

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
February 16, 2012

February 16, 2012: Committee Meeting

Meeting Called To Order by Chairman Gary Olson at 8:00 a.m.

A Motion by Gaylord Olson, to approve the January 12, 2012 minutes, seconded by Norm Stoker. Motion carried.

A Motion by Gaylord Olson, to approve the vouchers for payment, seconded by Ray Ransom. Motion carried.

ROAD NAME CHANGE REQUEST:

- Town of Franklin is requesting a waiver of the road name change fee of \$1,000.00 for a portion of S. Steine Rd. and N. Steine Rd. Both of these road segments travel into Trempealeau County and for clarity between the two E911 systems, the township is requesting renaming S. Steine Rd. to Washington Coulee Rd, which is what the road is named in Trempealeau County. Additionally, Buckholz Rd. begins in the Town of North Bend then travels into the Town of Franklin, where it becomes N. Steine Rd. The township is recommending changing it to N. Buckholz Rd. for the portion located within the Town of Franklin. This has been discussed with Lauree regarding the impact on E911, and she recommends the change as an improve of the E911 system. The township will be discussing this with the residents along these to portions of Steine Rd. and if agreed upon, will then notify Lauree of the official town board action.

A Motion by Ray Ransom, to approve the waiver of the \$1,000.00 fee for renaming S. and N. Steine Rd. in the Town of Franklin for E911 improvement, seconded by Gaylord Olson. Motion carried.

SURVEYOR'S REPORT – Tim Jeatran, the report was read into the minutes in his absence.

- Worked with the Forestry Department to located property lines on land that the County owns near Cutler Cranberry in City Point for an upcoming timber sale.
- Tim's been busy with drawing tie sheets on the new software. He has about 35 more tie sheets yet to complete.
- Started researching for the upcoming highway construction projects on US Hwy 12 from Black River Falls to the Monroe County line.
- We have been working on deed research for the County retained mineral rights.

GIS TECHNICIAN'S REPORT – Lauree Kratcha, the report was read into the minutes in her absence.

- All assessment work rolls have been completed and are picked up except for the Town of Manchester. They have just hired a new assessor.
- Lauree installed and has been testing software that is required for the Spillman Mapping upgrade in dispatch. I still have some configuring to complete, but hope to have everything finished next week. Spillman will be here the week of February 27 to install their portion.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2012-02** as requested by Albert and Glenda Rueter on property known as Lot 9 of CSM 3176 located in the NW1/4-NW1/4, Section 27, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to change 5.12 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 # 2012-02 for Albert and Glenda Rueter, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2012-03** as requested by Michael Roush on property located in the NE1/4-SE1/4, Section 34, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to change 1.5 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 Norm Stoker, to approve zone change petition # 2012-03 for Michael Roush, seconded by Gaylord Olson. Motion carried.

- **ZONE CHANGE PETITION # 2012-04** as requested by Alan Burgau on property located in the SW1/4-NE1/4, Section 19, T21N, R4W, Town of Albion, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the construction of a single family home.

Township had no objection.

A Motion by Ray Ransom, to approve zone change petition # 2012-04 for Alan Burgau, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE REQUEST # 2012-05** as requested by Joshua Millis on property known as Lot 1 of CSM 2169 located in the SW1/4-SE1/4, Section 20, T21N, R4W, Town of Albion, Jackson County, WI. The request is to allow for an automotive repair business within the existing garage. The property is located in the R-2 (Residential) District.

Township opposed the request with conditions or explanation. Terry questioned how extensive is the auto repair business. Mr. Millis stated he did not attend the town meeting but he does collision and body repair work primarily at the site. He added that he intends to install a fence to screen the vehicles located on the south of the garage and the container out in front is used for chemical and oil collection.

A Motion by Ray Ransom, to postpone conditional use request # 2012-05 for Joshua Millis to allow a decision from the Town of Albion, seconded by Gaylord Olson. Motion carried.

- **ZONE CHANGE PETITION # 2012-06** as requested by Todd Gebhardt on property known as Lot 2 of CSM 3432 located in the SW1/4-SW1/4, Section 10, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to change 2 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 at the site.

Township supports the request.

A Motion by Gaylord Olson, to approve zone change petition # 2012-06 for Todd Gebhardt, seconded by Ray Ransom. Motion carried.

- **ZONE CHANGE PETITION # 2012-07** as requested by Daniel and Laura Breska on property located in the SW1/4-SW1/4, Section 30, T19N, R6W, Town of North Bend, Jackson County, WI. The request is to change 2.0 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the construction of a single family home.

Township supports the request.

A Motion by Norm Stoker, to approve zone change petition # 2012-07 for Daniel and Laura Breska, seconded by Ray Ransom. Motion carried.

ZONING REPORT – Terry Schmidt

- FEMA Floodplain data response to the appeal and recommendations were received. They are not accepting our recommendations because they are not technical data. They fixed road name issues but did not address the LOMA letters because they didn't want to create islands in the map. The maps are final and we have six months to incorporate them into our Floodplain Ordinance language.

- Bear Bluff has adopted an ordinance for licensing non-metallic mining. They require all local applications and permits prior to approval of any zone change or conditional use.
- Cardboard collection is going well. We are getting keys of all the facilities for easier access for pick up when requested.
- The appeal has been filed for the Amish land use case that was over turned by Judge Lister. We will keep the committee posted on the progress and court decision as it becomes available.
- We will be looking at completing several text amendments this spring. With the dissolving of the Department of Commerce by the legislature, the Sanitary Ordinance will require numerous text amendments where specific COMM code references or name references are noted. The new Department of Safety and Professional Services will be updated and their respective code references will be amended.

Additionally, previously we discussed the problems with the tanks that are being buried under travel trailers without any permit or soil evaluation information and at that time, the committee recommended taking a status quo position. It's time that we address this issue as the Hatfield Sanitary District is ordering the removal of these types of tanks that are located within the sanitary district. We would like to require the issuance of a County Sanitary Permit for the installation of these types of tanks, if proposed outside a sanitary district. We will include this information with the other text amendments to the Sanitary Ordinance.

- Three more inquires have been made regarding the requirements for non-metallic sand mining. They are in Springfield, Cleveland/Garfield and Bear Bluff. The Town of Springfield is having American Engineering complete a road study for the condition of River Rd. and their recommendations for bonding amounts for the Taylor Frac operation.

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