

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
June 19, 2017

June 19, 2017: Committee Site Visits, Committee Meeting and Public Hearings
Meeting called to order at 8:00 a.m., the Site Visits followed. Committee members in attendance are John Chrest, Norm Stoker, Hoyt Strandberg, Michelle Greendeer-Rave and Alton Staff. Others present were Ethan Remus, County Surveyor; April Schoolcraft, GIS Specialist; Terry Schmidt, Zoning Administrator; Dustin McCune, Zoning Technician and Beth Storlie, Administrative Assistant.

A Motion by Michelle Greendeer-Rave, to approve the minutes of May 15, 2017, seconded by Alton Staff. Motion carried.

A Motion by Michelle Greendeer-Rave, to approve the vouchers for payment, seconded by Alton Staff. Motion carried.

MERIT PAY RECOMMENDATIONS:

- Terry Schmidt and Ethan Remus presented the recommendations for merit pay compensation for all office staff. Diane Peterson, Personnel Director, advised them that the committee must take action on their recommendations for merit increases so that they can move forward to the Personnel Committee and Executive/Finance Committee.

A Motion by Michelle Greendeer-Rave, to approve the merit pay increases as presented, seconded by Norman Stoker. Motion carried.

SURVEYOR'S REPORT. see report:

- *I completed referencing of corners to be affected by upcoming road work. At least all the ones I've been informed of. Most of the municipalities responded to my letter. I really appreciate their help.*
- *Began the re-monumentation project in the Town of Alma. Things are going well. I am trying to get at least 3-4 field days in every week.*
- *Ayres Associates is continuing work on our Hydrography layer. They have completed a small 'pilot' area and sent it to us for review. It looks excellent. We are excited to add this new, accurate information to our web mapping.*
- *April and I attended the tax deed meeting on May 31st. I felt like we were really able to assist the committee with their decision-making process. April's ability to use the County web mapping site (with air photos and contours) along with Google earth to show the committee members the subject properties virtually eliminated the need to visit the properties in the field. It saved a lot of time.*
- *Joe Pilkington has joined our ranks as the GIS Technician. He started on May 26. He has been working hard and getting up to speed with parcel fabric. He also has spent some time with me out in the field surveying.*
- *Cody Stencil has been hired as my LTE surveyor's assistant. He interviewed for the full-time technician position, but did not really qualify. We decided it would be safer to hire him as an LTE for 3 months and see if he can learn. We will look at re-posting the full-time technician position later on*

this fall. If Cody does a good job for me this summer, we could consider hiring him full time at that point.

- The first half of the Strategic Initiative Grant funds arrived last week.

GIS REPORT. see report:

Accomplishments:

- *Assisted the new GIS Tech, Joe Pilkington, with settling into his new position. Teaching him the various software programs we use, methods we follow, introducing him to the parcel fabric & training videos, and also met online with Frank of Panda Consulting as an introduction & to work through a mapping question.*
- *Property Listing update: I've received 22/27 municipalities back so far, and have filed the Statement of Assessment for 15 of those.*
- *Assigned at least 7 addresses in the past month.*
- *Hosted a Property Lister district meeting, with 10 members present.*

Future Trainings:

- *US Census Bureau training next week in Madison, to prepare for the 2020 Census, specifically the operations involved with the Local Update of Census Addresses, known as LUCA. Basically, learning the methodology for local governmental to compare their address list with the Census Bureau's Master Address File (MAF) to ensure accuracy and completeness of the Census address list that will be used in the 2020 Census operations. Kyle Deno suggested I attend, I'll probably take Joe also.*

Upcoming Plans:

- *Review mapping data of County Highway ROWs from ProWest, to provide feedback to ProWest by June 30th.*
- *Begin splits, get caught up on addresses, tackle a couple private driveway address fixes.*

Points of Interest:

- *None.*

ZONING REPORT:

- Pelham property update. The fill violation has been resolved. Last week, Chandler Excavation removed the fill back to the original grade. Some finish work and smoothing needs to be completed. They will be able to install a gravel base for the driveway. The fill that was removed filled a large hole that was caused by the backwater churning and refilled the hole where the fill was originally removed from.
- Next month, Terry plans on bringing forward some text amendments for the committee to consider to the Zoning Ordinance. It is addressing travel trailers and puppies/dogs.
- With the wet weather this spring, installations are slow and pumpers are having problems with getting out for land spreading. We are working with them on getting properties updated.

RESOLUTION FOR RECYCLING FUNDING:

- Resolution for Ho-Chunk Nation funds to offset the expenses for the Recycling Program in Jackson County was read into the minutes. The committee discussed the current market trends and how the personnel changes or tonnage changes with the City of Black River Falls will impact the total expenditures. Terry stated that this year will be the first complete year

with the City hauling directly to Modern Disposal, so it's uncertain how much savings will be generated.

A Motion by Michelle Greendeer-Rave to approve the resolution requesting Ho-Chunk Nation funding for the 2017 Recycling Program, seconded by Norm Stoker. Motion carried.

PUBLIC HEARINGS:

- **ZONE CHANGE PETITION # 2017-31** as requested by John and Shelly Hollands on property known as Lot 1 of CSM 931 located in the NE1/4-NW1/4, Section 1, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 5.02 acres of the Official Zoning Map from the R-2 (Residential) District to the R-6 (Rural Residential) District for a hobby farm.

