

Lincoln County Planning and Zoning Committee
Thursday, January 12, 2012 at 8:30 a.m.
Lincoln County Service Center, Meeting Room 156

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 8:30 a.m. in meeting room #156 in the Lincoln County Service Center. Members present: Saal, Mittelsteadt, & Rusch along with Diane Hanson, Dan Bowers, June Winters and 6 others were present. Meyer & Nelson were excused.
2. 8:30 a.m. Public Hearing (see public hearing notice)- At 8:30 a.m. the Public Hearing was called to order. Hearing was held on the item listed in the notice.
3. Discussion by the Planning and Zoning Committee and Decision on the Comprehensive Plan Update -

COMPREHENSIVE PLAN UPDATE

Saal asked the audience if there was anyone in the audience with questions or comments on the update. Harry Gladwin said that he did not feel that the Committee has afforded the towns an opportunity to weigh in on the update so he did not feel that they should be adopting it at this point. He just thought that there was so much input from the town in the initial process but not for this update.

Diane Hanson reviewed the process and the need for this update. She said that the update process was less formal than the initial Comprehensive Plan. This public hearing is to seek input on the plan as printed.

Harry Gladwin, Bradley Plan Commission, was present and had several questions with the update as printed. **Page 11**, he questioned a strike through. Art Lersch said that was either a typo or something from copying that should not have been there. **Page 144**, (town land use section) under the town of Bradley there are several bullets that are inaccurate. He said that the town has made some changes to their plan and this plan does not reflect those changes. He said that the county should wait until the towns update and he doesn't believe that there is any rush to update the plan. Hanson said that it could be clarified that the update contains *the town plans as adopted in 2000* with a statement that says *to contact the individual town for the most current updates of the town plans*. Mittelsteadt said that there can be an ordinance amending the adopted update at a later time when the town plans are updated if necessary.

Gladwin said on **Page 22**, a percentage listed by a graph may be incorrect and Art Lersch agreed that it should be corrected. **Page 45**, Airports - he said that it should not be listed as an entitlement or grant but as funded by users. **Page 89**, He wants to know if the town can obtain maps in a larger format. Hanson said that any of the towns can request any of the larger maps. **Page 170**, under County Objectives, point #2 - he feels that this was present in the first process but not now and doesn't agree with the statement for the update process. He said that a lot of the information in the plan update is not very practical and it says that funding is coming from state grants and he feels that this funding is "drying up" and the plan makes it sound like those funds will still be available.

Bill Jelinek, Supervisor from the Town of Bradley, said that he read through the update and he wonders if all of the info included actually needs to be in there. He felt that there was too much information in the initial plan and it could have possibly been a document half the size. Over all he is happy with the plan and understands that all the town changes may not be incorporated in this update. Mittelsteadt said that this "plan" is a living document that will probably continue to grow and change.

Saal asked Hanson to comment on these questions or issues. She said that this document can clarify that the Town Plans may be revised after this update is adopted. Gladwin said that he would like to sit down with Hanson & Bowers as soon as possible to go through issues in order to take it back to his town Board.

Karen Olson, Town of Skanawan, said she was present through the initial process. She said that the only objection Skanawan has is creating parcels less than 10 acres in their township. She expressed concern regarding a situation within the township where 2 dwellings were permitted on a 1 acre lot. Dan Bowers explained that with density allotments there have been some changes and this situation may have been allowed under the way the initial recodification was in place. He said that we have to make the regulations to accommodate the majority of the towns but each town has the ability to place more restrictions on parcels by going through the proper steps and adopting additional town ordinances that may be more restrictive. Olson said that the town has not taken these steps. There was discussion over the control that the towns or county should have over issues. Saal agreed that the best process is to enact laws at the town level if they wished to be more restrictive than the county ordinance.

Art Lersch, UW Extension, said that Earl Welker, Town of Schley Plan Commission, was unable to attend today but had contacted Lersch and provided the following comments: **Page 29** – duplicate sentence needs to be removed. **Page 127** – table has noted to check something with Jack Sroka needs to be removed. **Page 141** – confusing language about density issues need to be clarified. Welker commented it was a good plan and said that Schley would be forwarding a resolution of approval with these comments.

