

**Lincoln County Land Services Committee
Minutes of Thursday, September 8, 2016, 2:30 pm
Lincoln County Service Center, Room #156**

Members Present: Julie Allen, Loretta Baughan, Bill Bialecki, Hans Breitenmoser, Kirby Crosby, Christopher Heller & Greta Rusch.
Visitors: Matthew Bremer; Land Services Administrator, Sarah Koss; Register of Deeds, June Winters; Zoning Program Assistant, Jeremy Irish; APHIS-WS and Fred Heider; NCWRPC.

1. Call Meeting order - Meeting was called to order by Chair Baughan at 2:30 p.m.

REGISTER OF DEEDS

2. Q&A on Munis Report – Koss asked the Committee if they had any questions on the reports. There were none. Koss commented that August was a good month as they were 20% higher than August of last year.
3. Q&A on Written Report – No questions.
4. ROD Ten Year Long Range Plan – Koss shared that with her office being governed by state statutes it is hard to predict changes. She did mention that in 2017 there are changes that she is aware of and shared those with the Committee (State-wide vital records issuance). Discussion on how this may affect revenue. Baughan asked if all documents are sent to Madison. Koss shared that hard copies of vital records are no longer received. She is looking at possibly e-recording real estate documents in the near future. Personnel changes are unknown at this time as are some of the other areas. Koss said that software upgrades will always be taking place. Allen questioned which department was responsible for software/hardware. Koss explained who was responsible for which costs. Bialecki/Heller to approve the 10 year plan. Motion carried all ayes.

LAND SERVICES DEPARTMENT

5. Agency Updates –
 - a) APHIS – WS – Jeremy Irish – Approval of 2017 Wildlife Damage Budget – Irish shared a copy of the budget with the crop damage reports, both state & federal. He reviewed the budget with the Committee. He said that it is the same as last year with the exception of a 1.8% salary increase. M/S Heller/Allen to approve as proposed. Motion carried all ayes. Chair Baughan signed form.
 - b) APHIS – WS – Jeremy Irish – Approval for Lincoln County to participate in 2016 Venison donation program – Irish briefly explained the program. He said he needs verification annually that the County wishes to participate. There was discussion by the Committee. M/S Heller/Rusch to approve as proposed. Motion carried all ayes. Chair Baughan signed form.
 - c) Other Agency updates – There were none.
6. Set public hearing date for Farmland Preservation Plan (FPP) and Land & water Resource Management Plan (LWRM) – North Central Wisconsin Regional Planning Commission (NCWRPC) – Fred Heider – Heider explained that when the drafts are completed both plans require a public hearing. The LWRM plan public hearing requires a Class 2 notice and the FPP requires a Class 1 notice at least 30 days in advance of the hearing. He is hoping to hold the public hearing for both plans on November 10, 2016. He explained what would need to be included in the notices. Consensus of the Committee was that November 10, 2016 would work for the public hearing.
7. Tour site in the town of King that will be the subject of the 4:00 p.m. public hearing – Bremer & the Committee left for the tour at 2:50 p.m. They returned from the tour at 4:00 p.m. and resumed the meeting
8. Approval of the August 11, 2016 & August 22, 2016 Land Services Committee Minutes – M/S Bialecki/Heller to approve both minutes. Motion carried all ayes.

Chair Baughan moved to item #10 on the agenda.

9. Department written reports & Correspondence – Bremer asked if they had any questions on the Financial Report. There were none. He spoke about the task of filling the Real Property Lister position that was vacated by Jay Dick. Unfortunately this is a very critical time of the year to have this position vacant and is hoping to have someone in the position sometime in October. Bremer said that he has spoken to the previous Real Property Lister to see if she would come back to help & train whoever is hired to fill that position. He is looking into the details of that. He noted that we are also in the process of changing the software that tracks the parcels in the county.

Bremer spoke about the status of Land Use & Sanitary Permits so far in 2016. He shared that staff had a meeting with Marathon County and CCIT regarding the RFP for a new Land Records system and is imminent. He summarized what was said at that meeting. He said that we will have to wait & see what the response is to the RFP to know which route Lincoln County will be taking. He wants the Committee to be aware that this is going to be substantial expense initially for converting to a new system and there are a lot of unknowns at this time. He touched on the progress of the Advisory Committee for the FPP & LWRM Plan. The Committee again had lengthy discussion on the Real Property Lister vacancy issue and the Land Records system conversion.

