

**LINCOLN COUNTY
LAND SERVICES COMMITTEE
Thursday, August 11, 2016, at 1:00 p.m.
Lincoln County Service Center, Room #156
801 Sales Street, Merrill, WI 54452**

*MEETING AGENDA
Action where applicable and necessary*

1. Call Meeting to Order
2. Tour the sites in the towns of Bradley, King & Scott that will be the subjects of the public hearing
3. Approval of the July 14, 2016 & July 18, 2016 LSC meeting minutes
4. Public Comment

REGISTER OF DEEDS

5. Q&A on ROD Monthly Munis Reports
6. Q&A on ROD Monthly Written Reports

LAND SERVICES DEPARTMENT

7. **4:00 p.m. Public Hearing** (see Public Hearing Notices published (7/12/16, 7/19/16 & 7/26/16 and 7/15/16, 7/22/16 & 7/29/16)
 - 1) Nathan Carr (Comprehensive Plan Amendment – to amend Comp Plan from Rural Single Family Residential to Crossroads Mixed Use)(W5698 County Rd N, Tomahawk, WI) Town of Bradley
 - 2) Nathan Carr (Petition for Rezoning – to rezone from Rural Residential 3 to Crossroads Mixed Use) (W5698 County Rd N) Town of Bradley
 - 3) Daniel Seehafer (Conditional Use Request – to use the property as tourist lodging in a Rural Residential 2 district) (N11466 Corbin Rd, Tomahawk, WI) Town of Bradley
 - 4) Richard & Judith Ashbrenner (Brian Bauer-Co-applicant) (Conditional Use Request –to allow for a ministorage building in a Crossroads Mixed Use district) Town of Scott
 - 5) Joseph & Claudette Wagner (Conditional Use Request – to allow for a camping unit to be left on the property for more than 60 days a year in a Rural Residential 2 district) (N10168 S. Pine Rd) Town of King
 - 6) Ross & Mary Nelson (Conditional Use Request – to use the property as tourist lodging in a Rural Residential1 district) (N8794 Lakeview Dr, Tomahawk, WI) Town of Bradley
 - 7) Jonathan & Frieda Showalter (Conditional Use Request – to allow for an addition to an existing accessory structure resulting in a structure >25,000 cu.ft. in a Rural Lands 4 district) (W1139 County Rd C) Town of Schley
 - 8) Text Amendments to Lincoln County Code of Ordinances - Chapter 17 (Zoning Ordinance) – Regarding Section 17.3.09(1)&(2) relating to Accessory Residential & Accessory Non-residential Structures
8. Request to fill authorized position – Land Services – Conservation Specialist
9. Prepare/Approve a resolution to forward to Lincoln County Board for Public Participation Plan for Farmland Preservation Planning
10. Department written reports & Correspondence
11. Confirm next meeting/public hearing date – September 8, 2016
12. Adjourn

DISTRIBUTION:

Land Services Committee Members – Julie Allen, Loretta Baughan, Bill Bialecki, Hans Breitenmoser Jr., Kirby Crosby, Christopher Heller & Greta Rusch
Jeremy Irish – APHS-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)(c).
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
AMENDED

The Lincoln County Land Services Committee will hold a Public Hearing on Thursday, August 11, 2016 at 4:00 p.m. to take testimony on the items listed below. The tour will depart at 1:00 p.m. from Lincoln County Service Center, Meeting room #156, at 801 N. Sales St., Merrill, WI.

COMPREHENSIVE PLAN AMENDMENT

1. A request by Nathan Carr to amend the Lincoln County Comprehensive Plan Map from Rural Single Family Residential to Crossroads Mixed Use for part of tax parcel 04.023506.007.002.01.00, comprising approximately 5 acres of the 6.85 acre parcel. The property is located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 02, T35N-R6E, in the Town of Bradley, with an address of W5698 County Rd N. (This would result in the entire parcel being Crossroads Mixed Use in the plan).

PETITION FOR REZONING

2. A request by Nathan Carr to rezone approximately 5 acres from Rural Residential 3 to Crossroads Mixed Use being part of tax parcel 04.023506.007.002.01.00, comprising approximately 5 acres of the 6.85 acre parcel. The property is located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 02, T35N-R6E, in the Town of Bradley, with an address of W5698 County Rd N. (This would result in the entire parcel being zoned Crossroads Mixed Use-CMU).

CONDITIONAL USE REQUESTS

3. A request by Daniel Seehafer to use the property as tourist lodging allowing for overnight and weekly rental of the residence in a Rural Residential 2 (RR2) zoning district. The property is located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, T35N-R6E, in the Town of Bradley, with an address of N11466 Corbin Road. The tax parcel number is 04.103506.009.002.02.02. The request is being heard under section 17.3.04(12) of Lincoln County Ordinance.
4. A request by Richard and Judith Ashbrenner (Brian Bauer-Co applicant/potential buyer) to allow for a mini storage building in a Crossroads Mixed Use (CMU) zoning district. The property is located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, T31N-R6E, in the Town of Scott. The tax parcel number is 24.263106.001.006.00.00. The request is being heard under section 17.3.08(1) of Lincoln County Ordinance.
5. A request by Joseph and Claudette Wagner to leave a camping unit on the property for more than 60 days a year in a Rural Residential 2 (RR2) zoning district. The property is located in Government Lot 4 of Section 28, T35N-R7E, in the Town of King, with an address of N10168 S Pine Rd. The tax parcel number is 12.283507.011.004.00.00. The request is being heard under section 17.3.03(9) of Lincoln County Ordinance.
6. A request by Ross and Mary Nelson to use the property as tourist lodging allowing for overnight and weekly rental of the residence in a Rural Residential 1 (RR1) zoning district. The property is located in Government Lot 3 of Section 13, T34N-R6E, in the Town of Bradley, with an address of N8794 Lakeview Drive. The tax parcel number is 04.133406.005.027.01.00. The request is being heard under section 17.3.04(12) of Lincoln County Ordinance.
7. A request by Jonathan and Frieda Showalter to allow for an addition to an existing accessory structure, resulting in a structure that would be larger than 25,000 cubic feet in a Rural Lands 4 (RL4) zoning district. The 13.69 acre property is located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, T32N-R8E, in the Town of Schley, with an address of W1139 County Rd C. The request is being heard under section 17.2.100 of Lincoln County Ordinance.

ORDINANCE TEXT AMENDMENT-CHAPTER 17 – ACCESSORY LAND USES

8. Portions of Lincoln County Ordinance – section 17.3.09 (1) and (2) relating to Accessory Residential and Nonresidential Structures are proposed to be amended. A copy of the proposed ordinance amendments may be viewed at the Lincoln County Zoning office and also on the Lincoln County website.

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.

Greta Rusch, Secretary

**Lincoln County Land Services Committee
Minutes of Thursday, July 14, 2016, 11:00 am
Lincoln County Service Center, Room #257
UPDATED - see item #10**

Members Present: Loretta Baughan, Bill Bialecki, Hans Breitenmoser, Christopher Heller & Greta Rusch. Visitors: Mike Huth; Zoning Program Manager & June Winters; Zoning Program Assistant. Supervisors Allen & Crosby were excused from the tours but will be present for the hearings.

1. Call Meeting order - Meeting was called to order by Chair Baughan at 11:00 a.m.
2. Tour sites in the towns of Scott, Schley, Corning & Bradley that will be the subjects of the 2:00 p.m. public hearing - Huth & the Committee left for the tour at 11:02 a.m. They returned from the tour at 1:57 p.m. and resumed the meeting.

Members Present: Julie Allen, Loretta Baughan, Bill Bialecki, Hans Breitenmoser, Kirby Crosby, Christopher Heller & Greta Rusch. Visitors: Mike Huth; Zoning Program Manager, June Winters; Zoning Program Assistant and 10 others.

3. Approval of the June 9, 2016 Land Services Committee Minutes - M/S Bialecki/Rusch to approve the minutes. Motion carried all ayes.
4. Public Comment - There was none.

Chair Baughan moved to item #10 on the agenda.

REGISTER OF DEEDS

5. Munis Report - Koss was excused from the meeting. Reports were put on file.
6. Written Report -

LAND SERVICES DEPARTMENT

7. 2:00 p.m. Public Hearing - Public Hearing was called to order at 2:05 p.m. Hearings were held on the items listed in the notice. Chair Baughan explained the rules of conduct for public hearings and introduced the Committee members. She called the first hearing.

Baughan explained that because items #1 & #2 are for the same parcel the testimony would be concurrently and then will be voted on individually.

COMPREHENSIVE PLAN AMENDMENT

1. A request by Jonathan and Frieda Showalter to amend the Lincoln County Comprehensive Plan Map from Rural Single Family Residential to Rural Lands for tax parcel 22.273208.005.001.01.03, comprising approximately 13.69 acres. The property is located in the NE¼NW¼ of Section 27, T32N-R8E, in the Town of Schley, with an address of W1139 County Rd C.

PETITION FOR REZONING

2. A request by Jonathan and Frieda Showalter to rezone approximately 13.69 acres from Rural Residential 5 (RR5) to a Rural Lands 4 (RL4) zoning district for tax parcel 22.273208.005.001.01.03. The property is located in the NE¼NW¼ of Section 27, T32N-R8E, in the Town of Schley, with an address of W1139 County Rd C

Chair called for proponents of the request. Jonathan Showalter was present to explain & support their request. He explained that they have a furniture business.

Earl Welker, Schley Plan Commission Chair, was present and explained that Showalter bought the property right in the middle of the recodification process. The current zoning prevents him from enlarging his existing building. The Plan Commission & Town Board is in favor of the comprehensive plan change and rezone.

Chair Baughan called for any opponents of the request. There were none present.

Mike Huth came to the podium and said that he had no update to his staff report. He said that the Town Board recommendation indicated on July 5, 2016 they supported the request with their town Resolution 2016-7.5. Huth did note that there still is a next step in regard to the addition to the existing business would still require a Conditional Use Permit.

Chair Baughan closed the public hearing for the Comprehensive Plan Amendment & the Rezone request.

M/S Bialecki/Heller to APPROVE the Comprehensive Plan Amendment and forward to the July 19, 2016 County Board. Motion carried all ayes.

M/S Rusch/Heller to APPROVE the Petition for Rezoning and forward to the July 19, 2016 County Board. Motion carried all ayes.

3. A request by Kevin and Cynthia Baumann to rezone approximately 4.02 acres from Rural Residential 2 (RR2) to a Rural Residential 1 (RR1) zoning district for tax parcels 04.103506.015.009.02.00, 04.103506.015.009.03.00, and 04.103506.015.009.04.00. The property is located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, T35N-R6E, in the Town of Bradley, with addresses of W5858 and W5868 Clear Lake Road.

Chair called for proponents of the request. Kevin Baumann was present to explain & support their request. He said that he is across from RR1 & in close proximity to other RR1 zoning.

Chair Baughan called for any opponents of the request. There were none present.

Mike Huth came to the podium and said that he had no update to his staff report. He explained that Baumann currently has 3 lots but wishes to configure them so that 2 of them have water frontage and 1 does not where as currently 1 has water frontage and 2 do not. There will still be 3 lots. He explained that this will still require an approved Certified Survey Map be recorded to reconfigure the lots. He said that the form received in zoning indicated that the Plan Commission recommended approval and then the Town Board on June 13, 2016 recommended approval. On July 11, 2016 they supported the request with their town Resolution 2016-1.

Chair Baughan closed the public hearing for the rezone request.

M/S Breitenmoser/Allen to APPROVE the request and forward to the July 19, 2016 County Board. Motion carried all ayes.

4. A request by Gassners Oak Park LLC (John Gassner) to rezone approximately 8.36 acres from Forestry (F) to a Rural Lands 4 (RL4) zoning district for tax parcel 06.113104.004.002.00.00. The property is located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, T31N-R4E, in the Town of Corning, along County Road M.

Chair called for proponents of the request. Mark Gassner, the applicant's brother, was present to explain & support the request.

Chair Baughan called for any opponents of the request.

Robert Hartson, an adjoining landowner, came to the podium and said that he was opposed to the rezoning. He said that it will cut off access to the 120 acres of forest land to the south. Allen asked for clarification on the opposition. He is opposed to someone building there in the future. Baughan questioned the fact that he against someone building. He said that this has always been forest land and is such a small parcel he doesn't believe it should be changed to allow building.

Breitenmoser questioned access to the parcels to the south. Huth said that that would the access issue would be subject to any type of easement in place.

Winters read a note of opposition from Allan Woller, another adjoining landowner, stating that he is "strongly opposed" to the request and doesn't believe it should be changed to allow for building a home because there is other land available in the area. Woller was unable to attend the hearing. Baughan asked if there was any one else in attendance who was opposed to the request.

Baughan asked Gassner to return to the podium. He said that this parcel was left over after a land sale that Potlatch had done. This parcel has a permanent easement to give the land owner to the south to access their land. Gassner said that this parcel is now too small to be eligible to be in forest Crop so they have to pull it out of forest crop and pay the back taxes. He said that the owners on both sides would still have access to the forest land south of the subject parcel just by entering from their own land. He said that this zoning change would just make this parcel eligible for the same options that the neighboring properties on both sides have now. Bialecki questioned the existing easement. Gassner said that he believes the easement is only for the benefit of the land owner the south, not the general public. Breitenmoser clarified that the easement issue is moot as the easement wouldn't change because of the zoning change.

Mike Huth came to the podium and said that he had no update to his staff report. He said that the Corning Town Board supported the request and is reflected in the July 11, 2016 meeting minutes received by Land Services July 14, 2016. This request is an extension of an existing district on either side of this parcel. The Committee & Huth discussed the parcel.

Chair Baughan closed the public hearing for the rezone request.

M/S Bialecki/Heller to APPROVE the request and forward to the July 19, 2016 County Board. Motion carried all ayes.

CONDITIONAL USE REQUEST

5. A request by S&P Premier Investments LLC to allow for construction of two (2) additional personal storage facility buildings in a Planned Business (PB) zoning district. The property is located in the NW¼SE¼ of Section 32, T31N-R7E, in the Town of Scott, with an address of N187 Brandenburg Ave. The tax parcel number is 24.323107.015.001.02.20. The request is being heard under section 17.3.08(1) of Lincoln County Ordinance.

Chair called for proponents of the request. Curt Semenas was present to explain & support their request. He is one of the owners. This location is a satellite office for their Pinno Building business based in Fond du Lac. Semenas shared that purchased the property with existing mini-storage and would like to add more. They have cleaned up the property and, like their other properties in the state, like to keep them clean & well lit. They have installed an asphalt driveway. They have an office on-site with staff that oversees the mini-storage units.

Chair Baughan called for opposition to the request. There was none.

Mike Huth came to the podium and gave a little bit of history of the parcel. Staff is recommending approval with conditions as listed in his staff report. Huth reviewed those recommended conditions. He said that the Town Board recommendation indicated on July 12, 2016 they supported the request on a 2-0 vote. Chair Baughan closed the public hearing for the Conditional Use request.

M/S Bialecki/Breitenmoser to APPROVE the request. No mention of staff recommendations. Motion carried all ayes.

ORDINANCE TEXT AMENDMENT

6. Portions of Lincoln County Ordinance – Chapter 21 relating to Shoreland Zoning are proposed to be amended to comply with requirements of WI Act 167 and 391.

Huth deferred to Laura Boquist, Shoreland Specialist, to explain the proposed amendments. She reviewed the changes for the Committee. She explained that these are the "clean-up" bills after Act 55 and should make things more consistent throughout the state but the rules are still remain confusing.

