

**Lincoln County Planning and Zoning Committee**  
**Thursday, January 10, 2013 at 1:30 p.m.**  
**Lincoln County Service Center, Meeting Room 156**

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 1:30 p.m. in meeting room 156 in the Lincoln County Service Center. Members present: Saal, Bailey, Rusch, Nelson & Pike, along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist & June Winters, Program Assistant.
2. Tour a site that will be the subject of one of the public hearings – Committee Members and Bowers left to tour the Conditional Use request site listed on the public hearing notice.
3. Approval of the November 8, 2012 meeting minutes – Motion by Bailey, seconded by Saal to approve the November 8, 2012 minutes. Motion carried all ayes.
4. Public Comment – There was no public comment.
5. 2:00 p.m. Public Hearing – At 2:00 p.m. the Public Hearing was called to order. Hearings were held on the items listed in the notice. Saal, Rusch, Bailey, Nelson & Pike along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist; June Winters, Program Assistant and 7others were present. Chairman Saal explained the rules of conduct for public hearings and introduced the Committee members. He called the first hearing.

**PETITION FOR MODIFICATION OF THE SUBDIVISION ORDINANCE**

1. A request by Daniel Seehafer and Seehafer Family Trust, to subdivide one lot into two lots, both of which have private road frontage on Corbin Road instead of public road frontage. The property is located in Section 10, T35N–R6E, in the Town of Bradley, and has addresses of N11466 Corbin Rd & N11470 Corbin Road. The request is to modify section 18.7.08(8) and is being heard under section 18.9.03 of Lincoln County Ordinances

David Lemke, Surveyor for the applicant, was present to explain the request for the Committee. Lemke said the property had been owned by the family since the early 1930s. Corbin Rd is a private road that is currently maintained by the property owners that use the road. Bowers asked if there was a formal maintenance agreement and Lemke said there was not. Mr. Corbin is the one who does most of the maintenance of the road. Bowers asked who owns the easement. Lemke said it was originally owned by Maude Griffith who created the lots but is not sure who actually owns it now. Saal asked if the Seehafers had any problems with the conditions proposed by staff. Lemke said they did not.

Bailey asked for clarification of the lot boundaries and Lemke explained what was being divided. Bailey had concerns regarding the width of the private road, specifically in regard to emergency response vehicles. Lemke said that the existing driveway/road is adequate for emergency vehicles. There was discussion on the road width.

Harry Gladwin, Town of Bradley Plan Commission, was present and stated that the Plan Commission has met on the request but the Town Board had not. The Town Board will meet to discuss this request on 1/14/13. The Plan Commission had concerns about the road width also. Gladwin read the recommendation that the Plan Commission will be sending to their Town Board but stated that after speaking with Dan Bowers, said the condition regarding a stipulation “if Corbin Rd should become a town road...” may not be a condition that the county could require. David Lemke had said at the Plan Commission meeting that requiring this may cloud the deeds on other properties on Corbin Rd and create legal problems.

Dan Bowers reviewed the staff report for the Committee. He explained that we do not enforce road setbacks on private roads so he is recommending that there be the same setbacks as required for a town road for any future structures and that statement is recorded on the CSM. The second is that all other ordinances be adhered to including any shoreland buffer restoration required. Bowers said he did not agree stipulation that the Plan Commission wanted to add. Gladwin spoke up and agreed that the county actually does not have a say in the town road specification. There was more discussion regarding the road issue.

Saal closed the public hearing for the Seehafer request.

Motion by Bailey, seconded by Nelson to APPROVE ON CONDITION the Petition for Modification of the Subdivision Ordinance request per recommendations as listed in the staff report.

Conditions:

- 1) A setback equal to the Town road setbacks be enforced for future buildings and other structures built upon these lots. And that this condition be place on the Certified Survey Map.
- 2) All other applicable ordinance standards are adhered to.

Motion carried all ayes.

#### **CONDITIONAL USE REQUEST**

2. A request by Peter & Marci Borchardt to operate a golf driving range in a Crossroads Mixed Use zoning district. The property is located in the SW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 24, T31N-R6E, in the Town of Scott, near the intersection of Pine Ave and County Rd K. The tax parcel is 24.243106.007.002.01.00 and comprises approximately 16.5 acres. The request is being heard under section 17.3.04(10) of Lincoln County Ordinances.

