

**LINCOLN COUNTY
LAND SERVICES COMMITTEE
Thursday, September 8, 2016, at 2:30 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

REGISTER OF DEEDS

2. Q&A on ROD Monthly Munis Reports
3. Q&A on ROD Monthly Written Reports
4. ROD Ten Year Long Range Plan

LAND SERVICES DEPARTMENT

5. Agency Updates –
 - a) APHIS-WS - Jeremy Irish – Approval of 2017 Wildlife Damage Program Budget
 - b) APHIS-WS – Jeremy Irish – Approval for Lincoln County to participate in 2016 Venison donation program
 - c) Other agency update if necessary
6. Set public hearing date for Farmland Preservation Plan and Land & Water Resource Management Plan – NCWRPC – Fred Heider
7. Tour the site in the town of King that will be the subject of the public hearing
8. Approval of the August 11, 2016 & August 22, 2016 LSC meeting minutes
9. Department written reports & Correspondence

10. **4:00 p.m. Public Hearing** (see Public Hearing Notices published (8/9/16, 8/16/16 & 8/23/16 and 8/12/16, 8/19/16 & 8/26/16)
 - 1) Doug & Sarah Williams (Co-applicants; Jason & Kristi Davis) (Comprehensive Plan Amendment – to amend Comp Plan from Rural Single Family Residential to Private Recreation)(W4095 County Rd A, Tomahawk, WI) Town of King
 - 2) Doug & Sarah Williams (Co-applicants; Jason & Kristi Davis) (Petition for Rezoning – to rezone from Rural Residential 3 to Recreation) (W4095 County Rd A) Town of King

11. Public comment
12. Confirm next meeting/public hearing date – October 13, 2016
13. Adjourn

DISTRIBUTION:

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

Others

News Media - Notified on _____ at _____ .m by _____

Bulletin Boards

Courthouse – Posted on _____ at _____ .m by _____

Service Center – Posted on _____ at _____ .m by _____

Tomahawk Annex – Posted on _____ at _____ .m by _____

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

GENERAL REQUIREMENTS:

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

NOTICE REQUIREMENTS:

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

MANNER OF NOTICE:

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

TIME FOR NOTICE:

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

EXEMPTIONS FOR COMMITTEES AND SUB-UNITS:

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

PROCEDURE FOR GOING INTO CLOSED SESSION:

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

STATUTORY EXEMPTIONS UNDER WHICH CLOSED SESSIONS ARE PERMITTED:

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

CLOSED SESSION RESTRICTIONS:

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

BALLOTS, VOTES, AND RECORDS:

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

USE OF RECORDING EQUIPMENT:

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

LEGAL INTERPRETATION:

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

PENALTY:

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

NOTICE OF PUBLIC HEARING

AMENDED

The Lincoln County Land Services Committee will hold a Public Hearing on Thursday, September 8, 2016 at *4:00 p.m. to take testimony on the items listed below. The tour will depart at *2:30 p.m. from Lincoln County Service Center, Meeting room #156, at 801 N. Sales St., Merrill, WI.

COMPREHENSIVE PLAN AMENDMENT

1. A request by Doug & Sarah Williams (Co-applicant: Jason and Kristi Davis) to amend the Lincoln County Comprehensive Plan Map from Rural Single Family Residential to Private Recreation for 6.15 acres comprised of tax parcels 12.283507.006.002.00.00(1.6ac), 12.283507.006.004.00.00 (2.5ac), 12.283507.006.003.00.00 (1.75ac), and 12.283507.006.001.00.00 (.3ac). The properties are located in Section 28, T35N-R7E part of Government Lot 1, in the Town of King, with an address of W4095 County Highway A.

PETITION FOR REZONING

2. A request by Doug & Sarah Williams (Co-applicant: Jason and Kristi Davis) to rezone approximately 6.15 acres comprised of tax parcels 12.283507.006.002.00.00(1.6ac), 12.283507.006.004.00.00 (2.5ac), 12.283507.006.003.00.00 (1.75ac), and 12.283507.006.001.00.00 (.3ac) from Rural Residential 2 to Recreation. The properties are located in Section 28, T35N-R7E part of Government Lot 1, in the Town of King, with an address of W4095 County Highway A.

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

REGISTER OF DEEDS

FOR 2016 08

JOURNAL DETAIL 2016 8 TO 2016 8

	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	71,329.05	9,334.93	.00	43,152.95	62.3%
2016/08/000007 08/05/2016 PRJ	4,667.46	REF PAYROL			WARRANT=160805	GENERAL	
2016/08/000080 08/19/2016 PRJ	4,667.47	REF PAYROL			WARRANT=160819	GENERAL	
10430051 520000 REG OF DEEDS EMPLO	75,286	75,286	48,740.95	6,356.00	.00	26,545.05	64.7%
2016/08/000007 08/05/2016 PRJ	3,185.82	REF PAYROL			WARRANT=160805	GENERAL	
2016/08/000080 08/19/2016 PRJ	3,170.18	REF PAYROL			WARRANT=160819	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	214.29	27.48	.00	265.71	44.6%
2016/08/000150 08/31/2016 GEN	27.48	REF SLB			AUGUST 2016 TELEPHONE CHGS		
10430051 554001 PRINTING ALLOCATIO	2,500	2,500	1,039.08	.00	.00	1,460.92	41.6%
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	2,084.33	.00	.00	3,915.67	34.7%
TOTAL REGISTER OF DEEDS	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
TOTAL REGISTER OF DEEDS	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
TOTAL GENERAL FUND	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
TOTAL EXPENSES	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
GRAND TOTAL	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%

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

REGISTER OF DEEDS

FOR 2016 08

	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	71,329.05	9,334.93	.00	43,152.95	62.3%
10430051 520000 REG OF DEEDS EMPLO	75,286	75,286	48,740.95	6,356.00	.00	26,545.05	64.7%
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	214.29	27.48	.00	265.71	44.6%
10430051 554001 PRINTING ALLOCATIO	2,500	2,500	1,039.08	.00	.00	1,460.92	41.6%
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	2,084.33	.00	.00	3,915.67	34.7%
TOTAL REGISTER OF DEEDS	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
TOTAL REGISTER OF DEEDS	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
TOTAL GENERAL FUND	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
TOTAL EXPENSES	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%
GRAND TOTAL	214,848	214,848	129,562.80	15,718.41	.00	85,285.20	60.3%

