

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
April 18, 2016

April 13, 2016: 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, and Ray Ransom.

April 18, 2016: 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; Dustin McCune, Zoning Technician and Beth Storlie, Administrative Assistant.

Personnel Director, Diane Peterson: The committee reviewed the department heads recommendations for merit pay compensation for the Zoning, Recycling, Survey and GIS Departments.

A Motion by John Chrest, to approve the merit pay compensation recommendations for the Zoning Department and Recycling Department staff, seconded by Hoyt Strandberg. Motion carried.

A Motion by John Chrest, to approve the merit pay compensation recommendations for the Survey Department and GIS Department staff, seconded by Ray Ransom. Motion carried.

A Motion by Ray Ransom, to approve the minutes of March 21, 2016, seconded by Norm Stoker. Motion carried.

A Motion by Norm Stoker, to approve the vouchers for payment, seconded by Ray Ransom. Motion carried.

CSM REVIEW:

- Raymond Surveying is completing a survey in the Town of Cleveland for Chad Staniec who is purchasing acreage from his uncle and they are proposing a 66 foot easement for ingress/egress off of McCune Rd along the west forty lines. There is an existing 33 foot easement along the north forty line, which serves additional parcels to the north. There have been no deeds filed or recorded at this point.

A Motion by John Chrest, to approve a 66 foot easement for Chad Staniec pending deed documents recording, seconded by Hoyt Strandberg. Motion carried.

RECYCLING REPORT, Jerry Martel, Modern Disposal Systems and Terry Schmidt:

- Last month, Jerry Martel of Modern Disposal Systems shared estimated cost savings that the county should see because of the City of Black River Falls utilizing their old garbage truck for recycling pick up. He explained that as part of the switch charge for

drop boxes, there is a sort charge of \$15.00 that was included in the switch charge rate. He is requesting the \$15.00 per ton sort charge for the City of Black River Falls as they haul directly to Modern Disposal's site for separation then shipment to the processing facilities.

A Motion by Ray Ransom, to approve the \$15.00 per ton sort or processing fee for the City of Black River Falls recycling materials, seconded by Norm Stoker. Motion carried.

SURVEYOR'S REPORT, see report:

- Finished referencing the corners that will be impacted by the upcoming road construction season on State Highway 27 from Black River Falls to the countyline and State Highway 54 from Melrose to the county line.
- Marked corners for the upcoming timber sales for the Forestry Department.
- All the 2015 corners referenced have had their tie sheets completed. Ethan has begun fieldwork along the Trempealeau County line.
- Have selected a Survey LTE candidate, subject to drug test results. Plan on having them begin at the end of May once school is out.
- Getting very busy with landowner questions and surveyors since the start of nice weather.

GIS REPORT:

- Installed ArcGIS for Servers, SQL Server Express and upgraded the ArcGIS software to 10.4 and separated the Sheriff's Department software to stand alone.
- Visited Sheboygan County regarding Spillman software and how they are working with it. Meeting tomorrow with the Sheriff to discuss what we observed and how we can improve things in Jackson County. The biggest difference is the number of administrators trained in Spillman, they have ten. We need to look at more individuals to prevent down times, poor data creation and direct training from Spillman.
- Attended the Board of Directors meeting for the Real Property Listers Association on April 1, 2016 in Stevens Point. Will be hosting the regional meeting on Friday to share what she learned.
- Working with Matt on the Phase 2 State Parcel Map project. They are cleaning up data in the tax roll and formatting it to the state standard. Were granted an extension until April 30th and it will be close. He's doing a great job!

ZONING REPORT:

- We recently shipped office paper but the load was mixed with low grade paper from the casino. This load was rejected, luckily the trucking company was able to find a source to get rid of the paper for no cost. There will be no revenue from this shipment.

The low grade paper is what the casino uses for payment vouchers and they have been contacted with we will not accept this paper any longer.

- The appeal hearing has been rescheduled to Thursday, April 28, 2016 at 9:00 a.m. due to conflict with Kerry Sullivan-Flock.
- Pelham property update. Received a letter from the WI-DNR that states that it's a violation and will need to be resolved even though they understand that the property owners are not in the area any longer. They stressed this could jeopardize the National Flood Insurance Program eligibility for Jackson County. Terry will be in contact with Kerry Sullivan-Flock to discuss the matter and the direction we need to go.
- It's spring, the fieldwork activity is getting going into high gear.
- Several cranberry growers are going through the process of applying for variances to install wildlife fencing to prevent crop damage from the elk herd.
- Rustic Mill property update. The property owner has filed and recorded the satisfaction for the land contract. The property is now in the correct owner's name.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2016-14** as requested by Bert Cartrette on property known as Lot 2 of CSM 3623 located in the NW1/4-NW1/4, Section 29, T22N, R4W, Town of Adams, Jackson County, WI. The request is to change 39 acres of the Official Zoning Map as follows: 1.5 acres from the A-1 (Agriculture) District to the R-2 (Residential) District and 37.5 acres from the A-1 (Agriculture) District to the A-2 (Forestry and Limited Agriculture) District. This will allow for the placement of a cabin at the site.

