

February 9, 2016

Minutes of the **Planning and Zoning meeting** conducted on February 3, 2016 in the courthouse, Florence County, WI.

Chairperson Bomberg called the meeting to order at 7:00 P.M. and took roll call.

Members present: Supervisors' Sherry Johnson, Holly Stratton, Jeanette Bomberg, Gary Steber

Members absent: Supervisor Ron Erickson was excused

Others present: Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Steber to approve the agenda, second by Supervisor Stratton, vote four (4) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg asked for a motion on the minutes of the meeting conducted on January 6, 2016. **Motion by Supervisor Stratton to approve the minutes of the meeting conducted on January 6, 2016, second by Supervisor Johnson, vote four (4) ayes, zero (0) nays, motion carried.**

*There were no persons wishing to address the committee on other zoning related concerns.*

The current bills were reviewed as presented and recommended to the Audit and Budget Committee for approval. **Motion by Supervisor Steber to approve the bills and recommend to Audit and Budget for approval, second by Supervisor Stratton, vote four (4) ayes, zero (0) nays, motion carried.**

**Further discussion/action regarding Farmland Preservation Draft Ordinance.** Wolosyn stated, he mentioned removing this item from the agenda before; however, he is bringing this back to the Planning and zoning committee, for the minutes of record. The Farmland Preservation Draft Ordinance will be removed from the Planning and Zoning agenda. The draft ordinance will be brought back to the zoning committee when the Farmland Preservation Plan is adopted by the County Board. Should a property owner or a Town Board request an Overlay Farmland Preservation Zoning District, the overlay zoning district will be created at that time. Wolosyn stated he is not in agreement and cannot support the current planning process, to develop the Farmland Preservation Plan for the following: The text in the draft Farmland Preservation Plan was presented to the Land Conservation Committee and approved by committee. The maps followed, supporting the text of Chapter 5, Farmland Preservation Areas of the Florence County Farmland Preservation Plan Draft. Once he reviewed the maps, he brought his concerns to the Land Conservation Committee and the Planning and Zoning Committee, and the September 11, 2015 Farmland Preservation Plan Ad Hoc Committee meeting. At the conclusion of the Ad Hoc committee meeting and following the Guide for Developing a County Farmland Preservation Plan, he revised the draft Farmland Preservation maps to, exclude the undeveloped property (the protected wetlands of the county), the productive forestland under the management of private landowners and the property enrolled in the Managed Forest Law program and suggested amending Chapter 5, Farmland Preservation Areas criteria text and remove the item containing the wetlands and woodlands . Wolosyn stated he supports a true farmland preservation plan with a ground up approach during the planning process. The woodlands need to be managed under a sustainable forestry practice program.

He reminded the committee that the Farmland Preservation Plan will become a chapter in the Florence County Comprehensive Plan. The Town of Long Lake and Town of Tipler did not adopt the County Comprehensive plan. The Town of Fern did not adopt the County Comprehensive Zoning Ordinance.

**Motion by Supervisor Steber, for Wolosyn to attend all of the Town Land Conservation information meetings to represent Zoning and be available to answer any questions that may arise, second by Supervisor Stratton, vote four (4) ayes, zero (0) nays, motion carried.**

**Report with discussion/action regarding the Land Council meeting held on January 13, 2016 and LiDAR Pilot area training.** Wolosyn reported on the Land Counsel meeting held on January 13, 2016. Zachary Nienow and Matt Vinopal from Ayres Associates presented and talked about the WI Regional Ortho Imagery Consortium Project and our current Wisconsin Land Information Planning (WLIP) grant project with them. Florence County will receive a check in the amount of \$5,785.00 from the Wisconsin Regional Orthophotography Consortium (WROC) project. This money comes from cooperators such as, We Energies, Wisconsin Public Service Corporation, Department of Natural Resources, Wisconsin Natural Resources Conservation Service and the United States Forest Service; all have requested this data and are willing to contribute to the cost of the project. Zachary Nienow explained the orthoimagery/LiDAR project for Florence County, and stated the imagery will be delivered to the County in April of this year and the LiDAR will be delivered shortly thereafter. Robert Friberg, Pat Smith and Jeff DeMuri requested training in the use of the LiDAR data. There will be a joint meeting with Zoning and the Land Counsel on March 2, 2016 to appoint members and approve the Land Counsel plan.

