the box on [www.HomeAway.com](http://www.HomeAway.com).

Homeowner Signature:

Guest Name:

*Dirk Wriedt Nancy Wriedt*

\_\_\_\_\_

Name: Dirk and Nancy Wriedt

Date: 5/1/14

Date:

Address: 15556 Carries Lane  
South Beloit, IL 61080

Address:

Phone #:

Phone # (during stay):

815-315-1028 Home  
815-389-6020 Dirk's cell  
815-988-2642 Nancy's cell

## EXHIBIT A

### RENTAL RULES

1. Smoking is NOT allowed on the premises. If you do, you will forfeit the security deposit.
2. Lock the front door upon your departure. Failure to do so will result in \$25 being deducted from your damage deposit.
3. People other than those in the Guest party set forth above may not stay overnight on the property. Any other person on the property is the sole responsibility of Guest.
4. Pets are NOT allowed.
5. The Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises.
6. Use of the Homeowner's ATV, zip line and play forts is prohibited.
7. Keep the property and all furnishings in good and reasonable order.
8. Do not move the TV from the table.
9. Only use appliances and furniture for their intended common uses.
10. Before departure please make sure all windows and doors are closed and locked, garbage removed to the garbage shed at the end of the driveway, and dishes washed, dried and put away.
11. Parking: Parking is limited to three (3) vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. The parking of motorcycles is solely the responsibility of Guest. Be aware of soft spots on the driveway prior, during or after precipitation events.
12. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the cabin, daily maid service is not available. We suggest you bring beach towels. We do not permit towels or linens to be taken from the cabin.
13. Woodstove: Please make sure the air supply is all the way opened (pushed in) when making a fire. Please read and understand the stove instruction booklet prior to use. Warning: close the doors upstairs unless you want the bedrooms very warm! Turn on the ceiling fan to circulate the heat. The switch is the center one on the wall below the fan.

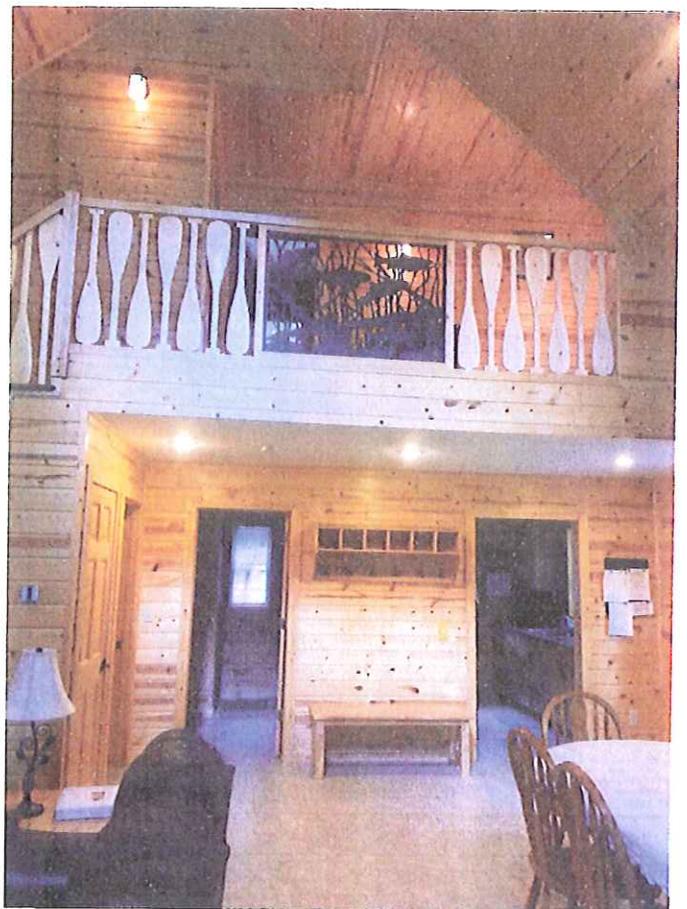
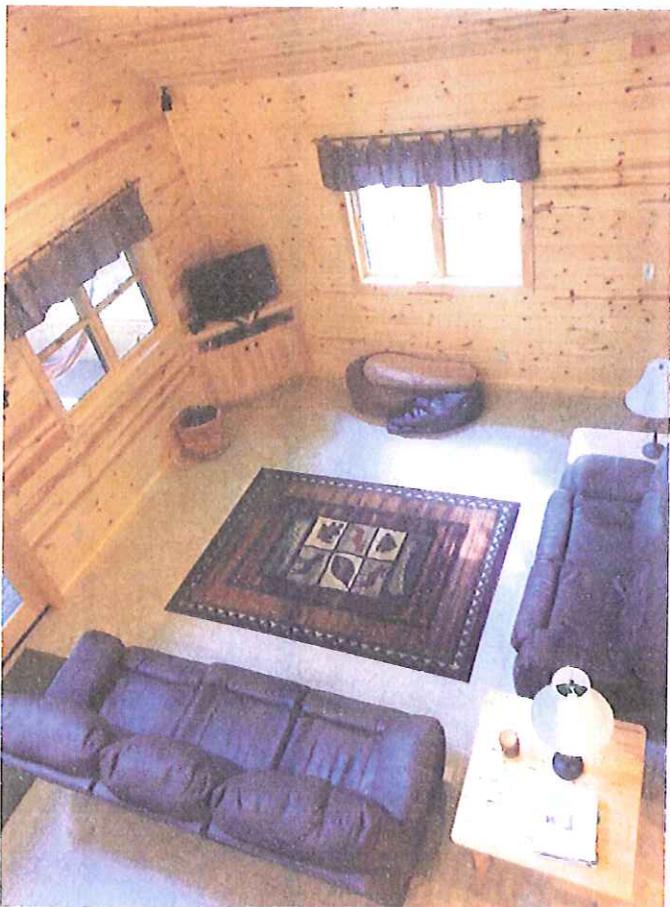
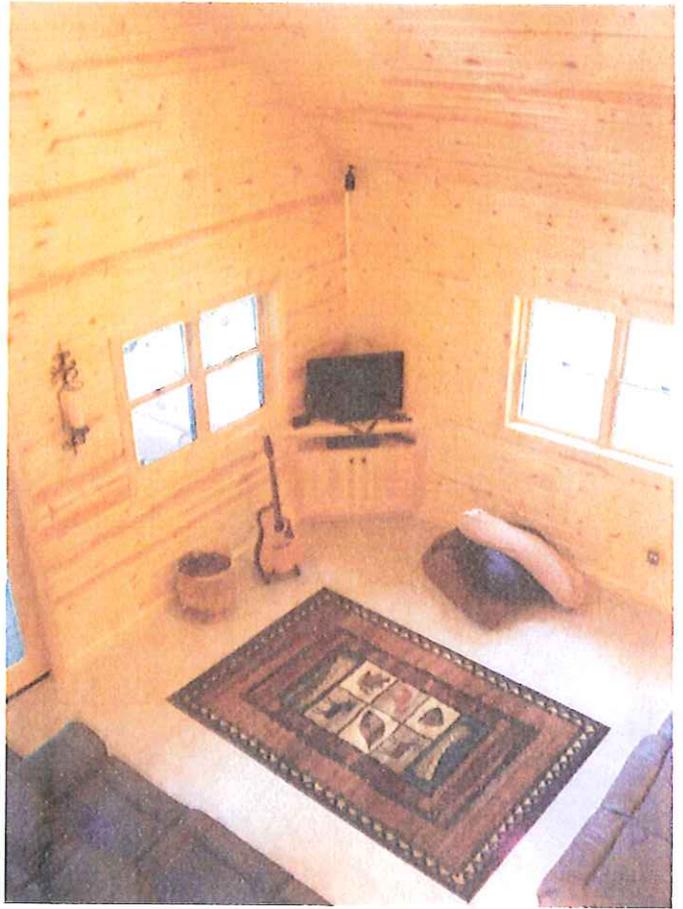
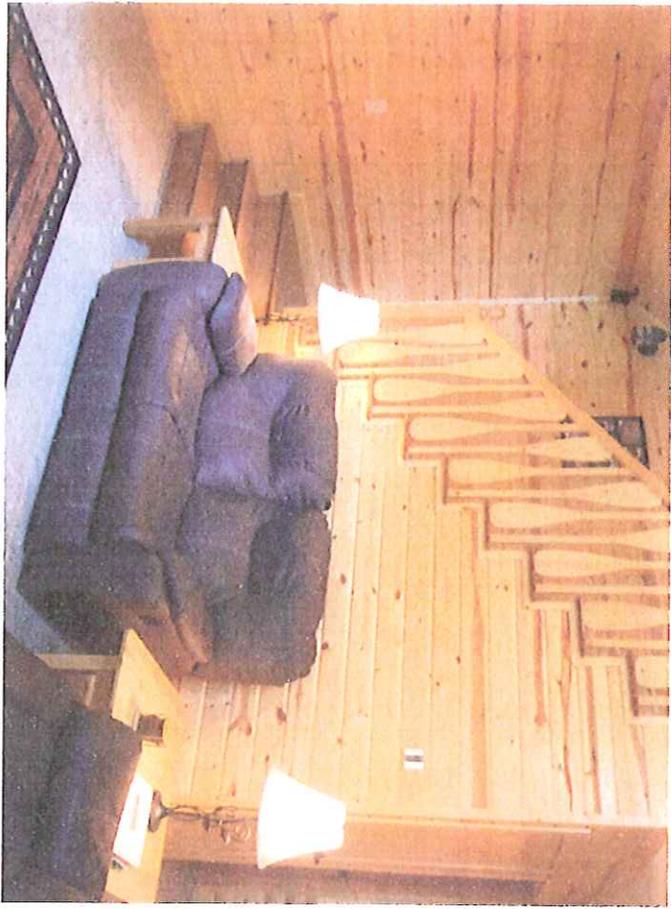
remote control. Firewood can be found in the wood shed directly across from the front door. The code to open the lock is 5829.

