

LINCOLN COUNTY LAND SERVICES COMMITTEE

Thursday, June 8, 2023 at 3:30pm

Meeting Location: Lincoln County Service Center, 801 N. Sales St, Room #257, Merrill, WI 54452

Via Teleconference and In-Person Attendance

Electronic Attendance Available: Persons wishing to attend the meeting electronically may enter the meeting beginning ten minutes prior to the start time indicated above using the following number or web address:

Conference Call: 1 530-564-6203

Access Code: 501 568 426#

Meeting ID: meet.google.com/pqh-xuim-euk

The teleconference cannot start until the host dials in and enters the host password. In the event there is an unforeseen technical difficulty that prevents all or a part of the meeting from being available electronically, the meeting will continue in person and those wishing to attend can appear in person at the location indicated in this agenda.

Attendance Policy: Lincoln County encourages all individuals attending in person to follow the most recent CDC guidelines for vaccinated and unvaccinated individuals. All public participants' phones, microphones and chat dialog boxes will be muted or disabled during the meeting. If "public comment" appears on the agenda, before the meeting is called to order, the clerk will ask teleconference attendees whether any public comment is being offered. When called upon by the clerk or chair, any person offering public comment should state their name and comments.

MEETING AGENDA

1. Call meeting to order
2. Roll Call
3. Adopt Agenda
4. May 18, 2023 LSC meeting minutes
5. Public Comment

DEPARTMENT REPORTS

6. Register of Deeds
 - a) Monthly Financial Reports
 - b) Monthly Written Reports
 - c) Travel Expense Report
7. Land Services
 - a) Administrator Department/Programs Report
 - b) Monthly Financial Report
 - c) Zoning Program Manager/Land Services Administrator Timesheets (5/1/2023 – 5/28/23)

OLD BUSINESS

none

NEW BUSINESS

8. Agency Updates
9. Authorization to Replace Fiscal Clerk Position/Staffing Adjustments
10. Award Tax Delinquent Title Search RFP
11. **4:00pm Public Hearings** (See Public Hearing Notice.) (Public Hearing items d and e will be discussed simultaneously.)

CONDITIONAL USE REQUEST

- a) OLD BUSINESS - A request by Milestone Materials a division of Mathy Construction Co (Representative: Robert Servais) to amend an existing Conditional Use Permit (CUP-96-1075) regarding non-metallic mining in the Rural Lands 4 (RL-4) zoning district.
- b) A request by Terrance and Jill Gaeu to allow an Outdoor Commercial Entertainment (Wedding/Event Barn) in a Commercial Mixed Use zoning district.
- c) A request by Texas Recreational Center Inc (Representatives: Mike and Steve Malinowski) to allow an Outdoor Commercial Entertainment (Golf Course) land use in a Recreation zoning district.

COMPREHENSIVE PLAN AMENDMENTS

- d) A request by John and Diane Blaubach to amend the Lincoln County Comprehensive Plan Map from Non-Residential (Planned Business) to Rural/Environmental (Rural Lands) for tax parcel pin# 00435061639996.

PETITIONS FOR REZONING

- e) A request by John and Diane Blaubach to rezone tax parcel pin# 00435061639996, from Planned Business (PB) to Rural Lands-2 (RL2).
- f) A request by RuttnRod Propeties LLC (Representatives: Jon and Michelle Smith. Petitioners: Dean and Maria Schalow) to rezone tax parcel pin# 01431060119919, from General Business (GB) to Crossroads Mixed Use (CMU).

- 12. Text Amendment - 17.3.02 Rural Land Uses
- 13. Text Amendment - 17.3.03 Residential Land Uses

ANNOUNCEMENTS

- 14. Future Agenda Items
- 15. Confirm next meeting/public hearing date
- 16. Adjourn

NOTE: Public Hearings published numerically are itemized in agenda alphabetically in the same order.

DISTRIBUTION:

Land Services Committee Members: Bill Bialecki, Julie DePasse, Randy Detert, Greg Hartwig, Marty Lemke, Elizabeth McCrank, Greta Rusch, & Steven F Roets
 Agencies: Luke Irish – APHIS-WS, Peggy Winter – NRCS, Carrie Brezesinski – FSA, Tracy Beckman – Lumberjack RC&D
 County Board Chairman: Don Friske
 Administrative Coordinator: Renee Krueger

Posted on _____ at _____ .m by _____

While there may be a quorum of the County Administrative and Legislative Committee, County Highway Committee or the Public Property Committee present, no County Highway Committee, County Administrative and Legislative Committee or Public Property Committee business will be conducted at this meeting.

Requests for reasonable accommodations for disabilities or limitations should be made prior to the date of this meeting. Please contact the Lincoln County Clerk at 715-539-1019 as early as possible so that proper arrangements may be made. Requests are kept confidential.

GENERAL REQUIREMENTS:

- 1. Must be held in a location which is reasonably accessible to the public.
- 2. Must be open to all members of the public unless the law specifically provides otherwise.

NOTICE REQUIREMENTS:

- 1. In addition to any requirements set forth below, notice must also be in compliance with any other specific statute.
- 2. Chief presiding officer or his/her designee must give notice to the official newspaper and to any members of the news media likely to give notice to the public.

MANNER OF NOTICE:

Date, time, place, and subject matter, including subject matter to be considered in a closed session, must be provided in a manner and form reasonably likely to give notice to the public.

TIME FOR NOTICE:

- 1. Normally, a minimum of 24 hours prior to the commencement of the meeting.
- 2. No less than 2 hours prior to the meeting if the presiding officer establishes there is a good cause that such notice is impossible or impractical.

EXEMPTIONS FOR COMMITTEES AND SUB-UNITS:

Legally constituted sub-units of a parent governmental body may conduct a meeting during the recess or immediately after the lawful meeting to act or deliberate upon a subject which was the subject of the meeting, provided the presiding officer publicly announces the time, place, and subject matter of the sub-unit meeting in advance of the meeting of the parent governmental body.

PROCEDURE FOR GOING INTO CLOSED SESSION:

- 1. Motion must be made, seconded, and carried by roll call majority vote and recorded in the minutes.
- 2. If motion is carried, chief presiding officer must advise those attending the meeting of the nature of the business to be conducted in the closed session, and the specific statutory exemption under which the closed session is authorized.

STATUTORY EXEMPTIONS UNDER WHICH CLOSED SESSIONS ARE PERMITTED:

- 1. Deliberation of judicial or quasi-judicial matters. Sec. 19.85(1)(a)
- 2. Considering dismissal, demotion, or discipline of any public employee or the investigation of charges against such person and the taking of formal action on any such matter; provided that the person is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action is taken. The person under consideration must be advised of his/her right that the evidentiary hearing be held in open session and the notice of the meeting must state the same. Sec. 19.85(1)(b).
- 3. Considering employment, promotion, compensation, or performance evaluation data of any public employee. Sec. 19.85(1)(c).
- 4. Considering strategy for crime detection or prevention. Sec. 19.85(1)(d).
- 5. Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Sec. 19.85(1)(c).
- 6. Considering financial, medical, social, or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of specific charges, which, if discussed in public would likely have an adverse effect on the reputation of the person referred to in such data. Sec. 19.85(1)(f).

7. Conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. Sec. 19.85(1)(g).
8. Considering a request for advice from any applicable ethics board. Sec. 19.85(1)(h).

CLOSED SESSION RESTRICTIONS:

1. Must convene in open session before going into closed session.
2. May not convene in open session, then convene in closed session and thereafter reconvene in open session within twelve (12) hours unless proper notice of this sequence was given at the same time and in the same manner as the original open meeting. Sec. 19.85(2).
3. Final approval or ratification of a collective bargaining agreement may not be given in closed session.

BALLOTS, VOTES, AND RECORDS:

1. Secret ballot is not permitted except for the election of officers of the body or unless otherwise permitted by specific statutes.
2. Except as permitted above, any member may require that the vote of each member be ascertained and recorded.
3. Motions and roll call votes must be preserved in the record and be available for public inspection.

USE OF RECORDING EQUIPMENT:

The meeting may be recorded, filmed, or photographed, provided that it does not interfere with the conduct of the meeting or the rights of the participants.

LEGAL INTERPRETATION:

1. The Wisconsin Attorney General will give advice concerning the applicability or clarification of the Open Meeting Law upon request.
2. The municipal attorney will give advice concerning the applicability or clarification of the Open Meeting Law upon request.

PENALTY:

Upon conviction, any member of a governmental body who knowingly attends a meeting held in violation of Subchapter IV, Chapter 19, Wisconsin Statutes, or who otherwise violates the said law shall be subject to forfeiture of not less than \$25.00 nor more than \$300.00 for each violation.

**Lincoln County Land Services Committee
Minutes of Thursday, May 18, 2023 3:30pm
Lincoln County Service Center, Room #257
(Meeting recording is available on the Lincoln County website: co.lincoln.wi.us)**

MEMBERS PRESENT In-Person: Marty Lemke, Bill Bialecki, Julie DePasse, Randy Detert, Greg Hartwig, Elizabeth McCrank, and Greta Rusch

MEMBERS PRESENT Teleconference: none

MEMBERS ABSENT: Steven F Roets

DEPARTMENT HEADS/STAFF In-Person: Mike Huth (Land Services Administrator), Karry Johnson (Corporation Counsel), Thomas Boisvert (Conservation Program Manager), Laura Boquist (Shoreland and Land Use Specialist), Sarah Koss (Register of Deeds), Elizabeth Peronto (Program Assistant)

DEPARTMENT HEADS/STAFF Teleconference: Norm Bushor (Land Information Program Manager) and Debbie Rauchle (Deputy County Clerk)

VISITORS In-Person: Mike Heise, John Heckendorf, Joe Dorava, Anne Dorava, Wally Horabik, Ben Mehring, Tom Burch, Bob Servais, Susan Prince, Mickey Koth, Chris Heller, and one illegible name.

VISITORS Teleconference: Jeffrey Daurer and Julie Allen

1. Call Meeting to Order – Meeting was called to order by Chair Lemke at 3:30pm.
2. Roll Call – All members present. Roets absent (excused).
3. Adopt Agenda – M/S Bialecki/McCrank to adopt the agenda as presented. Motion carried on a voice vote.
4. April 13, 2023 LSC Meeting Minutes – M/S Hartwig/Rusch to approve the 4/13/2023 minutes as presented. Motion carried on a voice vote.
5. Public Comment – There was none.

DEPARTMENT REPORTS

6. Register of Deeds
 - a. Monthly Financial Reports – Koss presented the financial report. No discussion occurred.
 - b. Monthly Written Reports – Koss presented the written report. Discussion occurred regarding YTD document recordings compared to previous years.
 - c. Amended 2024 Budget – Koss gave an overview of the Amended 2024 Budget.

M/S McCrank/DePasse to approve the amended 2024 Budget. Motion carried on a voice vote.
7. Land Services
 - a. Administrator Department/Programs Report – Huth gave an overview of the department report. No discussion occurred.
 - b. Monthly Financial Report – Huth gave an overview of the financial report and asked if there were any questions. Discussion occurred.
 - c. Zoning Program Manager/Land Services Administrator Timesheets (2/20/2023-4/2/2023) –

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

OLD BUSINESS

none

NEW BUSINESS

8. Agency Updates – none
9. Text Amendment Discussion – 17.3.02 Rural Land Uses – Huth gave an overview of the proposed amendments. Discussion occurred.

M/S Hartwig/Rusch to approve the proposed changes. Hartwig withdrew action.
10. Land Services Fleet Vehicle Replacement Schedule and CIP Request – Huth gave an overview of the replacement schedule and current years/miles of the department fleet vehicles. Discussion occurred.

M/S Bialecki/Hartwig to hold over until 2024. Motion carried on a voice vote.
11. NCLWCA Vacancies – Boisvert gave an overview of the vacancies and asked if any members were interested in the positions.
12. **4:00pm Public Hearings** – Public Hearing was called to order at 4:02pm by Chair Lemke. Lemke explained the rules of conduct for public hearings and introduced the Committee members and staff.

CONDITIONAL USE REQUEST

- a) A request by Milestone Materials a division of Mathy Construction Co (Representative: Robert Servais) to amend an existing Conditional Use Permit (CUP-96-1075) regarding non-metallic mining in the Rural Lands 4 (RL-4) zoning district.

Lemke asked for testimony in support of the Conditional Use application. Robert Servais, the representative, was present and explained the request. Servais and Tom Burch answered questions from the committee. Discussion occurred.

Lemke asked for additional testimony in support of the request. There were none.

Lemke asked for testimony from opponents of the request. Benjamin Mehring expressed concerns about truck safety, noise, and enforceability. Mike Heise expressed concerns about truck safety and road conditions. Wally Horbik expressed concerns about truck safety and road infrastructure. John Heckendorf expressed concerns about road infrastructure and noise. Joe Dorava expressed concerns about road infrastructure and noise. Discussion occurred.

Chair Lemke left at 4:51pm and returned at 4:52pm.

Lemke asked for the staff report. Huth presented the staff report. Huth informed the committee that the Town of Skanawan requested a 30-day extension in order to file the recommendation. County staff recommends that the committee approve the Conditional Use Permit with the seventeen recommended conditions, as written in the staff report. Discussion occurred.

Lemke called for a recess at 5:12pm. Meeting resumed at 5:28pm.

M/S Hartwig/Detert to approve the 30-Day extension as requested by the Town of Skanawan specifying that this will be heard at the June 8th, 2023 LSC meeting. Motion carried on a voice vote.

PETITION FOR MODIFICATION OF THE SUBDIVISION ORDINANCE

- b) A request by Jeffrey Daurer to create a lot that does not have 30 feet of frontage on a public road. The property is located in Section 8, T35N-R5E, in the Town of Wilson. The tax pin# is 03235050819965 with a parcel size of approximately 3.96 acres.

Lemke asked staff if there is an update to the Staff Report. Huth informed the committee that the Town of Wilson submitted a neutral recommendation for this request and there is no change to the staff report.

Lemke asked for additional testimony from proponents of the request. Jeffrey Daurer was present virtually and asked to be on the record as a proponent.

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

Lemke closed the public hearing for the request. There was no discussion.

M/S McCrank/DePasse to approve the Petition for Modification request by Jeffrey Daurer with the one recommended condition as listed on the staff report. Motion carried on a voice vote.

Conditions:

- 1. All other applicable ordinance standards are adhered to regarding the subdivision of the parcel and zoning district standards.

- 13. Tax Deed Procedure and Funding – Huth gave an overview of the report and RFP results. Discussion occurred. Committee members direct staff to bring an amended 2024 budget to reflect this additional line item and to include an agenda item to award the RFP at the June meeting.
- 14. Convene into **CLOSED SESSION** pursuant to sec. 19.85(1)(g), Stats., for conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. – Shoreland Zoning Ordinance DNR interpretation and application to shoreland properties for purposes of recommending and/or pursuing citation or other legal action.

M/S DePasse/Detert to convene into closed session to include Mike Huth, Laura Boquist, Elizabeth Peronto, and Karry Johnson. Motion carried on a roll call vote.

Supervisor	Aye	Nay
Lemke	X	
Bialecki	X	
Rusch	X	
Detert	X	
DePasse	X	
Hartwig	X	
McCrank	X	

- 15. Reconvene Open Session – Take any action on items discussed during closed session.

M/S Hartwig/McCrank to reconvene into open session. Motion carried on a roll call vote. No action taken.

Supervisor	Aye	Nay
Lemke	X	
Bialecki	X	
Rusch	X	
Detert	X	
DePasse	X	
Hartwig	X	
McCrank	X	

ANNOUNCEMENTS

16. Future Agenda Items – none

17. Confirm next meeting/public hearing date – The next meeting will be June 8, 2023. The meeting will begin at 3:30p.m. with the Public Hearing to begin at 4:00p.m.

18. Adjourn – M/S McCrank/DePasse to adjourn at 6:38p.m. Motion carried on a voice vote.

Minutes prepared by Elizabeth Peronto



DEPARTMENT UPDATES

- **LTE POSITIONS (AIS):** - Interviews for the AIS LTE grant funded positions have been completed and the positions have been filled with 2 candidates that will be completing AIS tasks throughout the 2023 summer season.

ZONING PROGRAMS

Permit Type	2023	2022	2021	2020	2019	2018
Sanitary	79	90	129	84	57	42
Land Use	139	149	179	141	124	95

- **LAND USE AND SANITARY PERMIT UPDATE** – Permit applications for Land Use and Sanitary continue to steadily flow through the review process. Day-to-day land use/zoning/septic research continues at a steady pace as property owners and contractors prepare for building projects and potential property sales.

CONSERVATION PROGRAMS

- **AIS LTE POSITIONS:** Hayley Djupstrom and Sam Coates have both filled the Aquatic Invasive Species (AIS) positions for this summer. Hayley is returning for her second year with Lincoln County, and Sam was hired for the role this spring. Some of their tasks will include: completing Clean Boats, Clean Waters (CBCW) inspections, conducting early detection monitoring, removing invasives, and completing purple loosestrife biocontrol.
- **PURPLE LOOSESTRIFE BIOCONTROL:** Purple loosestrife beetles (*Galerucella spp.*) are being raised in a mass rearing cage throughout the summer. Beetles were collected in collaboration with the Wisconsin Department of Natural Resources (WDNR) to be placed into the cage this spring. Those beetles should propagate throughout the summer and be released into large purple loosestrife patches throughout the County. The goal of this program is to limit the spread of purple loosestrife and reduce its population.
- **DRAIN CAMPAIGN:** During Wisconsin’s annual Drain Campaign June 2-4, boat inspectors from the Clean Boats, Clean Waters program will visit boat landings across the state reminding those coming out of the water to drain their boats of any water to stop aquatic hitchhikers. Lincoln County AIS staff will be participating in this program, and will be present at the Lake Nokomis and Lake Mohawksin boat landings.
- **ENGINEERING TRAINING:** Staff attended an engineering training in Appleton, WI. This training focused on the design and construction of grassed waterways. Instruction for this course was provided by the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and the Natural Resources Conservation Service (NRCS).
- **GRAZING TRAINING:** Staff is completing a managed grazing course throughout the summer. This course provides training on the design, construction, and implementation of managed grazing projects in Wisconsin. This class has virtual sessions and in-field experiences. At the end of this course staff should obtain NRCS grazing certification for designing managed grazing systems.

- **PLANNED COST-SHARE PROJECTS:**

- **Shoreline Stabilization (3)**
 - Project site on Lake Alice has been designed, and will hopefully be implemented during the 2023 project season.
 - Project on Lake Nokomis has been designed, and will hopefully be implemented during the 2023 project season.
 - Project on Long/Bass Lake has been designed, and will hopefully be implemented during the 2023 project season.
- **Roof Runoff Structure (1)**
 - Project has been designed, and is planned to be implemented during the 2023 season. Project is located in the Town of Merrill.
 - 2022 bond funds extended for this project.
- **Underground Outlet (1)**
 - Project has been designed, and is planned to be implemented during the 2023 season. Project is located in the Town of Merrill.
 - 2022 bond funds extended for this project.
- **Vegetated Treatment Area (1)**
 - Project site has been surveyed and the construction plan will be designed during the winter months. Project is located in the Town of Merrill.
- **Nutrient Management Plan (1)**
 - Cost-share contracts have been signed with the intent that the NMP will be finished in 2023. All NMP acres are in the Town of Merrill.
 - 2022 SEG funds extended for this project.
- **Livestock Fencing (1)**
 - Project has been designed. Installation is expected to occur during the 2023 season. Project site is located in the Town of Harding.
- **Livestock Watering System (1)**
 - Project has been designed. Installation is expected to occur during the 2023 season. Project site is located in the Town of Harding.
- **Managed Grazing Plan (1)**
 - The grazing plan is currently being created. Utilization of the grazing plan will coincide with the fencing and watering systems above. Expected to implement during the 2023 season. Project site is located in the Town of Harding.
- **Well Decommissioning (9)**
 - 8 well decommissioning's are on County Forest property. All projects are designed and are planned to be installed during the 2023 season.
 - 1 well decommissioning is through a private landowner in the Town of Scott.
 - 2022 Bond Funds extended for these projects.
- **Grassed Waterways (3)**
 - Several grassed waterways are being designed for a property in Pine River. The landowner is experiencing significant erosion in his farm fields.
 - Both the Natural Resource Conservation Service (NRCS) and the Lincoln County Conservation Program are intending to provide cost-sharing to the landowner.
 - Projects are intended to be implemented during the 2024 construction season.

LAND INFORMATION PROGRAMS

- **WISCONSIN LAND INFORMATION PROGRAM (WLIP)**

- Register of Deeds Book Scanning project – ROD and Corporation Counsel working on contract extension, Corporation Counsel is reviewing.