Township supports the request. The Board of Adjustment granted a variance for the existing structure that this used to house animals. Gaylord Olson II would like to have the recommendations agreed to by the Board of Adjustment included in any zone change approval, see below.

Zone Change Petition #2017-31 Hollands June 19, 2017

If the Zoning and Land Information Committee decides to approve the Zone Change Petition Request the Land Conservation Department requests that these conditions be attached to the approval:

- 1 — No more than 5 horses on the property at any time.
- 2 — The horses are allowed continuous access to at least the current fenced area of approximately 2.5 acres. Additional acreage access would help reduce the potential for bare earth conditions.
- 3 — Any manure that is cleaned from the site is spread according to the current State of Wisconsin Nutrient Management Plan guidelines and/or principles. If the manure is composted the compost pile would be located in at a site that does not pose a threat to surface water or ground water.
- 4 — The R-6 designation is approved and obtained from the Jackson County Zoning and Land Information Committee. If the Zoning change is not approved the horses would be removed.
- 5 — If the R-6 Zoning change is approved and the site is approved for 5 horses a Livestock and Animal Facility License application must be submitted to the Land Conservation Department by August 31, 2017.
- 6 — All State and County environmental conditions for preventing manure and soil runoff must be met and maintained at the site.
- 7 - All fencing installation and its maintenance along the property lines for keeping horses at the site is the responsibility of the Hollands.
- 8 — A reduction of the number of horses may be required if the environmental conditions cannot be met.

A Motion by Alton Staff, to approve zone change # 2017-31 for John and Shelly Hollands with the stipulation that all the requirements of the Land Conservation Department detailed in the

attached are included, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2017-32** as requested by Shannon and Greta Storey on property located in the NW1/4-NE1/4, Section 2, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change 16.2 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-6 (Rural Residential) District. This will allow for the construction of a single-family home and for the placement of livestock in the future.

Township supports the request.

A Motion by Norm Stoker, to approve zone change petition # 2017-32 for Shannon and Greta Storey with the stipulation that prior to animals being introduced to the site that contact must be made with the Jackson County Land Conservation Department regarding the Livestock and Animal Facility Licensing Ordinance standards and requirements, seconded by Alton Staff. Motion carried.

- **ZONE CHANGE PETITION # 2017-33** as requested by Jeffrey and Susan Becker on property located in the NW1/4-NW1/4, Section 29, T21N, R3W, Town of Brockway, Jackson County, WI. The request is to change 10 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 Michelle Greendeer-Rave, to approve zone change petition # 2017-33 for Jeffrey and Susan Becker, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-34** as requested by Terry and Sherry Woyczik on property known as Lot 2 of CSM 1530 located in the SW1/4-NW1/4, Section 23, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to allow for the existing garage/quilt shop to be converted into a caregiver's home. This allows for two principal structures on one parcel of land.

Township supports the request. Public comment was received in support.

A Motion by Norm Stoker, to approve conditional use permit petition # 2017-34 for Terry and Sherry Woyczik, seconded by Michelle Greendeer-Rave. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-35** as requested by Lisa Von Rueden, owner and David Proffitt, applicant on property known as Lot 7 of CSM 1337 located in the SW1/4-NE1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for a hobby workshop to produce patio furniture, tables, etc. within the R-1 (Residential) District.

Township supports the request.

A Motion by Alton Staff, to approve conditional use permit petition # 2017-35 for Lisa Von Rueden, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-36** as requested by Coulee Frac Sand on property located in the NE1/4-SE1/4, the SW1/4-SE1/4 and the SE1/4-SE1/4, all in Section 4, T23N, R4W, Town of Alma, Jackson County, WI. The request is to allow for non-metallic mining

activities, namely dredging, within the 300 foot shoreland zone of the east fork of Halls Creek and an unnamed tributary.

No position has been received from the township by the time of the public hearing.

Nicole Hodkiewicz, Cooper Engineering, explained the proposal to dredge to within 100 feet of the floodplain adjacent to Halls Creek and an unnamed tributary. They would be utilizing an additional 200 feet. The reclamation plan was previously updated when it was determined that the ground water is high and the best use following mining would be the creation of a lake. It would be at a depth of 30 – 40 feet, which includes a relief area for excess water discharge. The lake will be built to 10:1 and 3:1 slopes and will be approximately 35 acres in size. If the conditional use permit is granted, the lake boundary would be increased to include this additional area. They are preparing an amendment to the WI-DNR permit and the reclamation plan will be updated, if approved. This would include modifications to the spoils area to be reclaimed as a campground area. The private septic systems serving the bar, shower house and campground will need to be properly abandoned. New soils work has occurred for the new septic system locations to serve the relocated structures.

A Motion by Norm Stoker, to approve conditional use permit petition # 2017-36 with the stipulation that a copy of the approved WI-DNR permits are provided to the Jackson County Zoning Department and all Land Conservation Department reclamation plan requirements are met, seconded by Alton Staff. Motion carried 4 – 1 with Michelle Greendeer-Rave in opposition.

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