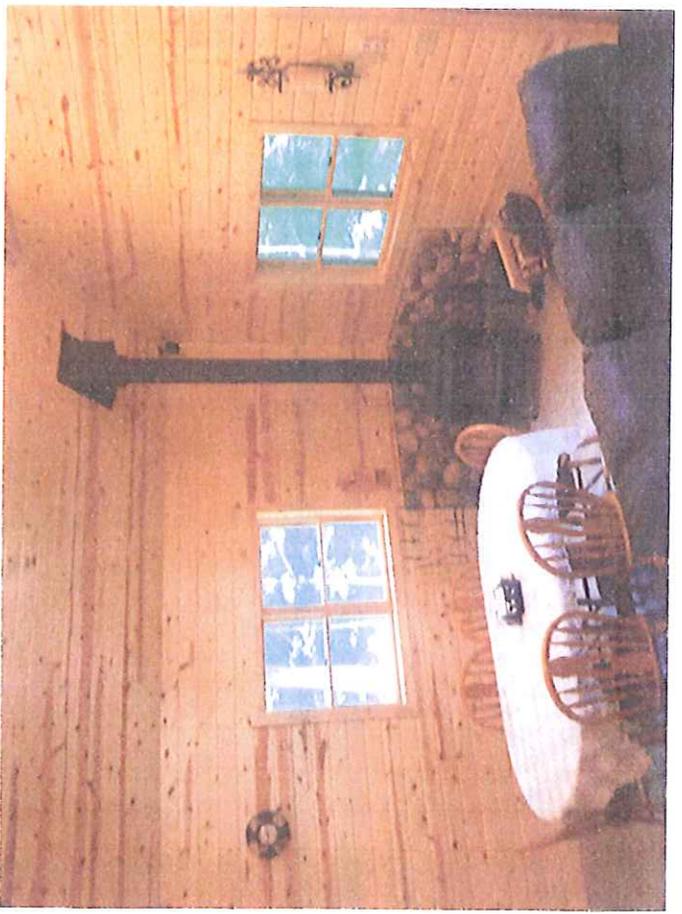
14. Water and Septic: The cabin is on a well and septic system. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH any products other than toilet paper. No feminine products should be flushed at any time. If it is found that items have been flushed and clog the septic system, you will forfeit the security deposit and be responsible for damages.
15. STAY OFF THE BIG MOUND which is in front (north) of the shed behind the fence. No walking, biking, sledding, ATV riding, pulling flowers, etc. in this location! Below that mound is our septic system (and yours for the length of your stay). We want it in working order (and so do you!)
16. Fire pit- Please do not use the firewood from the wood shed for fires in the fire pit. There is plenty of firewood down there for that purpose. Please do not leave the fire unattended unless it is dead out. Use a bucket of water to extinguish the fire.
17. TV/DVD: We have no TV reception here. There are some movies in the cabinet under the TV.
18. Walkie-talkies: There are two walkie-talkies in the kitchen that you are welcome to use. These are handy when the kids go off on their own. Please make sure they make it back to the charger in working order.
19. Zip line, Tree forts and ATV: Due to liability reasons renters are not permitted to use the "Homeowner" ATV, tree forts or zip lines located on the property.
20. Outside water spigot: There is an outside water spigot on the north side of the cabin and a hose in the shed. We normally keep the shut off valve closed when not in use. The shut off valve can be found on the wall in the stair closet.
21. Washer/Dryer: When using the washer, please use only about 1 TBS of detergent and 1 TBS of fabric softener. It is a small machine and even the "HE" detergent makes lots of suds that can ruin the seals. It's a very efficient machine. The detergent goes in the far left slot and the fabric softener goes in the center. The far right slot is for bleach. Please clean out the lint filter on the dryer before each load.
22. Boat landing: If you have a fishing boat or jet skis with you, we recommend using the boat landing on RT. 107 (about 1 mile) at Herb Mitchell Rd. If you ferry your boat to the cabin dock please be aware of the shallow water and obstacles.
23. Garbage: Please remove garbage to the garbage cans at the end of the driveway (in the little garbage shed). Replace the carabineer on the latch or your garbage will be strewn all over by raccoons and bears!
24. Food: Please keep any food items inside the cabin over night or you'll lose it to raccoons and other critters.
25. If you have read this far, "Homeowner" is very pleased. If you contact the "Homeowner" and

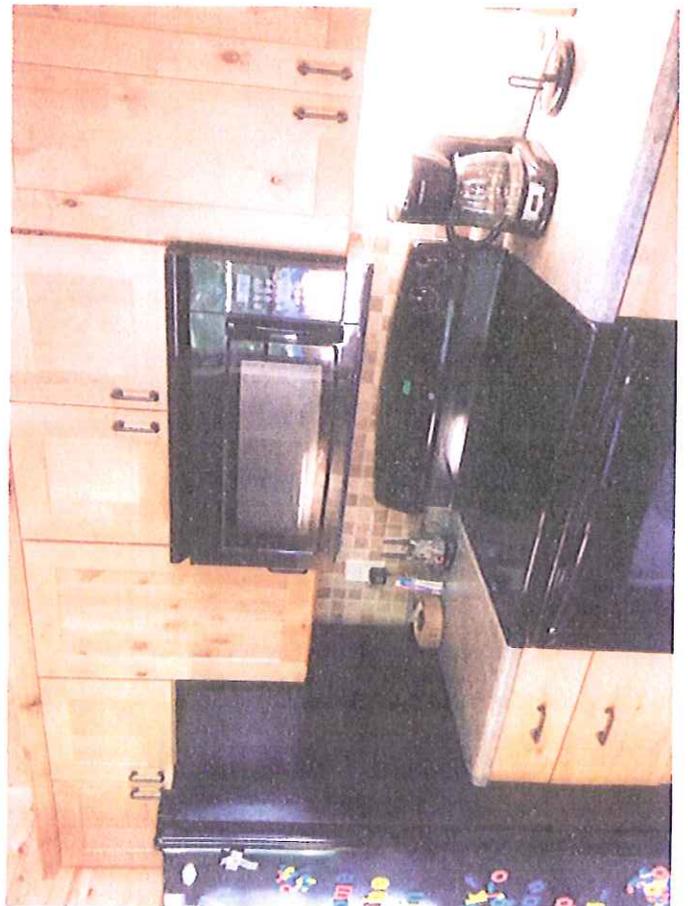
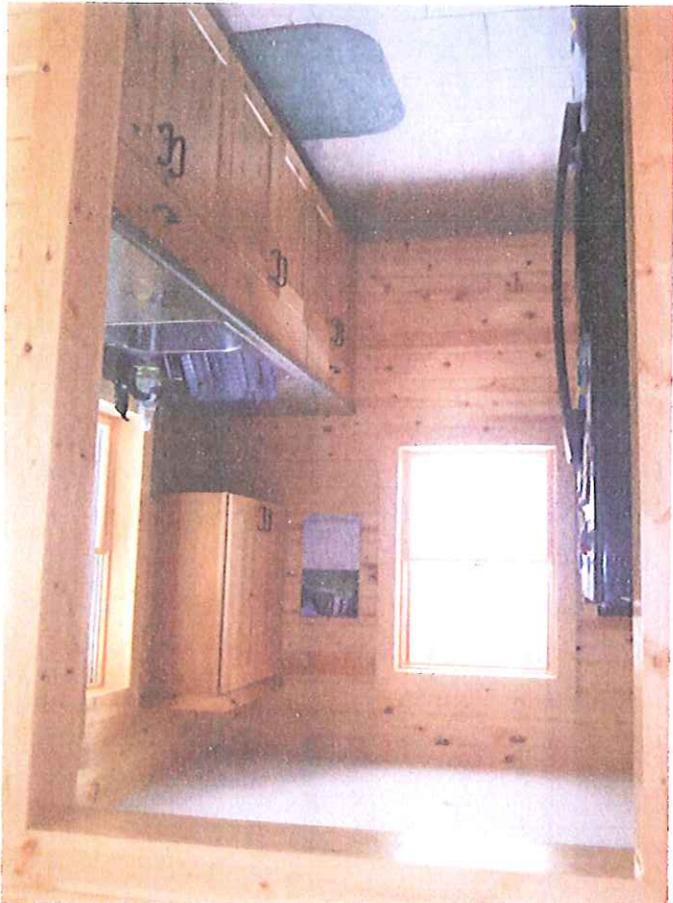
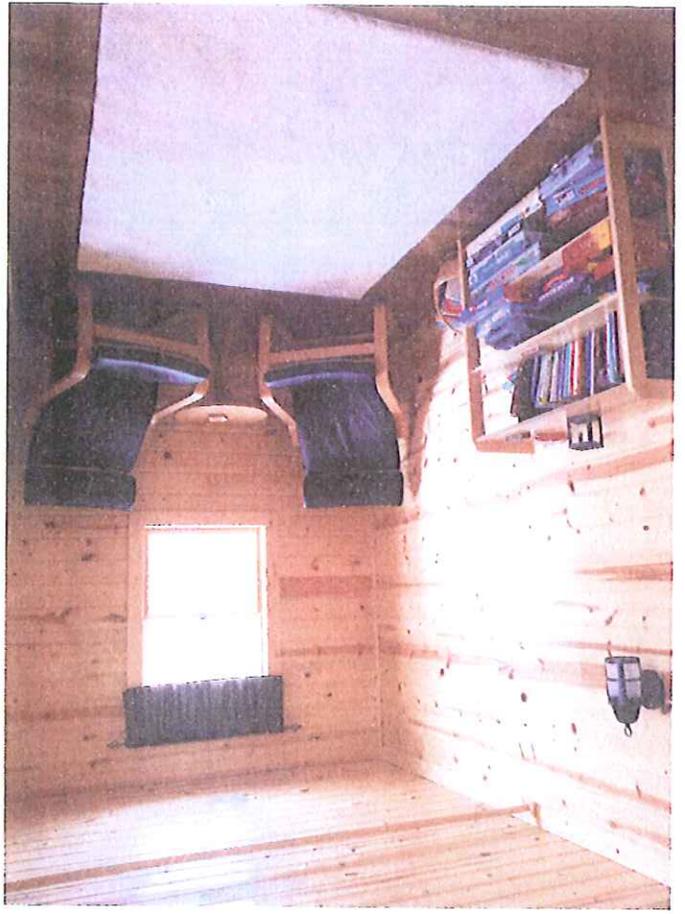
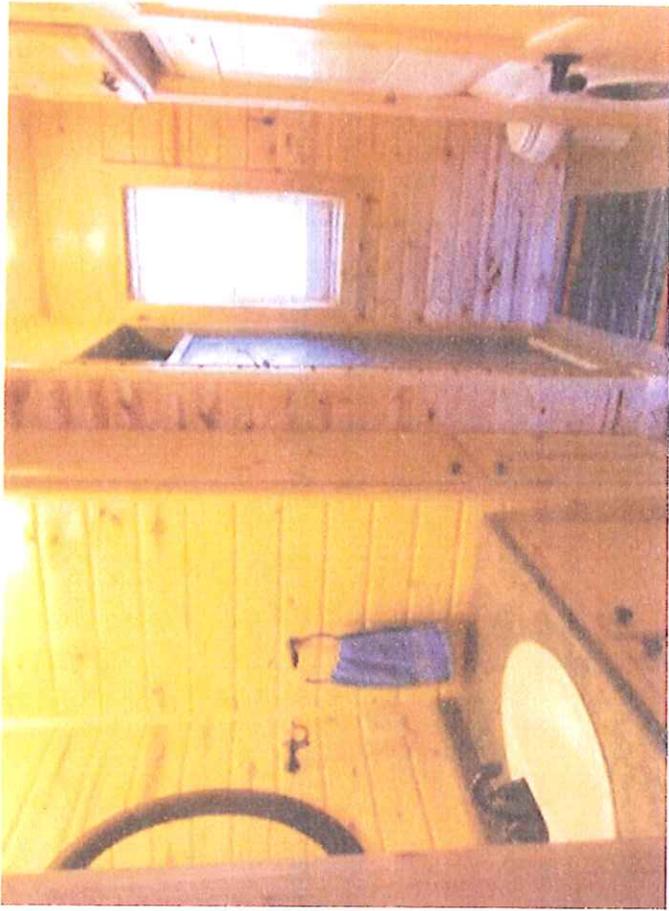
mention rule #25 you will receive an extra \$5 back as long as your damage deposit is refunded.