- 2023 Public Land Survey System (PLSS) Corner Remonumentation RFP being reviewed by Corporation Counsel – may remove project from 2023 time frame and move to 2024
- Land Services/RPL LTE Real Property Lister LTE is working on PLSS Corner data updates
- Real Property Lister LTE is working on 2023 ownership transfers
- \$70,000 State Strategic Initiative Grant has been received and deposited
- Spring data submission to DOA have been accepted and approved
- Working on Amended WLIP 3 year plan
 - Adding funding mechanism for GIS Specialist
 - Adding 2024 Spring Orthophoto acquisition
- **Geographic Information Systems (GIS) Program**
 - GIS Specialist Training on County Address data administration and data updates
 - GIS Specialist Training and Server and Web data updates
 - Attending Broadband Committee meetings
 - Creating help documentation and prepping the site for publication. Preliminary site link: <https://maps.co.lincoln.wi.us/webapps/BB/>
 - Geodatabase redesign, Python script re-write, Production and Publication Geo-data updates – Migrations of data to new versions of SQL and ESRI Spatial Data Engine (SDE)
 - General System and Geodatabase updates and tuning
 - ArcGIS Server Website coding updates
 - Title Search Documentation assembly and workflow documentation creation, preliminary Tax Deed Search RFP assembly
 - Python Code development to support Tax Deed system/folder architecture creation
 - SQL Server script migration and testing – Transcendent Server Migration testing
 - Emergency Service Maps created for:
 - City of Merrill Police Department
 - Tomahawk EMS
 - Tomahawk Fire Department
 - Supervisory Districts maps created for Clerks Office and County Service Center locations
 - County Official Rural Roads Map updates and printing
 - Custom Map creation and printing requests increasing
- **Addressing Program - NextGen911**
 - State Department of Military Affairs (DMA) is continuing with monthly status meetings on NG911 updates across all the County's in the state.
 - Geodatabase Migration to State NG911 Geodatabase schema plan has been developed and is underway
 - Address updates/readdressing of roads that do not meet NG911 or current E911 standards continues
 - Addressing questions and multiple system reconciliation (GIS/Land Records/Permitting/Postal)
 - Addressing problems in the cities are being corrected and in some cases identified for future update during NG911 migration
 - Updates to Sheriff Department's Master Street Address Guide (MSAG) for new private roads and extended road ranges to accommodate new addresses continues
 - Continuing to send Google Maps corrections for addresses and roads in Lincoln County
 - NG911 GIS Data Standards and Best Practices: https://oec.wi.gov/wp-content/library/2020/WI_NG911_GIS_Data_Standard_and_Best_Practices_FINAL.pdf
- **Real Property Listing**
 - Delinquent Parcel Title Search Documentation assembly and workflow documentation creation, preliminary Delinquent Parcel Tax Search RFP assembly
 - Delinquent Tax Search, County workflow documentation and system/folder preparation/review
 - Review and List 2023 transfers

- Annual Assessment Process underway (Ongoing)
 - Provide file materials and data to assessors for the 2023 Assessment season and balance municipality assessments with Assessors and create 2023 assessment rolls for 18 municipalities
 - Making manual changes to affected parcels, at the Assessor request, after Open Books / BOR (Board of Reviews) and rebalancing the assessment roll
 - Drafting Certification and DOR documentation after BOR balancing for Clerks and Assessors to review and sign so we can submit balanced assessments to the DOR
 - Working on creation the new Deer Lake District Assessment Roll for the Town of Bradley
 - Work with RPL LTE on updated MFL orders and property ownership transfers
 - Working with WDNR on MFL issues and errors
 - 2023 New Parcel creation for splits, combines and CSMs
 - Contact drafters of documents when errors are found
 - Working on cleaning up previous RPL(s) problem files and boxes
- **Surveying**
 - Working with staff/other departments on legal description issues
 - Working with Forestry and surveying County owned land boundaries
 - Private Surveyor questions follow up
 - Field work to verify coordinates on Center of Section PLSS Corners to support parcel mapping
 - Field work to start obtaining coordinates and verifying Monument records on the oldest PLSS corners in the County
 - Working with County Highway to preserve and document PLSS Corner monuments that are in construction zones

06/01/2023 14:52
Deana.Jankowsky

|LINCOLN COUNTY
|YEAR-TO-DATE BUDGET REPORT

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FOR 2023 05

JOURNAL DETAIL 2023 5 TO 2023 5

		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
41 LAND SERVICES DEPARTMENT								
51 GENERAL GOVERNMENT								
10410051	444000 GG-RURAL ADDRESSIN	-3,000	-3,000	-1,941.00	-616.00	.00	-1,059.00	64.7%*
	2023/05/000011 05/03/2023 CRP	-50.00	REF 79685	LAND SERVICES		NON-DEPARTMENTAL	/JP	
	2023/05/000016 05/05/2023 CRP	-131.00	REF 79735	LAND SERVICES		NON-DEPARTMENTAL	/JP	
	2023/05/000028 05/11/2023 CRP	-35.00	REF 79793	LAND SERVICES		NON-DEPARTMENTAL	/JP	
	2023/05/000053 05/19/2023 CRP	-300.00	REF 79908	LAND SERVICES		NON-DEPARTMENTAL	/JP	
	2023/05/000064 05/26/2023 CRP	-100.00	REF 79987	LAND SERVICES		NON-DEPARTMENTAL	/JP	
10410051	461300 GG-RETAINED FEES	-50,000	-50,000	-11,264.00	.00	.00	-38,736.00	22.5%*
10410051	461900 GG-PUBLIC CHARGES	-1,700	-1,700	-862.60	-3.60	.00	-837.40	50.7%*
	2023/05/000028 05/11/2023 CRP	-3.60	REF 79792	LAND SERVICES		NON-DEPARTMENTAL	/JP	
10410051	473100 REAL LISTER TOWN R	-1,200	-1,200	.00	.00	.00	-1,200.00	.0%*
10410051	511000 GG-SALARIES AND WA	218,156	218,156	72,662.65	15,169.57	.00	145,493.35	33.3%
	2023/05/000009 05/05/2023 PRJ	7,584.79	REF PAYROL			WARRANT=230505 RUN=2	GENERAL	
	2023/05/000040 05/19/2023 PRJ	7,584.78	REF PAYROL			WARRANT=230519 RUN=2	GENERAL	
10410051	520000 GG-EMPLOYEE BENEFI	110,357	110,357	37,262.87	7,461.29	.00	73,094.13	33.8%
	2023/05/000009 05/05/2023 PRJ	3,735.47	REF PAYROL			WARRANT=230505 RUN=2	GENERAL	
	2023/05/000040 05/19/2023 PRJ	3,725.82	REF PAYROL			WARRANT=230519 RUN=2	GENERAL	
10410051	530000 SURVEY CONTRACTED	1,500	1,500	.00	.00	.00	1,500.00	.0%
10410051	531060 GG-TT CONTRACT	35,000	35,000	28,030.00	.00	.00	6,970.00	80.1%
10410051	531190 GG-SOFTWARE MAINT	25,000	25,000	16,698.72	.00	.00	8,301.28	66.8%

06/01/2023 14:52
Deana.Jankowsky

LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT

P 2
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FOR 2023 05

JOURNAL DETAIL 2023 5 TO 2023 5

			ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10410051	531270	GG-RETAINED FEE EX	50,000	50,000	.00	.00	.00	50,000.00	.0%
10410051	543001	GG-VEH MAINT	1,000	1,000	111.95	.00	.00	888.05	11.2%
10410051	545000	GG-ROAD REPAIR	3,000	3,000	.00	.00	.00	3,000.00	.0%
10410051	551000	GG-INSURANCE	270	270	.00	.00	.00	270.00	.0%
10410051	552001	GG-TELEPHONE	1,200	1,200	410.15	38.06	.00	789.85	34.2%
	2023/05/000060	05/25/2023 API	38.06	VND 005069 VCH351743	VERIZON WIRELESS	CELL PHONES			342177
10410051	554000	REAL TAX LISTER PR	5,100	5,100	29.87	.00	.00	5,070.13	.6%
10410051	554001	GG-PRINTING ALLOC	4,000	4,000	328.66	.00	.00	3,671.34	8.2%
10410051	555000	GG-TRAVEL TRAINING	4,500	4,500	1,841.49	20.00	.00	2,658.51	40.9%
	2023/05/000060	05/25/2023 API	20.00	VND 400288 VCH351710	WI SOCIETY OF LAND S MEMBERSHIP DUES				342181
10410051	560000	GG-RURAL ADDRESS	3,000	3,000	779.00	356.25	.00	2,221.00	26.0%
	2023/05/000060	05/25/2023 API	356.25	VND 000405 VCH351709	RENT-A-FLASH	RURADDRESS NUMBERS			342167
10410051	561100	GG-OFFICE SUPPLIES	1,500	1,500	136.67	21.68	.00	1,363.33	9.1%
	2023/05/000068	05/31/2023 API	21.68	VND 002825 VCH351816	AMAZON.COM	OFFICE SUPPLIES			12556
10410051	561101	GG-POSTAGE	700	700	22.47	.00	.00	677.53	3.2%
10410051	561450	SURVEY SUPPLIES	1,500	1,500	.00	.00	.00	1,500.00	.0%
10410051	562001	GG-FUEL	1,200	1,200	332.25	6.25	.00	867.75	27.7%
	2023/05/000084	05/31/2023 API	6.25	VND 000070 VCH351932	BRANDT EXTINGUISHERS ANNUAL INSPECTIONS				342190

FOR 2023 05		JOURNAL DETAIL 2023 5 TO 2023 5						
		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL NO PROJECT		411,083	411,083	144,579.15	22,453.50	.00	266,503.85	35.2%
10005 BASE BUDGET WLIP GRANT								
10410051	435100 10005 GG- BASE BUDG	-50,000	-50,000	-190,719.91	.00	.00	140,719.91	381.4%
10410051	511000 10005 GG-BASE WLIP	31,881	31,881	23,842.03	5,275.20	.00	8,038.97	74.8%
	2023/05/000009 05/05/2023 PRJ	2,569.60	REF PAYROL			WARRANT=230505	RUN=2 GENERAL	
	2023/05/000040 05/19/2023 PRJ	2,705.60	REF PAYROL			WARRANT=230519	RUN=2 GENERAL	
10410051	520000 10005 GG - BASE WLI	23,902	23,902	6,991.19	1,543.77	.00	16,910.81	29.2%
	2023/05/000009 05/05/2023 PRJ	765.16	REF PAYROL			WARRANT=230505	RUN=2 GENERAL	
	2023/05/000040 05/19/2023 PRJ	778.61	REF PAYROL			WARRANT=230519	RUN=2 GENERAL	
10410051	571000 10005 GG-BASE WLIP	0	0	9,946.36	.00	.00	-9,946.36	100.0%*
TOTAL BASE BUDGET WLIP GRANT		5,783	5,783	-149,940.33	6,818.97	.00	155,723.33	-2592.8%
10015 STATE EDUCATION GRANT								
10410051	435100 10015 GG-EDUCATION	-1,000	-1,000	-7,443.91	.00	.00	6,443.91	744.4%
10410051	555000 10015 GG-STATE EDU	1,000	1,000	.00	.00	.00	1,000.00	.0%
TOTAL STATE EDUCATION GRANT		0	0	-7,443.91	.00	.00	7,443.91	100.0%
10127 STRATEGIC INITIATIVE GRANT								
10410051	435100 10127 GG-WLIP-STRAT	-50,000	-50,000	-70,000.00	-70,000.00	.00	20,000.00	140.0%
	2023/05/000036 05/15/2023 CRP	-70,000.00	REF 79833	LAND SERVICES		NON-DEPARTMENTAL	/JP	

06/01/2023 14:52
Deana.Jankowsky

LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT

P 4
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FOR 2023 05			JOURNAL DETAIL 2023 5 TO 2023 5						
			ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10410051	571000 10127	GG-STRATEGIC	50,000	50,000	.00	.00	.00	50,000.00	.0%
	TOTAL STRATEGIC INITIATIVE GRANT		0	0	-70,000.00	-70,000.00	.00	70,000.00	100.0%
	TOTAL GENERAL GOVERNMENT		416,866	416,866	-82,805.09	-40,727.53	.00	499,671.09	-19.9%
53 PUBLIC WORKS									
10002 WISCONSIN FUND GRANT									
10410053	435490 10002	PW-WI FUND	-10,000	-10,000	.00	.00	.00	-10,000.00	.0%*
10410053	595000 10002	PW-WI FUND	10,000	10,000	.00	.00	.00	10,000.00	.0%
	TOTAL WISCONSIN FUND GRANT		0	0	.00	.00	.00	.00	.0%
	TOTAL PUBLIC WORKS		0	0	.00	.00	.00	.00	.0%
56 CONSERVATION AND DEVELOPMENT									
10410056	444000	C&D-PERMITS AND FE	-100,000	-100,000	-52,390.00	-21,550.00	.00	-47,610.00	52.4%*
	2023/05/000003	05/01/2023 CRP	-150.00	REF 79652	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000011	05/03/2023 CRP	-150.00	REF 79685	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000011	05/03/2023 CRP	-50.00	REF 79685	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000016	05/05/2023 CRP	-2,700.00	REF 79735	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000018	05/08/2023 CRP	-150.00	REF 79742	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000028	05/11/2023 CRP	-250.00	REF 79792	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000028	05/11/2023 CRP	-5,175.00	REF 79793	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000043	05/17/2023 CRP	-3,350.00	REF 79873	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000048	05/18/2023 CRP	-50.00	REF 79883	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000053	05/19/2023 CRP	-2,275.00	REF 79908	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000064	05/26/2023 CRP	-6,150.00	REF 79987	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000079	05/31/2023 CRP	-500.00	REF 80019	LAND SERVICES			NON-DEPARTMENTAL	/JP
	2023/05/000079	05/31/2023 CRP	-600.00	REF 80032	LAND SERVICES			NON-DEPARTMENTAL	/JP

06/01/2023 14:52
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LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT

P 5
glytdbud

FOR 2023 05			JOURNAL DETAIL 2023 5 TO 2023 5						
			ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10410056	461900	C&D-MISC REVENUE	0	0	-74.00	-11.00	.00	74.00	100.0%
	2023/05/000079	05/31/2023 CRP	-11.00	REF 80019	LAND SERVICES	NON-DEPARTMENTAL	/JP		
10410056	511000	C&D-SALARY AND WAG	246,414	246,414	84,770.94	17,963.96	.00	161,643.06	34.4%
	2023/05/000009	05/05/2023 PRJ	8,981.99	REF PAYROL		WARRANT=230505	RUN=2 GENERAL		
	2023/05/000040	05/19/2023 PRJ	8,981.97	REF PAYROL		WARRANT=230519	RUN=2 GENERAL		
10410056	520000	C&D-EMPLOYEE BENEF	149,731	149,731	53,935.55	10,933.01	.00	95,795.45	36.0%
	2023/05/000009	05/05/2023 PRJ	5,458.51	REF PAYROL		WARRANT=230505	RUN=2 GENERAL		
	2023/05/000040	05/19/2023 PRJ	5,474.50	REF PAYROL		WARRANT=230519	RUN=2 GENERAL		
10410056	543001	C&D-VEHICLE MAINT	3,000	3,000	1,165.88	605.98	.00	1,834.12	38.9%
	2023/05/000026	05/11/2023 API	605.98	VND 000523	VCH351500	MLD AUTO REPAIR, LLC SERVICE			342006
10410056	551000	C&D-INSURANCE	1,300	1,300	.00	.00	.00	1,300.00	.0%
10410056	552001	C&D-TELEPHONE	1,500	1,500	514.75	40.25	.00	985.25	34.3%
	2023/05/000060	05/25/2023 API	40.25	VND 005069	VCH351743	VERIZON WIRELESS	CELL PHONES		342177
10410056	553000	C&D-ADVERTISING	500	500	.00	.00	.00	500.00	.0%
10410056	554001	C&D-PRINTING ALLOC	3,500	3,500	461.41	.00	.00	3,038.59	13.2%
10410056	555000	C&D-TRAVEL TRAININ	6,500	6,500	3,744.00	.00	.00	2,756.00	57.6%
10410056	561100	C&D-OFFICE SUPPLIE	1,500	1,500	352.55	21.69	.00	1,147.45	23.5%
	2023/05/000068	05/31/2023 API	21.69	VND 002825	VCH351816	AMAZON.COM	OFFICE SUPPLIES		12556
10410056	561101	C&D-POSTAGE	4,000	4,000	523.67	.00	.00	3,476.33	13.1%
10410056	562001	C&D-FUEL	2,800	2,800	722.16	6.25	.00	2,077.84	25.8%
	2023/05/000084	05/31/2023 API	6.25	VND 000070	VCH351932	BRANDT EXTINGUISHERS ANNUAL INSPECTIONS			342190

06/01/2023 14:52
Deana.Jankowsky

LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT

P 6
glytdbud

FOR 2023 05

JOURNAL DETAIL 2023 5 TO 2023 5

			ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10410056	571000	C&D-MISCELLANEOUS	2,000	2,000	.00	.00	.00	2,000.00	.0%
10410056	571001	NUTRIENT - NTC EXP	0	0	120.00	.00	.00	-120.00	100.0%*
10413456	444000	C&D-NMM	-15,000	-15,000	-12,850.00	.00	.00	-2,150.00	85.7%*
10413456	444002	C&D RECLAMATION PL	0	0	-200.00	.00	.00	200.00	100.0%
10413556	511001	C&D- BOA PER DIEM	1,000	1,000	238.62	238.62	.00	761.38	23.9%
	2023/05/000029	05/16/2023 PRJ	238.62	REF PAYROL				WARRANT=230516 RUN=4 COUNTY B	
10413556	520000	C&D- BOA FRINGE	0	0	8.04	8.04	.00	-8.04	100.0%*
	2023/05/000029	05/16/2023 PRJ	8.04	REF PAYROL				WARRANT=230516 RUN=4 COUNTY B	
		TOTAL NO PROJECT	308,745	308,745	81,043.57	8,256.80	.00	227,701.43	26.2%
10010 LWRMP IM BONDING STATE AID									
10410056	435860	10010 C&D- LWRMP IM	-100,000	-100,000	.00	.00	.00	-100,000.00	.0%*
10410056	595000	10010 C&D-LWRMP BON	100,000	100,000	.00	.00	.00	100,000.00	.0%
		TOTAL LWRMP IM BONDING STATE AID	0	0	.00	.00	.00	.00	.0%
10011 LWRMP IMP SEG STATE AID									
10410056	435860	10011 C&D- WRMP IMP	-1,000	-1,000	.00	.00	.00	-1,000.00	.0%*
10410056	595000	10011 C&D-LWRMP SEG	1,000	1,000	.00	.00	.00	1,000.00	.0%

06/01/2023 14:52
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LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT

P 7
glytdbud

FOR 2023 05		JOURNAL DETAIL 2023 5 TO 2023 5							
		ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
TOTAL LWRMP IMP SEG STATE AID		0	0	.00	.00	.00	.00	.0%	
10016 SWRM STAFFING STATE AID									
10410056	435860 10016 C&D-STAFFING	-85,000	-85,000	.00	.00	.00	-85,000.00	.0%*	
10410056	511000 10016 C&D-SALARIES	65,435	65,435	28,177.81	5,933.35	.00	37,257.19	43.1%	
	2023/05/000009 05/05/2023 PRJ	2,966.67	REF	PAYROL		WARRANT=230505	RUN=2	GENERAL	
	2023/05/000040 05/19/2023 PRJ	2,966.68	REF	PAYROL		WARRANT=230519	RUN=2	GENERAL	
10410056	520000 10016 C&D-EMPLOYEE	22,629	22,629	6,267.65	1,296.56	.00	16,361.35	27.7%	
	2023/05/000009 05/05/2023 PRJ	648.09	REF	PAYROL		WARRANT=230505	RUN=2	GENERAL	
	2023/05/000040 05/19/2023 PRJ	648.47	REF	PAYROL		WARRANT=230519	RUN=2	GENERAL	
TOTAL SWRM STAFFING STATE AID		3,064	3,064	34,445.46	7,229.91	.00	-31,381.46	1124.2%	
10018 WILDLIFE ABATEMENT STATE AID									
10410056	435860 10018 C&D-WILDLIFE	-25,000	-25,000	.00	.00	.00	-25,000.00	.0%*	
10410056	595000 10018 C&D-WILDLIFE	25,000	25,000	4,368.66	.00	.00	20,631.34	17.5%	
TOTAL WILDLIFE ABATEMENT STATE AI		0	0	4,368.66	.00	.00	-4,368.66	100.0%	
10051 CLEAN BOATS CLEAN WATERS									
10410056	435860 10051 CBCW GRANT RE	0	0	-1,500.00	.00	.00	1,500.00	100.0%	
10410056	485000 10051 CBCW DONATION	0	0	-2,000.00	.00	.00	2,000.00	100.0%	

FOR 2023 05		JOURNAL DETAIL 2023 5 TO 2023 5						
	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED	
TOTAL CLEAN BOATS CLEAN WATERS	0	0	-3,500.00	.00	.00	3,500.00	100.0%	
10095 LMPN Grant								
10410056 435860 10095 LMPN GRANT RE	0	0	-15,649.17	.00	.00	15,649.17	100.0%	
10410056 571000 10095 LMPN MISCELLA	0	0	1,050.00	.00	.00	-1,050.00	100.0%*	
TOTAL LMPN Grant	0	0	-14,599.17	.00	.00	14,599.17	100.0%	
10162 NUTRIENT MANGMNT FARMER EDU								
10410056 435860 10162 C&D NMFE TIER	0	0	-3,200.00	.00	.00	3,200.00	100.0%	
10410056 435861 10162 C&D NMFE TIER	0	0	-275.99	.00	.00	275.99	100.0%	
10410056 595001 10162 NMFE TIER 2 E	0	0	19.81	.00	.00	-19.81	100.0%*	
TOTAL NUTRIENT MANGMNT FARMER EDU	0	0	-3,456.18	.00	.00	3,456.18	100.0%	
TOTAL CONSERVATION AND DEVELOPMEN	311,809	311,809	98,302.34	15,486.71	.00	213,506.66	31.5%	
60 PROPERTY TAXES								
10410060 411100 TAX LEVY	-728,675	-728,675	-728,675.00	.00	.00	.00	100.0%	
TOTAL PROPERTY TAXES	-728,675	-728,675	-728,675.00	.00	.00	.00	100.0%	
TOTAL LAND SERVICES DEPARTMENT	0	0	-713,177.75	-25,240.82	.00	713,177.75	100.0%	
TOTAL REVENUES	-1,221,575	-1,221,575	-1,099,045.58	-92,180.60	.00	-122,529.42		
TOTAL EXPENSES	1,221,575	1,221,575	385,867.83	66,939.78	.00	835,707.17		

06/01/2023 14:52
Deana.Jankowsky

LINCOLN COUNTY
YEAR-TO-DATE BUDGET REPORT

P 9
glytdbud

FOR 2023 05

JOURNAL DETAIL 2023 5 TO 2023 5

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	0	0	-713,177.75	-25,240.82	.00	713,177.75	100.0%

** END OF REPORT - Generated by Deana Jankowsky **

Lincoln County Employee Timesheet

Name: Michael Huth Department: LAND SERVICES Pay Period:
 Employee Number: 583
 Representative Status: Nonrepresented
 FLSA Status: Exempt From: 5/1/2023 To: 5/14/2023

5/1	5/2	5/3	5/4	5/5	5/6	5/7	5/8	5/9	5/10	5/11	5/12	5/13	5/14	Hours	Pay Category	FMLA hours
8.25	8.25	8.25	7.25	8.25			8.25	8.75	8.75		5.25			71.25	Regular:	10410056.511000
										5.75				5.75	Vacation:	
														0	Holiday:	
											3			3	Paid Sick Allowance:	
														0	Paid Funeral Leave:	
														0	Worker's Compensation:	
8	8	8	8	8	0	0	8	8	8	8	8	0	0	80	TOTAL HOURS PAID	
														0		
														0		
8.25	8.25	8.25	7.25	8.25	0	0	8.25	8.75	8.75	5.75	8.25	0	0	80	TOTAL HOURS REPORTED	

I certify that the foregoing is true and correct.

