

ZONING COMMITTEE MINUTES

October 2, 2012

County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:00 AM by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Sue Noland and Kyle Noonan. Also present was Larry Peterson.

Second Order of Business – The minutes of the September 18, 2012 Zoning Meeting and Public Hearing were reviewed. Motion by Makovsky and seconded by Lewis to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Lewis to approve the agenda with one addition (Review & approve resolution expressing appreciation to Lawrence Peterson for his many years of service to Taylor County), seconded by Makovsky. Motion carried.

Fourth Order of Business – Administrator Noonan discussed contracting personnel. He explained we are looking at the possibility of contracting with former Administrator on as-needed basis to do back-up inspections, advise on projects and plan reviews. The fees of the current contract inspector were discussed. Larry proposed \$150/inspection, office hours at \$20/hour and to have certification/training paid. Motion by Lewis to contract with Larry for the same rate as with Jim Flood, consultation at \$20/hour as needed, and to pay for recertification/training, seconded by Makovsky. Motion carried.

Fifth Order of Business – A Resolution Expressing Appreciation to Lawrence Peterson for his Many Years of Service to Taylor County was reviewed. Motion by Lewis to approve the Resolution presented, seconded by Makovsky. Motion carried.

Next meeting will be at the Call of the Chairman. Motion by Makovsky and seconded by Lewis to adjourn at 9:25 AM. Motion carried.

Kyle Noonan
Zoning Administrator

ZONING COMMITTEE MINUTES

September 18, 2012

County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:00 AM by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Sue Noland and Kyle Noonan.

Second Order of Business – The minutes of the August 22 & 30, 2012 Zoning Meeting were reviewed. Motion by Makovsky and seconded by Lewis to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Lewis to approve the agenda as posted, seconded by Makovsky. Motion carried.

Fourth Order of Business – A public hearing was conducted for Floodplain Zoning on the Huebner/Zipprich-Moore Dam. Refer to Public Hearing minutes

Fifth Order of Business – The bills paid listing from last meeting to date was reviewed. Motion by Lewis to approve the paid bills, seconded by Makovsky. Motion carried.

Sixth Order of Business – Building Statistics through September 17 are as follows:

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2012	59	41	19	8	12
2011	54	30	30	5	6
2010	57	34	20	6	5
2009	53	27	26	7	9
2008	56	27	22	4	-
2007	81	39	32	6	-
2006	93	35	37	9	-

Next meeting will be at the Call of the Chairman. Motion by Makovsky and seconded by Lewis to adjourn at 9:45 AM. Motion carried.

Susan Noland
Acting Zoning Administrator

PUBLIC HEARING HUEBNER/ZIPPRICH-MOORE DAM
September 18, 2012
County Board Room

Present: Dennis Fuchs, Les Lewis, Dan Makovsky, Dean & Sharon Hommel, Ann-Knox Bauer, Dave Zipprich, Kyle Noonan and Sue Noland. Also present were Terry Cummings, DNR and Craig Amundson, Emergency Management.

The Public Hearing for floodplain zoning downstream of the Huebner/Zipprich-Moore dam was called to order at 9:00 AM by Chairman Fuchs. The public hearing notice was published in the local paper and affected downstream landowners were notified.

A history of the project was given. The dam is located in the Town of Hammel, Sec. 4, NE¼ SE¼, and was built in approximately 1961 by the then current landowner. An After-the-Fact permit was issued in 1995. A dam failure analysis was submitted to the DNR in 2003 by Central Wisconsin Engineers. The Emergency Action Plan and Operating and Maintenance Plan was submitted and approved in 2005. The structure is a 9.7 acre body of water, the dam head is approximately 8', a 48" diameter outlet pipe, stop log control structure, 193 acre-feet maximum storage capacity, and has a 320' earth embankment.

No bridges or residences are affected. The culverts on Division Drive and Perkinstown Avenue could be overtopped and subject to washout.

The flood shadow area restricts any future building in that area which is already mostly mapped wetland. There is little threat by dam failure and future development threats alleviated by adopting the floodplain zoning. There is also Shoreland Zoning in effect within 300' of Maurer Creek through the properties.

Comments made or questions asked were: The property has had numerous landowner changes; What is allowed in shadow area; What happens to property values with floodplain zoning; The ability to obtain flood insurance; and Was the pond constructed for private wildlife and recreation.

Terry Cummings explained there are three separate model analysis that are looked at. One is with dam, the second is without dam in place, and third is if dam is breached.

