

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
August 13 & 18, 2014

August 13, 2014: Committee Site Visits

Meeting called to order at 11:00 a.m., the Site Visits followed. Committee members in attendance are Gaylord Olson, Norm Stoker, Hoyt Strandberg, and Ray Ransom.

August 18, 2014: Meeting and Public Hearing.

Meeting called to order at 9:30 a.m., committee members in attendance are Gaylord Olson, Norm Stoker, Hoyt Strandberg, John Chrest and Ray Ransom. Others present were Terry Schmidt, Zoning and Sanitation Administrator; Tim Jeatran, County Surveyor; and Beth Storlie, Administrative Assistant.

Discussion occurred regarding the onsite visit meeting time and how it's inconvenient at mid-day. The committee stated that Tuesday or Wednesday afternoons beginning at 1:00 p.m. could be a possibility. They will discuss further at the September meeting to reach a consensus for scheduling purposes.

A Motion by Ray Ransom, to approve the minutes of July 21, 2014, seconded by John Chrest. Motion carried.

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

EASEMENT REVIEW:

- In 1997 Dennis Melichar completed a survey for the Doud Family, creating two small lots fronted on the Black River and the balance in a larger lot. At that time, a 66 foot easement was described to serve Lot 4, but Lot 5 did not have any access granted. They now want to sell Lot 5 and are proposing a 30 foot easement off of the 66 foot easement. The owner stated that it's only a private driveway and the parcel will never be further divided. Terry Schmidt and the committee questioned why the easement is bumping out into Lot 3 and creating a small parcel to the east of the proposed easement. The landowner stated it's her garden and she doesn't want the driveway to be directly in front of her parcel as she likes the view. Terry stressed to the committee that the intent is to create divisions and access for the future and that's why the 66 foot width requirement is in the ordinance. The proposal as presented may not be the best method of planning. He added that the minimum standard is 66 feet in width; it could be anything greater than that. The driveway location could be described that it must be located as far to the west within the easement as possible. This would create the buffer that the landowner would prefer.

A Motion by Ray Ransom, to approve a minimum of 66 foot easement width for Vicki Lynn and Marylee Doud, seconded by John Chrest. Motion carried.

BUDGET REVIEW:

- The committee reviewed the Surveyor and GIS budgets. A question that arose is which level of health insurance should be used, family verses single, for the GIS budget as the position is currently vacant.

A Motion by John Chrest, to approve family health insurance for budget purposes for the GIS/Real Property Lister budget, seconded by Hoyt Strandberg. Motion carried.

A Motion by John Chrest, to approve the Surveyor budget and the GIS budget, seconded by Norm Stoker. Motion carried.

- Terry stated that he is requesting (2) seats of IntelleCAD from Carlson Software as part of the budget request. He and Dustin are utilizing a very old version of AutoCAD that is no longer supported and will not be compatible with the LiDAR data. They utilize this type of software for the completion of their onsite inspections and plot plans as well. This software is a version of the surveyor's software and will be compatible with the LiDAR data.

A Motion by John Chrest, to approve the Recycling budget and the Zoning budget as presented, seconded by Norm Stoker. Motion carried.

SURVEYOR'S REPORT:

- Interviews were completed for the GIS Specialist vacancy last Friday and they have selected a candidate. Personnel is completing the background checks, references review this week with the hope that they will be able to offer the position to the candidate by the end of the week. The work isn't backing up too bad, splits and residential address applications are the primary items that are collecting.
- Ralph and Tim have been doing section corner maintenance and setting ties. Tim will have a lot of tie sheets to draw during the winter months.
- Received the 2014 Base Budget Grant funds this week.
- Tim had a flat tire on the survey truck while on a site. We purchased two new tires and had an alignment completed.
- The reval information for the Town of Alma was sent to Tim's computer, he forwarded it to the County Treasurer and they were able to prepare the information for the open book. Two additional reval's were sent directly to the Treasurer for preparation as well.

ZONING REPORT:

- Violation updates. The first round of pumping citations is in court this morning. There were only 8 that were still outstanding. We have issued two citations with a daily fine

for parties that are in non-compliance for over four years.

- Meeting with Kerry Sullivan-Flock to do the Inspection Warrants to allow Terry and Dustin access to properties that require an inspection for compliance with Chapter 17, the Jackson County Zoning Ordinance. Additionally, he will discuss the property in Melrose that is a septic system direct discharge to the road ditch. This will be a follow up to the Orders issued by Judge Lister and a Contempt of Court.
- The committee discussed the status of collection from the townships that owe Jackson County for the creation of a comprehensive plan that they did not adopt. Terry stated the matter has been turned over to Special Corporation Counsel to handle. An update from Executive/Finance Committee may be needed.
- The committee questioned the status of the Pelham case and what the studies showed as the impact. Terry stated that the fill that was brought in impacts 2.1 miles upstream, limiting the flood flow and causes impact to property owners upstream by having the water overflow onto their properties. This will need to be referred to Special Corporation Counsel for further action.

PUBLIC HEARINGS

- **CONDITIONAL USE PERMIT PETITION # 2014-23** as requested by Larry Christopherson on property located in the SW1/4-SW1/4, Section 8 and the NW1/4-NW1/4, Section 17, all in T19N, R6W, Town of North Bend, Jackson County, WI. The request is to allow for filling and grading work exceeding 2,000 sq. feet within a shoreland area for waterway replacement and improvement.

