

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
April 15 & 20, 2015

April 15, 2015: Committee Site Visits

Meeting called to order at 1:00 p.m., the Site Visits followed. Committee members in attendance are Gaylord Olson, Norm Stoker, Hoyt Strandberg, John Chrest and Ray Ransom.

April 20, 2015: Committee Meeting and Public Hearing.

Meeting called to order at 9:30 a.m., committee members in attendance are Gaylord Olson, Hoyt Strandberg, John Chrest, Norm Stoker and Ray Ransom. Others present were Tim Jeatran, County Surveyor; April Schoolcraft, GIS Specialist; Ethan Remus, Surveyor Technician; Dustin McCune, Zoning Technician and Beth Storlie, Administrative Assistant.

A Motion by Ray Ransom, to approve the minutes of March 16, 2015, seconded by Hoyt Strandberg. Motion carried.

A Motion by John Chrest, to approve the vouchers for payment, seconded by Norm Stoker. Motion carried.

SURVEYOR'S REPORT:

- Ethan has been drawing tie sheets for fieldwork that was done and mastering the software.
- The LiDAR and aerial photo flights have been completed as of last Tuesday. Tim and Ethan have concluded the ground truthing work as well. Over the next couple of months, we will be addressing the software required to manipulate the LiDAR data and the server requirements to store this data once we receive it later this fall.
- Working with IT about the distribution of this data and the details will continue to be discussed before the data arrives.
- Still completing additional survey work for the courthouse annex. The architect had numerous items that they wanted surveyed in front of the courthouse property and along Main Street.
- Ethan has begun corner identification along Cty RD P this week in preparation of the road replacement project and for right-of-way acquisition.
- Need to complete some survey work for the installation of a new monitoring well at the landfill. Will shoot the elevation data for this installation.
- Reestablished a couple of corners in the Town of Franklin.

GIS REPORT:

- Attended a district meeting for the Real Property Listers Association.

- Attended a Deed and Description Interpretation seminar with Shari Marg. Found it to be very helpful and learned a lot.
- Attended the tax deed meeting last week. Will work on the method of “live” mapping for the next meeting. This may assist with determining if the parcels are impacting other entities or parcels.
- The private driveway issue with three or more residences off of Spors Rd. has been corrected. Currently working with owners along the other private driveway that branches off of Spors Rd. for naming issues as well.
- Working with the Town of Franklin on creating updated wall maps for emergency response districts.
- Five work rolls being the Curran, Garden Valley, Manchester, Melrose, North Bend, Springfield, and the Village of Melrose have been submitted already.
- Updated mailing lists for the City of Black River Falls to use for CBDG grants and Town of Franklin list for voting issues.
- Student Government Day was April 16th and we had two groups of students tour our departments. Went very well and had a couple of students with interest in our areas with several questions.
- Continuing to work on addressing, zone changes and splits. With the onset of building season, this activity is increasing, just trying to keep up to date.
- Countywide assessment has been pulled from the bill at this point. The current discussion is that the State wants to eliminate personal property assessment altogether. The League of Municipalities is opposed to the elimination and this would have a negative impact on numerous townships and Jackson County as well.

ZONING REPORT:

- The Town of Brockway raised several questions regarding the operation at Murphy’s Pit and the scope of the conditional use permit. Will need to discuss with Terry Schmidt upon his return to the office.
- Last month we had numerous issues with the forklift at the Recycling Center. We had a technician complete repairs for LP leaks several times and a normal PM was performed. The lift broke down at one point in front of the drop boxes and was not able to be moved. This did cause some issues with the City bringing in their curbside collection because they weren’t able to pull into the building to drop off. We received several phone calls from the Mayor and City Street Superintendent. Some patience is needed as we had an emergency call in for service and were making arrangements with the Highway Department to utilize their large end loader to lift the unit out of the

way.

In one case with the leak, the technician did identify a safety issue with the way that the forklift was being shut down as the LP tank valve was not being closed at the time of shut off. This can cause gas to accumulate in the building and can become an explosive situation. Terry has discussed this safety procedure with all parties that utilize the forklift.