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

REGISTER OF DEEDS

FOR 2016 08

	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	-38,646.79	-6,130.39	-4,353.21	89.9%
10430051 461300 REGISTER OF DEED F	-154,000	-154,000	-99,116.60	-25,415.28	-54,883.40	64.4%*
10430051 461900 REG OF DEEDS MISC	-25	-25	-10.00	-5.00	-15.00	40.0%*
TOTAL NO PROJECT	-197,025	-197,025	-137,773.39	-31,550.67	-59,251.61	69.9%
TOTAL REGISTER OF DEEDS	-197,025	-197,025	-137,773.39	-31,550.67	-59,251.61	69.9%
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	-155,596.39	-31,550.67	-59,251.61	72.4%
TOTAL GENERAL FUND	-214,848	-214,848	-155,596.39	-31,550.67	-59,251.61	72.4%
TOTAL REVENUES	-214,848	-214,848	-155,596.39	-31,550.67	-59,251.61	
GRAND TOTAL	-214,848	-214,848	-155,596.39	-31,550.67	-59,251.61	72.4%

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

REGISTER OF DEEDS 2016 MONTHLY WRITTEN REPORT

DAILY RECEIPTS

January.....	\$17,582.02
February.....	\$18,309.30
March.....	\$19,512.14
April.....	\$18,663.41
May.....	\$22,718.80
June.....	\$20,352.70
July.....	\$22,094.35
August.....	\$24,995.28

Real Estate Documents Recorded: 575
Military Discharges Recorded: 5
Recorded Plats: 0

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
August.....	\$30,986.40

Commercial Code Filings (UCC): 4
Recorded Certified Survey Maps: 4
Recorded DOT Plats: 0

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

TOTAL CERTIFIED COPIES ISSUED FOR AUG

Births: 91
Deaths: 259
Marriages: 101
Domestic Partnership: 0
Termination of Domestic Partnership: 0

VITAL RECORDS RECORDED FOR THE MONTH OF JULY

Birth: 29
Death: 25
Marriages: 18

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

"CHILD ABUSE AND PREVENTION PROGRAM" @ \$5.00 per Birth Certificate

January.....	\$280.00
February.....	\$265.00
March.....	\$225.00
April.....	\$255.00
May.....	\$315.00
June.....	\$235.00
July.....	\$235.00
August.....	\$320.00

“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
August.....	\$128.00

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
August.....	\$512.00

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
August.....	\$351.00

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
August.....	\$390.00

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

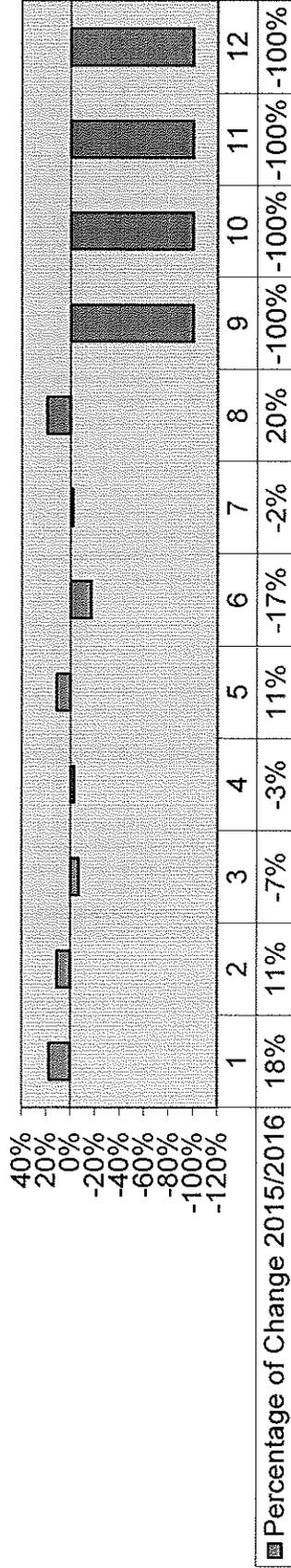
January-Aug.....	\$0
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REVENUE GENERATED FROM THE REGISTER OF DEEDS OFFICE FOR THE
STATE MANDATED "LAND RECORDS PROGRAM"

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 575	\$4025.00	\$4600.00	\$8625.00
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
TOTAL 2016 3732	\$26,124.00	\$29,856.00	\$55,980.00

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	575	20%
September	491	0	-100%
October	440	0	-100%
November	503	0	-100%
December	398	0	-100%
Total	5,460.00	3,732.00	-32%



Departmental Ten Year Long Range Plan

Department: Register of Deeds

Mission Statement:

To provide and protect the integrity of the official county repository for:

Real estate records (deeds, land contracts, mortgages, etc.)

Real-property related financing statements

Vital records (birth, death, marriage, domestic partnership and military discharges)

To provide safe archival storage and convenient access to public records

To implement statutory changes, system modernization, program and procedure evaluation and staff development to assure a high level of timely service for our citizens/customers

Department Program Changes: Beginning in 2017-State wide issuance of vital records - birth, death, marriage, divorce certificates

E-recording real estate records by the end of 2016

Statutory Mandates: Beginning in 2017-State wide issuance of vital records - birth, death, marriage, divorce certificates

Future mandated State Statute changes are unknown at this time.

Personnel Changes: Possible retirement of Fiscal Clerk

Department Structural Changes: Unknown at this time.

Legal Issues: Unknown at this time.

Financial: Cost of upgrading/modernizing software and equipment.

Increase in Fidar Technologies Life Cycle fees.

Information Technology: Upgrading/modernizing recording software and equipment.

Capital Improvement Projects (CIP): Unknown at this time.

**Lincoln County Land Services Committee
Minutes of Thursday, August 11, 2016, 1:00 pm
Lincoln County Service Center, Room #156**

Members Present: Julie Allen, Loretta Baughan, Bill Bialecki, Kirby Crosby, Christopher Heller & Greta Rusch. Visitors: Matthew Bremer; Land Services Administrator, Mike Huth; Zoning Program Manager, Sarah Koss; Register of Deeds and June Winters; Zoning Program Assistant. Supervisor Breitenmoser was excused from today's meeting to attend another meeting as a LSC representative.

1. Call Meeting order - Meeting was called to order by Chair Baughan at 1:00 p.m.

Chair Baughan moved to item #5 on the agenda.
2. Tour sites in the towns of Scott, Bradley & King that will be the subjects of the 4:00 p.m. public hearing - Bremer, Huth & the Committee left for the tour at 1:02 p.m. They returned from the tour at 3:15 p.m. and decided to recess the meeting until 3:45 p.m. The Committee resumed the meeting at 3:45 p.m.
3. Approval of the July 14, 2016 & July 18, 2016 Land Services Committee Minutes - M/S Bialecki/Heller to approve both minutes. Motion carried all ayes.
4. Public Comment - There was none.

