

MINUTES
 CONSERVATION, EDUCATION & ECONOMIC DEVELOPMENT COMMITTEE MEETING
 MONDAY, MAY 7, 2012
 WOOD COUNTY COURTHOUSE AUDITORIUM, WISCONSIN RAPIDS WI

Members Present: Hilde Henkel, Robert Ashbeck, William Winch, Ken Curry and Ruth Moody.

Staff Present: Planning & Zoning Staff – Gary Popelka, Julie Akey, Jason Grueneberg and Jeff Brewbaker, UW Extension Staff – Peter Manley.

Others Present: Patrick Arendt, Tom Larson, Tom Lochner, Brad Pavloski, Pat Pavloski, Chris Renner, Brian Kronstedt, Butch Fencil, Luke Weiland, Todd Goska, Drew Swendrowski, Sue Swendrowski, Steve Abrahamson, Dist #18 Supervisor William Murray and Wood Co Corp Counsel Peter Kastenholz.

1. **Call to Order.** Chairperson Hilde Henkel called the CEED meeting to order at 9:00 a.m.
2. **Public Comment.** There was no public comment.
3. **WACEC Annual Convention.** Peter Manley informed the Committee the WACED Annual Meeting will be held in Green Bay on June 24-26th. Peter Manley and Ken Curry will attend. UW Extension staff will handle the registration.
4. **Approve County Board Resolution to contract with CAP Services to Administer Housing RLF.** It was noted this matter was discussed at the April 24th CEED meeting. At that time, staff was instructed to have the Corporation Counsel review the document and determine whether a County Board resolution was necessary. Since this document will be signed by the County Board Chairman, a resolution will need to be prepared.

Motion by Robert Ashbeck to introduce a County Board Resolution to approve the Agreement between Wood County and CAP Services Inc for the administration of the Wood County Community Development Block Grant (CDBG RLF for the Housing Rehabilitation Program, contingent upon review and approval of the Finance Director and Corporation Counsel. Second by Ruth Moody. Motion carried unanimously.

5. **Authorize Letter of Support for USDA/EDA Rural Jobs and Innovation Accelerator Grant.** Jason Grueneberg presented a brief report on the Rural Jobs and Innovation Acceleration Challenge. The regional cluster strategy project serves a Central Wisconsin region composed of north Adams County and south Wood County. It was noted these counties face similar economic development challenges and opportunities. The Committee was asked to authorize a letter of support for this USDA/EDA grant. Brief discussion followed.

Motion by Ruth Moody to authorize a letter of support for the USDA/EDA Rural Jobs and Innovation Acceleration Grant Application to Incourage Community Foundation, contingent upon this not committing the County to funding. Second by William Winch. Motion carried unanimously.

6. **Recess CEED Meeting.** The CEED Committee meeting recessed at 9:09 a.m.
7. **Public Hearing for Proposed Amendments to Wood County Floodplain Zoning Ordinance.** Chairman Henkel opened the public hearing 9:10 a.m.
 - a. Read Hearing Notice Gary Popelka read the notice of hearing which was published as a Class II notice in the Wisconsin Rapids Daily Tribune on Saturday, April 24, 2012 and Monday, April 30, 2012. It was also noted an Affidavit of Publication is on file.
 - b. Explanation of Proposed Amendments. Popelka noted the Hydraulic & Hydrologic analyses were previously required; however, that has now been clarified. A brief explanation was presented on the Community Assistance Visit (CAV) and how it affects non-conforming structures and cranberry operations. It was reported staff is continuing to follow up on non-

conforming buildings Cranberry operations/bulkheads/roads is a controversy now on hold pending future discussions with FEMA, WI-DNR, WCA and Wisconsin Cranberry Grower's Association. The changes also reflect the new flood zones on the Flood Insurance Rate Maps. Most of the changes are based on the new State model or to clarify language. Preliminary approval has been received by DNR.

c. Receive Public Testimony

Tom Lochner, Wisconsin Cranberry Grower's Association, presented a brief history of the cranberry industry and economic impact in Wood County. He stated FEMA requirements have created a challenge for cranberry growers, however he also indicated FEMA, WI DNR, WCA and Wisconsin Cranberry Grower's Association are working together to work on the protocol for this, with their next meeting scheduled for May 17th.

d. Close Public Hearing. With no further testimony or questions on the proposed amendments to the Wood County Floodplain Ordinance (#703), Chairman Henkel closed this portion of the public hearing at 9:28 a.m.

Motion by Ken Curry to close Public Hearing on the Wood County Floodplain Ordinance at 9:28 a.m. Second by Robert Ashbeck. Motion carried unanimously.

8. Call Public Hearing for Amendments to Wood County Shoreland Zoning Ordinance (#704).

Chairman Henkel opened the public hearing at 9:29 a.m.