Township supports the request.

A Motion by Ray Ransom, to approve zone change petition # 2016-14 for Bert Cartrette, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2016-16** as requested by Joshua Rogstad on property known as Lot 1 of CSM 994 located in the SW1/4-SW1/4, Section 29, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 3 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-6 (Rural Residential) District for the placement of a habitable dwelling unit.

No position form received from the Town of Cleveland as they do not have a sitting board at this time.

A Motion by Hoyt Strandberg, to approve zone change petition # 2016-16 for Joshua Rogstad, seconded by John Chrest. Motion carried.

- **ZONE CHANGE PETITION # 2016-17** as requested by Kenneth A Dean on property located in the NW1/4-NE1/4, Section 7, T20N, R1W, Town of Knapp, Jackson County, WI. The request is to change 3 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-6 (Rural Residential) District. This will update the zoning for the proposed new home.

Township supports the request.

A Motion by John Chrest, to approve zone change petition # 2016-17 for Kenneth A. Dean with the stipulation that the petitioner work with the Land Conservation Department on the animal siting issues, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2016-18** as requested by the Town of Brockway and the Jackson County Zoning Department on property located in the NW1/4-SW1/4, Section 35, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to change 2.6 areas of the Official Zoning Map from the R-2 (Residential) District to the B-2 (Outlying Business) District to reflect the current use of the property.

Township has not held their monthly meeting by the time of the public hearing. Landowner would like to have the zone class remain as residential as he would like to build a home in the future. The committee discussed the length that non-compliance has occurred. Norm Stoker excused himself from the vote as he serves as the Town of Brockway Chairman.

A Motion by John Chrest, to table until next month zone change petition # 2016-18 for Wade Nieman by the Town of Brockway and Jackson County Zoning Department, seconded by Hoyt Strandberg. Motion carried 3 -1 with Gaylord Olson in opposition.

- **ZONE CHANGE PETITION # 2016-19** as requested by the Jackson County Zoning Department on property located in the NW1/4-SW1/4, and the SW1/4-SW1/4, Section 25 and the NE1/4-SE1/4, and the SE1/4-SE1/4, Section 26, all in T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to revert 106 acres zoned in the M-2 (Industrial Extractive) District back to the A-2 (Forestry and Limited Agriculture) District for cranberry operations. This is due to inactivity in non-metallic mining operations and non-permitted from the WI-DNR.

No position form received as the Township has not held their monthly meeting by the time of the public hearing.

A Motion by Ray Ransom, to approve zone change petition # 2016-19 for Jackson County Zoning with the stipulation of town board approval, seconded by Norm Stoker. Motion carried 5 - 0.

- **ZONE CHANGE PETITION # 2016-20** as requested by the Jackson County Zoning Department on property located in the NE1/4-NE1/4, east ½ of the SE1/4- NE1/4, west half of the SE1/4-NE1/4, the NE1/4-SE1/4, the SW1/4-SE1/4, and the SE1/4-

SE1/4, Section 33; and the SW1/4-NW1/4, Section 34, all in T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to revert 174 acres zoned in the M-2 (Industrial Extractive) District back to the A-2 (Forestry and Limited Agriculture) District for cranberry operations. This is due to inactivity in non-metallic mining operations.

No position form received as the Township has not held their monthly meeting by the time of the public hearing.

A Motion by John Chrest, to approve zone change petition # 2016-20 for Jackson County Zoning with the stipulation of town board approval, seconded by Hoyt Strandberg. Motion carried 5 - 0.

- **ZONE CHANGE PETITION # 2016-21** as requested by the Jackson County Zoning Department on property located in Government Lot 14 except the west 100 feet of the north 330 feet, Government Lot 13 except the west 100 feet of the north 330 feet, the NW1/4-SE1/4, the SW1/4-SE1/4, the SE1/4-SW1/4 except 3 acres for the road right-of-way and except approximately the west 100 feet, the NE1/4-SW1/4 except approximately the west 100 feet, Government Lot 3 lying west of Hay Creek excluding the north 660 feet and west 660 feet, Government Lot 4, that part of Government Lot 5 lying west of Hay Creek, that part of the NW1/4-NE1/4 lying west of Hay Creek, the NE1/4-NW1/4 and the NW1/4-NW1/4, all in Section 1, T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to revert 395.22 acres zoned in the M-2 (Industrial Extractive) District back to the A-2 (Forestry and Limited Agriculture) District for cranberry operations. This is due to inactivity in non-metallic mining operations and no conditional use permit being issued.