Chair Baughan asked if there was any public comment on the changes. Earl Welker, Plan of Schley Plan Commission said that they have submitted a resolution of support. Baughan asked if there was any other comments either in support or opposition. Huth had no comments. Baughan closed the public hearing for the Chapter 21 Text Amendments.

M/S Breitenmoser/Bialecki to approve amendments as drafted and forward to the July 19, 2016 County Board. Motion carried all ayes.

8. Agency updates – There were none.
9. Discuss proposed ordinance amendment to Chapter 17 (Regarding Accessory Structures) to proceed to public hearing – Huth shared with the Committee that as has been discussed previously we have had a lot of Conditional Use Permits/Hearings for accessory structures >1500 sq. ft. in size in Rural Residential zoning districts. He reviewed the history of this issue. He cited some of the confusing parts of the code that we are attempting to simplify. He discussed information and options that staff offered. Huth reviewed the list of CUP requests since this language had been in place. Baughan commented that by raising the limit to 2000 sq.ft. it doesn't appear it would eliminate that many requests and wondered if it should be raised to 2500 or 3000 sq.ft. Allen asked Huth if staff would like the limit raised to only 2000 sq. ft. Huth said that it was a starting point. It would be up to the Committee if they wanted to go larger. There was discussion. Huth added that going larger may necessitate different standards to mitigate the larger structures. There was discussion. Allen questioned town input.

Baughan asked Welker to come to the podium with any comments that he may have on this issue. He said last year when this was brought up in discussion there was a lot of confusion between accessory residential structures & accessory non-residential structures. He feels that this is movement forward to simplify the regulations.

M/S Allen/Rusch to approve the draft text and proceed to public hearing. There was discussion on the size limitation again. Huth said that could be changed at the Public Hearing. Motion carried all aye.

Chair Baughan moved to item #11 on the agenda.

10. Authorization to purchase GPS equipment based on RFP results – Tony Dallman & Norm Bushor – Bushor shared with the Committee the bid that he has received. He said that he just needs a motion to approve the quote. The quote was discussed. M/S Bialecki/Breitenmoser to accept the bid. Motion carried all ayes.

*Contract was awarded to Seiler-Geospacial Division - for a Trimble Geo 7X GPS package in the amount of \$7,715.00.

Dallman shared with the Committee the bids that he has received on the equipment. He explained the proposals. He said that only one met all of the specifications. M/S Bialecki/Heller to accept the bid suggested by Dallman. Motion carried all ayes.

* Contract was awarded to Seiler – Geospacial Division – for a Trimble R10 GPS package in the amount of \$31,088.15 (includes optional software).

Chair Baughan returned to item #5 on the agenda.

11. Department written reports & Correspondence – Huth reported that staff & Corporation Counsel are currently proceeding with citations for 2 violations. Financial report was put on file.
12. Confirm next meeting/public hearing date – August 11, 2016 – confirmed date. There was lengthy discussion about the time. Determined to have tours at 1:00 p.m. and begin the Public Hearing at 4:00 p.m.
13. Adjourn – M/S Bialecki/Breitenmoser to adjourn at 3:42 p.m. Motion carried all ayes.

**Lincoln County Land Services Committee
Minutes of Thursday, July 18, 2016, 2:00 pm
Lincoln County Service Center, Room #156**

Members Present: Loretta Baughan, Bill Bialecki, Hans Breitenmoser, Christopher Heller & Greta Rusch. Visitors: Matthew Bremer; Land Services Administrator, Mike Huth; Zoning Program Manager, Mark Kaczorowski; Conservation Specialist, Terri Pankow; Land Information Program Assistant and 2 others.

1. Call Meeting order - Meeting was called to order by Chair Baughan at 2:00 p.m. Matt Bremer introduced Fred Heider and Dennis Lawrence from North Central Wisconsin Regional Planning Commission to the committee and turned meeting over to Chair Baughan.
2. Presentation/Discussion by a representative from North Central Wisconsin Regional Planning Commission (NCWRPC) regarding a Farmland Preservation Plan and the Land & Water Resource Management Plan – Dennis Lawrence gave a background of the Farmland Preservation plan and how it is connected to the comp plan. For next meeting Dennis suggested contacting farms to inventory interest in the program. The plan is to conduct no more than three meetings in the next three months.

Fred Heider gave an update on the Land & Water Resource Management Plan. Fred suggested forming an advisory committee to go forward with the plan. From the Land Services Committee will be: Baughan, Bialecki and Breitenmoser. Would also like a Real Estate agent, DNR representative, Lakes Association member, UW Extension agent, Wisconsin Public Service. Land Services staff will provide professional support.
The first advisory committee meeting is scheduled for August 8th, 2016 at 1:00pm
3. Action on above presentation if necessary – M/S Breitenmoser/Heller to approve forming an Advisory committee with Bremer recruiting individuals to form the committee. Motion carried all ayes.
4. Adjourn – M/S Rusch / Bialecki to adjourn at 3:11 p.m. Motion carried all ayes.

Minutes prepared by Terri L. Pankow

FOR 2016 07

JOURNAL DETAIL 2016 7 TO 2016 7

	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	61,994.12	9,334.92	.00	52,487.88	54.2%
2016/07/000006 07/08/2016 PRJ	4,667.46	REF PAYROL			WARRANT=160708	GENERAL	
2016/07/000060 07/22/2016 PRJ	4,667.46	REF PAYROL			WARRANT=160722	GENERAL	
10430051 520000 REG OF DEEDS EMPLO	75,286	75,286	42,384.95	6,356.00	.00	32,901.05	56.3%
2016/07/000006 07/08/2016 PRJ	3,185.82	REF PAYROL			WARRANT=160708	GENERAL	
2016/07/000060 07/22/2016 PRJ	3,170.18	REF PAYROL			WARRANT=160722	GENERAL	
10430051 531060 REG OF DEEDS FIDLA	15,000	15,000	5,583.90	.00	.00	9,416.10	37.2%
10430051 552001 REG OF DEEDS TELEP	480	480	186.81	26.41	.00	293.19	38.9%
2016/07/000118 07/28/2016 GEN	26.41	REF SLB			JULY 2016 TELEPHONE CHARGES		
10430051 554001 PRINTING ALLOCATIO	2,500	2,500	874.41	.00	.00	1,625.59	35.0%
10430051 555000 REG OF DEEDS TRAVE	1,100	1,100	571.20	.00	.00	528.80	51.9%
10430051 561100 REG OF DEEDS OFFIC	6,000	6,000	1,787.92	.00	.00	4,212.08	29.8%
TOTAL REGISTER OF DEEDS	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
TOTAL REGISTER OF DEEDS	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
TOTAL GENERAL FUND	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
TOTAL EXPENSES	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
GRAND TOTAL	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%

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

REGISTER OF DEEDS

FOR 2016 07

	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	61,994.12	9,334.92	.00	52,487.88	54.2%
10430051 520000 REG OF DEEDS EMPLO	75,286	75,286	42,384.95	6,356.00	.00	32,901.05	56.3%
10430051 531060 REG OF DEEDS FIDLA	15,000	15,000	5,583.90	.00	.00	9,416.10	37.2%
10430051 552001 REG OF DEEDS TELEP	2,480	480	186.81	26.41	.00	293.19	38.9%
10430051 554001 PRINTING ALLOCATIO	2,500	2,500	874.41	.00	.00	1,625.59	35.0%
10430051 555000 REG OF DEEDS TRAVE	1,100	1,100	571.20	.00	.00	528.80	51.9%
10430051 561100 REG OF DEEDS OFFIC	6,000	6,000	1,787.92	.00	.00	4,212.08	29.8%
TOTAL REGISTER OF DEEDS	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
TOTAL REGISTER OF DEEDS	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
TOTAL GENERAL FUND	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
TOTAL EXPENSES	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%
GRAND TOTAL	214,848	214,848	113,383.31	15,717.33	.00	101,464.69	52.8%

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

REGISTER OF DEEDS

FOR 2016 07

	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL
0010 GENERAL FUND						
43 REGISTER OF DEEDS						
10430051 REGISTER OF DEEDS						
10430051 412300 REG OF DEEDS REAL	-43,000	-43,000	-32,517.60	-5,265.06	-10,482.40	75.6%
10430051 461300 REGISTER OF DEED F	-154,000	-154,000	-81,171.32	-16,503.85	-72,828.68	52.7%
10430051 461900 REG OF DEEDS MISC	-25	-25	-5.00	.00	-20.00	20.0%
TOTAL NO PROJECT	-197,025	-197,025	-113,693.92	-21,768.91	-83,331.08	57.7%
TOTAL REGISTER OF DEEDS	-197,025	-197,025	-113,693.92	-21,768.91	-83,331.08	57.7%
10430060 REG OF DEEDS PROPERTY TAXES						
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	-131,516.92	-21,768.91	-83,331.08	61.2%
TOTAL GENERAL FUND	-214,848	-214,848	-131,516.92	-21,768.91	-83,331.08	61.2%
TOTAL REVENUES	-214,848	-214,848	-131,516.92	-21,768.91	-83,331.08	61.2%
GRAND TOTAL	-214,848	-214,848	-131,516.92	-21,768.91	-83,331.08	61.2%

** 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
May.....	\$22,718.80
June.....	\$20,352.70
July.....	\$22,094.35

TRANSFER FEE RECEIPTS

January.....	\$25,803.90
February.....	\$16,302.00
March.....	\$14,061.90
April.....	\$30,279.00
May.....	\$24,162.90
June.....	\$27,106.50
July.....	\$25,120.80

Real Estate Documents Recorded: 498
Military Discharges Recorded: 3
Recorded Plats: 0

Commercial Code Filings (UCC): 0
Recorded Certified Survey Maps: 5
Recorded DOT Plats: 0

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

TOTAL CERTIFIED COPIES ISSUED FOR JULY

Births: 72
Deaths: 200
Marriages: 83
Domestic Partnership: 0
Termination of Domestic Partnership: 0

VITAL RECORDS RECORDED FOR THE MONTH OF JUNE

Birth: 26
Death: 26
Marriages: 17

FEE 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
May.....	\$315.00
June.....	\$235.00
July.....	\$235.00

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

January.....	\$112.00
February.....	\$106.00
March.....	\$90.00
April.....	\$102.00
May.....	\$126.00
June.....	\$94.00
July.....	\$94.00

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

January.....	\$448.00
February.....	\$424.00
March.....	\$360.00
April.....	\$408.00
May.....	\$504.00
June.....	\$376.00
July.....	\$376.00

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

January.....	\$312.00
February.....	\$481.00
March.....	\$468.00
April.....	\$299.00
May.....	\$351.00
June.....	\$403.00
July.....	\$312.00

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

January.....	\$182.00
February.....	\$273.00
March.....	\$169.00
April.....	\$286.00
May.....	\$221.00
June.....	\$260.00
July.....	\$403.00

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

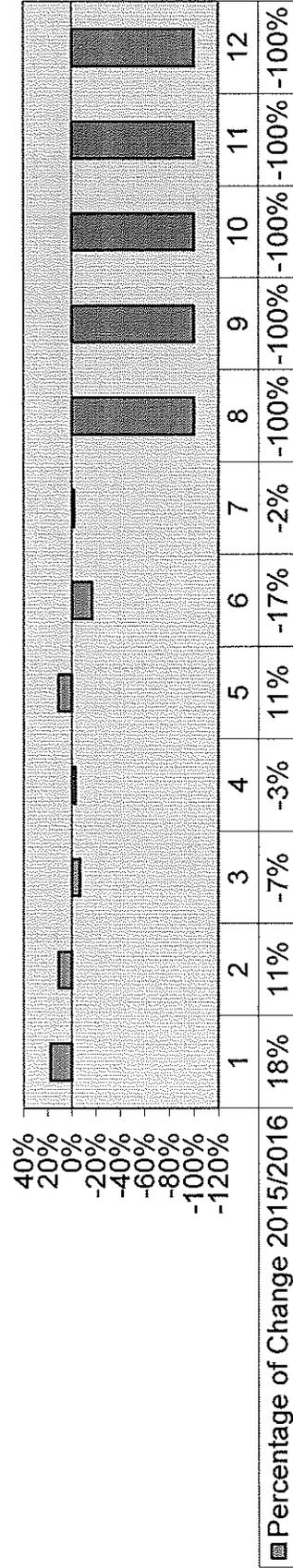
January-July.....	\$0
-------------------	-----

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 535	\$3745.00	\$4280.00	\$8025.00
JUNE 458	\$3206.00	\$3664.00	\$6870.00
JULY 498	\$3486.00	\$3984.00	\$7470.00
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
TOTAL 2016 3157	\$22,099.00	\$25,256.00	\$47,355.00

MONTHLY DOCUMENT COMPARISON

	Monthly Recorded Documents 2015	Monthly Recorded Documents 2016	% of Change
January	342	403	18%
February	365	406	11%
March	462	431	-7%
April	439	426	-3%
May	480	535	11%
June	551	458	-17%
July	508	498	-2%
August	481	0	-100%
September	491	0	-100%
October	440	0	-100%
November	503	0	-100%
December	398	0	-100%
Total	5,460.00	3,157.00	-42%



RECEIVED
Fee: \$ 350.00

Does request require a PLAN category change? YES
(If YES, additional form, fee & notice is required)

JUL 06 2016
Receipt # 11749

Lincoln Co. Zoning

PETITION FOR REZONING

I, Nathan Carr, hereby petition the

Lincoln County Board of Supervisors to rezone the following described lands owned by

Nathan Carr (use reverse side if necessary) from a
Rural Residential 3 District to a Crossroads Mixed Use District:

PLEASE ATTACH A MAP SHOWING THE BOUNDARIES OF WHAT IS TO BE INCLUDED IN THIS REQUEST.

Parcel ID#(s) & Legal description(s) Part of 04.023506.007.002.01.00

Part of the SW¹/₄ NW¹/₄ (Rezone approx 5.517 acres of a 6.85 acre parcel to make it all Crossroads Mixed Use)

Dated this 15TH day of JUNE, 20 16.

