

**Lincoln County Planning and Zoning Committee**  
**Thursday, February 13, 2014 at 2:30 p.m.**  
**Lincoln County Service Center, Meeting Room 156**

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 2:30 p.m. in meeting room 156 in the Lincoln County Service Center. Members present: Saal, Bailey, Nelson, Rusch & Pike, along with Diane Wessel; Land Services Administrator, Dan Bowers; Zoning Program Manager; June Winters; Program Assistant and 5others.
2. Approval of the November 14, 2013 & November 18, 2013 meeting minutes – Motion by Rusch, seconded by Saal to approve the November 14, 2013 & November 18, 2013 minutes as written. Motion carried all ayes.
3. Public Comment – There was no public comment at this time. Prior to adjourning the meeting though, Harry Gladwin, commented regarding land splits, no matter what the size of parcel, he believed the split should be reviewed by the County, to head off potential issues of wetland crossings, driveways, etc.
4. 2:30 p.m. Public Hearing – At 2:30 p.m. the Public Hearing was called to order. Hearing was held on the items listed in the notice. Chairman Saal explained the rules of conduct for public hearings and introduced the Committee members.

**PETITION FOR REZONING**

1. A request by Patricia Urban for the estate of Robert Stephan to rezone approximately 80 acres from a Forestry and Rural Lands 2 zoning district to a Rural Lands 4 zoning district to allow for the property to be further subdivided. The property is located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11, T34N-R6E, in the Town of Bradley, having an address of W5456 Koth Road. The tax parcel numbers are 04.113406.014.00.00.00 and 04.113406.013.000.00.00.

Patricia Urban was present to support the request. One 40 acre parcel has a small home on it they would like to divide that into 3 parcels. The vacant 40 acre parcel they would like to have divided into 3 parcels also. She has talked to someone about the additional driveway accesses and doesn't believe there will be any issues. Dan Bowers asked her about additional land owned by the estate and Urban said that they would plan on selling the back parcel with one of the parcels that front on Koth Rd. Saal asked Urban if she had any questions or issues with the conditions on the staff report and she said she did not.

Harry Gladwin, Town of Bradley Plan Commission member, was present to say that the Plan Commission & Town Board have approved this request. He said that if no parcels are created smaller than 10 acres he does not believe that the Town has any jurisdiction about the land split but they do have concerns about the wetlands on the property. Dan Bowers clarified that the Town was involved in the driveway discussion and Gladwin said that he believed so.

Chairman Saal read into the record the approval from The Town of Bradley's February 10, 2014 Town Board meeting (staff will verify as faxed form is not clear). Chairman Saal closed the public hearing for the Robert Stephen Estate rezone request.

Motion by Bailey, seconded by Rusch to APPROVE the rezone request with the 2 conditions listed in the staff report and forward to the County Board for the February 18, 2014 meeting. CONDITIONS:

1. If the parcels are further subdivided, such subdivision shall be done by certified survey map to be approved by the Lincoln County Planning and Zoning department.
2. If the parcels are further subdivided, a wetland delineation shall be done and the subdivision shall be done in such a manner as to prevent impacts to wetlands.

Motion carried all ayes.

### PETITION FOR REZONING

2. A request by David Juhlke and co-applicant Steve Juhlke to rezone approximately 40 acres from a Forestry zoning district to a Rural Lands 2 zoning district to allow for the building of a year round home. The property is located in the SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 30, T32N-R4E, in the Town of Corning, on County Road M. The tax parcel number is 06.303204.012.000.00.00.

Steve Juhlke was present to support the request. The property is owned by his brother and they wish to rezone the one 40 acre parcel along County Rd M to allow for the possibility of building a year 'round home at some point. He has been to the Town of Corning for their approval.

Dan Bowers asked Juhlke where they would plan on building a home. Juhlke said that they would be building over 200 yards off of the county road on an existing road into the property. Bowers said if the existing road was only made for the purpose of logging they may need additional permits for improvement of that road if through wetlands. Juhlke said that he will be checking into those issues with the appropriate agencies.

Chairman Saal read the Town of Corning resolution into the record for the hearing from their January 13, 2014 meeting giving their approval. Chairman Saal closed the public hearing for the Juhlke rezone request.

Motion by Pike, seconded by Saal to APPROVE the rezone request and forward to the County Board for the February 18, 2014 meeting. Motion carried all ayes.

5. Discussion & approval of 2014 fee schedule – Dan Bowers shared that something may need to be added in the future regarding review by Zoning in cases of sale/exchange of land between adjoining land owners. He would like to know if the Committee wishes to have a future discussion regarding a review and fee for doing this. Saal shared his views on the issue. Wessel shared that in speaking with staff we have been doing “courtesy” reviews and that takes staff time. There was discussion on the need for the review. The review issue will be discussed as a future agenda item with a fee discussed at that time.

Motion by Nelson, seconded by Saal to approve the fee schedule as presented. Motion carried all ayes.

6. Approval of 2014 meeting schedule – Motion by Saal, seconded by Pike to approve the schedule as presented. Motion carried all ayes.
7. Information on Farmland Preservation Planning – Wessel explained that the Farmland Preservation Plan for Lincoln County will be expiring. She has spoken to the Land Information & Conservation Committee also about the issue because there will be grants to apply for to help with funding. Consensus was to move forward with grant applications.
8. Department Report - The Committee reviewed & discussed some of the items on the Compliance report. The Committee reviewed the financial report and put it on file. Wessel spoke a little about Budget Modifications that will be coming to the Committee on the March meeting. The Correspondence was a letter & response from the Wisconsin Attorney General regarding land splits that was discussed with agenda item #5.
9. Confirm next meeting/public hearing date – March 13, 2014 – Confirmed. Meeting will be at 2:30 p.m.
10. Adjourn - Motion by Pike, seconded by Nelson to adjourn at 3:30 p.m. Motion carried all ayes.