

Lincoln County Planning and Zoning Committee
Wednesday, June 29, 2011 at 10:30 a.m.
Lincoln County Service Center, Meeting Room 156

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 10:30 a.m. in meeting room #156 in the Lincoln County Service Center. Members present: Saal, Mittelsteadt, Rusch & Nelson, along with Diane Hanson; Land Services Administrator, and June Winters; Program Assistant. Supervisor Meyer was excused.
2. 10:30 a.m. Public Hearing – At 10:30 a.m. Saal called the Public Hearing to order. Hearing was held on the item listed in the notice. Saal, Mittelsteadt, Rusch & Nelson along with Diane Hanson; Land Services Coordinator, June Winters; Program Assistant and 3 others were present. Meyer was excused.
3. Hearing was held, discussion occurred and a decision was made by the Planning and Zoning Committee – Saal explained the rules of conduct for the public hearing and introduced the Committee members.

FLOODPLAIN ORDINANCE

1. Revision of the Lincoln County Floodplain Ordinance (Chapter 20 of Lincoln County Code) – hearing is to solicit comments on proposed revisions to the Lincoln County Floodplain Ordinance and official floodplain maps including the Harrison Dam Failure Analysis Study, dated January, 2010. These revisions govern development in mapped floodplain areas and will be effective, upon adoption, on August 16, 2011.

Diane Hanson noted that there are 3 minor corrections that need to be done to the copy that was distributed.

First, the ordinance required a 30 day review by the DNR and after that they had one comment and that the sentence at the end of 20.1.05 (2)(b) “General Provisions”, should read “approved by the DNR.”

Second, 20.1.5 under Official Maps, in the same section that DNR made the change, it references a specific page (page 38) that will be changed just to say “appendix” instead of a page number.

Third, in the model ordinance, under 20.5.1(2) (GPF) Permitted Uses, part of the sentence specifically references 20.5.3 and that number does not exist. It should read 20.5.1(3)

These are the 3 changes from the copy that was distributed that should be changed before forward to County Board for approval and adoption.

Hanson stated that the ordinance was basically the model ordinance that was provided by the DNR and the only significant change to the model ordinance was the appeals process language. Nancy Bergstrom, Corporation Counsel made these modifications to mirror the appeals process of other ordinances. Under 20.5.1 General Floodplain District (GFP), there is potential that we may have to add language to cover Harrison Dam Study issues. Staff is working with Terry Cummings at the DNR on that particular issue.

Hanson stated that based on GIS analysis, that under the old floodplain mapping there were 612 structures within the floodplain and under the new mapping it shows 320 structures within the floodplain, so there was a significant decrease in number of structures considered within the floodplain. The LIDAR data (digital elevation data) that the county purchased a few years back was used to create the floodplain maps and appears to have improved the accuracy of the floodplain data.

Saal asked if there were any comments from the Committee and/or public.

Kevin Kleinschmidt, Forestry Department Administrator, was present and spoke in favor of adopting the new ordinance and the Harrison Dam Failure analysis study. A hydraulic study was completed in 2010 and it clarified

issues with the Harrison Dam. Harrison Dam currently has a “high” hazard rating and as a result, the spillway capacity needs to comply with a 1000 year flood event. Currently there are no residences in the area that would be flooded below the dam if a failure occurred during a 100-year flood. Adopting this mapping information with the ordinance would restrict development in the proposed Flood Shadow area. These changes would allow the county to request the DNR lower the hazard rating from “high” to “low” and the spillway would only need to meet the requirements for a 100 year flood event. The dam currently should be able to meet this criteria.

Dan Miller, the former Zoning Administrator, was present and spoke. He explained that this process started in 2008 with the update of the floodplain maps. He confirmed that the LIDAR information was a great help in creating these new maps. Flood Storage districts are now a component and were not previously. Our ordinance has been out of compliance with FEMA standards for quite some time and is being brought into compliance with these changes. He supports the ordinance being adopted.

Chairman Saal closed the public hearing for revisions to Chapter 20 of the Lincoln County Code (Floodplain Ordinance).

Saal made some comments on the past due need for these changes. He feels that this will help a lot of landowners.

Mittelsteadt questioned 20.7.1 and wanted clarification on permits that would be required. Miller said it does bind the county to issue certain permits and the statement is just sort of a “coverall” to make sure landowners apply for the proper permits from all agencies. Army Corp of Engineers would be issuing their own permits.

Hanson commented that it needs to go to the July County Board to be adopted within the required time frame.

Motion by Saal, seconded by Rusch to APPROVE with the 3 noted changes and forward to the Lincoln County Board for approval. Motion carried all ayes.

4. Public Comment Opportunity – Harry Gladwin said he was surprised that there were not more people in attendance from the public for this hearing.
5. Approve the May 12, 2011 meeting minutes – Motion by Mittelsteadt, seconded by Rusch to approve the May 12, 2011 meeting minutes. Motion carried all ayes.
6. Administrator’s Report - Hanson gave the Committee an update on legislation regarding Wisconsin Fund and changes within the Department of Commerce, Safety & Buildings Division. She also stated that last year NR115 was passed with a deadline of 2/1/12 for all county ordinance updates. NR115 is being discussed again and there is a possibility of that deadline being extended. Hanson would like to proceed with updating our Shoreland Ordinance and not wait in case the deadline is not extended. Saal agreed that we should be proceeding.

Hanson gave the Committee an update on workload in the Zoning Department and potential needs within the department. Hanson has discussed the needs with the Administrative Coordinator and has some possible options. Miller volunteered that he could help out in the short-term with at least soil test reviews. Hanson will continue to update the committee on the consolidation issues. Discussion followed.

7. Adjourn - Motion by Nelson, seconded by Saal to adjourn at 11:20 a.m. Motion carried all ayes.