After hearing all questions and concerns, motion by Makovsky, second by Lewis, to approve floodplain zoning as proposed for Huebner/Zipprich-Moore Dam. Motion carried. The ordinance change will be forwarded to the County Board for approval.

Public Hearing adjourned at 9:40 AM.

Susan Noland
Acting Zoning Administrator

ZONING COMMITTEE MINUTES

August 22 and 30, 2012

Jury Room

The Zoning Committee meeting was called to order at 9:45 AM by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Marie Koerner and Sue Noland.

The minutes of the August 14, 2012 Zoning Meeting were reviewed. Motion by Makovsky and seconded by Lewis to approve the minutes as handed out. Motion carried.

Motion by Lewis to approve the agenda as posted, seconded by Makovsky. Motion carried.

Appointing an interim Acting Zoning/Solid Waste Administrator and possible salary consideration was discussed. Motion by Lewis and seconded by Makovsky, to appoint Sue Noland as interim Zoning and Solid Waste Administrator. Motion carried.

Salary consideration was discussed. Mrs. Koerner indicated in the past there was an increase of \$1 - \$3/hour. After discussion, motion by Makovsky and seconded by Lewis, to approve an additional \$2.50/hour increase to current salary for interim period and Committee will re-evaluate after an Administrator is hired. Motion carried.

Motion by Lewis to go into closed session pursuant to Wisconsin State Statutes 19.85(1)(c) for the purpose of conducting interviews for the Taylor County Zoning/Solid Waste Administrator, seconded by Makovsky. Roll call vote: Lewis – aye, Makovsky – aye, Fuchs – aye. Motion carried. Two interviews were conducted.

The meeting was recessed until Monday, August 27 at 10:00 AM to conduct final interview.

The meeting reconvened at 1:30 PM on Thursday, August 30 since the August 27 meeting was postponed. The committee discussed applicants that were interviewed. Motion by Makovsky to go into open session, seconded by Lewis. Roll call vote: Lewis – aye, Makovsky – aye, Fuchs – aye. Motion carried.

Motion by Makovsky and seconded by Lewis to offer the Zoning/Solid Waste Administrator position to Kyle Noonan with the following stipulations. Midpoint salary will be offered, there would be a 1 year probation, 6 months to become certified/licensed, and test costs would be reimbursed once he passes.

The next meeting is scheduled for September 18, 2012 at 9 AM. Motion by Makovsky and seconded by Lewis to adjourn at 2:15 PM. Motion carried.

Susan Noland
Acting Zoning Administrator

ZONING COMMITTEE MINUTES

August 14, 2012

County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 8:33 AM by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Marie Koerner, Larry Peterson and Sue Noland.

Second Order of Business – The minutes of the June 26, 2012 Zoning Meeting were reviewed. Motion by Makovsky and seconded by Lewis to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Lewis to approve the revised agenda for Administrator applications to be reviewed in closed session as posted, seconded by Makovsky. Motion carried.

Fourth Order of Business – Motion by Lewis to go into closed session pursuant to Wisconsin State Statutes 19.85(1)(c), seconded by Makovsky. Roll call vote: Lewis – aye, Makovsky – aye, Fuchs – aye. Motion carried. Job applications for Zoning/Solid Waste Administrator were reviewed. Interviews will be conducted on August 22, 2012. Motion by Lewis, seconded by Makovsky, to go into open session. Motion carried.

Fifth Order of Business – The bills paid listing from last meeting to date was reviewed. Motion by Lewis to approve the paid bills, seconded by Makovsky. Motion carried.

Sixth Order of Business – Building Statistics through August 13 are as follows:

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2012	47	29	18	8	12
2011	39	25	24	4	6
2010	46	28	19	5	4
2009	48	22	23	6	7
2008	46	20	15	4	-
2007	64	34	27	6	-
2006	75	27	30	9	-

Seventh Order of Business – The Administrative Assistant presented the proposed 2013 Expenditure & Revenue budgets for Zoning Administrator, Non-Metallic Mining, Smart Growth, Uniform County Address System and Brownfield. Motion by Lewis, seconded by Makovsky, to approve as presented and forward to Budget Review. Motion carried.

Eighth Order of Business – Administrator reported that Floodplain Zoning needs to be completed for the Zipprich Dam in Section 4, Town of Hammel on Division Drive. Zoning office was directed to advertise Public Hearing Notice and do necessary notifications for Floodplain Zoning approval. Hearing will be held on September 20, 2012 at 9:00 AM in County Board Room.

