

December 20, 2016

Minutes of the **Planning and Zoning meeting** with Public Hearing conducted on December 7, 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' Jeanette Bomberg, Jason Neuens, and Larry Neuens

Members absent: Excused were Gary Steber and Sherry Johnson

Others present: Tim Bomberg, Gary Weber, Jay Weber,
Cary Anderson, Paul Gobster, Rich Wolosyn, Trish Kelly

Chairperson Bomberg asked for a motion to approve the agenda, **motion by Supervisor Larry Neuens to approve the agenda, second by Supervisor Jason Neuens, vote three (3) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg asked for a motion on the minutes of the meeting and public hearing conducted on November 2, 2016. **Motion by Supervisor Larry Neuens to approve the minutes of the meeting and public hearing conducted on November 2, 2016, second by Supervisor Jason Neuens, vote three (3) 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 Jason Neuens to approve the bills and recommend to Audit and Budget for approval, second by Supervisor Larry Neuens, vote three (3) ayes, zero (0) nays, motion carried.**

Chairperson Bomberg announced Public Hearing ZA-20160002, on the proposed amendment to the County of Florence Code of Ordinances by which the County Board will amend the existing Florence County Shoreland and Wetland Zoning Ordinance, Section 5 Building Setbacks, Section 8 Preservation and Removal of Shoreland Vegetative Cover, Section 10 Impervious Surface Standards, Section 14 Nonconforming Uses and Structures in the Shoreland Zone, Section 15 Mitigation and Section 21 Definitions, in regard to Wisconsin Act 55, Wisconsin Act 167, and Wisconsin Act 391.

There was written correspondence. There were also contact requests for e-mail copies of the ordinance amendment from Mick Mlinar, Ned Cochrane and Paul Gobster. Peter Doperalski stopped by to review the proposed amendment. Wolosyn stated the ordinance amendment is required by the statutes listed in the public hearing.

Correspondence was read from Kay Lutze, Shoreland Policy Coordinator-Wisconsin Department of Natural Resources (WDNR), thanking zoning for submitting the proposed revisions to the ordinance following the additional statutory changes. She completed her review and provided additional comments. (*Letter and comments on file in zoning office.*) Wolosyn noted the comments from Kay Lutze, WDNR, were taken into consideration and will be added in as findings prior to the ordinance going to County Board for adoption of the amendment.

Second letter of correspondence from Paul Gobster was read. His family is concerned that state-level changes mandated to Florence County Shoreland Wetland Zoning Ordinance under Act 55 threaten the value of their property and other shoreland, forest and wild rivers land in the county. He urged committee to use the full extent of its authority to maintain its current development standards in the county. He offered four areas that should be looked at. The high quality lakes and rivers in Florence County did not just happen, they resulted from dedicated effort in land acquisition, state and local regulation, and private land stewardship built over many decades of progress. Please keep up this good work. (*Letter on file in zoning office.*) Paul was present at the meeting and stated the change from one acre zoning to less than an acre will have impacts on scenery, tax base which is a huge issue in this county and urged the committee to use other authorities through the comprehensive zoning to try to maintain this density through other purposes such as Wild Rivers Zoning, Forestry and Open Space District.

Wolosyn pointed out that in 2003 some of the concerns that Paul stated in his letter, such as Lake Classification and the Wild Rivers were addressed very thoroughly. He tracked the development since 2003 and there have been three new parcel creations since 2003 in the Wild River Zone. He also noted that the Pine, Popple and Pike rivers are designated as Wisconsin Wild Rivers. The Pike River runs through Marinette County and they do not have special zoning for their Wild River. Florence County had a good mitigation plan that was certified by the WDNR a year ago. This latest legislation has us back with these amendments. If the Wild River zone was moved from the Shoreland Zoning to the Comprehensive Zoning Ordinance as suggested by Paul, all other water properties, streams and rivers across the county, would need to be treated the same. The citizens of Florence County have been good stewards dating back to 1927 when zoning was first adopted. The Wild Rivers were created by concerned citizens that protected and preserved those areas as best they could over the years for tourism and economic development.

Wolosyn recommends sending Zoning Amendment ZA-20160002 to County Board with the recommended changes from Kay Lutze, Shoreland Policy Coordinator-WDNR. **Motion by Larry Neuens to send ZA-20160002 to County Board for adoption of the Shoreland Zoning Amendment as recommended by Rich Wolosyn, Zoning Administrator, with the findings stated at this public hearing as recommended by letter from Kay Lutze, WDNR, second by Jason Neuens, vote three (3) ayes, zero (0) nays, motion carried.**

Under the discussion/action regarding Home Committee Panel to evaluate Department Administrator. Wolosyn noted at the Land Conservation meeting Gary Steber and Jeanette Bomberg offered to do the Land Conservation evaluation. He asked that Supervisor Steber and Chairman Bomberg do the evaluation at the same time for the zoning position as well, if the committee agrees. **Motion by Supervisor Jason Neuens to allow the evaluation of the zoning position be done by committee members Supervisor Steber and Chairperson Bomberg, second by Supervisor Larry Neuens, vote three (3) ayes, zero (0) nays, motion carried.**

Report on the scan document project in the Register of Deeds Office and discussion/action regarding extension of the project. Wolosyn reported during November 2016 there were 31 ¾ hours worked by the two employees. There were 170 documents entered and verified during that time. There was a special letter of extended hours for each of those employees to get this project done under Land Information. Through the end of year, he projects to spend approximately \$8,000 of the \$15,000 that was allocated through the Land Information Grant Program. He asks to consider extending those employees hours, to try and fulfill the project. The project must be completed by March 31, 2017. At this time it may be difficult, as over a seven month period only \$8,000 has been expended. The work needs to get done. Wolosyn may need to contact Peter Herrid at the Land Information Board and ask him to re-allocate the money to a different Land Information project in the county. **Motion by Supervisor Jason Neuens giving Rich Wolosyn direction to prepare an extension of the Land Information Project, second by Supervisor Larry Neuens, vote there (3) ayes, zero (0) nays, motion carried.**

Under administrator concerns. Wolosyn received a phone call from a resident over on Fischer Lake Parkway near the Demolition Disposal Landfill site in Aurora regarding debris left on the roadway and his flat tires. Wolosyn will contact Demolition Disposal and inform them that there is a concern.

Wolosyn informed the committee that Florence County is hosting the Northeast Wisconsin County Code Administrators meeting to be held on Friday December 9, 2016 in Crandon. The zoning personnel will be out of the office on that day.

Motion by Supervisor Jason Neuens to adjourn, second by Supervisor Larry Neuens, vote three (3) ayes, zero (0) nays, motion carried.

Respectfully submitted,

Rich Wolosyn
Zoning Administrator

RW/tk