

ZONING COMMITTEE MINUTES
November 21, 2013
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, Kyle Noonan and Sue Noland.

Second Order of Business – The minutes of the August 22, 2013 Zoning Meeting were reviewed. Motion by Makovsky and seconded by Lewis, to approve minutes as printed. Motion carried.

Third Order of Business – Motion by Makovsky and seconded by Lewis, to approve the agenda as posted, but switch 7 & 8 around for discussion. Motion carried.

Fourth Order of Business – The bills paid listing from last meeting to date was reviewed. Questions were answered.

Fifth Order of Business – Building Statistics through November 20 are as follows:

YEAR	SANITARY New/Replacement	ZONING	CSM	PRIVY	RECONNECT
2013	21/34 (55)	28	26	9	9
2012	28/37 (65)	48	26	10	14
2011	70	41	36	5	7
2010	75	42	27	7	7
2009	70	37	34	8	12
2008	72	31	26	6	-
2007	107	40	41	9	-
2006	113	44	41	11	-

Numbers are down slightly in some areas but fairly steady.

Sixth Order of Business – The scanning of sanitary permits project has been completed. We are now updating our files to current ownership and adding Parcel ID numbers, correcting addresses, etc. We will eventually be putting sanitary permit information on website. A small Scanner is required to keep adding/updating records. Motion by Lewis, second by Makovsky, to approve Zoning Office to continue scanner project including purchase of scanner. Motion carried.

Seventh Order of Business – Maintenance program was reviewed.

- Septic tank: tanks are required to be pumped/inspected every 3 years. In 2013, 526 letters were sent for servicing. After second reminder notice, we had approximately 77½% compliance. 118 properties have not yet complied at this time. A scenario was also looked at over a 6 year period and there was 81% compliance.
- Holding tank: tanks are pumped when full. There were numerous holding tank reports turned in with "0" gallons in 2012. This could be due to not pumping legally or another pumper is servicing and not turning in reports. There are possibly some holding tank violations that are being pumped out on the ground, in road ditches, or holes punched in tanks and piped or pumped out. We are proposing to send out a letter to homeowners who fall within the "0" gallon pumped parameters with the hope of getting the pumping information before proceeding with enforcement actions. We have the support of the Zoning Committee to proceed with sending out letters.

Eighth Order of Business – Zoning Administrator Noonan reported there are three existing ordinances that need to be updated.

- Chapter 32 – Sanitary Code: This code was last updated in 2005. A few minor changes for COMM to DSPS & State Statute references need updating. We have been receiving complaints on old unpermitted systems. We are proposing a code change to require sanitary inspections at time of sale. A fine would be assessed if inspection is not done. If not compliant, schedule would be set for getting a soil test done and new system installed. We will look at possible exemptions for transfer vs. sales.
- Chapter 33 – Subdivision: updates are necessary for definitions and State Statute references. A change from 1 acre minimum to 2 acre minimum lot size. Section 33.07 (2)(c) requires wording clarification.
- Chapter 35 – Airport Zoning: Act 20 limits the restrictions that can be placed on cell towers, therefore affects our Airport Height Limitation Zoning Ordinance. FAA still has involvement on height unless tower is under 200'. Therefore, our current ordinance is null as far as height limitations. It was discussed to repeal current ordinance and create new ordinance to permit cell towers requiring a one-time fee for new construction.

Zoning Office will draft the proposals/changes that were discussed at meeting and prepare ordinances for Public Hearing on all three existing ordinances discussed.

Next meeting/Public Hearings will be on February 20, 2014. Motion by Makovsky and seconded by Lewis, to adjourn the meeting at 10:45 AM. Motion carried.

Kyle Noonan
Zoning Administrator

ZONING COMMITTEE MINUTES
August 22, 2013
County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:45 AM by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Kyle Noonan and Sue Noland.

Second Order of Business – The minutes of the July 18, 2013 Zoning Meeting and Public Hearing were reviewed. Motion by Makovsky and seconded by Lewis, to approve both minutes as printed. Motion carried.

Third Order of Business – Motion by Lewis and seconded by Makovsky, to approve the agenda as amended to include adjournment. Motion carried.

Fourth Order of Business – The bills paid listing from July 18th to date was reviewed. Motion by Lewis, second by Makovsky, to approve bills paid listing. Motion carried.

Fifth Order of Business – Proposed Patrick Gravel Pit comment period ended August 19th. The questions that were asked dealt mostly with use of Long Lake Road. When landowners realized Patrick's would have their own haul road within their property, they did not have concern. Motion by Lewis, second by Makovsky, to approve licensing when all requirements are met. Motion carried.

Sixth Order of Business – Building Statistics through August 21 are as follows:

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2013	34	21	19	8	6
2012	49	32	19	8	12
2011	42	26	27	4	6
2010	47	30	19	4	4
2009	48	24	25	6	7
2008	47	20	16	4	-
2007	68	34	28	6	-
2006	80	29	31	9	-

Numbers are down from last year.

Seventh Order of Business – The proposed 2014 budgets were reviewed. Revenue for Zoning, Sanitary, plan review, Environmental clean-up and miscellaneous revenues were reviewed. Expenditure accounts were reviewed for Zoning Administrator, Smart Growth, Non-Metallic Mining, Metallic Mining, Uniform County Address System and Tax Deed Lands Clean-Up. Motion by Makovsky, second by Lewis, to approve 2014 proposed budgets. Motion carried.

Eighth Order of Business – Other business: None.

Ninth Order of Business – Motion by Lewis, second by Makovsky, to go into Closed Session pursuant to Wisconsin State Statutes 19.85(1)(c) for the purpose of conducting performance evaluation for Zoning Administrator. Roll call vote: Fuchs – aye, Lewis – aye, and Makovsky – aye. Motion carried.

Motion by Lewis, second by Makovsky, to go back into Open Session. Motion carried.

Next meeting will be at the Call of the Chairman. Motion by Lewis and seconded by

Makovsky, to adjourn the meeting at 11:00 AM. Motion carried.

Kyle Noonan
Zoning Administrator

ZONING COMMITTEE MINUTES
July 18, 2013
County Board Room

First Order of Business – The Zoning Committee meeting was called to order at 9:15 AM following public hearing by Chairman Fuchs. Present were Dennis Fuchs, Lester Lewis, Dan Makovsky, Brad Dahlvig (WIGM/WKEB), Mark Berglund (Star News), Kyle Noonan and Sue Noland.

Second Order of Business – The minutes of the May 9, 2013 Zoning Meeting were reviewed. Motion by Lewis and seconded by Makovsky, to approve the minutes as printed. Motion carried.

Third Order of Business – Motion by Makovsky and seconded by Lewis, to approve the agenda as posted with 12 items. Motion carried.

Fourth Order of Business – Motion by Lewis and seconded by Makovsky, to approve Chapter 31 Shoreland Zoning ordinance amendment and forward to the County Board for approval. Motion carried.

Fifth Order of Business – The bills paid listing from May 10th to date was reviewed. Questions were answered on paid bills.

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

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2013	27	17	17	6	6
2012	38	24	15	5	11
2011	28	19	21	4	4
2010	36	18	18	4	2
2009	43	17	18	4	7
2008	31	18	14	3	-
2007	53	30	21	6	-
2006	70	27	25	8	-

Permits are down slightly.

Seventh Order of Business – A County Employee Stand-by Inspector fee was discussed. Ben Stanfley from the Land Conservation Dept is licensed to conduct POWTS inspections. The Committee discussed whether a flat rate or an hourly fee should be used to reimburse departments when a county employee other than Zoning Administrator conducts an inspection. That department's office vehicle or a county van should be used for traveling to inspection. A time sheet indicating departure and return times, number of miles, and the time to complete inspection report would be submitted to the Zoning office for each inspection. Motion by Lewis and seconded by Makovsky, to reimburse an employee's hourly rate plus benefits and mileage to be reviewed on an annual basis. Motion carried. The reimbursement will go back to the department not the employee.

Eighth Order of Business – It was reported the UCAS updated books have been received. After reviewing the printing bill, motion by Makovsky and seconded by Lewis, to set sale price of the UCAS books at \$20.00/book. Also approved furnishing a book to the Surveyor Dept and Real Property Lister for their assistance in updating maps and record use. Motion carried.

Ninth Order of Business – The Subdivision Ordinance and Land Use Plan will be updated

to be consistent. Some of the changes will include 2 acre minimum lot size; clarify outlots; and road dedications vs. going to center of road. Administrator will start working on revision as time allows.

Tenth Order of Business – Other business: A reclamation plan and application has been received from Kyle Patrick for a proposed nonmetallic mining gravel pit by Long Lake. The site was previously an old gravel pit for Plum Creek. The notice was published for the comment period to begin. Further action will be decided after August 19 when comment period closes.

