

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
August 15, 2016

August 10, 2016: Committee Site Visits

Meeting called to order at 1:00 p.m., the Site Visits followed. Committee members in attendance are Norm Stoker, Michelle Greendeer-Rave, and Alton Staff.

August 15, 2016: Committee Meeting and Public Hearing.

Meeting called to order at 9:30 a.m., committee members in attendance are John Chrest, Hoyt Strandberg, Norm Stoker, Michelle Greendeer-Rave and Alton Staff. Others present were Tim Jeatran, County Surveyor; April Schoolcraft, GIS Specialist; Terry Schmidt, Zoning Administrator; Dustin McCune, Zoning Technician; and Beth Storlie, Administrative Assistant.

A Motion by Michelle Greendeer-Rave, to approve the minutes of July 18, 2016, seconded by Alton Staff. Motion carried.

A Motion by Norm Stoker, to approve the vouchers for payment, seconded by Hoyt Strandberg. Motion carried.

REVIEW OF BUDGETS:

- A question was raised about the installation of a “dash cam” option for the County Van as well as the Departments vehicles for security. Discussion occurred regarding the liability aspect of this equipment. Terry will look into further and come back with more information for the committee in the future.

A Motion by John Chrest, to approve the Zoning and Recycling Departments budgets as presented, seconded by Michelle Greendeer-Rave. Motion carried.

A Motion by Norm Stoker, to approve the GIS and Surveyor Departments budgets as presented, seconded by Hoyt Strandberg. Motion carried.

SURVEYOR'S REPORT, see report:

- Right-of-way along CTH N was marked and the Highway Department set eleven post signs identifying the line.
- Ethan and Tommy finished the Town of Garfield.
- Tommy's last day will be August 26th.
- Tim's been busy computing all the surveys that have been completed in the Town of Garfield now that the government corners have been completed. This is to help tie them in more accurately with the GIS parcel mapping.

- Spent time during the construction and landscaping project protecting a USGS monument that was set in 1921. The monument is located next to the front steps along Main Street and the retaining wall.

GIS REPORT:

- Property listing update. 2 of 27 work rolls are still out and need to be submitted, but 22 of 27 municipalities have filed the Statement of Assessment with the Department of Revenue.
- Upgraded one ESRI license from standard to advanced. Matt is busy formatting the data to the state format standards.
- Statewide parcel mapping update. The DOA determined the standards to be followed including road name standards for US, State or County highway systems. Naming was all over the map on these types of roadways, they established USH, STH, and CTH. April planned on sending out a notice to property owners that are impacted by this change but that's on hold right now.

She contacted the Minneapolis Postal Service to discuss the naming standards change and the use of alias names to ensure mail delivery. She learned that the Pittsville area located in Jackson County goes through the Milwaukee Postal Service whereas the remaining portions of the county are Minneapolis. April contacted Milwaukee to discuss the use of alias names, they balked at doing this and said that cannot do it. Milwaukee said that the State needs to approach the national to meet the mailing standards.

It's frustrating that these agencies have two different approaches and prevents Jackson County from meeting the DOA's standards. She has forwarded this information to the Department of Administration for their direction.

- April and Matt are completing some training on ESRI for the creation of the parcel fabric on August 30 and 31, 2016.
- The Wisconsin Real Property Lister's Association conference will be September 20-23, 2016 in Green Bay. April will be attending.

ZONING REPORT:

- Friends of the Black River made a donation of \$200.00 to assist with the Recycling Program in Jackson County. The committee expressed their appreciation of the donation.
- Horizontal baler update. A pit needs to be constructed for the horizontal baler. Terry received only one quote from Gaier Construction. We attempted to get multiple bids from other firms as required under the Purchasing Ordinance, but never received anything else except the bid from Gaier Construction. Kyle Deno stated that due to not

receiving other quotes, the oversight committee can approve the bid received. The bid was \$7,700.00 for the construction of the pit for the proposed baler. A signed rental agreement has been sent.

A Motion by Hoyt Strandberg, to approve the bid in the amount of \$7,700.00 from Gaier Construction for the construction of a pit, seconded by Michelle Greendeer-Rave.

Motion carried.

- Text amendment language draft for chickens within residential districts was provided to the committee for their review. We will forward to the zoned townships for opinion and then move forward to public hearing.
- Cindy Altman, Bookkeeper, questioned the validity of the onsite meeting as the Chairman and Vice Chairman were not present. Beth explained that the onsite meeting does not have any business action by the committee, no discussion occurs and that it's just viewing the properties that will be coming before the committee at the public hearing. Hopefully this will not impact the committee pay.
- FEMA is doing a Letter of Map Revision on Mill Creek from North Bend into the Town of Melrose along CTH D. They used the LiDAR data. They informed us that we will need to do a public hearing to adopted the revised maps and notify the adjacent landowners of the revision.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2016-47** as requested by Michael R Olson on property located in the SE1/4-SE1/4, Section 9, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to change 10 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-6 (Rural Residential) District for the construction of a single family home.

Petitioner was not present.

A Motion by Hoyt Strandberg, to table zone change petition # 2016-47 for Michael R Olson, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2016-50** as requested by Larry and Sharon Nemec, owners and Robert and Anna Becker, applicants on property located in the SW1/4-NE1/4, Section 14, T21N, R5W, Town of Albion, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the construction of a single family home.

Township supports the request.

A Motion by Michelle Greendeer-Rave, to approve zone change petition # 2016-50 for Robert and Anna Becker, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2016-51** as requested by Jason Romskog, owner and Brent and Andrea Mikkelson, applicants on property located in the SE1/4-SW1/4, Section 36, T19N, R6W, Town of Melrose, Jackson County, WI. The request is to allow for a dog kennel operation within the A-2 (Forestry and Limited Agriculture) District.

Township opposed due to the lack of information and no one present at town board meeting. The petitioner explained that they would be building a new structure having runs outside for the approximate fourteen (14) dogs. They are involved in a lot of youth activities with their children and wanted a better facility for their animals. The Mikkelson's own adjacent property in La Crosse that's 5.5 acres and currently have an addition off their horse shed.

Public comment received in opposition.

A Motion by Michelle Greendeer-Rave, to table conditional use permit petition # 2016-51 for Brent and Andrea Mikkelson for additional information and input from the Town of Melrose, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2016-54** as requested by Henry Befeler, owner and Cal Smokowicz, applicant on property located in the NW1/4-SE1/4, part of Government Lot 4, the SW1/4-SE1/4, the NE1/4-SE1/4, part of Government Lot 3 and the SE1/4-NE1/4, part of Government Lot 2, all in Section 19, T19N, R5W, Town of Melrose, Jackson County, WI. The request is to change 63.5 acres of the Official Zoning Map from the A-1 (Agriculture) District and the A-2 (Forestry and Limited Agriculture) District to the R-5 (Recreational) District and approximately 9.95 acres from the A-2 (Forestry and Limited Agriculture) District to the R-2 (Residential) District for the construction of a single family home.

Township supports the request. Petitioner is looking at building a resort with an Inn, which would have 10-15 rooms along with 20 campsites. Mr. Smokowicz is looking to apply for a liquor license. He added that the state regulates the number of campsites per acre of land. A new home is proposed to be built and a two acre parcel with the home.

A Motion by Norm Stoker, to approve zone change petition # 2016-54 for Cal Smokowicz with the stipulation that the Department of Health and Human Services license is obtained and a copy provided to Jackson County Zoning Department, seconded by Hoyt Strandberg. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2016-55** as requested by WI Proppants RR LLC on property located in the NE1/4-NW1/4, and the NW1/4-NW1/4, Section 35, T22N, R6W, Town of Curran, Jackson County, WI. The request is to allow for filling and grading work over 2,000 sq. feet within the shoreland area of Curran Coulee Creek.

Township supports the request. Bruce Markgren, Cooper Engineering explained that

they are proposing a unit train loading facility. It would be truck delivery to the site with two truck drop sites with conveyors to load cars. The rail configuration would require a bridge to cross over Curran Coulee Creek with storm water retention ponds and additional floodplain mitigation. Chapter 30, WI-DNR permits have been applied for which addresses the storm water management. Jack Mitchell, President of WI Proppants RR LLC and Jason Gisel, Project Manager added that during construction, the WI-DNR requires two rows of silt fencing to protect the wetlands and it cannot be removed until fully vegetated following completion of construction.

Terry Schmidt added that the Floodplain Ordinance doesn't allow for any impact to the floodplain. A permit and design completed by Cooper Engineering will be under review for the floodplain impact by Mark Stevenson, WI-DNR. Once the plans and permit applications are submitted to the State, they have 120 days for the review to be completed.

Public comment received in opposition.

Committee question and comments occurred.

- John Chrest stressed that the committee is subject to the perimeters of the Shoreland Ordinance covering the shoreland areas.
- Michelle Greendeer-Rave stated she doesn't feel that we have enough information, there is no topographical map, no environmental impact, and a complaint of an open meetings violation by the township is under review by the District Attorney. She recommends tabling until these questions can be addressed.
- Alton Staff said that he was present at the Town of Curran meeting and he said it wasn't an agenda item on the town's agenda but that they followed the procedures as they usually do with these types of requests.
- John Chrest questioned the comments regarding the leaching of railroad ties from bridges. He stated that there are thousands of bridges over waterways throughout the country and he has never received any information about leaching of creosol into waters. He added that our jurisdictional area is 300 feet on either side of the waterway.
- Hoyt Strandberg stated that the committee is not experts on these environmental concerns and they need to rely on the WI-DNR for information.

A Motion by Michelle Greendeer-Rave, to table conditional use permit petition # 2016-55 for WI Proppants RR LLC, seconded by Alton Staff. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2016-56** as requested by Margaret Scott on property located in the NE1/4-SW1/4, Section 7, T20N, R1W, Town of Knapp, Jackson County WI. The request is to change 1.5 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-2 (Residential) District for a single family home.

Township supports the request.

A Motion by Alton Staff, to approve zone change petition # 2016-56 for Margaret Scott, seconded by Norm Stoker. Motion carried.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Hoyt Strandberg. Motion carried. Meeting adjourned at 12:30 p.m.