Next meeting will be on September 20, 2012. Motion by Makovsky and seconded by Lewis to adjourn at 10:20 AM. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

June 26, 2012

County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:00 AM by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Larry Peterson and Sue Noland. Also present were Marie Koerner (for a portion of meeting), Paula Liske, WKEB/WIGM and Mark Berglund, Star News.

Second Order of Business – The minutes of the May 17, 2012 Zoning Meeting were reviewed. Motion by Lewis and seconded by Makovsky to approve the minutes as mailed. Motion carried.

Third Order of Business – Motion by Makovsky to approve the agenda as posted, seconded by Lewis. Motion carried.

Fourth Order of Business – The bills paid listing from May 17, 2012 to date was reviewed. Motion by Makovsky to approve the list, seconded by Lewis. Motion carried.

Fifth Order of Business – Resignation/retirement of Zoning Administrator was discussed. Motion to accept resignation by Les Lewis, second by Dan Makovsky. Motion carried. That motion was later withdrawn by Les Lewis and Dan Makovsky. Lewis then made a new motion to accept resignation and advertise to fill Administrator position, second by Dan Makovsky. Motion carried.

Sixth Order of Business – Zoning Administrator's current job description was reviewed and updated to include current job duties. The job description was last updated in 1995. There are two licenses required to perform administrative duties. They are Certified Soil Tester license and POWTS license. Motion to accept updated job description by Les Lewis, second by Dan Makovsky. Motion carried.

Seventh Order of Business – Inspection protocol was discussed. After Administrator Peterson retires the County will need a sanitary inspector, someone to review soil tests and do plan review until another administrator is hired.

Currently the Standby Inspector receives \$95 for inspections. This fee has been the same since 2004 and he is now requesting \$150 for the interim until someone is hired, since he will be required to do all inspections.

There was discussion of a back-up inspector within County in the future to be someone in-house as Stand-by. Motion by Dan Makovsky, second by Les Lewis, for sanitary inspection fee to be raised to \$150 and pay \$50 for soil test and plan review starting August 24, 2012 through transition period. Motion carried.

Eighth Order of Business – Building Statistics through June 25 are as follows:

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2012	31	21	11	3	10
2011	23	15	16	4	4
2010	31	15	17	4	1
2009	35	11	17	4	7
2008	23	12	12	1	-
2007	46	22	19	6	-
2006	64	23	22	6	-

Ninth Order of Business – The Metallic Mining Committee has worked on job duties to be performed by Committee. Committee makeup and powers were defined since the mining effort is going forward. The Committee will be working on an ordinance to lay-out ground work for standards to be met by mining company. There will be dollars coming to County through local impact fees, but need to have ordinance ready for when Notice of Intent is applied for by mining company.

Tenth Order of Business – NR115 Shoreland Zoning ordinance will have to be changed. Major changes are required for setback distances. The new administrator will have this project to complete once final ordinance requirements are defined.

Next meeting will be at the call of the Chairman. Motion by Makovsky and seconded by Lewis to adjourn at 9:55 AM. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

May 17, 2012

County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:00 AM by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Larry Peterson and Sue Noland. Also present was Brian Wilson, Star News.

Second Order of Business – The new members, Lester Lewis and Dan Makovsky, were welcomed.

Third Order of Business – The minutes of the February 15, 2012 Zoning Meeting were reviewed. Motion by Lewis and seconded by Makovsky to approve the minutes as mailed. Motion carried.

Fourth Order of Business – Motion by Makovsky to approve the agenda as posted, seconded by Lewis. Motion carried.

Fifth Order of Business – The bills paid listing from February 20, 2012 to date was reviewed. Motion by Lewis to approve the list, seconded by Makovsky. Motion carried.

Sixth Order of Business – Building Statistics through May 16 are as follows:

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2012	18	15	9	2	3
2011	9	9	7	2	4
2010	13	10	11	1	1
2009	17	7	13	2	2
2008	17	7	7	1	-
2007	23	13	14	4	-
2006	39	13	12	4	-

Seventh Order of Business – Office functions were discussed for new member's information. Different areas reviewed were Sanitary, Shoreland Zoning, Airport Zoning, Subdivision, Uniform County Address System, Brownfield, Environmental Sanitation, Hazardous Waste and Clean Sweep, Land Use Planning, Non-Metallic Mining, Metallic Mining, Recycling, Solid Waste, and Land Information.

