

**Lincoln County Land Services Committee  
Minutes of Wednesday, June 10, 2015, 2:00 pm  
Lincoln County Service Center, Room #156**

Members Present: Julie Allen, Loretta Baughan, Hans Breitenmoser, Jeff Hetfeld, Curtis Powell & Greta Rusch.  
Visitors: Diane Wessel; Land Services Administrator, June Winters; Zoning Program Assistant, and others. Supervisor Plant was excused.

1. Call Meeting order - Meeting was called to order by Chairman Powell at 2:00 p.m.
2. Approval of the May 14, 2015 Land Services Committee Minutes – M/S Rusch/Allen to approve the minutes. Motion carried all ayes.
3. Public Comment – There was no public comment

**REGISTER OF DEEDS**

4. ROD Monthly Munis Reported submitted for Committee review – Koss is attending the WRDA Summer Seminar & was not in attendance.
5. ROD Monthly Written Report submitted for Committee review –

The Committee moved to item #7 on the agenda as it was too early to start the public hearing.

Moved to Agenda Item #7

**LAND SERVICES DEPARTMENT**

6. 2:30 p.m. Public Hearing – Public Hearing was called to order at 2:30 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.

**PETITION FOR REZONING**

1. A request by Elizabeth Hodgson to rezone approximately 80 acres from Agriculture to a Rural Lands 4 zoning district to allow for the property to be further subdivided. The property is located in the NW¼ of Section 29,T32N-R8E, in the Town of Schley, with an address of W1921 County Road C. The tax parcel numbers are 22.293208.005.000.00.00 and 22.293208.008.000.00.00.

Robert Hodgson, was present to explain & support his mother's request. He said that surrounding property is already zoned Rural Lands 4 and they have already received approval from the Town of Schley. He explained that his mother wishes to divide the 80 into smaller parcels for family than the Agriculture zoning allowed.

Earl Welker, Town of Schley Plan Commission, was present to share the Town's recommendation. It was recommended at the Plan Commission meeting on May 21, 2015 that the Town Board approve the rezoning request. June 2, 2015 the Town of Schley Board voted unanimously to approve the resolution for the rezoning request. He said that with the zoning change it still preserves types of agricultural use.

Powell also read the resolution into the record.

Jim Schaupp was present in opposition to the request because he is concerned about a large number of homes built in the area. Hetfeld asked for clarification on the number allowed and Wessel said that it would be a maximum of 4 homes per 40 acres. Baughan said that on County Rd C there are smaller parcels existing and this request is not outside of that

request. Powell clarified that Schaupp was against more housing in the area & Schaupp said that he didn't mind 1 house per 40 acres but objected to 4 houses per 40 acres.

Chairman Powell called for any other proponents and/or opponents and there were none. Chairman Powell closed the public hearing for the Rezoning request. Allen asked for clarification how many homes are allowed in agriculture zoning district and Wessel said that each 40 would just allow one. There were comments and lengthy discussion on the pros/cons of the different zoning districts, flexibility within those districts and the importance of the Town Board's opinion.

M/S Baughan/Powell to APPROVE the rezoning request. There was lengthy discussion on the pros/cons.

Motion carried 5-1 on a roll call vote. Hetfeld-No, Allen-Yes, Breitenmoser-Yes, Rusch-Yes, Powell-Yes, Baughan-Yes. The rezone request will be before Lincoln County Board at their June 16, 2015 meeting.

At 2:50 p.m. Committee went back to Item #7.

7. Agency Updates – Wessel shared the Lumberjack RC&D report regarding aquatic invasive species (AIS) work submitted by John Preuss. It is funded by a lake management grant in Forest, Lincoln & Langlade counties.

Moved to Item #8

At 2:50 p.m. the Committee returned to item #7. Matt Peplinski, with the Farm Services Agency representing Lincoln County, was present & gave agency update. He discussed the upcoming elections which doesn't really affect Lincoln County. He reviewed the annual crop reporting certification process with the producers. He reviewed new programs in place with the new farm bill (Margin Protection Program for Dairy and the Commodities Support Program) and told the Committee he would keep them updated periodically.

Moved to #9 on the agenda.

8. Request to fill authorized position – Land Services – Land Services Program Manager – Wessel shared the details for the need for the request and that the request had Personnel Committee approval already on June 9, 2015. She reviewed the duties/responsibilities of the position. Wessel has concerns about project information loss in the interim. They discussed getting a consultant in the interim & even possibly permanently as a contracted service. There was more discussion about the position, its responsibilities and the options. Powell felt that it would be best to have time to find someone qualified but have a technical person in the position temporarily. There was lengthy discussion on the subject.

M/S Baughan/Rusch for Wessel to post job listing & permit Wessel to explore the possibility of finding a consultant in the interim. There was discussion on exploring the difference of employee vs. contracted in the long term. Motion carried 6-0.

The Committee moved to Item #10.

9. Discuss ordinance amendment – Chapter 17 – Permitting accessory residential structures over 1500 sq.ft. in Residential zoning districts & accessory non-residential structures over 25,000 cu.ft. in Planned Business & General Business zoning districts – Wessel said that the Committee has previously discussed this and a Conditional Use permit for Accessory structure has never been denied since this has been a requirement. Consensus has been that this restriction didn't really serve a purpose and it was discussed that it should be permitted by right use.

Wessel reviewed what the changes would be and what districts it would affect. She corrected an error on the information included in their packets. The table/chart had been revised 6/5/15 to allow as a permitted use the accessory non-residential structures over 25,000 cu.ft. in Planned Business not in Crossroads Mixed Use.

M/S Powell/Baughan to approve the changes per the 6/5/15 draft and proceed with a public hearing on the amendments on July 9, 2015. Motion carried 6-0.

Committee moved to item #11

10. Department Report - Wessel shared the status of the search for replacement of the Zoning Program Manager and the recent shoreland buffer restoration project at Sara Park in Tomahawk.

She discussed a memo Door County had distributed about a response to an item added to the state budget proposal regarding bringing shoreland regulations for the counties down to state minimum requirements. This was something that was slipped into the budget bill at the last moment and she doesn't feel the budget bill is the place for these changes. There was discussion on the proposal added to the budget.

Powell directed Wessel to send a letter of opposition to the Joint Committee on Finance as soon as possible. Powell cited loss of control of local government and disdain of inserting it into a budget bill instead of following legislative process. Baughan commented that this change sounded like what our County Board was directing us to do previously anyway. There was discussion on what had been directed by our County Board.

At 2:25 Powell called for a 5 minute break before starting the public hearing. At 2:30 p.m. the meeting was reconvened and moved to item #6 on the agenda.

11. Confirm next meeting/public hearing date – July 9, 2015 - Date confirmed. Hearing to start at 5:00 p.m. with the business meeting after that.
12. Adjourn – M/S Allen/Breitenmoser to adjourn at 3:05 p.m. Motion carried all ayes.

Minutes prepared by June Winters