

**Lincoln County Planning and Zoning Committee  
Thursday, November 13, 2008 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, Meyer, Mittelsteadt, Eisenman and Rusch along with Dan Miller, Zoning Administrator, Dan Bowers; Zoning Specialist and June Winters; Program Assistant.
2. Tour site that will be the subject of the public hearing that will be held at 10:00 a.m. – Committee Members and Miller left to tour the site listed on the public hearing notice.
3. 10:00 p.m. Public Hearings – Hearings were held on the items listed in the notice. Hearing called to order at 10:00 a.m. by Chairman Saal. Saal, Meyer, Mittelsteadt, Eisenman and Rusch along with Dan Miller; Zoning Administrator, Dan Bowers; Zoning Specialist, June Winters; Program Assistant and 1 other person were present.
4. Discussion by the Planning and Zoning Committee and Decision on the Conditional Use request which was the subjects of the Public Hearing.

**CONDITIONAL USE REQUEST**

1. A request by James Swan to expand existing mini-storage facilities and to allow a total building coverage for the lot in excess of 5,000 square feet in a Cross Roads Mixed Use zoning district. The property is located in the SE ¼ of the SW ¼ of Section 01, T34N–R5E, in the Town of Tomahawk, and has an address of N9353 Pine Grove Ln. The request is being heard under section 17.3.08(1) and 17.2.53(2) of Lincoln County Ordinances.

James Swan was present in support of his request. He explained the request for the Committee. Dan Miller commented that the request, if granted, may need to have an extended timeframe to exercise the permit due to the economy and because Mr. Swan is not sure if the addition on the second building would be built within the next two years. Miller stated that the request would require state plan approval that includes stormwater review. Miller doesn't feel that a landscaped buffer yard is required as Swan has support from all of the surrounding property owners. Meyer questioned something on the aerial photo and Swan explained that it is an abandoned snowmobile trail. Saal asked Swan about the lighting. Swan explained what the existing lighting consisted of. Miller referenced an existing dusk to dawn light and commented that if it had to be replaced or any new lighting is installed it would need to comply with current ordinance standards. Miller again referenced the timeframe for Swan's project.

Meyer noted that there were 4 neighbors that had responded positively to the request. Chairman Saal read into record the approval from the Town of Tomahawk approval from their October 13, 2008 meeting, and referenced the neighbors' petition of approval again. Saal then closed the public hearing for the Swan Conditional Use request.

Motion by Saal, seconded by Rusch to APPROVE ON CONDITION the request.

**CONDITIONS:**

- 1) Conditional Use Permit shall be in effect for 5 years from today's date.
- 2) No secondary business activity shall be operated from or outside of either storage unit.
- 3) All necessary state approvals such as building plans and stormwater treatment shall be obtained prior to issuance of the Land Use Permit.
- 4) Any proposed outdoor lighting shall comply with the performance standards of section 17.5.04 of the Zoning Ordinance.

Motion carried all ayes.

5. Discussion and approval of fee schedule changes to be effective 12/1/08 - Dan Miller reviewed and explained the proposed fee changes to the Committee. They are primarily increases that have been prompted by the Wisconsin Department of Commerce changing COMM 83 that increases the portion that the county must pass on to the state for each issued sanitary permit. A “return inspection” fee will be imposed if an applicant for a permit has failed to stake the building site or failed to submit information necessary to complete the onsite, requiring another visit from Zoning staff before permit issuance. The Petition for Modification of Subdivision Ordinance was re-instated at the July 2008 meeting and there will be a fee added to the fee schedule to reflect that. There was lengthy discussion on the fee for Rezone & Variance requests that have multiple applicants. It was agreed that it was more equitable if the total fee was apportioned equally to all applicants based on a total of the base fee for original applicant plus \$150 per additional applicant then divided equally amongst all of the applicants.

Motion by Eisenman, seconded by Mittelsteadt to approve the fee schedule as amended. Fees are to be effective 12/1/08. Motion carried all ayes. Dan Miller told the Committee that we would be sending information out as soon as possible to all of the plumbers that we deal with to inform them of the changes.

6. Public Comment Opportunity – There was no public comment.
7. Approve the October 9, 2008 meeting minutes – Motion by Eisenman, seconded by Rusch to approve the October 9, 2008 meeting minutes. Motion carried all ayes.
8. Administrator’s Report - Miller reviewed with the Committee the activities since their last meeting. The Committee briefly reviewed the compliance and financial reports. There was no additional correspondence.
9. Adjourn - Motion by Meyer, seconded by Saal to adjourn at 10:55 a.m. Motion carried all ayes.