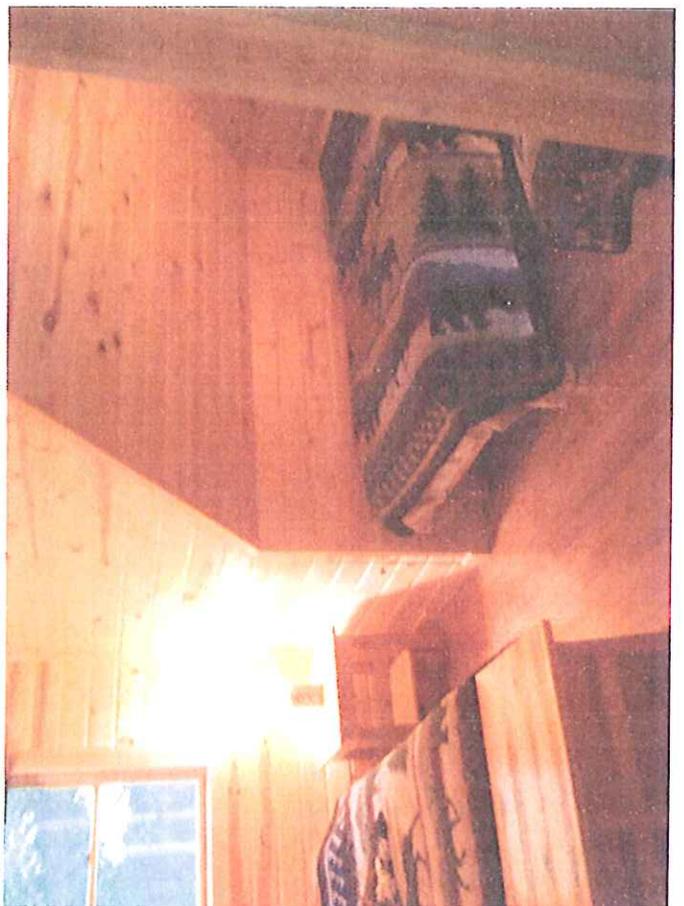
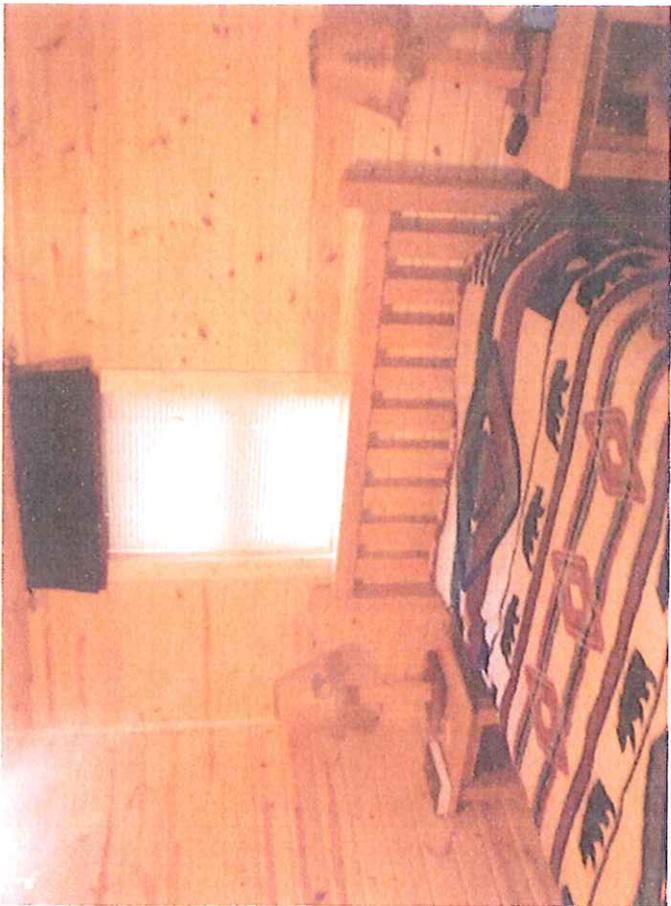
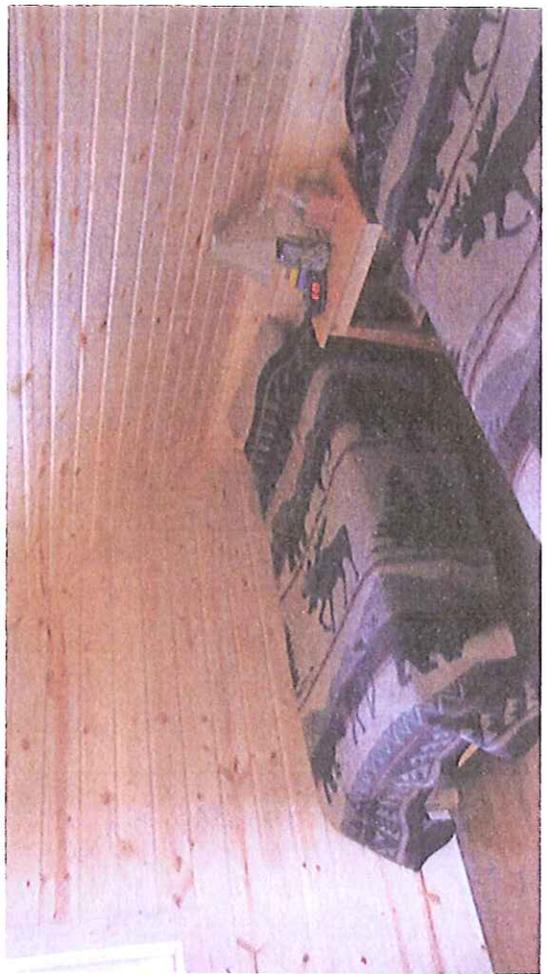
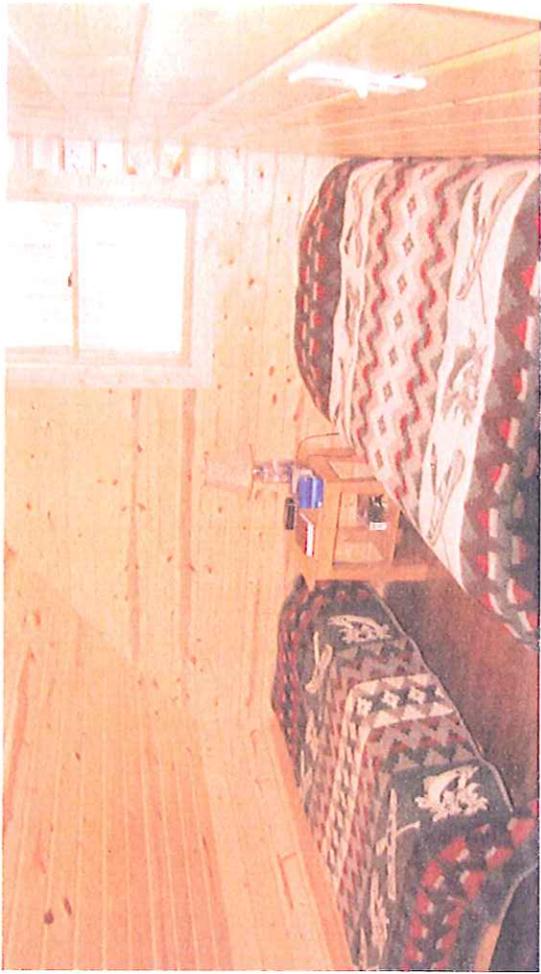
26. Sound carries far across the water. Please be respectful of others trying to enjoy the peace and quiet.
27. There is no ATV riding allowed on Hillcrest Rd or Hwy 107. Some of the neighbors will yell at you if you are caught doing so.