Next meeting will be at the Call of the Chairman. Motion by Makovsky and seconded by Lewis, to adjourn the meeting at 10:00 AM. Motion carried.

Kyle Noonan
Zoning Administrator

SHORELAND ZONING PUBLIC HEARING
CHAPTER 31 TAYLOR COUNTY CODE
July 18, 2013
County Board Room

Present: Dennis Fuchs, Les Lewis, Dan Makovsky, Brad Dahlvig (WKEB/WIGM), Mark Berglund (Star News), Kyle Noonan and Sue Noland.

The Public Hearing was called to order by Chairman Fuchs at 9:00 AM. The purpose of the hearing was to review and discuss the proposed changes to Chapter 31, Shoreland Zoning, Taylor County Code. Administrator Noonan reviewed the major changes to the code. The Nonconforming Uses and Structures section will be the biggest change. Current ordinance states no structural alterations, additions or repairs exceeding 50% fair market value. The proposed change is to allow improvements internally as long as not structurally and improvements are confined to enclosed portions of the building if within 35' of ordinary high water mark (OHWM). A structure between 35-75' of OHWM may be expanded, replaced or relocated. Horizontal expansion toward the OHWM is allowed as long as does not exceed 50% of the building footprint or a total of 1,500 square feet enclosed living area. The original footprint of the structure to be replaced, reconstructed or relocated may not exceed the portion of the structure being replaced or located any closer to the OHWM than the closest point of the existing structure.

There were no citizens present for the public hearing. Motion by Makovsky and seconded by Lewis, to close the public hearing at 9:13 AM.

Kyle Noonan
Zoning Administrator

ZONING COMMITTEE MINUTES
May 9, 2013
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, Kyle Noonan and Sue Noland.

Second Order of Business – The minutes of the March 20, 2013 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 Lewis to approve the agenda as posted, seconded by Makovsky. Motion carried.

Fourth Order of Business – The bills paid listing from March 20th to date was reviewed. Motion by Makovsky to approve the list, seconded by Lewis; motion carried.

Fifth Order of Business – Building Statistics through May 8 are as follows:

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2013	4	4	7	3	-
2012	16	14	7	2	3
2011	9	9	6	1	4
2010	12	10	10	1	1
2009	15	6	6	1	1
2008	15	6	7	1	-
2007	20	13	11	4	-
2006	33	10	10	3	-

Permits are down significantly most likely due to weather conditions. Since the nicer weather, there have been more inquiries coming in.

Sixth Order of Business – NR115 update to Section 31.10 was reviewed. Motion by Lewis to approve proposed NR115 change to Section 31.10 for Nonconforming Uses & Structures. This Section was modified to comply with the changes the State made in shoreland areas within the 35' – 75' setback area, second by Makovsky; motion carried.

Seventh Order of Business – The UCAS book reprint and quotes to print were reviewed. Bids were received from Quik Print and Star News. After review of bids, motion by Lewis, second by Makovsky, to order 150 copies from Quik Print; motion carried.

Eighth Order of Business – Administrator Noonan reported an Airport Height zoning permit was received from Taylor Electric Cooperative for a tower. The tower exceeded the Airport Height Limitation Zoning; therefore the permit was denied. Taylor Electric Cooperative then requested a variance, so the Board of Adjustment will meet on May 14 to review and decide if a variance will be granted. Taylor Electric Cooperative is proposing a 90' tower to enhance communications to their 4 substations located in rural areas 4 – 8 miles from office. This is for information only.

Ninth Order of Business – Updating of the Subdivision Ordinance and Land Use Plan was discussed. A comparison between the current ordinance and plan do not agree (1 acre in subdivision and 2 acre in land use). It is felt the two documents should have the same 2 acre minimum lot size. Other issues to also address are roads and not allowing outlots. The Zoning office will get started on proposed changes and bring back to Committee at a future

meeting.

Tenth Order of Business – Other business: Administrator Noonan attended Wisconsin County Code Administrator meeting and listened to presentations from DNR, NRCS and Department of Health. He also attended a Wisconsin County Association sponsored Frac Sand meeting with Mr. Lewis. He reported a Land Information Grant may be available to digitize sanitary permits. Lastly, Administrator updated the Committee on timeline from 1996 to date regarding property by Mondeaux Dam. Kyle met with Corp Counsel Schmiede and Schmiede will write letter to landowner to rectify the situation.