- The Tire Round-Up was held on April 18th. Russell stated that the number of individual's bringing in tires was down compared to other collections, but businesses were up with their volume. It appears that the total number of tires is comparable to other collections.
- The Electronics and Appliance Round-Up will be held on April 25th. The semi-trailers will be set this week. We are working with Dynamic Recycling of Holmen this year.
- Construction season is in full swing and office activity has rapidly increased.
- The first round of pumping notices has gone out. This cycle is due back by June 30th.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2015-14** as requested by Zach Schwemmer on property known as Lot 7 of CSM 3762 located in the SE1/4-NW1/4, Section 32, T20N, R1W, Town of Knapp, Jackson County, WI. The request is to change 3.0 acres of the Official Zoning Map from the R-4 (Residential) District to the R-2 (Residential) District for the placement of a new modular home.

Township supports the request.

A Motion by John Chrest, to approve zone change petition # 2015-14 for Zach Schwemmer, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2015-15** as requested by Betty Wilson on property known as Lot 1 of CSM 3008 located in the NE1/4-SW1/4, Section 32, T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to change 4.0 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 Ray Ransom, to approve zone change petition # 2015-15 for Betty Wilson, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2015-16** as requested by Ronald L. Perry on property located in the SW1/4-NE1/4, Section 27, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to change 4.0 acres of the Official Zoning Map from the A-2

(Forestry and Limited Agriculture) District to the R-3 (Cottage/Cabin) District for the construction/placement of a cabin at the property.

Township supports the request.

A Motion by Ray Ransom, to approve zone change petition # 2015-16 for Ronald L Perry, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2015-17** as requested by John Scholze, Andrea Eswein and Sharon R Schleife, owners and Milestone Materials, applicant on property located in the NE1/4-SE1/4, the NW1/4-SE1/4, the SW1/4-NE1/4, and the west ten acres of the SW1/4-NE1/4, all in Section 6, T21N, R3W, Town of Brockway, Jackson County, WI. The request is to change 120.0 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District and R-2 (Residential) District to the M-2 (Industrial Extractive) District for non-metallic mining.

Township tabled the request for more information.

A Motion by John Chrest, to postpone zone change petition # 2015-17 for John Scholze, Andrea Eswein and Sharon Schleife, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2015-18** as requested by Raymond Allen on property located in the NE1/4-SW1/4, Section 10, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to allow for a small crafts/woodworking shop within the R-2 (Residential) District.

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

A Motion by John Chrest, to approve conditional use permit petition # 2015-18 for Raymond Allen, seconded by Hoyt Strandberg. Motion carried.

A Motion by John Chrest, to amend the approval motion for conditional use permit petition # 2015-18 for Raymond Allen with the stipulation of town board approval, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2015-19** as requested by Elaine Zeman on property known as Lot 2 of CSM 3094 located in the SW1/4-SW1/4, Section 3, T19N, R6W, Town of North Bend, Jackson County, WI. The request is to change 4.72 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 dwelling.

Township supports the request.

A Motion by Hoyt Strandberg, to approve zone change petition # 2015-19 for Elaine Zeman, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2015-20** as requested by Jeffrey Rumler on property located in the SW1/4-SE1/4, Section 35, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change 2.0 acres of the Official Zoning Map from the R-4 (Residential) District to the R-2 (Residential) District for the placement of a single family home.

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

A Motion by Ray Ransom, to approve zone change petition # 2015-20 for Jeffrey Rumler with the stipulation of town board approval, seconded by Hoyt Strandberg. Motion carried.

- **TEXT AMENDMENT # 2015-21** for the Jackson County Floodplain Zoning Ordinance as requested by Jackson County Zoning Department. Dam failure analysis and hydraulic shadow maps have been approved for the Harold Ludeman Dam located in Section 4, T21N, R5W, Town of Albion. The following text must be added into Section 20.05 (2) (b) of the Jackson County Floodplain Ordinance:

12. The Dam Hazard Assessment and the 100 year Hydraulic Shadow map for the Harold Ludeman Dam on Pine Creek, dated February of 2015, Ayres Associates, Approved by the WI-DNR, March 11, 2015.

This is being done for floodplain zoning below the dams and for the Dam Hazard Ratings.

Townships support the request or took no position.

A Motion by Ray Ransom, to approve text amendment # 2015-21 for Jackson County Zoning, seconded by John Chrest. Motion carried.

A Motion by John Chrest, to adjourn the meeting, seconded by Hoyt Strandberg. Motion carried. Meeting adjourned at 11:30 a.m.