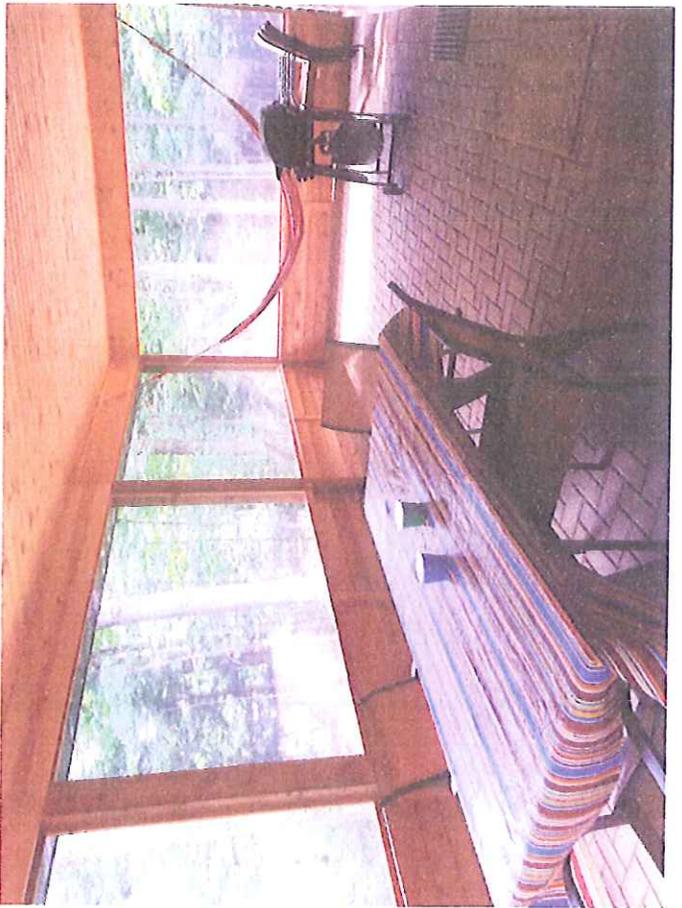
Attachment E  
Cabin Pictures











Town Recommendation Form  
Conditional Use Request, Plat Approval & Sub-division Waiver Requests

RECEIVED  
APR 20 2016  
Lincoln Co. Zoning

Town of Bradley  
Lincoln County

Name of Applicant Dirk and Nancy Wriedt  
Request: Tourist Lodging for their cottage at W5383 Hillcrest Rd.

The Town Planning Commission has made a recommendation on this date April 19 2016

Approve the Request: by a vote of      For and      Against

Conditions: All requirements of Lincoln County Land Services  
(Zoning Regulations), Lincoln County Board of Health and  
the State of Wisconsin are met.

Deny the Request: by a vote of      For and      Against

Delay the Request for 30 days: by a vote of      For and      Against

Comments/Reasons for any of the above recommendations: \_\_\_\_\_  
\_\_\_\_\_

The Town Board has made a recommendation on this date April 19, 2016

Approve the Request: by a vote of 3 For and 0 Against

Conditions: none  
\_\_\_\_\_  
\_\_\_\_\_

Deny the Request: by a vote of      For and      Against

Delay the Request for 30 days: by a vote of      For and      Against

Comments/Reasons for any of the above recommendations: \_\_\_\_\_  
\_\_\_\_\_

(Check here if:) The Town hereby waves its right to make a formal recommendation on this Request to the Lincoln County Planning and Zoning Committee.

Dated this 19 day of April, 2016.

[Signature]  
Town Chairman Signature

[Signature]  
Town Board Supervisor Signature

[Signature]  
Town Board Supervisor Signature

[Signature]  
Town Board Supervisor Signature

## Mike Huth

---

**From:** Meghan Williams  
**Sent:** Wednesday, April 27, 2016 9:22 AM  
**To:** Mike Huth  
**Subject:** RE: Wreidt - Tourist Lodging CUP

Hi Mike-

Lincoln County Health Department is an Agent for the State of WI Department of Health Services and with that under Section 254.74 of WI State Statute it give the department (in this case Lincoln County Health Department) the authority to prescribe rules for hotels, motels and tourist rooming houses and to enforce these rules for the purpose of protecting public health and safety.

Chapter DHS 195-Hotels, Motels and Tourist Rooming Houses is the code that is enforced by our department under our contract.

DHS 195.04 (1)(a) No hotel, motel, or tourist rooming house may be opened to the public until the operator of the facility has obtained a permit from the department or its agent by submitting an application and paying the applicable fees.

This is also addressed in our Ordinance 11.06- Lodging, Recreation, and Food Protection General Code of the County of Lincoln: section 6A, "No person shall operate a hotel, motel, or tourist rooming house without obtaining a non-prorated permit from the Health Department."

With that- All tourist rooming houses in Lincoln County must have a license to operate.

Upon receiving an application for a license we will refer the TRH to check with Zoning to see if any other permits are needed.

Once zoning has either issued a permit or determined no other permits are needed we will set up a time to do a pre-inspection with the facility operator. This pre-inspection will determine if there is anything that needs to be brought in compliance before the license is issued. If there are minor issues that are able to be corrected onsite we are able to issue the permit at the end of the pre-inspection. If there are issues that warrant a follow up visit- we will schedule a follow up visit in which the issues must be corrected in order for us to issue the license. We issue a yearly license which runs from July 1-June 30. Each year the facility will pay a license renewal fee and receive an annual inspection. All TRH's on private wells must submit safe bacteria test results to show compliance with providing safe drinking water as well.

Hope this helps—if you need anything else or any clarification-just let me know

Thanks,  
Meghan

*Celebrating 100 years in Public Health 1916-2016.*

**Meghan Williams**

Environmental Health Specialist  
Lincoln County Health Department  
607 N. Sales Street Suite 101  
Merrill WI 54452  
Direct: 715-539-1364  
Main: 715-536-0307  
Fax: 715-536-2011  
[mwilliams@co.lincoln.wi.us](mailto:mwilliams@co.lincoln.wi.us)

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**From:** Mike Huth  
**Sent:** Tuesday, April 26, 2016 1:20 PM  
**To:** Meghan Williams  
**Subject:** Wreidt - Tourist Lodging CUP

Meghan,

Dirk and Nancy Wreidt are applying for a Conditional Use Permit (CUP) to allow for their property to operating as Tourist Lodging. In my staff report for the Land Services Committee I would like to include a brief statement that outlines the status of permitting with the Health Department. Could you provide this type of overview for us? I would need the overview by 4:30 on May 4<sup>th</sup>.

Thanks for taking the time to provide an overview.

Have a nice day.

**Mike Huth**

Zoning Program Manager  
Lincoln County Land Services Department  
Office of Zoning and Conservation  
801 N. Sales Street, suite 103  
Merrill, WI 54452  
(715) 539-1087  
[mhuth@co.lincoln.wi.us](mailto:mhuth@co.lincoln.wi.us)



**LINCOLN COUNTY**  
**LAND SERVICES DEPARTMENT**  
**Office of Zoning and Conservation**  
**Lincoln County Service Center**  
**801 N Sales Street-Suite 103**  
**Merrill, WI 54452**  
**Phone (715) 539-1087 Fax (715) 539-8325**

## **CONDITIONAL USE PERMIT**

### **STAFF REPORT**

Report Date: May 2, 2016  
Hearing Date: May 12, 2016  
Property Owner: Dirk and Nancy Wriedt  
Property Address: W5383 Hillcrest Road  
Town of: Bradley  
Tax Parcel Number: 04.263406.016.002.01.02  
PIN: 004-3406-264-9962  
Staff Reviewer: Mike Huth – Zoning Program Manager  
Zoning District: RR3-Rural Residential  
Overlay Zoning District: S-Shoreland  
Submitted Materials: CUP Application, Site Drawings, Narrative of Operations overview, Town Recommendation Form, Rental Reviews (Available to view at Land Services Department)

### **OVERVIEW**

#### **REQUEST**

The applicant seeks a Conditional Use Permit (CUP) to use the property as tourist lodging allowing for overnight and weekly rental of the pursuant to Chapter 17.3.04(12) of the Lincoln County Zoning Ordinance.

#### **SUMMARY OF NOTEWORTHY TOPICS**

The applicant is proposing to continue renting the existing dwelling on an overnight and weekly basis in the RR3-Rural Residential zoning district. The applicant has indicated that approximately three (3) years ago they began to use the property as tourist lodging for nightly and weekly renters. The Lincoln County Health Department identified the property as lacking the necessary approvals and the applicant initiated the process of bringing the property into zoning compliance. Tourist lodging requires a CUP in all of the rural residential zoning districts. The applicant has been in contact with the Lincoln County Health Department regarding the requirements regarding the operation of a lodging facility. Lincoln County Health Department is an agent for the State of WI Department of Health Services and under Section 254.74 of WI State Statute it gives the department (in this case Lincoln County Health Department) the authority to prescribe rules for hotels, motels and tourist rooming houses and to enforce these rules for the purpose of protecting public health and safety. The applicant has indicated that they will be pursuing the necessary State of Wisconsin and Lincoln County Health Department approvals upon completion of the CUP process. The applicant has provided a detailed narrative regarding the operations of the tourist lodging site (see documents in packet).

**SITE CHARACTERISTICS**

The approximate three (3) acre wooded parcel is located south of Hillcrest Road, a Town of Bradley roadway. In 2009 the property was issued a Land Use Permit for the residential dwelling, porch, and storage building to be built. Also, in 2009 a septic system was permitted and then installed to manage domestic sewage waste generated at the dwelling. The septic system was designed pursuant to Wisconsin Administrative Code for three (3) bedrooms; or six (6) people. Section SPS383.43(3) outlines how the estimated daily combined flow for a Private Onsite Wastewater Treatment System (POWTS) is determined based upon the number of bedrooms with two (2) persons per bedroom.

**SURROUNDING LAND USE AND ZONING**

*NORTH* of the property is Hillcrest Road, a town roadway. Lands north of the roadway are zoned RL4-Rural Lands and currently is an unimproved wooded parcel. *EAST* of the property is zoned RR3-Rural Residential and the wooded parcel of land directly adjacent to the petitioners is unimproved. Beyond this area are multiple wooded unimproved parcels with one parcel containing a dwelling and an accessory structure. *SOUTH* of the property is a body of water locally known as the Little Pine Creek Flowage, with water flowing to the west into the Wisconsin River waterway. *WEST* of the property is zoned RR3-Rural Residential with multiple wooded parcels of land containing dwellings with detached accessory structures.

**PUBLIC NOTIFICATION**

The applicant has made contact with the Town of Bradley and the Town Recommendation Form has been included for the committee to review. Staff advises the Land Services Committee review any comments the Town submits regarding this petition prior to taking action on this matter.