Chair Baughan moved to item #12 on the agenda.

Members Present: Julie Allen, Loretta Baughan, Bill Bialecki, Hans Breitenmoser Kirby Crosby, Christopher Heller & Greta Rusch.
Visitors: Matthew Bremer; Land Services Administrator, June Winters; Zoning Program Assistant and 2 others.

10. 4:00 p.m. Public Hearing – Public Hearing was called to order at 4:01 p.m. Hearings were held on the items listed in the notice. Chair Baughan explained the rules of conduct for public hearings and introduced the Committee members. She called the first hearing.

Baughan explained that because items #1 & #2 are for the same parcel the testimony would be concurrently and then will be voted on individually.

COMPREHENSIVE PLAN AMENDMENT

1. A request by Doug & Sarah Williams (Co-applicant: Jason and Kristi Davis) to amend the Lincoln County Comprehensive Plan Map from Rural Single Family Residential to Private Recreation for 6.15 acres comprised of tax parcels 12.283507.006.002.00.00(1.6ac), 12.283507.006.004.00.00 (2.5ac), 12.283507.006.003.00.00 (1.75ac), and 12.283507.006.001.00.00 (.3ac). The properties are located in Section 28,T35N-R7E part of Government Lot 1, in the Town of King, with an address of W4095 County Highway A .

PETITION FOR REZONING

2. A request by Doug & Sarah Williams (Co-applicant: Jason and Kristi Davis) to rezone approximately 6.15 acres comprised of tax parcels 12.283507.006.002.00.00(1.6ac), 12.283507.006.004.00.00 (2.5ac), 12.283507.006.003.00.00 (1.75ac), and 12.283507.006.001.00.00 (.3ac) from Rural Residential 2 to Recreation. The properties are located in Section 28,T35N-R7E part of Government Lot 1, in the Town of King, with an address of W4095 County Highway A .

Chair called for proponents of the request. Doug Williams, the current owner, was present to support the request. He gave the history of the property stating that it had been a resort prior to his purchasing it. He said that in 2006 when the county did the recodification he was o.k. with the Rural Residential zoning because he was doing long term rentals at that time but didn't realize that it would not allow for weekly rentals also. He has prospective buyers that wish to return the property to a resort. He thinks this would be consistent with the area. He has spoken to the Town Board and people in the neighborhood and has found no one opposing the rezone.

Kristi Davis was present to explain & support the request. She and her husband are purchasing the property. They are planning on returning the property to an operating resort. They currently reside in Stevens Point and she works in Merrill. Her husband would be running the resort business should all of the proper approvals be granted. They are looking forward to moving to Tomahawk, raising their son here and operating the property as a resort citing the "up north retreat" atmosphere.

Chair Baughan called for any opponents of the request. There were none present.

Matt Bremer came to the podium to review the staff report. Staff recommends approval of the rezone request for the four parcels of land identified above (approximately 6.15 acres) from Rural Residential 2 (RR2) to a Recreation (RE) zoning district and the request to amend the comprehensive plan map from Rural Single Family Residential to Private Recreation. Bremer reviewed the options that the Committee does have. Bremer did add that the step to return the property to an operating resort would require a Conditional Use Permit if the rezone is granted.

Chair Baughan noted that Town of King's approval for the request has been received. Chair Baughan closed the public hearing for the Comprehensive Plan Amendment & the Rezone request.

M/S Bialecki/Rusch to APPROVE the Comprehensive Plan Amendment from Rural Single Family Residential to Private Recreation and forward to the September 28, 2016 County Board. Motion carried all ayes.

M/S Heller/Allen to APPROVE the Petition for Rezoning from Rural Residential 2 to Recreation and forward to the September 28, 2016 County Board. Motion carried all ayes.

11. Public Comment – There was none.

Chair Baughan returned to item #9 on the agenda.

12. Confirm next meeting/public hearing date – October 8, 2016 – confirmed date. There was discussion on the meeting times. Public Hearing at 4:00 p.m. Tour & Meeting time to be determined.

13. Adjourn – M/S Bialecki/Breitenmoser to adjourn at 4:30 p.m. Motion carried all ayes.

Minutes prepared by June Winters