There have been meetings held with Administrative Coordinator and Department Heads from Zoning, Forestry, Land Conservation Department, Surveyor, and Real Property Lister to look at cost savings and efficiency of departments to serve the public for more of a one stop shop. Eventually meetings will be held with County Board Committees to discuss.

Eighth Order of Business – Information on the Bend project was given. We have an attorney through the Wisconsin County Association Insurance to assist with developing a County Metallic Mining Ordinance. The attorney is a former geologist and is very knowledgeable. The Mining Company has an exploratory permit from the BLM. The US Forest Service and Bureau of Land Management will be attending the Mining Meeting on Monday to discuss the project further.

Ninth Order of Business – Clean Sweep will be conducted on Saturday, May 19 in Medford and Gilman. Collected will be hazardous waste, pharmaceuticals, electronics, and appliances. Everything is free except appliances.

Tenth Order of Business – There was talk about having a locked door policy and only one entrance into Courthouse available. Committee members may pursue County Board action

on this issue.

Eleventh Order of Business – FEMA Flood Insurance program and FEMA maps were discussed. Taylor County is not a participant in flood insurance program. We have HUD maps that are from 1978 which are nearly impossible to work with. Taylor County is one of eight counties in the State not in flood insurance program. We do not have reasonable data to work with currently. It was suggested to reply back to FEMA that we would gladly participate if they provided decent working maps. Motion by Lewis and seconded by Makovsky to proceed with policy as mentioned above. Motion carried.

Twelfth Order of Business – Revision to our current Shoreland Zoning Ordinance needs to be done. Our current ordinance states that if within 75' of lake or stream you can only remodel or repair up to 50% of the assessed valuation. Act 170 to change current standards indicates you can repair or rebuild within a 35' setback.

Thirteenth Order of Business – Other business discussed was pending retirement of Zoning Administrator. Discussed hiring new individual so there is a transition between old administrator and new administrator, but need input from consolidation study being done on offices before any recruitment can begin.

Next meeting will be at the call of the Chairman. Motion by Makovsky and seconded by Lewis to adjourn at 10:20 AM. Motion carried.

Lawrence G. Peterson
Zoning Administrator

ZONING COMMITTEE MINUTES

February 15, 2012

County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:10 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 December 7, 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 2011 & voucher payables and 2012 to date were reviewed. Administrator Peterson reviewed the GPSing of gravel pits comparing revenues with expenses for a net profit of approximately \$6500. Also reviewed fees sent to the State for Sanitary permit fees for 2011. Motion by Fuchs to approve both lists, seconded by Lemke. Motion carried.

Fifth Order of Business – Subdivision Ordinance amendments were reviewed. Dave Lemke asked if Sec. 33.06(9) should have a statement about expanding a 33' right-of-way to 66' right-of-way for future developments. It was decided to leave additional right-of-way up to the towns.

The abbreviations (ILHR – Industry, Labor & Human Relations, DSPS – Department of Safety & Professional Services & CSM – Certified Survey Map) were questioned as to what they mean. These abbreviations will be incorporated into Definitions Section of Chapter 33 at County Board Session. Motion by Lemke to approve Chapter 33 Subdivision Ordinance Control and present to County Board, seconded by Fuchs. Motion carried.

Sixth Order of Business – Building Statistics are as follows:

YEAR	SANITARY	ZONING	CSM	PRIVY	RECONNECT
2011	74	43	39	6	7
2010	81	44	31	7	7
2009	72	40	39	9	13
2008	73	32	28	7	-
2007	112	41	46	9	-
2006	122	46	43	11	-

Seventh Order of Business – The Mining Committee met January 24, 2012 for an organizational meeting. Aquila is working on the Bend Project in Westboro. Site had exploratory drillings in late '80's. Now Aquila is doing additional borings to proceed with project for mining gold, silver, etc. Mining Committee is looking at other county ordinances to develop code for Taylor County. We are doing a tour on February 16, 2012 at official site and also view drilling site. The scope of the project may be changed from the initial scope in the 80's. The Bend Project is a shaft mine. Next year another site on County Rd E by the Mondeaux may also be explored. Administrator asked what involvement the Zoning Committee members wanted to have. They stated "Coordinate between the two committees".

Eighth Order of Business – Violations were reviewed. The Bach/Brecke road issues will be resolved. Attorney Schmiedege is working on making corrections to get this cleaned up.

Next meeting will be at the call of the Chairman. Motion by Lemke and seconded by Fuchs

to adjourn at 10:20 AM. Motion carried.

Lawrence G. Peterson
Zoning Administrator