

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
July 14, 2011

July 13, 2011: **Site Visits**

Meeting Called To Order by Chairman Gary Olson at 8:00 a.m., the Site Visits followed.

July 14, 2011: **Committee Meeting and Public Hearing**

Meeting Called To Order by Chairman Gary Olson at 9:00 a.m.

A Motion by Norm Stoker, to approve the June 16, 2011 minutes, seconded by Gaylord Olson. Motion carried.

A Motion by Jim Olson, to approve the vouchers for payment, seconded by Ray Ransom. 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 Norm Stoker. Motion carried. Adjourned to closed session at 9:10 a.m.

Return to open session at approximately 9:30 a.m.

A Motion by Jim Olson, to return to open session at 9:15 a.m., seconded by Ray Ransom. Motion carried.

A Motion by Jim Olson, to approve the evaluation for Lauree Kratcha and authorize the advancement to the next pay step, seconded by Ray Ransom. Motion carried.

A Motion by Jim Olson, to authorize a \$1.00 per hour wage increase for Ralph Eswein effective with the next pay cycle, seconded by Norm Stoker. Motion carried.

SURVEYOR'S REPORT - Tim Jeatran, see report.

- Completed the corners for the County Hwy K project. This pretty much concludes most of the road construction corner identification and protection for this construction season.
- Tim and Ralph have been working on corner protection in the Pray area for pending timber sales for the Forestry Department.
- They have begun setting corners in Bear Bluff as time and weather permit.

GIS TECHNICIAN REPORT – Lauree Kratcha.

- Still waiting on the Town of Adams and Town of Alma rolls, they have not provided Lauree with the Open Book or Board of Review dates either. Plus the three reval's for City Point, Village of Merrilan and Village of Melrose will not be coming in until later in the summer.

This identifies a problem that she is having with a couple of assessor's regarding sending their values for the Board of Review in an untimely manner. An example is Bill Briggs and the Town of Brockway roll. He contacted her one hour before the Board of Review to get the roll and to enter the updated values. Lauree had to drop everything she was doing, including assisting another party with a different matter to address his issue. Then he gave her values for the personal property, his staff had different values that they provided for it and finally a third set of values was sent that was a combination of the first two.

It's the township's responsibility to review their roll for errors and to ensure that the assessor is doing what's required and in the best interest of their citizens. Gaylord Olson added that if she feels that the assessor is not compliant with the state requirements, that she contact the township and place the burden on the assessor and township for running the roll and tax notices. After further discussion, the committee recommended that Lauree prepare a general policy for them to review at next month's meeting.

- Splits have been brought up to date.
- Continuing to work on the E911 Emergency Response Atlas.

ZONING REPORT – Terry Schmidt

- Field work is up significantly for both Terry and Dustin. We've issued over 85 Land Use permit year to date and 35 State Sanitary Permits in the last quarter. Terry added that 4 – 5 of these permits per month are new construction; it appears that things are turning around.
- Terry attended the American Transmission Company open house in Warrens. What he took from the meeting is they paint a very rosy picture of their industry and the proposed projects. He spoke with a representative from ATC, who commented that we don't have a lot of say about their proposal nor will we have any local public hearings on the proposal. She added that they send two proposals to the Public Service Commission for review; the PSC holds the public hearing and determines the proposal to adopt. Once it's approved, we don't have a say.

Terry added that ATC attempts to establish these transmission lines in existing utility

easements or public right-of-ways and they will be 150 foot wide easements. In many cases a fee is paid to the landowner and municipality. Construction is slated to begin in 2016 and completion is anticipated to be 2018.

He added that this is just the beginning of this process; ATC is looking for local comment and input. They encourage public participation in their open houses and comments about the two proposals.

