

ZONING COMMITTEE MINUTES

November 11, 2010
West Entrance

First Order of Business – The Zoning Committee meeting was called to order at 8:40 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, Dave Lemke, Larry Peterson and Sue Noland.

Second Order of Business – The minutes of the September 16, 2010 Zoning Meeting were discussed. Motion by Fuchs and seconded by Lemke to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Lemke to approve the agenda as posted and seconded by Fuchs. Motion carried.

Fourth Order of Business – The bills paid listing was reviewed. Motion by Fuchs to approve the bills paid list and seconded by Lemke. Motion carried.

Fifth Order of Business – Administrator reported the 2011 budgets presented to the Committee at the last meeting were all approved without changes. Administrator also indicated that the Land Information Committee may be pursuing clean-up on some future tax deed properties.

Sixth Order of Business – Corp Counsel actions were discussed. Since the last meeting further discussions were held with Stolp, omitted lands, and requested Schmiege's assistance with private pumper records for Schumacher, Radloff and Malovrh. The matter with Brandner has been resolved.

Seventh Order of Business – Administrator reported Sanitary Permit Inventory per DOC requirements is continuing. We are currently working on entering old sanitary permits and are completed back to 1990. Committee felt the higher priority systems should be on lakes, rivers & creeks. All sanitary systems will be on maintenance cycle eventually. We have until 2015 to have inventory completed.

Eighth Order of Business – Administrator updated Committee on Nonmetallic Mining program. Larry & Jim Flood have been viewing some sites for reclamation and other questions on sites. Some of the sites they have visited are: Bauer, Jensen, Westaby, Hatlestad and Obyn. Next week they will do Duesing and Savino. Mr. Flood will start GPSing pits soon for 2011 acres.

Ninth Order of Business – Signing of new residences on private roads was discussed. The lots that were created on Olson Lake have a private road "Berry Ln" for their access. There is not a road sign indicating where this private road is. Some of the emergency personnel do not know of this road. It was felt the developer should pay for road sign and put up for this private road. Larry will call Blomberg to discuss this.

Fuchs departed for Finance Meeting at 9:30.

Tenth Order of Business – Building statistics were reviewed through November 10.

YEAR	SANITARY	ZONING	CSM	PRIVY	RECONNECT
2010	74	42	27	7	7
2009	68	36	31	8	12
2008	69	29	26	6	n/a

Eleventh Order of Business – Briefly discussed site on County Rd D that Army Corp is involved with.

Next meeting will be at the call of the Chairman. Motion by Lemke and seconded by Werner to adjourn at 10:05 AM. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

September 16, 2010

Third Floor Jury Room

First Order of Business – The Zoning Committee meeting was called to order at 8:00 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, Dave Lemke, Larry Peterson and Sue Noland.

Second Order of Business – The minutes of the June 18, 2010 Zoning Meeting were discussed. Motion by Fuchs and seconded by Lemke to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Lemke to approve the agenda as posted and seconded by Fuchs. Motion carried.

Fourth Order of Business – The bills paid listing was reviewed. Motion by Fuchs to approve the bills paid list and seconded by Lemke. Motion carried.

Fifth Order of Business – Building statistics were reviewed through September 15.

YEAR	SANITARY	ZONING	CSM	PRIVY	RECONNECT
2010	56+3 to review	33	20	6	5
2009	53	27	20	7	9
2008	56	23	22	4	n/a

Here in Taylor County we are holding steady with building considering the state of the economy.

Sixth Order of Business – Administrator reviewed the proposed 2011 budgets. Reviewed were: Revenue Reports for sanitary & zoning permits, plan review fees, photocopies, UCAS, quad, CSM, Wisconsin Fund and Brownfield/sale revenue. Expense reports were reviewed for Zoning Administrator, LUPAC, Non-Metallic Mining, Uniform County Address System, and Tax Deed Land Clean-up. Motion by Lemke to approve the proposed 2011 budgets, seconded by Fuchs. Motion carried.

