

**Lincoln County Planning and Zoning Committee**  
**Thursday, January 13, 2011 at 8:30 a.m.**  
**Lincoln County Service Center, Meeting Room 107**

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 8:30 a.m. in meeting room 107 in the Lincoln County Service Center. Members present: Saal, Mittelsteadt & Rusch along with Dan Bowers, Zoning Specialist. Supervisors Meyer and Eisenman were excused from today's tour and meeting.
2. Tour sites that will be the subject of the public hearings that will be held at 10:00 a.m. – Committee Members & Bowers left to tour the site on State Rd 86.
3. 10:00 a.m. Public Hearing – Hearings were held on the items listed in the notice. Saal, Mittelsteadt, Rusch along with Dan Miller; Zoning Administrator, June Winters; Program Assistant and 7 others were present.
4. Hearings were held in order, discussion occurred and decisions were made by the Planning and Zoning Committee – Chairman Saal explained the rules of conduct for public hearings and introduced the Committee members. He called the first hearing.

**CONDITIONAL USE REQUESTS**

1. A request by Christine and James Newman, to allow for an insulation business as an expanded home occupation in a Rural Lands 4 zoning district. The property is located in Section 2, T34N–R5E, in the Town of Tomahawk having an address of W7980 Highway 86 and a tax parcel number of 30.023405.011.002.00.00. The request is being heard under section 17.3.09(8) of Lincoln County Ordinances.

Jim & Christine Newman were present and explained their request. They have an insulation business and currently do subcontract work for various state agencies. They are seeking the permits to have the business in their home, park work vehicles on the property and eventually build a separate a pole building, when finances allow. Currently material is just shipped to the site or put on their property in a storage trailer. They have 5 trucks for their business. Miller asked if they had a need for any signage and Newman said they did not plan on putting up a sign. Saal asked them to review the recommendations of the staff report. Newman just questioned the vegetative buffer. Dan Bowers clarified that the existing tree line be maintained as a buffer. Saal asked for clarification of recommendation #3 that there is no outside storage and wanted to make sure that just meant that the material stored in trailers is allowed. Miller clarified that was the recommendation with a maximum of 2 storage trailers allowed containing materials and we just didn't want any material "lying" outside. Newman said that all material is stored in the enclosed trailers. Newman commented that the WI DOT had contacted them and is requiring them to widen the driveway for their business. They will take care of that in the spring. He had no problem with the hours of operation restriction.

Dan Bowers reviewed the staff report. He wanted to clarify that recommendation #3 on the staff report is to prevent material such as from demolition getting piled on the property which could happen with the nature of this type of business. He did comment that there is an existing excavating business just to the east so this type of business is consistent with the character of the immediate area.

Chairman Saal read into the record the Town of Tomahawk approval from their 12/13/10 Board meeting. Their only condition was that the wetland East of Wilderness Dr. not be disturbed.

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

Motion made by Mittelsteadt, seconded by Rusch to APPROVE ON CONDITION. Conditions:

- 1) Wetland East of Wilderness Drive is not affected or disturbed.

- 2) No more than 2 semi-trailers, associated with the business, are allowed on the property at any given time.
- 3) Maintain adequate vegetation that meets the screening requirements of the ordinance along the north and east property lines.
- 4) No outside storage of materials is allowed.
- 5) The hours of operation shall be from 7 am to 6 pm Monday through Friday.

Motion carried all ayes.

2. A request by Robert & Renee McNamar & Brantwood Co-op Park to allow for a camper on the property for more than 60 days in a Rural Residential 3 zoning district. The property is described as Lot 132 in Brantwood Co-op Park in Section 16, T35N-R5E, in the Town of Wilson. The request is being heard under section 17.3.03(9) of Lincoln County Ordinances.

