

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
January 19, 2015

January 19, 2015: Committee Site Visits, Meeting and Public Hearing.

Meeting called to order at 8:00 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; April Schoolcraft, GIS Specialist; Dustin McCune, Zoning Technician; and Beth Storlie, Administrative Assistant.

A Motion by Ray Ransom, to approve the minutes of December 15, 2014, seconded by John Chrest. Motion carried.

A Motion by John Chrest, to approve the vouchers for payment, seconded by Hoyt Strandberg. Motion carried.

PRELIMINARY PLAT REVIEW: Enchanted Waters, Secluded Land Company

- Tim and Terry reviewed the preliminary plat for Enchanted Waters. They noting some minor corrections and additions regarding the survey. Dallas Wilhite, Surveyor, stated that he will make the necessary corrections and changes that are being requested. The committee discussed the plat process for approval and questioned if a final plat approval could be granted at this time pending all corrections are completed.

A Motion by Ray Ransom, to approve the preliminary plat for Enchanted Waters subdivision with the stipulation of all corrections noted on the preliminary plat are completed prior to final plat, seconded by Norm Stoker. Motion carried.

A Motion by John Chrest, to approve the final plat for Enchanted Waters with the stipulation that all corrections are completed, seconded by Norm Stoker. Motion carried.

SURVEYOR'S REPORT:

- A lot of survey maps are being submitted for review.
- Jack Grutzik, Jackson County Forestry and Parks, helped reestablish several section corners in Knapp and Brockway.
- Continuing to draw tie sheets for fieldwork that was done last summer.
- The WSLI Institute is this week in Wisconsin Dells. Tim will be attending to earn his required continue education credits.
- WLIA Conference is set for February 18 – 20, 2015 in Green Bay. April and Tim plan on attending.

- The Surveyor Technician position has been posted and advertised in the newspaper this week. Deadline for applications is January 30th. Tim hopes that interviews will be held in February and the technician can begin working by March 1st.
- Received a subpoena to testify in court for a land dispute that a landowner discussed with him several years ago.
- The new platbook was sent by Monica Lobenstein to Tim and April for review and make any revisions.

GIS REPORT:

- Rolled into new tax year.
- Working on updates and splits.
- With the tax bills being sent out, getting numerous questions from landowners.
- Found the chain of ownership for two unidentified parcels in the Town of Northfield. They are updated and back in the tax roll.
- Preparing the assessor workbooks and assembling their supplies. Hope to have them out to them by the end of the month.

ZONING REPORT:

- Met with Diane regarding evaluations this year. Tim and Terry's are needed to be completed by the committee in February, will go into closed session next month for the evaluations to be completed.
- Discussion occurred regarding the Tire Round-up. Terry stated that the current rate has been used since the inception of this round-up and he would like the committee to consider a rate increase. Auburndale Tire has seen substantial increases in the price per ton and we aren't covering our costs with the current rate. He is recommending going to \$2.00 for passenger car and \$10.00 for tractor/semi tires. Additional discussion occurred with the bi-monthly collection verses quarterly. The committee felt that the bi-monthly collection should continue in 2015.

A Motion by Ray Ransom, to approve increasing the rate to \$2.00 per passenger vehicle tire and \$10.00 per tractor/semi vehicle tire for the Jackson County Tire Round-Up, seconded by Hoyt Strandberg. Motion carried.

- Received a contract for renewal with Black River Portables for the rental of the portable restroom at the Recycling Center. Their rates increased and with winter surcharges will be up to \$94.00 per month. Terry received an additional quote from

Feyen's Arcade Pumping and they came in at \$65.00 with no winter rate increases. The committee recommended going with the lower quote. Terry will notify both businesses.

- Discussion occurred regarding the enforcement issues with McCullough Service and Repair. The issue with junk vehicles and debris accumulating on the property has been going on since Mr. McCullough took ownership in 2011. Continuing to receive complaints about the condition of the property. We issued a citation in December and it went to court on January 12, 2015. He pled not guilty. His attorney, Mark Radcliffe, claims that we can't cite him because the property is a repair business located within a business zone district and junk vehicles will be located there. He also inquired about installing a privacy fence instead of the removal of these vehicles. A pre-trial conference is set for February 3rd. Terry has not spoken with Kerry Sullivan-Flock, Corporation Counsel for her opinion on their position. The committee recommended consulting with Corporation Counsel. They stated that they are not favor of altering the ordinance language and we can't be making exceptions.
- The committee reviewed a letter sent to them from a disgruntled county resident who brought in a storage unit without permits.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2015-01** as requested by Virgil H. Smith on property known as Lot 1 of CSM 1024 located in the SW1/4-SW1/4, Section 5, T22N, R3W, Town of Adams, Jackson County, WI. The request is to change 5.9 acres of the Official Zoning Map from the R-2 (Residential) District to the R-6 (Rural Residential) District. This would allow for the keeping of horses at the site.

Township supports the request. The petitioner stated that he will have two horses with up to a third one as a maximum on the site. Terry question if any new confinement structure was proposed and the owner added that he is going to use the existing structure only. Gaylord Olson II added that six (6) animal units would be his maximum recommendation for the site and annual inspection should occur.