The legal notice of the petition was published in the *Merrill Courier* (4/22 and 4/29 editions) and the *Tomahawk Leader* (4/19 and 4/26 editions). Staff mailed seven (7) notices of the petitioner’s request to neighboring property owners within 300’ from the property boundary. At the date of this report, staff has received a comment of opposition from a neighboring property owner. A formal comment was not submitted to staff since the neighboring property owner planned on attending the LSC public hearing regarding this conditional use request.

**ACTION**

Consider the Conditional Use Permit, with conditions. This action would be consistent with the findings of the staff report. New or revised conditions must be included with a motion by the Land Services Committee.

**APPROVAL CRITERIA**

Section 17.8.30 (7) of the Lincoln County Zoning Ordinance contains the following approval to consider when reviewing the petition. The Land Service Committee before making a decision regarding a CUP request of this nature shall ensure the request fulfils all specific standards of the Lincoln County Zoning Ordinance, and shall find adequate evidence to the following standards:

*(a.) The proposed conditional use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, the natural environment, traffic, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.*

**Staff analysis**

*Will any of the following be substantially or adversely impacted? Explain “Yes” responses.*

	<u>Yes</u>	<u>No</u>
1. Nearby Property?		X

- |  |   |
|--|---|
| 2. Character of the neighborhood?                  | X |
| 3. Natural Environment?                            | X |
| 4. Traffic or Parking?                             | X |
| 5. Public Improvements, Property or Rights-of-Way? | X |
| 6. Other Health or Safety Issues?                  | X |

The property is located in a rural residential area that has a variety of sized lots and a scattering of dwellings with accessory detached and attached accessory structures. The applicants have provided a detailed narrative of operations addressing a variety of items ranging to property maintenance and expectations of renters.

Staff has visited the proposed tourist lodging location and has not identified areas of concern regarding the potential impact on the character of the neighborhood that would be different than if the property was used as a single family residential dwelling. Stating as much, with the variety of users renting the property it is inevitable that varying levels of use will exist, ranging from renters seeking a quiet getaway to others that are utilizing the waterfront access the property has to the Wisconsin River. As indicated by the applicant and observed by staff, the tourist lodging structure is located fairly central on the parcel with an existing wooded area separating the dwelling location from neighboring dwellings located west and east of the parcel. The applicant has indicated that adequate on site locations exist for three (3) parking spaces to accommodate the vehicles of renters. Signage has not been installed at the site and the applicant has not indicated if signage would be installed at the site in the future.

The applicant has also provided a detailed list of items that are covered in the renter's agreement (see applicants packet) that addresses a variety of land use items regarding tourist lodging at this parcel. As indicated in other sections of this staff report, the applicant will be proceeding with obtaining compliance with the State of Wisconsin through the Lincoln County Health Department regarding health and safety issues that are applicable since this the property is being proposed as a tourist lodging site.

*(b.) The proposed conditional use will maintain the desired compatibility of existing and planned land uses types, intensities, and densities in the area as represented by zoning standards and the comprehensive plan, including town land use plans developed by individual towns and incorporated into the comprehensive plan.*

**Staff analysis**

*Is the proposed use consistent with the land use types and densities of the Zoning District and the Comprehensive Plan?*

Yes, the proposed use is allowed in the RR3- Rural Residential zoning district as a Conditional Use.

*(c.) The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies.*

**Staff analysis**

- |   | <u>Yes</u> | <u>No</u> |
|---|------------|-----------|
| 1. Is the proposed use adequately serviced?                     | X          |           |
| 2. Will it place an undue burden on infrastructure or services? |            | X         |

The applicant is proposing to utilize the property as tourist lodging that is very comparable to other seasonal residential dwellings in the area in regards to amount of occupants and vehicles accessing the property via Hillcrest Road, a public roadway. As such, staff does

not anticipate any impacts on existing or planned roads for the proposed use as a tourist lodging establishment.

(d.) *The potential public benefits of the proposed conditional use outweigh potential adverse impacts, after taking into consideration the specific proposal and any requirements included in approved plans or conditions to ameliorate such impacts.*

**Staff analysis**

Yes      No

1. *Do the benefits outweigh the impacts?*

X

It appears that the potential public benefits (economic, social, and environmental) of a tourist lodging land use in the proposed location would outweigh potential adverse impacts.

(e.) *The conditional use will meet all applicable standards of other divisions of this chapter, particularly any standard in Division 17.3, which is applicable to the particular conditional use being sought.*

**Staff analysis**

Section 17.3.04(12) of the Zoning Ordinance defines and regulates tourist lodging land uses. The property owner is proposing a tourist lodging land use that meets the definition as stated below. Considering the unique regulations that are utilized when reviewing land uses of this nature, the zoning ordinance does view more favorability a site that has an onsite or readily available caretaker/manager. In the applicants case, they have identified in the operation narrative a variety of items that they have third party businesses being contacted and ways renters can contact the property owner should the need arise since there main residence is out of state (see submitted operation narrative). The ordinance also views proposals as more favorable when lots are larger in size and contain screening and natural buffering from adjacent properties. The applicants parcel is a wooded parcel with the tourist lodging structure centrally located between the east and west parcel lines. The applicant has indicated and has initiated the process of obtaining the necessary license to operate a tourist lodging operation through the Lincoln County Health Department and as stated in the 'Summary of Noteworthy Topics' will regulate a wide variety of items pursuant to WI State Statute.

*TOURIST LODGING. Includes land uses that provide 3 or fewer housing units in a single building, on a single lot, or on contiguous lots, with such units available for overnight or weekly stays by paying guests. Such land uses may provide in-room kitchens, and may also provide indoor and outdoor recreational facilities for the exclusive use of their customers. Restaurants, arcades, fitness centers, and other on-site facilities available to nonlodgers are not considered accessory uses, but instead are considered additional principal uses that may require separate land use reviews. Does not include "bed and breakfast establishments," "hotels, motels, or lodging resorts," or "boarding houses." Where available for month-to-month or lease terms of greater length, such uses shall not be considered tourist lodging but shall instead be considered single-family dwellings.*

*Regulations:*

(a) *When considering a conditional use for a tourist lodging facility the following criteria are viewed more favorably: onsite or readily available caretaker/manager, larger lot sizes, appropriate screening and natural buffering from adjacent properties. Where this criteria is not present, it may be grounds for denial of a conditional use permit. (Cr. #2006-06-477)*

*Parking Requirements: One space per room, suite, or cabin.*

## **ASSESSMENT**

### **CONCLUSION**

Staff considers the petition satisfies the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. Despite the proposed land use for tourist lodging to be conditionally permitted by the Zoning Ordinance in the rural residential zoning district, the Land Services Committee still has an obligation to weigh the current request against the criteria to form the basis for findings in support of the Committees decision.

### **RECOMMENDATION**

Staff recommends the Land Services Committee only grants a Conditional Use Permit to Dirk and Nancy Wriedt to use the property (W5383 Hillcrest Road) as tourist lodging allowing for overnight and weekly rental of the pursuant to Chapter 17.3.04(12) of the Lincoln County Zoning Ordinance if the Committee is confident the request satisfies the approval criteria listed in this Report.

If the Committee approves the request, staff suggests the Committee attach the following conditions to the approval.

1. The overnight occupancy of the rental is limited by the sizing of the existing septic system. The existing 3-bedroom system (installed in 2009) allows for a maximum of 6 persons for overnight occupancy.
2. Camping units are not allowed for rental purposes.
3. A property manager, owner, or similar responsible party must be made available twenty-four (24) hours a day during times of rental occupancy.
4. Tourist Lodging property owner contact information be identified to renters and all property owners along Hillcrest Road.
5. All other applicable regulations shall be met, including appropriate license from Lincoln County Health Department.



Lincoln County - Zoning Program Manager

5/2/2016

Date

**LINCOLN COUNTY, WI**  
**LAND INFORMATION PLAN**  
**2016-2018**  
**Project Goal Amendments**

## **Original Land Records Plan Project Goals 9 & 10**

---

### **Future Project 9**

Project Title: GPS Projects definition and outline

#### **Project Description or Goals**

Lincoln County currently uses low grade Garmin GPS units to capture Address information, Non-metallic Mining data, Shore Land Restoration data, Forestry information, and other forms of information in the field. This project will initially be focused on addressing, Non-metallic mining, and Shore Land restoration data acquisition. The County will be looking to purchase a new GPS unit(s) and or Tablets to help better accomplish data acquisition and integration into the County's main GIS. Lincoln County does not have mobile phone coverage county-wide and that is why an off-line solution is being developed.

#### **Business Drivers**

WLIP, national standards, data integration and sharing efforts at local, state, and federal levels

#### **Objectives or Measure of Success**

Currently accuracy of the data captured varies greatly with the old GPS units, and is hard to integrate once back in the office. A measure of success would be having the ability to check an existing data set out to the unit, update the data in the field, and then integrate it back into the enterprise system. Much like an ArcPAD procedural workflow.

#### **Project Timeframe**

This project will be undertaken and accomplished as part of other projects. Once completed, new metadata will be created with each dataset stored in the County's SDE database.

#### **Responsible Parties**

Lincoln County

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## Future Project 10

Project Title: Pictometry

Project Description or Goals

Lincoln County is in the process of obtaining high resolution photography along with LiDAR data, and will be exploring its uses with Pictometry software.

Business Drivers

Assessing and Appraisal, E911, Environmental Assessment, Engineering and Transportation

Objectives or Measure of Success

One clear measure of success will be accelerated project development and completion. With staff cuts and existing staff being spread thinner, it is hoped that new and emerging technologies can help lighten the work load and possible on-sight time needed for decisions. It is hoped that top level decision makers will embrace this new technology as it will help them to better visualize and understand the geography they are making decisions about.

Project Timeframe

This project has no specific time frame.

Responsible Parties

Lincoln County, Outside Vendors

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## What was amended in Goals 9 & 10

**Goal #9** was amended to include upgrades to the County Surveyor's GPS equipment. This task will help in standardizing on a Single Vendor as new equipment is purchased. This task will also help the County to standardize with the City of Merrill and their GPS equipment.