- Gaylord Olson asked that the committee be updated on the Bill Laufenberg non-metallic mining request. Land Conservation will be holding a meeting on his proposal for the review of the reclamation plan. As the properties are located in the Town of Alma, no public hearing will be held to address any zoning issues as they do not participate under the zoning program. His office has received a lot of interest from the press as well numerous phone calls in opposition to the proposal.
- Smart Growth Grant update. Terry requested another extension of the grant with the Department of Administration due to the Town of Alma's attempt to rewrite some language of the plan and desire to hold another public hearing for adoption. The DOA granted the extension until September 1st. The Town of Manchester continues to refuse to pass their resolution for withdrawal from the grant. This was discussed with the DOA; they stated that if Manchester does not pass the resolution then we need to send a letter to them stating such and that they are not participating. Once this is done and assuming that the Town of Alma does adopt their plan, the county will need to bill the Town of Adams, Irving and Manchester \$12,000.00 each for the grant award reimbursement as the State will be reducing our remaining grant funds for each municipality that has not adopted a plan. Terry went on record stating that the Zoning Department will not be the ones to bill them, the County Clerk or Corporation Council will need to send these bills to each.
- Over the past several months, we are seeing a dramatic increase in the number of complaints filed by family members against other family members. It has been brother vs. brother, sister vs. sister, father vs. son, spouse vs. spouse and they have been bitter battles between the two parties. This type of complaint has steadily increased over the past six months to a year. We are having to hear far too many intimate details about these family situations from both sides and are continually being drawn in to the mix. Gaylord Olson asked if the staff felt this was becoming a safety concern. Terry felt that if both parties were at the sites when staff was present, it could be a safety and security issue. He added that it makes addressing legitimate compliance issues much more difficult and stressful.
- Don and Sue Jenkins are having issues with the Bruce McBain campground in Hatfield. In 2008, Mr. McBain was granted a conditional use permit for the campground and at that time he was provided the required setback information. The setback requirement from a property line is 50 feet. This spring, the Jenkins contacted our office about the encroachment to their property line with several campers as well as to the Fred Lasher property. Terry visited the site to confirm that the units that were encroaching have

been moved to meet the setback and all the sites are clearly marked. Bruce McBain purchased additional acreage from Fred Lasher to meet the setback requirements.

At the time of the approval, besides the property line setback and clear site identification requirements an additional condition placed on the approval was that a copy of the campground plan was to be submitted to our office. We have not received a copy of his plan yet. Terry contacted Kendall Smith, DHHS, about the state plan, she stated that she did not have one nor did the state. Terry questioned how he could have a license to operate without a plan being filed. Ms. Smith is looking into this and Terry is requiring a copy of a state-approved plan to be submitted to our office.

The Hatfield Sanitary District is proposing the prohibition of any non-plumbing type system within the sanitary district. If this is implemented, this would force the connection of the campsites to the sewer or just utilizing the central rest room/shower house facility that is located in the campground. Keep in mind that East and West Arbutus Campgrounds have these types of systems and they would need to be connected as well.

PUBLIC HEARINGS

- **CONDITIONAL USE REQUEST # 2011-28** as requested by Mary Van Gorden, owner and Darrin Beier, agent on property known as Lot 2 of Sunrise Addition located in the NE1/4 – NE1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for filling and grading in a shoreland area for removal of an existing sea wall and replacing it with rock rip rap.

Township had no objection to the request and the WI-DNR has approved the plan.

A Motion by Ray Ransom, to approve conditional use request # 2011-28 for Mary Van Gorden, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2011-30** as requested by Randall and Luann Kreuziger on property located in the NW1/4 – NW1/4, Section 17, T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the R-3 (Cottage) District to the R-2 (Residential) District and 38.5 acres from the R-3 (Cottage) District to the A-2 (Forestry and Limited Agriculture) District. The petitioner also requests a conditional use permit to allow for the single sectional manufactured home (2) to remain on the site until a manufactured home (1) is installed.

Township supports the request.

A Motion by Jim Olson, to approve zone change petition and conditional use request # 2011-30 for Randall and Luann Kreuziger, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2011-31** as requested by Wayne Linden on property located in the SW1/4 – NE1/4, Section 22, T20N, R2W, Town of Millston, Jackson

County, WI. The request is to change 5 acres of the Official Zoning Map from the R-4 (Residential) District to the R-2 (Residential) District for the placement of a manufactured home (1).

Township had no objection to the request.

A Motion by Norm Stoker, to approve zone change petition # 2011-31 for Wayne Linden, seconded by Ray Ransom. Motion carried.

- **CONDITIONAL USE REQUEST # 2011-32** as requested by NGL Properties LLC, owner and Laurie Knutson, agent on property known as Outlot 27 of the 1931 Assessors Plat located in the NE1/4 – SE1/4, Section 22, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to allow for the construction of storage units for rental purposes within the R-1 (Residential) District.

Township tabled the request for additional information. Discussion about options at the site occurred.

A Motion by Jim Olson, to postpone conditional use request # 2011-32 for NGL Properties LLC and waive any fee for change in request, seconded by Norm Stoker. Motion carried.

A Motion by Ray Ransom, to adjourn the meeting, seconded by Jim Olson. Motion carried. Meeting adjourned at 11:15 a.m.