Signed: [Signature]

Print name: NATHAN CARR

Address: W5698 COUNTY RD N
TOMAHAWK, WI 54487

Phone: 715-612-0264

Referred to Lincoln County Land Services Committee:

Date 7/7/2016

[Signature]
Christopher J. Marlowe - Lincoln County Clerk

- **If multiple applicants, PLEASE LIST OF ALL PROPERTY OWNERS WITHIN THIS REZONE AND THEIR SIGNATURES ON THE REVERSE SIDE OF THIS PAGE.**

(over)

RECEIVED

LINCOLN COUNTY PLANNED LAND USE CHANGE APPLICATION FORM

JUL 06 2016

Application Fee: \$ 50.00 Date Received: 7/6/16 Receipt No. 11749

(Fee is required ONLY if request requires a PUBLIC HEARING)

Lincoln Co. Zoning

PARCEL INFORMATION:

Parcel Number(s): 04.023506.007.002-01.00

Town: Bradley, SW 1/4 NW 1/4, Sec. 02, T 35 N, R 06 E

Owner(s): Nathan Carr

What is the property currently zoned? RR 3 & CMU

Is the property in Farmland Preservation, Forest Crop, or MFL? Y (N)

What is the current Planned Land Use category as adopted by the Town? Rural Sing. Fam. Residential

Which Land Use category are you proposing a change to? Crossroads Mixed Use

Is the proposed change within the same group designation? Y (N)

Rural/Environmental

- Agriculture
Rural Lands
Private Forest
Public Forest
Public Recreation

Residential

- Suburban Single Family Residential
Rural Single Family Residential
Mixed Residential

Non-Residential

- Private Recreation
Planned Business
General Business
Crossroads Mixed Use
Planned Industrial
General Industrial
Extraction
Institutional

If YES, action can be taken at a Town board meeting without holding a public hearing to approve the change. Approved by town? Y/N Date:

If NO, there must be a public notice and hearing on the proposed change. Date(s) and location(s) of this published notice: TOMAHAWK LEADER

(must be a minimum 30 day notice prior to hearing. \$50 fee required to cover advertising cost) Action by the Town Board: Approved? Y/N - Date:

Is there a pending Zoning change on this Parcel(s)? Y/N If so, to what District? Crossroads Mixed Use

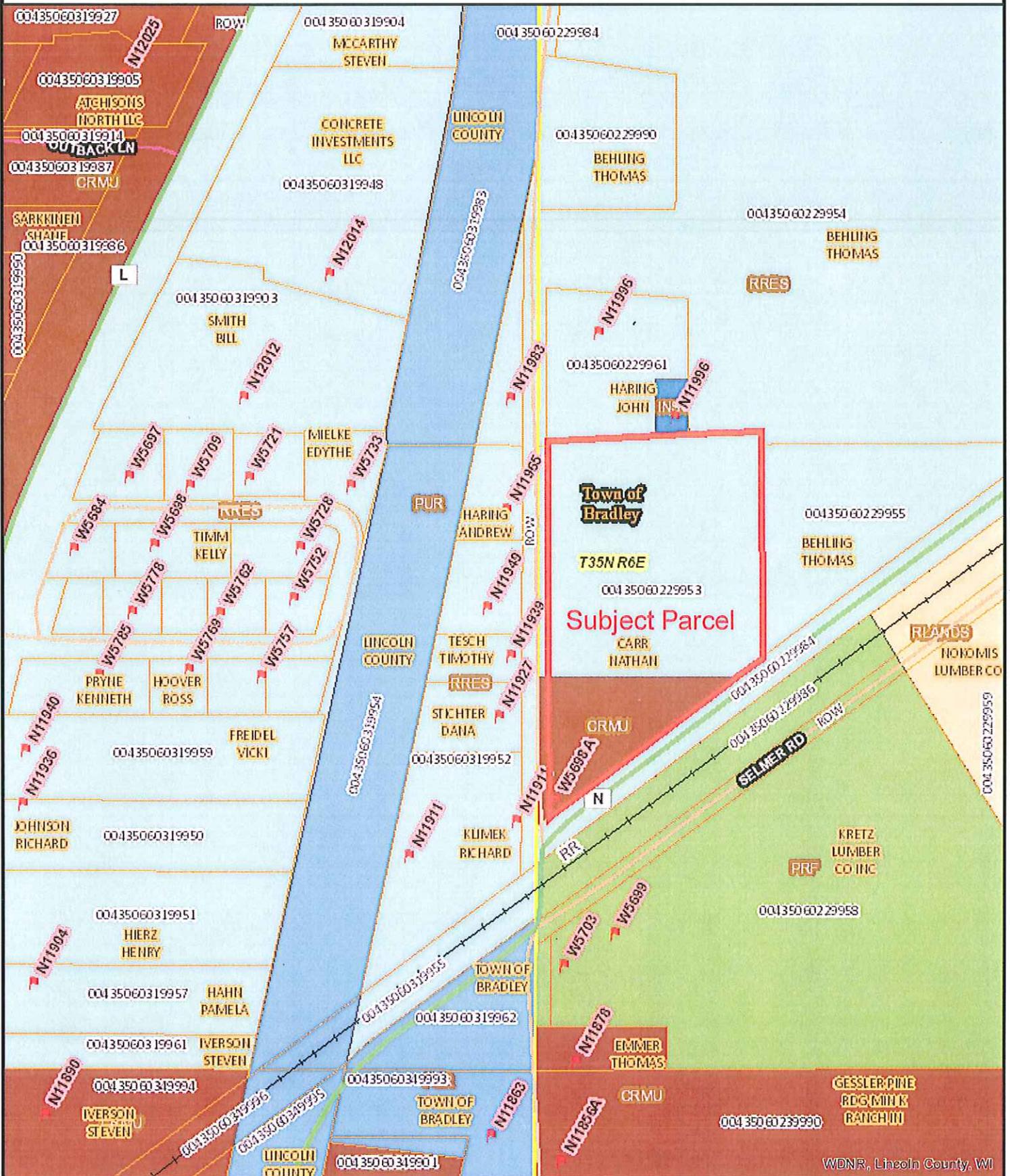
SIGNATURES:

Property Owner(s): [Signature] Date: 6/15/16

Date:

Attach proof of Town Board Action (minutes or resolutions)

Lincoln County Public Access Land Records Viewer



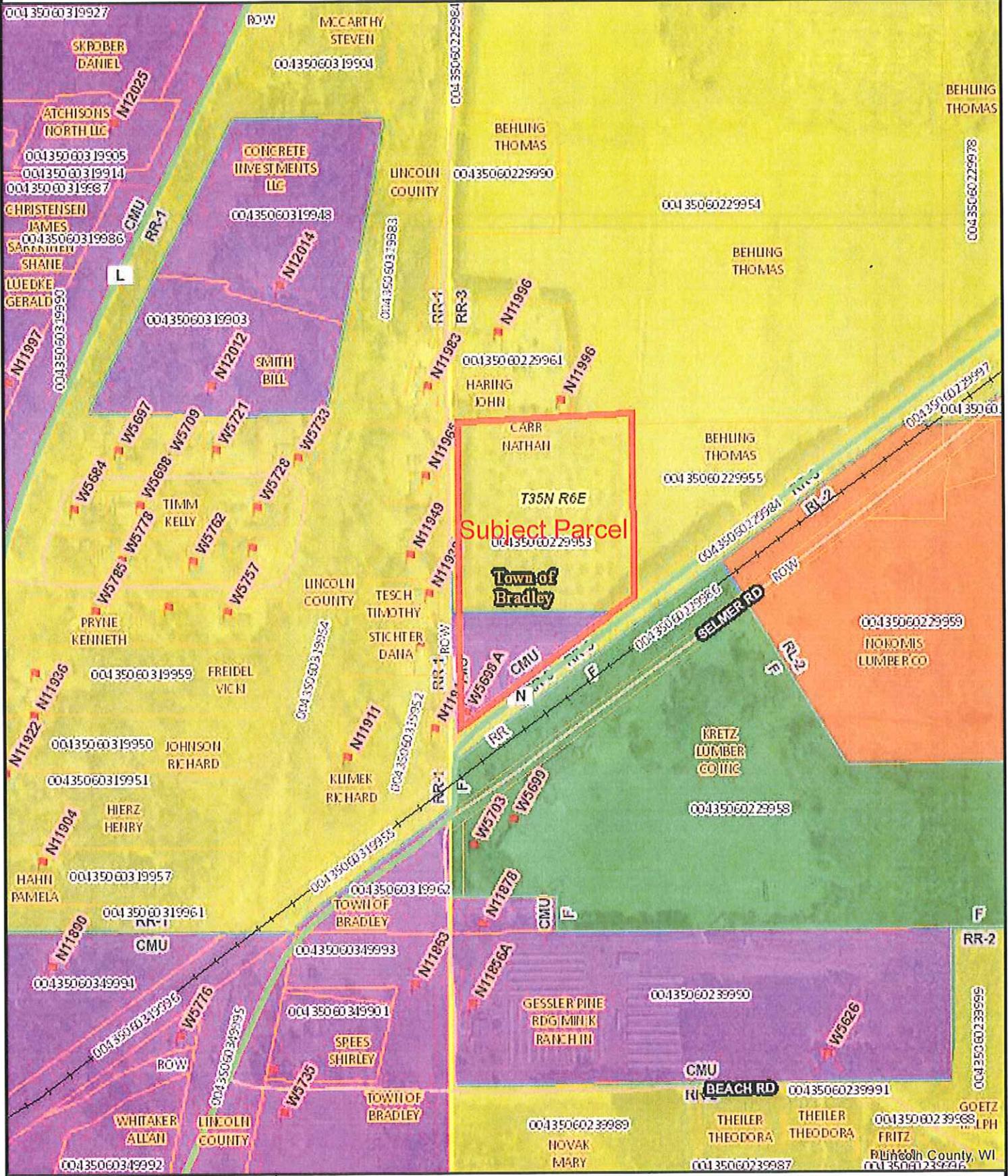
Author: Public
Date Printed: 7/18/2016



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WDNR, Lincoln County, WI

Lincoln County Public Access Land Records Viewer



Author: Public
 Date Printed: 6/22/2016



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Lincoln County Public Access Land Records Viewer



Author: Public
Date Printed: 6/22/2016



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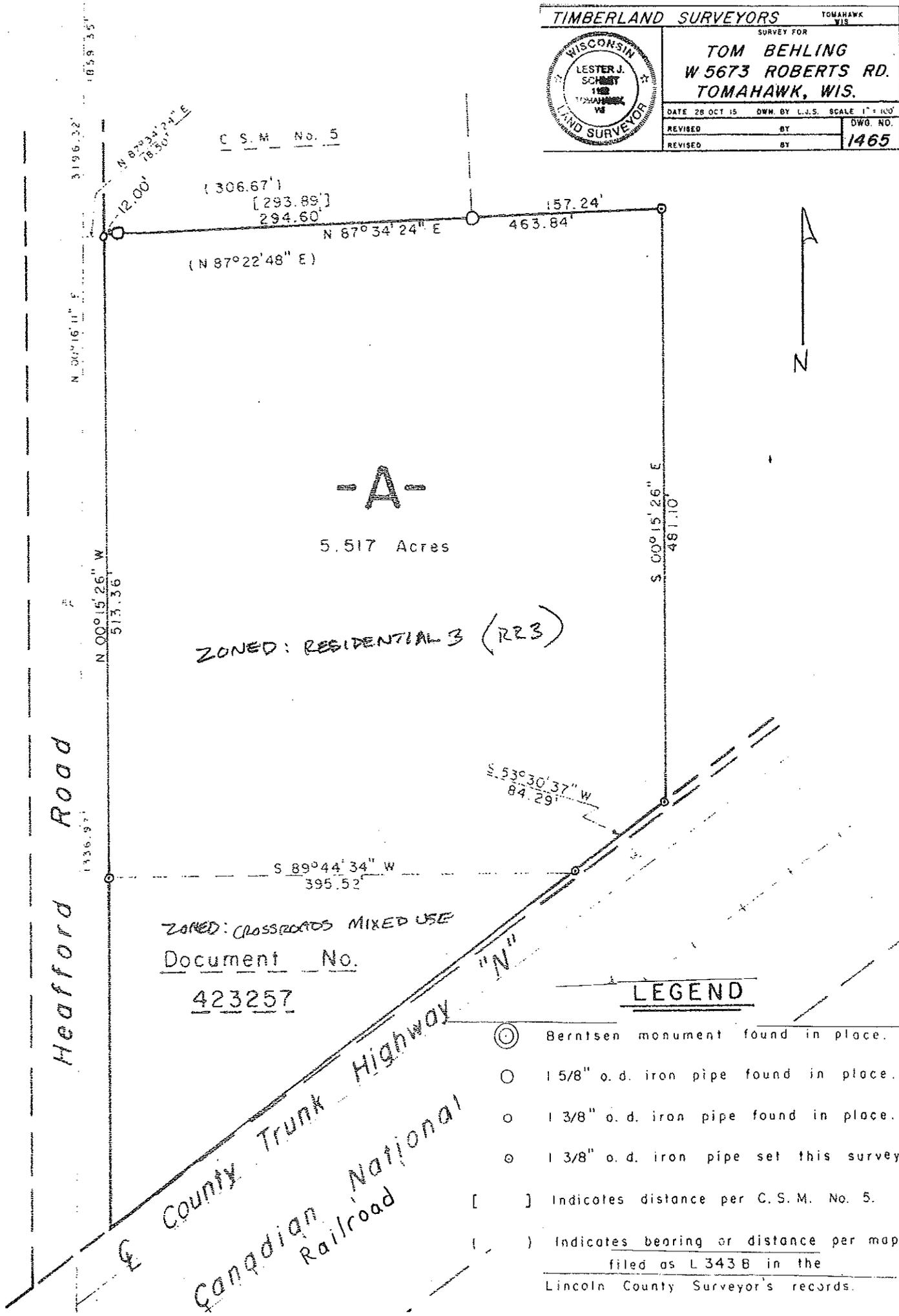
Lincoln County, WI

TIMBERLAND SURVEYORS TOMAHAWK WIS.

SURVEY FOR
TOM BEHLING
W 5673 ROBERTS RD.
TOMAHAWK, WIS.

DATE 28 OCT 15 DWN BY L.J.S. SCALE 1" = 100'

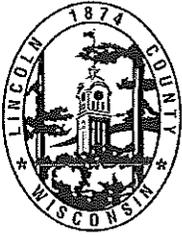
REVISED	BY	DWG. NO.
REVISED	BY	1465



Hearford Road

E County Trunk Highway
Canadian National Railroad





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

COMPREHENSIVE PLAN AMENDMENT
AND
PETITION FOR REZONING
STAFF REPORT

Report Date: July 28, 2016
Hearing Date: August 11, 2016
Property Owner: Nathan Carr
Property Address: W5698 County Rd N
Town of: Bradley
Tax Parcel Number: 04.023506.007.002.01.00
PIN: 004-3506-022-9953
Staff Reviewer: Mike Huth – Zoning Program Manager
Current Zoning District: RR3-Rural Residential
Proposed Zoning District: CMU-Crossroads Mixed Use
Overlay Zoning District: None
Submitted Materials: Planned Land Use Change Application, Petition for Rezoning

OVERVIEW

REQUEST

The applicant is requesting to rezone one parcel totaling approximately 5 acres from Rural Residential 3 (RR3) to a Crossroads Mixed Use (CMU) zoning district. Additionally, since the category of zoning is changing from Rural Single Family Residential to Crossroads Mixed Use, a Comprehensive Plan Amendment is being pursued. The purpose of the comprehensive plan amendment and rezone request is to allow for the applicant to utilize the northern portion of the property for uses permitted in the zoning district, such as outdoor assembly up to 749 persons, and an on-site parking area for on-site events associated with the existing commercial business.

SUMMARY OF NOTEWORTHY TOPICS

The applicant/landowner operates an existing commercial business (Holly's Bar), located on the south side of the property and has recently purchased the parcel of land to the north. The applicant has combined the parcels to create the approximate 5 acre parcel. The parcel also contains a single family dwelling attached to the commercial structure and multiple existing accessory structures. The applicant has been pursuing the appropriate temporary camping license through the Lincoln County Health Department to allow for camping to occur the weekend of the Tomahawk Fall Ride, a community event. Through section 17.3.05 (9) and 17.2.100 of the Zoning Ordinance, the outdoor assembly of up to 749

persons is permitted should the property be rezoned to CMU. Zoning staff is not considering the temporary camping at this location as a private campground since the proposed camping is only occurring during the Fall Ride weekend and is being reviewed and licensed through the Lincoln County Health Department.