Next meeting will be at the Call of the Chairman. Motion by Lewis and seconded by Makovsky to adjourn at 10:30 AM. Motion carried.

Kyle Noonan
Zoning Administrator

ZONING COMMITTEE MINUTES
March 20, 2013
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 were Brad Dahlvig, WKEB and Mark Berglund, Star News.

Second Order of Business – The minutes of the October 2, 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 – The bills paid listing from September 2012 to date was reviewed. Motion by Lewis to approve the list, seconded by Makovsky. Motion carried.

Fifth Order of Business – Building Statistics for Year-End are as follows:

<u>YEAR</u>	<u>SANITARY</u>	<u>ZONING</u>	<u>CSM</u>	<u>PRIVY</u>	<u>RECONNECT</u>
2012	71	49	29	12	14
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	-

Sixth Order of Business – A Public Hearing will be held on Monday, March 25, 2013, from 6 -8 PM in the Community Center to discuss the Metallic Mining Ordinance. We have not had too many questions at this time. Ordinance information is at libraries, in local paper and on County website.

Seventh Order of Business – Administrator Noonan gave an update on NR115 which was to be done by winter 2014 but now possibly pushed back to 2016. Act 170 removed from ordinances the alterations & repairs for non-conforming structures not to exceed a percentage of fair market value. For this reason, we will have to put a “band aid” fix on our current Shoreland Zoning ordinance. Administrator Noonan prepared a draft ordinance change to comply with Act 170.

Tom Blake, DNR, will need to review and approve once we have revised. It was decided the Committee will review proposal and discuss again at next meeting.

Eighth Order of Business – The Waukon Feed Company representatives had contacted the Zoning office to discuss the possibility of setting up a 5,000 sow operation in Taylor County. Waukon representatives and Taylor County representatives met to discuss proposal. They need to find a site, possibly from a local farmer, and the farmer would utilize manure. This would be considered a Concentrated Animal Feeding Operation (CAFO). They would need to apply for State and local permits. They are anticipating sows being brought in 2015. Manure storage would be below barn and manure would be injected into the ground. They anticipate a semi-load of feed/day coming in and a load of piglets/day going out. Concerns are: water, estimated 30,000 – 40,000 gallons a day; traffic; noise; smell; property values and roads. Administrator will keep Committee updated on status.

Ninth Order of Business – The Zoning office had prepared an e-audit report of our

sanitary program as requested by the State. Our Sewage Consultant will not be doing office/paperwork audits this year. So far, we have not had any feedback or questions from the State.

Tenth Order of Business – Tower Ordinance was discussed. In 2001, a draft ordinance was prepared due to numerous questions and concerns. In May 2003 the Zoning Committee voted to dissolve/not accept ordinance. There are numerous Counties in the State that have ordinances at this time. It was discussed whether the County should look into developing a tower ordinance. No decision was made at this time.

Eleventh Order of Business – The Zoning Office is in the process of updating our digitized maps for re-printing Uniform County Address System (UCAS) books. The last print was in 2009. Once the updates are completed and quotes are received, we will bring back to Committee for approval before printing.

Twelfth Order of Business – The Subdivision Ordinance and Land Use Plan was discussed. Mr. Lewis indicated the current subdivision ordinance does not coincide with the Land Use Plan. Our minimum lot size in Subdivision Ordinance is 1 acre and Land Use Plan is 2 acres. Administrator and members should jot down differences and discuss at a future meeting.

Thirteenth Order of Business – The 2012 Budget for Zoning Administrator has a deficit balance. This is due to retirement payout, advertising for new administrator and increased contracted services. In talking with the Accounting Department, no action is required by Zoning.

Fourteenth Order of Business – The 2012 Annual Report for Zoning Office and Solid Waste & Recycling was reviewed. The Zoning portion of the report was discussed. Motion by Lewis to approve the 2012 Annual Report, seconded by Makovsky. Motion carried. Report will be distributed to other County Board members and news media.

Fifteenth Order of Business – Other business: Administrator talked with Committee about various training seminars/meetings. Committee felt it is ok to attend if dollars are available in budget. Administrator will report back to Committee on topics discussed.

Next meeting will be at the Call of the Chairman. Motion by Makovsky and seconded by Lewis to adjourn at 10:15 AM. Motion carried.

Kyle Noonan
Zoning Administrator