No position form received as the Township has not held their monthly meeting by the time of the public hearing.

A Motion by Ray Ransom, to approve zone change petition # 2016-21 for Jackson County Zoning with the stipulation of town board approval, seconded by Norm Stoker. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2016-22** as requested by the Jackson County Zoning Department on property located in the NE1/4 except 6 acres for residence, SW1/4 except 6 acres for residence, north half of the SE1/4, and the SE1/4-SE1/4, Section 13, the west half of the SW1/4-SW1/4, the SE1/4-SW1/4, and the south half of the SE1/4, Section 14; the SE1/4-SW1/4, and the south half of the SE1/4, Section 15; the NE1/4, the NE1/4-NW1/4, the SE1/4-NW1/4, the NE1/4-SW1/4 except 3 acres for residence and the north half of the SE1/4, Section 22; the NE1/4, the NE1/4-NW1/4, the east half of the NW1/4-NW1/4, the SE1/4-NW1/4, the east half of the SW1/4-NW1/4, the east half of the NW1/4-SW1/4, the NE1/4-SW1/4, the north half of the SE1/4, the east 14 acres of the west half of the NW1/4-NW1/4, the west 6 acres of the west half of the NW1/4-NW1/4, the east 14 acres of the west half of the SW1/4-NW1/4, the west 6 acres of the west half of the SW1/4-NW1/4, the east 14 acres of the west half of the

NW1/4-SW1/4 and the west 6 acres of the west half of the NW1/4-SW1/4, Section 23; and the north half of the NE1/4, the north half of the NW1/4, and the SW1/4-NW1/4, and the NW1/4-SW1/4, Section 24, all in T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to revert 1,705 acres zoned in the M-2 (Industrial Extractive) District back to the A-2 (Forestry and Limited Agriculture) District for cranberry operations. This is due to inactivity in non-metallic mining operations, no township permit being issued and no conditional use permit being issued.

No position form received as the Township has not held their monthly meeting by the time of the public hearing.

A Motion by Hoyt Strandberg, to approve zone change petition # 2016-22 for Jackson County Zoning with the stipulation of town board approval, seconded by John Chrest. Motion carried 5 - 0.

- **ZONE CHANGE PETITION # 2016-23** as requested by the Jackson County Zoning Department on property located in the south half of the NE1/4, the NE1/4-NW1/4, the south half of the NW1/4, the SW1/4, and the SE1/4, Section 18; the NE1/4, the NW1/4, the SW1/4 except 3 acres for residence, the NE1/4-SE1/4, the NW1/4-SE1/4, the south half of the SE1/4, Section 19; the SW1/4-NW1/4, the west half of the SE1/4-NW1/4, the west half of the NE1/4-SW1/4, the NW1/4-SW1/4, and the SW1/4-SW1/4, Section 20; the NW1/4, and the NW1/4-SW1/4, Section 30, all in T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to revert 1,703 acres zoned in the M-2 (Industrial Extractive) District back to the A-2 (Forestry and Limited Agriculture) District for cranberry operations. This is due to inactivity in non-metallic mining operations, no township permit being issued and no conditional use permit being issued.

No position form received as the Township has not held their monthly meeting by the time of the public hearing.

A Motion by Norm Stoker, to approve zone change petition # 2016-23 for Jackson County Zoning with the stipulation of town board approval, seconded by Ray Ransom. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2016-24** as requested by Don and Lori Mitchell on property known as Lot 8 of CSM 3058 located in the NE1/4-SE1/4, Section 22, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to allow for the construction of a duplex within the R-1 (Residential) District.

No position form received as the Township has not held their monthly meeting by the time of the public hearing.

A Motion by Ray Ransom, to approve conditional use permit petition # 2016-24 for Don and Lori Mitchell with the stipulation of town board approval, seconded by Hoyt Strandberg. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2016-25** as requested by Monroe Burkholder on property located in the SE1/4-NE1/4, Section 16, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to allow for a sawmill operation and rural retailing within the A-1 (Agriculture) District.

Township opposed the petition and requested that it be tabled for them to review at their next meeting. The committee is confused by the position submitted by the Town of Franklin and questioned the petitioner on the discussion by the township. Monroe Burkholder stated that the township wants all permits and everything approved by the county before they will consider anything.

Gaylord Olson II, Jackson County Conservationist, added that Mr. Burkholder has met with him regarding the animal units and licensing issues for the livestock facility. The committee discussed the request and questioned if the township is required to weigh in or can a decision be granted without township input.

A Motion by John Chrest to approve conditional use permit petition # 2016-25 for Monroe Burkholder with the stipulation of town board approval, seconded by Hoyt Strandberg. Motion carried 4 - 1 with Gaylord Olson in opposition.

A Motion by Ray Ransom, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 11:45 a.m.