Seventh Order of Business – Administrator updated Committee on activities with acting corporation counsel. Summaries of active files and completed files were reviewed. Issues have been steadily resolved; along with new opinions/assistance being requested. Mr. Schmiedege has been very prompt to work with.

Eighth Order of Business – There were a total of 64 new address signs order since January 1st. There were 42 signs for new addresses, 1 replacement sign and 21 corrective/omitted signs. Administrator informed Committee that previous request for county address signs with city numbers have all been taken care of.

Ninth Order of Business – North Breeze Dairy still needs to obtain a Zoning permit from our office. They also have been notified from the DNR that their well tests will need to be redone again due to questionable testing procedure. They will also have to redo their site plan to the DNR for the site.

Tenth Order of Business – Non-metallic mining sites were discussed. There are currently 52 licensed gravel pits. Recently some pits have been viewed for possible reclamation and 4 more on sites need to be completed. Jim Flood who does the pit GPSing has submitted a proposal for fee increase for 2011. The current fee schedule was submitted in 2006. The proposed schedule would take effect in 2011. He has proposed approximately a 14% to

coincide with wage increases from 2006 to 2010. His proposed fees are changes within our operating budget. Motion by Fuchs and seconded by Lemke, to approve proposed fee schedule for GPSing pits. Motion carried.

Next meeting will be at the call of the Chairman. Motion by Lemke and seconded by Fuchs to adjourn at 9:10 AM. Motion carried.

Lawrence G. Peterson
Zoning Administrator

LAW ENFORCEMENT AND EMERGENCY SERVICES/ZONING COMMITTEE JOINT MEETING

June 18, 2010

Taylor County Sheriff's Department Training Room

Members Present: Seidl, Parent, Werner, Lewis, Lemke, Fuchs

Members Absent: None

Other Attendees: Sheriff Bruce Daniels; Brian Wilson, Star News; County Clerk Bruce Strama; Larry Peterson, Zoning; Bill Breneman; Betty Danen; Al Beadles; Candice Grunseth, Gilman Village Clerk; Chief of Police Ken Coyer; Jim Metz; Brad Ruesch; and Jason Laumann of Northwest Regional Planning.

Call Meeting to Order: Chair Seidl called the meeting to order at 10:10 a.m.

Discuss/Act on Resolution Including Taylor County in a Regional Hazard Mitigation Planning Process – Jason Laumann of Northwest Regional Planning presented information to the committee.

He explained that the proposed plan would be specific to Taylor County. The reasons for developing a plan include having a plan in place for natural hazards as required by the Code of Federal Regulations (this would not include manmade or technical hazards) such as thunderstorms, flooding, or high winds, to assess the cost of such events and the probability of future occurrences, and to estimate what losses could be with a particular emergency.

Laumann stressed that the plan would be pre-disaster mitigation, not a response plan. The object would be to reduce or eliminate potential risks and to have a speedy recovery or response plan in place.

An application to Wisconsin Emergency Management would be made to fund the plan. First, though, the county must have a hazard mitigation plan in place to be eligible for grant funding. The plan would identify what the issues or problems are in Taylor County and propose strategies to deal with them and provide funding to follow through with those strategies.

Peterson asked if the county would be eligible for grant program assistance if it doesn't have NFIP flood insurance. Laumann indicated that they would be eligible.

Laumann explained that potential sites would be identified through historical occurrences, flood plain maps, and models on computers. He said it is not a scientific study, just a broad aspect of where they could be.

Laumann indicated that most counties have a plan in place. He is proposing that we apply together with Rusk, Price, Sawyer and LCO (Lac Courte Oreilles Tribe) as the chance of getting funding would be very good due to the regional approach. Price and Sawyer Counties have already agreed to proceed with the plan. The county does not need to proceed with the proposed plan if the funding does not come through. Northwest Regional Planning would do all of the legwork and the grant application. Updates (statutory changes, etc.) would need to be done every five years; the same pool that funded the development of the plan would fund the updates. The Emergency Management Director would be in charge of the updates.