The applicant has indicated, at times the number of vehicles from the patrons to the commercial business is in such numbers that parking occurs within the ROW along County Road N and Heafford Road, a Town of Bradley roadway. The recent property acquisition to the north allows the applicant the option to guide patrons a safer and more organized on-site parking area as the need arises. The applicant has indicated that the field north of the commercial building would be not paved and left in a vegetated state. Currently, agricultural practices are being conducted on the northern portion of the property.

SURROUNDING ZONING

As indicated by the zoning district map, the southern portion of the property is currently zoned CMU-Crossroads Mixed Use, and the northern portion is zoned RR3-Rural Residential.

WEST of the property and Heafford Road, single family dwellings border the Hiawatha Trail and are zoned RR1-Rural Residential. *NORTH* of the property, a communication tower and a single family dwelling exist with a zoning of RR3-Rural Residential. *WEST* of the property, properties are used for agricultural practices with a zoning of RR3-Rural Residential. *SOUTH* of the property, County Road N borders the currently zoning CMU portion of the parcel. South of the county roadway, the property is zoned F-Forestry and is utilized for storage of timber.

SURROUNDING LAND USES

The surrounding land uses are a mix of residential, agricultural, and forestry.

CURRENT PROPERTY LAND USE

As previously stated in the request overview, the property currently has a commercial business, associated single family residential dwelling and multiple accessory structures.

WOULD THIS CHANGE CONSTITUTE SPOT ZONING?

No. As indicated on the current zoning map, the southern portion of the property is currently zoned CMU-Crossroads Mixed Use, allowing for staff to support a favorable rezone request.

IS THE PROPERTY LOCATED WITHIN A SHORELAND ZONE?

No.

WILL WETLANDS BE IMPACTED

No.

IS THIS CHANGE COMPATABLE WITH THE TOWN LAND USE PLAN

The proposed request to rezone to CMU and comprehensive plan amendment change to Crossroads Mixed Use appears to be inconsistent with the Town of Bradley land use plan. However, the rezoning will allow for the applicant to utilize the property for on-site event parking and short term community event outdoor gatherings. Staff has reviewed with the applicant the land uses that are permitted and conditionally permitted in the proposed CMU district and that land uses conditionally permitting would be required to proceed through the public hearing process and be reviewed by the Land Services Committee.

PUBLIC NOTIFICATION

The applicant has made contact with the Town of Bradley and the Town Recommendation Form should be available at the committee meeting for 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 requests were published in the *Merrill Courier* (7/15, 7/22, and 7/29 editions) and the *Tomahawk Leader* (7/12, 7/19, and 7/26 editions). Staff mailed eleven (11) notices of the petitioner's request to neighboring property owners within 300' from the property boundary and also the Town of Bradley. At the date of this report, staff has not received any comments from neighboring property owners.

COMMITTEE ACTION OPTIONS

APPROVE petition based on the facts of the request presented at the public hearing, the Town Planning Commission and Town Board recommends approval of the rezone and comprehensive plan map change, and that the proposed rezone and comprehensive plan map change appears to be consistent with respective land use plans and the spirit/intent of the Zoning Ordinance.

DISAPPROVE petition based on the facts of the request presented at the public hearing and that the requested rezone and comprehensive plan map change is not consist with respective land use plans.

APPROVE, WITH FUTURE CHANGES to the petition. Not recommended.

STAFF RECOMMENDATION

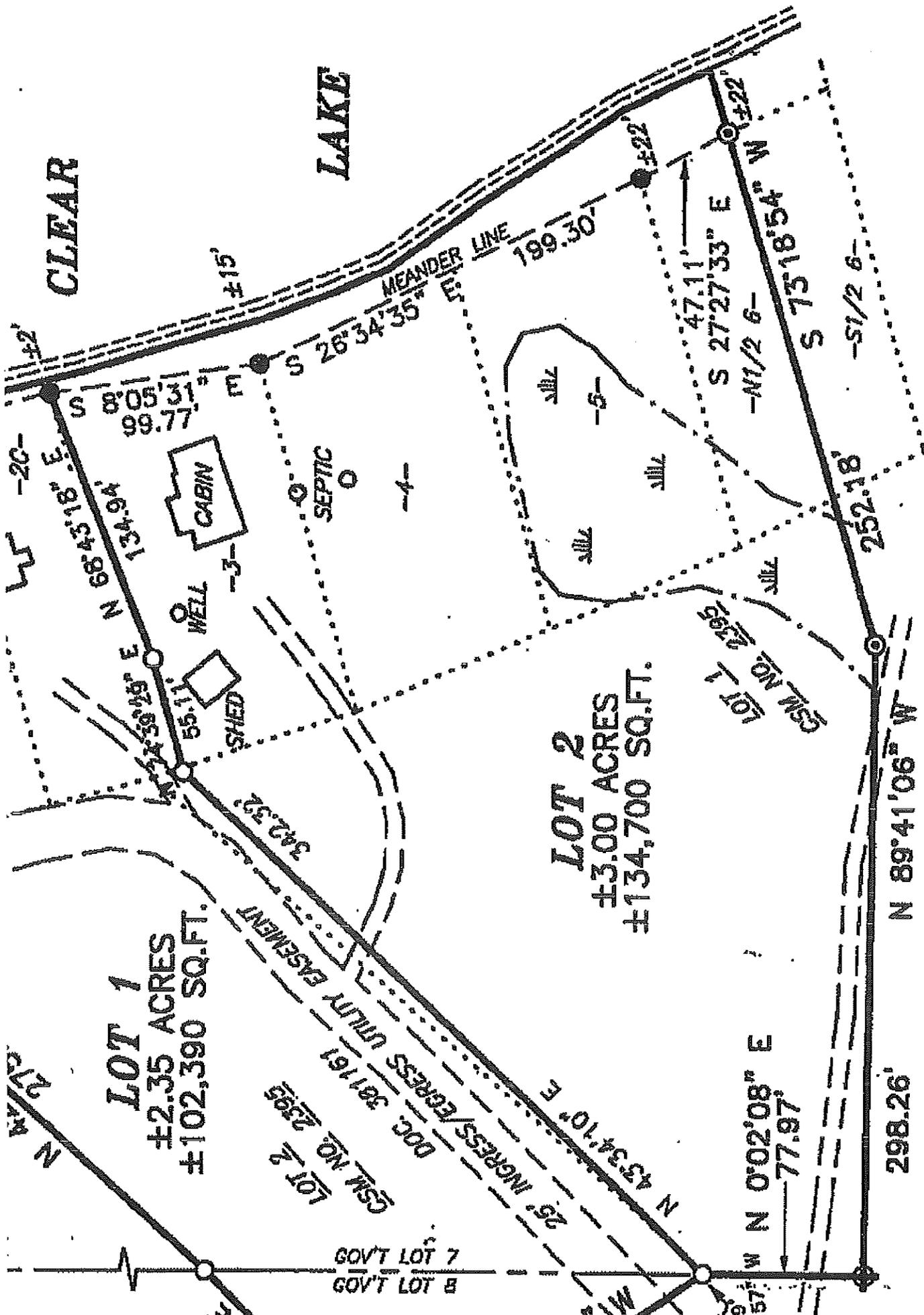
Staff recommends the rezone request from Rural Residential 5 (RR3) to Crossroads Mixed Use (CMU) and the request to amend the comprehensive plan map from Rural Single Family Residential to Crossroads Mixed Use be approved for this parcel.



Lincoln County - Zoning Program Manager

7/28/2016

Date



CLEAR

LAKE

LOT 1
 ±2.35 ACRES
 ±102,390 SQ.FT.

LOT 2
 ±3.00 ACRES
 ±134,700 SQ.FT.

MEANDER LINE

CABIN

WELL

SHED

SEPTIC

25' INGRESS/EGRESS UTILITY EASEMENT
 DOC. 381161
 GSM. NO. 2395
 LOT 2

GOVT LOT 7
 7 LOT 1.093
 B LOT 1.093

57' W N 0°02'08" E
 77.97'

298.26'

N 89°41'06" W

252.18'

LOT 1
 GSM. NO. 2395

±2'

-20-

S 8°05'31"

99.77'

N 68°43'18" E

134.94'

55.11'

3-3-

342.32'

±15'

S 26°34'35" E

199.30'

±22'

47.11'

S 27°27'33" E

-N1/2 6-

S 73°18'54" W

-S1/2 6-

±22'

±22'

±22'

±22'

±22'

±22'

±22'

±22'

±22'

±22'



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: July 28, 2016
Hearing Date: August 11, 2016
Property Owner: Daniel Seehafer
Property Address: N11466 Corbin Road
Town of: Bradley
Tax Parcel Number: 04.103506.009.002.02.02
PIN: 004-3506-103-9955
Staff Reviewer: Mike Huth – Zoning Program Manager
Zoning District: RR2-Rural Residential
Overlay Zoning District: S-Shoreland and W-Wetland (see staff report for details)
Submitted Materials: CUP Application

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 rent the existing dwelling on an overnight and weekly basis in the RR2-Rural Residential zoning district. 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 will need to obtain the necessary State of Wisconsin and Lincoln County Health Department approvals upon completion of the CUP process.

SITE CHARACTERISTICS

The approximate three (3) acre wooded parcel is located between Corbin Road, a private roadway and is within the Shoreland overlay zoning district with the close proximity to Clear Lake in the Town of Bradley. In 1970 the property was issued a Sanitary Permit to serve the two (2) bedroom residential dwelling. The septic system was designed pursuant to Wisconsin Administrative Code for two (2) bedrooms; or four (4) people. Section SPS383.43(3) of Wisconsin Code 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 the applicant owns another parcel of land with a single family dwelling. Lands north of the roadway are zoned RR2-Rural Residential and currently contain single family dwellings. EAST is Clear Lake. SOUTH of the property are single family dwellings and are zoned RR2- Rural Residential. WEST of the property Corbin Road, a private roadway and lands east of the road are zoned RR2-Rural Residential.

PUBLIC NOTIFICATION

The applicant has made contact with the Town of Bradley and the Town Recommendation Form should be available at the committee meeting for 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 requests were published in the *Merrill Courier* (7/22, and 7/29 editions) and the *Tomahawk Leader* (7/19, and 7/26 editions). Staff mailed six (6) notices of the petitioner’s request to neighboring property owners within 300’ from the property boundary and also the Town of Bradley. At the date of this report, staff has not received any comments from 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 scattering of dwellings with accessory detached and attached accessory structures. The applicants have provided a verbal 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 Clear Lake.

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 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 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 Corbin Road, a private 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

	<u>Yes</u>	<u>No</u>
1. <i>Do the benefits outweigh the impacts?</i>	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. The applicants have indicated that they would be occupying the dwelling to the north of the proposed tourist lodging unit when

tourist lodging would occur. The applicant has indicated they have 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

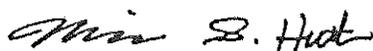
CONCLUSION

Staff finds that the petition satisfies the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. In the RR2-Rural Residential zoning district, the proposed tourist lodging land use is conditionally permitted; however, the committee still needs to form a basis for support by reviewing the request against the criteria.

RECOMMENDATION

Staff recommends the Land Services Committee only grants a Conditional Use Permit to Daniel Seehafer to use the property (N11466 Corbin 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. Staff suggests the Committee attach the following conditions to an approval.

1. The overnight occupancy of the rental is limited by the sizing of the existing septic system. The existing 2-bedroom system (installed in 1970) allows for a maximum of 4 persons for overnight occupancy.
2. Camping units are not allowed for rental purposes.
3. All other applicable regulations shall be met, including appropriate license from Lincoln County Health Department.



Lincoln County - Zoning Program Manager

7/28/2016

Date

RECEIVED

Fee: \$ 350.00

JUL 06 2016

Receipt Number

11748

CUP - 16-012

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.

Legal description of the property: GL NE 1/4, NE 1/4, Sec 26, T. 31 N, R. 6 E
and/or Lot Number _____ Subdivision Name _____

Property Address O County Road K

Tax Parcel Number 242631060010060000 PIN 024-3106-261-9985

Zoning district Crossroads Mixed Use Lot size 5.31 acres

Ordinance section relating to the request 17.3.08(F)

Proposed use: storage units (mini-storage)

Use of adjoining property: Vacant land & residential

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

Owner(s) Name: Richard or Judith Ashbrenner

Mailing Address: W5810 County Rd 2
Merrill, WI 54452

Daytime Phone: _____

Signature: Brian Bauer

Note: All owners must sign Richard Ashbrenner

CO-APPLICANT (other than owner)

Name: Brian Bauer
Address: 2807 Bittersweet Ct.
Wauwatosa WI 53401 715-597-5318

Date: 7/1/16

FOR OFFICE USE ONLY

Date Application Received: 7/6 20 16 By (Staff) J. Winter

Date of Hearing: 8/11 20 16

(CO-APPLICANT) BUDGET (OWNER)
 Owner Ashbrenner, Richard & Judith
 Tax Parcel # 242631060010060000 Town Scott
 Property Desc Hwy K & G
 NE 1/4 NE 1/4 Sec 26 T 31 N R 6 E Lot 6E Block Subdiv.

The plans moving forward for the storage unit on Highway K and Q, are to build one 120' X 40' storage unit that holds 24 separate spaces that are all 10'X20' in dimension. If I fill the first unit, I will continue to grow. I don't have a specific timeline in place because there are a lot of factors including, financing, growth, time, family, and the economy.

I realize that the need for water retention will be a factor in building any units beyond the first one due to the amount of land disturbance, which will be beyond one acre at that point. When/if I do build another unit, I will have already done market research and found out based on customer need what the next storage units will be. These would likely be similar in size, but are not limited to the 120'X40' building that I am currently requesting and the units would range from RV, pontoon, boat storage to 5X10s, 10X10s, more 10X20s, or 10X30s. I could see the potential of having a multiple unit facility if all goes well with 10-12 buildings on the land as the maximum potential.

I have several ideas and designs for different additional units to be built, however, I do not have any sketched out. This will be done as the market research surfaces and I find my need for the customers.

