

Lincoln County Planning and Zoning Committee
Thursday, July 14, 2011 at 8:30 a.m.
Lincoln County Service Center, Meeting Room 156

1. Call Meeting to Order - Meeting was called to order by Chairman Saal at 8:30 a.m. in meeting room 156 in the Lincoln County Service Center. Members present: Saal, Mittelsteadt, Rusch, Meyer & Nelson along with Dan Bowers, Zoning Specialist; Diane Hanson, Land Services Administrator; & June Winters, Program Assistant.
2. Tour site that will be the subject of the public hearings that will be held at 10:30 a.m. – Committee Members, Hanson & Bowers left to tour the sites listed on the public hearing notice. The Committee returned at 10:10 a.m. from the tours and proceeded with item #6 on the agenda.
6. Approve the June 29, 2011 meeting minutes – Hanson noted that Dan Miller made us aware of an error in the minutes. It said “*Third, in the model ordinance, under 20.5.1(2) (GPF).....*”. It should have read “GFP” being the acronym for General Floodplain District.

Motion by Saal, seconded by Rusch to approve the July 29, 2011 minutes as corrected. Motion carried all ayes.

7. Administrator’s Report - The Committee reviewed the Compliance Report and placed it on file. The Committee reviewed & discussed the Financial Report and placed it on file. In discussing the financial report the Committee discussed staffing duties in Land Conservation/Information/Zoning Department and some possible options.

Hanson shared that we have an open position on the Board of Adjustment. We have had no applications in response to an ad that the County Clerk had placed. Hanson said that she will be sending a letter to the individual townships hoping to recruit a new member.

Hanson shared that at the August DNR Natural Resources Board meeting, they will be requesting an extension to the deadline for the NR115 changes. There was discussion on the subject.

The Floodplain Ordinance will be going to County Board on July 20, 2011. There is a Flood Insurance Workshop being put on by the DNR at 4:00 p.m. today in the Service Center for information for citizens, lenders, surveyors, realtors, and anyone interested.

The Committee returned to item #3 on the agenda.

3. 10:30 a.m. Public Hearing – At 10:36 a.m. the Public Hearing was called to order. Hearings were held on the items listed in the notice. Saal, Mittelsteadt, Rusch, Meyer & Nelson along with Diane Hanson, Land Services Administrator; Dan Bowers, Zoning Specialist; June Winters, Program Assistant and 3 other persons 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.

COMPREHENSIVE PLAN AMENDMENT

1. A request by James Swan to amend the Lincoln County Comprehensive Plan Map from Rural Lands to Crossroads Mixed Use for tax parcel 04.063406.011.001.01.02, comprising approximately 14 acres, to allow for the potential to build mini-storage facilities. The property is located in SW¼SW¼ of Section 06, T34N-R6E, in the Town of Bradley, with a parcel address of W7248 State Rd 86.

Because both items 1 & 2 are inter-related the Committee will take testimony concurrently.

PETITION FOR REZONING

2. A request by James Swan to rezone approximately 14 acres having a tax parcel 04.063406.011.001.01.02, from a Rural Lands 2 zoning district to a Crossroads Mixed Use zoning district to allow for the potential to build mini-storage facilities. The property is located in SW¼SW¼ of Section 06, T34N-R6E, in the Town of Bradley, with a parcel address of W7248 State Rd 86.

James Swan was present to explain & support his request. He shared with the Committee that he is applying for a driveway off of State Rd 86 to the east of the existing house driveway for the new storage units. Winters commented that the driveway would be discussed more in the Conditional Use Process for the storage units if the rezone is granted. She shared that in correspondence with the DOT there may be issues with the driveway location but the permit process with Wis.DOT would determine that.

Bowers discussed possible uses of the property under the proposed Zoning district. He reviewed the staff report for the Committee.

Harry Gladwin, Bradley Plan Commission, was present and relayed the meetings & dates that the Town of Bradley approval was obtained. He stated that no one appeared in at the meeting in opposition. He did have one phone call from an adjoining land owner hoping that trees would be planted as a buffer from between the storage units & his property. He commented that for any future land split of the property, minimum lot size is 50,000 sq.ft. per Bradley's ordinance.

Saal commented that Mr. Swan submitted a petition signed by 15 neighbors with no opposition to his request. Chairman Saal closed the public hearing for the Swan request.

Motion made by Nelson, seconded by Rusch to approve the Comprehensive Plan Amendment and forward to County Board. Motion carried 5-0.

Motion made by Mittelsteadt, seconded by Nelson to approve the rezone request and forward an ordinance to County Board. Motion carried 5 - 0.

The ordinance to amend the Land Use Plan and change the zoning district will be on the July 20, 2011 County Board agenda.

5. Public Comment Opportunity – Harry Gladwin said that he appreciated all of the cooperation of the zoning staff especially with the shortage of staff.

The Committee proceeded to item #8 on the agenda

8. Adjourn - Motion by Nelson, seconded by Rusch to adjourn at 11:00 a.m. Motion carried all ayes.