**Goal #10** was changed to a new objective. After a Pictometry presentation and product review and also after receiving the County's new orthophotography, it was decided by staff that we did not want to pursue a Pictometry purchase. Before receiving the most recent orthophotos and LiDAR data staff was having problems processing existing data. The new data along with recent software upgrades to include 3D modeling software have pushed the current hardware platforms to a point where they cannot keep up. This goal was changed to better support staff workflows along with public and departmental requests.

# Amended Land Records Plan Project Goals 9 & 10

---

## Future Project 9

Project Title: GPS Hardware Upgrade

### Project Description or Goals

Lincoln County currently uses low grade Garmin GPS units to capture Address information, E911 Informational Places, Non-metallic Mining data, Shore Land Restoration data, Forestry Boundary Sales data, and other forms of information in the field. This project will initially be focused on addressing, Non-metallic mining, and Shore Land restoration data acquisition. The County will be looking to purchase a new GPS unit(s) and or Tablets to help better accomplish data acquisition and integration into the County's Enterprise GIS. Lincoln County does not have mobile phone coverage county-wide and that is in part why an off-line solution is being developed.

A second part of the project will be to upgrade the County Surveyors GPS Technology. The County currently uses CHC GPS Equipment, purchased in 2013. The County has been maintaining the equipment by downloading and installing software upgrades. Even though there has been continued maintenance there are still small problems with the equipment. The goal is to be as efficient and cost effective as possible while maintaining the County's PLSS network and ROWs. As part of this goal Equipment upgrades will be needed to stay current with today's ever changing technology.

The goal of both these projects is to standardize on single vendor technology and maintenance which should integrate the Departments, make data sharing and publication easier, make upgrades and staying current with technology easier, and save the County Money.

### Business Drivers

Better workflows, increased data capture and accuracy as well as better data integration and sharing efforts at local, state, and federal levels

### Objectives or Measure of Success

Currently accuracy of the data captured varies greatly with the old resource grade GPS units, and is hard to integrate once back in the office. A measure of success would be having the ability to check an existing data set out to the unit, update the data in the field, and then integrate it back into the enterprise system once back in the office. Much like an ArcPAD Data check out/Data check in procedural workflow.

Success for the Surveyor would be measured in increased accuracy, increased integration with other systems, and more efficient data capture. Current GPS Equipment is buggy, and sometimes hard to get working in the field, and can be burdensome to carry through long treks in the field. It is the goal to get more compact equipment as part of the upgrade.

## Project Timeframe

This project will be undertaken as soon as the proper research and planning have taken place.

## Responsible Parties

Lincoln County

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## Future Project 10

**Project Title:** Hardware Upgrades - PCs, Printer Plotters

### Project Description or Goals

The goal of this project will be to purchase 3 user PCs or workstations and supporting hardware and monitors that can process and utilize recent data acquisitions. Current hardware cannot keep up with the influx of data and the heavy loads of processing. The recent deliveries of LiDAR data, 2 foot contours, and 6 inch ortho photography have proven difficult if not impossible to use or even print.

Printing and scanning technology is quickly being outdated. Currently there are problems printing some of the larger project files such as 9 foot by 9 foot Fire Dispatch Maps or Orthophoto printouts for the Sherriff's Department. This project is a secondary goal and will need to be studied. Outreach to other counties will be one of the primary research methods.

### Business Drivers

Day to day work

### Objectives or Measure of Success

One clear measure of success will be accelerated project completion. With staff cuts and existing staff being spread thinner, it is hoped that new and emerging technologies can help carry the work load. The ability to work more easily with recently purchase data will be a giant success.

## Project Timeframe

This project is to be completed as soon as possible.

## Responsible Parties

Lincoln County, Outside Vendors

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## MEMORANDUM

From: Administrator

To: Land Services Committee Members

Subj: The importance of conservation in Lincoln County

1. The Conservation Office of the Land Services Department is tasked, by virtue of an approved Land and Water Resource Management (LWRM) Plan, with a variety of objectives. While there are agency interactions, inter-departmental cooperation, and local support in many ways, the bulk of the work outlined in the LWRM Plan falls on the Land Services department and within the department the Conservation Specialist shoulders the majority of the responsibility for meeting the objectives.
2. The priority objectives are a) Preserve productive Farmland, b) Animal Waste management, c) Nutrient Management, d) Promote Management Intensive Grazing, e) Control Soil Erosion on Ag Lands f) Non-metallic mine reclamation, g) Streambank/shoreline protection, h) Groundwater protection, and i) Stormwater Management. These are required activities to be accomplished through some cooperative arrangement.
3. Since the plan was developed, new initiatives, recommendations, and requirements have emerged. Conservation related ideas and programs include a) establishment of an Agricultural Enterprise Area (AEA) or cooperating with Marathon County to connect to theirs, b) become more involved in Nutrient Management plans, c) assist with Forestry BMPs to ensure water quality standards are met, d) conduct transect surveys for soil erosion, e) partner with Towns to ensure fish passage with culvert installations/replacements, f) wetland restorations, g) additional stormwater management and construction site erosion planning.
4. This brings me to three topics of relevant discussion.
  - A) Our LWRM plan needs to be developed. My predecessor secured an extension for this requirement so that the deadline is now 2018, but the current plan "expired" in 2015. We need to establish an advisory committee made up of 5-7 members, two of which would be staff (one from a conservation background and one from a zoning background) with the balance of the committee representing Ag interests such as Dairy, Cropping/vegetables, Animal Husbandry, or another Ag specialty. NCRPC will spearhead this project and anticipates up to 3 meetings in 2016 between May and August.
  - B) If Lincoln County values the contributions of the Conservation work done by this department, the time is ripe to discuss an expansion of job description and/or staffing to accomplish the goals as laid out above. This may include re-creating the County conservationist position and adding a technician as the work load increases.
  - C) At the April meeting we briefly discussed the 2017 budget and my desire to re-instate the cooperative agreement with Marathon County to promote grazing in Lincoln County. Proper installation and use of rotational grazing is one of the most cost-effective conservation practices available to us. With the spring rains we have already had circumstances where this practice is an obvious "fix" and is scheduled to be applied. (see photos) I strongly encourage you to consider this available tool for our continued use.

At the May LSC meeting I would like to discuss and create a plan moving forward for the above three topics.







FOR PERIOD 99

PROJECTION: 2017 2017 - LINCOLN COUNTY BUDGET

ACCOUNTS FOR:

GENERAL GOVERNMENT

	2015 ACTUAL	2016 ORIG BUD	2016 REVISED BUD	2016 ACTUAL	2016 PROJECTION	2017 DEPARTMENT	PCT CHANGE
10410051 444000 RURAL ADDR	-3,869.72	-2,500.00	-2,500.00	-1,120.00	.00	-3,500.00	40.0%
COMMITTEE SIGNATURES:							
10410051 461300 RETAINED	-43,016.00	-45,000.00	-45,000.00	-20,063.00	.00	-45,000.00	.0%
10410051 461900 PUB CHG	-1,677.97	-2,750.00	-2,750.00	-319.65	.00	-2,000.00	-27.3%
10410051 511000 SAL WAGES	216,730.55	268,777.00	268,777.00	67,365.17	.00	459,665.00	71.0%
10410051 520000 EMP BENEF	88,558.09	105,858.00	105,858.00	23,447.43	.00	.00	-100.0%
10410051 530000 REMON	1,975.00	5,000.00	5,000.00	.00	.00	4,000.00	-20.0%
10410051 531060 CC CONTRAC	74,023.00	73,000.00	73,000.00	35,803.33	.00	73,000.00	.0%
10410051 531190 SOFTMAINT	16,650.00	18,000.00	18,000.00	15,550.00	.00	18,000.00	.0%
10410051 531270 RET FEE EX	90,523.10	45,000.00	45,000.00	27,968.40	.00	45,000.00	.0%
10410051 531271 GG-LIDAR	80,249.34	.00	.00	44,756.35	.00	.00	.0%
10410051 543001 VEH MAINT	50.85	1,000.00	1,000.00	.00	.00	2,000.00	100.0%
10410051 545000 ROAD REPR	1,108.22	2,500.00	2,500.00	.00	.00	2,500.00	.0%
10410051 551000 INSURANCE	274.07	260.00	260.00	.00	.00	260.00	.0%
10410051 552000 LSD PHONE	2,604.00	2,600.00	2,600.00	868.00	.00	2,600.00	.0%
10410051 552001 TELEPHONE	980.89	1,500.00	1,500.00	333.21	.00	1,000.00	-33.3%
10410051 554001 PRINT ALLO	2,789.46	2,700.00	2,700.00	410.00	.00	2,700.00	.0%



PROJECTION: 2017 2017 - LINCOLN COUNTY BUDGET

ACCOUNTS FOR:

GENERAL GOVERNMENT

	2016 ACTUAL	2016 ORIG BUD	2016 REVISED BUD	2016 ACTUAL	2016 PROJECTION	2017 DEPARTMENT	PCT CHANGE
10410051 555000 TRAV TRAIN	3,701.64	5,500.00	5,500.00	1,193.44	.00	6,000.00	9.1%
10410051 560000 RURAL ADD	1,718.90	2,500.00	2,500.00	692.22	.00	2,600.00	4.0%
10410051 561100 OFF SUPP	7,714.48	9,000.00	9,000.00	3,180.26	.00	6,000.00	-33.3%
10410051 561101 POSTAGE	664.13	749.00	749.00	194.74	.00	750.00	.1%
10410051 561450 MONUM	520.00	6,000.00	6,000.00	.00	.00	4,000.00	-33.3%
10410051 562001 FUEL	774.68	2,350.00	2,350.00	201.00	.00	2,000.00	-14.9%
TOTAL UNDEFINED PROJECT	543,046.71	502,044.00	502,044.00	200,460.90	.00	581,575.00	15.8%
10005 WLIP GRANT							
10410051 435100 10005 WLIP	.00	-55,000.00	-55,000.00	-120,915.00	.00	-55,000.00	.0%
10410051 511000 10005 WLIP WAGE	.00	.00	.00	9,646.31	.00	.00	.0%
10410051 520000 10005 WLIP FRING	.00	.00	.00	2,579.99	.00	.00	.0%
TOTAL WLIP GRANT	.00	-55,000.00	-55,000.00	-108,688.70	.00	-55,000.00	.0%
10015 STATE EDUCATION GRANT							
10410051 435100 10015 EDU GRANT	1,480.00	-1,000.00	-1,000.00	-3,480.00	.00	-1,000.00	.0%
10410051 555000 10015 TRAV TRAIN	.00	.00	.00	.00	.00	1,000.00	.0%
TOTAL STATE EDUCATION GRANT	1,480.00	-1,000.00	-1,000.00	-3,480.00	.00	.00	-100.0%
TOTAL GENERAL GOVERNMENT	544,526.71	446,044.00	446,044.00	88,292.20	.00	526,575.00	18.1%
10002 WISCONSIN FUND GRANT							
10410053 435490 10002 WI FUND	-31,720.83	-33,000.00	-33,000.00	.00	.00	.00	-100.0%
10410053 461901 10002 WI FUND AD	-1,500.00	-1,700.00	-1,700.00	.00	.00	.00	-100.0%
10410053 595000 10002 WI FUND	31,720.83	33,000.00	33,000.00	.00	.00	.00	-100.0%
TOTAL WISCONSIN FUND GRANT	-1,500.00	-1,700.00	-1,700.00	.00	.00	.00	-100.0%
TOTAL PUBLIC WORKS	-1,500.00	-1,700.00	-1,700.00	.00	.00	.00	-100.0%
10410056 444000 ZNG PERM	-92,850.00	-83,500.00	-83,500.00	-22,215.00	.00	-86,000.00	3.0%