Robert & Renee McNamar were present and explained their request. They wish to leave a camper on their lot in Brantwood Coop Park. They also plan on putting in a holding tank and electric. Currently they take their camper home at the end of the season. Miller asked for clarification on the size of the camper/park model. McNamar stated that they were planning on a 14' x 40' structure. Miller said that it has to meet the definition of a "camping unit" and that definition restricts the size of the structure to 400 square feet or less.

Miller commented that the Park Board approved their request as did the Town of Wilson. Chairman Saal read into the record those approvals.

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

Motion made by Saal, seconded by Mittelsteadt to APPROVE ON CONDITION. Conditions:

- 1) The camper and all structures that will be located on the leased lot must meet at least a 10 foot setback to the nearest "lot line" and other setbacks that are imposed by the zoning ordinance.
- 2) The applicants must apply for a land use permit for all of the planned structures.
- 3) If a well is to be located on the leased lot, a sanitary permit must also be sought and an approved septic system installed to handle the wastewater that will be generated.
- 4) The dwelling structure must meet the definition of a "camping unit".

Motion carried all ayes.

3. A request by Randy and Rebecca Goodrich & Brantwood Co-op Park to allow for a camper on the property for more than 60 days in a Rural Residential 3 zoning district. The property is described as Lot 131 in Brantwood Co-op Park in Section 16, T35N-R5E, in the Town of Wilson. The request is being heard under section 17.3.03(9) of Lincoln County Ordinances .

Randy & Rebecca Goodrich were present and explained their request. Miller stated that permits were already issued for their camper as he mistakenly thought it was replacing an old mobile home (next lot over). When Miller realized the mistake, he asked the Goodrichs to apply for the CUP to bring their camper into compliance also.

Chairman Saal read into the record the Brantwood Co-op Park Board approval and the Town of Wilson Board approval.

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

Motion made by Rusch, seconded by Saal to APPROVE ON CONDITION. Conditions:

- 1) The camper and all structures that will be located on the leased lot must meet at least a 10 foot setback to the nearest "lot line" and other setbacks that are imposed by the zoning ordinance.
- 2) All permanent structures must be authorized by a land use permit.
- 3) A well is already located on the leased lot as well as a holding tank with an attached privy. Maintenance event reports must be supplied to the Zoning office annually as required by the Private Sewage Systems ordinance.
- 4) The dwelling structure must meet the definition of a "camping unit".

Motion carried all ayes.

5. "Old Business" Conditional Use Permit (CUP-10-013) request by Steve & Jacqueline Schwartz to allow for a camper on the property more than 60 days in a Rural Residential 3 zoning district (Brantwood Co-op Park in the Town of Wilson) Laid over since the November 2010 meeting -

Dan Miller stated that Mr. Schwartz contacted him yesterday and didn't think he was going to make it here for the meeting as he lives in Minnesota. Dan confirmed with him that he didn't have any additional testimony from the meeting in November so it probably wasn't crucial that he attend. Miller reviewed the revised staff report.

Motion made by Mittelsteadt, seconded by Rusch to APPROVE ON CONDITION. Conditions:

- 1) All structures must be authorized by the issuance of a land use permit.
- 2) The structures shall meet all required setbacks imposed by the Zoning Ordinance and a minimum 10 foot setback to any "lot line".
- 3) If a well is drilled on the lot, a proper septic system shall be installed as authorized by a sanitary permit.
- 4) The dwelling structure must meet the definition of a "camping unit"

Motion carried all ayes.

