

**ZONING COMMITTEE MINUTES**  
**December 13, 2007**  
**Ground Floor Conference Room**

First Order of Business – The Zoning Committee meeting was called to order at 9:08 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, George Southworth, Larry Peterson and Sue Noland. Betty Blumenstein and Bob Meyer were present for a portion of the meeting.

Second Order of Business – The minutes of the last meetings were discussed. Motion by Southworth to approve the minutes of the August 16, 2007 Committee Meeting and the Special Meeting of September 25, 2007 as mailed, seconded by Fuchs. Motion carried.

Third Order of Business – Motion by Fuchs to approve the agenda with one addition, seconded by Southworth. Motion carried.

Fourth Order of Business – Bills paid since the last meeting were reviewed. Motion by Fuchs to approve the listing, seconded by Southworth. Motion carried.

Fifth Order of Business – Administrator reported the Frischman pit has been sloped and seeded this fall. The project was done too late and the edges eroded. Reclamation is not satisfactory and contractor will need to get it revegetated again to grass at least 4" high. Site will be inspected again in 2008. The operator will need to pay another year of fees until reclamation is approved.

Sixth Order of Business – Administrator reported \$37,790 has been received for Wisconsin Fund dollars from the State. These dollars were split among eleven property owners. The average is approximately 40 – 50% of cost back to the property owners. It is a good program for individuals with failing sewer systems.

Seventh Order of Business – The building statistics as of December 12 were reviewed.

	<u>2007</u>	<u>2006</u>	<u>2005</u>
Sanitary	112	122	139
Zoning	41	45	43
CSM	44	42	58
Privy	9	11	7

Eighth Order of Business – Jim Flood is currently working on GPSing the gravel pits for Year-End acreage. There are a total of 51 licensed pits in Taylor County. Approximately 32 – 40 pits need to be GPS'd and he is about half done. Most of the pits were active this year due to Wal-Mart and pipeline construction.

Ninth Order of Business – Computer upgrades were discussed. Computers for Administrative Assistant and Secretarial positions need to be upgraded. Quotes were reviewed from CIS Department. Motion by Fuchs and seconded by Southworth to approve both computer upgrades. Motion carried. Half cost of secretarial computer is paid by Forestry Department. The costs for upgrades are Administrative Assistant - \$1,483 and ½ Secretarial - \$673.50.

Tenth Order of Business – The address project is continually being worked on. We are approximately ½ done but 2 -3 bigger towns need to be done yet. Sue has approval and is working approximately 40 hours/week to try to complete project by March. Sue has 18½ days of vacation to be used by March 21<sup>st</sup>. An extension of her vacation was requested. Motion by Fuchs, second by Southworth, to approve pursuing vacation extension with Personnel Committee. Motion carried.

Eleventh Order of Business – The property owner for the Jensen Dam will be trying to get property owners in flood zone to sign off. If property owners don't approve, then a public hearing will need to be conducted and area downstream zoned.

Twelfth Order of Business – The ownership of man-made lake beds was discussed. Bob Meyer and Betty Blumenstein were present for discussion. There are areas where man-made lake bottoms are all that is left in a parcel once all lots are sold. Various information was presented and discussed. Also discussed who maintains dam and who is responsible if dam goes out. Motion by Southworth, second by Fuchs, to have County Surveyor, Real Property Lister and Zoning Administrator draft code language change to address this issue and bring back to Zoning Committee. Motion carried.

Motion by Fuchs, second by Southworth to recess at 10:35 for Solid Waste & Recycling Committee Meeting. Motion carried.

Reconvened Zoning Committee Meeting at 11:20 AM.

Thirteenth Order of Business – Airport Zoning Height Limitation Ordinance may need to be revised. The Airport runway changes require a revision due to extension of runways. More information will be forthcoming from airport engineer.

Fourteenth Order of Business – The Department of Commerce is requiring all counties to do plan review for holding tanks in 2008. This will be an additional workload which will be difficult to complete with the limited staff.

Fifteenth Order of Business – Administrator reported the Dombrowski site recently had groundwater sampling completed. There are mixed results with high levels of tulene still showing. The readings are starting to stabilize. One more round of monitoring will be conducted in February. If results are okay, the County can begin closure process. If not okay, then need to monitor another year.