Michael S. Huth

Employee signature

Supervisor signature

Mandatory for all employees

GRANT ALLOWABLE EXPENDITURES

GRANT NAME/PROJECT: _____
 GRANT NAME/PROJECT: _____
 GRANT NAME/PROJECT: _____
 GRANT NAME/PROJECT: _____
 GRANT NAME/PROJECT: _____

COMPLETED BY: _____

APPROVED BY: _____

Lincoln County Employee Timesheet

Name: Michael Huth Department: LAND SERVICES Pay Period: 5/15/2023 To: 5/28/2023
 Employee Number: 583
 Representative Status: Nonrepresented
 FLSA Status: Exempt

5/15	5/16	5/17	5/18	5/19	5/20	5/21	5/22	5/23	5/24	5/25	5/26	5/27	5/28	Hours	Pay Category	FMLA hours
	8.25	2	11	8			8.25		8.25		8.25			54	Regular:	10410056.511000
8		6						8		4				26	Vacation:	
														0	Holiday:	
														0	Paid Sick Allowance:	
														0	Paid Funeral Leave:	
														0	Worker's Compensation:	
8	8	8	8	8	0	0	8	8	8	8	8	0	0	80	TOTAL HOURS PAID	
														0		
														0		
8	8.25	8	11	8	0	0	8.25	8	8.25	4	8.25	0	0	80	TOTAL HOURS REPORTED	

I certify that the foregoing is true and correct.

Michael S. Huth

Employee signature

Supervisor signature

Mandatory for all employees

GRANT ALLOWABLE EXPENDITURES

- GRANT NAME/PROJECT: _____
- GRANT NAME/PROJECT: _____
- GRANT NAME/PROJECT: _____
- GRANT NAME/PROJECT: _____
- GRANT NAME/PROJECT: _____

COMPLETED BY: _____

APPROVED BY: _____

Committee: Land Services Committee

Meeting Date: 6/8/23



Committee Action Report

TO: Land Services Committee
FROM: Mike Huth, Zoning Program Manager-Land Services Administrator
DATE: 6/1/23
SUBJECT: Tax Delinquent Parcel Title Search RFP –Bidder review and acceptance

Land Services Tax Delinquent Parcel Title Search RFP

This project will consist of completing property title searches for Lincoln County, WI Tax Delinquent parcels.

Bids were opened on Wednesday, May 10, 2023 @ 3:31 p.m. at the Land Services Department public counter.

Land Services staff present at bid opening: Mike Huth, Sandy Toburen, Nate Sennett, Elizabeth Peronto, Tony Dallman

Bid Summary:

1. Bidder Name: **Quality Title Inc.**
 - a. Bidder Cost per parcel: \$93.75
 - b. Bidder met RFP qualifications: No

 2. Bidder Name: **Knight Barry Title Services LLC.**
 - a. Bidder Cost per parcel: \$100.00 with a \$25.00 update/gap search (upon county request)
 - b. Bidder met RFP qualifications: Yes
-

REQUESTED ACTION:

Staff is recommending that the committee approve the bid from **Knight Barry Title Services LLC** as being the only compliant bid submitted and also deemed the most advantageous to Lincoln County.

NOTICE OF PUBLIC HEARING

The Lincoln County Land Services Committee will hold a Public Hearing on Thursday, June 8, 2023 at 4:00p.m. to take testimony on the items listed below. The public hearing will be held at the Lincoln County Service Center, Meeting room #255/257/260, at 801 N. Sales St., Merrill, WI. The public may attend either in person or via telephone conference (details may be found in agenda once it is posted at <https://co.lincoln.wi.us/meetings>).

CONDITIONAL USE REQUESTS

1. OLD BUSINESS - A request by Milestone Materials a division of Mathy Construction Co (Representative: Robert Servais) to amend an existing Conditional Use Permit (CUP-96-1075) regarding non-metallic mining in the Rural Lands 4 (RL-4) zoning district.. The property is located in the E½ NW¼ of Section 21, T34N, R7E, in the Town of Skanawan at W4021 County Rd S. The tax pins are 02634072129996 and 02634072129999 and the parcels are a combined total of approximately 80.62 acres. The request is being heard under section 17.8.30 and relating to section 17.3.08(10) of the Lincoln County Zoning Ordinance.
2. A request by Terrance and Jill Gaeu to allow an Outdoor Commercial Entertainment (Wedding/Event Barn) in a Commercial Mixed Use zoning district. The property is located at W4754 County Rd Q in Section 30, T31N-R7E, in the Town of Scott. The tax pin# is 02431073039969 with a parcel size of approximately 31 acres. The request is being heard under section 17.8.30 and relating to section 17.3.04(10) of the Lincoln County Zoning Ordinance.
3. A request by Texas Recreational Center Inc (Representatives: Mike and Steve Malinowski) to allow an Outdoor Commercial Entertainment (Golf Course) land use in a Recreation zoning district. The properties are located in Section 18, T31N-R7E, in the Town of Scott. The tax pin #s are 02431071839937 and 02431071839936 with a combined parcel size of approximately 1.3 acres. The request is being heard under section 17.8.30 and relating to section 17.3.04(10) of the Lincoln County Zoning Ordinance.

COMPREHENSIVE PLAN AMENDMENTS

4. A request by John and Diane Blaubach to amend the Lincoln County Comprehensive Plan Map from Non-Residential (Planned Business) to Rural/Environmental (Rural Lands) for tax parcel pin# 00435061639996. The property is located in Section 16, T35N-R6E, in the Town of Bradley.

PETITIONS FOR REZONING

5. A request by John and Diane Blaubach to rezone tax parcel pin# 00435061639996, from Planned Business (PB) to Rural Lands-2 (RL2). The property is located in Section 16, T35N-R6E, in the Town of Bradley. The request is being heard under section 17.8.25 and relating to sections 17.2.51 and 17.2.12 of the Lincoln County Zoning Ordinance.
6. A request by RuttnRod Propeties LLC (Representatives: Jon and Michelle Smith. Petitioners: Dean and Maria Schalow) to rezone tax parcel pin# 01431060119919, from General Business (GB) to Crossroads Mixed Use (CMU). The property is located in Section 1, T31N-R6E, in the Town of Merrill. The request is being heard under section 17.8.25 and relating to sections 17.2.52 and 17.2.53 of the Lincoln County Zoning Ordinance.

NOTE: A final decision on any of the above requests may be made at a later date. Items not acted upon or laid over may come before the Committee again as "Old Business". The Committee may but is not obligated to take any additional testimony.

Original applications and materials may be viewed at the Lincoln County Zoning office located at 801 N. Sales Street, Merrill, Wisconsin.

The above hearing will be held in **Meeting room #255/257/260 of the Lincoln County Service Center, at 801 N. Sales Street, Merrill, WI.** All parties wishing to be heard are requested to be present. Both written and oral testimony will be entered into the record.

Greta Rusch, Secretary

RECEIVED

MAY - 8 2023

CONDITIONAL USE PERMIT

Fee: \$ 400.00

Receipt Number 16490(1366)

CUP - 23 - 002

To the Lincoln County Planning and Zoning Administration: The undersigned hereby makes application for a CONDITIONAL USE PERMIT for a determination that the following described site is suitable for the purpose indicated, and that suitable safeguards are met in accordance with the requirements of the Lincoln County Zoning Ordinance and with all other applicable County Ordinances and the laws and regulations of the State of Wisconsin. I declare that the information that I am supplying is true and accurate to the best of my knowledge and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application I am also granting permission to the zoning department staff to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

Legal Description: Section: 30 Township: 31 North Range: 7 East

Gov Lot: _____ OR Quarter/Quarter: SE 1/4 SW 1/4

Lot Number: _____ Subdivision/CSM: _____

Property Address: W4754 County Rd Q

Zoning district: CMU Lot size 3.010 acres

Proposed use: Weddings & Events
- Outdoor Commercial Entertainment

PLEASE NOTE: No later than 5 days of its submittal to the Zoning Administrator, the applicant shall transmit 2 identical copies of the petition and all applicable materials to the clerk of the town in which the proposal lies. Lincoln County Code of Ordinances 17.8.30 (2)

Applicants Initials TGJG

COMPLETE A PLOT PLAN DRAWING ON REVERSE SIDE OR ATTACH A SEPARATE SHEET

Owner(s) Name(s): Terrance & Jill Gaen

Mailing Address: W4754 County Rd Q
Menil WI 54452

Daytime Phone: (715) 218-3897

Note: All owners must sign

Signature: Terrance Gaen
Jill Gaen

CO-APPLICANT (other than owner)
Name : _____
Mailing Address: _____
Phone: () _____

Date: 2.23.23

Date: 2.23.23

FOR OFFICE USE ONLY

Ordinance section relating to the request 17.3.04(10)

Use of adjoining property: Crossroads Mixed Use & Rural Lands

Date Application Received: 5-8-2023 By (Staff) EP

Date of Hearing : 6-8-2023

Owner Gaen Last Name
First Name
Terrance & Jill
Tax Parcel # 02431073039969
Town Scott

PLOT PLAN DRAWING

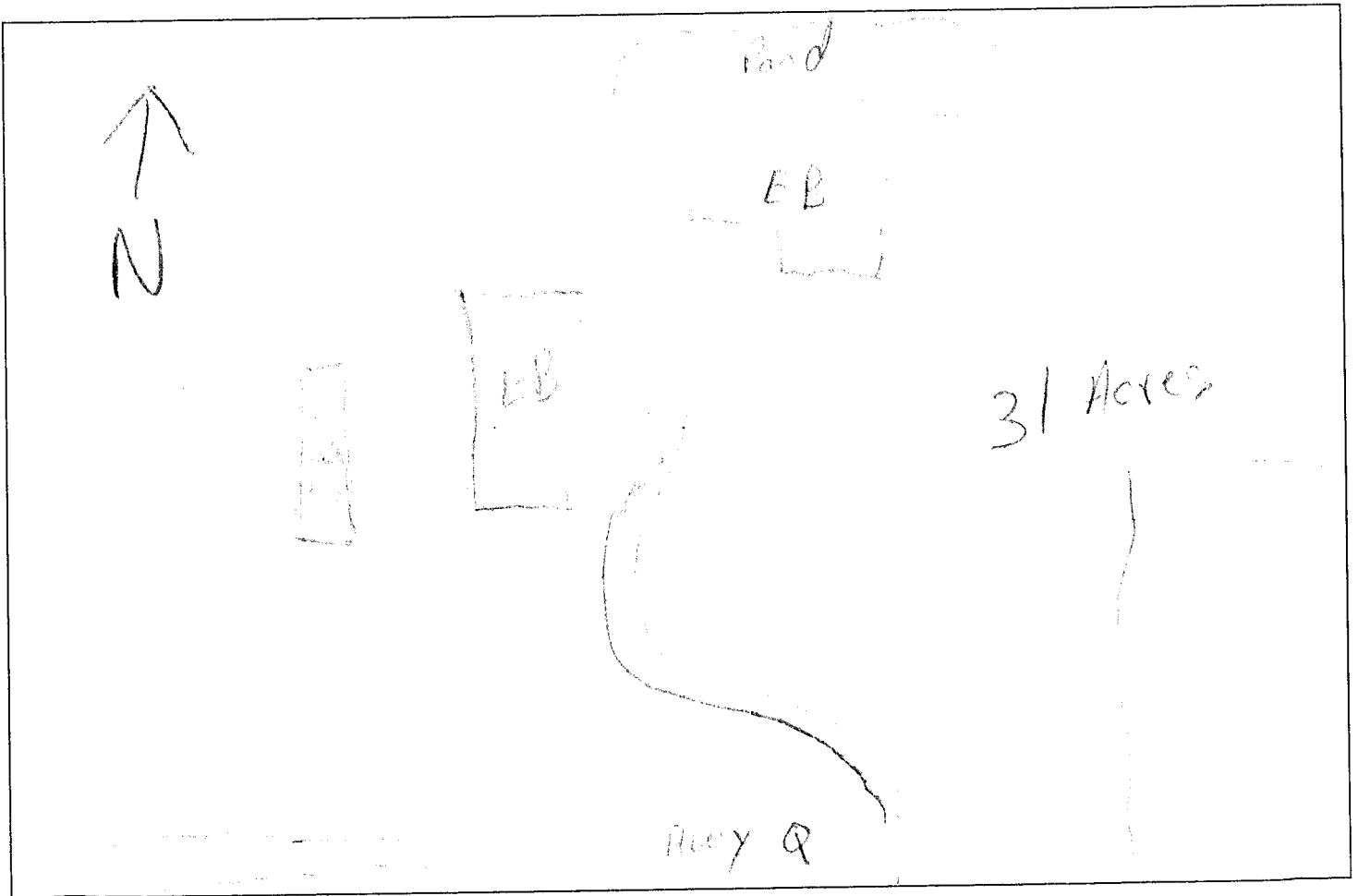
Include on the drawing ALL of the information requested below that applies to the property.

1. Shape of parcel, include all lot line dimensions.
2. Indicate NORTH.
3. Show the location and names of all surrounding roads/highways.
4. Show the location and names of all area water bodies (lakes, rivers, creeks, ponds, etc.)
5. Indicate ALL other existing buildings on parcel with "EB".

Complete the following if the request is for NEW Construction

6. Show the location of the proposed construction on the parcel. Include the following measurements:
 - a) Distance from the centerline of any/all roads.
 - b) Distance from the right-of-way of any/all roads.
 - c) Distance to all lot lines.
 - d) Distance to any/all water bodies adjacent to or within the parcel.
7. Indicate distance from septic tank or holding tank to proposed construction.
8. Indicate distance from sewage system drainfield to proposed construction.
9. Indicate distance from well to proposed construction.
10. (IF on water) Indicate proposed clearings within the vegetative buffer zone (please refer to Shoreland Ordinance for limitations on different water classifications).

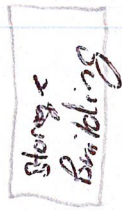
SITE SHOULD BE MARKED OR FLAGGED PRIOR TO ZONING ONSITE INDICATING EXISTING LOT LINES, PROPOSED LOT LINES AND ANY PROPOSED CONSTRUCTION



NO CONSTRUCTION SHALL BEGIN UNTIL A LAND USE PERMIT HAS BEEN ISSUED



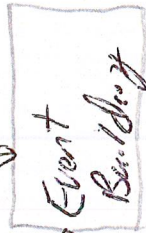
31 Acres



holding tank



← 500' →

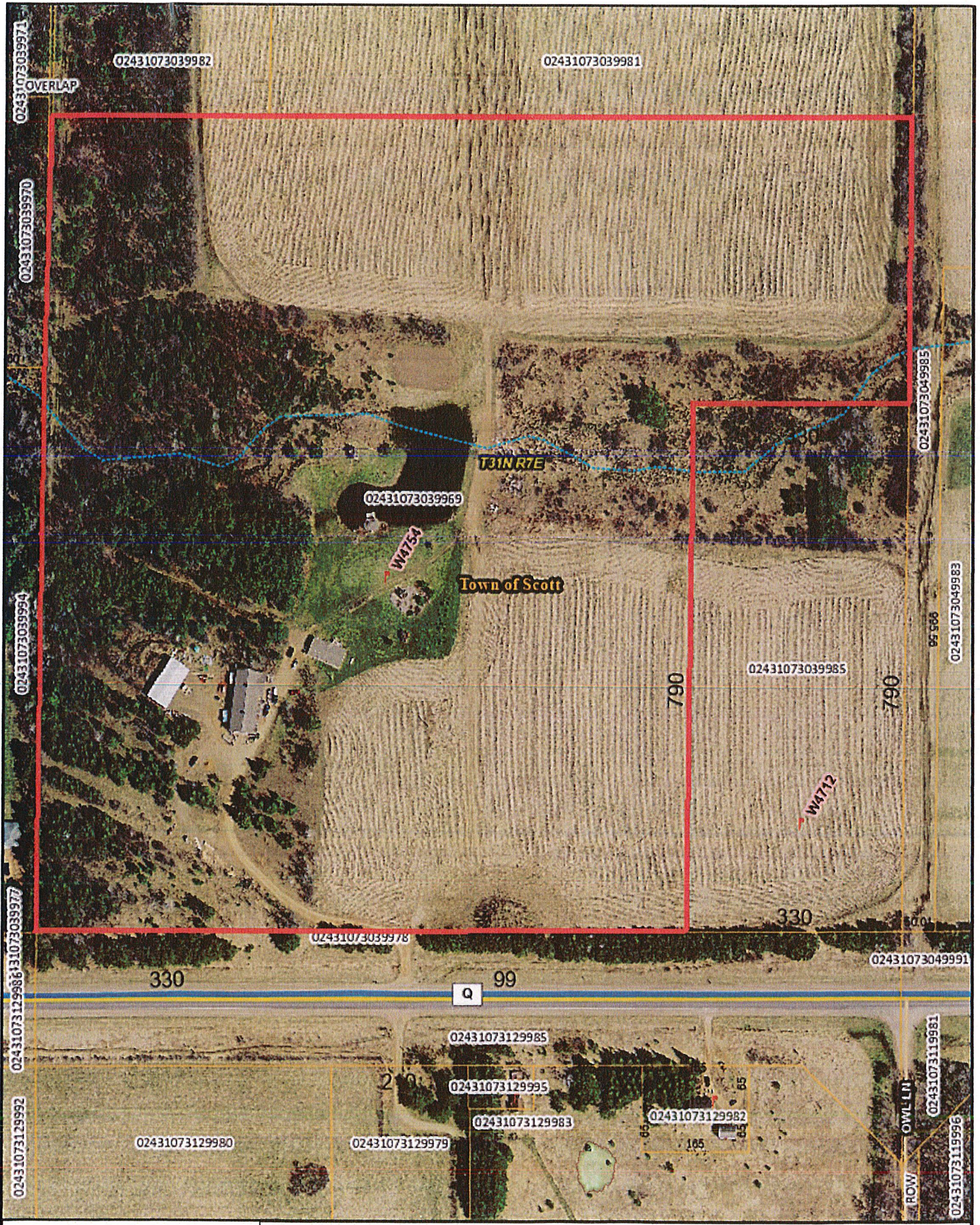


← 400' →

Parking

County Rd Q

Our plan is to turn one of our existing buildings into a place to have wedding events, pre-wedding parties, Christmas parties and other special social gatherings. All events are booked by appointment only and would be held on Friday, Saturday, or Sunday. All events will end by midnight. Food and beverage will be catered in or bought/brought by customers. In the future, we may apply for a liquor license. A large tent can be put up to accommodate more people for the gathering. Portable toilets will be available for events. In the future we plan to build an addition to the existing building for indoor bathroom use which will utilize the existing 5500 holding tank. There is plenty of parking available in the field on our property.



Lincoln County, WI

Author: Public

Date Printed: 2/11/2023



DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.

RECEIVED

Conditional Use Request, Petition for Modification of Subdivision Ord., Plat Approval
MAY 15 2023

Town Recommendation Form
Town of Scott
Lincoln County

Name of Applicant Terrance & Jill Gaen
Request: _____

The Town Planning Commission has made a recommendation on this date _____ to:

___ Approve the Request: by a vote of ___ For and ___ Against

Conditions: _____

___ Deny the Request: by a vote of ___ For and ___ Against

___ Delay the Request for 30 days: by a vote of ___ For and ___ Against

Comments/Reasons for any of the above recommendations: _____

The Town Board has made a recommendation on this date 5.9.23 to:

Approve the Request: by a vote of 3 For and 0 Against

Conditions: _____

___ Deny the Request: by a vote of ___ For and ___ Against

___ Delay the Request for 30 days: by a vote of ___ For and ___ Against

Comments/Reasons for any of the above recommendations: _____

(Check here if:) The Town hereby waives its right to make a formal recommendation on this Request to the Lincoln County Land Services Committee.

Dated this 9 day of May, 2023.

Ronald Kemmer
Town Chairman Signature

Randy Debert
Town Board Supervisor Signature

Gerald Engel
Town Board Supervisor Signature

Gerald Engel
Town Board Supervisor Signature



Mike Huth <mike.huth@co.lincoln.wi.us>

RECEIVED

MAY 15 2023

June 8, 2023 public hearing notice feedback

1 message

Thomas Schaars <tschaars@hotmail.com>

To: "mike.huth@co.lincoln.wi.us" <mike.huth@co.lincoln.wi.us>

Mon, May 15, 2023 at 9:32 AM

To whom it may concern,

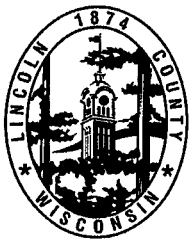
Due to work demands, we will not be able to attend the public hearing in person. We are writing in regards to the conditional use request at the upcoming public hearing that includes the wedding/event barn request by Terrance and Jill Gaeu. We do not support the construction of this building in any manner.

We believe this will lead to increased traffic on an already busy road, and further noise pollution. Another factor is potential property theft, damage, or vandalism. A large gathering of people in an area they do not live in, combined with alcohol, could lead to bad outcomes on neighboring properties.

On a personal level, we both work weekends and holidays. Typically we are leaving to start those shifts at 6 o'clock in the morning. Weddings or any other outdoor event going on until late in the night will only disrupt our sleep as we try to prepare to be our best at work the next day. Thank you for this opportunity to voice our concerns.

Sincerely,

Tom Schaars and Jenny Pantely
W4804 County Road Q



CONDITIONAL USE PERMIT

STAFF REPORT

Report Date: May 31, 2023
Hearing Date: June 8, 2023
Property Owner: Terrance and Jill Gaeu
Property Address: W4754 County Rd Q
Town of: Scott
PIN: 02431073039969
Staff Reviewer: Mike Huth – Zoning Program Manager
Zoning District: CMU-Crossroads Mixed Use
Overlay Zoning District: S-Shoreland
Submitted Materials: CUP Application, Site Plan

OVERVIEW

REQUEST

The applicant seeks a Conditional Use Permit (CUP) to allow for an Outdoor Commercial Entertainment (Wedding/Event Barn) pursuant to Chapter 17.3.04(10) of the Lincoln County Zoning Ordinance.

SUMMARY OF NOTEWORTHY TOPICS

The applicant is proposing to utilize an existing accessory structure building to host indoor and outdoor wedding and event gatherings (see petitioner submitted narrative for details). Any access improvements to the property from the county roadway would be regulated by the County Highway Department. The property is bisected by an unnamed intermittent stream; as defined by WIDNR; which places the parcel in the Shoreland overlay zoning district. Additionally, the WIDNR has mapped a portion of land along the intermittent stream as wetlands.