Chair Baughan moved to item #8 on the agenda.

REGISTER OF DEEDS

5. Q&A on Munis Report - Koss asked the Committee if they had any questions on the reports. Baughan asked what a particular line item was and Koss clarified that that line item referenced a software provider.
6. Q&A on Written Report - No questions.

Chair Baughan returned to item #2 on the agenda.

LAND SERVICES DEPARTMENT

Members Present: Julie Allen, Loretta Baughan, Bill Bialecki, Kirby Crosby, Christopher Heller & Greta Rusch. Visitors: Matthew Bremer; Land Services Administrator, Mike Huth; Zoning Program Manager, June Winters; Zoning Program Assistant and 20 others.

7. 4:00 p.m. Public Hearing - Public Hearing was called to order at 4:05 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 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 SW¼NW¼ 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 SW¼NW¼ 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)

Chair called for proponents of the request. Nathan Carr was present to explain & support the request. He explained that he had obtained 5 acres to the north of his existing parcel where his business (which is a bar & restaurant) & home are located. He obtained the additional land to have room for parking and special events use.

Dawn Tesch, a neighbor directly across the street was present and said she & her husband support Carr's request. They are fine with anything Carr wishes to do there.

Harry Gladwin, Bradley Plan Commission Chair, was present and explained that The Plan Commission & Town Board is in favor of the comprehensive plan change and rezone. He stated that there were several people in attendance at the town meetings questioning what Carr's plans were and they explained it would allow him to do outdoor assembly up to 749 people. This would be primarily for the Fall Ride weekend. Gladwin said that there was concerns that what Carr wanted to do down range. While Carr may have some other plans in the future that may require a Conditional Use Permit be obtained, the rezone would just allow him the outdoor assembly for special events at this time. Allen asked if the Town Board gives permits for special events or large assembly. Gladwin clarified it would just be for special events at this time. Anything beyond that may require a CUP. Allen asked for clarification and Huth said that her question may be answered when he reviews his staff report for the Committee.

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

Mike Huth came to the podium to review his staff report. He reminded the Committee that this is a "category" change in the Land Use Plan but it will make Carr's entire parcel the same in the plan and zoned the same. There are different things that are permitted by right under the different categories. He said that "Outdoor Assembly up to 749 persons" is a permitted use in Crossroads Mixed Use district. He clarified that the special events like the Fall Ride require licenses through the Health Department. There was discussion about what agency in the county regulates or oversees the large group assembly and special events. He said that the Town Board indicated on August 8, 2016 they supported the request with their town Resolution 2016-2.

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

M/S Bialecki/Crosby to APPROVE the Comprehensive Plan Amendment and forward to the August 16, 2016 County Board. Motion carried all ayes.

M/S Bialecki/Allen to APPROVE the Petition for Rezoning and forward to the August 16, 2016 County Board. Motion carried all ayes.

CONDITIONAL USE REQUEST

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 SE¼SW¼ 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.

Chair Baughan called for proponents of the request. Daniel Seehafer was present to explain & support the request. They have 2 summer homes side by side on Corbin Rd. They would like to rent one of the dwellings. Baughan asked if Seehafer received the staff report and he said that he had. Seehafer said that he has missed the Town of Bradley meetings so they still need to go to their meetings to get approval from them. Heller & Allen asked for clarification on how much he would be renting it and he said typically just to friends and then probably on Harley weekend. They close up the cottage for the winter.

Pat Corbin, an adjoining neighbor, has no objection to the Seehafers renting out the property stating that they take very good care of the property.

Harry Gladwin, Town of Bradley Plan Commission, came to the podium and said that at this time the town does not have a recommendation as they are waiting to receive some documents from Seehafer that they have requested. (Rental rules list for potential renters & and local contact number for emergencies). The Plan Commission recommended approval to the Board pending receipt of this information. He noted that Seehafer has not attended either the Plan Commission or the Town Board meeting so the Board tabled the request. Gladwin said the next town board meeting is September 12, 2016.

Baughan asked for opponents to the request. There were none.

Mike Huth came to the podium and Huth reviewed the conditions he recommended (occupancy, camping units & all appropriate licenses) should the Committee decide to approve the request but also noted that we do not have the Town of Bradley recommendation. Baughan asked if the applicant had any problems with the recommendations in the staff report. The only comment was that Seehafer said it is a 3 bedroom cabin. Huth explained that the septic systems are based on number of bedrooms and the permit issued in 1970 was for a 2 bedroom system which limits occupancy to 4 persons. If Seehafer wanted to have it be 3 bedrooms the septic would need to be upgraded. Chair Baughan closed the public hearing for the Conditional Use request.

M/S Baughan/Heller to LAYOVER the request until the Committee has Town of Bradley recommendations. The request will come back as old business on the October meeting. Motion carried all ayes.

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 NE¼NE¼ 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.

Chair Baughan called for proponents of the request. Brian Bauer was present to explain & support the request. He is purchasing the property. He would like to build a 120'x40' storage unit on the south end of the parcel. He explained the layout and the landscape buffer of his project. He said that they have obtained the driveway permit from the Lincoln County Highway Department. He is proposing 24 – 10'x20' units. He commented on the lighting requirements indicating that he would comply with those. He will also be installing security cameras on site for safety. He mentioned that the neighbor across the street is in support of the request although he was not at today's meeting. If the market warrants he would probably like to build more. He understands that additional units would require him return for another CUP. Allen asked about signage. Bauer said that he plans on putting up a sign and he discussed that.

Baughan noted that the Town Board recommendation indicated on July 12, 2016 they supported the request on a 3-0 vote and asked that be entered into the record.

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

Mike Huth came to the podium. Staff is recommending approval with conditions as listed in his staff report. Huth reviewed those recommended conditions. Baughan asked Bauer if he had reviewed the conditions and had any questions he did not. Chair Baughan closed the public hearing for the Conditional Use request.

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

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.

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.

Chair Baughan called for proponents of the request. Joseph & Claudette Wagner came to the podium. They were present to explain & support the request. He said that they have owned the property for several years. He gave the history of the parcel since they have owned it. They have found a travel trailer that they would like to hook up to the existing septic system. Baughan asked about the additional motor home on the property. Mrs. Wagner said the motorhome belongs to her sister & brother-in-law comes and goes from the property but is not constantly used. She stated that in the future they would like to put something more permanent on the property but not at this time.