Northwest Regional Planning would apply for a grant through the Pre-Disaster Mitigation Grant Program. The federal government would fund 75% of the cost and the counties would need to pay 25%. The 25% can be met through in-kind contribution (i.e. mapping done at county level, hours spent working on the plan, meetings, etc.) so there would be no actual money paid out of pocket. Laumann said the plan would be very detailed as to how

much time the county would spend working on the plan and who is doing what work.

All towns would be included in the process; village and cities are not. They would need to develop their own plan or do a joint participation with the county. The villages and city would share in-kind contribution. There would be 7-10 meetings and about 20 hours beyond that that the county would need to contribute.

The application process would take about three months once the county is on board. A very detailed budget would be written and submitted.

Peterson questioned if Taylor County would be able to supply the manpower for the in-kind contribution given the possible layoffs/cutbacks. Lewis said that the only departments that would be working on the plan would be Emergency Management, Zoning, and Land Information which only have one or two people on staff so they are not likely to be affected by the layoffs.

Breneman said that he needs to write up a yearly Hazard Analysis Plan now because there is not a Hazard Mitigation Plan in place. This would no longer be necessary if the county adopted the plan.

Land Information would map the villages and cities, too, as they do not have the capability of doing so themselves.

Fuchs made a motion for Northwest Regional Planning to proceed with the application for the grant to establish a Hazard Mitigation Plan; Parent seconded. All Ayes; Motion Carried.

Adjourn – With no further business, Parent made a motion to adjourn; Fuchs seconded. All ayes. Motion carried. The meeting was adjourned at 10:49 a.m.

Respectfully Submitted,

Betty Danen

ZONING COMMITTEE MINUTES

June 18, 2010

West Entrance

First Order of Business – The Zoning Committee meeting was called to order at 9:30 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, Dave Lemke, Larry Peterson and Sue Noland. Also present for a portion of the meeting were Jim Metz and Brian Wilson, Star News.

Second Order of Business – The minutes of the April 20, 2010 Zoning Meeting were discussed. Motion by Fuchs and seconded by Lemke to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Fuchs to approve the agenda as posted and seconded by Lemke. Motion carried.

Fourth Order of Business – Zoning Administrator briefly updated Committee on the Regional Hazard Management Plan that will be discussed with the Law Enforcement Committee at 10:00 AM.

Fifth Order of Business – Administrator reported that 2 new gravel pits were recently licensed. One was in Town of Roosevelt and one in the Town of Westboro. Notices were put in the paper and adjacent landowners were notified of proposed pits, but there was no public comment received so pits were approved after appropriate time limits were met.

Sixth Order of Business – Building statistics were reviewed through June 17.

YEAR	SANITARY	ZONING	CSM	PRIVY	RECONNECT	
2010	24+5 to review	14	15	4	1	
2009	32	11	16	4	7	
2008	22	10	12	1	0	

Seventh Order of Business – The acting corporation counsel, Ken Schmiede, stopped in our office on June 8 to go over status of violations. The summary/actions that were discussed were handed out to Committee members. Mr. Schmiede has already sent a couple letters for obtaining compliance with various issues.

Eighth Order of Business – The volumes that were collected at the Clean Sweep conducted on May 22 in Medford and Gilman were reviewed. There was 7084 pounds of waste collected, 188 pounds of pharmaceuticals, 41 mercury thermometers, 169 vehicles, 290 gallons waste oil, 121 oil filters, 107 old appliances and 294 electronics. The Medford site had a good turn-out, with Gilman being a bit slower.

Ninth Order of Business – Administrator reported he will be using his vacation. He currently has 11 days to use by July 8. Wanted the Committee to know he will not be in the office much over the next 3 weeks to use up vacation.

Tenth Order of Business – A Farmland Preservation Agreement was reviewed for Jeremy & Michelle Goebel in the Town of Aurora. This was for information only. No action necessary.