Stacy Pettit, Town of Merrill Supervisor but also speaking as an individual, said that the towns have been kept in the loop through this update process and have had ample time to give input. She is happy with that and said that she believed that the town of Merrill was basically satisfied with the plan.

Saal summarized what the comments have been today. Mittelsteadt stated that as each town makes their changes the plan should be amended with the updated info. Saal said that we do need to have a process to accomplish this. There was discussion on how that process has to take place. Gladwin said thanks to the Zoning staff for their cooperation during this process. Chairman Saal closed the public hearing for the Comprehensive Plan Update.

Motion by Saal, second by Rusch, to APPROVE the Comprehensive Plan Update and forward to the Lincoln County Board as discussed. Motion carried 3-0. It will be on the January 17, 2012 County Board meeting.

At 9:57 a.m. Saal asked for a short break. Meeting was re-convened at 10:04 a.m.

4. “Old Business” – Conditional Use request by St. John School to allow for the use of the 80 acre parcel for outdoor educational instruction. The property is located in Section 17, T32N-R7E, in the Town of Merrill. It has an address of W4247 Spring Lake Road. The request is being heard under section 17.3.05(6) of Lincoln County Ordinances (Laid over from 12/15/11 Meeting) – Saal said that we have received a document from the Town of Merrill from their 1/9/12 Town Board meeting approving the request with no conditions.

Dan Bowers reminded the Committee the conditions in the staff recommendation. Saal questioned the discussion that took place last month regarding hunting. Bowers cautioned putting on conditions regarding that and said that it would be hard to enforce from a zoning standpoint and that may be something better left up to the church as the property owner.

Rod Akey said that he believes that issues discussed at the last meeting had been addressed. Stacy Pettit, Town of Merrill Supervisor, was present to speak for the Town of Merrill. She said that the Town of Merrill would not entertain a condition that restricts the hunting issue and believes that that should be up to the land owner.

Motion by Mittelsteadt, second by Rusch to APPROVE ON CONDITION the Conditional Use request.
CONDITIONS:

1. The regulations of 17.3.05(6), stated above, shall be incorporated as conditions.
2. Any structure must be a minimum of 50 feet from an adjacent lot line.
3. If a dormitory or similar structure is proposed in the future, such proposal shall be reviewed by the Planning and Zoning Committee and additional conditions may be imposed.

Motion carried all ayes

5. Lincoln County/Plaskey Rezone update (Town of Bradley) – as referred by Lincoln County Board - Hanson explained to the Committee the issues that have come to light regarding this property & rezone request. The Forestry Department has given the purchasers a 120 day extension on their purchase of the property from the county. No action will be taken at this time.
6. Public Comment opportunity - There was no public comment.
7. Approve the December 15, 2011 meeting minutes – Motion by Mittelsteadt, seconded by Saal to approve the meeting minutes as printed. Motion carried all ayes.
8. Staff Report - Hanson reviewed the financial report for the Committee. She stated that this is not a “year end” report as we still have some outstanding bills that are not included in this report. We will be bringing budget modifications and carryover requests to next month’s meeting.

Hanson updated the Committee on department restructuring. She said Laura Boquist has been offered and accepted the Shoreland Specialist position and she will be starting on January 16, 2012.

Hanson said that there are several positions within her departments that need to be reviewed for duties that they are assigned and she plans on revising those job descriptions. She believes that people need to be fairly compensated for the duties that they are performing. She is looking for the Committee’s support for review of these positions. There was discussion on the subject. Consensus of the Committee present was in support of the reviews & update.

Hanson and Bowers updated the Committee on staff changes with the Wisconsin Department of Safety and Professional Services (formerly Department of Commerce), Safety & Buildings Division, Wastewater positions which assists county zoning staff with complicated private onsite waste treatment systems. The loss of these positions will severely diminish the assistance we receive from that Department.

Saal asked that the Lakes Association conference be put on next month’s agenda.

9. Adjourn – Motion by Saal, seconded by Rusch to adjourn at 10:37 a.m. Motion carried all ayes.