

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
January 17, 2013

January 17, 2013: Committee Site Visits, Meeting and Public Hearings

Meeting called to order by Chairman Gaylord Olson at 8:00 a.m., the Site Visits followed. Committee members in attendance are Gaylord Olson, Ray Ransom, Margaret Rewald, John Chrest and Norm Stoker. Others present were Tim Jeatran, County Surveyor; Lauree Kratcha, GIS Technician; Terry Schmidt, Zoning Administrator; Dustin McCune, Zoning Technician and Beth Storlie, Administrative Assistant.

A Motion by Ray Ransom, to approve the minutes, seconded by Norm Stoker. Motion carried.

A Motion by John Chrest, to approve the vouchers for payment, seconded by Margaret Rewald. Motion carried.

A Motion by Ray Ransom, to adjourn to closed session pursuant to s. 19.85 (1) (c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, seconded by John Chrest. Chrest – yes, Stoker – yes, Ransom – yes, Rewald – yes, and Olson – yes, motion carried.

The committee adjourned to closed session at 9:40 a.m.

Returning to open session at approximately 9:55 a.m.

A Motion by Margaret Rewald, to return to open session at 9:55 a.m., seconded by Norm Stoker. Motion carried.

A Motion by Ray Ransom, to acknowledge and approve the evaluation for Tim Jeatran as presented, seconded by John Chrest. Motion carried.

SURVEYOR'S REPORT – Tim Jeatran, see report.

- Finishing up drawing tie sheets.
- Beginning research for spring highway construction projects around the county.
- Tim will be attending the WSLs Surveyor's Conference from January 23-25, 2013 for continuing education for his Land Surveyor's License.
- Working with Forestry and Parks on their new GPS unit and loading the county's coordinate system from Tim's equipment.

- Tim and Lauree will be attending the WLIA Conference on February 13-15, 2013 in Lake Geneva. LiDAR photography will be discussed as well as a session from ProWest on the Jackson County Permitting app and development process. Base budget grant information will be available as well. After they return from the conference with details, Tim will set a Land Information Council meeting date to review.

GIS TECHNICIAN'S REPORT – Lauree Kratcha.

- Trying to get caught up from yearend tax time.
- Had to re-run Brockway tax bills within the sanitary district due to a mistake in the Treasurer's Office. Carol omitted the sanitary district assessment in the calculations, so the bills were incorrect.
- Beginning the workbooks and trying to get these completed by the end of the month.

ZONING REPORT – Terry Schmidt.

- Reviewed revenue and permitting trends for the Zoning Department and Recycling Program.
- Terry spoke with Rich White, Weld, Prenn, Riley & Ricci regarding the Jim Brush property and lawsuit. Terry reviewed the illegal filling and grading activity within a wetland area and restoration status with him. Brush is claiming that the easement gave him riparian rights of the entire shoreland area around the pond and he would not be subject to jurisdiction. Terry disagrees with this and will research further for Rich White.
- Dustin and Terry met with a small group of Amish to discuss the Sanitary Ordinance and having a septic system to serve the home, if water and draining fixtures are located within the home. We created an agreement that allows non-plumbing permits, if water or draining fixtures are withheld from the structure. It authorizes spot inspections of the property and structure. We are surveying all county departments to see what they are doing about this issue. This would be the first step to have the Department of Safety and Professional Services address greywater discharge changes and permitting of the Amish/Mennonite community. This will be a time consuming and legal issue.
- Zoning text amendments are just about ready. We should have them ready for review by next month with the hope of taking it to public hearing tentatively in April. Terry is improving the definitions with the ordinance.
- The Town of Manchester would like to be added as a drop site for recyclables. Tom Franks, Township Supervisor, requested an agreement be drafted with the details for building a secured, under cover drop site structure. Terry will prepare and forward it to the Town Clerk for their next month's meeting.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2013-01** as requested by Edwin J. Borntreger on property located in the SW1/4-NW1/4, Section 17, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to change 4 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-3 (Cottage) District for the placement of a cabin.

Township supports the request with questions about wetlands and setback requirements. Terry would recommend that the zoning class revert back to the A-1 (Agriculture) District if the cabin is ever removed. Terry explained that the townships concerns about setbacks are addressed with the permitting process; if the setbacks cannot be met then the permit cannot be issued.

A Motion by John Chrest, to amend zone change petition # 2013-01 for Edwin J. Borntreger that the zoning classification revert back to the A-1 (Agriculture) District if the proposed cabin is ever removed, seconded by Margaret Rewald. Discussion occurred.

A Motion by John Chrest, to approve zone change petition # 2013-01 for Edwin J. Borntreger as amended, seconded by Margaret Rewald. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2013-02** as requested by Richard Olson on property known as Lot 1 of CSM 1031 located in the SW1/4-SE1/4, Section 22, T19N, R6W, Town of North Bend, Jackson County, WI. The request is to allow for the keeping and maintaining of undomesticated animals on property that is zoned in the R-2 (Residential) District.

Township supports the request. Gaylord Olson II stated that the animal units proposed would be a total of 7.4. If the proposal is under 10 units, a license is not required. He recommends if approved that all Land Conservation Department environmental standards are addressed and that the maximum number of animal units allowed for the site be eight (8).

A Motion by Ray Ransom, to approve conditional use permit petition # 2013-02 for Richard Olson with the stipulation that a maximum of eight (8) animal units is allowed and all Land Conservation Department regulations and standards are met, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2013-03** as requested by Donald Antal, agent on property owned by Jim and David Schauland located in the SE1/4-SE1/4, Section 29, and the NE1/4-NE1/4, Section 32, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to allow for grading work in excess of 2,000 sq. feet and to allow for vegetation removal of shore cover within 35 feet of the ordinary high water mark of a navigable stream.

Township opposed the request due to erosion control issues, riprap requirements and

DNR regulation enforcement. Terry stated that the DNR doesn't have jurisdiction in this case, it is subject to the Jackson County Shoreland Ordinance. The 35 foot buffer is in effect on all waterways, county and statewide. His concerns are that farming activities cannot go up to the creek's edge, there needs to be a buffer. He added that trimming of the trees may have been a better solution than the removal of the shoreland cover. This is after-the-fact as the shoreland cover has all been removed.

Gaylord Olson II stated that grass serves as the best buffer in many cases. Where the water drops over the bank's edge, riprap would help prevent erosion from the fields getting into the stream. He added that some of the bed erosion has occurred naturally and can be improved with assistance from the Land Conservation Department engineered designs.

A Motion by Norm Stoker, to approve conditional use permit petition # 2013-03 for Jim and David Schauland, owners and Donald Antal, agent with the stipulation that all Land Conservation Department standards and regulations are met, establishment of erosion control measures with a 35 foot grass buffer, seconded by Margaret Rewald. Additional discussion occurred about amending the buffer requirement to 25 to 35 feet.

A Motion by Margaret Rewald, to amend the buffer requirement to a 25 - 35 foot buffer and approve conditional use permit petition # 2013-03 for Jim and David Schauland, owners and Donald Antal, seconded by John Chrest. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2013-04** as requested by the Jackson County Forestry and Parks Department on property located in the SW1/4-SW1/4, Section 2, T21N, R3W, Town of Brockway, Jackson County, WI. The request is to remove old and dying trees from the 35 foot buffer of the ordinary high water mark of a navigable pond.

Township supports the request. The proposal is for the removal of dead and dying trees from the 35 foot buffer with having the stumps remain within the buffer area.

A Motion by Ray Ransom, to approve conditional use permit petition # 2013-04 for Jackson County Forestry and Parks Department, seconded by John Chrest. Motion carried.

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