David Schacht, owner of the motor home, came to the podium. He explained why the motor home is on the property for extended lengths of time. He said that it is not left there over the winter because they go to Florida. Schacht had a question about the length of time that it could be left there. Huth said that he would clarify in his testimony. Typically Mid-Oct thru April/May it is removed from the property. They occupy the motorhome when they are up here in the summer.

Chair Baughan called for opposition to the request. Robert Dompke was present in opposition. He owns the property on the south side of the property under the request. He said that Wagner's property is beginning to look like a campground. He said that Lincoln County ordinances states no more than one occupied camping unit is allowed on a lot in a Residential zoning district. He said that it is set up as more or less a permanent site. Baughan noted the written opposition & pictures that had been submitted by Dompke also.

Terry Weise, Town of King Chairman, was present and stated that the town could not come to a conclusion because they had questions on the difference between a camper & a motorhome. Huth said that he will clarify in his testimony.

Mike Huth came to the podium and clarified that the camping unit required a CUP if on the property more than 60 days out of a calendar year. The definition of "camping unit" includes; campers, motorhome, RV & tents. He said that if there is a permanent dwelling on the property they could have a camping unit stored on the property. The ordinance states that there will be no more than one camping unit per residential lot. Staff is recommending approval with conditions as listed in his staff report adding the condition that the 2nd camping unit (motorhome) be removed. Huth reviewed those recommended conditions. He said that the Town Board recommendation indicated on August 8, 2016 they waived their right to make a recommendation. Baughan questioned the 2nd unit and Huth said that technically there should be no more than 1 unit but tracking it is difficult if someone is just there for the day or weekend. There was lengthy discussion on number of camping units allowed and consensus was that maybe this is an issue that should be looked at in the ordinance when updating but today we have to go under the current code. Bialecki said that it definitely needs to be review and Bremer added that when we do, the Committee should be aware that there are other codes (i.e. Dept. of Health codes) that may come into consideration depending on number of "camping units".

Mrs. Wagner asked for clarification on leaving the 2nd camping unit on the parcel. Baughan asked if they had received the staff report & Wagner said yes but they were confused by it. There was discussion. Schacht asked for clarification that the motorhome could not be used at all on the property. Bremer said that technically that was correct.

Chair Baughan closed the public hearing for the Conditional Use request.

M/S Bialecki/Heller to APPROVE the request with conditions as listed on the staff report adding that the 2nd camper on the property be removed. Motion carried all ayes.

Conditions:

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.
5. The 2nd camping unit (motorhome) on the property be removed within 30 days from approval date (8/11/16).

Bialecki again commented that this part of the ordinance needs to be reviewed but these are the rules today.

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.

Chair Baughan called for proponents of the request. Mary Nelson was present to explain & support the request. They built a 5 bedroom home in 2003. They have an adult son who lives with them and her husband has recently had some health issues. She decided in order to facilitate some additional income by renting their additional rooms out. Baughan asked for the frequency of the rentals. Nelson said they have a minimum of 4 day rentals at least 3 months out of the year but scarcely in the other months. Baughan clarified that the Nelson's live in the downstairs of the same structure and Nelson said that they live there year 'round. Allen questioned the size of the septic. Nelson said that she believed that when they built the home the septic was approved by the state to be adequate for 5 bedrooms and she has since found out it is not. They are currently working on upgrading the septic to accommodate more guests. They are checking into tree removal but between the cost of that and upgrading the septic she's not sure when they will have money to move forward with the actual septic upgrade.

Harry Gladwin, Town of Bradley Plan Commission, was in attendance. He said that it was agreed upon at the town meeting that this would be tabled until the septic issues be resolved. It will be on the August 22, 2016 Plan Commission meeting. He said that they have received the list of rental rules from the Nelsons. He expects that the Plan Commission would then forward it to the Town Board meeting on September 12, 2016. Chair Baughan called for opposition to the request. There were none.

Mike Huth came to the podium. Staff is recommending laying over the request until town recommendation is obtained. When the requested information is received and issues resolved he is recommending approval. As long as the applicant is working towards Zoning compliance we would not prevent them from renting it out to appropriate number of guests. However the Health Dept. may have a different opinion Huth added. The septic upgrade is currently being reviewed in our office. There was discussion on whether to render a decision or table the request. Bremer recommended tabling the request until town recommendation is received. Chair Baughan closed the public hearing for the Conditional Use request.

M/S Bialecki/Allen to LAYOVER the request until the Committee has Town of Bradley recommendation. Likely to be on the October Land Services Committee meeting. Motion carried all ayes.

7. A request 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 NE¼NW¼ 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.

Chair Baughan called for proponents of the request. Jonathan Showalter was present to explain & support the request. They are doing an addition to their business that they started in 2005.

Earl Welker, Town of Schley Plan Commission, was present and explained that on July 21, 2016 the Plan Commission approved the request on a 4-0 vote asking that the condition be to follow all Town and County conditions on the original Conditional Use Permit for his business (CUP-05-14) and to follow all Federal and State regulations. The Town Board recommended approval on a vote of 2-0 at their August 2, 2016 meeting.

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

Mike Huth came to the podium. Staff is recommending approval with conditions as listed in his staff report. Huth reviewed those recommended conditions. He noted the Town Recommendation. Chair Baughan closed the public hearing for the Conditional Use request.

M/S Rusch/Allen to APPROVE the request per the staff report conditions. Motion carried all ayes.

Conditions:

1. All other applicable regulations shall be met.

ORDINANCE TEXT AMENDMENT

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.

Bremer reviewed the proposed changes. He noted that the Towns of King, Schley, Wilson & Merrill have submitted resolutions of support. Bremer noted that the Town of Russell had some concerns regarding limiting the height of the building to 25'. In their rural area that would not suffice for farm buildings. Bremer said that there are exemptions for "farm & forestry buildings" from the size requirements. Chair Baughan asked if there was any public comment on the proposed changes.

Harry Gladwin said that the Town of Bradley didn't submit a resolution because they had questions. Earl Welker said that the Town of Schley had submitted a resolution of support because they were glad that the difference between Accessory Residential & Non-Residential has been eliminated because it was too confusing. Schley would not have a problem with even larger structures but he realizes that that may not be consistent with what other towns want.

Bremer said that they had tried to address the different issues and find a compromise that would fit the majority. He said that Russell's concerns aren't an issue with farm & forestry buildings being exempt from the size & height limitations provided that is the actual use of the structure. Crosby asked why other zoning limits have 35' or 45' maximum building height why is this more restrictive. Huth explained that while that is true this would make detached "accessory" structures limited to the 25' not homes. Baughan closed the public hearing for the Chapter 17 Text Amendments.

