

**Lincoln County Land Services Committee  
Minutes of Thursday, February 11, 2021 3:30pm  
Lincoln County Service Center, Room #257**

MEMBERS PRESENT In-Person: Christopher Heller, Greta Rusch, Bill Bialecki, Hans Breitenmoser, and Elizabeth McCrank

MEMBERS PRESENT Teleconference: Joshua Wendt and Julie Allen

MEMBERS ABSENT: Ann Krueger (FSA Representative) (excused)

DEPARTMENT HEADS/STAFF In-Person: Elizabeth Peronto (Program Assistant) and Sarah Koss (Register of Deeds)

DEPARTMENT HEADS/STAFF Teleconference: Mike Huth (Zoning Program Manager/Land Services Administrator), Laura Boquist (Shoreland Specialist), and Amanda Kasperek (Conservation Program Manager)

VISITORS In-Person:

VISITORS Teleconference: Jeremy Irish (APHIS) and Joey Schulz

1. Call Meeting to Order – Meeting was called to order by Chair Heller at 3:31pm

**REGISTER OF DEEDS**

2. December 2020 Financial Report – Sarah Koss asked if there were any questions on the report. There were none.
3. December 2020 Written Report - Koss asked if there were any questions on the report. There were none.
4. January 2021 Financial Report - Koss asked if there were any questions on the report. There were none.
5. January 2021 Written Report - Koss asked if there were any questions on the report. McCrank asked if the elevated number of recordings seen in 2020 is expected to occur again in 2021. Koss answered she did not know and, when she had asked other registrars, their counties had not seen such a large increase.

Sarah Koss left the meeting at 3:33pm.

**LAND SERVICES DEPARTMENT**

6. Public Comment – There was none.
7. January 14, 2021 Land Services Committee Minutes – Elizabeth Peronto asked the committee to approve a format change so that the public hearing items are listed as items “a, b, c” instead of “a, a, a”.

M/S Rusch/Breitenmoser to approve the 1/11/2021 minutes as amended. Motion carried on a voice vote.

8. Agency Updates –
  - a. APHIS – Wildlife Damage Claims – Jeremy Irish presented the Wildlife Damage Claims for Lincoln County in 2020. There was one claim in Lincoln County that qualified for payment.

M/S McCrank/Bialecki to approve the claim as presented. Motion carried on a voice vote.

9. Sustainable Agriculture Research & Education (SARE) Mini-Grant Application – Huth gave an overview of the grant application process as well as the overall goals of the grant if the county is awarded those funds which include onsite signage and continuing educational opportunities for the community. McCrank asked for clarification on the timeline of this grant as it relates to the County Board. Huth clarified that by presenting the grant application and draft County Board resolution it is allowing staff to be prepared for the acceptance of grant funds at a future County Board meeting.

M/S Heller/McCrank to proactively approve these grant funds and to forward the resolution to County Board upon receipt. Motion carried on a voice vote.

10. Ordinance Revision – Chapter 21 – Shoreline Stabilization – Boquist presented the proposed ordinance text amendments, explaining this is to ensure that minimum standards are being met, including state standards, in order to protect waterways.

Huth explained that, if approved, the Land Services Department would forward the proposed amendments to the Towns in order for the LSC to hold a Public Hearing in April.

M/S Allen/Rusch to approve the text amendments as proposed. Motion carried on a voice vote.

11. Ordinance Revision – Chapter 17 – Signs (Temporary Signs – Political Signs) – Huth requested the LSC wait to discuss this further until we have corporation counsel for consultation. Wendt asked if we know when the estimated time frame is to fill the position. Breitenmoser answered it is estimated to be within a month or two.
12. Zoning/Conservation Fee Schedule – Proposed Amendment - Huth explained recent permitting inquiries and research into the “Change of Land Use” fee brought forth the need to amend the fee schedule for reasons of clarity. Almost any category change of land use should require this in order to obtain proper permits and assessments from other agencies. Additionally, the proposed change regarding the paper sizes for printing fees is so that our fee schedule accurately reflects the fees as set by Lincoln County.

M/S Rusch/Bialecki to approve the fee schedule as proposed. Motion carried on a voice vote.

13. Department Updates
  - a. Administrator Department/Programs Report – Huth gave an overview of the department report included in the packet. There were no questions.
  - b. Monthly Financial Report – Huth presented the financial report. He pointed out that the accounts from the December 2020 report have levelled out now since grant funds have been processed in January 2021. McCrank asked about software maintenance cost. Huth clarified that our contracts tend to be large lump sums which cover many months versus paying on a monthly basis.
  - c. Zoning Program Manager/Land Services Administrator Timesheets (12/28/2020-1/24/2021) – Mike Huth requested that it be noted the year was incorrectly listed as 2020 instead of 2021 on one of his timesheets.

M/S Bialecki/McCrank to approve the timesheets. Motion carried on a voice vote.

Chair Heller moved to agenda items #15 and #16.

15. Future Agenda Items – None requested.
16. Confirm next meeting/public hearing date – The next meeting will be March 11, 2021. The meeting will begin at 3:30pm. There will be no public hearing.

Chair Heller moved to agenda items #14 and #17.

14. 4:00pm Public Hearings – Public Hearing was called to order at 4:00pm by Chair Heller. Chair Heller explained the rules of conduct for public hearings and introduced the Committee Members and staff.

#### **CONDITIONAL USE PERMIT**

- a. A request by Joey Schulz to allow a camping unit on the property for more than 60 days a year in a Rural Residential (RR3) zoning district. The property is located at the intersection of Deer Trail and Bambi Lane in Section 8, T34N-R5E, in the Town of Tomahawk. The tax pins# are 030-3405-084-9959 and 030-3405-084-9960 with total parcel size of approximately 1.5 acres. The request is being heard under section 17.8.30 and relating to section 17.3.03(9) of the Lincoln County Zoning Ordinance.

A narrated video providing an overview/tour of the property was shown as prepared by Land Services Staff.

Heller asked for testimony in support of the CUP application. Joey Schulz was present and explained his request which includes the desire to build a full time dwelling and to utilize the camper while he builds. He is already working with a plumber for septic system needs on the property both for the camper and the future dwelling.

Heller asked for additional testimony in support of the application. There was none.

Heller asked for testimony from opponents of the request. There was none.

Huth presented the staff report. County staff recommends that the committee approves the Conditional Use Permit with seven recommended conditions, as written in the staff report. There were no questions.

Heller closed the public hearing for the request.

Heller asked the applicant if they agree to the conditions. Schulz stated that he does.

M/S Heller/McCrank to approve the request with the seven conditions as listed in the staff report. Motion carried on a voice vote.

- 1) Shall not be more than one occupied camping unit per parcel in a residential zoning district meeting applicable setbacks.
- 2) Adequate sanitation meeting all applicable State and County regulations, such as a private on-site waste disposal system or privy, shall be required for units that remain on a property for over 60 days.
- 3) Shall not be more than one stored camping unit meeting applicable setbacks per parcel in a residential zoning district that contains a principle structure.
- 4) Once a principle structure is permitted and occupancy granted by the local building inspector, the camping unit can no longer be occupied for more than 60 days per calendar year.
- 5) Camping unit limited to 400 square feet in overall size.
- 6) The camping unit shall meet all required setbacks imposed by the Zoning Ordinance.
- 7) The camping unit must be authorized by the issuance of a Land Use Permit.

17. Adjourn – M/S Bialecki/Breitenmoser to adjourn at 4:08pm. Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto