

ZONING COMMITTEE MINUTES

December 7, 2011

West Entrance

**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, Dave Lemke, Larry Peterson and Sue Noland. Also present was Mark Berglund, Star News.

**Second Order of Business** – The minutes of the August 23, 2011 Zoning Meeting were reviewed. 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, seconded by Fuchs. Motion carried.

**Fourth Order of Business** – The bills paid listing from August through December 6 was reviewed. Motion by Fuchs to approve the bills paid list, seconded by Lemke. Motion carried.

**Fifth Order of Business** – Administrator Peterson reported on Camp Forest Springs' projects. He updated the Committee that he has been working with Camp Forest Spring on Sanitary & Zoning Permits. They are adding a hotel/motel onto Neale Lodge with 21 guest rooms, auditorium, gym, office, meeting room, lounge and laundry room. They can add these improvements without needing to add onto their current sanitary system due to aeration system and high quality effluent generated. The increased flows can be handled with current facilities.

**Sixth Order of Business** – NR115 (Shoreland Zoning rewrite) has a new date of 2-1-2014 to be updated. There will be extensive changes to the previous draft. We will work on rewrite as changes come from the State. The changes will include mitigation, lessening regulations, etc. once guidance from State is received.

**Seventh Order of Business** – There have been numerous changes for our POWTS & DNR personnel due to retirements and job transfers. The State areas to be covered are widening and we get less support. We forward to the POWTS & DNR Departments a portion of our program revenues but we get less help.

**Eighth Order of Business** – Inventory and maintenance of sanitary maintenance records are currently entered back to 1980. We will be sending maintenance notices in Spring 2012 for jobs from 1996 back to 1990 along with current years on a 3 year cycle. All inventory needs to be completed by 2013 back to 1969.

**Ninth Order of Business** – Building statistics through December 6 were reviewed.

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2011	70	42	37	6	7
2010	75	43	28	7	7
2009	70	37	35	8	12
2008	72	31	26	7	n/a

We are holding about the same as the last 4 years with number of permits issued.

**Tenth Order of Business** – Mining activities were discussed. The Bend Project will be starting. Exploratory drilling will be conducted this winter per State Geologist. It will be a long process before mine would open. The State is looking at separating mining requirements for iron mining and sulfide mining. The Big Bend Project is on Federal lands

and not much controlled by the County. It is anticipated the mine operations would have a 15 year duration. We will keep the Committee updated on activities. The Mining Committee will be doing the main work of developing a mining ordinance.

**Eleventh Order of Business** – Violations summary for active projects and completed projects were reviewed and discussed. This was for information only. A good working relation on these projects has been experienced between Mr. Schmiede and Administrator.

**Twelfth Order of Business** – Revising the Subdivision Ordinance was discussed. We need to clarify some areas such as adjacent property transfers with improvements, define aliquot system, address road concerns, acreages with and without road right-of-way, etc. The Zoning office will work on re-draft for changes and bring back to Zoning Committee.

Next meeting will be at the call of the Chairman. Motion by Fuchs and seconded by Lemke to adjourn at 10:50 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

## ZONING COMMITTEE MINUTES

August 23, 2011

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, Dave Lemke, Larry Peterson and Sue Noland.

**Second Order of Business** – The minutes of the July 19, 2011 Joint Airport and Zoning Meeting were reviewed. Motion by Lemke and seconded by Fuchs to approve the minutes as mailed. Motion carried. The Airport Height Limitation Zoning Public Hearing minutes from August 17, 2011 were reviewed. Motion by Lemke and seconded by Werner to approve the minutes as mailed. Motion carried.

**Third Order of Business** – Motion by Fuchs to approve the agenda with one add-on, review Farmland Preservation Miscellaneous Files, seconded by Lemke. Motion carried.

**Fourth Order of Business** – The bills paid listing from April to August was reviewed. Motion by Fuchs to approve the bills paid list, seconded by Lemke. Motion carried.

**Fifth Order of Business** – Revenues for Wisconsin Fund, Zoning & Sanitary permits, Plan Review fees, copies, Quad/CSM/UCAS, Wisconsin Fund applications, Miscellaneous Environmental Clean-up revenues were reviewed. Expense budgets for Zoning Administration, Smart Growth (LUPAC), Non-Metallic Mining, Uniform County Address System, and Tax Deed Lands Clean-up were reviewed. Many of the accounts are non-lapsing and some carry-over dollars are being used. Administrator indicated \$20,000 will be offered to the general fund from Non-Metallic Mining account and \$10,000 from Uniform County Address System budget. These are carry-over balances. Motion by Fuchs and seconded by Lemke to approve the proposed 2012 budgets. Motion carried.