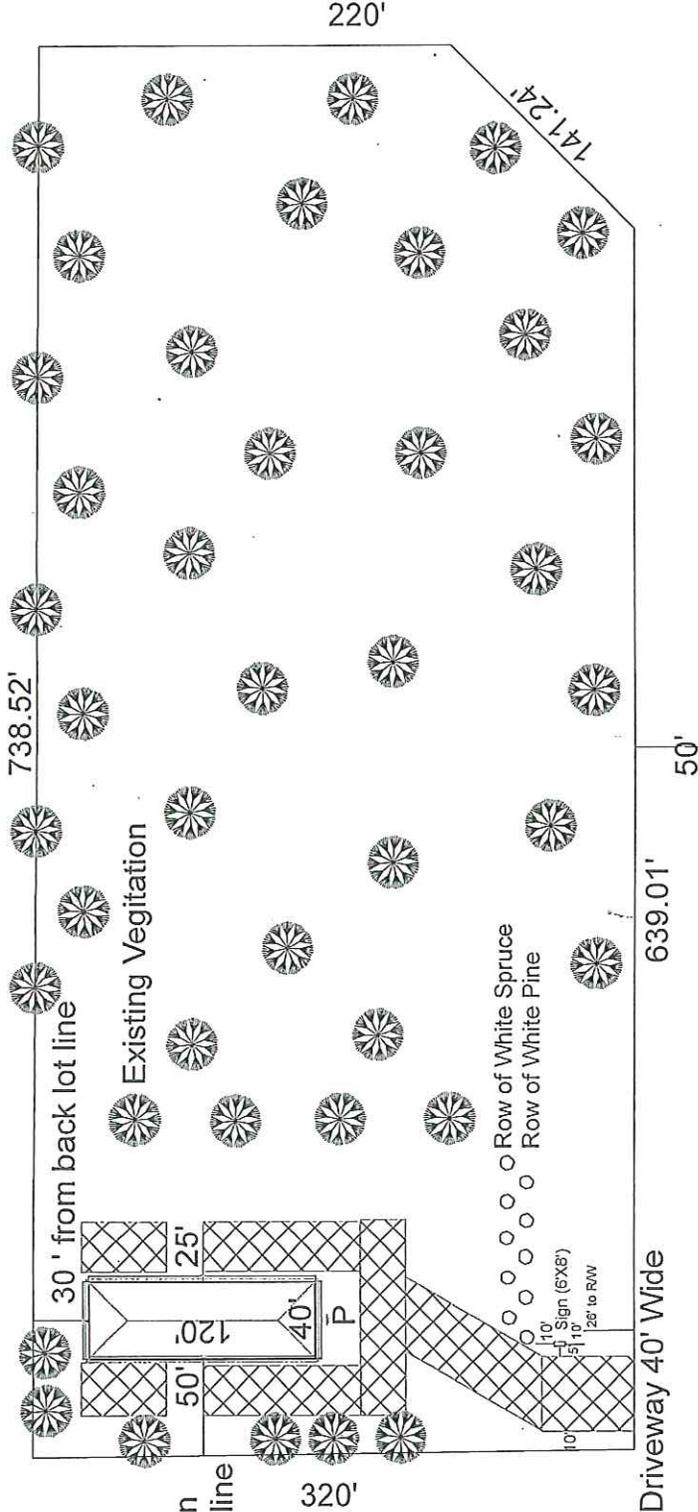
I am aware that if I do build another unit, I will need to get approval from the board again with new plans on where it will be built will need to be submitted with a permit and this will need to be done with a water retention plan in place.

Thank you for your consideration.

Submitted by Brian Bauer

County Rd Q

Clearing 135' from 25' past side lot line and 25' from back lot line

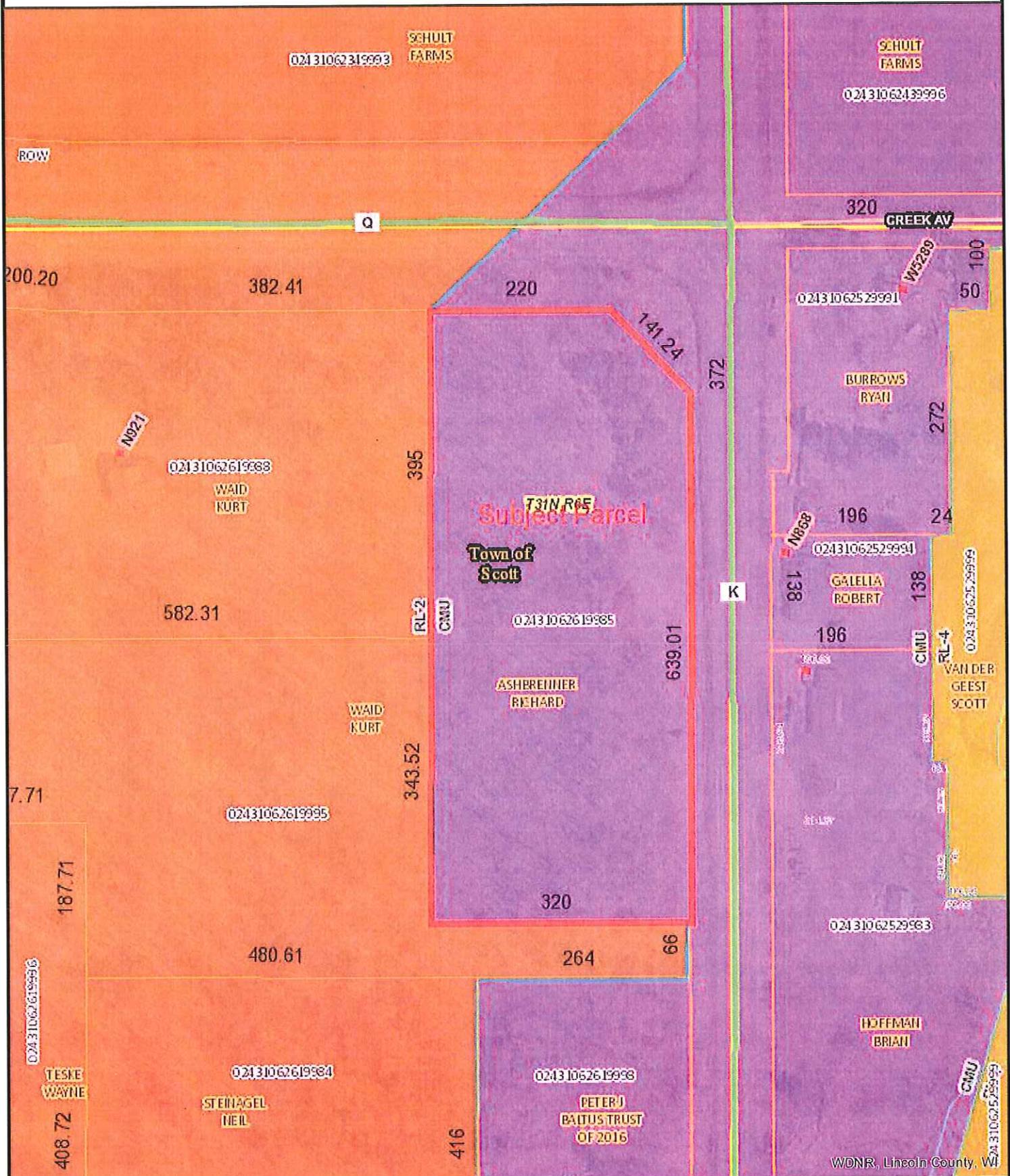


County Rd K



- Key:
-  = Existing Vegetation
 -  = Driveway
 -  = Rows of Trees
 -  = Parking

Lincoln County Public Access Land Records Viewer



Author: Public
Date Printed: 7/18/2016



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



**LINCOLN COUNTY LAND SERVICES DEPARTMENT
PLANNING & ZONING OFFICE**

**Lincoln County Service Center
801 N. Sales Street, Suite 103
Merrill, WI 54452-1632
Telephone - (715) 539-1087 Fax - (715) 539-8325**

**Conditional Use Permit
Staff Report**

Report Date: July 29, 2016
Hearing Date: August 11, 2016
Property Owner: Richard and Judith Ashbrenner
Co-Applicant/Potential Buyer: Brian Bauer
Property Address: TBD
Township: Scott
Tax Parcel Number: 24.263106.001.006.00.00
PIN: 024-3106-261-9985
Staff Reviewer: Mike Huth – Zoning Program Manager
Zoning District: CMU-Crossroads Mixed Use
Overlay Zoning District: None
Submitted Materials: CUP Application, Narrative of Operations, Site Plan Layout

Overview

REQUEST

The applicant seeks a Conditional Use Permit (CUP) to allow for a mini storage building pursuant to Chapter 17.3.08(1) of the Lincoln County Zoning Ordinance.

SUMMARY OF NOTEWORTHY TOPICS

The co-applicant/potential buyer would like to establish a mini storage facility at the property described. At this time the co-applicant is requesting to allow for one structure. Future structures used for mini storage would require another CUP and stormwater management design and permitting. Land Use permits would need to be obtained for all structures and compliance with setbacks from property lines and roads, signage regulations, lighting regulations, and landscaping/screening regulations as indicated in the Zoning Ordinance are required. The co-applicant has not provided a detailed timeline for future buildings since multiple factors have been identified that would dictate future development.

SITE CHARACTERISTICS

The approximate 5.31 acre wooded parcel is located at the intersection of County Road K and County Road Q. Access is proposed at the south west corner of the property via County Road K. The property is not in a location that contains the Floodplain, Wetland or Shoreland designations.

SURROUNDING LAND USE AND ZONING

NORTH of the property is County Road Q and then north of the roadway, properties are zoned RL-2 Rural Lands. EAST of the property is County Road K and then east of the roadway, properties are zoned CMU-Crossroads Mixed Use and contains single family dwellings. SOUTH of the property is zoned RL2-Rural Lands and CMU-Crossroads Mixed Use (see zoning map for details). The properties contain an unimproved parcel and also a utility distribution operation. WEST of the property is a single family dwelling and an unimproved parcel with zoning of RL-2 Rural Lands.

PUBLIC NOTIFICATION

The applicant has made contact with the Town of Scott 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 requests were published in the Merrill Courier (7/22, and 7/29 editions) and the Tomahawk Leader (7/19, and 7/26 editions). Staff mailed eight (8) notices of the petitioner’s request to neighboring property owners within 300’ from the property boundary and also the Town of Scott. At the date of this report, staff has not received any comments from 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 the motion.

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 currently has no structures. Further development of the parcel for additional mini-storage buildings should typically have a low intensity land use impact which doesn’t result in a lot of traffic. The applicant has indicated that the architectural style of the proposed structures would be similar to other local existing storage structures and contain similar design elements, such as downcast lighting that would follow current lighting standards for commercial development. The applicant has submitted an operation plan and has indicated that future storage structures at the site are dependent on a variety of factors. The applicant and staff have discussed the ramifications of future buildings

relating to applying for another CUP and stormwater management compliance for soil disturbance of an acre or more.

(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 CMU-Crossroads Mixed Use 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 is proposing to install a driveway/access at the southeast corner of the property and has been in communication with the Lincoln County Highway Department since a driveway approval is needed for access off of County Road K. 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	

Although there are a variety of other mini-storage developments in the area, there appears to be a continued demand for such services.

(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

Yes, the proposal meets the following standards specifically located in 17.3.08(1) and the recommended conditions reflect other applicable Zoning Ordinance standards.

PERSONAL STORAGE FACILITY. Includes uses oriented to the indoor storage of personal items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as "mini-warehouses."

Regulations:

(a) The appropriate County approval authority may require a landscaped bufferyard, per the standards in Section 17.5.05(2).

(b) Shall not involve the on-site holding, storage or disposal of hazardous wastes as defined by State Statutes.

(c) No electrical power shall be run to the storage facilities, except for exterior lighting.

(d) No business activity shall be operated from or outside of any partitioned area within a personal storage facility.

ASSESSMENT

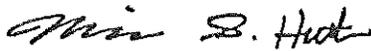
CONCLUSION

Staff finds that the petition satisfies the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. In the CMU-Crossroads Mixed Use zoning district, the proposed mini storage building land use is conditionally permitted; however, the committee still needs to form a basis for support by reviewing the request against the criteria.

RECOMMENDATION

Staff recommends the Land Services Committee grants a Conditional Use Permit to Richard and Judith Ashbrenner (Brian Bauer-Co applicant/potential buyer) to allow for a mini storage building 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. Storage building must be authorized by the issuance of land use permit within the next two (2) year timeframe from this approval date and follow additional regulations contained in 17.3.08(1). Each land use permit will have a time limit associated with commencement of work pursuant to section 17.8.50(4).
2. Screening and Landscaping standards located in section 17.5.05 shall be met.
3. A minimum landscaped area of twenty five (25) percent maintained for the entire parcel.
4. Exterior Lighting standards located in section 17.5.04 shall be met.
5. Signage standards located in section 17.6 shall be met.
6. All other applicable regulations shall be met.



Lincoln County - Zoning Program Manager

7/29/2016

Date

RECEIVED

Fee: \$ 350.00

JUL 08 2016

Receipt Number

11751

CUP - 16-013

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.

Legal description of the property: GL SW 1/4, SW 1/4, Sec 28, T. 35 N - 7 R. 7 E and/or Lot Number 1, Subdivision Name KING

Property Address N10168 S PINE RD.

Tax Parcel Number 12.283507.011.004.00.00 PIN 012-3507-283-9992

Zoning district RR2 Lot size 1.94 Acres

Ordinance section relating to the request 17.3.03(9)

Proposed use: SEASONAL USE OF TRAILER / CAMPER hook-up TO EXISTING WELL AND SEPTIC SYSTEM

Use of adjoining property: Residential - Seasonal 5 year round homes

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

Owner(s) Name: Joseph + Claudette Wagner

Mailing Address: 516 PINE AVE, EAST DURAND ILL 60118

Daytime Phone: (847) 428-8355 715-453-4265

Signature: [Signatures of Joseph and Claudette Wagner]

Date: 7-7-2016

CO-APPLICANT (other than owner)

Name:

Address:

Note: All owners must sign

FOR OFFICE USE ONLY

Date Application Received: 7/8, 2016

By (Staff) June Winters

Date of Hearing: 8/11, 2016

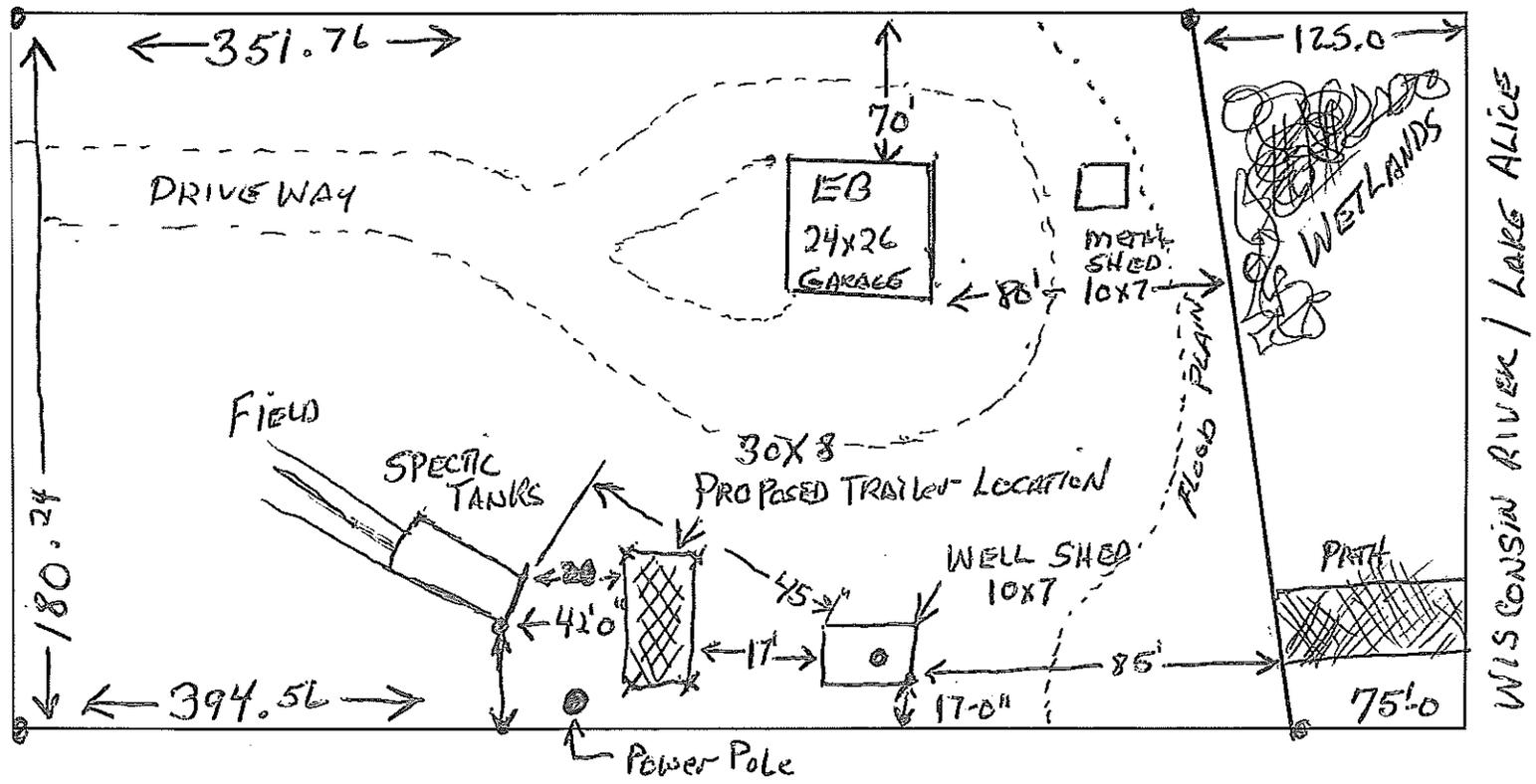
Owner: WAGNER, JOSEPH First Name: JOSEPH Last Name: WAGNER Property Desc: PART of GL 4 1/4 Sec. 28, T. 35 N, R. 7 E Lot 1 Block Subdiv. CSM #2451 Tax Parcel # 12.283507011.004 Town KING

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: REPLACING OLD TRAILER FOR USE OF TOILET AND WATER ON PROPERTY

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



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: July 28, 2016
Hearing Date: August 11, 2016
Property Owner: Joseph and Claudette Wagner
Property Address: N10168 S. Pine Road
Town of: King
Tax Parcel Number: 12.283507.011.004.00.00
PIN: 012-3507-283-9992
Staff Reviewer: Mike Huth – Zoning Program Manager
Zoning District: RR2-Rural Residential
Overlay Zoning District: S-Shoreland, W-Wetland, and GFP- General Floodplain (see staff report for details)
Submitted Materials: CUP Application

OVERVIEW

REQUEST

The applicant seeks a Conditional Use Permit (CUP) to leave a camping unit on the property for more than 60 days a year pursuant to Chapter 17.3.03(9) of the Lincoln County Zoning Ordinance.

