

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
September 19, 2016

September 19, 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 9:45 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 Hoyt Strandberg, to approve the minutes of August 15, 2016, seconded by Alton Staff. Motion carried.

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

RETURN OF TABLED REQUEST # 2016-51 FOR BRENT & ANDREA MIKKELSON AND #2016-55 FOR WI PROPPANTS RR LLC:

- **# 2016-51 FOR BRENT & ANDREA MIKKELSON:** Petitioner not present at this time, will wait to see if they attend the public hearing.

- **#2016-55 FOR WI PROPPANTS RR LLC:** Jack Mitchell, President of WI Proppants RR LLC, stated that the WI-DNR held a public hearing last week at the Hixton Fire Hall regarding the wetlands permitting. Additionally, they met with the Town of Curran again and reviewed the road agreements, and easement agreements. The township affirmed their vote from last month and supported the request 3 – 0. He led the committee through the report by Cooper Engineering, which included the minutes of the Town of Curran, road agreements, easement agreements, etc.

Bruce Markgren, Cooper Engineering, shared the proposal for protecting Curran Coulee Creek. The application for a General Permit was submitted to the WI-DNR on July 8, 2016.

A question arose when sediment is removed from the water retention ponds, where is it to go? Bruce stated that the sediment will be tested per state standards and landfilled if the material is not suitable for land spreading because it has contaminates that would prohibit land spreading. .98 acres of wetlands are proposed to be disturbed.

Michelle Greendeer-Rave asked if an alternative to using creosol treated ties has been considered. Her concern is the potential of leeching into the soil or water. Mr. Mitchell stated they are following all EPA and WI-DNR standards and requirements. They are not considering any other option.

Mr. Mitchell stated that their operation is estimated to produce 1.2 million tons per year and the material will be trucked from the mining site to this location and then conveyed into the rail cars. Operating 320 days per year with approximately 150 trucks per day.

Terry Schmidt added that the WI-DNR is in the review stage for the requested permit. They have much more jurisdictional area to consider including the Chapter 30 permits for stormwater management.

A Motion by Alton Staff, to approve conditional use permit # 2016-55 for WI Proppants RR LLC, seconded by Hoyt Strandberg. Motion carried 4 - 1 with Michelle Greendeer-Rave in opposition.

FARMLAND PRESERVATION PLAN:

- Gaylord Olson II briefed the committee that Jackson County's proposed Farmland Preservation Plan is under review by DATCP. The Land Conservation and Agriculture Committee will hold a public hearing in late October or early November for the plan. Farmland Preservation Plans were an element that was part of the comprehensive land use plan that was created a few years. With this rewrite of Farmland Preservation, it will also require to be added and integrated into the comprehensive land use plan as an addendum to that plan. Under the new Farmland Preservation Plan, the minimum contract length is fifteen (15) years and requires the creation of Ag Enterprise Areas, which involves adjacent property owners coming together and combining their lands into these enterprise areas for exclusive agriculture districts. The committee recommended a joint committee meeting for the review of the plan as well as a joint public hearing. Gaylord will approach his oversight committee with potential dates for the joint meeting and hearing.

PUBLIC HEARINGS

- **RETURN OF TABLED REQUEST # 2016-51 FOR BRENT & ANDREA MIKKELSON:** Andrea Mikkelson was present and stated that they met with the Town of Melrose and the adjacent subdivision owners. She said that they didn't have issues with the proposal after meeting their dogs, which are of the "toy" variety. Terry Schmidt stated that the Town of Melrose contacted the office and said they approved the conditional use permit with the stipulation of a maximum of fifteen (15) adult dogs allowed at the site.

Hoyt Strandberg questioned what the "legal" definition of an adult dog was? Ms. Mikkelson stated that she doesn't breed any female until their have had at least their second heat, which with toy varieties could be when they are 18 months old or older.

A Motion by Michelle Greendeer-Rave, to approve conditional use permit # 2016-51 for Brent and Andrea Mikkelson with the stipulation of a maximum of fifteen (15) adults dogs allowed at the site, seconded by Hoyt Strandberg. Motion carried.

- **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. This is the second hearing where the petitioner was not present. Terry Schmidt added that a letter was sent to Mr. Olson following last month's meeting notifying him of the requirement to be present.

A Motion by Norm Stoker, to deny zone change petition # 2016-47 for Michael R. Olson, seconded by Michelle Greendeer-Rave. Motion carried.

- **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.

Due to a medical emergency, the petitioner has requested the postponement of his request until the October meeting.

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

- **CONDITIONAL USE PERMIT PETITION # 2016-59** as requested by Badger Mining Corporation, and Todd Waite, agent on property known as Lot 7 of CSM 3575 located in the NW1/4-NE1/4, Section 15, T23N, R4W, Town of Alma, Jackson County, WI. The request is to allow for filling and grading work within the shoreland area of the East Fork of Halls Creek for the installation of a culvert and rail siding.

No position form received from the township at the time of the hearing.

Terry Schmidt stated that the WI-DNR permits have been issued for the filling and grading work for the installation of a culvert. Todd Waite, Badger Mining Corporation, said that this will be less than 10,000 sq. feet, which is a reduction from their original proposal that was withdrawn from consideration in January.

A Motion by Norm Stoker, to approve conditional use permit petition # 2016-59 for Badger Mining Corporation with the stipulation that the Town of Alma approves the request, seconded by Hoyt Strandberg. Motion carried 5 – 0.

- **ZONE CHANGE PETITION # 2016-60** as requested by Billy and Holly Benz on property known as Lot 1 of CSM 3902 located in the NE1/4-SE1/4, Section 32, T22N, R4W, Town of Adams, Jackson County WI. The request is to change 6.63 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-6 (Rural Residential) District for the construction of a single family home.