Eleventh Order of Business – A request had come in for having a sign placed on Jochimsen property in the Town of Molitor free of charge since the structure was there prior to sign placement project in 2008. The property owner showed us on an aerial where structure is, but there are no improvements on the tax roll. Motion by Fuchs and seconded

by Lemke, to give Jochimsen a sign, but will be subject to back taxes. Motion carried. Various options were discussed to come up with an "official" policy on how to handle these situations. This matter will be discussed at the next Zoning meeting. It may be necessary to have the Corp Counsel draft a policy so all legalities are covered.

Next meeting will be at the call of the Chairman. Motion by Fuchs and seconded by Lemke to adjourn at 10:05. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

SPECIAL MEETING

April 20, 2010

West Entrance

First Order of Business – The Zoning Committee meeting was called to order at 9:15 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, George Southworth, Larry Peterson and Sue Noland.

Second Order of Business – The minutes of the March 20, 2010 Zoning Meeting were discussed. Motion by Southworth and seconded by Fuchs to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Fuchs to approve the agenda as posted and seconded by Southworth. Motion carried.

Fourth Order of Business – A Resolution to Apply for DNR Land Management Protection Grant was reviewed. Previously the Zoning Committee gave approval to apply for a grant to re-write Shoreland Zoning Ordinance. Northwest Regional Planning Commission will be writing the grant and assisting with most of the drafting. Public hearings will be held as well as meetings with the towns. The Zoning Committee will review as each step progresses for review and approval. Motion by Southworth and seconded by Fuchs to approve the resolution and forward to County Board. Motion carried.

Next meeting will be at the call of the Chairman. Motion by Fuchs and seconded by Southworth to adjourn at 9:25. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

March 30, 2010
County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:30 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, George Southworth, Larry Peterson and Sue Noland. Also present for a portion of the meeting were Russell Trunk, Bruce Daniels and Mark Berglund, Star News.

Second Order of Business – The minutes of the February 23, 2010 Zoning Meeting were discussed. Motion by Southworth and seconded by Fuchs to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Fuchs to approve the agenda as posted and seconded by Southworth. Motion carried.

Fourth Order of Business – Public Hearing to review Floodplain Zoning for the Trunk/Farvour Dam began at 9:31 with introductions of landowner and Committee members. Administrator Peterson showed the affected area on a quad map and an aerial map. The current owners of the dam are Russell and Bonnie Trunk and Wayne and Carol Farvour. The dam was built in 1971 per NRCS specs. DNR says the final hazard rating needs to be completed by December 31, 2010. Ayres made application to the DNR in June 2009 for the flood shadow approval, Emergency Action Plan, and Operation and Maintenance Plans. In 1990, spillway was replaced with a culvert. The dam holds a 12 acre body of water. If the dam breaks the water would flow from the dam along a creek to the North Fork of the Eau Claire River approximately one mile downstream. There would be no residences or bridges affected. Culverts on Pinewood and School Road would probably be overtopped.

Mr. Trunk also pointed out there is an emergency spillway, but dam can pass 100 year flood without using emergency spillway and can safely pass a 1000 year flood event.

This would be the 7th dam with mapped Floodplain Zoning in Taylor County. No adjacent property owners were present.

Motion by Fuchs and seconded by Southworth to approve the Trunk/Farvour Dam Floodplain Zoning and present Ordinance to the County Board for approval. Motion carried.

Public Hearing adjourned at approximately 9:50 AM.

Fifth Order of Business – Ordinance to amend Chapter 31 for Shoreland Zoning Section 31.12(2), Zoning permit, application Shoreland Zoning, Taylor County Code was discussed. This section clarifies an approved zoning permit application to be used to issue a zoning permit. The Ordinance further states information on application must be true and correct or application can be refused or revoked. Motion by Southworth and seconded by Fuchs to approve ordinance amendment and zoning permit application and to forward Ordinance Amendment to the County Board for approval. Motion carried.