**Discussion/action regarding Road Naming and Addressing in Florence County.** Wolosyn noted after revisiting some paperwork, the zoning office is currently working on questions and concerns that have come up over time. There are thirty-two addresses in Florence alone, that the town has questions on. There are also additional questions that surfaced from Tim Bomberg, after the physical addressing of the structures. These matters will be reviewed until they are resolved.

**Discussion/action regarding 1935 and 1957 zoning ordinances with listing of non-conforming uses.** Wolosyn reported after further research there was not only a 1935 ordinance, they also found a 1957 ordinance, that in some ways, more or less repealed the 1935 ordinance, however, did not repeal any of the non-conforming farms that were listed. The suggestion was to write an ordinance to repeal the 1935, 1957 ordinances and the non-conforming farms, and to list the volumes and pages and any other related ordinances that may be recorded. Wolosyn asked permission that once the proposed ordinance is written it be sent over to Corporation Counsel for review. He noted a public hearing on the proposed ordinance will be prepared in the spring. **Motion by Supervisor Johnson to grant permission to send the proposed ordinance to Corporation Counsel for review, second by Supervisor Steber, vote four (4) ayes, (0) nays, motion carried.**

**Discussion/action regarding AB-583, regarding banning rental of a residential dwelling for seven consecutive days or longer.** Wolosyn noted the state legislatures are considering proposed legislation that allows homeowners to rent their homes for 7 days or longer. This is brought on by the National Association of Realtors. The bill relates to lodging establishments and restricting a local government's ability to prohibit or restrict a person from renting out of the person's residential dwelling. According to Corporation Counsel, since the statute prohibits banning rentals for seven consecutive days or longer and the County Ordinance prohibits transient occupancy for a period of 30 consecutive days or less, the County Ordinance would be rendered null and void under this proposed statute. Under this statute, the County could certainly regulate short-term rentals of six days or less but nothing beyond that. This takes effect on July 1, 2016. The zoning ordinance will need to be amended to reflect this change. Chairperson Bomberg recommended sending the information to the spokesperson for the Spread Eagle Chain of Lakes for discussion at their Lakes Association meetings.

**Discussion/action regarding update to the Florence County Shoreland/Wetland Zoning Ordinance due to changes created by Act 55.** Changes have been made to the Shoreland /Wetland Zoning Ordinance. The ordinance will be sent to the Department of Natural Resources (DNR) for their review and approval. Once approved by the DNR, a public hearing will be prepared to be heard in front of the zoning committee.

**Report on continuing education class at Rhinelander on January 21, 2016.** Wolosyn reported on the training provided by First Supply Company on septics and the new products on the market. They have new absorption treatments made out of recycled plastic with the use of mound sand that can reduce the size of a system for smaller areas. The training provided 8 hours of continuing education for our credentials.

**Under administrative reports.** The state has recognized the need for more Certified Soil Testers and is offering a new class for new and experienced Certified Soil Testers at Nicolet College in Rhinelander. The high school will be notified to see if any students may be interested in taking this class as well.

There is coordination between Emergency Government and We Energies for Geographic Information System (GIS) mapping and data sharing. We Energies is doing some more mapping of structures that are in the dam inundation zone. This data will be provided to the County eventually.

A new laptop computer was ordered to accommodate the new LiDAR data. Larger computers will be required to run this data in the office. The cost of the new computer is \$2900 each. Wolosyn noted he was asked to bring the zoning budget back down to \$2000 in the area of computer expenses. There will be the need for another computer in the office. He will find a way to make it work without going over budget with the hopes of doing a project through Land Information to purchase a computer.

The Zoning office will be attending the Northeast Wisconsin County Code Administrators meeting on Friday, February 5<sup>th</sup> in Crandon. Wolosyn will do a presentation to the other counties on our Government Contract Services (GSC) Permit and Tracking program and GIS System.

**Future agenda items.** Supervisor Steber informed the committee he will not be at the March 2<sup>nd</sup> meeting.

**Motion by Supervisor Steber to adjourn, second by Supervisor Stratton, vote four (4) ayes, zero (0) nays, motion carried.**

Respectfully submitted,

**Rich Wolosyn**  
Zoning Administrator

RW/tk