Pete Borchardt was present to explain his request for the Committee. He and his wife are hoping to open a golf driving range near the intersection of County Rd K & Pine Av. He will be having a survey done to define his lot line boundaries to make sure he does not encroach on his neighbors' property. He plans on putting the "tee boxes" near Pine Ave but leaving a tree buffer between Pine Av and the area where the tees will be. County Rd K should be far enough from the range to be a concern for golf balls going near there. Saal confirmed that he was going to leave a substantial buffer to the west of the driving range (towards County Rd K) and Borchardt said he was. He will have netting installed in the areas where there are concerns for balls getting out of the range. He will be clearing as close to the wetland area as he can without impacting the wetland. He has already had the Army Corp of Engineers on the site to check wetland issues.

He is planning on putting up some sort of building for storage purposes (for range balls & equipment) and a soda machine near the tee boxes. Mr. Borchardt believes that this business will be a plus for the community.

Dan Bowers told the Committee that he told Borchardt that his project would require a Soil Disturbance permit. He then asked Borchardt if he would consider leaving a natural buffer between the range and the wetland and he said that he would and that he could also put up some type of fence to prevent balls from rolling into the wetland. Bowers said he was suggesting a natural buffer because Borchardt will be trying to get grass to grow on the range and that usually requires fertilizer and the natural buffer may help prevent fertilizer from affecting the wetlands. Bowers asked about lighting and Borchardt said he would probably just have some type of yard light and that the golf driving range would not be lighted.

Leroy Frick, a neighboring landowner, was present and just stated that he had concerns about the trees along Pine Av and along their common lot line and he wants to be sure of where the property line is before trees are cut. Saal said that having a survey done should determine that.

Saal read into the record that the Town of Scott recommendation from their December 11, 2012 Town Board meeting approving Mr. Borchardt's request on a 3-0 vote, with no conditions listed.

Bowers reviewed the staff report for the Committee saying that staff is recommending approval with conditions and stating that after today's discussion he wished to add a 5<sup>th</sup> recommendation to his staff report regarding leaving a natural buffer of 15' be maintained around the wetland area.

Saal closed the public hearing for the Borchardt Conditional Use request.

Motion by Rusch, seconded by Pike to APPROVE ON CONDITION the Conditional Use request per recommendations as listed in the staff report plus the wetland buffer that was discussed today.

Conditions:

- 1) The wetland area is protected by netting or similar method such that golf balls are prevented from landing in the wetland.
- 2) The use of netting, a buffer of trees or a combination of both must be used to prevent golf balls from intruding onto neighboring property.
- 3) Lighting shall not be used to illuminate the driving range unless modification of the conditional use permit is granted by the approving authority.
- 4) All other applicable ordinance standards are adhered to.
- 5) A natural buffer of 15' be maintained around the wetland

Motion carried all ayes.

6. Department Report - Committee reviewed the Compliance Report and discussed some of the issues. The Committee discussed the Financial Report and placed it on file.

Hanson explained the Budget Modification for the Committee to combine 2 existing revenue accounts into one account for permit revenue to make it less confusing. Motion by Bailey, seconded by Saal to approve the Budget Modification to combine the two revenue accounts. Motion carried all ayes. Committee signed the Budget Modification and it will be forwarded to the Finance Department.

Hanson introduced the Committee to Janet Brehm, Shoreland Buffer Protection Specialist (shared by Lincoln & Langlade Counties), & Laura Boquist, Lincoln County Shoreland Specialist. Brehm & Boquist shared a handout with the Committee and gave a brief presentation on the importance of shoreland buffers.

Hanson & Bowers reviewed the portion of the Shoreland Ordinance that they have been working to update. There was lengthy discussion on each of the sections.

7. Confirm next meeting/public hearing date – Tentatively February 14, 2013 - Confirmed that will be the meeting date. The time will be in the afternoon to be determined after when the Public Hearing Notice is written.
8. Adjourn - Motion by Saal, seconded by Nelson to adjourn at 4:15 p.m. Motion carried all ayes.