SITE CHARACTERISTICS

The partially wooded approximate 31 acre parcel is in Section 30 in the Town of Scott. Access to the property will be gained by the existing driveway off of County Road Q. At this time the site does contain a variety accessory structures and a single family dwelling. An existing septic system serves the residential dwelling and any improvements to this system or a proposed new system; would need to be designed, permitted, and installed to County/State code requirements to meet the sizing criteria for the proposed guest capacity of the operation.

SURROUNDING LAND USE AND ZONING

As indicated by the zoning district map, the property is zoned CMU-Crossroads Mixed Use. **NORTH** of the property are properties used for forestry and agricultural uses in the in the RL4-Rural Lands zoning district. **EAST and WEST** of the property are residential dwellings in the CMU-Crossroads Mixed Use

zoning district. **SOUTH** and across County Road Q are residential dwellings and agricultural land uses in the CMU-Crossroads Mixed Use and RL4-Rural Lands zoning districts.

PUBLIC NOTIFICATION

The applicant made contact with the Town of Scott. Staff advises the Land Services Committee review any comments the Town submits regarding this petition prior to taking action on this matter.

The legal notice of the request was noticed in the proper manner. Staff mailed notices of the petitioner's request to neighboring property owners within 300' from the property boundary and the Town of Scott. At the date of this report, staff has received a formal comment from a neighboring property owner; those comments have been included in the packet for review.

ACTION

Consider the Conditional Use Permit, with conditions. The applicant must demonstrate that all requirements of the conditional use are or shall be satisfied, which must be supported by substantial evidence. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the County ordinance or those imposed by the Land Services Committee, the County shall grant the conditional use permit.

The Committee may impose reasonable conditions with the approval of a conditional use proposal, to the extent authorized by law as described in §59.69(5e)(2b), Wis. Stats. Conditions imposed shall meet all of the following requirements:

- (a) Conditions must be practical and measurable.
- (b) Any condition imposed must be related to the purpose of the ordinance, outlined in section 17.3 regarding the specific land use and be based on substantial evidence.
- (c) Any condition must be reasonable and to the extent practicable, measurable and may include conditions such as the permits duration, transfer, or renewal.

RELEVANT ORDINANCE SECTION(S)

The performance standards located in 17.3.04(10):

OUTDOOR COMMERCIAL ENTERTAINMENT. Includes land uses that provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Examples of such land uses include outdoor volleyball, horseshoe pits, beer gardens, ball fields, and related facilities associated with indoor commercial entertainment land uses; outdoor commercial swimming pools; golf courses; driving ranges; miniature golf facilities; archery, trap, target, and shooting ranges; amusement parks; waterslides; marinas; drive-in theaters; go-cart tracks; and racetracks. Does not include any uses described under the "adult uses" land use category.

Regulations: The appropriate County approval authority may require a landscaped bufferyard, per the standards in [Section 17.5.05\(2\)](#).

Parking Requirements: One space per every 2 persons at the maximum capacity of the establishment.

ASSESSMENT

CONCLUSION

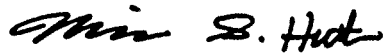
Staff finds that the petition satisfies the performance standards found in Section 17.3.04(10) of the Lincoln County Zoning Ordinance. In the CMU-Crossroads Mixed Use zoning district, the proposed outdoor commercial entertainment land use is conditionally permitted; however, the committee still needs to form a basis for a decision by reviewing information provided by the applicant, the Town, testimony at the public hearing, and the staff report.

RECOMMENDATION

Staff recommends the Land Services Committee grants a Conditional Use Permit to Terrance and Jill Gaeu to allow for an Outdoor Commercial Entertainment land use if the committee is confident the request satisfies the approval criteria listed in the Zoning Ordinance and this report.

Staff suggests the Land Services Committee attach the following conditions:

1. Shall follow all applicable regulations of Department of Agriculture, Trade and Consumer Protection (DATCP), Wisconsin Department of Safety and Professional Services (DSPS), and the Lincoln County Health Department.
2. One parking space per every 2 persons at the maximum capacity of the establishment.
3. No guest parking shall occur within the county road right of way (ROW).
4. Signage shall comply with Chapter 17.6 of Lincoln County Ordinance.
5. Exterior Lighting shall comply with Chapter 17.5.04 of Lincoln County Ordinance.



Lincoln County - Zoning Program Manager / Land Services Administrator

5/31/2023

Date



Looking North



Looking East

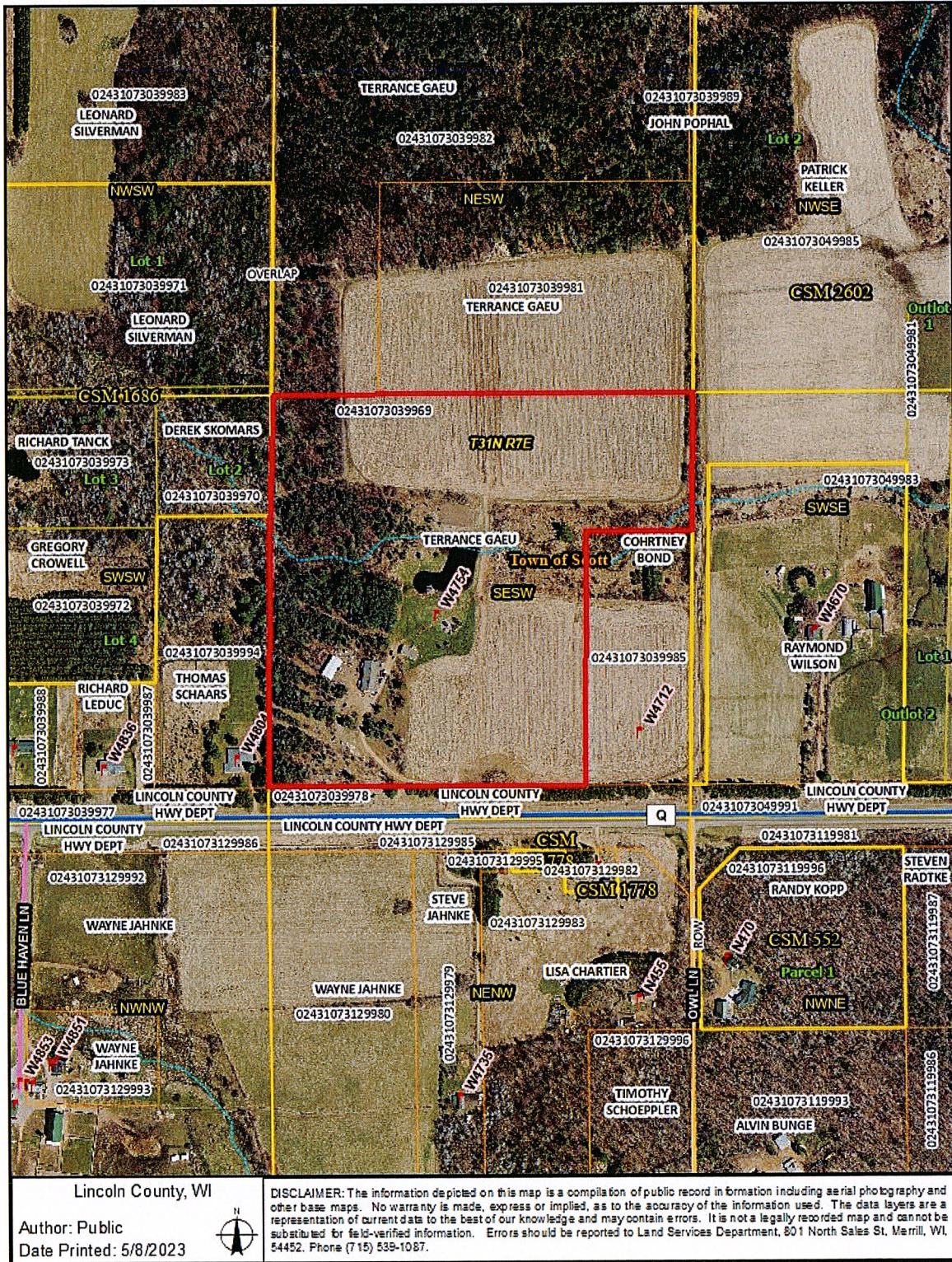


Looking South

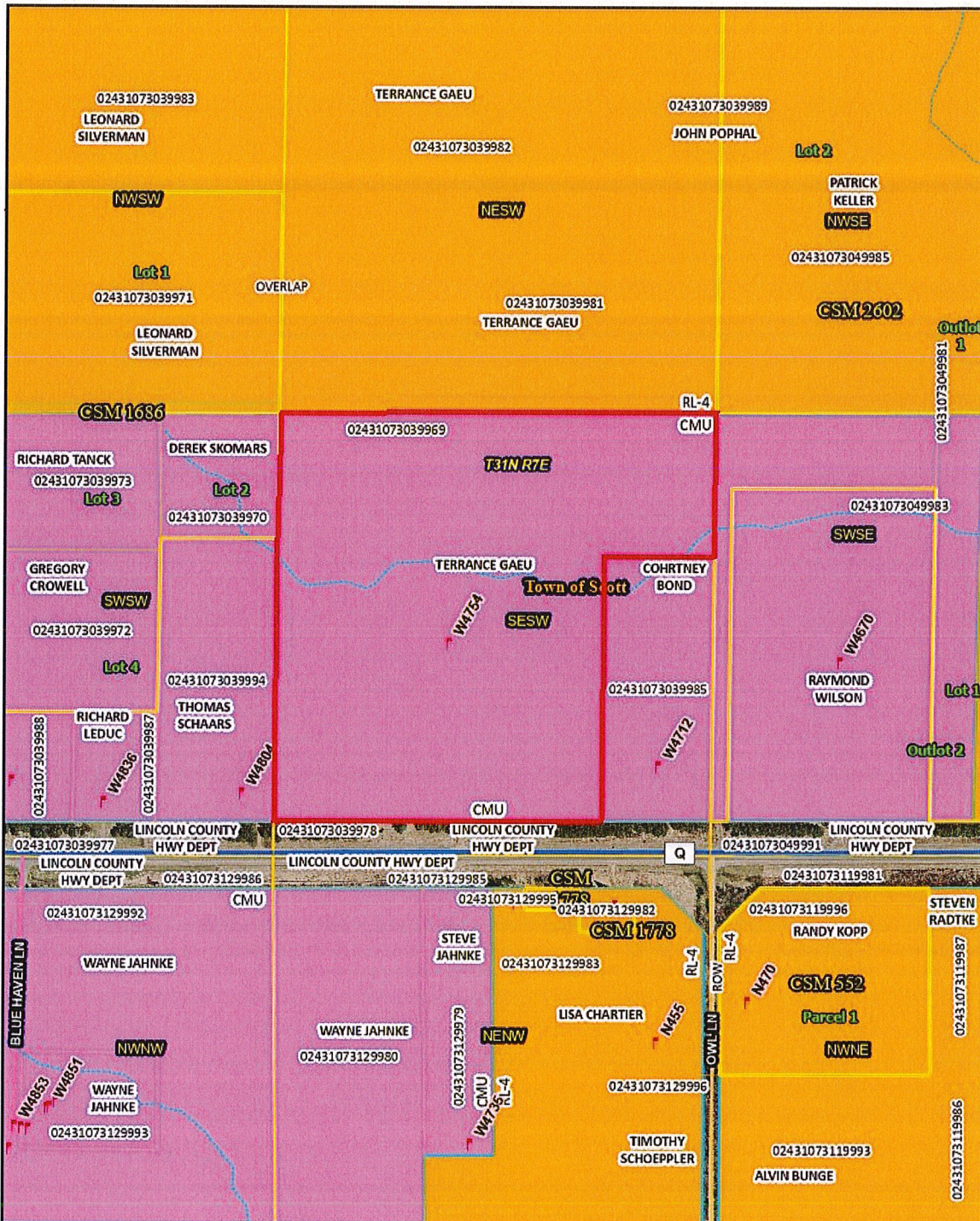


Looking West

Property Overview



Zoning District Map



<p>Lincoln County, WI</p> <p>Author: Public</p> <p>Date Printed: 5/8/2023</p>	<p>DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.</p>
---	--

RECEIVED

MAY - 9 2023

CONDITIONAL USE PERMIT

Fee: \$ 400.00

Receipt Number 16491(2522)

CUP - 23 - 003

To the Lincoln County Planning and Zoning Administration: The undersigned hereby makes application for a CONDITIONAL USE PERMIT for a determination that the following described site is suitable for the purpose indicated, and that suitable safeguards are met in accordance with the requirements of the Lincoln County Zoning Ordinance and with all other applicable County Ordinances and the laws and regulations of the State of Wisconsin. I declare that the information that I am supplying is true and accurate to the best of my knowledge and I acknowledge that this information will be relied upon for the issuance of this permit. By signing this application I am also granting permission to the zoning department staff to enter my property at any reasonable time for the purpose of inspection to assure compliance with the zoning laws relative to the issuance of this permit.

Legal Description: Section: 18 Township: 31 North Range: 7 East

Gov Lot: OR Quarter/Quarter: NW 1/4 SW 1/4

Lot Number: 9#10 Subdivision/CSM: Golf Course Ridge

Property Address: TBD

Zoning district: RE Lot size 30,030 sq ft. / acres 1.38 combined

Proposed use: maint. shed for Merrill Golf course - to work on & store Eqpt. Related to maintaining 18 hole golf course

PLEASE NOTE: No later than 5 days of its submittal to the Zoning Administrator, the applicant shall transmit 2 identical copies of the petition and all applicable materials to the clerk of the town in which the proposal lies. Lincoln County Code of Ordinances 17.8.30 (2)

Applicants Initials

[Handwritten initials]

COMPLETE A PLOT PLAN DRAWING ON REVERSE SIDE OR ATTACH A SEPARATE SHEET

Owner(s) Name(s): Steve & Mike MALINOWSKI

Mailing Address: 1604 G'DAY ST. Merrill, WI. 54452

Daytime Phone: (715) 302-5765

Note: All owners must sign

Signature: [Handwritten signatures of Steve and Mike Malinowski]

CO-APPLICANT (other than owner)

Name:

Mailing Address:

Phone: ()

Date: 5/3/23

Date: 5/3/23

FOR OFFICE USE ONLY

Ordinance section relating to the request 17.3.04 (10) - Outdoor Commercial Entertainment

Use of adjoining property: Recreation, Rural Residential, + City of Merrill Limits

Date Application Received: 5-9-22 By (Staff) EP

Date of Hearing: 6-8-2023

Owner Texas Recreational Center Inc Tax Parcel # 024-3107-183-9937A -9936 Town Scott

PLOT PLAN DRAWING

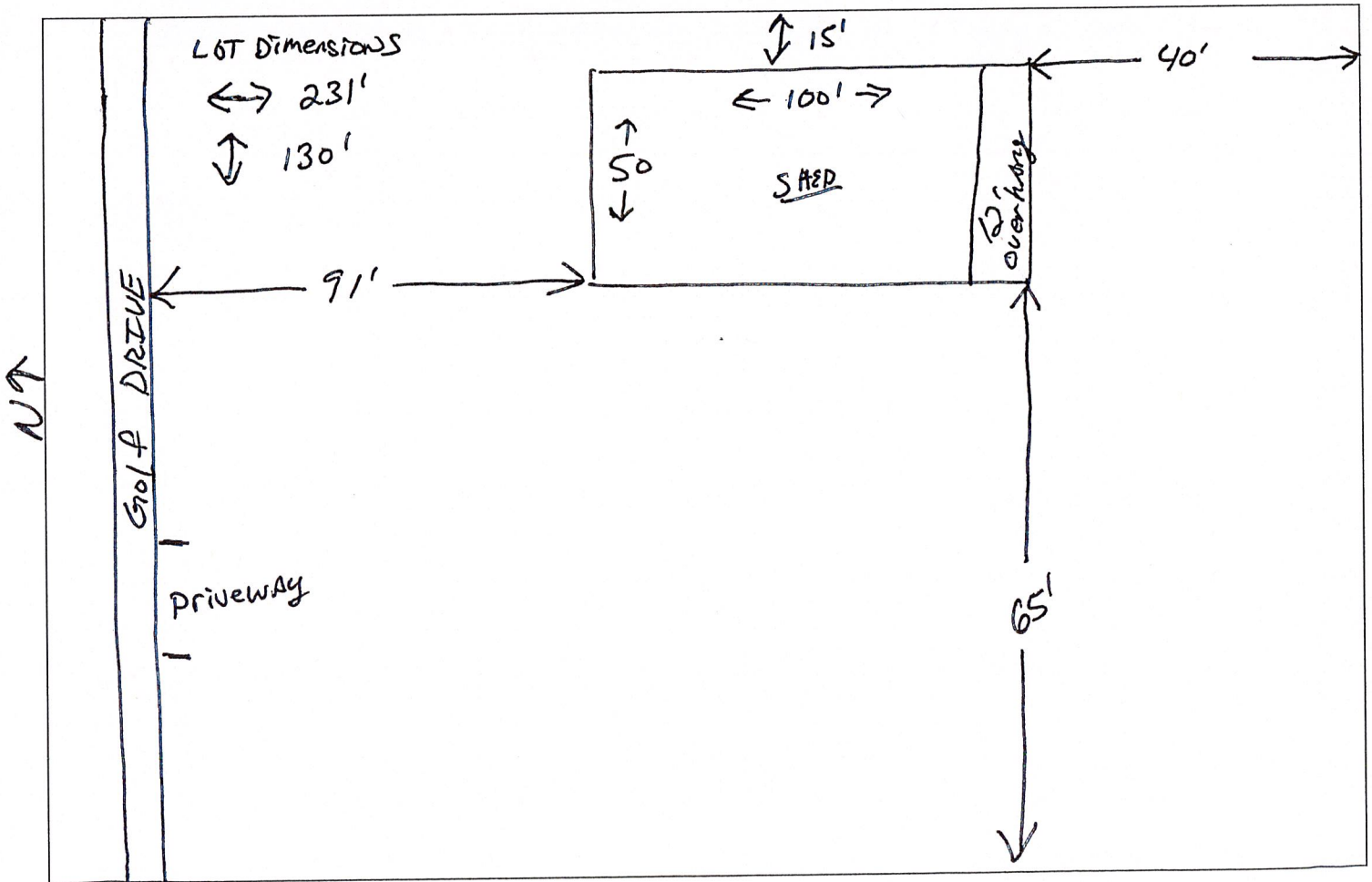
Include on the drawing ALL of the information requested below that applies to the property.

1. Shape of parcel, include all lot line dimensions.
2. Indicate NORTH.
3. Show the location and names of all surrounding roads/highways.
4. Show the location and names of all area water bodies (lakes, rivers, creeks, ponds, etc.)
5. Indicate ALL other existing buildings on parcel with "EB".

Complete the following if the request is for NEW Construction

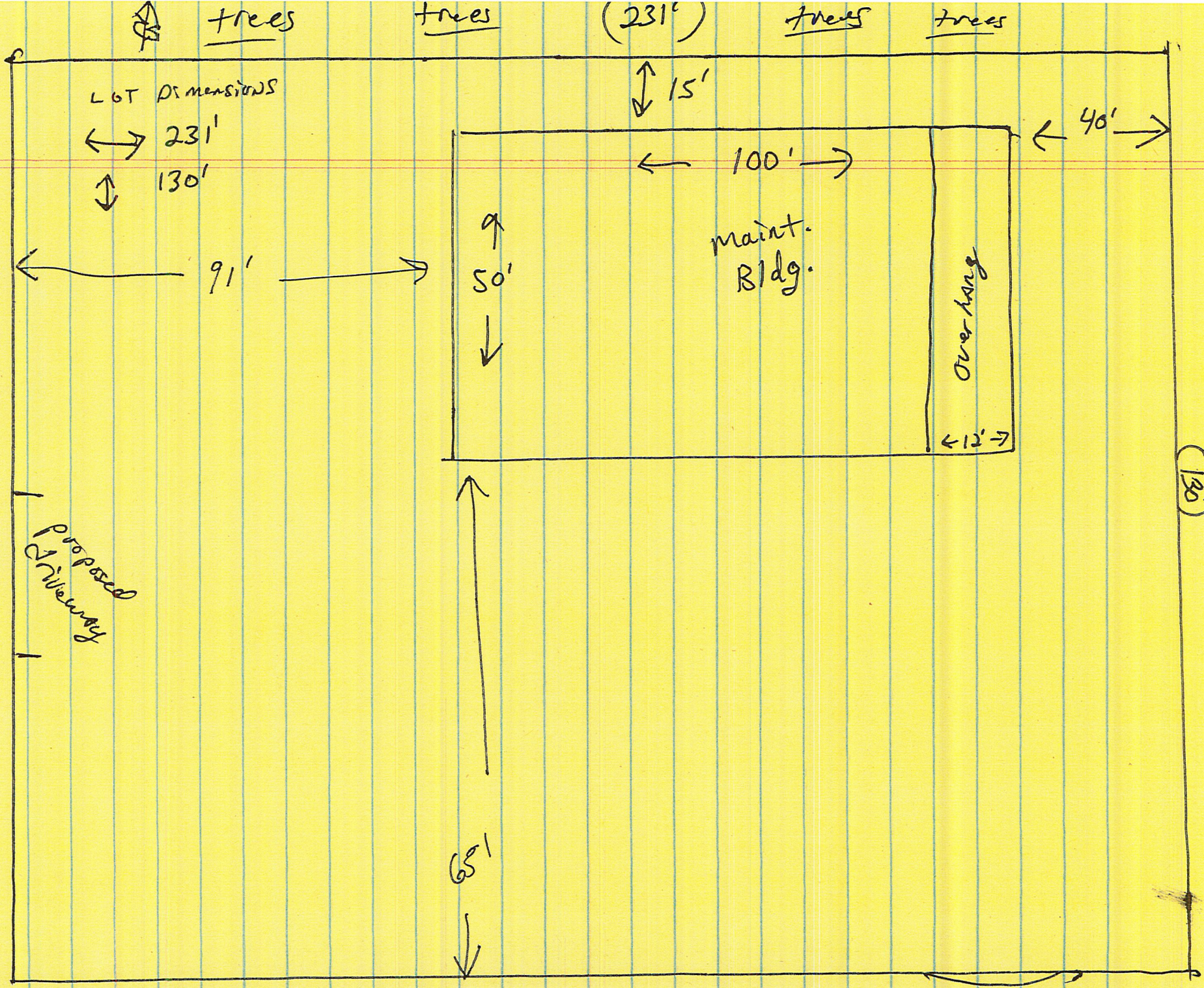
6. Show the location of the proposed construction on the parcel. Include the following measurements:
 - a) Distance from the centerline of any/all roads.
 - b) Distance from the right-of-way of any/all roads.
 - c) Distance to all lot lines.
 - d) Distance to any/all water bodies adjacent to or within the parcel.
7. Indicate distance from septic tank or holding tank to proposed construction.
8. Indicate distance from sewage system drainfield to proposed construction.
9. Indicate distance from well to proposed construction.
10. (IF on water) Indicate proposed clearings within the vegetative buffer zone (please refer to Shoreland Ordinance for limitations on different water classifications).