Sixteenth Order of Business – Farmland Preservation Transfers and Relinquishments were reviewed. For information only. No action necessary.

Next meeting will be at the Call of the Administrator. Motion by Southworth and seconded by Fuchs to adjourn at 11:42 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

## **ZONING COMMITTEE SPECIAL MEETING MINUTES**

**September 25, 2007**

### **West Entrance**

The Zoning Committee meeting was called to order at 9:33 AM by Chairman Werner. Present were John Werner, George Southworth, Dennis Fuchs, Larry Peterson and Sue Noland.

First Order of Business – A Resolution to Support the Preservation and Funding of the Private Onsite Wastewater Treatment System Replacement/Rehabilitation Financial Assistance Program was reviewed. The Wisconsin Fund assists property owners with sewer replacement if requirements are met. Since 2001, we have assisted 47 residents and distributed \$130,000 to qualified owners.

We would like the program continued. Motion by Fuchs and seconded by Southworth, to approve resolution and forward to County Board. Motion carried.

Motion by Fuchs and seconded by Southworth to adjourn at 9:42 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

**ZONING COMMITTEE MINUTES**  
**August 16, 2007**  
**Ground Floor Conference Room**

The Zoning Committee meeting was called to order at 9:25 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, George Southworth joined at 9:40, Larry Peterson and Sue Noland.

First Order of Business – Bills paid listing was reviewed. Motion by Fuchs to approve the listing, seconded by Werner. Motion carried.

Second Order of Business – The building statistics as of August 14 were reviewed.

	<u>2007</u>	<u>2006</u>	<u>2005</u>
Sanitary	64	76	83
Zoning	34	27	32
CSM	27	30	33
Privy	6	9	6

Overall, major building is down but this is also the case state-wide.

Third Order of Business – DNR mining fee comparison was reviewed to decide whether it was necessary to increase gravel pit annual fees. The current fees collected, fees paid to the DNR & DNR fees based on new DNR schedule were reviewed. After review, it was agreed no increase needs to be made at this time.

Fourth Order of Business – The minutes of the last meetings were discussed. Motion by Southworth to approve the minutes of the April 5, 2007 and the Special Meeting of June 28, 2007 as mailed, seconded by Werner. Motion carried. Fuchs abstained as he had not attended either meeting.

Fifth Order of Business – The Hoffman CSM was presented creating a parcel which does not meet the subdivision ordinance 4:1 length to width ratio. Our Subdivision Ordinance states the Zoning Committee can grant a waiver when due cause is shown that lot could not be developed in another way. Motion by Southworth, seconded by Fuchs, to report to the landowner to shorten the lot to meet the 4:1 ratio. If not acceptable to him, have landowner come before Zoning Committee to give an explanation as to why it can't be shortened. Motion carried.

Sixth Order of Business – Administrator updated the committee on address project. The Zoning Office, with the Surveyor Office & Tax Lister, are going through error lists to correct the problems by using aerials and tax information. If problem can't be resolved, then the property would need to be field verified. We have recently been informed by Arlen Albrecht, who works with Census Data, that he needs final information by April 2008. We checked into getting help from consultant to help assist. Administrator will be working with Land Information Committee to acquire grant dollars if required. If request for funding is not successful, then may come back to Zoning Committee for funding.

Seventh Order of Business – Administrator reported Land Use Planning is in the final stage. We are waiting for County Board meeting to present final plan for approval.

Eighth Order of Business – The proposed 2008 budgets were reviewed for Zoning Administrator, Smart Growth, Non-Metallic Mining, Uniform County Address System, Brownfield and miscellaneous revenue reports. After reviewing and discussion, motion by Fuchs to approve proposed 2008 budgets, seconded by Southworth. Motion carried.

Ninth Order of Business – Farmland Preservation Agreement, Miscellaneous Files, Transfers, and Relinquishments were reviewed. For information only. No action necessary.

Next meeting will be at the Call of the Administrator. Motion by Southworth and seconded by Fuchs to adjourn at 10:22 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

## **ZONING COMMITTEE SPECIAL MEETING MINUTES**

**June 28, 2007**

**West Entrance**

The Zoning Committee meeting was called to order at 9:30 AM by Chairman Werner. Present were John Werner, George Southworth, Larry Peterson and Sue Noland. Also present for the meeting were Dave Lemke and Spike Warner. Absent was Dennis Fuchs.

