

Lincoln County Planning and Zoning Committee
Thursday, November 8, 2007 at 8:30 a.m.
Land Resource Center Meeting Room

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 8:30 a.m. in the Land Resource Center meeting room. Members present: Saal, Meyer, Mittelsteadt, Rusch and Short along with Dan Bowers; Zoning Specialist.
2. Toured site that will be the subject of the public hearing that will be held at 10:30 a.m. The committee returned to the meeting room at 10:15 a.m. and proceeded with items #6, 7 & 8 on the business portion of the meeting.
3. 10:30 a.m. Public Hearings – Hearings were held on the item listed in the notice. Hearing called to order at 10:40 p.m. by Chairman Saal. Saal, Meyer, Mittelsteadt, Rusch and Short along with Dan Miller; Zoning Administrator, Dan Bowers; Zoning Specialist, June Winters; Program Assistant, Ray Kraemer; Court Reporter and 2 others were present.
4. Discussion by the Planning and Zoning Committee and Decision on the Rezone request which was the subject of the Public Hearing.

PETITION FOR REZONING

1. A request by James and Brenda Becker to rezone 3 acres from a Rural Lands 2 (RL-2) district to a Rural Residential 3 (RR-3) district to allow for the property to be split. The property is located in the NW¹/₄ of the NE¹/₄ of Section 24, T35N, R7E, in the Town of King; having a tax parcel number of 12.243507.002.002.00.00 and further known by the address W2661 North Forest Road. The request is being heard under section 17.8.25 of Lincoln County Ordinances.

Brenda Becker was present to support their request. She explained that they would like to have the property split and doing that required having it rezoned. Miller asked how small the parcels were proposed to be and Becker stated approximately a 1 acre parcel and a 2 acre parcel. Miller stated that Beckers had already done some work at their own peril by already moving the mobile home out there and having the septic system installed already. Saal asked about the extra mobile homes and campers that were on the property at their on-site this morning. Bowers asked for clarification if the structure on the east edge of the property was a home or an outbuilding and Becker stated that it is a home but it is not being occupied at this time. Bowers then summarized that there was that dwelling, a mobile home that was just being moved onto the property for Carl Becker to live in and another mobile home that has just been placed there “in transit” and the two campers. Becker agreed. Saal asked what they are proposing be left there in the end. Becker stated just the home and the newer mobile home. Miller asked about the campers. Becker stated that they are just used during the summer. Meyer asked about the fact that they are hooked up to some type of waste disposal system. Becker stated that she believed that Carl may remove his camper when they occupy the mobile home. Saal commented that they were concerned about the number of dwellings on the property. Becker stated that the house is not occupied at this time. Miller commented that they are still over density even under the rezone. Bowers asked the year of the mobile home that will be placed out there permanently. Becker wasn't sure if it was a 1986 or a 2000. Her husband confirmed that it was a 1986. Miller commented that when they did the Land Use plan they went off of the plat book to make some of the district divisions and this parcel showed that it was attached to the 40 acres to the south and this was possibly why it was put in the RL2 district. Miller stated that the Beckers so far have only obtained a sanitary permit for the newest mobile home and that they still need to legitimize the structures with permits.

Motion by Mittelsteadt, seconded by Short to APPROVE ON CONDITION the request with the CONDITION that all of the structures that will remain on the property be brought up to code. In discussion Rusch asked if

town input had been received. Miller stated that the town meeting will be on November 12th. Motion by Mittelsteadt, seconded by Short to amend the motion to add that it will ALSO BE CONTINGENT upon receiving the township approval. Motion to amend the motion carried all ayes. Amended motion carried all ayes.

The Petition for Rezoning request will go before the Lincoln County Board for approval on November 13, 2007 pending township approval from their November 12, 2007 meeting. Miller said that he would need to revise the ordinance from what was in their County Board packets and he will pass those out at the County Board meeting. Saal encouraged the Beckers to attend both the Town of King meeting on 11/12/07 and the County Board meeting on 11/13/07.

5. Public Comment Opportunity – There was no public comment. Committed proceeded to Item #9 at this time.
6. Approve the October 11, 2007 meeting minutes – Chairman Saal referenced a memo from June Winters; Program Assistant regarding an error she had made on the minutes and asked that it be corrected before they were approved. In Harry Gladwin’s testimony for the Obermann rezone it should have read, “He stated that when this request was approved at the Town Board meeting, Town Board Supervisor, Bill Jelinek, had gone through each of the points that Obermann had talked about and his interpretation was that it did constitute a “spot zone”. Jelinek had voted against the approval even though it was ultimately approved by the town.”

Motion by Mittelsteadt, seconded by Meyer to approve the October 11, 2007 meeting minutes as amended. Motion carried all ayes.

7. Approve fee schedule that will be effective January 1, 2008 – Motion by Saal, seconded by Rusch to approve the proposed fee schedule. Discussion by Bowers regarding the fee for converting an accessory structure to a principal structure. He didn’t necessarily agree with the fee that was proposed. Miller stated his views on the need for the additional charge. Motion carried all ayes to approve as proposed.
8. Report on WCCA Fall Conference - Bowers shared with the committee that Dan Miller had received an “Outstanding Contribution Award” that was presented to him by the WCCA at the conference banquet and he was congratulated by the committee. Meyer commented on the sessions regarding “wind farms”. Miller stated that WE Energy is working on a proposed project in central Wisconsin. Saal wondered what kind of regulations we should have in place before we need to deal with these types of projects. Miller stated that we need to think about interference from the turbines to cell phones transmissions and a reasonable decommission bond requirement. Bowers stated that anything over 100 megawatts would only require Public Service Commission approvals and not local approval. Meyers commented that foreign companies are the ones that are developing a lot of these projects even though they are located in this country. Miller discussed some comments that were made on the state budget and several proposed bills that had been discussed at WCCA. He said that in 2009 there are some amendments that will have to be made to our ordinances. Meyers discussed some of the proposed mandates that may be imposed. Meyer commented on a presentation that showed the distance that people are commuting for their jobs and what impact that is having on resources and the economy. Rusch and Meyer commented how they realized that the different departments in the county overlap and make it necessary to cooperate and work closely together.

At 10:40 the committee returned to item #3 on this agenda.

9. Administrator’s Report - The Committee discussed issues on the Compliance report. The committee discussed the trends of the state budget and how the northern counties are affected. Dan Miller discussed some activities since the last committee meeting. He stated that he was happy so far with the Buffer Specialist’s work. The committee reviewed the Financial report. Dan Miller reviewed correspondence that had been received.
10. Adjourn - Motion by Saal, seconded by Mittelsteadt to adjourn at 11:16 a.m. Motion carried all ayes.