A Motion by John Chrest, to approve zone change petition # 2015-01 for Virgil Smith with the stipulation that a maximum of six (6) animal units will be allowed and all Land Conservation Department environmental standards are to be met, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2015-02** as requested by William Woodstock on property located in the SW1/4-SW1/4, Section 19, T24N, R5W, Town of Cleveland, 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. This will allow for the construction of a residential structure at the site.

Township supports the request.

A Motion by Ray Ransom, to approve zone change petition #2015-02 for William Woodstock, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2015-03** as requested by TKC Real Estate Holdings LLC and the Kraemer Company LLC, agent on property known as Lot 1 of CSM 1582 being part of the SW1/4-SE1/4, the SE1/4-SW1/4, and Government Lot 3 located in Section 20, and the NE1/4-NW1/4 and Government Lot 1 of Section 29, all in T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for the continued extraction of non-metallic minerals from the site including industrial sands.

Township supports the request with the stipulation that the industrial sand extraction be for a five year term. Terry stated that this is an existing extraction operation and has been for several decades. The entire parcel is zoned M-2 (Industrial Extractive) and the proposed extraction mining area is beyond 500 feet from the Black River. Terry stated that no filling can occur on the property that will impact the 100 year floodplain elevation.

Randy Anderson, Jackson County Highway Commissioner, stated in an email that a road agreement has not been completed yet and he asked that the committee make this a conditional of any approval.

A Motion by John Chrest, to approve conditional use permit petition # 2015-03 for TKC Real Estate Holdings LLC and the Kraemer Company LLC with the stipulation that a road agreement is completed with Jackson County Highway Department, all other Jackson County conditional use permit requirements are met and that the conditional use permit for industrial frac sand extraction is granted for five years, seconded by Norm Stoker. Motion carried unanimously 5 - 0.

The floor was turned over to Gaylord Olson II for the reclamation plan review hearing. The company did a brief presentation of the reclamation plan and no public testimony was received. Upon completion of the hearing, the floor was returned to the Zoning and Land Committee for continuation of the public hearing.

- **CONDITIONAL USE PERMIT PETITION # 2015-04** as requested by Hi-Crush Blair LLC on property located in the SW1/4-NW1/4, the SE1/4-NW1/4, the NE1/4-SW1/4, the NW1/4-SW1/4, the E1/2 of the SW1/4-SW1/4, the SE1/4-SW1/4, the NE1/4-SE1/4, the NW1/4-SE1/4, the SW1/4-SE1/4 and the SE1/4-SE1/4 in Section 19; the NE1/4-SW1/4, the NW1/4-SW1/4, the SW1/4-SW1/4 and the SE1/4-SW1/4 in Section 20; the NW1/4-NW1/4, the W1/2 of the NE1/4-NW1/4, the NW1/2 of the SW1/4-NW1/4 in Section 29; and the NE1/4-NE1/4, the NW1/4-NE1/4, the NE1/2 of the NE1/4-NW1/4, part of the NW1/4-NW1/4 lying north of road and the SE1/4-NE1/4 in Section 30, all in T21N, R6W, Town of Springfield, Jackson County, WI. The request is to allow for the extraction of non-metallic minerals at the site including related processing facilities.

Township supports the request with the stipulation that the original conditions of the

Jackson Sand CUP are included, a 200 foot setback from a property and a 530 foot setback from a residential dwelling for mining activities, and the land use agreement conditions are included in the any approval.

A letter from the WI-DNR was read into the minutes. A presentation by the petitioner was given on the proposed operational plan. Chad McEver, Hi-Crush Blair, stated that it would be 5 to 7 years before the mining activities would occur in Jackson County and that extraction of material will be the only activity done in Jackson County.

Public comment in opposition was received with the request to include additional restrictions for increased traffic and noise, water usage and high capacity well issues. Additional restrictions of no holiday or Sunday operation, a 400 foot property line setback, a ¼ mile setback from a dwelling, well contamination procedures are established and that only extraction is performed in Jackson County.

Committee discussion occurred. The Jackson County Zoning Ordinance establishes a 100 foot setback from a property line and 300 foot setback from a residence. The township is requesting a more restrictive setback of 200 feet and 530 feet.

A Motion by John Chrest, to approve conditional use permit petition # 2015-04 for Hi-Crush Blair LLC with the stipulation that all conditions detailed in the land use agreement with the Town of Springfield are included, a 200 foot setback from a property line, a 530 foot setback from any habitable dwelling and all other Jackson County conditional use permit requirements for industrial mineral extraction are met including all shoreland regulations, seconded by Hoyt Strandberg. Motion carried unanimously 5 – 0.

The floor was turned over to Gaylord Olson II for the reclamation plan review hearing. The company did a brief presentation of the reclamation plan and no public testimony was received. Upon completion of the hearing, the floor was returned to the Zoning and Land Committee for conclusion of the public hearing.

A Motion by Norm Stoker, to adjourn the meeting, seconded by John Chrest. Motion carried. Meeting adjourned at 12:45 p.m.