SITE SHOULD BE MARKED OR FLAGGED PRIOR TO ZONING ONSITE INDICATING EXISTING LOT LINES, PROPOSED LOT LINES AND ANY PROPOSED CONSTRUCTION



NO CONSTRUCTION SHALL BEGIN UNTIL A LAND USE PERMIT HAS BEEN ISSUED

↑ N
- Golf Drive -



LOT DIMENSIONS

↔ 231'

↕ 130'

↔ 91'

↑ 50'

↓

↕ 65'

↕ 15'

↔ 100'

↔ 40'

↔ 12'

30,030 Sq. Ft.

LOT # 10 of Golf course Ridge Subdivision
(130)

trees

trees

(231')

trees

trees

maint.
Bldg.

Overhang

Proposed
Driveway



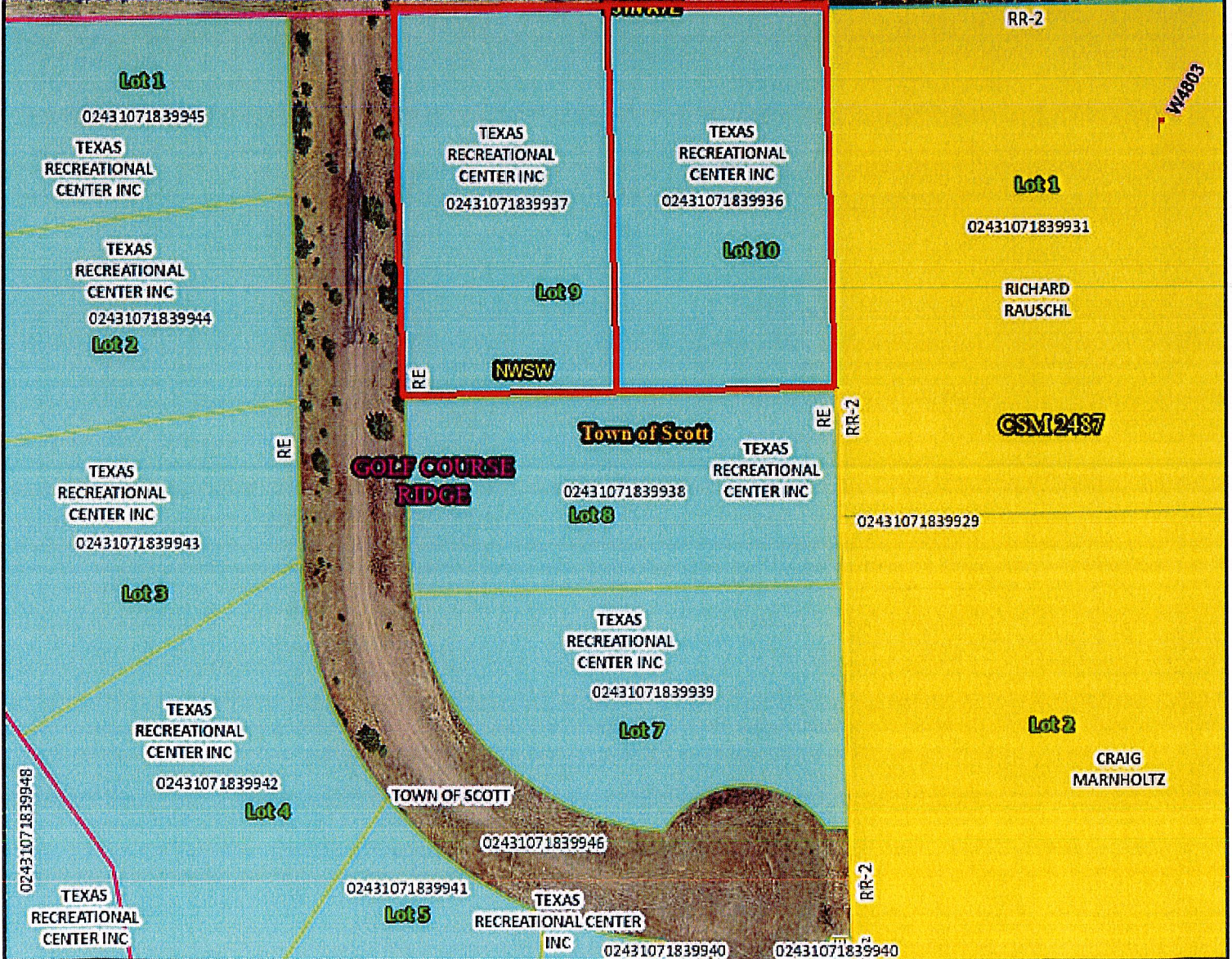
Lincoln County, WI

Author: Public

Date Printed: 5/8/2023



DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.



Lincoln County, WI

Author: Public

Date Printed: 5/8/2023



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RECEIVED

MAY 26 2023

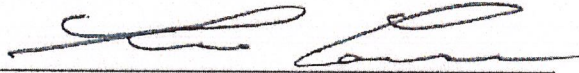
30-Day Extension Town Request
Land Services Committee Public Hearing

Please remit this form to the Land Services office as soon as possible after an extension is deemed necessary

A request by STEVE & MIKE MALINOWSKI (name of applicant/petitioner)

is scheduled to be heard at the 6-8-23 (date) Land Services Committee meeting.

The Town of SCOTT is requesting a one-time 30-day extension of the time required to submit a Town Recommendation. We understand that the Land Services Committee may still hold the public hearing for the request on the date listed above but a decision will not be rendered until the following Land Services Committee Meeting.

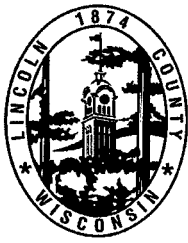


Date: 5-26-23

Signature of Authorized Town Board Member
CHAIRMAN

RONALD LEMMER

Print Name



CONDITIONAL USE PERMIT
STAFF REPORT

Report Date: May 31, 2023
Hearing Date: June 8, 2023
Property Owner: Texas Recreational Center Inc.
Property Representatives: Mike Malinowski and Steve Malinowski
Property Address: Golf Drive
Town of: Scott
PIN: 02431071839937 and 02431071839936
Staff Reviewer: Mike Huth – Zoning Program Manager
Zoning District: RE-Recreation
Overlay Zoning District: None
Submitted Materials: CUP Application, Site Plan

OVERVIEW

REQUEST

The applicant seeks a Conditional Use Permit (CUP) to allow for an Outdoor Commercial Entertainment (Golf Course), specifically a maintenance/storage shed pursuant to Chapter 17.3.04(10) of the Lincoln County Zoning Ordinance.

SUMMARY OF NOTEWORTHY TOPICS

The applicant is proposing to construct a shed for maintenance and storage of golf course equipment related to the 18-hole golf course that is located nearby. The northern portion of the golf course is located within the City of Merrill. The southern portion of the golf course was permitted through a 1990 special exception permit. Any access improvements to the property from the town roadway would be regulated by the Town of Scott.

SITE CHARACTERISTICS

The partially wooded approximate 1.4 acre combined parcel size is located in Section 18 in the Town of Scott. Access to the property will be gained by driveway off of Golf Drive. At this time the site does not contain any structures. No septic system is serving the property; so any proposed septic system; would need to be designed, permitted, and installed to County/State code requirements to meet the sizing criteria for the proposed structure.

SURROUNDING LAND USE AND ZONING

As indicated by the zoning district map, the property is zoned RE-Recreation. **NORTH** of the property and across Golf drive are properties in the City of Merrill and used for golf course use. **WEST and South**

of the property are properties used for golf course uses in the RE-Recreation zoning district. **EAST** and is a property with a residential dwelling in the RR2-Rural Residential zoning district.

PUBLIC NOTIFICATION

The applicant has made contact with the Town of Scott. The Town of Scott has asked for a 30 day extension to provide the LSC with the Town recommendation. Staff advises the Land Services Committee review any comments the Town submits regarding this petition prior to taking action on this matter.

The legal notice of the request was noticed in the proper manner. Staff mailed notices of the petitioner's request to neighboring property owners within 300' from the property boundary and the Town of Scott. At the date of this report, staff has received a formal comments from a neighboring property owner; those comments have been included in the packet for review.

ACTION

Consider the Conditional Use Permit, with conditions. The applicant must demonstrate that all requirements of the conditional use are or shall be satisfied, which must be supported by substantial evidence. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the County ordinance or those imposed by the Land Services Committee, the County shall grant the conditional use permit.

The Committee may impose reasonable conditions with the approval of a conditional use proposal, to the extent authorized by law as described in §59.69(5e)(2b), Wis. Stats. Conditions imposed shall meet all of the following requirements:

- (a) Conditions must be practical and measurable.
- (b) Any condition imposed must be related to the purpose of the ordinance, outlined in section 17.3 regarding the specific land use and be based on substantial evidence.
- (c) Any condition must be reasonable and to the extent practicable, measurable and may include conditions such as the permits duration, transfer, or renewal.

RELEVANT ORDINANCE SECTION(S)

The performance standards located in 17.3.04(10):

OUTDOOR COMMERCIAL ENTERTAINMENT. Includes land uses that provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Examples of such land uses include outdoor volleyball, horseshoe pits, beer gardens, ball fields, and related facilities associated with indoor commercial entertainment land uses; outdoor commercial swimming pools; golf courses; driving ranges; miniature golf facilities; archery, trap, target, and shooting ranges; amusement parks; waterslides; marinas; drive-in theaters; go-cart tracks; and racetracks. Does not include any uses described under the "adult uses" land use category.

Regulations: The appropriate County approval authority may require a landscaped bufferyard, per the standards in [Section 17.5.05\(2\)](#).

Parking Requirements: One space per every 2 persons at the maximum capacity of the establishment.

ASSESSMENT

CONCLUSION

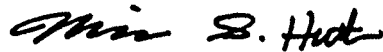
Staff finds that the petition satisfies the performance standards found in Section 17.3.04(10) of the Lincoln County Zoning Ordinance. In the RE-Recreation zoning district, the proposed outdoor commercial entertainment land use is conditionally permitted; however, the committee still needs to form a basis for a decision by reviewing information provided by the applicant, the Town, testimony at the public hearing, and the staff report.

RECOMMENDATION

Staff recommends the Land Services Committee grants a Conditional Use Permit to Texas Recreational Center Inc. to allow for an Outdoor Commercial Entertainment land use if the committee is confident the request satisfies the approval criteria listed in the Zoning Ordinance and this report.

Staff suggests the Land Services Committee attach the following conditions:

1. One parking space per every 2 persons at the maximum capacity of the establishment.
2. Signage shall comply with Chapter 17.6 of Lincoln County Ordinance.
3. Exterior Lighting shall comply with Chapter 17.5.04 of Lincoln County Ordinance.
4. Screening and Landscaping shall comply with Chapter 17.5.05 of Lincoln County Ordinance.



Lincoln County - Zoning Program Manager / Land Services Administrator

5/31/2023

Date



Looking North



Looking East

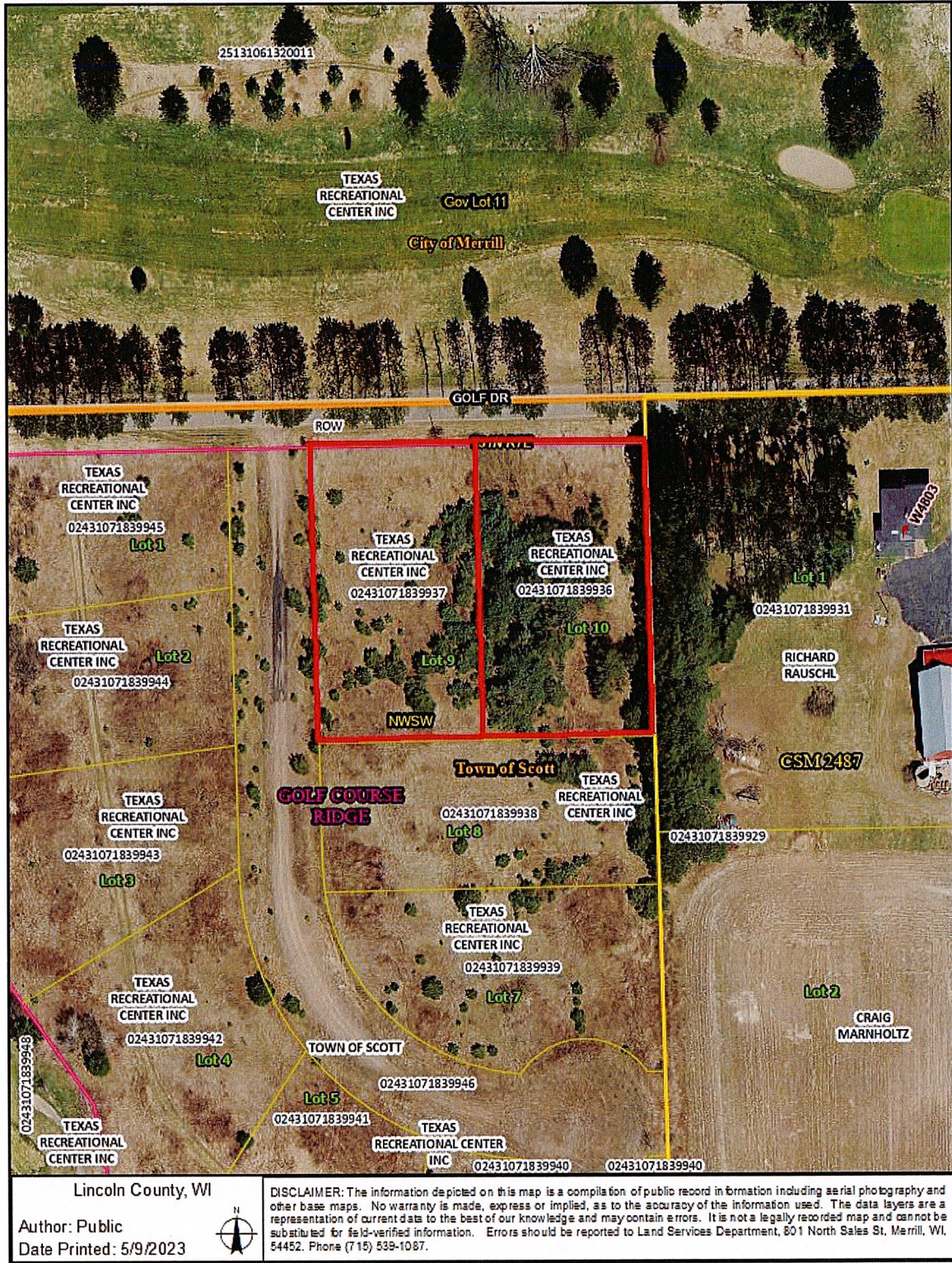


Looking South

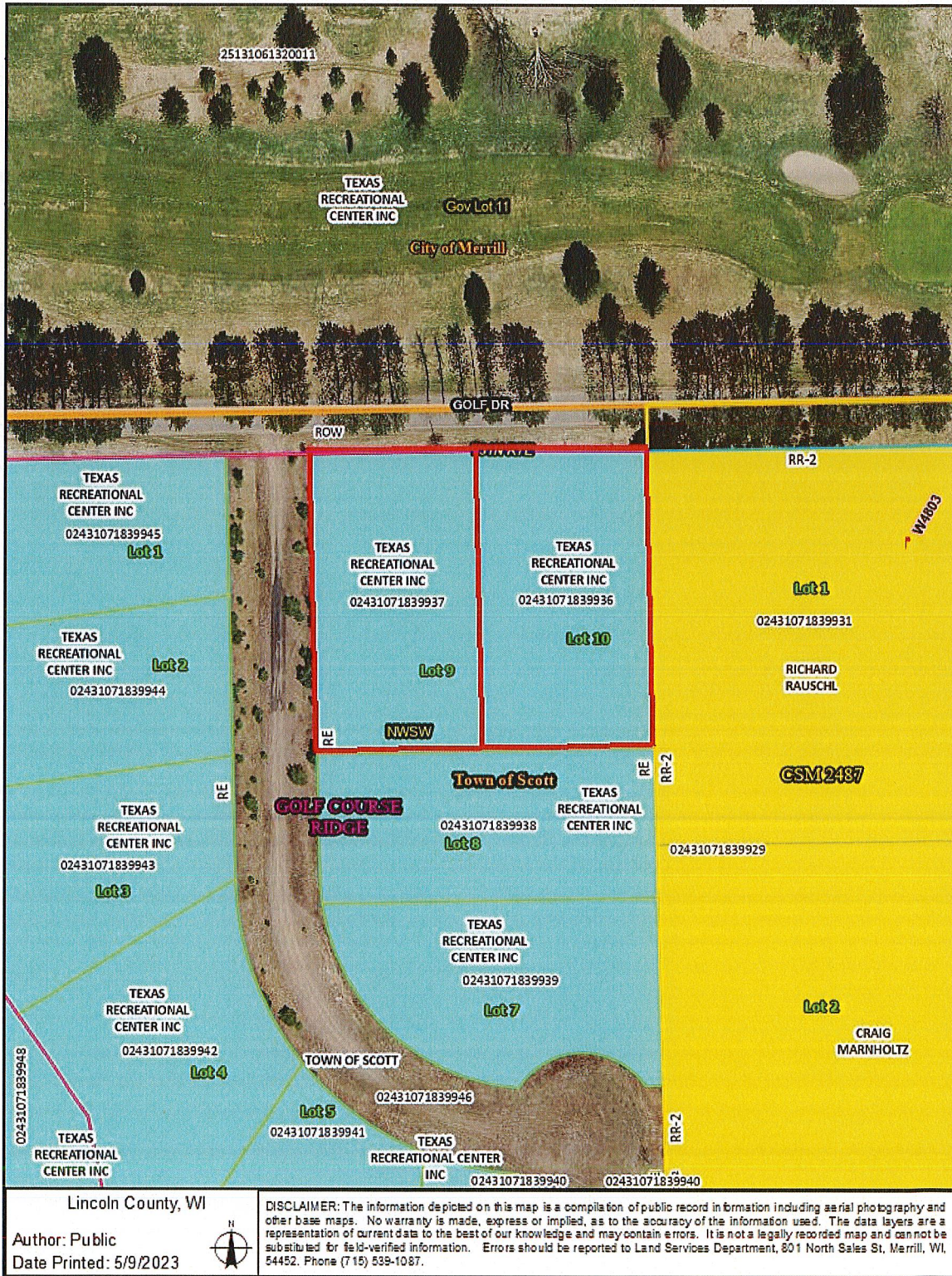


Looking West

Property Overview



Zoning District Map



Lincoln County, WI
 Author: Public
 Date Printed: 5/9/2023

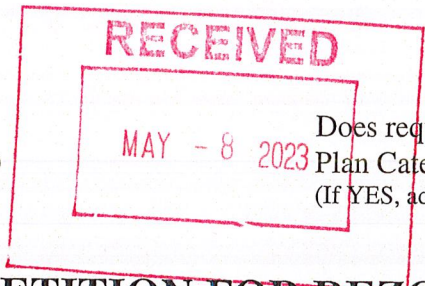


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Town Bradley

Tax Parcel # 004-3506-163-9996

Owner Blaubach John + Diane
Last Name First Name



Fee: \$ 400.00
(+\$150 for each additional parcel)
Receipt: 16488(2409)

Does request require a
Plan Category change? Yes No
(If YES, additional form & fee is required)

PETITION FOR REZONING

I, John + Diane Blaubach, hereby petition the Lincoln County Board of
(Petitioner, Print Name)
Supervisors to rezone the following described lands in the Town of Bradley, owned
(name of Town)
by John + Diane Blaubach from Planned Business to Rural Lands 2.
(Property Owner, Print Name) (Current Zoning District) (Requested Zoning District)

Tax Parcel Number (PIN): 00435061639996

Legal Description Summary: Section: 16 Township: 35 North Range: 6 East
Gov Lot: _____ OR Quarter/Quarter: NW/SW
Lot Number: _____ Subdivision/CSM: _____

Reason for Rezone: conversion to residential from Planned Business

REQUIRED: ATTACH A SCALED MAP SHOWING WHAT IS INCLUDED IN THIS REQUEST.