SUMMARY OF NOTEWORTHY TOPICS

The applicant is proposing to place a camping unit upon the property in the RR2-Rural Residential zoning district.

SITE CHARACTERISTICS

The approximate two (2) acre wooded parcel is located between South Pine Road, a Town of King roadway and the Wisconsin River – Lake Alice. This close proximity to a waterway places the property in within the Shoreland overlay zoning district. Additionally, a portion of the property contains Wetland features and a General Flood Plain designation exists on the eastern edge of the property along the Wisconsin River-Lake Alice. In 1978 the property was issued a Land Use Permit to place a travel trailer at the property to be used seasonally. In 1990 the property was issued a Land Use Permit to allow construction of a garage as an accessory structure. In 1993 a land use permit was issued to allow for a new travel trailer with the permit conditioned that all other trailers must be removed. In 1984 a Private Onsite Wastewater Treatment System (POWTS) was permitted and installed to treat sewage generated at the site.

SURROUNDING LAND USE AND ZONING

NORTH of the property are parcels containing single family dwellings zoned RR2-Rural Residential. *EAST* is the Wisconsin River-Lake Alice. *SOUTH* of the property are single family dwellings and are zoned RR2-

Rural Residential. WEST of the property S. Pine Road, a township roadway and lands east of the road are zoned RR3-Rural Residential.

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. 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 requests were published in the *Merrill Courier* (7/22, and 7/29 editions) and the *Tomahawk Leader* (7/19, and 7/26 editions). Staff mailed seven (7) notices of the petitioner’s request to neighboring property owners within 300’ from the property boundary and also the Town of King. At the date of this report, staff has not received any comments from 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 scattering of dwellings with accessory detached and attached accessory structures.

Staff has visited the property 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.

(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 is proposing to utilize the property in a manner that is very comparable to other seasonal residential dwellings in the area in regards to amount of occupants and vehicles accessing the property via S. Pine 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 the potential public benefits (economic, social, and environmental) of a long term placement of a camping unit 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 17.3.03(9) of the Zoning Ordinance defines and regulates the proposed land use. Additionally, chapter 21-Shoreland Zoning regulates the dimensional and lot standards of properties located within the shoreland overlay zoning district. The applicant has indicated that the proposed camping unit will be meeting the setback requirements not only from the Ordinary High Water Mark (OHWM) but also the required road and property line setbacks. The configuration of the approximate 2 acre parcel, meets the lot size requirements for the parcel to be place a camping unit. Future development of a dwelling unit other than a camping unit would need to comply with applicable Zoning and Shoreland standards.

CAMPING UNIT. Includes any portable device, not more than 400 square feet in area, used as a temporary dwelling, including but not limited to a camping trailer, motor home, recreational vehicle, or tent. Does not include the storage of such camping unit on a lot as an accessory use during periods when it is not occupied. For example, an unoccupied recreational vehicle parked in the driveway of a house is not regulated by this subsection.

Regulations:

(a) Shall be not more than one occupied camping unit per lot in a residential zoning district.

(b) Adequate sanitation meeting all applicable State and County regulations, such as a private on-site waste disposal system or privy, shall be required for units that remain on a property for over 60 days.

(c) County permits shall be required for units that remain on a property for over 60 days per calendar year. (Cr. #2006-06-477)

ASSESSMENT

CONCLUSION

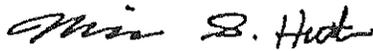
Staff finds that the petition satisfies the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. In the RR2-Rural Residential zoning district, the proposed camping unit to remain on a property for over 60 days per calendar year is conditionally permitted; however, the committee still needs to form a basis for support by reviewing the request against the criteria.

RECOMMENDATION

Staff recommends the Land Services Committee grants a Conditional Use Permit to Joseph and Claudette Wagner to leave a camping unit on the property for more than 60 days a year pursuant to Chapter 17.3.03(9) of the Lincoln County Zoning Ordinance if the Committee is confident the request satisfies the approval criteria listed in this report.

Staff suggests the Committee attach the following conditions to an approval.

1. The camping unit must be authorized by the issuance of a Land Use Permit.
2. Camping unit limited to 400 square feet in overall size.
3. The camping unit shall meet all required setbacks imposed by the Zoning Ordinance.
4. Connection of camping unit to existing Private Onsite Wastewater Treatment System (POWTS) required.



Lincoln County - Zoning Program Manager

7/28/2016

Date

RECEIVED

Fee: \$ 350.00

JUL 13 2016

Receipt Number

17764754 gov pay

CUP - 16-014

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.

Legal description of the property: GL 3 SE 1/4, NW 1/4, Sec 13, T. 34 N, R. 6 E and/or Lot Number Parcel A, Subdivision Name unrecorded #937 Timberland Survey

Property Address N8794 Lakeview Dr.

Tax Parcel Number 04.133406.005.027.01.00 PIN 004-3406-132-99129

Zoning district RRI Lot size 1.79 acres

Ordinance section relating to the request 17.3.04(12)

Proposed use: Tourist Housing

Use of adjoining property: single family dwellings

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

Owner(s) Name: Ross Nelson

Mailing Address: N8794 Lakeview Dr. Tomahawk, WI 54487

Daytime Phone: (715) 453.0908

Signature: Ross Nelson, Mary K. Nelson

CO-APPLICANT (other than owner)

Name: Mary K. Nelson

Address: N8794 Lakeview Dr. Tomahawk, WI 54487

Date: July 11, 2016

Note: All owners must sign

FOR OFFICE USE ONLY

Date Application Received: 7/13, 2016

By (Staff) J. Winter

Date of Hearing: 8/11, 2016

Owner: Nelson, Roswell, Bradley
Property Desc:
Last Name: Nelson
First Name: Roswell
Town: Bradley
Tax Parcel #: 04.133406.005.027.01.00
1/4 Sec: 13, T: 34 N, R: 6 E
Lot:
Block:
Subdiv:
Lincoln Co Zoning

July 11, 2016

Lincoln County Health Dept.

Lincoln Co. Zoning

Town of Bradley,

My name is Mary Nelson. I live with my husband Ross and our adult son Andrew Nelson, who has Down's Syndrome, on Road Lake in Tomahawk, WI.

In January of 2015, after my husband suffered a second heart attack we decided that we needed to make serious plans for his retirement. Since he was self-employed as a pastor for over 35 years we needed to be creative. We had a lovely home that we shared with our children for the past 12 years that we knew had potential for others to enjoy while we could remain on the property and provide stability for our son and a place for us to retire.

In June of 2015 we opened the upper level of our 3000 sq. foot home to several vacation renters. They have a three bedroom, two bath upper level unit with their own kitchen and their own entrance.

For the summer we are targeting only the silent sport vacationers. Which means that we will offer only kayaks, canoes, paddleboards, and a dock for recreation. We are a family that respects the environment. We aim to improve the shoreline with natural vegetation (which we purchase from Hanson's gardens in Rhinelander, WI). We will offer NO access to Road Lake with motorized vehicles. With this in mind, we hope to remain friends to all those who have enjoyed Road Lake as a small fairly quiet lake.

Our guests must park on our driveway only. Our property is set up for a max of 8 guests. We do not allow parties or reunions UNLESS it is our private party or wedding, in which we would contact our neighbors.

We have a contract they must sign clarifying the boundaries and the rules of our property before they even arrive. We recycle ALL garbage.

We live in the lower level with our adult son Andrew in an apartment we made in the fall and winter of 2015. We have our own access to move in and out freely without disturbing our guests. We maintain a fairly large vegetable garden and huge flower gardens.

We will retire at the end of 2016. At which time we hope to supplement our social security with our vacation rental money.

Thank You for giving us this opportunity,

Mary Nelson

Lincoln County Public Access Land Records Viewer



Author: Public
Date Printed: 7/13/2016



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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: July 28, 2016
Hearing Date: August 11, 2016
Property Owner: Ross and Mary Nelson
Property Address: N8794 Lakeview Drive
Town of: Bradley
Tax Parcel Number: 04.133406.005.027.01.00
PIN: 004-3406-132-9969
Staff Reviewer: Mike Huth – Zoning Program Manager
Zoning District: RR1-Rural Residential
Overlay Zoning District: S-Shoreland
Submitted Materials: CUP Application, Site Drawings, Narrative of Operations

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 to rent portions of the existing dwelling on an overnight and weekly basis in the RR1-Rural Residential zoning district. 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 will need to obtain the necessary State of Wisconsin and Lincoln County Health Department approvals upon completion of the CUP process.

SITE CHARACTERISTICS

The approximate 1.6 acre partially wooded parcel is located along Lakeview Drive, a Town of Bradley roadway and is within the Shoreland overlay zoning district with the close proximity to Road Lake. In 2002, the property was issued a Land Use Permit to allow for the construction of a single family dwelling with porch and garage. The Land Use Permit Application indicated that the dwelling would contain 4 bedrooms. In 2015, a porch and addition were permitted. The Land Use Permit indicated that at that time the dwelling had 3 bedrooms. In 2002, Sanitary Permit #414265 was issued for the installation of a

non-pressurized in-ground Private Onsite Wastewater Treatment System (POWTS) that was designed to serve a 3 bedroom single family dwelling. In 2003, the septic system permitted as #414265 was installed. The septic system was designed pursuant to Wisconsin Administrative Code for three (3) bedrooms; or six (6) people. Section SPS383.43(3) of Wisconsin Code outlines how the estimated daily combined flow for a POWTS is determined based upon the number of bedrooms with two (2) persons per bedroom. Based upon conversations with the applicant, there are 3 family members that reside at the home. Depending on how the applicant would operate the tourist lodging, based upon the installed septic system, six (6) total individuals utilizing the bedrooms of the dwelling would not exceed the permitted and installed POWTS.

The applicant has indicated that they are in communication with a WI Licensed Plumber that is discussing with the State of WI DSPS options to determine if the gallons per day of an individual for tourist lodging is different than an individual that resides at a single family dwelling. At the time of this staff report, the applicant has not indicated approval by the State to calculate the gallons per day differently, ultimately allowing for the more people to utilize the dwelling for tourist lodging purposes.

SURROUNDING LAND USE AND ZONING

NORTH of the property is Road Lake. *EAST* of the property are single family dwellings and are zoned RR1 - Rural Residential. *SOUTH* of the property access is gained to the parcel by Lake View Drive, a Town of Bradley roadway. Adjacent properties to the roadway are single family dwellings and are zoned RR1-Rural Residential. *WEST* of the property are single family dwellings and are zoned RR1 - Rural Residential.

PUBLIC NOTIFICATION

The applicant has made contact with the Town of Bradley. At the recently held Town of Bradley Plan Commission meeting, the commission formally decided to table the request before them until more clarification could be made regarding the amount of tourist lodging occupants requested and impact on the installed POWTS.

The legal notice of the requests were published in the *Merrill Courier* (7/22, and 7/29 editions) and the *Tomahawk Leader* (7/19, and 7/26 editions). Staff mailed seven (7) notices of the petitioner's request to neighboring property owners within 300' from the property boundary and also the Town of Bradley. At the date of this report, staff has not received any comments from 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.

Yes No

- | | |
|---|---|
| 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 scattering of dwellings with accessory detached and attached accessory structures. The applicants have provided a 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 Road Lake.

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 RR1-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 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 Lakeview Drive, a township 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. Since the applicants would be utilizing a portion of the existing dwelling for tourist lodging, it appears that they will be readily available. The applicant has indicated that they have 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 finds that the petition satisfies the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. In the RR1-Rural Residential zoning district, the proposed tourist lodging land use is conditionally permitted; however, the committee still needs to form a basis for support by reviewing the request against the criteria.

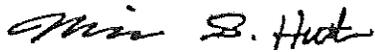
RECOMMENDATION

Staff recommends the Land Services Committee **TABLE** the Conditional Use Permit request by Ross and Mary Nelson to use property as tourist lodging allowing for overnight and weekly rental until the applicant has received a decision by the Town of Bradley and also formally indicates to staff how compliance with POWTS regulations will be met regarding the overall number of occupants per bedroom for the single family dwelling.

Should the Land Services Committee choose to proceed with granting a Conditional Use Permit to Ross and Mary Nelson to use the property (N8794 Lakeview Drive) as tourist lodging, then pursuant to Chapter 17.3.04(12) of the Lincoln County Zoning Ordinance, the Committee would need to be confident the request satisfies the approval criteria listed in this report.

Staff suggests the Committee attach the following conditions to an approval.

1. The overnight occupancy of the dwelling is limited by the sizing of the existing septic system. The existing 3-bedroom system (installed in 2003) allows for a maximum of 6 persons for overnight occupancy.
2. Camping units are not allowed for rental purposes.
3. All other applicable regulations shall be met, including appropriate license from Lincoln County Health Department.



Lincoln County - Zoning Program Manager

7/28/2016

Date

RECEIVED

Fee: \$ 350.00

JUL 1

Receipt Number

11766

CUP - 16 - 015

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.

Legal description of the property: SE NE 1/4, NW 1/4, Sec 27, T. 32 N - R. 08 E

and/or Lot Number _____, Subdivision Name _____

Property Address W1139 County Rd C, Gleason WI 54435

Tax Parcel Number 22-273208-005-001-01-03 PIN 022-3208-272-9988

Zoning district Rural Lands 4 Lot size 13.69

Ordinance section relating to the request 17.2.100

Proposed use: Expansion of accessory structure for wood working business

Use of adjoining property: Farms & residences

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

Owner(s) Name: Jonathan & Frieda Showalter

Mailing Address: W1139 County Rd C
Gleason WI 54435

Daytime Phone: (915) 921-4164

Signature: Jonathan D. Showalter

CO-APPLICANT (other than owner)

Name: _____

Address: _____

Date: 7-14-16

Note: All owners must sign

FOR OFFICE USE ONLY

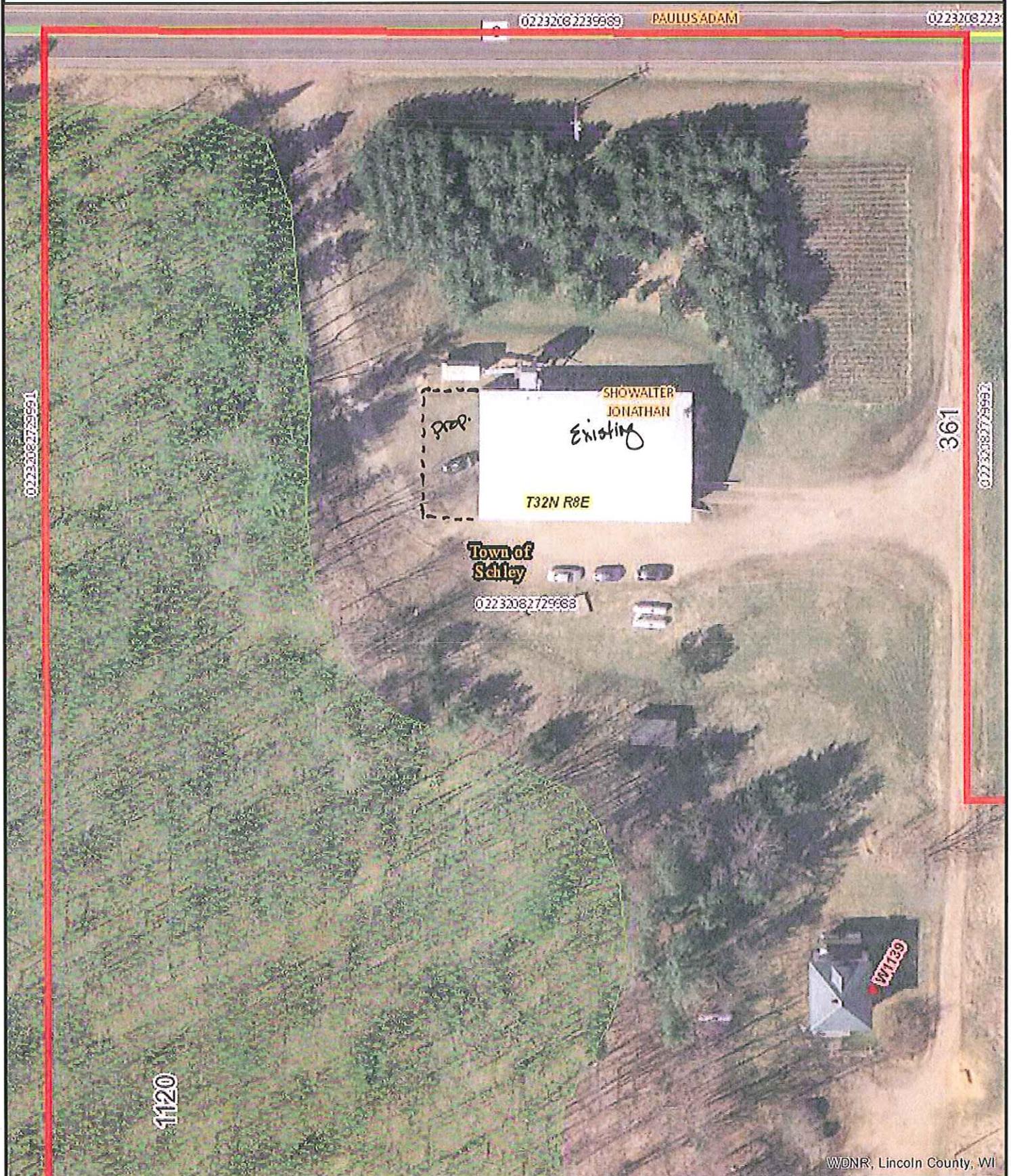
Date Application Received: 7/14, 20 16

By (Staff) L. Bodquist

Date of Hearing: 8/11 20 16

Owner: Showalter, Jonathan & Frieda Tax Parcel # 22-273208-005-001-01-03 Town Schley
 Property Desc 13.69 acres GL NE 1/4 NW 1/4 Sec. 27, T 32 N, R 08 E Lot _____ Block _____ Subdiv. _____
 First Name _____ Last Name _____

Lincoln County Public Access Land Records Viewer



WONR, Lincoln County, WI

Author: Public
Date Printed: 7/15/2016



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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: July 29, 2016
Hearing Date: August 11, 2016
Property Owner: Jonathan and Frieda Showalter
Property Address: W1139 County Rd C
Town of: Schley
Tax Parcel Number: 22.273208.005.001.01.03
PIN: 022-3208-272-9988
Staff Reviewer: Mike Huth – Zoning Program Manager
Zoning District: RL4-Rural Lands
Overlay Zoning District: None
Submitted Materials: CUP Application, Site Plan

OVERVIEW

REQUEST

The applicant seeks a Conditional Use Permit (CUP) to allow for an addition to an existing accessory structure, resulting in a structure that would be larger than 25,000 cu ft and is being heard under Chapter 17.2.100 of the Lincoln County Zoning Ordinance.

SUMMARY OF NOTEWORTHY TOPICS

In June/July 2016 the applicant was approved the Land Services Committee and County Board for a comprehensive plan amendment and rezone request to allow for the applicant to bring the existing home occupation into compliance with permitted current zoning district land uses and opportunity to pursue permitting of future accessory structures associated with the expanded home occupation.

The applicant is proposing to an addition onto an existing building that will result in a structure that would be larger than 25,000 cu ft nonresidential accessory structure. Nonresidential accessory structures greater than 25,000 cu ft require a conditional use permit in the RL4 zoning district.

SITE CHARACTERISTICS

The applicant/landowner has an existing woodworking shop/business and would like to pursue expanding the home occupation operation by adding an additional building. The parcel contains the associated single family dwelling and the existing structure to operate the woodworking shop/business.

SURROUNDING LAND USE AND ZONING

Property adjacent to the RL4 zoned properties on the east, south, and west sides of the applicant’s property are zoned RR5. Properties north of County HWY C are zoned Recreational (RE). Properties east and west of the applicants parcels are zoned RR5. To the south properties are zoned Forestry (F). Refer to the ‘Zoning Map’ that is included in the packet regarding this request for further detail regarding surrounding zoning designations. The surrounding land uses are primarily residential agriculture in nature.

PUBLIC NOTIFICATION

The applicant has made contact with the Town of Schley and the Town Recommendation Form should be available at the committee meeting for 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 requests were published in the Merrill Courier (7/22, and 7/29 editions) and the Tomahawk Leader (7/19, and 7/26 editions). Staff mailed ten (10) notices of the petitioner’s request to neighboring property owners within 300’ from the property boundary and also the Town of Schley. At the date of this report, staff has not received any comments from 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 lands area that has similar sized lots and a variety of accessory detached structures. A larger storage building should not adversely impact nearby property since the proposed addition is located south and further from the county roadway, behind the existing structure.

(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 RL4-Rural Lands 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 not indicated that access serving the structures would be changing in the area of the county road. Access directly around the structures may change to accommodate deliveries to the expanded home occupation. 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

Yes, as proposed by the applicant the storage building is to be located west of the existing building and meets the side and road setbacks. This location does meet the performance standard located in 17.3.09(1)(f) and outlined below.

ACCESSORY NONRESIDENTIAL STRUCTURE. Includes any detached garage, storage building, mechanical building, utility shed, or other building which serves the principal nonresidential use or building in the same lot, with such a principal nonresidential use including an approved commercial business or industry. Also includes an accessory structure serving a caretaker's residence, commercial apartment, boarding house, or bed and breakfast establishment. Does not include fences, public utility fixtures and their appurtenances, driveways, gardens, garden accessories, fountains, outdoor wood furnaces, satellite dishes, flag poles, walkways, at-grade patios, or uses otherwise described under the "accessory farm and forestry structure" land use category. Attached garages, other attached buildings, and decks shall be considered part of the principal residential building, not an accessory nonresidential structure.

Regulations:

- (a) Shall not be constructed in advance of construction of a principal nonresidential building or commencement of the principal nonresidential use on the same lot.*
- (b) Shall be located on the same zoning lot or as the principal building or dwelling with which it is associated.*
- (c) Reserved. (Dltd. #2006-06-477)*
- (d) Within residential zoning districts, there shall be not more than one accessory nonresidential structure per lot if the principal use is nonresidential. If the principal use is residential and the use is on a residentially zoned property, then there shall be no accessory nonresidential structures permitted.*

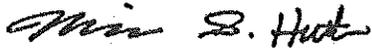
CONCLUSION

Staff finds that the petition satisfies the approval criteria found in section 17.8.30 (7) of the Lincoln County Zoning Ordinance. In the RL4-Rural Lands zoning district, the proposed nonresidential structure greater than 25,000 cu ft land use is conditionally permitted; however, the committee still needs to form a basis for support by reviewing the request against the criteria.

RECOMMENDATION

Staff recommends the Land Services Committee grants a Conditional Use Permit to Johnathan and Frieda Showalter to allow for an addition to an existing accessory structure, resulting in a structure that would be larger than 25,000 cu ft 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

7/29/2016
Date

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

Town of Schley
Lincoln County

RECEIVED AUG 04 2016 Lincoln Co. Zoning
--

Name of Applicant Jonathan Showalter

Request: An expansion of an accessory Building for his wood working business.

The **Town Planning Commission** has made a recommendation on this date July 21st, 2016 to:

Approve the Request: by a vote of 4 For and 0 Against

With the following Conditions: To follow all Town and County conditions on his original Conditional Use request for his business. To follow all Federal and State Regulations.

___ **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 Aug. 2nd, 2016 to:

Approve the Request: by a vote of 2 For and 0 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: _____

___ (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 2nd day of August, 2016.

Town Chairman Signature
Bonita G. Preece

Town Board Supervisor Signature

Town Board Supervisor Signature
Arnold Preece

Town Board Supervisor Signature

PROPOSED ORDINANCE TEXT

17.3.09 ACCESSORY LAND USES.

(1) **ACCESSORY STRUCTURE.**

Detached accessory structure, including but not limited to: private garage, storage building, mechanical building, utility shed, in ground swimming pool, wind and solar energy system, outdoor wood furnace, and buildings clearly incidental to the approved use of the property. Items not included are listed in section 17.1.14 the definition of 'Structure' and structures with uses otherwise described under the "accessory farm and forestry structure" land use category.

Regulations:

- (a) Accessory structures less than or equal to 2,000 square feet are a permitted structure as indicated in section 17.2.100.
- (b) Accessory structures greater than 2,000 square feet may require a conditional use permit as indicated in section 17.2.100.
- (c) The accessory structure building height shall not exceed 25 feet.
- (d) Accessory structures shall not be used as habitable space or as a separate dwelling unit; except when approved through the applicable permitting process.
- (e) Attached garages, other attached buildings, and decks shall be considered part of the principal building, not an accessory structure.
- (f) Accessory structures proposed in advance of a principal building on the same lot; shall site such accessory structure with relation to appropriate locations for a future dwelling or buildings, private well, Private Onsite Wastewater Treatment Systems (POWTS), and driveway.
- (g) Shall follow applicable zoning district maximum building coverage standards found in section 17.2.101.
- (h) Within a condominium there shall be not more than 2 detached accessory structures per unit; and the use of common/shared detached accessory structures are encouraged and shall be considered before individual detached structures are permitted. When common/shared detached accessory structures have not first been considered within the condominium, such may be grounds for denial of a zoning permit.
- (i) Within a mobile home park there shall be not more than one accessory structure per zoning lot or site as the mobile home which it is associated with.

CURRENT ORDINANCE TEXT

17.3.09 ACCESSORY LAND USES.

~~(1) 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. (Cr. #2006-06-477)~~

~~(2) ACCESSORY NONRESIDENTIAL STRUCTURE. Includes any detached garage, storage building, mechanical building, utility shed, or other building which serves the principal nonresidential use or building in the same lot, with such a principal nonresidential use including an approved commercial business or industry. Also includes an accessory structure serving a caretaker's residence, commercial apartment, boarding house, or bed and breakfast establishment. Does not include fences, public utility fixtures and their appurtenances, driveways, gardens, garden accessories, fountains, outdoor wood furnaces, satellite dishes, flag poles, walkways, at-grade patios, or uses otherwise described under the "accessory farm and forestry structure" land use category. Attached garages, other attached buildings, and decks shall be considered part of the principal residential building, not an accessory nonresidential structure.~~

Regulations:

~~(a) Shall not be constructed in advance of construction of a principal nonresidential building or commencement of the principal nonresidential use on the same lot.~~

~~(b) Shall be located on the same zoning lot or as the principal building or dwelling with which it is associated.~~

~~(c) Reserved. (Dltd. #2006-06-477)~~

~~(d) Within residential zoning districts, there shall be not more than one accessory nonresidential structure per lot if the principal use is nonresidential. If the principal use is residential and the use is on a residentially-zoned property, then there shall be no accessory nonresidential structures permitted.~~

PROPOSED ORDINANCE TABLE 17.2.100 (CORRECTED)

	Forestry	Agriculture	Rural Lands 2	Rural Lands 4	Suburban Residential	Rural Residential 1	Rural Residential 2	Rural Residential 3	Rural Residential 4	Rural Residential 5	Mixed Residential	Mobile Home Park	Recreation	Planned Business	General Business	Crossroads Mixed Use	Planned Industrial	General Industrial
Accessory Structure \leq 2,000 sqft	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Structure $>$ 2,000 sqft	P	P	P	P	C	C	C	C	C	C	C	C	P	P	P	C	P	P

C = Use permitted by conditional use P = Use permitted by right Black = Use prohibited or nonconforming in district

CURRENT ORDINANCE TABLE 17.2.100

	Forestry	Agriculture	Rural Lands 2	Rural Lands 4	Suburban Residential	Rural Residential 1	Rural Residential 2	Rural Residential 3	Rural Residential 4	Rural Residential 5	Mixed Residential	Mobile Home Park	Recreation	Planned Business	General Business	Crossroads Mixed Use	Planned Industrial	General Industrial
Accessory Residential Structure $<$ 1,500 sqft	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
Accessory Residential Structure \geq 1,500 sqft	P	P	P	P	C	C	C	C	P	P	C		C			C		

C = Use permitted by conditional use P = Use permitted by right Blank = Use prohibited or nonconforming in district

	Forestry	Agriculture	Rural Lands 2	Rural Lands 4	Suburban Residential	Rural Residential 1	Rural Residential 2	Rural Residential 3	Rural Residential 4	Rural Residential 5	Mixed Residential	Mobile Home Park	Recreation	Planned Business	General Business	Crossroads Mixed Use	Planned Industrial	General Industrial
Accessory Non-residential Structure $<$ 25,500 cuft		P	P	P									P	P	P	P	P	P
Accessory Non-residential Structure \geq 25,500 cuft		C	C	C									C	C	C	C	P	P

C = Use permitted by conditional use P = Use permitted by right Blank = Use prohibited or nonconforming in district

**Lincoln County
Replacement of Authorized Position
Approval Form**

Department: LAND SERVICES

Date of Request: 7-28-16

Employee to be Replaced:

MARK KACZOROWSKI

Position:

CONSERVATION SPECIALIST

Union (if applicable):

Current Wage Rate:

Last Day of Employment:

8-3-16

Classification of position request (check one in each column)

Regular Position
 Temporary Position
 Duration: _____

Full time
 Part time _____
 Hours

In the space provided below briefly describe the disposition of the request (i.e. classify specific job category, reason, time frame, duties, and other significant information):

The purpose of this position is to administer county and state land and water conservation programs/ordinances and provide technical assistance to landowners relating to soil and water conservation projects (animal waste management, erosion control, water quality, non-metallic mine reclamation). Assistance provided will include but not be limited to conservation planning, engineering design, project layout, implementation and follow-up. This position serves as the project manager for soil and water conservation projects.