**First Order of Business** – A Resolution to Approve \$7,628.82 Payment For Placement of Culverts along County Road E was reviewed and discussed. Motion by Southworth, seconded by Werner, to accept the resolution and present to the County Board. Motion carried.

Discussed also was the fact that dollars may be reduced at County Board to cover just the engineering costs.

Motion by Southworth and seconded by Werner to adjourn at 9:40 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

## **ZONING COMMITTEE MINUTES**

**April 5, 2007**

**County Board Room**

The Zoning Committee meeting was called to order at 9:00 AM by Chairman Werner. Present were John Werner, George Southworth, Larry Peterson and Sue Noland. Also present for a portion of the meeting were Dave Lemke, Harry Frosch, and Barb Kallenbach.

**First Order of Business** – The minutes of the last meeting were discussed. Motion by Southworth to approve the minutes of the February 15, 2007 meeting as mailed, seconded by Werner. Motion carried.

**Second Order of Business** – Bills paid listing was reviewed. Motion by George Southworth to approve the listing, seconded by Werner. Motion carried.

**Third Order of Business** – The Clear Lake/Bradow Dam project was discussed. A letter was reviewed from the DNR giving final approval of the floodplain project. An ordinance amending Chapter 29 was reviewed to modify the County Code to incorporate the Clear Lake/Bradow Dams into Taylor County Floodplain Zoning. Dave Lemke asked to be able to speak at the County Board session when the ordinance is presented to discuss the County share of the bill from Peterson & Sons for placing culverts. Motion by Southworth to accept DNR's Dam Failure Flood Shadow Revisions final approval and accept ordinance and present to County Board, seconded by Werner. Motion carried.

**Fourth Order of Business** – The 2006 Annual Report of the Taylor County Zoning office was discussed. Motion by Southworth to approve the 2006 Annual Report, seconded by Werner. Motion carried. Copies will be forwarded to other County Board members.

**Fifth Order of Business** – The Non-Metallic Mining ordinance revision was reviewed. Administrator gave an overview of the changes the DNR requested to the ordinance. The ordinance needs to be updated by June 1, 2007. Copies were given to Committee of the insertions and deletions to the ordinance and also the final rewritten chapter for County Board approval. Motion by Southworth to approve the Non-Metallic Mining ordinance and present to County Board for approval, seconded by Werner. Motion carried.

**Sixth Order of Business** – A Farmland Preservation Agreement for Wilfred & Darlene Strack in Goodrich was reviewed. For information only. No action taken.

**Seventh Order of Business** – Administrator reported on gravel pit licensing for future sand at the Wal-Mart site. Hoffman Construction submitted application for opening a sand pit on the Claire and Dennis Frischman property in Chelsea. Motion by Southworth to proceed with licensing Frischman pit if no objections are received, seconded by Werner. Motion carried.

**Eighth Order of Business** – Administrator reported on progress of address project. The lists from ADC are being addressed for doing corrections and verifications. ADC proposed to come to Taylor County and work for 2 days to assist in getting problems resolved. Motion by Southworth to approve a technician to come for 2 days to assist with address project, seconded by Werner. Motion carried. Cost will be approximately \$1000.00.

Next meeting will be at the Call of the Administrator. Motion by Southworth and seconded by Werner to adjourn at 10:05 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

**ZONING COMMITTEE MINUTES**  
**February 15, 2007**  
**County Board Room**

The Zoning Committee meeting was called to order at 9:00 AM by Chairman Werner. Present were John Werner, George Southworth, Larry Peterson and Sue Noland. Also present for a portion of the meeting were Dave Lemke, Harry Frosch, Paul Church from Peterson Construction and Steve Anderson, Corp Counsel.

**First Order of Business** – The minutes of the last meeting were discussed. Motion by Southworth to approve the minutes of the December 21, 2006 meeting as mailed, seconded by Werner. Motion carried.