Is this petition in conjunction with an active rezone request? YES NO

If YES, list the Tax Parcel Number for the primary request: _____

Property Owner Signature: Diane Blaubach Date: 5-6-23

Property Owner Information
Name: <u>John + Diane Blaubach</u>
Mailing Address: <u>111090 Tannery Rd</u> <u>Tomahawk, WI 54487</u>
Daytime Phone: <u>(715) 218-1382</u>

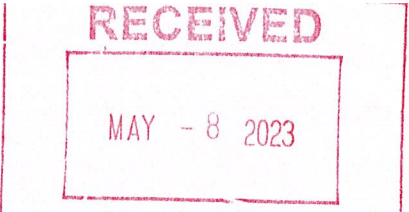
Petitioner Information (if other than owner)
Name: _____
Mailing Address: _____
Daytime Phone: () _____

Referred to Lincoln County Land Services Committee:

Date 5/8/2023
Delvora K. Rasmussen, Deputy
Christopher J. Marlowe - Lincoln County Clerk

FOR OFFICE USE ONLY
Date Application Received: <u>5-8-23</u>
By (Staff): <u>CP</u>
Date of Hearing: <u>6-8-2023</u>

Owner: Blaubach, John + Diane First Name: John + Diane Last Name: Blaubach
Tax Parcel #: 004-3506-163-9996 Town: Bradley



Fee: \$ 50.00

Receipt: 16488 (2409)

PLANNED LAND USE CHANGE REQUEST

Tax Parcel Number (PIN): 004-3506-163-9996

Legal Description Summary:

Section: 16 Township: 35 North Range: 6 East
Gov Lot: _____ OR Quarter/Quarter: NW/SW
Lot Number: _____ Subdivision/CSM: _____

What is the current Planned Land Use category?: PB

Which Planned Land Use category are you requesting to change to?: RURAL LANDS

Rural/Environmental
Agriculture
Rural Lands
Private Forest
Forest
Public Recreation

Residential
Suburban Single Family Residential
Rural Single Family Residential
Mixed Residential

Non-Residential
Private Recreation
Planned Business
General Business Public
Crossroads Mixed Use
Planned Industrial
General Industrial
Extraction
Institutional

Property Owner Signature: Diane Blaubach Date: 5-6-23

Property Owner Information
Name: John + Diane Blaubach
Mailing Address: 111090 Tannery Rd
Tomahawk, WI 54487
Daytime Phone: (715) 218-1382

Petitioner Information (if other than owner)
Name: _____
Mailing Address: _____
Daytime Phone: () _____

FOR OFFICE USE ONLY
Date Application Received: 5-8-2023 By (Staff): ap Date of Hearing: 6-8-2023
Is this request in conjunction with a Petition for Rezone? (Yes) No

JOHN RAPP
00435061749997

ROW

00435061639986

00435061639988

TYLER STEVENSON

00435061749998

THOMAS J KOLBEK
AND PATRICIA
A KOLBECK

N11094

00435061639996

N11090

TANNERY RD

NESE

T35N R6E

Town of
Bradley

NWSW

JOHN BLAUBACH

00435061749999

JOHN RAPP

ROBIN ISLO

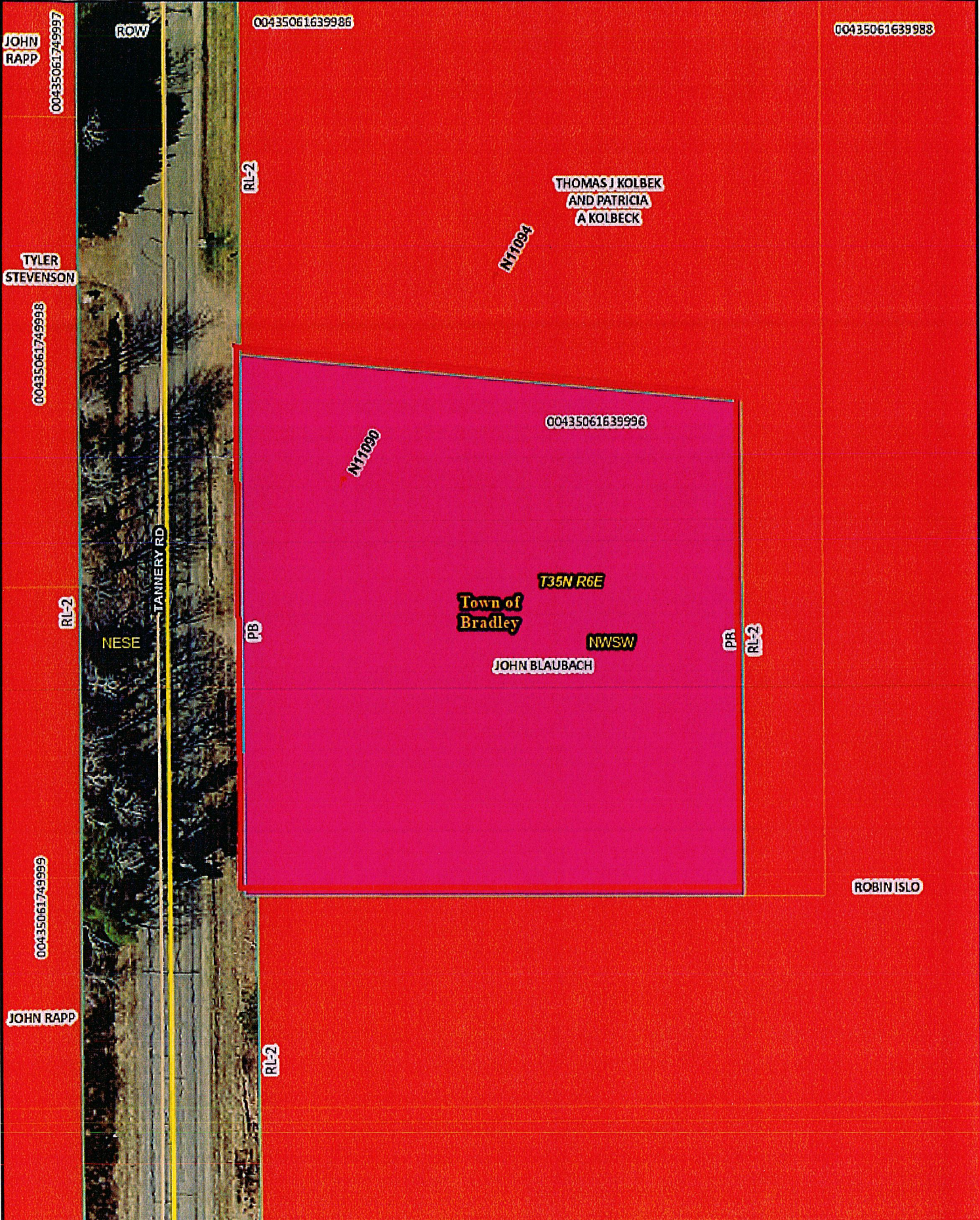
Lincoln County, WI

Author: Public

Date Printed: 5/8/2023



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Lincoln County, WI

Author: Public
 Date Printed: 5/8/2023



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JOHN RAPP

00435061749997

ROW

00435061639986

00435061639988

RLANDS

THOMAS J KOLBEK
AND PATRICIA
A KOLBECK

N11094

TYLER STEVENSON

00435061749998

RLANDS
PLBUS

00435061639996

N11090

RLANDS
PRF

TANNERY RD

RLANDS

NESE

Town of
Bradley

T35N R6E

NWSW

JOHN BLAUBACH

PLBUS

PLBUS

PRF

ROBIN ISLO

00435061749999

JOHN RAPP

PRF

Lincoln County, WI

Author: Public

Date Printed: 5/8/2023



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RECEIVED

MAY 15 2023

30-Day Extension Town Request
Land Services Committee Public Hearing

Please remit this form to the Land Services office as soon as possible after an extension is deemed necessary

A request by John and Diane Blaubach (name of applicant/petitioner)

is scheduled to be heard at the 4/21/2023 (date) Land Services Committee meeting.

The Town of Bradley is requesting a one-time 30-day extension of the time required to submit a Town Recommendation. We understand that the Land Services Committee may still hold the public hearing for the request on the date listed above but a decision will not be rendered until the following Land Services Committee Meeting.

Kevin Koth

Date: may 15, 2023

Signature of Authorized Town Board Member

Kevin Koth

Print Name

Per Lincoln County Ordinance – 17.8.30(5)

TOWN RECOMMENDATION. The town within which a proposed conditional use permit is located may offer a recommendation to the Committee on whether to approve such request as presented, approve such request with conditions, or disapprove such request. Such town recommendation shall be in the form of a formal action of the town board, shall be signified by the addition of a town signature by an authorized town official on submitted plans, and shall be filed with the Zoning Administrator before or at the public hearing. The town may request one 30-day extension of the time required for a town recommendation. The Land Services Committee will not take action on the conditional use permit request until it receives a recommendation from the affected town board, or the town board indicates that it will not provide a recommendation, or a mutually agreed extension to the town review period elapses. (Am. #2018-05-659)

File Location: O:\Committees\Land Services Committee\LSC Forms (v.6-21-21)



LINCOLN COUNTY
LAND SERVICES DEPARTMENT
Office of Zoning and Conservation
Lincoln County Service Center
801 N Sales Street-Suite 103
Merrill, WI 54452
Phone (715) 539-1087 Fax (715) 539-8325

COMPREHENSIVE PLAN AMENDMENT
AND
PETITION FOR REZONING
STAFF REPORT

Report Date: May 26, 2023
Hearing Date: June 8, 2023
Property Owner: John and Diane Blaubach
Property Address: N11090 Tannery Road
Town of: Bradley
PIN: 00435061639996
Current Zoning District: PB-Planned Business
Proposed Zoning District: RL2-Rural Lands
Current Comprehensive Plan Map: Planned Business
Proposed Comprehensive Plan Map: Rural Lands
Overlay Zoning Districts: None
Staff Reviewer: Mike Huth – Zoning Program Manager
Submitted Materials: Planned Land Use Change Application, Petition for Rezoning

OVERVIEW

REQUEST

The applicant is requesting to rezone the property from PB-Planned Business to a RL2-Rural Lands zoning district. Additionally, since the category of zoning is changing from Planned Business to Rural Lands, a Comprehensive Plan Amendment is being pursued. The purpose of the comprehensive plan amendment and rezone request is to allow for the applicant to pursue other land uses as permitted and/or conditionally permitted. Specifically, the applicant is intending to convert the property from a strictly business use to a residential use with associated home occupation.

SUMMARY OF NOTEWORTHY TOPICS

The property contains an existing structure that the applicant has converted to a residential dwelling and garage. The applicant has received approval from the local Uniform Dwelling Code (UDC) regulator regarding the conversion of structural elements that have occurred. Tannery Road, a town roadway, borders the property to the west and provides access to the property. Any access improvements/adjustments to the property from the town roadway would be regulated by the Town. Additionally, the WIDNR has mapped a southwest portion of the property as wetlands. A new septic system was permitted and installed in 2022.

SURROUNDING ZONING

As indicated by the zoning district map, **NORTH** of the property is a property with a single family dwelling in the RL2-Rural Lands zoning district. **EAST** of the property are partially wooded properties in the RL2-Rural Lands zoning district. **SOUTH** of the property are wooded properties in the RL2-Rural Lands zoning district. **WEST** of the property and across Tannery Road are wooded properties with single family dwellings in the RL2-Rural Lands zoning district.

SURROUNDING LAND USES

The surrounding land uses are a mix of properties with residential, forestry and recreational land uses.

CURRENT PROPERTY LAND USE

As stated in the request overview, the property was previously used as a commercial business, but recently the property owner has converted the structure into a residential dwelling and garage for a home occupation. Both the residential dwelling and home occupation are permitted within the proposed RL2 zoning district. Approval of the land use conversion would be through the approval of a rezoning and a change of land use permit.

WOULD THIS CHANGE CONSTITUTE SPOT ZONING?

No. As indicated on the current zoning map, the properties surrounding the petitioned property is currently zoned Rural Lands, allowing for staff to support a favorable rezone request.

IS THE PROPERTY LOCATED WITHIN A SHORELAND ZONE?

No.

WILL WETLANDS BE IMPACTED

The WIDNR Surface Water Data Viewer does indicate Mapped Wetlands on a portion of the property. At the time of any proposed structure and the Land Use Permit review process, site conditions will be reviewed by staff.

IS THIS CHANGE COMPATIBLE WITH THE TOWN LAND USE PLAN

A request for an amended Planned Land Use of the property will coincide with the proposed rezoning. The proposed request to rezone to Rural Lands and the comprehensive plan amendment change to Rural Lands are not consistent with the Town of Bradley and the Lincoln County land use plan. However, lands surrounding the applicants are indicated in the Land Use Plan to be used for Rural Lands land uses, allowing for staff to support the requests and maintain a cohesive land use pattern in this area of the county.

PUBLIC NOTIFICATION

The applicant has made contact with the Town of Bradley. Staff advises the Land Services Committee review any comments the Town submits regarding this petition prior to taking action on this matter.

The legal notice of the request was noticed in the proper manner. Staff mailed notices of the petitioner's request to neighboring property owners within 300' from the property boundary and the Town of Bradley. At the date of this report, staff has not received any formal comments from neighboring property owners.

COMMITTEE ACTION OPTIONS

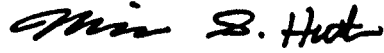
APPROVE petition based on the facts of the request presented at the public hearing and the Town Board. Staff recommends approval of the rezone and comprehensive plan map change. The proposed rezone and comprehensive plan map change appear to be consistent with surrounding land use plans and the spirit/intent of the Zoning Ordinance since adjacent properties contain the Rural Lands designations.

DISAPPROVE petition based on the facts of the request presented at the public hearing and that the requested rezone and comprehensive plan map change is not consist with respective land use plans.

APPROVE, WITH FUTURE CHANGES to the petition. Not recommended.

STAFF RECOMMENDATION

Staff recommends approval of the rezone the parcel of land identified above from PB-Planned Business to a RL2-Rural Lands zoning district and the request to amend the comprehensive plan map from Planned Business to Rural Lands.



Lincoln County - Zoning Program Manager / Land Services Administrator

5/26/2023

Date

Property Overview



Lincoln County, WI

Author: Public
Date Printed: 5/8/2023

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Zoning District Map



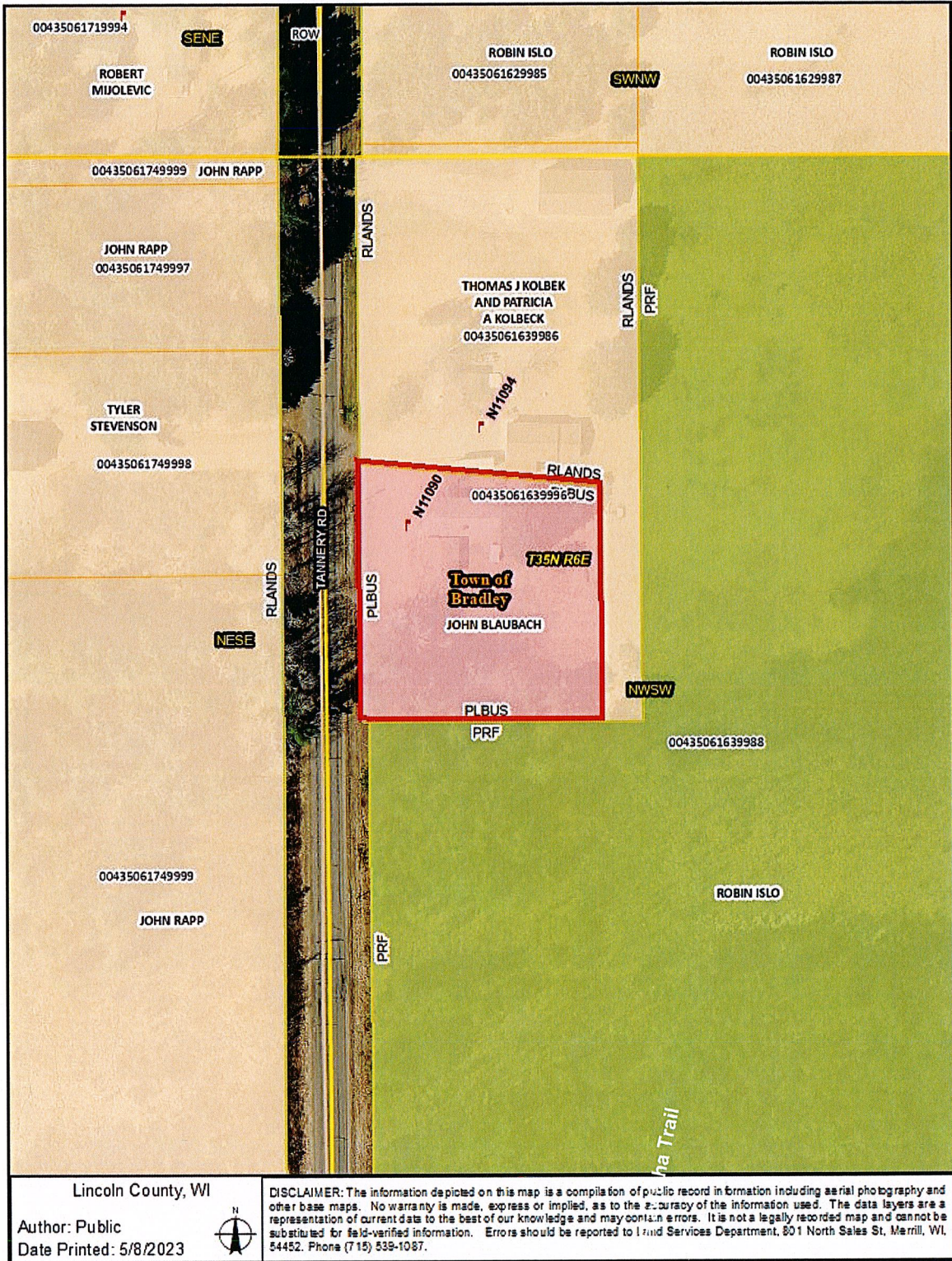
Lincoln County, WI

Author: Public
Date Printed: 5/8/2023



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Planned Land Use Map



Lincoln County, WI

Author: Public
Date Printed: 5/8/2023



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Fee: \$ 400.00
(+\$150 for each additional parcel)

Receipt: 16492 (5073)

RECEIVED

MAY 10 2023

Does request require a
Plan Category change? Yes No
(If YES, additional form & fee is required)

PETITION FOR REZONING

I, Dean & Maria Schalow, hereby petition the Lincoln County Board of
(Petitioner, Print Name)
Supervisors to rezone the following described lands in the Town of Merrill, owned
(name of Town)
by Jon & Michelle Smith from General Business to Crossroads Mixed Use
(Property Owner, Print Name) (Current Zoning District) (Requested Zoning District)

Tax Parcel Number (PIN): 014-3106-011-9919

Legal Description Summary: Section: 1 Township: T31 North Range: R6 East
Gov Lot: _____ OR Quarter/Quarter: NE/NE
Lot Number: 1 Subdivision/CSM: 2469 V14 P63 D0510521 EX D0521137

Reason for Rezone: We are in need of a spacious property that meets the needs of our multi generational family.

REQUIRED: ATTACH A SCALED MAP SHOWING WHAT IS INCLUDED IN THIS REQUEST.

Is this petition in conjunction with an active rezone request? YES NO

If YES, list the Tax Parcel Number for the primary request: _____

Property Owner Signature: [Signature] Date: 5-9-2023

Property Owner Information
Name : Jon & Michelle Smith
Mailing Address: N1788 Blackjack Ln
Merrill, WI 54452
Daytime Phone: (715) 470-3002

Petitioner Information (if other than owner)
Name : Dean & Maria Schalow
Mailing Address: 929 Meadow Rd
Wausau, WI 54403
Daytime Phone: (715) 432-0060

Referred to Lincoln County Land Services Committee:

Date 5/10/2023
[Signature]
Christopher J. Marlowe - Lincoln County Clerk

FOR OFFICE USE ONLY
Date Application Received: 5-10-23
By (Staff): ap
Date of Hearing: 6-8-23

Owner: Ruth n Rod Properties LLC Last Name: Merrill Tax Parcel #: 014-3106-011-9919 Town: Merrill

To Whom it May Concern:

We find the charm of this location wonderful and the building has great character. We are a multi-generational family and need space that would possibly need to be handicap friendly in the future. There are no steps into this building or anywhere inside which would make it great for that possible future need of aging generational family members and of those who come visit. We have an autistic daughter, and our youngest son lives with us so he can get help with our grandson. Our oldest son is in the military currently and may need space for a while once he is out. Our youngest son has volunteered at the Haunted Sawmill for the past five years and has ties to the community.

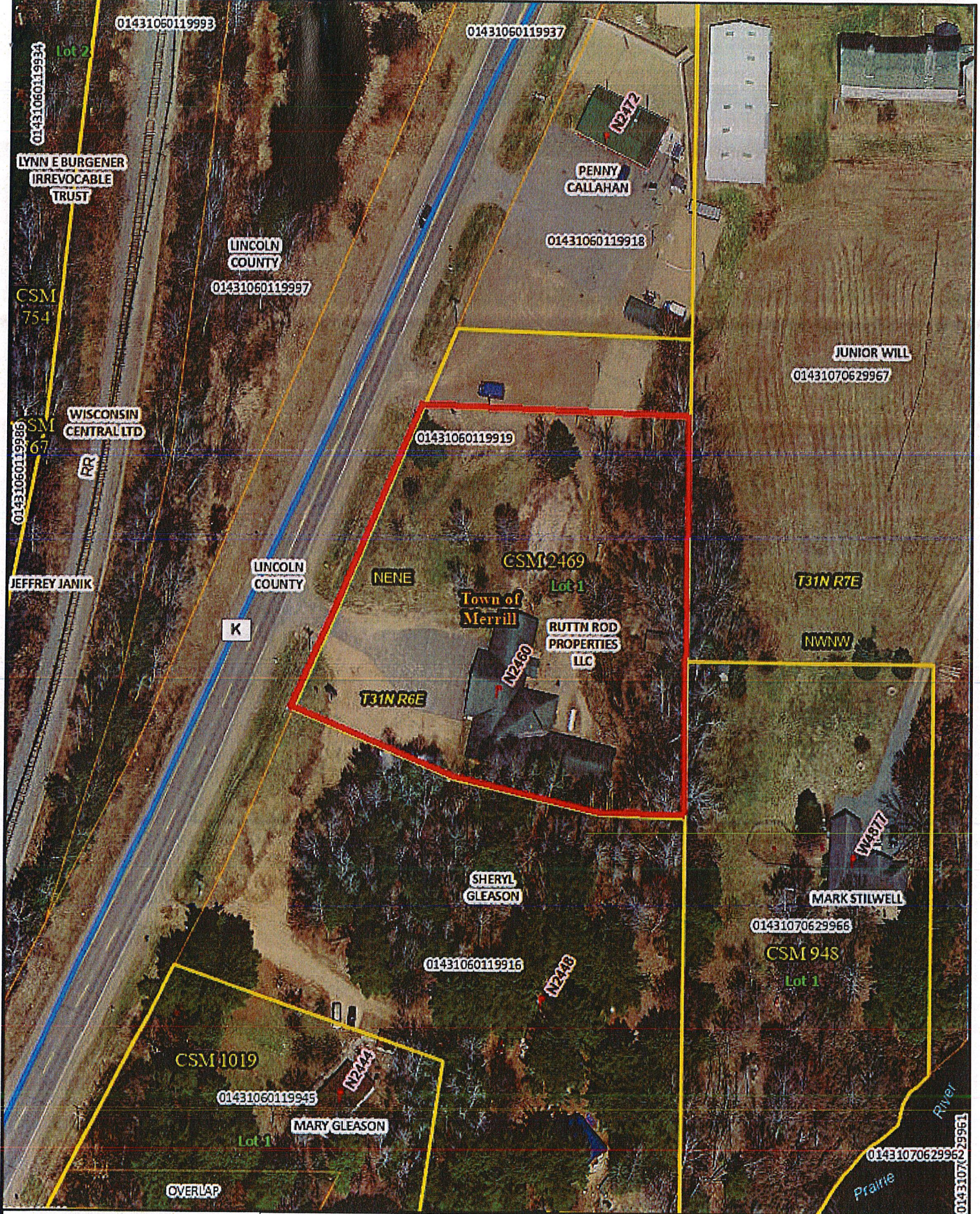
We would be repairing and reroofing the existing roof, creating five bedrooms, a livingroom area, and a diningroom area in the main part of the current building. We would be adding some windows and doors. We would also be creating indoor play space for our grandson, a place for our son to create his art and for wood working. We would be adding a walk in shower by one of the existing bathrooms, washer dryer hook ups in the current kitchenette and adding a kitchen in the space near where the mechanicals are. We would be looking at creating a better access to the back of the property and putting up a garage in the near future.