**Sixth Order of Business** – NR115 (Shoreland Zoning rewrite) was to be implemented in February 2011. On August 10<sup>th</sup> the Natural Resources Board met and unanimously approved a 2-year extension to August 2013. It appears there will be major revisions to NR115 with setbacks, etc.

**Seventh Order of Business** – Reviewed miscellaneous file for Farmland Preservation Agreement for Jeremy and Michelle Goebel in Aurora. For information only. No action required.

Next meeting will be at the call of the Chairman. Motion by Lemke and seconded by Fuchs to adjourn at 10:15 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

AIRPORT HEIGHT LIMITATION PUBLIC HEARING  
August 17, 2011  
County Board Room

Present were John Werner III, Dave Lemke, Gary Machon, Fred Parent, Roger Emmerich, Diane Albrecht, Harley Waldhart, James Wood, Lawrence Peterson and Sue Noland. Dennis Fuchs was absent.

The Public Hearing was called to order at 7:00 PM by Chairman Werner.

Motion by Parent to approve the agenda with six items and seconded by Machon. Motion carried.

Public Hearing discussion was opened. Zoning Administrator Peterson gave an overview of changes from previous map to new map due to runway expansion of 2000'. General discussion was held regarding 50:1 approaches, 7:1 sides, runway labeling, and other airport issues.

Motion by Emmerich, second by Parent, to approve change to Chapter 35 and present to County Board for their approval. Motion carried.

Motion by Parent, second by Albrecht, to adjourn the meeting at 7:25 PM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

JOINT ZONING & AIRPORT COMMITTEE MINUTES

July 19, 2011

County Board Room

**First Order of Business** – The Joint Meeting was called to order at 9:00 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, Dave Lemke, Fred Parent, Roger Emmerich, Diane Albrecht, Gary Machon, Jim Wood, Larry Peterson and Sue Noland.

**Second Order of Business** – The minutes of the April 12, 2011 Joint Airport and Zoning Meeting were reviewed. Motion by Parent and seconded by Lemke to approve the minutes as mailed. Motion carried.

**Third Order of Business** – Motion by Albrecht to approve the agenda with no add-ons, seconded by Fuchs. Motion carried.

**Fourth Order of Business** – The updated Airport Height Limitation Zoning Map was reviewed. The current Airport Height Limitation Map is being updated due to expansion of the East/West runway. The affected area for height restrictions extended approximately 3300' further east. There are height restrictions within a 3 mile radius of the Airport. An ordinance amendment needs to be approved to incorporate the updated map and updated State Statute sections. If approved today it will go to public hearing and will also require County Board approval.

Motion by Parent and seconded by Fuchs to approve ordinance amendment and conduct a public hearing. Motion carried.

If no major changes occur during public hearing then forward ordinance to County Board.

A Public Hearing will be held on Wednesday, August 17<sup>th</sup>, 2011 at 7 PM.

The next meeting date will be at the Call of the Chairman.

Motion by Parent and seconded by Albrecht to adjourn at 9:27 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

James Wood  
Airport Manager

ZONING COMMITTEE MINUTES  
April 12, 2011  
County Board Room

**First Order of Business** – The Zoning Committee meeting was called to order at 10:12 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, Dave Lemke, Larry Peterson and Sue Noland.

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

**Third Order of Business** – Discussed action from Joint Meeting with Airport Committee. Motion by Fuchs to approve recommendation from Joint Meeting to have Zoning Department proceed with map changes and minor code changes, seconded by Lemke. Motion carried.

**Fourth Order of Business** – Arvid Avenue vs. Arvid Lane in Westboro was discussed. The Town of Westboro had contacted us previously about a road sign being different from what is being used by residents. The town wanted to leave their road sign as is and have residents change their addresses. The Zoning Administrator presented information from 1983-1984 when the address assigning and road names were approved. All information was submitted to town officials at that time for review and approval. Once the town reviewed this information they have contacted us and indicated they will change their road sign and update the gas tax map. This issue is now closed.

