

**MINUTES**  
**JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE**  
November 14, 2016

**November 14, 2016:**        **Committee Site Visits, Committee Meeting and Public Hearing Meeting called to order** at 1:00 p.m., the Site Visits followed with committee meeting and public hearing held upon their return at approximately 2:30 p.m. Committee members in attendance are John Chrest, Hoyt Strandberg, Norm Stoker, Michelle Greendeer-Rave, and Alton Staff. Others present were Ethan Remus, Deputy County Surveyor; April Schoolcraft, GIS Specialist; Terry Schmidt, Zoning Administrator; and Beth Storlie, Administrative Assistant.

**PUBLIC HEARINGS**

- **CONDITIONAL USE PERMIT PETITION # 2016-58** as requested by Leroy and Edna Borntreger on property located in the SE1/4-NE1/4, Section 18, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to allow for a Bent and Dent store out of the existing pole shed located within the A-1 (Agriculture) District.

Township took no position.

Terry spoke with Susie West of Public Health and she stated since its dried goods/canned goods, no license from DHHS is required.

**A Motion by Michelle Greendeer-Rave, to approve conditional use permit petition # 2016-58 for Leroy and Edna Borntreger, seconded by Norm Stoker. Motion carried.**

- **ZONE CHANGE PETITION # 2016-69** as requested by Leslie & Linda Rhoades, owners and Del & Heather Rogers, applicants on property located in the NW1/4-NE1/4, Section 28, T22N, R4W, Town of Adams, Jackson County WI. The request is to change 36.53 acres of the Official Zoning Map as follows:
  1. 6 acres from the A-1 (Agriculture) District to the R-2 (Residential) District.
  2. 20.53 acres from the A-1 (Agriculture) District to the A-2 (Forestry and Limited Agriculture) District.

This will allow for the construction of a single family home.

Township supports the request.

**A Motion by Norm Stoker, to approve zone change petition # 2016-69 for Del and Heather Rogers, seconded by Hoyt Strandberg. Motion carried.**

- **ZONE CHANGE PETITION # 2016-70** as requested by Katheirn Holman and Tasha Marek on property known as Lots 1 & 2 of CSM 377 located in the NW1/4-NW1/4, Section 11, T22N, R3W, Town of Komensky, Jackson County, WI. The request is to change 4.0 acres of the Official Zoning Map from the R-2 (Residential) District to the R-6 (Rural Residential) District to allow for horses at the site.

No position form received as the township has not met as of the public hearing date.

Public comment received in opposition. Letters were read into the minutes in opposition.

Tasha Marek stated that she has placed a shed onsite and plans on re-fencing and moving the horses towards the hill or more centrally located on the parcel. They currently have four older horses and plan on reducing them as they pass away. Her boyfriend's father has a farm and they haul their manure to his property for land spreading. The geese have been removed.

Gaylord Olson II said that he met with Tasha several months ago and confirmed that the plan is to reduce the horses down to two. He feels that for the best management practices that the loafing shed be located more centrally on the parcel to prohibit manure runoff to any neighboring property. He recommends a maximum of two horses, which equals four animal units and restricting it to only horses on the parcel. Additionally, he recommends that any expense for fencing be the sole responsibility of the applicants. State statute states that adjacent landowners have an equal expense with the installation of livestock fencing. He feels that this would be an unfair expense and burden to place on anyone else but the applicant. Finally, all Land Conservation Department standards should be met.

The committee felt that the township should have the opportunity to weigh in on this type of request before their recommendation.

**A Motion by Alton Staff, to table zone change petition # 2016-70 for Katheirn Holman and Tasha Marek, seconded by Norm Stoker. Motion carried.**

- **ZONE CHANGE PETITION # 2016-71** as requested by Ilka Inc. and Lars Graff on property known as Lot 2 of CSM 1040 located in the SE1/4-NW1/4, Section 15, T23N, R5W, Town of Garden Valley, 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.

No position form received as the township has not met as of the public hearing date.

**A Motion by Hoyt Strandberg, to approve zone change petition # 2016-71 for Ilka Inc. with the stipulation on the Town of Garden Valley approval, seconded by Alton Staff. Motion carried.**

- **ZONE CHANGE PETITION # 2016-72** as requested by Badger Mining Corporation on property located in the NE1/4-NW1/4, being part of parcel 042-0053.0000 50 feet out from rail to the west and east; the SE1/4-NW1/4, being part of parcel 042-0056.0000 50 feet out from rail to the west and east; the SW1/4-NE1/4, being part of parcel 042-0051.0000 50 feet out from north/south rail to the west and east as well as 50 feet out from east/west rail to the north; the NE1/4-NE1/4, the NW1/4-NE1/4 and the SW1/4-NE1/4, being part of parcel 042-0051.0015 50 feet out from rail to the north; the SE1/4-NE1/4, being part of parcel 042-0052.0010 50 feet out from rail to the north, all

in Section 4, AND the NW1/4-NW1/4, being part of parcel 042-0038.0010 50 feet north out from rail to the west and east, Section 3, all in T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change approximately 13 acres of the Official Zoning Map from the A-1 (Agriculture), A-2 (Forestry and Limited Agriculture), B-2 (Outlying Business) and R-2 (Residential) Districts to the M-2 (Industrial Extractive) District. This includes the existing rail lines which were installed prior to the township joining the Jackson County Comprehensive Zoning program and for the new rail line extension into the former Dolesy property. The request is also for a conditional use permit within the M-2 District for the rail siding and storage area.