M/S Bialecki/Rusch to approve amendments as drafted and forward to the August 16, 2016 County Board. Motion carried all ayes.

Chair Baughan moved to item #12 on the agenda.

8. Request to fill authorized position – Land Services – Conservation Specialist – Bremer explained that Mark Kaczorowski has taken another position with the DNR in Wausau. Bremer said that this is a necessary position with the county. Refilling the position has already gone before the Personnel Committee for approval. It was approved contingent upon the Land Services Committee approval also.

M/S Allen/Rusch to approve refilling the position. Motion carried all aye.

9. Prepare/Approve a resolution to forward to Lincoln County Board for Public Participation Plan for Farmland Preservation Planning – Bremer explained that this is a formality but it does need to have a resolution by this Committee forwarded to County Board for approval. Baughan asked for clarification on wording.

M/S Rusch/Heller approve a resolution and forward to County Board for the September 20, 2016 meeting. Motion carried all ayes. Bremer shared that the Advisory Committee working on the Farmland Preservation Plan would be determined by e-mail and the members notified of the next meeting.

10. Department written reports & Correspondence – Financial report was put on file. Bremer reviewed his department report and asked if anyone had questions. There was brief discussion on process to move forward with Chapter 17 updating. Bremer updated the Committee on the ongoing Land Records software search with Marathon County. He shared that the GIS equipment that the Committee had approved has arrived and staff is getting familiar with it. The County Surveyor's old equipment will be sold and, per Finance, those monies will be reserved for a future equipment purchase.
11. Confirm next meeting/public hearing date – September 8, 2016 – confirmed date. There was discussion on the meeting times. Tour at 2:30. Public Hearing at 4:00 p.m.

Chair Baughan returned to item #7 on the agenda.

12. Adjourn – M/S Heller/Bialecki to adjourn at 5:51 p.m. Motion carried all ayes.

**Lincoln County Land Services Committee
Minutes of Monday, August 22, 2016, 8:30 a.m.
Lincoln County Service Center, Room #248**

Members Present: Loretta Baughan, Hans Breitenmoser, Kirby Crosby & Greta Rusch. Visitors: Matthew Bremer; Land Services Administrator, Randy Scholz, Administrative Coordinator, June Winters; Zoning Program Assistant & Carl Vander Sanden. Supervisors Allen, Bialecki & Heller were excused from the meeting.

1. Call Meeting order - Meeting was called to order by Chair Baughan at 8:34 a.m.

2. Request to refill authorized position – Land Services Department – Real Property Lister – Bremer explained to the Committee that Jay Dick, Lincoln County Real Property Lister, has given his notice. His last day at Lincoln County will be September 2, 2016. Bremer & Scholz explained what a critical position this is for the county. The Committee looked at the job description and options were discussed.

M/S Breitenmoser/Rusch to authorize refilling the Real Property Lister position and forward to the Personnel Committee.
Motion carried 4-0.

3. Adjourn – M/S Rusch/Crosby to adjourn at 8:41 a.m. Motion carried 4-0.

Minutes prepared by June Winters

Land Services Department Report

8 Sept 2016

To: Land Services Committee

From: Administrator, Land Services Department

1. The staff is in transition yet again. As you are all aware, Jay Dick, our Real Property Lister, has accepted a position with WVIC. This position will be a great fit for Jay but comes at a great cost to Lincoln County. There is never a "good time" to have a vacancy in this position. I thank you for taking the time to come in for the emergency meeting to re-authorize his position. The announcement to re-fill the position is on the streets and I look forward to interviewing late in Sept for a (hopeful) early October fill.
2. The Zoning Program reports that permits are roughly on track. As of mid-August Land Use permits were +20 and Sanitary permits were -16 from this time last year.
3. A meeting was held with Marathon County (31 Aug) relative to new software that will be used in permit tracking, real property listing as well as in the Treasurer's and IT offices. An RFP for software providers from Marathon County and Lincoln County is being reviewed to ensure that all needs will be met. Once the RFP is returned and evaluated, the decision will be made as to continued partnership with Marathon County or a stand-alone relationship with the vendor of choice. We await the results of the RFP to make this decision.
4. 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 first meeting of this Committee has taken place and I believe that a good foundation has been established. Homework for the staff involves the evaluation and review of several chapters of the plans. The plans will then be written by the Regional Planning Commission and presented to this Committee for adoption.

for 9/8/16 LSC Mtg



1
glytbdud

LINCOLN COUNTY
YTD BUDGET
LAND SERVICES EXP AS OF 090116

09/01/2016 09:18
dawn-b

FOR 2016 13

	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
51 GENERAL GOVERNMENT							
10410051 511000 GG-SALARIES AND WA	268,777	0	268,777	125,116.69	.00	143,660.31	46.6%
10410051 520000 GG-EMPLOYEE BENEFIT	105,858	0	105,858	52,913.82	.00	52,944.18	50.0%
10410051 530000 GG-REMONUMENTATION	5,000	0	5,000	175.00	.00	4,825.00	3.5%
10410051 531060 GG-CC CONTRACT	73,000	0	73,000	35,803.33	.00	37,196.67	49.0%
10410051 531190 GG-SOFTWARE MAINT	18,000	0	18,000	15,550.00	.00	2,450.00	86.4%
10410051 531270 GG-RETAINED FEE EX	45,000	61,796	106,796	44,306.18	.00	62,489.82	41.5%
10410051 531271 GG-LIDAR EXP	0	44,756	44,756	44,756.35	.00	- .35	100.0%*
10410051 543001 GG-VEH MAINT	1,000	0	1,000	694.58	.00	305.42	69.5%
10410051 545000 GG-ROAD REPAIR	2,500	0	2,500	.00	.00	2,500.00	.0%
10410051 551000 GG-INSURANCE	260	0	260	.00	.00	260.00	.0%
10410051 552000 GG-LSD PHONE	2,600	0	2,600	1,736.00	.00	864.00	66.8%
10410051 552001 GG-TELEPHONE	1,500	0	1,500	665.94	.00	834.06	44.4%
10410051 554001 GG-PRINTING ALLOC	2,700	0	2,700	1,102.34	.00	1,597.66	40.8%
10410051 555000 GG-TRAVEL TRAINING	5,500	0	5,500	1,628.44	.00	3,871.56	29.6%
10410051 560000 GG-RURAL ADDRESS	2,500	0	2,500	1,190.05	.00	1,309.95	47.6%
10410051 561100 GG-OFFICE SUPPLIES	9,000	0	9,000	4,981.84	.00	4,018.16	55.4%
10410051 561101 GG-POSTAGE	749	0	749	373.23	.00	375.77	49.8%
10410051 561450 GG-MONUMENT	6,000	0	6,000	.00	.00	6,000.00	.0%
10410051 562001 GG-FUEL	2,350	0	2,350	487.67	.00	1,862.33	20.8%
10410051 562002 GG-ELECTRONIC ACCE	0	114,911	114,911	.00	.00	114,911.00	.0%
10005 BASE BUDGET WLIP GRANT							
10410051 511000 10005 GG-BASE WLIP	0	0	0	25,967.65	.00	-25,967.65	100.0%*
10410051 520000 10005 GG - BASE WLI	0	0	0	7,362.47	.00	-7,362.47	100.0%*
10410051 571000 10005 GG-BASE WLIP	0	19,178	19,178	.00	.00	19,178.00	.0%
10015 STATE EDUCATION GRANT							
10410051 555000 10015 GG-STATE EDU	0	0	0	.00	.00	.00	.0%
10127 STRATEGIC INITIATIVE GRANT							
10410051 571000 10127 GG-STRATEGIC	0	50,000	50,000	17,179.75	.00	32,820.25	34.4%
TOTAL GENERAL GOVERNMENT	552,294	290,641	842,935	381,991.33	.00	460,943.67	45.3%
TOTAL EXPENSES	552,294	290,641	842,935	381,991.33	.00	460,943.67	
53 PUBLIC WORKS							