Next meeting will be at the call of the Chairman. Motion by Lemke and seconded by Fuchs to adjourn at 10:30 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

JOINT AIRPORT COMMITTEE AND ZONING COMMITTEE MINUTES  
April 12, 2011  
County Board Room

**First Order of Business** – The Joint Meeting was called to order at 8:50 AM by Chairman Werner. Present were John Werner, Dennis Fuchs, Dave Lemke, Fred Parent, Roger Emmerich, Diane Albrecht, Gary Machon, Jim Wood, Larry Peterson, Ken Schmiede and Sue Noland.

**Second Order of Business** – The minutes of the March 10, 2011 Zoning Meeting and Floodplain Zoning Public Hearing were discussed. Motion by Lemke and seconded by Fuchs to approve the minutes as mailed. Motion carried.

**Third Order of Business** – The minutes of the March 14, 2011 Airport Meeting was discussed. Motion by Parent and seconded by Albrecht to approve the minutes as mailed. Motion carried.

**Fourth Order of Business** – Motion by Parent to approve the agenda with one add-on to Discuss and possibly take action on Taylor County Airport 5 Year Plan, seconded by Albrecht. Motion carried.

**Fifth Order of Business** – The Airport Height Limitation Zoning Map was reviewed and discussed. Zoning Administrator indicated the major changes to the height map occurred to the East due to runway expansion. The County Surveyor is working on updating map depicting Zones A, B, and C. The new proposed water tower in Stetsonville was discussed as to whether it would be affected by the new height changes. It was reported the Stetsonville water tower is OK due to variance.

Various emails were discussed regarding the requirements to complete an ordinance change. The Bureau of Aeronautics indicated that if the County wants to be reimbursed for the ordinance changes, a meeting should be held with all involved parties before signing any contract; otherwise no guarantee could be made of reimbursement. Doing the changes in house was discussed. It is anticipated that the Zoning Committee, Zoning Administrator and Airport Manager would prepare the necessary changes. Airport Committee would also approve changes before public hearing is held, along with the Bureau of Aeronautics. After public hearing is conducted, the ordinance changes would be presented to the County Board.

Motion by Emmerich to recommend authorization of the Zoning Department to proceed with height limitation zoning map changes and minor changes to land use zones, seconded by Fuchs. Motion carried. Mr. Emmerich stated this project should be added to the Airport's 5 Year Plan.

Briefly discussed as part of the ordinance change that new proposed pond construction be restricted.

**Sixth Order of Business** – The proposed Taylor County Airport 5 Year Plan was discussed. This plan explained the projects and costs for the years 2011 to 2020. Some of the initial most important changes to occur would be to update the height map, repair AWOS (this is a high priority due to safety), and finalize closing out Miller parcels.

Next priority would be reconstruct portion of existing ramp, new terminal ramp, taxiways and access road, relocate and rebuild fuel facility, and reconstruct hangar area. The Airport Committee felt these changes should be discussed with the Bureau of Aeronautics before final approval. Another issue that needs to be resolved is one (1) tree that is an obstruction

on the Joseph Leader property. This tree needs to be removed so a clear zone easement can be acquired. Mr. Schmiede also indicated that deeds need to be cleaned up in regards to Taylor County vs. Taylor County Airport as owner of property. Parent departed the meeting at 9:55 AM.

Motion by Emmerich to approve 5 Year Plan as a proposal to the Bureau, and Taylor County will meet with Bureau to go over before final approval, seconded by Albrecht. Motion carried.

**Seventh Order of Business** – Bills were reviewed by Airport Committee. Motion by Emmerich to approve bills, seconded by Albrecht. Motion carried.

Motion by Albrecht and seconded by Emmerich to adjourn at 10:12. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

Jim Wood  
Airport Manager



ZONING COMMITTEE MINUTES  
March 10, 2011  
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, Dave Lemke, Jim Wood, Larry Peterson and Sue Noland. Rollie Thums was present for one portion of meeting. Also present for the meeting was Karyn Eckert, Star News.

**Second Order of Business** – The minutes of the January 20, 2011 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 with no add-ons and seconded by Lemke. Motion carried.

**Fourth Order of Business** – Public Hearing to review Floodplain Zoning for the Mathey Dam was conducted. Refer to Public Hearing minutes for Mathey Dam.

