

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
October 17, 2016

October 17, 2016: Committee Site Visits, Committee Meeting and Public Hearing Meeting called to order at 8:00 a.m., the Site Visits followed with committee meeting and public hearing held upon their return at approximately 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 Norm Stoker, to approve the minutes of September 19, 2016, seconded by Alton Staff. Motion carried.

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

DISCUSSION AND CONSIDERATION OF STIPULATIONS OF A APPROVAL FOR BADGER MINING CORPORATION CONDITIONAL USE REQUEST # 2016-59:

- One of the conditions of approval that was part of the committee's decision to grant the conditional use permit for Badger Mining Corporation was the Town of Alma's approval for the filling and grading work within a shoreland area. Badger Mining has received all required permits from the Army Corp of Engineers and WI-DNR for the work within the shoreland area but is concerned about the township's approval requirement. The Town of Alma is questionable at this time due be the litigation against one side board member, will they have the ability to address matters like this or do they have to suspend a decision due to the litigation. This may take quite a while to work through the courts.

Badger Mining is requesting the committee consideration of rescinding the stipulation for the Town of Alma approval and granting the conditional use permit for issuing the permit. Terry Schmidt stressed that the township does not have enforcement authority under the shoreland regulations. This falls to the Zoning and Land Information Committee.

A Motion by Hoyt Strandberg, to rescind the stipulation of Town of Alma approval from the conditional use permit request of Badger Mining Corporation # 2016-59 and to approve the request, seconded by Norm Stoker. Motion carried 4 - 1 with Michelle Greemdeer-Rave in opposition.

OTHER BUSINESS:

- 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. This was not placed on our agenda for consideration within the statutory required timeframe, the committee directed us to place this as an agenda item for their November 14, 2016 committee meeting.

SURVEYOR'S REPORT, see report:

- All section corners have been completely remonumented in the Town of Northfield and approximately 50% of Garden Valley has been completed.
- Surveyed more road right-of-way corners for the Highway Department along CTH N in the Town of Franklin. The landowner has not removed his fence located within the right-of-way at this point.
- Completed staking the lot corners around the courthouse property. When completing this, it was discovered that the chain link fence installed as part of the construction project is encroaching.
- Reset the corners in Highway 27 and Highway 54 that were destroyed by the recent road construction.

GIS REPORT:

- All 27 municipalities have filed their Statement of Assessments with the Department of Revenue.
- Tax season is ramping up as April has begun preparing the 2017 tax roll records for the assessors and cleaning up parcel data in order to export XML format that the DOR is requesting.
- ESRI Wisconsin Users Group is sponsoring a training session in November that their agenda shows some really good hands on training sessions. She and Matt plan on attending.
- Will begin Panda Consulting's parcel fabric training soon, waiting until our check is received.
- Split letters sent out and working on the splits, as well as address assignments.
- Working with the Sheriff's Department on the mapping for the E911 system. They upgraded their Spillman software last week and Spillman contracted with GEOCOM to ensure that Jackson County's data is usable for their updated software.

ZONING REPORT:

- Pelham property update. Terry took pictures during the recent flood event and the water was well over the driveway. No one would have been able to access the home during the flooding except by boat. After the flood event, we received a phone call from

the neighboring landowner about erosion issues caused by their driveway. He went down to the site and when the water backed up it was backfilling and swirling against the driveway as well as the slope along the property line. It created a very large hole and washout on the neighbor's property as well as washing some on the Pelham property. Terry is trying to work with Coop Credit Union as they will more than likely to taking the property back on foreclosure. He would like to remove the installed fill and use it to repair the erosion damage. CCU would like to know approximately how many yards of fill will be removed and used to repair the damage. Terry will enlist the assistance of Mike Goehring, Land Conservation Department and Dustin to determine these estimates.

- McCullough property update. A hearing was held last week to have the Judge sign off on an affidavit that Mr. McCullough is guilty and hasn't met the court ordered requirements. As well as signing off on an injunctive relief order for a third party to come in and remove the excess junk and vehicles. The Judge said to complete an inventory of what is to be removed. Beth has prepared a document for us to use and this will be shared with counsel upon completion.
- Shoreland Ordinance additional updates were submitted to the WI-DNR for review. We haven't heard back to date on these additional changes but anticipate that we will bring it forward for public hearing and county board approval in December.
- Recycling updates. Lois is having issues with the operation of the new baler. She is having difficulty tying the wire. She doesn't always listen the best during training or is having problems adjusting to change, but Terry will spend more time with her this week with the hope that she begins to get more comfortable with the process. He feels the new baler is more efficient and working very well. If she continues to struggle with learning its operation, her Riverfront job coach may need to assist.
- There have been several issues with neighbors dumping water from sump pumps or water diversions onto neighboring property. In one situation, the water was directed onto a town road making it impassible. Terry is looking in the Zoning Ordinance or Subdivision Ordinance for language that addresses this problem but hasn't found any.
- The proposed zoning text amendments have been sent out to the townships for their review. Will bring forward for public hearing in December.
- John Chrest has received calls regarding the Green Meadows property condition. Terry contacted Kris Hovell at DHHS about starting the condemnation process. He feels that it meets the criteria for condemnation and will continue to work with her for getting those orders. The Public Health Officer or the local township have that authority to condemn.
- Norm Stoker was contacted by a former Town of Adams board member with a question that arose regarding railroad crossing closure. Odeen Road previously was a loop road from Highway 12 to CTH E with a railroad crossing. The railroad closed the crossing creating two dead-end roadways both named Odeen Road. April was made

aware of a situation with an emergency response on Odeen Road but they went to the one off Highway 12 when in reality they needed to respond off of CTH E. She feels that the portion off of Highway 12 needs to be renamed since there are fewer residences impacted with the addressing changes.

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.

The petitioner or his agent were not present at the public hearing.

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

- **ZONE CHANGE PETITION # 2016-64** as requested by John Olson, owner and Chad Staniec on property known as Lot 1 of CSM 3935 located in the NW1/4-NE1/4, Section 17, T24N, R5W, Town of Cleveland, Jackson County WI. The request is to change 4.21 acres of the Official Zoning Map 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.

A Motion by Michelle Greendeer-Rave, to approve zone change petition # 2016-64 for John Olson, owner and Chad Staniec, agent, seconded by Alton Staff. Motion carried.

- **ZONE CHANGE PETITION # 2016-65** as requested by Roger D. Leque on property known as Lot 1 of CSM 3373 located in the NW1/4-NE1/4, Section 12, T24N, R5W, Town of Cleveland, 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 the construction of a single family home.

Township supports the request.

A Motion by Norm Stoker, to approve zone change petition # 2016-65 for Roger Leque, seconded by Hoyt Strandberg. Motion carried.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Alton Staff. Motion carried. Meeting adjourned at 11:15 a.m.