- a. Read Hearing Notice. Gary Popelka read the notice of hearing which was published as a Class II notice in the Wisconsin Rapids Daily Tribune on Saturday, April 24, 2012 and Monday, April 30, 2012. It was also noted an Affidavit of Publication is on file.
- b. Explanation of Proposed Amendments Gary Popelka reported staff began working on proposed amendments to the Shoreland Zoning Ordinance in May 2010. This ordinance was required to be updated by January 1, 2012. Because of several modifications to NR 115 since then, however, the date was now been extended to January 1, 2014. The standards for impervious surfaces, non-conforming structures and mitigation have been clarified. Wisconsin Act 170 has also been introduced which regulates certain shoreland zoning standards. It was noted the changes were based on the model ordinance. Popelka noted that several sections in the model offer a number of options for counties to adopt and he tried to stick to what the County has had in the past as much as possible. Further, numerous amendments were made to clarify language as well as citing the administrative codes and ordinance sections. Popelka also stated Wood County is still waiting for a response from Mike Wenholtz, WI-DNR Eau Claire office. Mr. Wenholtz told Popelka that he has several comments and changes, most of which are minor. Wenholtz reviewing a couple of sections that Popelka has questions about whether the language complies with NR 115.

Popelka reviewed the following amendments:

- Section 704.08(2)C(e) regarding boathouse minimum setback standards. It was recommended that the setback from the ordinary high water mark be reduced. He will check to see what other counties use.
- Section 704.15(7).B regarding Wood County Board of Adjustment Membership. This was revised to coincide with the Board of Adjustment Rules and Bylaws. Brief discussion followed. It was recommended language be added to refer to the Board of Adjustment's Rules and Bylaws.
- Section 704.15(6) regarding Variances. It was recommended the language for the specific criteria for variances be included to mirror the BOA bylaws.
- Section 704.14 Mitigation. Popelka reported Mike Wenholtz, WI-DNR had recommended counties follow Dunn County's standards, which uses a 'point system'.

It was noted this system will make it easier for homeowners to comply. Wenholz will be forwarding additional information shortly.

- Brief discussion was held on Planned Unit Development (PUD). Popelka stated a section relating to PUD will be added and the model ordinance will be reviewed for information on this issue.

c. Receive Public Testimony

Patrick Arendt (attorney for Great Northern Timber Co., LLC) – Atty. Arendt stated his clients are generally in favor of some of the proposed amendments with some clarification. Brief statements were made regarding language for Planned Unit Development (PUD), removal of vegetation (s.704.09(2)E) and imminent safety hazards and assignment of risk.

Brad Pavloski (Great Northern Timber Co., LLC) – Brief statements were made regarding Section 704.09(2) E as it relates to removal of vegetation (invasive species, dead and diseased vegetation). Pavloski also stated there will be a community sewer system planned for the proposed PUD at his development on the south shore of Nepco Lake.

Tom Larson – Brief statements were made regarding Wisconsin Act 170. He also referenced Natural Resources Board meeting minutes from March 2012. He commented on the following sections:

Section 704.07(4) Substandard Lots and Section 704.07(4)D Other Substandard Lots should be addressed. Current language is redundant.

Section 704.09 Shoreland Vegetation. He noted NR 115 allows routine maintenance.

Section 704.11 Impervious Surface Standards. He stated current policy under NR 115 specified impervious surface standards be applied to land within 300 feet of the OHWM and limits the amount to a maximum of 30%. The new policy would simplify the application of impervious surfaces to only riparian lots or those lots that lie entirely within 300' of the OHWM. In addition, the new policy would provide additional options.

Section 704.13 Nonconforming Uses and Structures. He stated nonconforming structure standards under NR 115 limit the ability of structures to be laterally expanded within the 75' of OHWM. His new policy would allow for some lateral expansions of these structures within 75', but more than 35' from the OHM.

Chris Renner, MSA Professionals – Brief statement was made relating to PUD. He stated this issue is addressed in the Wood County Land Subdivision Ordinance (#701)

Tom Lochner, Wis. Cranberry Grower's Association – Brief statement made regarding cranberry activity. Noted there will be pump houses related to cranberry activity and these should be allowed.

- d. Close Public Hearing. With no further testimony or questions on the proposed amendments to the Wood County Shoreland Zoning Ordinance (#704), Chairman Henkel closed this portion of the public hearing at 10:09 a.m.
- e. **Reconvene CEED Meeting.** The CEED Committee meeting reconvened at 10:09 a.m.
- f. Consider Public Testimony. Discussion was held on the testimony and comments received today. It was also noted the County is still waiting for a response from the WI-DNR on a number of issues. After conferring with the Wood County Corp Counsel, it was the Committee's recommendation that another public hearing be held on Wednesday, June 6, 2012 at 9:00 a.m. (preceding the next regular CEED meeting). It is anticipated a response from WI-DNR will be received prior to June 6th. A revised ordinance will be posted on the county Planning & Zoning web page.

9. Adjourn

Motion by Ken Curry to adjourn at 10:16 a.m. Second by Ruth Moody. Motion carried unanimously.

Respectfully submitted,

Kenneth Curry, Secretary
Minutes by Julie Akey, Planning & Zoning Office
Review for submittal to County Board by Kenneth Curry (*approved via telephone _____*)