Township supports the request. NRCS is assisting with this project.

A Motion by Ray Ransom, to approve conditional use permit petition # 2014-23 for Larry Christopherson, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2014-28** as requested by the Radcliffe Family Trust, owners and Rick Radcliffe, agent on property located in the NW1/4-SE1/4, Section 5, T20N, R5W, Town of Irving, Jackson County, WI. The request is to allow for filling and grading work within a shoreland area. The request is also to remove shoreland vegetation within the 35 foot buffer zone from the ordinary high water mark. This is to allow for the shaping of the side slopes for the purpose of rip-rapping.

Township took no position. This is an erosion improvement under the direction of NRCS and the WI-DNR Permit has been obtained.

A Motion by Ray Ransom, to approve conditional use permit petition # 2014-28 for the Radcliffe Family Trust, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2014-30** as requested by James & Alina Limberg on property located in the SE1/4-SE1/4, Section 10, T22N, R3W, Town of Komensky, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the B-2 (Outlying Business) District to the R-2 (Residential) District for the construction of a single family home. The remaining 2.82 acres remains in the B-2 (Outlying Business) District.

Township supports the request.

A Motion by John Chrest, to approve zone change petition # 2014-30 for James and Alina Limberg, seconded by Hoyt Strandberg. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2014-31** as requested by Maynard Rave Sr. on property known as Lot 10 of CSM 2075 located in the NW1/4-NE1/4, Section 5, T21N, R3W, Town of Brockway, Jackson County, WI. The request is to allow for the construction of a gathering place within the R-1 (Residential) District.

Township supports the request. Public comment received for information with concerns over noise and parking. Terry stated that the commercial parking requirements do not apply and that the road is a private easement road. The petitioner stated that there may be some drumming within the building during church services and they own both parcels adjacent to the proposed structure location, which should be able to accommodate 10 – 15 cars.

A Motion by John Chrest, to approve conditional use permit petition # 2014-31 for Maynard Rave Sr., seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2014-32** as requested by Patrick & Lynn Smith on property located in the NE1/4-NE1/4, Section 3, T23N, R5W, Town of Garden Valley, Jackson County, WI. The request is to change the Official Zoning Map as follows:
 1. 6 acres from the A-1 (Agriculture) and R-4 (Residential) Districts to the R-2 (Residential) District.
 2. Remaining 37.15 acres to the A-1 (Agriculture) District.

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

Township took no position. The mobile home is to be removed upon completion of the new home.

A Motion by Norm Stoker, to approve zone change petition # 2014-32 for Patrick & Lynn Smith, seconded by Ray Ransom. Motion carried.

- **ZONE CHANGE PETITION # 2014-33** as requested by Garry & Elaine Lee on property known as Lot 1 of CSM 2442 located in the NE1/4-NE1/4, Section 31, T21N, R3W, Town of Brockway, Jackson County, WI. The request is to change 1.14 acres of the

Official Zoning Map from the R-2 (Residential) District to the R-4 (Residential) District to allow for the placement of a single sectional manufactured home (2).

Township supports the request.

A Motion by Ray Ransom, to approve zone change petition # 2014-33 for Garry & Elaine Lee, seconded by John Chrest. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2014-35** as requested by Leonard Kostohryz on property known as Lot 2 of CSM 1405 located in the NE1/4-NE1/4, Section 36, T20N, R5W, Town of Irving, Jackson County, WI. The request is to allow for filling and grading work exceeding 2,000 sq. feet within a shoreland area. This will allow for the reconstruction of rip-rapping along Roaring Creek.

Township took no position. The petitioner is working with the Land Conservation Department for repairs to the shoreline damaged by heavy rains.

A Motion by Ray Ransom, to approve conditional use permit petition # 2014-35 for Leonard Kostohryz, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2014-36** as requested by James Ideker on property located in the NE1/4-SE1/4, Section 21, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to allow for filling and grading work exceeding 2,000 sq. feet within a shoreland area. This will allow for a new stream crossing to access agricultural and residential buildings.

The township has not met prior to the public hearing. The landowners are working with Tiry Engineering on plan development for a stream crossing.

A Motion by Norm Stoker, to approve conditional use permit petition # 2014-36 for James Ideker with the stipulation that the Town of Springfield approves the request, seconded by John Chrest. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2014-37** as requested by Bert E. Bush on property in the SE1/4-NE1/4, Section 31, T20N, R5W, Town of Irving, Jackson County, WI. The request is to allow for filling and grading work exceeding 2,000 sq. feet within a shoreland area. This will allow for a new barnyard and animal confinement structure.

Township took no position. The landowner is working with the Land Conservation Department for erosion reduction, resloping of the banks and animal confinement structure. This project requires a variance to be granted to the setback issues of the animal confinement structure. It is scheduled for public hearing before the Board of Adjustment on Thursday.

A Motion by Ray Ransom, to approve conditional use permit petition # 2014-37 for Bert E. Bush with the stipulation of a variance being granted by the Board of Adjustment, seconded by Hoyt Strandberg. Motion carried.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Ray Ransom. Motion carried. Meeting adjourned at 11:30 a.m.