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

**Sixth Order of Business** – The Uniform County Address System ordinance was discussed. Rollie Thums addressed the Committee about a proposal to take \$10,000 from ArrowHead dollars and put in a segregated account to pay for address signs as a “thank you” to tax payers for building in Taylor County. Mr. Fuchs felt that the residents were already rewarded with the signs that were initially put up. Mr. Lemke felt the ArrowHead dollars that were used had come to an end and if providing signs were pursued it should come from the General Fund. All members agreed to leave their decision from the January meeting stand and follow current County Board ordinance. Also discussed was non-compliance for obtaining address signs. After discussion, Committee felt for non-compliance we should refer to Sheriff for action.

**Seventh Order of Business** – The 2010 Annual Report for the Zoning Office was reviewed. Motion by Fuchs, seconded by Lemke, to approve the report. Motion carried. The report will be distributed to the remaining County Board members.

**Eighth Order of Business** – Administrator handed out a draft letter that will be sent to Realtors and Pumpers about inventory and maintenance of sanitary systems. By 2013 we are required to have our inventory completed of all existing septic tank systems. Hopefully, this letter would address the questions that have been asked about the new Department of Commerce requirement for old existing systems. Motion by Lemke, second by Fuchs, to send letter to Realtors and Pumpers, with an addition to the pumper letter asking them to submit a detailed billing of gallons pumped when completing the servicing report. Motion carried.

**Ninth Order of Business** – Budget cuts were discussed. The Governor has terminated the recycling bill. We will receive dollars this year, but for the future we have to still recycle but will not have State funding. The DNR & DOC have made changes and all are cutting field staff and it affects us. Therefore, our services may not be as speedy as in the past as we lose support personnel that assist us in providing services.

**Tenth Order of Business** – The Corp Counsel violations that have been settled for private pumpers were discussed. Administrator met with Corp Counsel and the landowners. The problems have been rectified and hopefully will not occur in the future.

Another property owner had a permit issued for a mound system and the owner only had the tank installed. Steps are being taken to rectify this situation. This violation is to be completed by September 1<sup>st</sup> to avoid fines for the affected property owner.

**Eleventh Order of Business** – The new NR115 and lakes grant application was discussed. We are required to have a new Shoreland Zoning ordinance re-written by February 1, 2012. Hopefully we can update the ordinance in-house and not apply for a lake grant which is due May 1, 2011. We do not feel the necessity to apply for grant as it would likely take more time to apply and do follow-up paperwork than to just re-write ordinance ourselves. Committee concurred with this.

**Twelfth Order of Business** – Airport Height Zoning was discussed. Jim Wood was present. Administrator reviewed old Airport Height Limitation Zoning maps and showed changes to height elevations with new Bureau of Aeronautics mapping. A proposal was discussed from MSA for them to update map and revise ordinance for a cost of \$32,700. In discussion it was felt we could do the required changes in-house for lesser cost. The map update has to be done. It would entail holding a public hearing and notifying adjacent landowners along with minor ordinance changes. Jim Wood will check with Bureau to see if County can do update and not hire an engineer. He should also check what the requirements are that have to be met.

Further research will be done and discussed again with the possibility of a joint Zoning/ Airport Committee meeting.

Next meeting will be at the call of the Chairman. Motion by Lemke and seconded by Fuchs to adjourn at 10:55. Motion carried.

Lawrence G. Peterson  
Zoning Administrator

PUBLIC HEARING MATHEY DAM  
March 10, 2011  
County Board Room

Present: John Werner III, Dennis Fuchs, Dave Lemke, Eugene Mathey, Jeff Peterson, Gordon Cummings, Lin Lynaugh, Jim Wood, Kyle Noonan, Craig Amundson – Emergency Government, Larry Peterson, Sue Noland and Karyn Eckert, Star News.

The Public Hearing was called to order at 9:00 AM by Chairman Werner.

Administrator Peterson gave an overview of the project. The Mathey Dam located in Section 23, Town of Westboro was discussed. The Dam was built in 1964-1965 and designed by NRCS. We need to secure a hazardous rating by April 2011. An Emergency Action Plan & Operation and Maintenance Plan have been submitted. The structure was retrofitted in 2003-2004 to have the existing pipe relined with plastic pipe. The structure is a twelve acre body of water, has a 34" corrugated culvert with 55" riser, 1400' earth embankment and is a tributary to Fischer Creek.