**Second Order of Business** – No bills for review at this time.

**Third Order of Business** – a) The Clear Lake/Bradow Dam project was discussed. The Corp Counsel opinion on payment for culverts was County should not pay due to work done prior to approval and project not bid out. Corp Counsel will continue to see if other options are available. Dave Lemke stated the project was administered by the Lake Esadore Association, a private enterprise, to do the work with the agreement that the cost would be split four ways. Also discussed was the difference between Taylor County Highway Commissioner's estimate and the actual bill of work done by Peterson. The billing does show sales tax which is also proof that it was requested from a private enterprise because if billed to Taylor County or the Town of Hammel, it would have been tax exempt. Mr. Southworth indicated the project affected more than 3 or 4 families. All the people west of the road intersection would be affected if the road ever washed out. Dave Lemke presented a bid received from the Highway Commissioner previously. He also stated the engineering original costs were \$17,000 with additional cost of \$4600 added for the placement of culverts and change to Flood Shadow.

Mr. Southworth indicated the public has access to use the lake, not just people living on the lake.

Mr. Anderson stated his current facts for his opinion; but he will continue researching the project.

Motion by Southworth to table until Corp Counsel's second opinion is presented to the Finance Committee, seconded by Werner. Motion carried.

b) Administrator reported on DNR comments dealing with placement of the 2 culverts. If Cooper Engineering gives DNR satisfactory answers, the DNR will approve the revised mapping. This would alleviate the floodplain problems associated with the original problem of Perkinstown Avenue overtopping.

**Fourth Order of Business** – Administrator reported the Non-metallic Mining Ordinance needs to be revised by June 1, 2007. The DNR revised NR135 by removing provisions for the start-up program, combining dates for reports due and increase in fees paid. Committee felt we should contact each pit operator informing them of the ordinance changes and seek their input whether a public hearing should be held. The Zoning Administrator will present an ordinance amendment at the next meeting.

**Fifth Order of Business** – Update on the address project was given. The final reports are back from ADC. There are seven files that need to be reviewed and corrected. There will be a lot of work to get the files all purged and corrected. We are working with the Real Property Lister office, Surveyors office and Beth at the Sheriff's Department who deals with MSAG. ADC did a training session with the County involved people and went over errors that need correcting. Also, ADC reviewed the process to make changes to the mapping. We hope by fall corrections can be completed so signage can be done.



**Sixth Order of Business** – A sign ordinance for billboards was discussed. We have been getting complaints from private parties and billboard installers. A resolution was presented in February 2005 seeking direction if an ordinance should be drafted. That resolution was defeated by the County Board. The Committee directed the Administrator to work up new resolution for action at the next Zoning meeting.

**Seventh Order of Business** – DOC completed a bidding process on the Dombrowski site to continue monitoring wells on site. Administrator reported we need to monitor at least another year before we know if it is clean by DNR standards. Administrator is working with the Land Information Committee on this project. Once the site is clean, it will be put up for sale.

**Eighth Order of Business** – Administrator gave an update on the Land Use Planning process. Currently land use maps and plan chapter narratives are being worked on. Status of project and information will be presented to the Wisconsin Towns Association on February 15. A petition was reviewed asking the County Board to put a referendum question on the ballot for Taylor County voters whether Taylor County should participate in Land Use Planning. No action taken. In April, public forums will be held to update the public on current status of Land Use Planning.

**Ninth Order of Business** – Building statistics for Year-end 2006 were reviewed.

	<u>2006</u>	<u>2005</u>	<u>2004</u>
Sanitary	122	139	177
Zoning	46	43	49
CSM	43	64	83
Privy	11	8	7

New construction is down approximately 13%. Most counties around us have also seen a decline in number of permits anywhere from an 8 – 40% decline.

**Tenth Order of Business** – Correspondence was reviewed regarding Dam Maintenance and Inspection. The dams in the State are in bad shape because they are not being maintained and there is potential for problems if overtopping and breaching. Some of the dams are being abandoned by their owners. Counties may see more problems occurring as more dams are inspected.

**Eleventh Order of Business** – Farmland Preservation Transfers, Relinquishments and Miscellaneous files for Feldkamp, Hodowonic, Swenson, FCS to Jiran and Goebel to Bolstad were reviewed. For information only. No action taken.

**Twelfth Order of Business** – Other Business: briefly discussed flooding problem at Airport house.

Next meeting will be at the Call of the Chairman or March 15 if get ordinances ready. Motion by Southworth and seconded by Werner to adjourn at 10:25 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator