

**Lincoln County Land Services Committee  
Minutes of Thursday, November 12, 2015, 1:00 pm  
Lincoln County Service Center, Room #156**

Members Present: Julie Allen, Loretta Baughan, Hans Breitenmoser, R. Wayne Plant & Curtis Powell. Visitors: Matthew Bremer; Land Services Administrator, Sarah Koss; Register of Deeds, Nancy Bergstrom; Corporation Counsel, Randy Scholz; Administrative Coordinator, June Winters; Zoning Program Assistant and 6 others. Supervisors Hetfeld & Rusch were excused from today's meeting.

1. Call Meeting order - Meeting was called to order by Chairman Powell at 1:00 p.m.
2. Tour site in the town of Bradley that will be the subject of the 2:00 p.m. public hearing - Bremer & the Committee left for the tour at 1:00 p.m. The Committee returned from the tour at 2:06 p.m., reconvened and moved to item # 8 on the agenda.
3. Approval of the October 8, 2015 Land Services Committee Minutes – M/S Breitenmoser /Allen to approve the minutes. Motion carried all ayes.
4. Public Comment – Harry Gladwin stated that he has brought in information that he had referenced at last month's meeting regarding the Wagner Oil request. He, at that time, did not have the documentation with him that he was referring to regarding the letter of opposition from the Lake Muskellunge Protection and Rehabilitation District and a letter from John Simonson at the WDNR dated November 2013. He also attached a copy of the Bradley Plan Commission report to their Town Board regarding the request. He wanted it to be part of the record as being on file in case there were issues in the future. Powell said that it didn't affect the decision that had already been made but the Zoning Office would put it on file. Gladwin requested that a copy be given to each Committee member. Powell said the Zoning staff would take care of that.

**REGISTER OF DEEDS**

5. Monthly Munis Report – Koss asked if there were any questions and there were not.
6. Monthly Written Report – Allen asked Koss if all of the documents in their office had been imaged and indexed in the system and Koss said they are not. She said that the project they are currently working on is documents going back to 1935. They are still in the process of indexing them. Recorded documents from 1934 and older will be a future project.
7. Update resolution to increase monthly fees for non-certified copies of filings and recordings via CD-ROM and FTP Upload – Koss explained that this fee has not been increased since 2003. She feels that, because expenses for everything we utilize to process the information has increased, it would be beneficial to update that at this time from \$350 monthly to \$450 monthly for that service to subscribers.

M/S Powell/Baughan to approve the resolution as proposed and forward to County Board. There was discussion. Plant asked how many subscribers Koss currently has for this service and she said that there are currently 3. Motion carried all ayes.

Powell moved to item #9 on the agenda.

**LAND SERVICES DEPARTMENT**

8. 2:00 p.m. Public Hearing – Public Hearing was called to order at 2:06 p.m.

Hearings were held on the items listed in the notice. Chairman Powell explained the rules of conduct for public hearings and introduced the Committee members. He called the first hearing.

**CONDITIONAL USE REQUEST**

1. A request by James H. Swan to construct two additional mini-storage buildings within a 5 year timeframe on a property which has two existing mini-storage buildings in a Crossroads Mixed Use district. The property is located in the SW¼ SW ¼ of Section 6,T34N-R6E, in the Town of Bradley, with an address of W7246 State Road 86. The tax parcel number is 04.063406.011.001.01.02. The request is being heard under section 17.3.08(1) of Lincoln County Ordinances.

Powell asked for proponents of the request. James Swan was present to explain his request. He is proposing to build two additional storage units on the same site as he has existing units. He has a request that because it is getting late in the season he would like to have until June 30, 2016 to finish the stormwater plan requirements. He is proposing doing a "winter build" for the storage units but would not like to have the amount of land required for the stormwater plan disturbed until next spring. Powell asked Matt Bremer if he had any opposition to that and he stated that he did not.

Harry Gladwin, Town of Bradley Plan Commission, was present and said that the Plan Commission & Town Board both recommended approval with the one condition that Swan had requested in order to build the structures over the winter and have until June 30, 2016 to complete the stormwater plan requirements (as shown on drawing #C1.2 in the plan). Gladwin stated that there was no one present in opposition to the request at either the Plan Commission meeting or the Town Board meeting.

Chairman Powell noted that the Town Board recommendation indicated on November 9, 2015 it was approved on a 4-0 vote.

Chairman Powell called for any opponents of the request. There were none. Chairman Powell closed the public hearing for the Conditional Use request.

M/S Baughan/Plant to APPROVE the request with recommendations as listed in the staff report and noting the agreement regarding the stormwater plan timeline allowance requested by the applicant. Motion carried all ayes.

Conditions:

1. Only two additional buildings as proposed are authorized under this permit. Requests for additional buildings or units shall require conditional use review.
2. Regulations listed under 17.3.08(1) "personal storage facilities" shall be incorporated as conditions of approval.
3. The "landscaped bufferyard" meeting the standards of 17.5.05(2) shall continue to be maintained into the future.
4. Exterior lighting standards shall be adhered to per 17.5.04.
5. All elements of the submitted stormwater management plan shall be implemented and maintained.

Powell returned to item #3 on the agenda.

9. Agency Updates –

- a) NRCS – Peggy Winter – Winter said that the last update she had given the Committee was in June. She introduced Beth Stanley who has joined their office. Stanley is the soil conservationist for their office and will be helping on the planning side of things. The other side of their office has no changes. Doug Denk shares duties with the Technician from the Rhinelander office and they will continue to service Lincoln & Langlade counties.

Winter gave an update on the Conservation Stewardship Program. There are currently 70 Million acres enrolled in this program nationwide with expectation for that to increase significantly in the near future. She discussed a little bit about the program and how it works. She discussed the Environmental Quality Incentives Program. She explained a little about that program & that it has gone through significant changes. It appears that only high ranked application may get funded and the low & medium will get delayed. She discussed the different "sign-up" opportunities.

Winter said that Matt Peplinski from FSA has asked her to bring an item to the Committee to put on the agenda for action on next month's meeting regarding the Conservation Reserve Program which is fully administered by FSA with technical assistance from NRCS. There will be a Conservation Plan of Operation in the contract that needs FSA & NRCS's signatures but Peplinski wants to know if the Committee wanted to waive the need to sign the form. Powell said that they can put it on as agenda item next month to decide but personally he likes to have the Committee sign so that there is a record of their approval.

- b) APHIS-WS – Approval of 2015 crop prices – Jeremy Irish – Irish said that he had given each of the members a copy to review because the Committee has the authority to adjust the prices if they felt necessary. There was brief discussion. Powell pointed out that this is the price paid in cases of crop depredation.

M/S Plant/Breitenmoser to approve 2015 crop prices as proposed. Motion carried all ayes. Powell signed the document for Irish.

10. Request to fill authorized position – Real Property Lister – The County Real Property Lister will be retiring in January after 33 years with Lincoln County. Scholz commented that this has already gone to Personnel Committee. Powell shared that he is sorry to see Marge Johnson leave the county. Baughan asked what this position does exactly. Johnson briefly explained the position.

M/S Plant/Allen to approve refilling the Real Property Lister's position. Motion carried all ayes. The Committee thanked Johnson & wished her well. Bremer asked to discuss options for refilling the position and Powell cut off that discussion and said that we need to adhere to the standard process for refilling the position.

11. Act 55 Update – Model Ordinance discussion – Bremer explained to the Committee that we have received direction from the DNR in the form of a model ordinance that staff will be merging into our ordinance for compliance. He reviewed the memo that he had prepared for the Committee and briefly reviewed issues that we will need to change, update or eliminate from our ordinance. He is hoping to have the new draft ordinance ready for the Committee to review at the December meeting. There was discussion. Bremer pointed out that we may not have that much to discuss because control over many things previously regulated by our Shoreland Ordinance has been taken away from the counties. The biggest impact that Act 55 has is in the unzoned towns. Nancy Bergstrom wanted to clarify that Bremer would have a draft ready in December and that the Committee could discuss changes then move forward to public hearing for the ordinance. She reiterated that there may be very few points that this Committee may have control over even with input from towns & public. Powell said that the language needs to be clear and explicit so that the public understands whether the county has any control over the changes or if it is mandated by the state. Powell asked Bremer to compile that information and give the Committee direction. Bergstrom expressed her concern with the timeline and feels it is imperative that the changes be made by February so that changes may be in place before the next building season. Powell said that if have to call some special Committee meetings in December he will do so. Bremer said that he could send the Committee member the exact Model Ordinance as provided by the DNR. Allen asked that they have the information for review as soon as possible so that they may have time to digest and make informed decisions. Bergstrom again pointed out that there may be very little that the Committee will have any latitude for making decisions. Powell called on Harry Gladwin and Gladwin asked that the towns at least be invited to attend when the Committee is initially reviewing the changes to have some town input to work out the language. Powell said that they will all be open meetings. Gladwin asked for as much advance information as possible to share at the town level also.
12. Department written report – There were no questions on the Munis report. Bremer reviewed the written report that he had submitted. He said that most had been covered in agenda items. He said that there have been ongoing discussion & demos held in Marathon County for the search for a new tracking software system. Bremer also mentioned that he has been researching and found that only 4 counties do not have land owner names available on the county website. Some of them do not allow a "search by name" but in searching by parcel, PIN or address it will indicate the owner for that specific parcel. He said over the last month he had asked the Treasurer, Land Services & Register of Deeds departments to keep a tally of requests and there had been 222 requests total. He would like to see it on a future agenda to discuss. Allen asked if this would be something that would merge with the new software we are looking at and Bremer said that he has been led to believe there may be a cost to "exclude" that capability as we are doing currently.
13. Approval of 2016 Public Hearing Schedule – M/S Plant/Baughan to approve as proposed. Motion carried all ayes.
14. Confirm next meeting/public hearing date – December 10, 2015 – Due to the possibility of a lack of a quorum on that date, the public hearing originally scheduled for December will be postponed until January 14, 2016. There was discussion. The next Committee meeting to discuss the Shoreland Ordinance will be at the call of the Chair when a quorum is available. Powell & Allen asked Bremer to get the Shoreland Ordinance information to the Committee as soon as possible.
15. Adjourn – M/S Breitenmoser/Plant to adjourn at 3:04 p.m. Motion carried all ayes.