Sixth Order of Business – Addresses on Cedar Street were discussed. Sheriff Daniels was also present for discussion. There are thirteen Town of Medford properties with City addresses. A survey was sent to property owners per discussion at last meeting. The result was that 7 of the 13 wanted no change. Chairman Werner stated that these people are tax payers and we need to take care of them. They are also his constituents. He also said the County Board Chairman has been receiving complaints. Administrator stated he is concerned about the cost for the signs, but more importantly that they do not fall within the

parameters of the County Code which states residences should be assigned a uniform address system number and then signs will be placed. These 13 parcels have City addresses. After discussion, motion by Southworth and seconded by Fuchs to use the address that 13 owners are currently using and put up a County address sign. Motion carried. Mr. Werner stated that if we run into a financial problem that the Finance Committee will deal with it.

Seventh Order of Business – The bills paid listing for Voucher Payable from 2009 and 2010 to date was reviewed. Motion by Fuchs and seconded by Southworth to approve bills paid listing. Motion carried.

This will likely be George Southworth's last Zoning Committee meeting and everyone expressed their pleasure in working with George over the years. You did a good job George!

Next meeting will be at the call of the Chairman. Motion by Southworth and seconded by Fuchs to adjourn at 10:35. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

February 23, 2010
County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:00 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, George Southworth (arrived 9:15), Jim Woods, Brian Wilson from Star News, Larry Peterson and Sue Noland. Also present for a portion of the meeting were Mike Voss from MSA, Dave Duellman from Village of Stetsonville and Ron Bashor.

Second Order of Business – The minutes of the January 26, 2010 Zoning Meeting were discussed. Motion by Fuchs to approve the minutes as mailed, seconded by Werner. Motion carried.

Third Order of Business – Motion by Fuchs to approve the agenda as posted and seconded by Werner. Motion carried.

Fourth Order of Business – The DNR forwarded information on Trunk Dam in Town of Taft. The Operation and Maintenance Plan and Emergency Action Plan have been completed. We need to conduct a public hearing to have floodplain zoning for downstream of the dam. A Class 2 notice needs to be posted, notify adjacent landowners and conduct a hearing. The Zoning Committee will conduct the hearing. Motion by Fuchs, second by Werner, to proceed with hearing the last week of March and do notifications. Motion carried.

Fifth Order of Business – Chapter 31 for Shoreland Zoning Ordinance update was not discussed due to Corp Counsel not present and information was not forwarded to County Board Secretary to prepare ordinance change.

Sixth Order of Business – Various Corp Counsel pending cases were briefly reviewed. Administrator updated Committee on latest actions.

Seventh Order of Business – We were notified by Airport Manager and Bureau of Aeronautics that a water tower was going to be constructed on the south side of Village of Stetsonville. The tower will be located within Airport Height Limitation Zoning area and tower would exceed the maximum height of 1601'. The tower will be 1610' and therefore exceeds limitation by 9'. The Zoning Administrator had to deny the application due to height. MSA (contractor) has submitted an appeal to the Board of Adjustment and the Board will conduct a hearing. This discussion was for information only and action will be taken by Board of Adjustment. It will likely take approximately 6 weeks to prepare to conduct a hearing.

Eighth Order of Business – The DNR received legislative approval in February to revise NR115, which will change our Shoreland Zoning Ordinance. The DNR has a model ordinance available to meet DNR Standards. There are grants available to assist counties with revision. It was suggested to apply for the grant but wait to start ordinance revisions until we see what changes are made to Zoning Committee. The Administrator should start drafting notes for proposed changes where revisions will be more stringent than DNR model.

Ninth Order of Business – The Zoning Office recently received a draft application for a new proposed gravel pit in the Town of Roosevelt. There will have to be a public hearing for the pit. The proposed pit is located at W½ SE¼, Section 36, T30N-R3W.