Define the budgetary impact of this request (County levy, State or Federal grants, hourly rate, fringe benefits, department FTE, and/or productivity): If funded by a grant, is the grant anticipated to continue at the same level in future years.

GRANT FUNDED – EXPECTED TO CONTINUE

Explain the adverse effects on the department if this request is not approved: Indicate if this position is mandated or supports mandated positions or departments.

THIS IS A ONE-PERSON OFFICE OF RESPONSIBILITY. WITHOUT THIS POSITION, FORMAL CONSERVATION PROJECTS CEASE TO BE PERFORMED.

Committee Approval: (Ord. 2011-12-580)
(Attach Minutes)

Name of Committee

Date of Approval

Personnel Committee Approval: (Ord. 2011-12-580)

Name of Committee

Date of Approval

Replacement:

Date of Hire:

Position:

(for Administration Dept Use only)

**LINCOLN COUNTY
Public Participation Plan
for Farmland Preservation Planning**

I. Background

The County recognizes the need to engage the public in the planning process. Therefore, this Public Participation Plan sets forth the techniques Lincoln County will use to provide an interactive dialogue opportunity between citizens, local decision makers, staff, and the NCWRPC.

The creation of the Public Participation Plan is a task required under Wisconsin's Farmland Preservation Plan development legislation (§91.10(3) Wis. Stats.).

The Farmland Preservation Plan must be adopted under the same procedures required for adopting Comprehensive Plans (§66.1001(4) Wis. Stats.).

II. Objectives

The following is a list of objectives for the Public Participation Plan:

- Inform residents and landowners of the importance of creating the Lincoln County Farmland Preservation Plan.
- Request input from residents and land owners to represent the agricultural and Forestry interests in Lincoln County.
- Provide the public with a variety of opportunities to share their input with the Lincoln County Land Services Committee, so that it may be carefully considered and incorporated into the farmland preservation planning process.
- Provide public access to all Lincoln County Farmland Preservation Plan chapters and maps created throughout the planning process.

III. Techniques

The public participation plan for the Lincoln County Farmland Preservation planning process will incorporate the following techniques:

1. All meetings for the farmland preservation planning process will be posted, open to the public, and will include time for public comment.
2. NCWRPC will create and maintain a web page on the Internet for the Lincoln County Farmland Preservation Plan. The chapters and maps created will be posted to this web page throughout the planning process.
3. Lincoln County Farmland Preservation Plan meeting handouts will be maintained by Land Services staff, and available for review by the public in the Land Services Department offices in the Lincoln County Service Center.
4. Lincoln County will distribute digital copies of the draft Lincoln County Farmland Preservation Plan to all Lincoln County towns and cities, and provide a notice of where to find the draft plan to all town & county governments adjacent to Lincoln County.
5. The adopted Lincoln County Farmland Preservation Plan will be available in the Land Services Department and on the Lincoln County Farmland Preservation Plan web page.
6. The Land Services Department will provide regular reports to the Land Services Committee.
7. The Land Services Committee will hold a public hearing on the Lincoln County Farmland Preservation Plan after the Land Services Committee adopts a resolution recommending adoption of the Lincoln County Farmland Preservation Plan by the Lincoln County Board.

Public Participation Resolution

Lincoln County, Wisconsin

RESOLUTION _____

For Adoption of a Public Participation Plan

WHEREAS, Lincoln County is required to prepare and adopt a Farmland Preservation Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a sound plan; and

WHEREAS, it is necessary for the County Board of Supervisors to approve a process to involve the public in the planning process; so

NOW, THEREFORE, BE IT RESOLVED, by the Lincoln County Board of Supervisors does approve and authorize the Public Participation Plan as presented.

ADOPTED on the ____ day of ____, 2016.

ATTEST: _____
Clerk

The governing body of the Lincoln County Board of Supervisors has authorized this Resolution, dated today.

ATTEST: _____
Chair

Land Services Department Report

11 Aug 2016

To: Land Services Committee

From: Administrator, Land Services Department

1. I regret that I was unable to be present at last month's meeting. Please accept the following written report of recent activities of the Department.
2. After many delays involving personnel changes and legislative mandates, we are again tackling the list of zoning issues that I inherited from Diane. We are beginning with the matter of accessory structure and will patiently move through the other items in the priority that was presented to me. Much appreciation to all who had a hand in this task - their effort is far greater than the written work will ever show.
3. The staff is in transition again. I regret to announce that Mark Kaczorowski has been offered and accepted a position with the DNR in the CAFO (Confined Animal Feedlot Operation) world. This will be a great opportunity for Mark and we wish him well. He will still be somewhat local as the position is headquartered in Wausau, so we hope to see him from time to time. The announcement to re-fill the position will be on the streets with your approval but is pending the results of the compensation study.
4. The Zoning Program reports that permits are roughly on track. As of mid-July Land Use permits were +14 and Sanitary permits were -9 from this time last year.
5. Land Information will begin to integrate the new tools approved following the bid opening announcements of the July meeting. These tools will position Lincoln County well for future applications and continue to provide the best possible service for the citizens who use it. The GPS units previously used by the Surveyor will be sold with the monies garnered to be set aside for future purchases of this nature.
6. Conversations have been had with Marathon County relative to new software that will be used in permit tracking, real property listing as well as in the Treasurer's and County Clerk's offices. An RFP for software providers is going out soon from Marathon County and Lincoln County continues to be a part of the conversation.
7. An advisory committee has been formed to move forward on the statutorily required FPP (Farmland Preservation Plan) and LWRM (Land and Water Resource Management Plan). The advisory committee consists of members of the LSC as well as members of the general public as suggested at the July 18 2016 planning meeting. The plans will be written by the Regional Planning Commission and presented to this Committee for adoption.

For 8/11/16 LSC Meeting



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glytbdud

LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT
JULY EXPENDITURE REPORT

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FOR 2016 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
0010 GENERAL FUND							
51 GENERAL GOVERNMENT							
10410051 511000 GG-SALARIES AND WA	268,777	268,777	106,786.37	11,444.97	.00	161,990.63	39.7%
10410051 520000 GG-EMPLOYEE BENEFIT	105,858	105,858	43,986.26	5,786.20	.00	61,871.74	41.6%
10410051 530000 GG-REMNUNERATION	5,000	5,000	175.00	.00	.00	4,825.00	3.5%
10410051 531060 GG-CC CONTRACT	73,000	73,000	35,803.33	.00	.00	37,196.67	49.0%
10410051 531190 GG-SOFTWARE MAINT	18,000	18,000	15,550.00	.00	.00	2,450.00	86.4%*
10410051 531270 GG-RETAINED FEE EX	45,000	106,796	30,404.03	.00	.00	76,391.97	28.5%
10410051 531271 GG-LIDAR EXP	0	44,756	44,756.35	.00	.00	-.35	100.0%*
10410051 543001 GG-VEH MAINT	1,000	1,000	694.58	.00	.00	305.42	69.5%*
10410051 545000 GG-ROAD REPAIR	2,500	2,500	.00	.00	.00	2,500.00	.0%
10410051 551000 GG-INSURANCE	260	260	.00	.00	.00	260.00	.0%
10410051 552000 GG-LSD PHONE	2,600	2,600	1,302.00	.00	.00	1,298.00	50.1%
10410051 552001 GG-TELEPHONE	1,500	1,500	1,578.68	80.90	.00	921.32	38.6%
10410051 554001 GG-PRINTING ALLOC	2,700	2,700	998.42	.00	.00	1,701.58	37.0%
10410051 555000 GG-TRAVEL TRAINING	5,500	5,500	1,628.44	170.00	.00	3,871.56	29.6%
10410051 560000 GG-RURAL ADDRESS	2,500	2,500	1,020.95	.00	.00	1,479.05	40.8%
10410051 561100 GG-OFFICE SUPPLIES	9,000	9,000	4,424.49	73.20	.00	4,575.51	49.2%
10410051 561101 GG-POSTAGE	749	749	334.89	.00	.00	414.11	44.7%
10410051 561450 GG-MONUMENT	6,000	6,000	.00	.00	.00	6,000.00	.0%
10410051 562001 GG-FUEL	2,350	2,350	449.81	.00	.00	1,900.19	19.1%
10410051 562002 GG-ELECTRONIC ACCE	0	114,911	.00	.00	.00	114,911.00	.0%
TOTAL NO PROJECT	552,294	773,757	288,893.60	17,555.27	.00	484,863.40	37.3%
10005 BASE BUDGET WLIP GRANT							
10410051 511000 10005 GG-BASE WLIP	0	0	20,895.73	3,607.00	.00	-20,895.73	100.0%*
10410051 520000 10005 GG - BASE WLIP	0	0	5,875.72	1,056.43	.00	-5,875.72	100.0%*
10410051 571000 10005 GG-BASE WLIP	0	19,178	.00	.00	.00	19,178.00	.0%
TOTAL BASE BUDGET WLIP GRANT	0	19,178	26,771.45	4,663.43	.00	-7,593.45	139.6%
10127 STRATEGIC INITIATIVE GRANT							
10410051 571000 10127 GG-STRATEGIC	0	50,000	17,179.75	17,179.75	.00	32,820.25	34.4%



FOR 2016 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL STRATEGIC INITIATIVE GRANT	0	50,000	17,179.75	17,179.75	.00	32,820.25	34.4%
TOTAL GENERAL GOVERNMENT	552,294	842,935	332,844.80	39,398.45	.00	510,090.20	39.5%
53 PUBLIC WORKS							
10002 WISCONSIN FUND GRANT							
10410053 595000 10002 PW-WI FUND	33,000	33,000	.00	.00	.00	33,000.00	.0%
TOTAL WISCONSIN FUND GRANT	33,000	33,000	.00	.00	.00	33,000.00	.0%
TOTAL PUBLIC WORKS	33,000	33,000	.00	.00	.00	33,000.00	.0%
56 CONSERVATION AND DEVELOPMENT							
10410056 511000 C&D-SALARY AND WAG	161,292	161,292	104,494.01	14,182.49	.00	56,797.99	64.8%*
10410056 520000 C&D-EMPLOYEE BENEF	61,652	61,652	51,581.59	6,725.03	.00	10,070.41	83.7%*
10410056 543001 C&D-VEHICLE MAINT	2,200	2,200	644.37	.00	.00	1,555.63	29.3%
10410056 551000 C&D-INSURANCE	865	865	.00	.00	.00	865.00	.0%
10410056 552001 C&D-TELEPHONE	1,650	1,650	686.96	105.15	.00	963.04	41.6%
10410056 553000 C&D-ADVERTISING	1,800	1,800	904.33	.00	.00	895.67	50.2%
10410056 554001 C&D-PRINTING ALLOC	7,000	7,000	2,857.84	.00	.00	4,142.16	40.8%
10410056 555000 C&D-TRAVEL TRAININ	4,500	4,500	1,494.31	210.00	.00	3,005.69	33.2%
10410056 561100 C&D-OFFICE SUPPLIE	5,000	5,000	2,992.47	.00	.00	2,007.53	59.8%*
10410056 561101 C&D-POSTAGE	3,500	3,500	1,212.43	.00	.00	2,287.57	34.6%
10410056 562001 C&D-FUEL	5,025	5,025	1,187.49	.00	.00	3,837.51	23.6%
10413556 511001 C&D- BOA PER DIEM	0	0	1,685.24	430.76	.00	-685.24	100.0%*
10413556 520000 C&D- BOA FRINGE	0	0	2.68	2.68	.00	-2.68	100.0%*
10413556 532000 C&D-BOA REPORTER	100	100	.00	.00	.00	100.00	.0%
TOTAL NO PROJECT	254,584	254,584	168,743.72	21,656.11	.00	85,840.28	66.3%
10010 LWRMP IM BONDING STATE AID							
10410056 595000 10010 C&D-LWRMP BON	60,000	60,000	.00	.00	.00	60,000.00	.0%



LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT
JULY EXPENDITURE REPORT

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FOR 2016 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL LWRMP IM BONDING STATE AID	60,000	60,000	.00	.00	.00	60,000.00	.0%
10011 LWRMP IMP SEG STATE AID							
10410056 595000 10011 C&D-LWRMP SEG	7,000	7,000	.00	.00	.00	7,000.00	.0%
TOTAL LWRMP IMP SEG STATE AID	7,000	7,000	.00	.00	.00	7,000.00	.0%
10016 SWRM STAFFING STATE AID							
10410056 511000 10016 C&D-SALARIES	149,529	149,529	80,798.98	12,142.38	.00	68,730.02	54.0%
10410056 520000 10016 C&D-EMPLOYEE	69,685	69,685	24,078.20	4,064.08	.00	45,606.80	34.6%
TOTAL SWRM STAFFING STATE AID	219,214	219,214	104,877.18	16,206.46	.00	114,336.82	47.8%
10018 WILDLIFE ABATEMENT STATE AID							
10410056 595000 10018 C&D-WILDLIFE	20,000	20,000	9,432.33	.00	.00	10,567.67	47.2%
TOTAL WILDLIFE ABATEMENT STATE AI	20,000	20,000	9,432.33	.00	.00	10,567.67	47.2%
10036 AEPP-419-14 (PHASE3) LK MGMNT							
10410056 595000 10036 C&D-AEPP-419-	40,000	40,000	30,669.70	.00	.00	9,330.30	76.7%*
TOTAL AEPP-419-14 (PHASE3) LK MGM	40,000	40,000	30,669.70	.00	.00	9,330.30	76.7%
10152 FARMLAND PRESERVATION							
10410056 571000 10152 C&D - MISC EX	30,000	30,000	7,500.00	.00	.00	22,500.00	25.0%
TOTAL FARMLAND PRESERVATION	30,000	30,000	7,500.00	.00	.00	22,500.00	25.0%
10203 DNR-TRM GRANT							
10410056 571000 10203 C&D-DNR-TRM G	0	0	77,394.65	.00	.00	-77,394.65	100.0%*



LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT
JULY EXPENDITURE REPORT

FOR 2016 07

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL DNR-TRM GRANT	0	0	77,394.65	.00	.00	-77,394.65	100.0%
TOTAL CONSERVATION AND DEVELOPMENT	630,798	630,798	398,617.58	37,862.57	.00	232,180.42	63.2%
TOTAL GENERAL FUND	1,216,092	1,506,733	731,462.38	77,261.02	.00	775,270.62	48.5%
TOTAL EXPENSES	1,216,092	1,506,733	731,462.38	77,261.02	.00	775,270.62	
GRAND TOTAL	1,216,092	1,506,733	731,462.38	77,261.02	.00	775,270.62	48.5%

** END OF REPORT - Generated by Dan Leydet **