All plumbing, electrical, roofing would be completed by licensed professionals.

We are very excited to be part of the Merrill Community and would appreciate the committee rezoning this property as residential so we can make that happen.

Thank you

Maria & Dean Schalow



Lincoln County, WI

Author: Public
 Date Printed: 5/9/2023



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Lincoln County, WI

Author: Public

Date Printed: 5/9/2023



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RECEIVED

JUN - 1 2023

RESOLUTION 2023-03

APPROVING LINCOLN COUNTY ORDINANCE (20__ - __ - __) WHICH AMENDS SECTION 17.2.03 OF THE LINCOLN COUNTY ZONING ORDINANCE BY REZONING LANDS IN THE TOWN OF MERRILL.

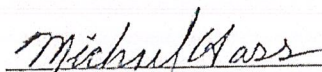
WHEREAS, §59.69(5), Wisconsin Statutes, describes a procedure for preparing revisions to an existing county zoning ordinance, involving approval by both the County Board of Supervisors and a majority of Town Boards affected by the amendments; and

WHEREAS, Lincoln County has received a petition to rezone lands described as Section: 1, Township: T31 North, Range R6 East, Quarter/Quarter: NE/NE Lot 1 Subdivision/CSM 2469 V14 P63 D0510521 EX D0521137 having tax parcel numbers 014-3106-011-9919 from a General Business district to a Crossroads Mixed Use district; and

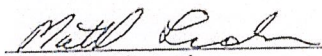
WHEREAS, on June 8, 2023 Lincoln County Board acted or will act upon the amendment following all procedures required under §59.69(5), Wisconsin Statutes and approved the same.

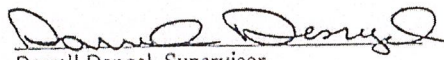
NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Merrill hereby approves the amendments as proposed in keeping with the procedures established and with the effect described under §59.69(5), Wisconsin Statutes.

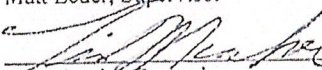
Resolution Adopted: May 31, 2023.


Mike Hass, Chairman

Cutler Nowak, Supervisor


Matt Leder, Supervisor


Darrell Dengel, Supervisor


Tim Mueske, Supervisor

Attest - Miriam Flagner, Clerk

FOR _____
AGAINST _____
ABSENT _____



PETITION FOR REZONING

STAFF REPORT

Report Date: May 26, 2023
Hearing Date: June 8, 2023
Property Owner: RuttnRod Properties LLC
Property Representatives: Jon and Michelle Smith
Petitioners: Dean and Maria Schalow
Property Address: N2460 County Road K
Town of: Merrill
PIN: 01431060119919
Current Zoning District: GB-General Business
Proposed Zoning District: CMU-Crossroads Mixed Use
Overlay Zoning Districts: S-Shoreland (See staff report for further details.)
Staff Reviewer: Mike Huth – Zoning Program Manager
Submitted Materials: Petition for Rezoning

OVERVIEW

REQUEST

The applicant is requesting to rezone a parcel of land totaling approximately 1.6 acres from GB-General Business to the CMU-Crossroads Mixed Use zoning district. The purpose of the rezone request is to allow for the applicant to pursue other land uses as permitted and/or conditionally permitted in the proposed zoning district designation. Specifically, the applicant is intending to convert the property from a strictly business use to a residential use.

SUMMARY OF NOTEWORTHY TOPICS

The parcel currently contains a structure previously used for commercial purposes. County Road K provides access to the property from the west. Any access improvements to the property along County Road K would be regulated by the County Highway Department. Should the petition for rezoning be approved, the Land Services Committee and the property owner should be aware that section 17.2.100 of Lincoln County ordinance provides the list of land uses that are permitted and conditionally permitted within the zoning district.

SURROUNDING ZONING – PLEASE REFER TO MAPPING EXHIBIT

As indicated by the zoning district map, **NORTH** of the property is a property with a commercial business in the GB-General Business zoning district. **EAST** of the property are parcels in the RR2-Rural Residential zoning district with agricultural and residential dwellings. **SOUTH** of the property is a property with a

dwelling in the RR2-Rural Residential zoning district. **WEST** of the property across County Road K and the railroad are partially wooded properties with dwellings in the RR2-Rural Residential zoning district.

SURROUNDING LAND USES

The surrounding land uses are a mix of properties with commercial, agriculture, and residential land uses.

CURRENT PROPERTY LAND USE

As stated in the request overview, the property was previously used as a commercial business, but recently the petitioner approached the property owner to convert the structure into a residential dwelling.

WOULD THIS CHANGE CONSTITUTE SPOT ZONING?

The zoning ordinance does not specifically provide guidance on the definition of ‘spot zoning’ but a common definition of spot zoning is: “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (Anderson’s American Law of Zoning, 4th Edition, § 5.12 (1995)).

In this case/location, staff supports a favorable rezone request and does not consider this to be a spot zoning situation because of the size of the parcel, characteristics/location of the parcel in relation to the neighboring properties and zoning districts, and the overall reasonable benefit to the community relating to the variety of the land uses that could be developed at this location with the proposed zoning district of CMU. The zoning ordinance has having the following intent for the CMU zoning district:

“This district is intended to accommodate historic or planned future collections of small-scale, often pedestrian-oriented indoor commercial, office, institutional, residential, and open space uses, in which community character is protected through building scale, appearance, landscaping, signage, and lighting.”

IS THE PROPERTY LOCATED WITHIN A SHORELAND ZONE?

Yes. The Prairie River located on near the property, places the southeast corner of the parcel in the Shoreland overlay zoning district. At the time of any proposed structure and the Land Use Permit review process, site conditions will be reviewed by staff and applicable performance standards applied.

WILL WETLANDS BE IMPACTED

No.

IS THIS CHANGE COMPATABLE WITH THE TOWN LAND USE PLAN

A request for an amended Planned Land Use of the property is not required, since the proposal is not a change in land use categories. The proposed request to rezone to Crossroads Mixed Use is consistent with the Town of Merrill and the Lincoln County Land Use Plan since the proposed land use is in a similar land use category. Additionally, lands adjacent to the applicants are indicated in the Land Use Plan to be used for General Business land uses with the intent to establish a development pattern along this roadway corridor.

The proposed rezoning will allow for the applicant to utilize the property for a variety of permitted and conditionally permitted land uses. Any proposed land uses conditionally permitted would be required to proceed through the public hearing process and be reviewed by the Land Services Committee and the Town of Merrill.

PUBLIC NOTIFICATION

The applicant has contacted the Town of Merrill and the Town recommendation should be available for the Land Services Committee meeting or an extension will be asked for to allow the town to review the rezone request. Staff advises the Land Services Committee review any comments the Town submits regarding this petition prior to taking action on this matter.

The legal notice of the request was noticed in the proper manner. Staff mailed notices of the petitioner's request to neighboring property owners within 300' from the property boundary and the Town of Merrill. At the date of this report, staff has not received any formal comments from neighboring property owners.

COMMITTEE ACTION OPTIONS

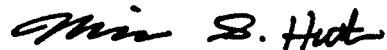
APPROVE petition based on the facts of the request presented at the public hearing and the Town Board. Staff recommends approval of the rezone change, but advises the Land Services Committee review any comments the Town submits regarding this petition prior to taking action on this matter. The proposed rezone appears to be consistent with surrounding land use plans and the spirit/intent of the Zoning Ordinance since adjacent properties contain compatible zoning district designations.

DISAPPROVE petition based on the facts of the request presented at the public hearing and that the requested rezone change is not consist with respective land use plans. Not recommended.

APPROVE, WITH FUTURE CHANGES to the petition. Not recommended.

STAFF RECOMMENDATION

Staff recommends approval of the rezone request for the parcel of land identified above from GB-General Business to a CMU-Crossroads Mixed Use.

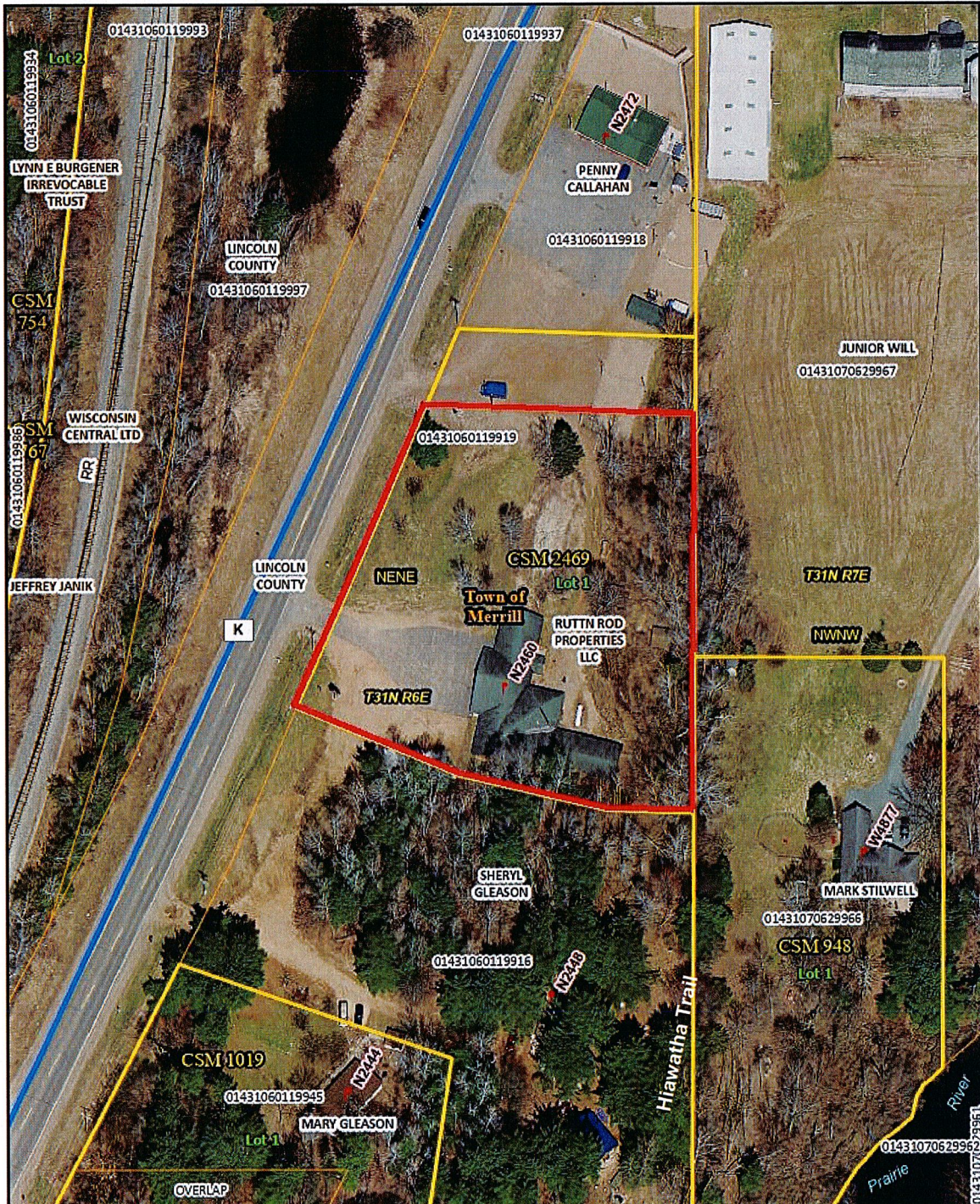


Lincoln County - Zoning Program Manager / Land Services Administrator

5/26/2023

Date

Property Overview

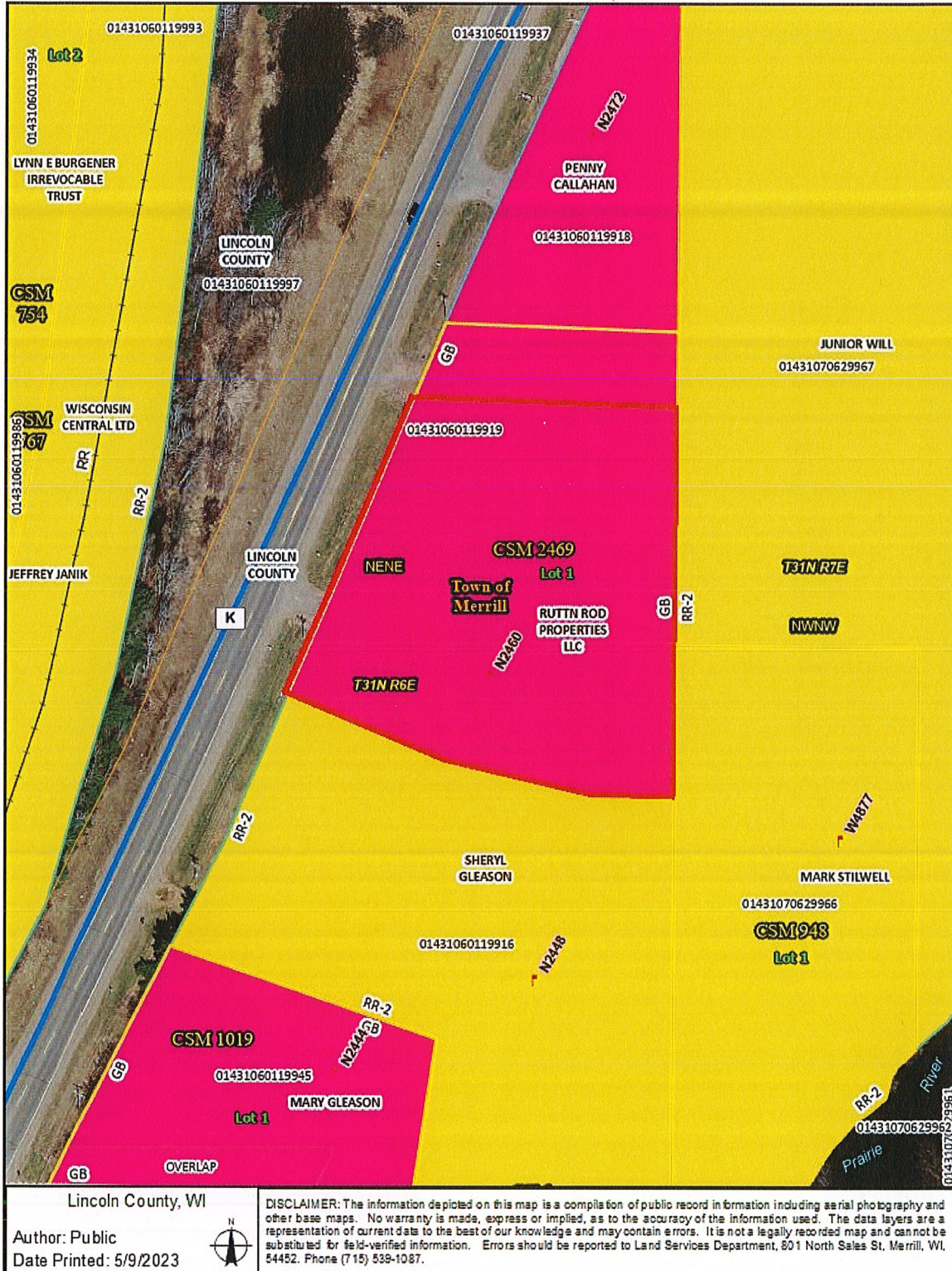


Lincoln County, WI
 Author: Public
 Date Printed: 5/9/2023



DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.

Zoning District Map



Chapter 17-Proposed Zoning Ordinance Text Amendments.

- Plain text is existing text in our ordinance and no changes proposed.
 - ~~Lined out text~~ is existing ordinance text that will be eliminated
 - Underlined text is proposed revisions and updated language
-

17.3.02 - RURAL LAND USES

- (1) AGRICULTURAL RECREATION AND HOBBY USE. Includes operations conducted as a principal use of a parcel in which agricultural commodities and livestock are used for either hobby or recreational purposes ~~and~~or to supplement household food supply. Does not include any use defined as a "farm" under Section 17.1.14.

Regulations:

- (a) Shall meet requirements associated with the keeping of animal units as specified in Section 17.5.09.
- (b) Accessory farm structures including, but not limited to, barns, sheds, silos, equipment garages, and towers may be located on the same lot as a primary farm operation, or on a separate lot in conjunction with the farm operation.
- (2) LIGHT AGRICULTURAL USE. Includes farm operations in which agricultural commodities, livestock, or both are used as sources for supplementing household food supplies and income. Such operations generally do not employ nonfamily labor. Such operations shall keep no more than 100 animal units. Examples of such land uses include, but are not limited to, croplands; orchards; cranberry bogs and harvesting facilities; exotic animal raising; small dairy farms; small stables; beekeeping; sod farms; aviaries; and the harvesting of wild crops such as marsh hay, ferns, moss, wild rice, maple syrup, berries, tree fruits and tree seeds in a manner that is not injurious to natural reproduction of such crops.

Regulations:

- (a) Shall meet requirements associated with the keeping of animal units as specified in Section 17.5.09.
- (b) Accessory farm structures including, but are not limited to, barns, sheds, silos, equipment garages, and towers may be located on the same lot as a primary farm operation, or on a separate lot in conjunction with the farm operation.
- (c) Accessory outdoor storage areas for farm-related materials may be located on the same lot as the active, principal farm operation use, provided that such area is completely screened from public roads and residentially zoned properties, confined to one area, does not accept or store materials from outside the farm operation

unless intended for use by the farm operation, and meets all applicable State regulations.

(d) Cranberry bogs and harvesting shall not be allowed in any residential zoning district.

(e) May be subject to additional restrictions upon conditional use permit approval in districts where allowed as a conditional use.

(3) GENERAL AGRICULTURAL USE. Includes farm operations in which agricultural commodities, livestock, or both are raised with the intention of being commercially viable operations. A commercially viable operation is defined as one that provides the majority of the owner/operators annual income and frequently employs nonfamily labor. Such operations may keep between 101 and 500 animal units. Examples of such land uses include, but are not limited to, feed lots, hog farms, large stables, poultry operations, fish farms, dairy operations, commercial greenhouse operations, and value added agriculture for products raised on site.

Regulations:

(a) Shall meet requirements associated with the keeping of animal units as specified in Section 17.5.09.

(b) Accessory farm structures including, but not limited to, barns, sheds, silos, equipment garages, and towers may be located on the same lot as a primary farm operation, or on a separate lot in conjunction with the farm operation.

(c) Accessory outdoor storage areas for farm-related materials may be located on the same lot as the active, principal farm operation use, provided that such area is completely screened from public roads and residentially zoned properties, confined to one area, does not accept or store materials from outside the farm operation unless intended for use on the by the farm operation, and meets all applicable State regulations.

(4) INTENSIVE AGRICULTURAL USE. (Am. #2006-11-491) Includes large-scale farm operations in which agricultural commodities, livestock, or both are raised with the intention of being commercially viable operations. A commercially viable operation is defined as one that provides the majority of the owner/operators annual income and frequently employs nonfamily labor. Such operations may have more than 500 animal units. Examples of such land uses include, but are not limited to, feed lots, large hog farms, large stables, poultry operations, fish farms, large dairy operations, commercial greenhouse operations, and value added agriculture for products raised on site.

Regulations: The following regulations shall apply with exceptions provided for certain livestock facilities covered under Wis. Adm. Code ATCP 51. Refer to ATCP 51 for applicable regulations.

(a) Shall meet requirements associated with the keeping of animal units as specified in Section 17.5.09.

- (b) Shall submit, have approved by the Lincoln County Land Conservation Department, and implement soils information, an erosion control plan, a nutrient management plan, and stormwater management plan, meeting all applicable County and State standards.
 - (c) Shall maintain records regarding manure application, crop history, and testing, subject to inspection upon written request and reasonable notice from the Land Conservation Department.
 - (d) Shall meet all agricultural performance standards in ATCP 50 and NR 151, Wis. Adm. Code.
 - (e) Shall not be located in, or adjacent to, a major subdivision.
 - (f) Accessory farm structures including, but not limited to, barns, sheds, silos, equipment garages, and towers may be located on the same lot as a primary farm operation, or on a separate lot in conjunction with the farm operation.
 - (g) Accessory outdoor storage areas for farm-related materials may be located on the same lot as the active, principal farm operation use, provided that such area is completely screened from public roads and residentially zoned properties, confined to one area, does not accept or store materials from outside the farm operation unless intended for use on the by the farm operation, and meets all applicable State regulations.
- (5) AGRICULTURAL COMMERCIAL USE. Includes all operations pertaining to the retail sale, handling, processing, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include, but are not limited to, agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities; commercial dairies; food processing facilities; slaughterhouse; meat processing; licensed farm auction operations; canning and other packaging facilities; greenhouses and garden centers; orchard stores; and agricultural waste disposal facilities. Also includes farms open to the public for demonstrations, tours, hayrides, regular farm breakfasts, and other similar events.

Regulations:

- a) Shall not be located in, or adjacent to, a major residential subdivision.
- b) Slaughterhouses and Meat Processing operations shall be located no less than 1,000 feet from any residential structure other than that of the owner of the property, agent, or employee.
- c) All refuse shall be stored within containers secured from disturbance by wildlife. Except when temporarily placed for pickup, all such containers shall be located or screened so as not to be in public view.

Parking Requirements: One parking space per employee on the largest work shift or one space for every 200 square feet of product display area, depending on the specific land use type.

- (6) FORESTRY COMMERCIAL USE. Includes operations pertaining to the handling, transport, processing, storage, sale, or repair of forestry equipment, products, by-products, or materials primarily used by forestry operations. Examples of such land uses include, but are not limited to, commercial logging operations, non-portable sawmills, debarking operations, chipping facilities, maple syrup production and sales, and similar uses. Not included within this land use category are portable sawmills, paper mills, box manufacturing operations, or other large scale packaging or finish processing facilities.