PROJECTION: 2017 - LINCOLN COUNTY BUDGET

ACCOUNTS FOR:

CONSERVATION AND DEVELOPMENT	2015 ACTUAL	2016 ORIG BUD	2016 REVISED BUD	2016 ACTUAL	2016 PROJECTION	2017 DEPARTMENT	PCT CHANGE
10410056 461900 MISC RE	-216.55	.00	.00	-372.57	.00	.00	.0%
10410056 511000 SAL WAGES	121,458.93	161,292.00	161,292.00	46,668.89	.00	260,925.00	61.8%
10410056 520000 EMP BENEF	47,445.94	61,652.00	61,652.00	22,806.09	.00	.00	-100.0%
10410056 530000 C&D GRAZIN	.00	.00	.00	.00	.00	15,000.00	.0%
10410056 531320 CONT'D SER	7,500.00	.00	.00	.00	.00	.00	.0%
10410056 543001 C&D MAINT	2,228.85	2,200.00	2,200.00	102.12	.00	3,500.00	59.1%
10410056 551000 INSURANCE	864.18	865.00	865.00	.00	.00	865.00	.0%
10410056 552001 PHONE	1,148.24	1,650.00	1,650.00	378.98	.00	1,300.00	-21.2%
10410056 553000 ADVERTISIN	1,943.71	1,800.00	1,800.00	347.27	.00	2,000.00	11.1%
10410056 554001 PRINT ALLO	5,958.91	7,000.00	7,000.00	1,209.82	.00	7,000.00	.0%
10410056 555000 TRAV/TRN	1,676.00	4,500.00	4,500.00	897.01	.00	6,000.00	33.3%
10410056 561100 OFF SUPPLI	3,840.81	5,000.00	5,000.00	2,760.00	.00	6,000.00	20.0%
10410056 561101 POSTAGE	2,558.25	3,500.00	3,500.00	296.40	.00	3,500.00	.0%
10410056 562001 FUEL	2,664.45	5,025.00	5,025.00	349.27	.00	4,000.00	-20.4%
10413456 444000 C&D-NMM	-15,820.00	-14,000.00	-14,000.00	-15,960.00	.00	-15,000.00	7.1%
10413456 444002 C&D RECLAM	-900.00	.00	.00	.00	.00	.00	.0%
10413556 511001 BOA PERDIE	697.72	.00	.00	.00	.00	1,000.00	.0%
10413556 532000 REPORTER	.00	100.00	100.00	.00	.00	100.00	.0%
10417056 571000 COMP LAND	5,000.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED PROJECT	95,199.44	157,084.00	157,084.00	37,268.28	.00	210,190.00	33.8%
10010 LWRMP IM BONDING STATE AID							
10410056 435860 10010 LWRMP BOND	-55,530.62	-60,000.00	-60,000.00	.00	.00	-100,000.00	66.7%



PROJECTION: 2017 - LINCOLN COUNTY BUDGET

ACCOUNTS FOR:

CONSERVATION AND DEVELOPMENT	2015 ACTUAL	2016 ORIG BUD	2016 REVISED BUD	2016 ACTUAL	2016 PROJECTION	2017 DEPARTMENT	2017 PCT CHANGE
10410056 595000 10010 BOND EX	55,530.62	60,000.00	60,000.00	.00	.00	100,000.00	66.7%
TOTAL LWRMP IM BONDING STATE	.00	.00	.00	.00	.00	.00	.0%
10011 LWRMP IMP SEG STATE AID							
10410056 435860 10011 LWRMP	-4,956.00	-7,000.00	-7,000.00	.00	.00	.00	-100.0%
10410056 595000 10011 LWRMP EXP	4,956.00	7,000.00	7,000.00	.00	.00	.00	-100.0%
TOTAL LWRMP IMP SEG STATE AI	.00	.00	.00	.00	.00	.00	.0%
10016 SWRM STAFFING STATE AID							
10410056 435860 10016 C&D STAFF	-97,470.00	-101,012.00	-101,012.00	.00	.00	-101,770.00	.8%
10410056 511000 10016 C&D WAGES	195,250.11	149,529.00	149,529.00	59,649.42	.00	94,861.00	-36.6%
10410056 520000 10016 C&D FRINGE	83,255.91	69,685.00	69,685.00	20,486.58	.00	31,264.00	-55.1%
TOTAL SWRM STAFFING STATE AI	181,036.02	118,202.00	118,202.00	80,136.00	.00	24,355.00	-79.4%
10018 WILDLIFE ABATEMENT STATE AID							
10410056 435860 10018 WILD ABATE	-15,875.48	-20,000.00	-20,000.00	.00	.00	-20,000.00	.0%
10410056 595000 10018 WILD EXP	15,875.48	20,000.00	20,000.00	3,628.96	.00	20,000.00	.0%
TOTAL WILDLIFE ABATEMENT STA	.00	.00	.00	3,628.96	.00	.00	.0%
10036 AEPP-419-14 (PHASE3) LK MGMT							
10410056 435860 10036 PH 3 41914	-18,232.43	-40,000.00	-40,000.00	.00	.00	-40,000.00	.0%
10410056 595000 10036 PH 3 41914	43,999.10	40,000.00	40,000.00	14,999.13	.00	40,000.00	.0%
TOTAL AEPP-419-14 (PHASE3) L	25,766.67	.00	.00	14,999.13	.00	.00	.0%
10152 FARMLAND PRESERVATION							
10410056 435860 10152 FARMPRES	.00	-30,000.00	-30,000.00	.00	.00	-30,000.00	.0%
10410056 571000 10152 MISC FARML	.00	30,000.00	30,000.00	7,500.00	.00	30,000.00	.0%



PROJECTION: 2017 - LINCOLN COUNTY BUDGET  
ACCOUNTS FOR:  
CONSERVATION AND DEVELOPMENT

	2015 ACTUAL	2016 ORIG BUD	2016 REVISED BUD	2016 ACTUAL	2016 PROJECTION	2017 DEPARTMENT CHANGE	PCT CHANGE
TOTAL FARMLAND PRESERVATION	.00	.00	.00	7,500.00	.00	.00	.0%
10154 TRI COUNTY - AIS GRANT AEP-383-13							
10410056 595000 10154 TRI EXP	9,627.59	.00	.00	.00	.00	.00	.0%
TOTAL TRI COUNTY - AIS GRANT	9,627.59	.00	.00	.00	.00	.00	.0%
10203 DNR-TRM GRANT							
10410056 435860 10203 TRM REV	-151,290.16	.00	.00	.00	.00	.00	.0%
10410056 571000 10203 TRM EXP	151,290.16	.00	.00	.00	.00	.00	.0%
TOTAL DNR-TRM GRANT	.00	.00	.00	.00	.00	.00	.0%
TOTAL CONSERVATION AND DEVEL	311,629.72	275,286.00	275,286.00	143,532.37	.00	234,545.00	-14.8%
10410060 411100 PROP TAX	-766,765.00	-719,630.00	-719,630.00	-719,630.00	.00	-761,120.00	5.8%
TOTAL UNDEFINED PROJECT	-766,765.00	-719,630.00	-719,630.00	-719,630.00	.00	-761,120.00	5.8%
TOTAL PROPERTY TAXES	-766,765.00	-719,630.00	-719,630.00	-719,630.00	.00	-761,120.00	5.8%
GRAND TOTAL	87,891.43	.00	.00	-487,805.43	.00	.00	.0%

\*\* END OF REPORT - Generated by Dawn Bergrs \*\*

For 5/12/16 LSC Mtg.



