

**MINUTES**  
**JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE**  
December 21, 2015

**December 21, 2015:            Committee Site Visits, Committee Meeting and Public Hearing.**

**Meeting called to order** at 8:00 a.m. by Chairman Gaylord Olson. Committee members in attendance are Gaylord Olson, Ray Ransom, Hoyt Strandberg, John Chrest and Norm Stoker. Others present were April Schoolcraft, GIS Specialist; Tim Jeatran, County Surveyor; Beth Storlie, Administrative Assistant; and Terry Schmidt, Zoning Administrator.

**A Motion by Ray Ransom, to approve the minutes of November 16, 2015, seconded by John Chrest. Motion carried.**

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

**CSM EASEMENT REVIEW:**

- Dennis Melichar is completing a survey for Dennis Joten, along Cty Rd P. They are proposing splitting Lot 4 into two parcels. One parcel, the front one along Cty Rd P would become Lot 6 and has a home located on the parcel already. Lot 7 would be the remainder of land and is approximately 2 ½ acres in size. They are proposing a 66 foot easement long the eastern property line of Lot 6 to serve Lot 7. The Highway Department has been to the site and stated there would be no issue with the proposed easement location. A driveway permit will be required, but won't be applied for until the parcel is being developed. This may not occur for a couple of years.

**A Motion by John Chrest, to approve a 66 foot easement for Dennis Joten, seconded by Hoyt Strandberg. Motion carried.**

- Norm Hurlburt is completing a survey for Robert McCune. Originally, Mr. McCune was proposing one parcel, but due to the length-to-width ratio requirement of the Subdivision Ordinance, they are now creating two parcels. A 66 foot easement is proposed along the west property line through Lot 3 to serve the southern parcel, Lot 4.

**A Motion by Ray Ransom, to approve a 66 foot easement for Robert McCune, seconded by Norm Stoker. Motion carried.**

**SURVEYOR'S REPORT, see report:**

- The LiDAR data has been received. The final payment to Ayres Associates will be billed at year end or early January and is \$9,780.00. ADC is working on getting the new orthophotography and contour layer on the web. April has been having everyone in the office test different resolutions to determine the best for serving on the website.

- Ethan continues to work on the county boundary survey. He's down below Millston and has done a little over 150 corners thus far.
- They were helping locate a corner for a surveyor doing a private survey down in Franklin. They found a stone monument at the quarter section of Section 4 that was set in a 1902 survey. Tim was very pleased because it was very close to where their calculations put it, along the correct line but off by about twenty feet.
- The Modernization Plan and grant application have been submitted. The DOA emailed and approved the grant application. The Modernization Plan will be going out for peer review over the next couple of month's with the final plan being filed in March.
- Discussed the GIS Technician position and creation of the non-lapsing account for LiDAR and orthophotography that will be going before the County Board of Supervisor's this evening.
- Tim stated that in the past when funds were remaining in the budget at year end, he would purchase brass cap monuments. He has approximately \$5,000.00 remaining this year since Ralph Eswein didn't work at all this year. Money is remaining in that part-time line and could be used to purchase more caps. The price has gone up since our last purchase to \$21.50 each. He would like to order 150 caps for a total cost of \$3,225.00

**A Motion by Ray Ransom, to approve purchasing brass cap monuments, seconded by Norm Stoker. Motion carried.**

**GIS REPORT:**

- The last tax bills were printed on December 10<sup>th</sup>.
- Completing requests for tax roll data.
- The DNR is updating a FEMA floodplain map, needed the road and address data layer.
- Uploaded the LiDAR and photos to Amazon Cloud. Working with them weekly for training to develop user rights, access, etc. It's a slow process but they say that we are coming along very well.
- Beginning to prepare the work rolls for the assessors. Catching up on splits, mapping CSM's, etc.
- Working with Kyle on the GIS wards and boundaries for the US Census. Our data needs to be updated and completed within two years.
- WLIA Conference is set for February 10-12, 2016 in Elkhart Lake.

## **ZONING REPORT:**

- Dustin completing a final inspection for an at-grade system today. This is the latest date all-time for this type of installation.
- McCullough's Garage is going to trial on January 7, 2016. We classify it as a junk issue in the B-2 (Outlying Business) District. He feels he has an exemption as a "hobbyist". The court will have to make the determination.
- Talked with Russell on the most recent Tire Roundup. He said it was very slow as only 19 individual's attended. We may need to consider scaling back during the winter months. Terry recommends that we drop the February and December collections and run April, June, August and October only. After discussion, the committee recommended adjusting the dates on a trial basis.
- Still issuing permits.

## **PUBLIC HEARINGS**

- **CONDITIONAL USE PERMIT PETITION # 2015-58** as requested by Eric & Kimberly Lofgren, owners and ATC, agents on property located in the SE1/4-SE1/4, Section 8, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to allow for a temporary construction laydown yard for storing materials and equipment for the transmission line project.

No position form received from the township at the time of the public hearing. Don Tollefson, ATC representative stated that the operation is anticipated to be located on the site from April 2016 to July 2019 but it will revert back to its original state at the completion of the construction.

**A Motion by Ray Ransom, to approve conditional use permit petition # 2015-58 for Eric & Kimberly Lofgren, owners and ATC, agents with the stipulation of the approval by the Town of Springfield, seconded by Hoyt Strandberg. Motion carried.**

- **ZONE CHANGE PETITION # 2015-57** as requested by North Shore Services LLC, William Bethke and David Holman, owners and Larchmont Holdings LLC, applicant on property located in: Part of the NE1/4-NW1/4, part of the NW1/4-NW1/4, the SW1/4-NW1/4, part of the SE1/4-NW1/4, the NW1/4-SW1/4, the SW1/4-SW1/4, the SE1/4-SW1/4 and the SW1/4-SE1/4, all in Section 7, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 239.02 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the M-2 (Industrial Extractive) District to allow for non-metallic mining.

Township opposes the request as they do not have a sitting board at this time.

Emery Palmer, High Cliff Consulting, representative for the owners and Larchmont Holdings explained the project and how it meets the comprehensive land use plan. He stated that with the conditional use and town license, as well as all the other state or federal permits required protect the health, safety and welfare of the residents and county.

He added that the sensitive parcels along the Buffalo River tributary have been removed from the project and land to the south was added, which is a change from the previous two proposals. He feels it complies with the existing Smart Growth Plan.

A letter from Jackson County Corporation Counsel, Kerry Sullivan-Flock was read into the minutes. Public comment was received in opposition. Letters of opposition were read into the minutes.

Committee discussion occurred. John Chrest stated that he feels that two previous town boards denied the request and submitted resolutions of denial. The committee at that time denied the request. Terry Schmidt clarified that statutorily due to the denial resolutions being filed, the committee was required to deny the requests.

Ray Ransom commented that High Cliff Consulting explained the process very well and laid out the process effectively about the conditional use process and licensing concerns.

Norm Stoker questioned if anyone was in favor of this request as all testimony was in opposition.

John Chrest added that he feels that if you say it's okay to rezone, its okay for mining. Without a sitting board, we need to continue the process of the previous boards.

Gaylord Olson stated that the town board issue is not our problem, that's a legal matter that we are not a part of. We do need a decision or resolution on the request.

**A Motion by John Chrest, to deny zone change petition # 2015-57 for North Shore Services LLC, William Bethke and David Holman, seconded by Hoyt Strandberg. Motion carried.**

**A Motion by Norm Stoker, to adjourn the meeting, seconded by Hoyt Strandberg. Motion carried. Meeting adjourned at 12:30 p.m.**