Township supports the request. Gaylord Olson II stated that he has met with Mr. Benz regarding the proposed horse that they would like to maintain on the site. The petitioner is proposing having two horses, which is a total of four animal units. Gaylord would support the maximum of four animal units for this site.

A Motion by Alton Staff, to approve zone change petition # 2016-60 for Billy and Holly Benz, seconded by Norm Stoker.

A Motion by Alton Staff, to amend the approval of zone change petition # 2016-60 with the stipulation that all Land Conservation Department environmental standards are met and the maximum number of animal units allowed is four, seconded by Norm Stoker. Motion carried unanimously.

Vote on the original motion was unanimous and carried.

- **ZONE CHANGE PETITION # 2016-61** as requested by Christian Hardie on property located in the NW1/4-NW1/4, Section 21, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to change an additional .72 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District. This is added to an existing parcel already zoned in the R-2 District. The petitioner also requests a conditional use permit to allow for special events such as weddings, parties, etc. within the R-2 (Residential) District.

No position form received from the township at the time of the hearing.

Petitioner stated that they attended the town's meeting last Wednesday and the Town Board approved of the request. He explained that they are looking at expanding the winery operation to include hosting weddings, parties, etc.

A Motion by Norm Stoker, to approve zone change petition # 2016-61 for Christian Hardie and grant a conditional use permit to allow special events within the R-2 (Residential) District, seconded by Michelle Greendeer-Rave. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2016-62** as requested by Harvey J. Shetler, owner and Abe N. Schwartz, agent on property located in the SW1/4-SE1/4, Section 6, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to allow for the construction and placement of a schoolhouse within the A-1 (Agriculture) District.

Township supports the request.

A Motion by Alton Staff, to approve conditional use permit petition # 2016-62 for Harvey Shetler, seconded by Michelle Greendeer-Rave. Motion carried.

- **ZONE CHANGE PETITION # 2016-63** as requested by Charles and Laurie Schroeder on property located in the NE1/4-NE1/4, Section 29, T20N, R6W, Town of Franklin,

Jackson County, Wisconsin. The request is to change 4.0 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the construction of a replacement home.

No position form received from the township at the time of the hearing.

A Motion by Hoyt Strandberg, to approve zone change petition # 2016-63 for Charles and Laurie Schroeder with the stipulation of town board approval, seconded by Alton Staff. Motion carried.

SURVEYOR'S REPORT, see report:

- Matt and April did a presentation on Parcel Fabric. The Land Information Council met last week and recommended covering the \$6,000.00 training expenses of Panda Consultants with the Register of Deeds non-lapsing funds. Shari Marg, the Register of Deeds is the one that offered the use of her funds for this use as it will improve internet information available to public. The Register of Deeds expenses are overseen by the County Board.

A Motion by Michelle Greendeer-Rave, to approve the online training of GIS staff by Panda Consultants, seconded by Hoyt Strandberg. Motion carried.

- Discussion of utilizing non-lapsing funds for GIS salaries in 2017. When preparing the budget for 2017, a shortfall of \$12,207.00 was found between the cost of salary and benefits versus the Strategic Initiative Grant award. The shortfall is due to increases in the cost of health insurance and other benefits. Tim has talked with Cindy about amending his budget. He would like to cover these additional expenses from the Land Information non-lapsing fund, which typically grows by \$20,000-25,000 per year from proceeds generated in the Register of Deeds Office with recording fees. Currently, \$10,000.00 annually is allocated from this fund towards the salary of the GIS Specialist and this has been the practice since the creation of that position.

A Motion by Norm Stoker, to approve utilizing Land Information non-lapsing funds for GIS salaries, seconded by Michelle Greendeer-Rave. Motion carried.

- The committee reviewed the 2017 WLIP grant application. The grant application in 2017 has combined all grants into one application form, which references areas of the benchmarks for the state parcel mapping initiative. We are eligible for three grants:
 - Base Budget Grant - \$66,472.00
 - Strategic Initiative Grant - \$50,000.00
 - Education Grant - \$1,000.00

Tim is recommending utilizing the Base Budget Grant proceeds for the salary and benefits of the Deputy Surveyor and the Strategic Initiative Grant proceeds for the salary and benefits of the GIS Technician.

A Motion by Alton Staff, to approve the 2017 WLIP Grants application as presented, seconded by Hoyt Strandberg. Motion carried unanimously.

- Garfield and Cleveland have been completely remonumented and approximately 80% of Northfield has been completed. This is the priority for the Surveyor's Office and will continue to be so until the completion of the project.

GIS REPORT:

- Property listing update. The Town of Adams Board of Review is scheduled for next week and that is the last one to turn in their assessment roll.

ZONING REPORT:

- Horizontal baler update. The baler is being delivered tomorrow. The pit was installed last week and the electrician is working on all the wiring needs today. Gaier Construction had issues with heavy rains on the north side of the building seeping into the building and washing some of the work away. Terry is going to have Mike Goehring of the Land Conservation Department view the property to see if there is some way to create a water run on the north side to direct heavy rains around the building to the parking lot area.
- Shoreland Ordinance rewrite was submitted to the WI-DNR for review. We received three pages of recommendations or corrections from them after the initial review. We have completed all those changes and it's been resubmitted for final review prior to public hearing.
- Since we were doing text amendments to Chapter 17 for the maintaining of chickens, Terry took the opportunity to recommend several other changes that he would like considered. The committee reviewed the proposed text amendments to Chapter 17 and recommended moving forward with the proposed text amendments. Terry will forward them to the townships for review and consideration prior to moving forward with the required public hearing.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Alton Staff. Motion carried. Meeting adjourned at 12:00 p.m.