FOR 2016 13

53	PUBLIC WORKS	ORIGINAL APPROP	TRANSFRS/ADJUSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10002 WISCONSIN FUND GRANT								
10410053	595000 10002 PW-WI FUND	33,000	0	33,000	.00	.00	33,000.00	.0%
TOTAL PUBLIC WORKS		33,000	0	33,000	.00	.00	33,000.00	.0%
TOTAL EXPENSES								
56 CONSERVATION AND DEVELOPMENT								
10410056	511000 C&D-SALARY AND WAG	161,292	0	161,292	125,887.75	.00	35,404.25	78.0%
10410056	520000 C&D-EMPLOYEE BENEF	61,652	0	61,652	61,693.83	.00	-41.83	100.1%*
10410056	530000 C&D-GRAZING	0	0	0	.00	.00	.00	.0%
10410056	531320 C&D ZONING CODE PR	0	0	0	.00	.00	.00	.0%
10410056	532000 C&D-PROFESSIONAL S	0	0	0	.00	.00	.00	.0%
10410056	543001 C&D-VEHICLE MAINT	2,200	0	2,200	946.60	.00	1,253.40	43.0%
10410056	551000 C&D-INSURANCE	865	0	865	.00	.00	865.00	.0%
10410056	552001 C&D-TELEPHONE	1,650	0	1,650	787.96	.00	862.04	47.8%
10410056	553000 C&D-ADVERTISING	1,800	0	1,800	1,187.49	.00	612.51	66.0%
10410056	554001 C&D-PRINTING ALLOC	7,000	0	7,000	3,360.78	.00	3,639.22	48.0%
10410056	555000 C&D-TRAVEL TRAININ	4,500	0	4,500	1,501.31	.00	2,998.69	33.4%
10410056	561100 C&D-OFFICE SUPPLIE	5,000	0	5,000	3,222.27	.00	1,777.73	64.4%
10410056	561101 C&D-POSTAGE	3,500	0	3,500	1,412.73	.00	2,087.27	40.4%
10410056	562001 C&D-FUEL	5,025	0	5,025	1,651.19	.00	3,373.81	32.9%
10410056	571000 C&D-MISCELLANEOUS	0	0	0	.00	.00	.00	.0%
10413556	511001 C&D- BOA PER DIEM	0	0	0	685.24	.00	-685.24	100.0%*
10413556	520000 C&D- BOA FRINGE	0	0	0	2.68	.00	-2.68	100.0%*
10413556	532000 C&D-BOA REPORTER	100	0	100	.00	.00	100.00	.0%
10417056	571000 C&D COMP LAND USE	0	0	0	.00	.00	.00	.0%
10010 LWRMP IM BONDING STATE AID								
10410056	595000 10010 C&D-LWRMP BON	60,000	0	60,000	.00	.00	60,000.00	.0%
10011 LWRMP IMP SEG STATE AID								
10410056	595000 10011 C&D-LWRMP SEG	7,000	0	7,000	.00	.00	7,000.00	.0%
10016 SWRM STAFFING STATE AID								
10410056	511000 10016 C&D-SALARIES	149,529	0	149,529	98,227.84	.00	51,301.16	65.7%



FOR 2016 13

	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10410056 520000 10016 C&D-EMPLOYEE	69,685	0	69,685	29,572.67	.00	40,112.33	42.4%
10410056 530000 10016 C&D-PURCH PRO	0	0	0	.00	.00	.00	.0%
10018 WILDLIFE ABATEMENT STATE AID							
10410056 595000 10018 C&D-WILDLIFE	20,000	0	20,000	9,432.33	.00	10,567.67	47.2%
10036 AEPP-419-14 (PHASE3) LK MGMNT							
10410056 595000 10036 C&D-AEPP-419-	40,000	0	40,000	30,669.70	.00	9,330.30	76.7%
10148 SEVEN ISLAND LAKES GRANT							
10410056 595000 10148 C&D-SEVEN ISL	0	0	0	.00	.00	.00	.0%
10152 FARMLAND PRESERVATION							
10410056 571000 10152 C&D - MISC EX	30,000	0	30,000	7,500.00	.00	22,500.00	25.0%
10154 TRI COUNTY - AIS GRANT AEPP-383-13							
10410056 595000 10154 C&D-TRI COUNT	0	0	0	.00	.00	.00	.0%
10203 DNR-TRM GRANT							
10410056 571000 10203 C&D-DNR-TRM G	0	0	0	77,394.65	.00	-77,394.65	100.0%*
TOTAL CONSERVATION AND DEVELOPMENT	630,798	0	630,798	455,137.02	.00	175,660.98	72.2%
TOTAL EXPENSES	630,798	0	630,798	455,137.02	.00	175,660.98	
57 OUTLAY							
10410057 581001 OUTLAY CIP	0	0	0	22,950.00	.00	-22,950.00	100.0%*
TOTAL OUTLAY	0	0	0	22,950.00	.00	-22,950.00	100.0%
TOTAL EXPENSES	0	0	0	22,950.00	.00	-22,950.00	
GRAND TOTAL	1,216,092	290,641	1,506,733	860,078.35	.00	646,654.65	57.1%