P 1  
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LINCOLN COUNTY  
YTD BUDGET

LAND EXP AS OF 050416

05/04/2016 07:26  
dawn-b

FOR 2016 13

51 GENERAL GOVERNMENT

	ORIGINAL APPROP	TRANSFRS/ADJSTM'TS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10410051 511000 GG-SALARIES AND WA	268,777	0	268,777	67,365.17	.00	201,411.83	25.1%
10410051 520000 GG-EMPLOYEE BENEFIT	105,858	0	105,858	23,447.43	.00	82,410.57	22.1%
10410051 530000 GG-REMONUMENTATION	5,000	0	5,000	5,000.00	.00	5,000.00	.0%
10410051 531060 GG-CC CONTRACT	73,000	0	73,000	35,803.33	.00	37,196.67	49.0%
10410051 531190 GG-SOFTWARE MAINT	18,000	0	18,000	15,550.00	.00	2,450.00	85.4%
10410051 531270 GG-RETAINED FEE EX	45,000	0	45,000	27,968.40	.00	17,031.60	62.2%
10410051 531271 GG-LIDAR EXP	0	0	0	44,756.35	.00	-44,756.35	100.0%*
10410051 543001 GG-VEH MAINT	1,000	0	1,000	.00	.00	1,000.00	.0%
10410051 545000 GG-ROAD REPAIR	2,500	0	2,500	.00	.00	2,500.00	.0%
10410051 551000 GG-INSURANCE	260	0	260	.00	.00	260.00	.0%
10410051 552000 GG-LSL PHONE	2,600	0	2,600	868.00	.00	1,732.00	33.4%
10410051 552001 GG-TELEPHONE	1,500	0	1,500	333.21	.00	1,166.79	22.2%
10410051 554001 GG-PRINTING ALLOC	2,700	0	2,700	410.00	.00	2,290.00	15.2%
10410051 555000 GG-TRAVEL TRAINING	5,500	0	5,500	1,193.44	.00	4,306.56	21.7%
10410051 560000 GG-RURAL ADDRESS	2,500	0	2,500	692.22	.00	1,807.78	27.7%
10410051 561100 GG-OFFICE SUPPLIES	9,000	0	9,000	3,180.26	.00	5,819.74	35.3%
10410051 561101 GG-POSTAGE	749	0	749	194.74	.00	554.26	26.1%
10410051 561450 GG-MONUMENT	6,000	0	6,000	.00	.00	6,000.00	.0%
10410051 562001 GG-FUEL	2,350	0	2,350	201.00	.00	2,149.00	8.6%
TOTAL NO PROJECT	552,294	0	552,294	221,963.55	.00	330,330.45	40.2%

10005 WLIP GRANT							
10410051 511000 10005 GG - WLIP WAG	0	0	0	9,645.31	.00	-9,645.31	100.0%*
10410051 520000 10005 GG - WLIP FRI	0	0	0	2,579.99	.00	-2,579.99	100.0%*
TOTAL WLIP GRANT	0	0	0	12,225.30	.00	-12,225.30	100.0%

TOTAL GENERAL GOVERNMENT	552,294	0	552,294	234,189.85	.00	318,104.15	42.4%
TOTAL EXPENSES	552,294	0	552,294	234,189.85	.00	318,104.15	.0%

53 PUBLIC WORKS							
10002 WISCONSIN FUND GRANT							
10410053 595000 10002 PW-WI FUND	33,000	0	33,000	.00	.00	33,000.00	.0%



FOR 2016 13

53	PUBLIC WORKS	ORIGINAL APPROP	TRANSFRS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL WISCONSIN FUND GRANT	33,000	0	33,000	.00	.00	33,000.00	.0%
	TOTAL PUBLIC WORKS	33,000	0	33,000	.00	.00	33,000.00	.0%
	TOTAL EXPENSES	33,000	0	33,000	.00	.00	33,000.00	.0%
56	CONSERVATION AND DEVELOPMENT							
	10410056 511000 C&D-SALARY AND WAG	161,292	0	161,292	46,668.89	.00	114,623.11	28.9%
	10410056 520000 C&D-EMPLOYEE BENEF	61,652	0	61,652	22,806.09	.00	38,845.91	37.0%
	10410056 543001 C&D-VEHICLE MAINT	2,200	0	2,200	102.12	.00	2,097.88	4.6%
	10410056 551000 C&D-INSURANCE	865	0	865	.00	.00	865.00	.0%
	10410056 552001 C&D-TELEPHONE	1,650	0	1,650	378.98	.00	1,271.02	23.0%
	10410056 553000 C&D-ADVERTISING	1,800	0	1,800	347.27	.00	1,452.73	19.3%
	10410056 554001 C&D-PRINTING ALLOC	7,000	0	7,000	1,209.82	.00	5,790.18	17.3%
	10410056 555000 C&D-TRAVEL TRAININ	4,500	0	4,500	897.01	.00	3,602.99	19.9%
	10410056 561100 C&D-OFFICE SUPPLIE	5,000	0	5,000	2,790.00	.00	2,210.00	55.8%
	10410056 561101 C&D-POSTAGE	3,500	0	3,500	296.40	.00	3,203.60	8.5%
	10410056 562001 C&D-FUEL	5,025	0	5,025	349.27	.00	4,675.73	7.0%
	10413556 532000 C&D-BOA REPORTER	100	0	100	.00	.00	100.00	.0%
	TOTAL NO PROJECT	254,584	0	254,584	75,845.85	.00	178,738.15	29.8%
10010	LWRMP IM BONDING STATE AID							
	10410056 595000 10010 C&D-LWRMP BON	60,000	0	60,000	.00	.00	60,000.00	.0%
	TOTAL LWRMP IM BONDING STATE AID	60,000	0	60,000	.00	.00	60,000.00	.0%
10011	LWRMP IMP SEG STATE AID							
	10410056 595000 10011 C&D-LWRMP SEG	7,000	0	7,000	.00	.00	7,000.00	.0%
	TOTAL LWRMP IMP SEG STATE AID	7,000	0	7,000	.00	.00	7,000.00	.0%
10016	SWRM STAFFING STATE AID							
	10410056 511000 10016 C&D-SALARIES	149,529	0	149,529	59,649.42	.00	89,879.58	39.9%



FOR 2016 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10410056 520000 10016 C&D-EMPLOYEE	69,685	0	69,685	20,486.58	.00	49,198.42	29.4%
TOTAL SWRM STAFFING STATE AID	219,214	0	219,214	80,136.00	.00	139,078.00	36.6%
10018 WILDLIFE ABATEMENT STATE AID							
10410056 595000 10018 C&D-WILDLIFE	20,000	0	20,000	3,628.96	.00	16,371.04	18.1%
TOTAL WILDLIFE ABATEMENT STATE AID	20,000	0	20,000	3,628.96	.00	16,371.04	18.1%
10036 AEPP-419-14 (PHASE3) LK MGMNT							
10410056 595000 10036 C&D-AEPP-419-	40,000	0	40,000	14,999.13	.00	25,000.87	37.5%
TOTAL AEPP-419-14 (PHASE3) LK MGMNT	40,000	0	40,000	14,999.13	.00	25,000.87	37.5%
10152 FARMLAND PRESERVATION							
10410056 571000 10152 C&D - MISC EX	30,000	0	30,000	7,500.00	.00	22,500.00	25.0%
TOTAL FARMLAND PRESERVATION	30,000	0	30,000	7,500.00	.00	22,500.00	25.0%
TOTAL CONSERVATION AND DEVELOPMENT	630,798	0	630,798	182,109.94	.00	448,688.06	28.9%
TOTAL EXPENSES	630,798	0	630,798	182,109.94	.00	448,688.06	
GRAND TOTAL	1,216,092	0	1,216,092	416,299.79	.00	799,792.21	34.2%

\*\* END OF REPORT - Generated by Dawn Bergs \*\*



# Zoning Committee Workshop

Thursday, May 19, 2016

9:00 a.m. - 2:30 p.m.

Lincoln Town Hall  
1205 Sundstein Rd.  
Eagle River, WI 54521

## Agenda

- 9:00 Introductions
- 9:15 Why zoning? Exercise: sorting permitted, conditional and prohibited uses
- 9:40 Land Use Exercise: What land uses work well together
- 10:30 Purpose of zoning in your county
- 11:00 Roles of county zoning officials
- 11:30 Rezoning, spot zoning, standards, burden of proof, reasons for rezoning, long-term community effects
- 12:00 Lunch
- 12:45 Exercise: Public hearing
- 1:30 Shoreland zoning: science and recent changes
- 2:30 Adjourn

## About the Workshop

Learn about the reasons behind zoning and legal standards applicable to zoning committee decisions.

## Who Should Attend?

This workshop is designed for Zoning Committee members with varying levels of experience, and other people interested in zoning.

Interested in learning more about the workshop content? Please contact:

Lynn Markham, Land Use Specialist  
Center for Land Use Education  
[lynn.markham@uwsp.edu](mailto:lynn.markham@uwsp.edu)  
715.346.3879

## Workshop Sponsors



Center for Land Use Education  
College of Natural Resources  
University of Wisconsin - Stevens Point



# North Central Land and Water Conservation Association, Inc.

David Solin, President  
*dsolin@co.langlade.wi.us*  
Marie Graupner, Vice-President / Area Coordinator  
*mgraupner@co.langlade.wi.us*

Carolyn Scholl, Treasurer  
*cascho@co.vilas.wi.us*  
Tracy Arnold, Secretary  
*tarnold@co.wood.wi.us*

**May 25, 2016 Wood County is the Host County  
Nepco Lake County Park, 1410 Griffith Ave.,  
Wisconsin Rapids, WI**



**Note: Nepco Lake County Park is located 1 mile south of Wisconsin Rapids on  
STH 13 (enter in Griffith Avenue, CTH Z).**

**The business meeting will be held first. After the business meeting, we will roll right into the  
speakers, stopping at noon for lunch, after lunch we will continue with the speakers and /or  
LCC training.**

## Agenda:

9:00 A.M. Registration & Refreshments

9:30 A.M. Business Meeting  
Call meeting to order, Pledge of Allegiance, Introductions  
Secretary's Report – Tracy Arnold - minutes from February 12, 2016 & March 2, 2016  
Treasurer's Report – Carolyn Scholl  
Election of officers  
Budget for 2017  
Legislative Action/Resolutions  
2016 summer tour – Marathon County  
Land & Water Conservation Board Report – Dave Solin  
Agency Reports: WI Land+Water, DATCP, NACD, UWEX, DNR, FSA, NRCS  
Other Business  
Public Comments

## Speakers:

Shelly Thomsen: WI DNR – Bureau of Water Quality  
Jeremy Solin: ThinkWater – Wisconsin Coordinator  
Jim VandenBrook: WI Land+Water-LCC training

12:00 P.M. Lunch will be served

3:30 P.M. Departure – Have a safe journey home. Thank you for visiting Wood County.

## Next meeting dates:

2016 Summer Tour & meeting: Marathon County  
2017 Speaking/Poster Contest & Planning meeting: Vilas County  
2017 Reorganization/Spring meeting: Florence County

Return registration form (include lunch choice) with payment by May 18, 2016, to:  
Wood County Land and Water Conservation Department  
PO Box 8095, Wisconsin Rapids, WI 54495-8095

Make checks payable to: **NORTH CENTRAL LAND AND WATER CONSERVATION ASSOCIATION, INC.**