No position form received as the township has not met as of the public hearing date. Town of Springfield Chairman, Leif Olson contacted the office and requested that this petition be tabled or postponed to allow them the opportunity to hear township residents' comments.

**A Motion by Alton Staff, to table zone change petition # 2016-72 for Badger Mining Corporation, seconded by Hoyt Strandberg. Motion carried.**

#### **COMMITTEE MEETING:**

**A Motion by Alton Staff, to approve the minutes of October 17, 2016, seconded by Hoyt Strandberg. Motion carried.**

**A Motion by Michelle Greendeer-Rave, to approve the vouchers for payment, seconded by Norm Stoker. Motion carried.**

#### **CSM EASEMENT REVIEW:**

- Terry brought forth a CSM that Norm Hurlburt completed for David Brown, which the committee reviewed previously. In that survey, they had requested to exceed the length-to-width ration of 3:1 and to request granting a 66 foot easement. The committee approved that request with the stipulation that no further division of the parcel could occur. Now the owner would like to divide the parcel and the proposed division will meet the length-to-width ratios but the new lot would utilize the 66 foot easement as well.

**A Motion by Norm Stoker, to approve a 66 foot easement for David Brown, seconded by Hoyt Strandberg. Motion carried.**

## **SURVEYOR'S REPORT, see report:**

### **Zoning & Land Information Committee Meeting**

Monday, November 14, 2016

#### **Surveyor's Report**

- Continued work on the Remonumentation Project in the Town of Garden Valley (T23N-R5W). This Town is about 95% complete. Anticipate completion around the last week of November or first week of December.
- Research has been completed for the Remonumentation Project in the Town of Alma (T23N-R4W). Anticipate getting a good start on this Township before winter freeze sets in.
- Working on wrapping up some odds and ends:
  - Reset the section corner by the High School that we had removed for road work on the new access road.
  - Referenced an old Crombie stone at the S1/4 Corner of Section 10. This corner is located behind the new Red Creek Elementary school.
  - Located and referenced some old Blencoe corners in Section 19 of North Millston (T21N-R2W) for an upcoming timber harvest on the County Forest.
  - Located and referenced some old Blencoe corners in Section 19 of South Millston (T20N-R2W) for an upcoming survey. A few different surveyors have called about these corners. It is believed that the State is preparing to set up a timber sale around some private land in this section. Last Friday I found the S1/4 corner and the 1/16<sup>th</sup> corner East of it damaged or destroyed. These both fall within CTH 'O' R/W and were likely wiped out long ago. We will reset the S1/4 Cor. This week.
  - A private surveyor had notified us that the SE corner of Section 12 in South Bear Bluff (T20N-R1E) was gone. This was a corner that Tim had found and referenced in 2010, and I had found just last fall when working on the County Line. The landowner was building a hops farm in the vicinity of this corner last fall. We went out last week and confirmed the corner was destroyed along with two of the references. We reset the corner from the two remaining references. The land owner was notified and a bill has been sent out to reimburse our time and materials.

## **GIS REPORT:**

- Very busy. Matt is working on the next phase for the statewide parcel mapping project. He's helping with the tax roll address updates and unidentified ownership parcels.
- April is in the height of tax time preparation. Working on the tax data, splits and initial figures for the mill rate worksheets for the clerks.

- ESRI Wisconsin Users Group is sponsoring a training session on parcel fabric in Green Bay on November 17<sup>th</sup> and 18<sup>th</sup>. She and Matt plan on attending. This may help giving them a basic knowledge of parcel fabric before they begin the Panda training next month.

**ZONING REPORT:**

- Text amendments to the Zoning Ordinance will go forward to public hearing in December and then on to the County Board.
- Shoreland Ordinance additional updates were submitted to the WI-DNR for review. We haven't heard back to date on these additional changes. Plan on bringing them forward to public hearing in December and on to County Board in January. The State does not require township approval as this is law already. They will not receive a position form for these rewrites.
- Terry made contact with Public Health again regarding a couple of blithe properties. Ellen Moldenhauer is now the director of Public Health and he spoke with her about the former Green Meadows property in the Town of Springfield and one in the Town of Manchester with garbage piled within an old silo foundation. She said that they will meet on these two sites this week.
- The meeting dates schedule for 2017 were provided to the committee members.

**A Motion by Norm Stoker, to adjourn the meeting, seconded by Hoyt Strandberg. Motion carried. Meeting adjourned at 3:45 p.m.**