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

RECEIVED

LINCOLN COUNTY PLANNED LAND USE CHANGE APPLICATION FORM 2 2016

Application Fee: \$ 50.00 Date Received : 8/2/16 Receipt No. 11800 Lincoln Co. Zoning
(Fee is required ONLY if request requires a PUBLIC HEARING)

PARCEL INFORMATION:

Parcel Number(s): 12.283507.004.002.00.00, 12.283507.006.804.00.00, 12.283507-006.003.00.00 & 12.283507-006.001.00.00

Town: King, GL 1 # # # # #, Sec. 28, T 35 N, R 07 E

Owner(s): Doug & Sarah Williams (seller) & Jason & Kristi Davis (Buyer)

What is the property currently zoned? Rural Residential 2

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 Single Fam. Residential

Which Land Use category are you proposing a change to? Private Recreation

Is the proposed change within the same group designation? Y/N

- | | | |
|-----------------------------------|------------------------------------|-------------------------------|
| <u>Rural/Environmental</u> | <u>Residential</u> | <u>Non-Residential</u> |
| Agriculture | Suburban Single Family Residential | Private Recreation |
| Rural Lands | Rural Single Family Residential | Planned Business |
| Private Forest | Mixed Residential | General Business |
| Public Forest | | Crossroads Mixed Use |
| Public Recreation | | 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: _____
(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: August 6, 2016

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

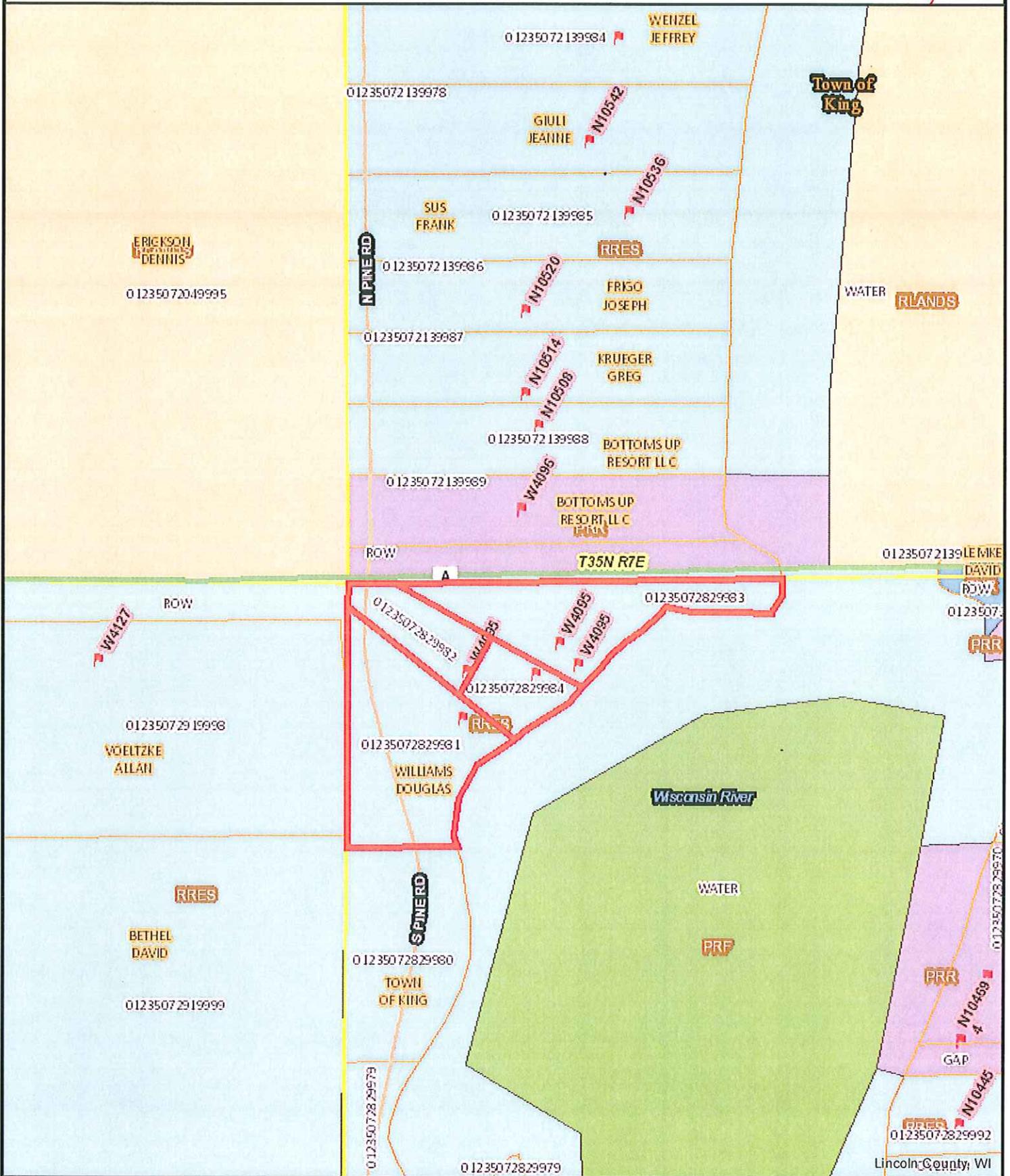
SIGNATURES:

Property Owner(s): X Douglas Williams Sarah J. Williams Date: 7/30/2016
Jason & Kristi Davis Date: 7/28/2016

Attach proof of Town Board Action (minutes or resolutions)

Lincoln County Public Access Land Records Viewer

Planned Land Use Layer



Author: Public
Date Printed: 7/28/2016

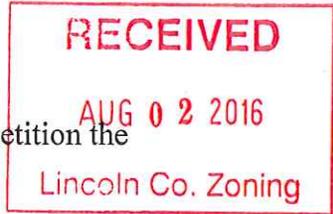


The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and 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.

Fee: \$ 350.00

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

Receipt # 11800



PETITION FOR REZONING

I, Doug & Sarah Williams & Jason & Kristi Davis, hereby petition the

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

Douglas & Sarah Williams (use reverse side if necessary) from a
Rural Residential 2 District to a Recreation District:

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

Parcel ID#(s) & Legal description(s) 12.283507.006.002.00.00 (1.6 acres),
12.283507.006.004.00.00 (2.5 acres), 12.283507.006.003
(1.75 acres) & 12.283507.006.001.00.00 (.30 acres)
Section 28-35-07 Part of Government lot 1, Town of
King, Lincoln County, WI

Dated this 30 day of July, 20 16.

co-applicant
Jason Davis
JASON DAVIS
Kristi L. Davis
Kristi L. Davis

Signed: Douglas Williams Sarah J. Williams
Print name: Douglas Williams Sarah J. Williams
Address: W4695 Hwy A #6
TOMAHAWK WI 54987
Phone: 715 432 6190

Referred to Lincoln County Land Services Committee:

Date August 3, 2016
Christopher J. Marlowe
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
AUG 09 2016
Lincoln Co. Zoning

RESOLUTION 20__ - ____

APPROVING LINCOLN COUNTY ORDINANCE (20__ - ____ - ____) WHICH AMENDS SECTION 17.2.03 OF THE LINCOLN COUNTY ZONING ORDINANCE BY REZONING LANDS IN THE TOWN OF Kung.