No bridges or residences are affected. The culverts on Everson Lane would be overtopped and subject to washout. There is a 25' wide emergency spillway. Notice has been published and adjacent landowners notified. Administrator has spoken to some of the affected landowners.

Floodplain Zoning for the flood shadow area restricts so no one builds in that area. The flood shadow area already is mostly wetland.

Hearing opened for questions and discussion.

Owner should ensure that structure is maintained and monitored, so if large amounts of water, it is not overtopped and road washed out. Jeff Peterson asked if the culvert is washed out who is responsible. Since it is a town road it would be a town issue/bridge aid. Unless through negligence of Mathey for maintenance that there is a failure.

Basically the only restrictions will be no habitable structures in flood shadow area. When all questions were answered, motion by Lemke, second by Fuchs, to approve floodplain zoning as proposed for Mathey Dam. Motion carried.

Adjourn at 9:20 AM.

Lawrence G. Peterson  
Zoning Administrator

ZONING COMMITTEE MINUTES

January 20, 2011

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, Dave Lemke, Larry Peterson and Sue Noland. Also present Mark Berglund, Star News.

**Second Order of Business** – The minutes of the November 11, 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, seconded by Lemke. Motion carried.

**Fifth Order of Business** – Building statistics were reviewed through Year-End 2010.

YEAR	SANITARY	ZONING	CSM	PRIVY	RECONNECT
2010	81	44	31	7	7
2009	72	40	39	9	13
2008	73	32	28	7	n/a
2007	112	41	46	9	n/a
2006	122	46	43	11	n/a
2005	139	43	64	8	n/a

**Sixth Order of Business** – Administrator reported there are a total of 52 licensed gravel pits. Jim Flood had GPS'd 32 pits which totaled 452 acres. Site maps were prepared for the balance of the active pits and the inactive sites. The program has a total of 511 acres licensed. Bills to GPS, prepare maps and doing site visits totaled \$5461 which was paid to Jim Flood. We will collect approximately \$11,000 in fees from operators.

**Seventh Order of Business** – Administrator stated Supervisor Thums had asked to discuss the County pay for all address signs for new construction. Mr.Thums was not available to attend meeting. If we were to reimburse the residents that obtained addresses since 2009 it would amount to approximately \$3550. There is only \$968 remaining in budget at this time. The Committee felt we should follow the program as per the ordinance approved by the County Board.

**Eighth Order of Business** – Administrator updated the Committee on the DOC audit. Our State onsite specialist had conducted an audit for 2009 sanitary program and inspections. He stated Taylor County's program is a well run program with few problems. Department of Commerce wants us to continue POWTS Inventory to setup maintenance program for old systems. This will entail inventorying all system installed since 1970.

**Ninth Order of Business** – NR115 was discussed which states we need to update our Shoreland Zoning Ordinance by February 2012. Administrator asked Committee how restrictive we should be. Discussed was type of lake, shoreland differences, developed vs. undeveloped lakes, size of lake, etc. It is likely Administrator will meet with the County Lake Association at one of their quarterly meetings to gather input after a new draft ordinance is prepared.

**Tenth Order of Business** – Tax Deed parcels were discussed. The County has taken two

parcels that are going to require some extensive work. One property is the old Laundromat on Main Street and the second is the former Leech house that had burned on N Park Avenue.

**Eleventh Order of Business** – The Mathey Dam failure analysis has been completed and is ready to proceed with floodplain zoning. If a flood shadow is established and floodplain zoning is adopted, the dam would have a low hazard rating.

March 10<sup>th</sup> was discussed as the date for potential Public Hearing to discuss and approve the Mathey Dam.

**Twelfth Order of Business** – Other Business: a) Farmland Preservation Agreements Miscellaneous Files and Transfer was reviewed. No action taken.

b) Human Resources Manager contacted us about the possibility of an intern working in our office 2 hours a week from February to May. There would be no cost to the County.

c) Dave Lemke reported on issues we should look at in the future: wind turbines, tower construction, large cats, etc.

Next meeting will be on March 10, 2011. Motion by Lemke and seconded by Fuchs to adjourn at 10:20 AM. Motion carried.

Lawrence G. Peterson  
Zoning Administrator