Tenth Order of Business – Administrator reported we still have not received the information from North Breeze Dairy for a completed zoning permit application. Areas to be addressed are wetlands and ditch area.

Eleventh Order of Business – Administrator reported on meeting he had with City Representatives John Fales and Bob Christensen regarding people in the Town of Medford that have city addresses. Outcome of the discussion was that property owners can get a sign if they comply with County address rules and have a county number. All the people would have to agree to change address in order to get a sign, or stay a city address and have no sign. Motion by Southworth, second by Fuchs, to have Administrator write a letter to people on Cedar Street and explain the situation. Motion carried.

Next meeting will be on March 30th to conduct Public Hearing. Motion by Southworth, second by Fuchs to adjourn at 10:35. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

January 26, 2010
County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:07 AM by Chairman Werner. Present were John Werner, George Southworth, Dennis Fuchs (arrived 9:30), Larry Peterson and Sue Noland.

Second Order of Business – The minutes of the October 20, 2009 Zoning Meeting were discussed. Motion by Southworth to approve the minutes as mailed, seconded by Werner. Motion carried.

Third Order of Business – Motion by Southworth to approve the agenda with 15 items and seconded by Werner. Motion carried.

Fourth Order of Business – The bills paid listings October to December 2009 with Voucher Payables and January 2010 to date were reviewed. Motion by Southworth to approve the listings, seconded by Werner. Motion carried.

Fifth Order of Business – The building statistics through Year-end 2009 were reviewed.

	<u>2007</u>	<u>2008</u>	<u>2009</u>
Sanitary	112	73	72
Zoning	41	32	40
CSM	46	28	39
Privy	9	7	9
Reconnection	-	-	12

Sixth Order of Business – A comparison of new construction permits for 2008 vs. 2009 by county was reviewed. Taylor County is not doing too badly compared to surrounding counties. We are down only 1% compared to other counties that are down as much as 15 – 50%.

Seventh Order of Business – Aerial photograph is being requested by numerous counties this spring. The County Surveyor had received quotes. The proposed cost is \$32,776 with half to be paid by County Surveyor and half by Zoning (\$16,388.) Motion by Fuchs to approve photography purchase proposal, seconded by Southworth. Motion carried.

Eighth Order of Business – Corp Counsel violations were reviewed. Steve Anderson was not available to attend meeting. Current violations were reviewed. Also, Section 31.12(2) code change will be held in abeyance until Corp Counsel is present, and ordinance change has been drafted.

Ninth Order of Business – Address signs on Cedar Street and other Town of Medford parcels with City addresses were discussed. A meeting will be held with Administrator Peterson, John Fales and Bob Christiansen to discuss and see why City assigned addresses in the Township. Committee felt address project should be uniform. Peterson will bring comments/suggestions back to Zoning Committee to establish a policy for signing responsibilities.

Tenth Order of Business – The Uniform Dwelling Code was changed as of December 1, 2009 to go from private inspectors to State Department of Commerce Inspector. The State Inspector is in Stevens Point and will be covering nine counties. There is no way the State can make this work.

Eleventh Order of Business – The Non-Metallic Mining program had GPSing done this

past fall/winter. A total of 31 pits were GPS'd, and an additional 17 maps were prepared. Pit operators are sending in applications to mine in 2010. Deadline is January 31.

Twelfth Order of Business – Administrator gave an update on the North Breeze Dairy project. He has talked to Brian Gerritts and the consultant. We still need a site plan, wetland delineation, and modification of filter strip. Once information is received and approved, zoning permit can be issued.

Thirteenth Order of Business – Farmland Preservation Relinquishments and Transfer were reviewed for Walter Brooks, Jeremy Goebel, Glenn Jevnager, Corlis Meier, Cletus Weber, and transfer from Terry to Walter Brooks. No action taken. Only for informational purposes.

Next meeting will be at the Call of the Chairman. Motion by Southworth, second by Fuchs to adjourn at 10:30. Motion carried.

Lawrence G. Peterson
Zoning Administrator