WHEREAS, §59.69(5), Wisconsin Statutes, describes a procedure for preparing revisions to an existing county zoning ordinance, involving approval by both the County Board of Supervisors and a majority of Town Boards affected by the amendments; and

WHEREAS, Lincoln County has received a petition to rezone lands described as 12-283507-0067 002.00.00, 003.00.00, 004.00.00 + 001.00.00;

having tax parcel number _____ from a Rural Single Fam. Residential district to a Private Recreation district; and

WHEREAS, on _____ Lincoln County Board acted or will act upon the amendment following all procedures required under §59.69(5), Wisconsin Statutes and approved the same.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Kung hereby approves the amendments as proposed in keeping with the procedures established and with the effect described under §59.69(5), Wisconsin Statutes.

Resolution Adopted: Aug 8, _____, 2016.

Tosay Wise, Town Chair

ATTEST:
Ann M Edwards, Town Clerk



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: August 25, 2016
Hearing Date: September 8, 2016
Property Owner: Doug and Sarah Williams
Co-Applicant: Jason and Kristi Davis
Property Address: W4095 County Hwy A
Town of: King
Tax Parcel Numbers: 12.283507.006.002.00.00(1.6ac), 12.283507.006.004.00.00 (2.5ac),
12.283507.006.003.00.00 (1.75ac), and 12.283507.006.001.00.00 (.3ac)
Staff Reviewer: Mike Huth – Zoning Program Manager
Current Zoning District: RR2-Rural Residential
Proposed Zoning District: RE-Recreation
Overlay Zoning District: S-Shoreland, W-Wetlands, and GFP-General Floodplain
Submitted Materials: Planned Land Use Change Application, Petition for Rezoning

OVERVIEW

REQUEST

The applicant is requesting to rezone four parcels totaling approximately 6.15 acres from Rural Residential 2 (RR2) to a Recreation (RE) zoning district. Additionally, since the category of zoning is changing from Rural Single Family Residential to Private Recreation, a Comprehensive Plan Amendment is being pursued. The purpose of the comprehensive plan amendment and rezone request is to allow for the applicant to pursue Conditional Use Permit approval to allow for a lodging resort which is conditionally permitted in the RE zoning district.

SUMMARY OF NOTEWORTHY TOPICS

Historically the property contained a resort that had a main residential dwelling with 4 rentable dwellings. The current landowner now uses the 4 dwellings for month to month rentals. The potential buyer/co-applicant would like to reestablish a resort with one caretaker residential dwelling and 4 rentable dwellings. Sewage generated from the dwellings is treated by a variety of systems previously permitted, installed, and inspected. The co-applicant has been researching the appropriate habitation licenses through the Lincoln County Health Department to allow for a resort of this nature. The co-applicant has also discussed possible improvements to the shoreline regarding dock/boat access and

outdoor seating areas. The co-applicant and the county Shoreland Specialist are aware of the intent and based upon the co-applicant obtaining the property, further discussions prior to construction will need to occur. With the eastern edge of the property bordering the Wisconsin River/Lake Alice, a portion of the shoreline is located within the floodplain.

SURROUNDING ZONING

As indicated by the zoning district map, **WEST** of the property and South Pine Road, a township road, a single family dwelling on wooded property is zoned RR3-Rural Residential. **NORTHWEST** of the property and the roadway intersection, lands used for agricultural purposes are zoned RL2 – Rural Lands. **NORTH** of the property, and Highway A, a county roadway, a commercial business exists with a zoning of RE - Recreation. **EAST** of the property, the Wisconsin River/Lake Alice create the shoreline and establish the Ordinary High Water Mark (OHWM) with a zoning of F - Forestry. **SOUTH** of the property, South Pine Road and a wetland/wooded area exists with the parcel being owned by the Town of King and is zoned RR-2 Rural Residential.

SURROUNDING LAND USES

The surrounding land uses are a mix of forestry, commercial, agriculture, and a residential dwelling.

CURRENT PROPERTY LAND USE

As previously stated in the request overview, the property currently has a single family dwelling with 4 dwellings used for month to month rentals.

WOULD THIS CHANGE CONSTITUTE SPOT ZONING?

No. As indicated on the current zoning map, the property located north of Co Hwy A is currently zoned RE- Recreation, allowing for staff to support a favorable rezone request.

IS THE PROPERTY LOCATED WITHIN A SHORELAND ZONE?

Yes.

WILL WETLANDS BE IMPACTED

No.

IS THIS CHANGE COMPATIBLE WITH THE TOWN LAND USE PLAN

A request for an amended Planned Land Use of the properties will coincide with the proposed rezoning to the RE-Recreation zoning district. The proposed request to rezone to RE and the comprehensive plan amendment change to Private Recreation appears to be consistent with the Town of King and Lincoln County land use plan should the Planned Land Use be amended. The rezoning will allow for the applicant to reestablish a historic land use at the property as a resort with a caretaker's residence. Staff has reviewed with the applicant the land uses that are permitted and conditionally permitted in the proposed RE district and that land uses conditionally permitting, such as a resort, 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 King and the Town Recommendation Form is included within the packet 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* (8/12, 8/19, and 8/26 editions) and the *Tomahawk Leader* (8/9, 8/16, and 8/23 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 King. At the date of this report, staff has not received any comments from neighboring property owners.

COMMITTEE ACTION OPTIONS

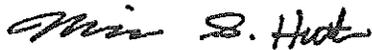
APPROVE petition based on the facts of the request presented at the public hearing, the Town Planning Commission and Town Board. Staff recommends approval of the rezone and comprehensive plan map change. The proposed rezone and comprehensive plan map change appear to be consistent with respective land 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 approval of the rezone request for the four parcels of land identified above (approximately 6.15 acres) from Rural Residential 2 (RR2) to a Recreation (RE) zoning district and the request to amend the comprehensive plan map from Rural Single Family Residential to Private Recreation.



Lincoln County - Zoning Program Manager

8/25/2016

Date