Regulations: Shall not be located in, or adjacent to, a major subdivision.

Parking Requirements: One parking space per employee on the largest work shift or one space for every 200 square feet of product display area, depending on the specific land use type.

- (7) SILVICULTURE USE. Includes all commercial logging operations primarily oriented to the outdoor planting, thinning and harvesting of timber, pulp woods, and other forestry products for commercial purposes. This land use includes trees which are raised as a crop to be replaced with more trees after harvesting, such as tree nurseries or Christmas tree operations. Also includes cranberry bogs, maple syrup tapping, and wild rice harvesting.

Regulations:

- (a) Accessory forestry structures including, but not limited to, sheds, equipment garages, towers, and barns, may be located on the same lot as a primary forest operation, or on a separate lot in conjunction with the forestry operation.

~~(b) Minimum lot size shall be 5 acres.~~

~~(c) Cranberry bogs and harvesting shall not be allowed in any residential zoning district.~~

Chapter 17-Proposed Zoning Ordinance Text Amendments.

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17.3.03 – RESIDENTIAL LAND USES

- (1) SINGLE-FAMILY DWELLING. A dwelling unit designed for, converted to, and/or occupied by one family and not attached to another dwelling unit. This land use category does not include a mobile home. This land use category includes a manufactured home as described in this section, but only if said manufactured home meets the following regulations applicable to all single-family dwellings.

Regulations:

- (a) All wheels, axles, transportation lights, and other related towing apparatuses shall be removed.

- (b) The dwelling must be attached to a finished, permanent foundation, such as a poured concrete slab or a basement.

~~(b) Except within the Forestry zoning district:~~

- ~~1. The dwelling must be attached to a finished, permanent foundation, such as a poured concrete slab or a basement.~~
- ~~2. Reserved. (Rpld. #2006-06-477)~~
- ~~3. The dwelling shall be served by a private on-site or group waste treatment system approved under SPS 383, Wis. Adm. Code, and Chapter 22 of the Lincoln County Code of Ordinances. (Am. #2018-05-659)~~
- ~~4. The dwelling shall include a roof pitch of at least 3 feet in rise for every 12 feet in run.~~

- (c) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.

Parking Requirements : 2 spaces per dwelling unit. (Cr. #2006-06-477)

- (2) FARM DWELLING. A specific subcategory of single-family dwelling located on the same property as any of the principal agricultural land uses listed in this chapter and occupied by one or more family members who earns a substantial part of his or her livelihood from farm operations on the farm. There may be a second farm dwelling on a lot or parcel if this criterion is met.

Regulations : Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the

Lincoln County Code of Ordinances.

- (3) SEASONAL DWELLING. A specific subcategory of single-family dwelling used on an intermittent basis for recreational purposes such as, but not limited to, a vacation cottage, recreational cabin, or hunting cabin. Because its impacts are typically less than those of a single-family dwelling occupied on a more regular or permanent basis, a seasonal dwelling meeting the regulations below is allowed in additional zoning districts per Section 17.2.100.

Regulations :

- (a) May not be utilized as the primary residence of any individual.
- (b) May not be occupied more than 180 days in any 365-day period.
- (c) Any dwelling that does not meet any of the regulations in subsections (a) through (e**b**) shall not be considered a seasonal dwelling for the purposes of this chapter, but instead shall be regulated as a standard single-family dwelling.
- (d) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.

Parking Requirements : 2 spaces per dwelling unit. (Cr. #2006-06-477)

- (4) TWO-FAMILY DWELLING. A building designed or altered to provide 2 attached dwelling units for 2 separate families, including two-flats, duplexes, granny flats, and buildings or sites with over-garage apartments. This does not include caretakers residences as described in section 17.3.09(6). Each dwelling unit may be owner-occupied or renter-occupied, with the unit and/or land held in fee simple or condominium ownership. In the case of duplexes, the 2 dwelling units may or may not be located on separate lots. Where each side of the duplex is located on a separate lot, the following regulations shall apply.

Regulations (Where Each Unit Located on Separate Lot) :

- (a) The entire building shall be constructed at one time.
- (b) The common wall shall be a minimum one hour fire wall running from the lowest floor level, from the basement to the underside of the roof sheathing, except that basements shall be provided across lot lines where necessary for utility services.
- (c) Matters of mutual concern to the adjacent property owners due to construction, catastrophe, and maintenance shall be guarded by deed restrictions, which shall be recorded with the Lincoln County Register of Deeds before a zoning permit is issued.
- (d) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.

Parking Requirements : 2 spaces per dwelling unit.

- (5) MULTIPLE-FAMILY DWELLING. A building designed or altered to provide 3 or more attached dwelling units, with each dwelling unit occupied by a separate family. Each

dwelling unit may be owner-occupied or renter-occupied, with the building, lot, and/or unit in fee simple or condominium ownership. Multiple-family dwellings containing greater than 8 dwelling units shall be subject to additional regulations due to their potential impact on rural character, neighborhood impact, parking, and traffic. Where each dwelling unit is located on a separate lot, a separate set of regulations shall apply. Both sets of regulations are as indicated below.

Regulations (For Multiple-family dwellings With Greater Than 8 Units) :

- (a) The project shall meet all application and review standards included in Sections 17.8.30 (for conditional uses) and 17.8.40 (for site plan review).
- (b) At least one parking space per unit shall be provided within a fully enclosed garage, either at grade or subgrade.
- (c) Surface parking lots and garages shall be located and/or buffered with landscaping, varied setbacks or recessed garage doors, or some combination so that they are not the dominant visual elements from public roads.
- (d) All refuse containers shall be located indoors or screened from public view per the standards in Section 17.5.05.
- (e) ~~Shall provide age appropriate recreational area.~~ Shall provide a minimum of 1,000 square feet of common recreation open space, plus an additional 450 square feet for each unit beyond 3 units. Such common open space shall be regular in shape and shall not be subject to flooding or lengthy periods of wet conditions. Common recreation open space shall be maintained in perpetuity by the property owner or designated agent.
- (f) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.

Regulations (Where Each Unit is Located on a Separate Lot) :

- (a) The entire building shall be constructed at one time.
- (b) The common wall shall be a minimum one-hour fire wall running from the lowest floor level, from the basement to the underside of the roof sheathing, except that basements shall be provided across lot lines where necessary for utility services.
- (c) Matters of mutual concern to the adjacent property owners due to construction, catastrophe, and maintenance shall be guarded by private covenants or deed restrictions, which shall be recorded with the Lincoln County Register of Deeds before a zoning permit is issued.
- (d) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.

Parking Requirements : 2 spaces per dwelling unit.

(6) MOBILE HOME. A transportable factory built structure as is defined in §101.91(2k), Wis. Stats., designed for long-term occupancy by one family and built prior to June 15, 1976, the effective date of the Federal Manufactured Housing Construction and Safety Standards Act. A mobile home is not considered to be a type of single-family dwelling for the purposes of this chapter.

Regulations :

- (a) In districts where they are allowed, except for seasonal mobile homes allowed in the Forestry zoning district, the mobile home must be attached to a finished, permanent foundation, such as a poured concrete slab or a basement, which complies with the requirements of Chapters 20 through 25 of the Wisconsin Uniform Dwelling Code.
- (b) Mobile homes placed within mobile home parks are subject to all applicable regulations associated with that land use category.
- (c) In the Forestry zoning district, mobile homes shall meet all regulations associated with seasonal dwellings.
- (d) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.
- (e) Shall provide skirting to comply with Wisconsin Uniform Dwelling Code. ~~where applicable. (Cr. #2006-06-477)~~

Parking Requirements : 2 spaces per mobile home.

(7) MANUFACTURED HOME. A residential dwelling for one family as is defined in §101.91(2), Wis. Stats., fabricated in an off-site facility for installation or assembly at the building site, bearing a HUD label or insignia certifying that it is built in compliance with the Federal Manufactured Housing Construction Standards under 42 U.S.C. § 5401 to 5426, and built after June 14, 1976. A manufactured home shall be considered a single-family dwelling for the purposes of this chapter only where it meets the regulations of Section 17.3.03(1).

Regulations :

- (a) Manufactured homes placed within manufactured home parks are subject to all applicable regulations associated with that land use category.
- (b) In the Forestry zoning district, manufactured homes shall meet all regulations associated with seasonal dwellings.
- (c) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.
- (d) Shall provide skirting to comply with Wisconsin Uniform Dwelling Code. ~~where applicable. (Cr. #2006-06-477)~~

Parking Requirements : 2 spaces per manufactured home.

(8) MANUFACTURED HOME PARK; MOBILE HOME PARK. A parcel of land or subdivision used

for the placement of 2 or more mobile homes and/or manufactured homes. Manufactured home developments and subdivisions shall not be included under this land use category where all manufactured homes meet the regulations of Section 17.3.03(1).

Regulations :

- (a) The applicant for rezoning to the MH Mobile Home Park district shall submit the following information with the application to the Zoning Administrator:
 1. A written description of the proposed mobile or manufactured home park, including proposed terms of sale or lease of sites; park rules; a maintenance program and responsibilities; types of homes to be constructed or allowed; other ancillary uses for the site; and assurances that the site will be developed and operated in accordance with all approved plans, including bylaws and deed restrictions.
 2. A site plan map(s), drawn to scale, and including information listed in Section 17.8.40 plus the proposed mobile or manufactured home park layout; location of home sites, roads, parking areas, and site boundaries; existing topography lines; existing natural features including waterways, wetlands, floodplains, woodlands, and shoreland areas; required perimeter and home setbacks and spacing; existing and proposed buildings and other structures; water supply well and lines; sanitary waste disposal lines and system; grading and stormwater management plan; covered or screened refuse storage areas; proposed types and locations of landscape plantings and recreation areas; proposed development phasing if any; and any other information the Zoning Administrator shall deem necessary. Professional engineering assistance is encouraged in such design, especially of roadways, home siting, site grading and stormwater management, and utility placement.
- (b) Shall conform to requirements of Wisconsin Administrative Code Chapter Comm 95 HFS 177, Wis. Adm. Code.
- (c) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22 of the Lincoln County Code of Ordinances.
- (d) Shall conform to all dimensional requirements of the MH Mobile Home Park district, per Section 17.2.41.
- (e) Shall have direct access to a public road and a circulation plan that facilitates the safe and efficient movement of emergency vehicles.
- (f) All access interior park roads shall be a minimum of 20 feet in width. All interior park roads, driveways to individual home sites, and parking areas shall be hard surfaced, and maintained in a dust-free condition. Where driveways to individual home sites are located on opposite sides of the road, they shall be offset to avoid collisions when backing out.
- (g) Lighting meeting the standards in Section 17.5.04 shall be provided at all

intersections of interior park roads with one another and with public roads, and at common areas such as mailbox locations, dumpsters, and playgrounds.

- (h) All dumpsters shall be screened per the standards in Section 17.5.05.
- (i) Home sites and access drives shall be located, graded, and maintained to provide each site with positive site drainage and for each site to be free from flooding. All sites shall be provided with anchor points for securing mobile or manufactured homes.
- (j) Shall provide a minimum of one acre of common recreation open space, plus an additional 500 square feet for each home site or lot in the park. The minimum required perimeter setback and individual home sites shall be included in the gross site area, but not in the calculation of common recreation open space. Such common open space shall be regular in shape and shall not be subject to flooding or lengthy periods of wet conditions. Common recreation open space shall be maintained in perpetuity by the mobile or manufactured park owner.
- (k) Each mobile or manufactured home, principal and accessory building, and vehicle parking area shall meet the minimum shoreland setback associated with any navigable waterway in Chapter 21 of the Lincoln County Code of Ordinances and the highway setback requirements of Section 17.4.10. There shall be a 40-foot landscaped buffer setback from all other exterior lot lines of the mobile or manufactured home park to all home sites, roads, parking areas, recreation areas, wells, and private sewage disposal systems. Roads and utility crossings of the buffer setback shall be minimized and shall occur at right angles wherever possible. The project shall provide a landscaped bufferyard (see Section 17.5.05) along all exterior lot lines.
- (l) All mobile or manufactured homes shall be used for dwelling purposes. No mobile or manufactured home site shall be rented for a period of less than 30 days.
- (m) The mobile or manufactured home park shall be owned by a single individual, trust, partnership, public or private association, or corporation, except for a mobile or manufactured home subdivision, where a homeowners association shall be established for the management and maintenance of all common areas not in public ownership.

Parking Requirements : 2 hard-surfaced parking spaces per home.

- (9) CAMPING UNIT. Includes any portable device, ~~not more than 400 square feet in area~~, used as a temporary dwelling, including but not limited to a camping trailer, motor home, recreational vehicle, or tent. Does not include the storage of such camping unit on a lot. (Am. #2018-05-659)

Regulations :

- (a) County permits, as identified in Section 17.2.100 shall be required for any camping units that is occupied remain on a property for over 60 days cumulative within a per calendar year. (Cr. #2006-06-477; Am. #2018-05-659)

- (b) 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 are occupied that remain on a property for over 60 days cumulative within a calendar year.
 - (c) When more than one camping unit is proposed on a lot, each additional camping unit, but no more than 3, are required to have the minimum lot size required under Section 18.7.08. (For example, if the minimum lot area required is 40,000 square feet; an additional camping unit would be required to have a minimum lot size of 80,000 square feet.)
 - 1. Shall not be more than one occupied permitted camping unit per parcel in a residential zoning district meeting applicable setbacks. (Am. #2018-05-659)
 - (d) Visitant, unpermitted camping units are allowed to be occupied on the property so long as the total cumulative days of occupied visitant camping units do not exceed 60 days in a calendar year.
 - (e) All stored camping units shall be closed, disconnected from electrical and water supply and be located in an area meeting applicable setbacks and outside of floodplains and wetlands.
 - 1. Shall not be more than one stored camping unit meeting applicable setbacks per parcel in a residential zoning district that contains a principle structure. (Cr. #2018-05-659)
 - (f) Rental of any camping unit is not permitted per 17.8.51 outside of a permitted private campground/camping resort.
 - (g) In the event that a permitted camping unit is replaced by a different camping unit, a new land use permit is not required, provided that the camping unit is located in an area meeting applicable setbacks and outside of floodplains and wetlands overlay zones.
 - (h) Permits shall be obtained before any structure, as defined in Section 17.1.14, is erected, affixed, moved or structurally altered including, but not limited to, storage sheds, decks, gazebos, or common shelters.
- (10) ELDERLY AND CONGREGATE RESIDENTIAL FACILITY. Includes group homes, convents, monasteries, nursing homes, convalescent homes, rehabilitation centers, assisted living facilities, congregate care facilities, retirement communities, and similar land uses not considered to be community living arrangements or adult family homes under the provisions of §59.69, Wis. Stats.

Regulations :

- (a) The project shall meet all application and review standards included in Sections 17.8.30 (for conditional uses) and 17.8.40 (for site plan review).
- (b) Shall provide adequate evidence that emergency services will be provided to the site in an efficient manner.

- (c) Shall provide an off-street passenger loading area.
- (d) All structures shall be located a minimum of 50 feet from any residentially zoned property or any other residentially zoned property.
- (e) The appropriate County approval authority may require a landscaped bufferyard, per the standards in Section 17.5.05(2).
- (f) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22.

Parking Requirements :

- (a) *Nursing home*: One space per 6 patient beds, plus one space per employee on the largest work shift.
- (b) *Monastery or convent*: One space per 6 residents, plus one space per employee on the largest work shift, plus one space per 5 chapel seats if the public may attend.
- (c) *Assisted living facility or retirement community*: One space per dwelling unit.
- (d) *Other elderly or congregate residential facility*: One space per 6 residents or patient beds, plus one space per employee on the largest work shift.

(11) CONSERVATION NEIGHBORHOOD DEVELOPMENT. A type of single-family residential major subdivision intended to preserve open space, farmland, and natural features that define, sustain, and connect rural neighborhoods and enhance Lincoln County's rural and "northwoods" character; hide or buffer development from public roads through placement, topography, vegetation, and/or setbacks; and encourage housing on moderately sized rural lots clustered in portions of the property best suited for development. As permitted in certain residential zoning districts (see Section 17.2.100), the conservation neighborhood development option allows for reductions from normal minimum lot size requirements in exchange for compliance with conservation neighborhood design principles described through the following regulations. The reduced minimum lot sized standards are included in Section 17.2.101.

Regulations :

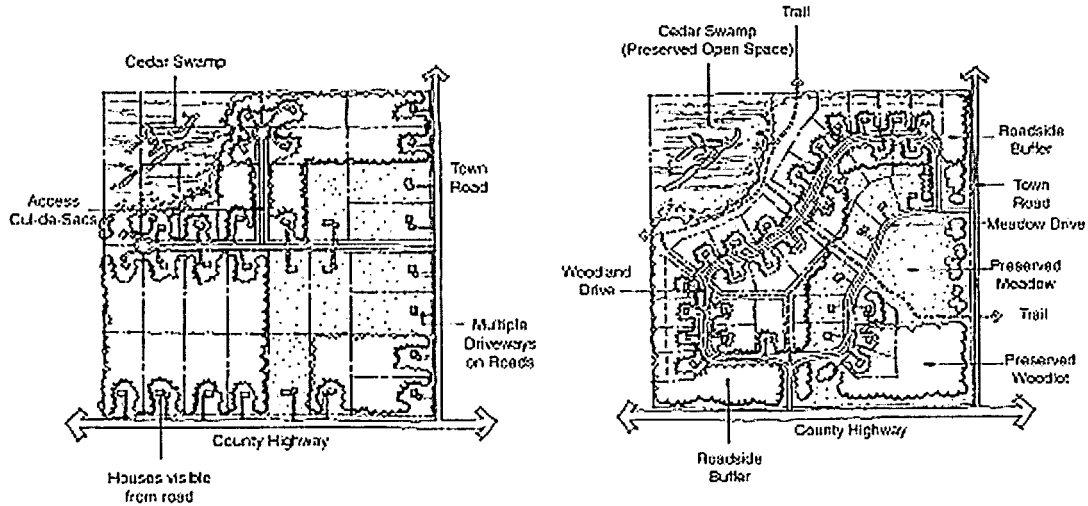
- (a) The subdivider shall demonstrate to the satisfaction of the Land Services Committee that he or she has followed the steps in the design of conservation neighborhood developments included in the comprehensive plan and Chapter 18 of the Lincoln County Code of Ordinances. (Am. #2018-05-659)
- (b) Natural resources shall be integrated into the subdivision design as aesthetic and conservation landscape elements. The subdivision shall identify and provide for the permanent preservation of environmentally sensitive areas such as wetlands, hydric soils, floodplains, slopes of 15 percent or greater, areas of rare or endangered plant or animal species, or historic and archaeological sites. Permanent preservation shall be achieved through the implementation of techniques such as conservation easements, restrictive covenants, deed restrictions, dedication to the public or an appropriate nonprofit organization, and/or establishment of buildable or "no build"

areas on the plat.

- (c) Where the subdivision includes a mature woodland, the subdivider shall identify the edges of said woodland and provide for the preservation of a substantial percentage of the woodland canopy area unless the Land Services Committee determines this standard to be impractical. During the process of subdivision review and development, no grading, tree removal, or home building shall occur within such woodland. (Am. #2018-05-659)
- (d) Where the subdivision includes prime farmland soils, and such soils have been cultivated within the previous 5 years, the subdivider shall identify and provide for the preservation of such farmland to the extent practical.
- (e) The subdivision shall provide for the recreational needs of its future residents through trails, parks, dog runs, or other passive recreational space or facilities geared and accessible to residents. Where an adopted town or County comprehensive plan, land use plan, or outdoor recreation plan recommends a park, trail, or other recreational facility for the proposed plat area, the subdivider shall make reasonable accommodation for the recommended facility. Common open space shall be protected by legal arrangements satisfactory to the Land Services Committee. (Am. #2018-05-659)
- (f) A minimum of 25 percent of the gross site area shall be located within permanently preserved natural areas, common recreational areas, and/or farmland, not including any lands required for public dedication under Chapter 18 of the Lincoln County Code of Ordinances or any lands within lots platted as homesites.
- (g) Lots, dwellings, and internal roads shall be placed to minimize their visibility from existing public roads and to conform to the landscape. This shall be accomplished by:
 - 1. Designing lots with frontage on a Federal, State, or County highway so the dwellings will face away from the highway, with deep lots and a landscaped bufferyard along the highway meeting the standards of Section 17.5.05.
 - 2. Designing roads and lot layouts to blend with the natural land contours.
 - 3. Using topography and vegetation to screen dwellings to the extent practical.
 - 4. Minimizing dwellings in open fields and on exposed hilltops and ridgelines.
 - 5. Preserving tree lines, fence lines, stone rows, existing farm roads, barns, cabins, and other features of the rural landscape to the extent practical.
- (h) The subdivision shall include stormwater management systems that focus on Best Management Practices (BMPs). BMPs may include overland water transfer, natural landscape planting and restoration to increase infiltration and reduce runoff, bioinfiltration systems, natural basin design, residential roof runoff directed to yard areas, and rain gardens. Such techniques shall be integrated in a stormwater management and erosion control plan submitted with the conditional use permit application.

- (i) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22.

**EXAMPLE OF CONSERVATION NEIGHBORHOOD DEVELOPMENT
COMPARED TO CONVENTIONAL
DEVELOPMENT**



DEVELOPMENT OPTIONS

Conventional Development Option	Conservation Development Option
160-acre site, zoned RR5	160-acre site, zoned RR5
200,000 sq. ft. minimum lot size	160,000 sq. ft. minimum lot size
30 houses	32 houses

(12) **GOLF COURSE COMMUNITY.** A type of residential development designed in conjunction with, and integrated within, a golf course or similar outdoor recreational use.

Regulations :

- (a) It may include only the following housing types: single-family dwelling, two-family dwelling, or seasonal dwelling. (Am. #2006-06-477)
- (b) If the project includes condominium housing, the standards of Section 17.4.03(4) shall apply with respect to individual condominium site size, except that gross site area shall not consider the land occupied by the golf course (fairways, greens, etc.).
- (c) May include only those commercial uses that are related to the golf course or similar

outdoor recreation use.

(d) Shall provide an acceptable sewage treatment and/or disposal system meeting the requirements of all applicable State regulations and Chapter 22.

Parking Requirements : 2 spaces per dwelling unit, plus one space per 4 expected patrons at maximum typical capacity of the golf course, similar to recreational use, and associated commercial facilities.