6. Public Comment Opportunity – None.

7. Review and discussion of the effect of NR115 on Lincoln County's Shoreland Ordinance - Dan Miller explained the need for the changes to meet the requirements of NR115 by February of 2012. He reviewed the table he had prepared noting the areas that require changes to our current Shoreland Ordinance. There are some definitions that need to be added or modified. He said that there are a lot of issues that our Shoreland Ordinance currently addresses but some of the new standards are more restrictive. Those include: removing vegetation, sub-standard lots, impervious surface limitations, structure height and rearward expansions on a non-conforming structure. Replacing a nonconforming structure will now require removing all other non-conforming structures on the parcel. We will also be required to submit a copy of any permits issued regarding non-conforming structures to the DNR within 10 days of issuance of the permit. Mittelsteadt that these changes are definitely going to be a burden on the shoreland property owners. Miller commented that he and other administrators had fought "tooth & nail" against some of these changes to no avail. He will draft the changes to the Shoreland Ordinance and hopefully bring before the Committee at next month's meeting. He feels that we are somewhat ahead of a lot of the other counties in the state because we have had our Shoreland ordinance in place for several years and already have a handle on many of the issues.

At 10:50 a.m. Saal called for a 15 minute break. The meeting reconvened at 11:05 a.m.

8. Review and discussion of the draft of the Economic Development portion of the Comprehensive Plan Update – Dan Miller explained that Art Lersch couldn't make it to the meeting today due to another commitment so Miller would review the plan with the Committee. The planning session meetings discussing this information were at the height of the recent economic downturn and this draft reflected that.

The data was compiled from WI DWD, surveys and public information. He said that Jack Sroka heading the Lincoln County Economic Development Corp. has been successful in the years that he has been here in obtaining a Community Development Block Grant to help local businesses.

Miller identified the persons and businesses that were present at planning meetings and helped to identify the goals and objectives. He discussed some of the goals and objectives taking the county's current infrastructure into consideration and investing in that infrastructure. He reviewed the goals and objectives for accommodating upcoming demographic changes. We need to plan for the county's economic development future taking into account how to adapt to the changing regulatory climates and also make sure that Lincoln County promotes a positive atmosphere and attitude for the county. Financial and funding tools for business development will be assessed. He said this is an ongoing and lengthy process but the timeline is uncertain because of not knowing the amount of state funding that will be available. There was lengthy discussion on the information. Miller said that one of the most important factors is promoting our county in a positive manner. Miller asked if there were additions that needed to be made. Saal commented that capitalizing on the 100,000 acres of Lincoln County forest land more for tourism and not just timber harvesting would be one suggestion.

Harry Gladwin was present for the discussion and asked if a survey has ever been done of the general public of Lincoln County as to their feelings regarding Economic Development. Miller said that when we first started the planning process in 1998, conflicting information had been gathered by survey, with the response that people wanted to stay "rural" but also wanted well paying jobs, conveniences & all services. Gladwin commented on the constant property tax increases and questions if they are justified. Saal commented that because everybody's situation is different their priorities are all different and don't agree on goals and objectives.

Rusch commented that the hardest part of a "plan" is the implementation and that we should be getting results when spending tax dollars. Mittelsteadt said that there are problems sometimes in taking federal monies when the implementation doesn't go as expected and we end up creating more problems. Gladwin said that the Bradley Plan Commission would be reviewing this draft along with the drafts of the other elements of the update that have already been approved and how it will affect their township.

Motion by Saal, seconded by Mittelsteadt to approve the "draft" Economic Development plan and forward to County Board with the one change regarding capitalizing on the County Forest through recreation and tourism. Motion carried all ayes.

9. Approve the December 9, 2010 meeting minutes – Motion by Rusch, seconded by Mittelsteadt to approve the December 9, 2010 meeting minutes. Motion carried all ayes.
10. Administrator's Report - Miller reviewed his activities since their last meeting. He spoke about the WCCA meetings regarding NR115 implementation. Zoning's 1999 jeep was replaced with a newer one that the Sheriff's Dept. was getting rid of. The Committee reviewed the Compliance report. Miller commented that in the Compliance report there is an issue in the Town of Schley that is not being resolved and staff is recommending issuing a citation. Committee acknowledgement is needed to issue the citation. The Committee told Miller to go ahead with the citation. The Committee reviewed the Financial report.
11. Adjourn - Motion by Saal, seconded by Mittelsteadt to adjourn at 12:12 p.m. Motion carried all ayes.