

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
June 20, 2016

June 15, 2016: Committee Site Visits

Meeting called to order at 11:30 a.m., the Site Visits followed. Committee members in attendance are Hoyt Strandberg, Norm Stoker, Michelle Greendeer-Rave, and Alton Staff.

June 20, 2016: Committee Meeting and Public Hearing.

Meeting called to order at 9:30 a.m., committee members in attendance are John Chrest, Hoyt Strandberg, Michelle Greendeer-Rave, Norm Stoker and Alton Staff. Others present were Tim Jeatran, County Surveyor; April Schoolcraft, GIS Specialist; Terry Schmidt, Zoning Administrator and Beth Storlie, Administrative Assistant.

A Motion by Hoyt Strandberg, to approve the minutes of May 16, 2016, seconded by Alton Staff. Motion carried.

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

SURVEYOR'S REPORT, see report:

- Tommy Torkelson, summer intern has starting working with Ethan. They have finished the county line bordering Trempealeau County. This will complete the boundary survey. Working in the Town of Garfield beginning on the interior corners. Have three more corners to finish in the Town of Bear Bluff that are a little difficult to get to right now.
- Completed the survey for the Highway Department at their shop in the Town of Northfield. The encroachment wasn't as bad as previously thought as only one roof overhang is actually encroaching.
- Continuing to be contacted by municipalities about road projects, most recently by the Towns of Curran and Cleveland.
- Ethan had a minor accident with the survey truck. He was working in the woods and the truck slipped into a tree putting a dent in the door. The damage is under \$1,000.00 and is in the body shop this week. We are borrowing a truck from the Forestry Department so Ethan and Tommy can continue to do field work.
- Busy assisting landowners and surveyors with their questions and property issues.
- Reviewed the Wisconsin Land Information Plan WLIP with the new members of the committee. Tim detailed the retained fees break down from the Register of Deeds Office, the Base Budget Grant, which funds Ethan's salary. As well as the Strategic Initiative Grant, which funds Matt's salary. Additionally, Tim explained the roll of the

Land Information Council as an advisory committee to the Zoning and Land Information Committee.

GIS REPORT:

- Property listing update. 7 of 27 work rolls are still out and need to be submitted, but 17 of 27 municipalities have filed the Statement of Assessment with the Department of Revenue. Last year at this time, only 13 municipalities had filed so we are a little ahead of schedule.
- Met with the Forestry Department to discuss connection issues to records and sorted through GIS licensing. Addressed the shared seat of ArcGIS that was being used by Ethan and Jack before hiring Matt. This shared seat is no longer available as Matt utilizes it full time. Discussed the options available from their own seat to a shared seat with Ethan.

Had a brief meeting with IT regarding the slow connection issues at Forestry. Currently they utilize dial up with CenturyLink for a cost of \$40.00 per month. If fiber optic were available the cost would escalate to over \$400.00 per month. This will need to be discussed with the Forestry Department in the near future, once everyone is available to meet.

- Working on address assignments.
- Started splits for 2016.
- Attended GEOCon at UW La Crosse with Matt. It was a regional meeting with players from Wisconsin, Minnesota and Iowa, who have the same issues as we see in Jackson County with the new generation 911 as well as data sharing. Good conference for networking.
- Attended the summer WLIA meeting held in Wisconsin Rapids. Matt attended the session on Python, which is a software that assists with automating processes and scripts. She attended a session with the Department of Administration on wards and districting boundary platforms.
- Working with Matt on cleaning up data in preparation to migrating to ESRI's parcel fabric. They are developing building footprints and moving the parcel map with the related shape files into parcel fabric which is a more standardized format.
- Some of the tools needed to do these GIS function for parcel fabric require an advanced license of ESRI. We currently have the standard version, but these tools are available through the advanced. Investigating upgrading one seat to advanced to be able to use these tools.
- Sold first LiDAR tiles last week. May need to consider repackaging tiles as many companies are looking to purchase one tile instead of purchasing the entire county.

- ProWest and Associates was hired by the Highway Department to complete the deed research regarding highway right-of-way deeds, which will eventually be mapped for our GIS website. The Highway Committee authorized funding for this project for a cost of \$20,000.00.

ZONING REPORT:

- City of Black River Falls passed a Chicken Ordinance to allow their residents to have chickens within the city limits. City residents are limited to four non-male chickens, four rabbits or two pot belly pigs within the city. Currently our residential districts do not allow chickens, rabbits or any animals. He feels we need to limit the total number to a maximum of four as if we get beyond four, then we would be looking at the R-6 (Rural Residential) District criteria or a conditional use permit to be granted.

The committee recommended drafting language for a text amendment. We need to keep the number down especially due to limited space in the R-1 District as well as prohibiting free ranging.

- Terry met with Norm Leger, of Apex Equipment at the Recycling Center to discuss our current balers and explore the rent to own aspect of a horizontal baler. That cost would be around \$1200.00 per month. In order to utilize this type of unit, we would need to install a pit for the conveyor ramp to sit down into. The material is then pushed down into the pit to go up the conveyor into the unit. We would need to get a quote for the pit installation. This type unit is more efficient and produces a large bale. Terry would like to retain one vertical baler to be used solely for the baling of aluminum cans. We would trade the other unit in. The committee wants Terry to continue to obtain information on this type of unit. Terry explained that there are very few firms that deal in this type of equipment especially used equipment.
- Shoreland Ordinance rewrite has been completed by Beth and will be going to the DNR for review prior to public hearing. There is no requirement for township approval as this language is implementing the state law. County Board approval is required by October 15, 2016.
- The Chemical Clean Sweep was held last weekend. Only 44 vehicles attended, which is down from last year especially since we reduced from two days down to one. Terry is considering going back to every other year as we did in the past.
- Had a regional meeting on ag plastics recycling. We are looking at doing something regionally with Jackson and Trempealeau County. A company from Arkansas is working with Green Lake County for a free collection. Trempealeau County has surveyed their farmers on this topic and Trisha Wagner, UW Extension will begin that process with Jackson County's farmers.
- Rustic Mill update. The Town of Albion condemned the structure and the site has begun to be cleaned up. The bids for clean-up varied from \$2500.00 to \$15,000.00 but

clean-up is required by July 1st. Metals are being sorted out and shipped to Hwy 12 Metal Recycling and the other material is being trucked out and landfilled.

- Gaylord Olson II and Terry have been working together on addressing the permitting issues with the Amish community countywide. Amish families are moving onto properties that may have farm buildings that have been unoccupied or vacant for over twelve months. Since these structures have been vacant, they are not grandfathered and do not meet ordinance setback requirements. Many in that community are resisting complying with the ordinance and obtaining permits, so it will require a lot of additional information, time and effort by Terry and Gaylord.
- A resolution requesting additional funding for the Recycling Program by utilizing Ho-Chunk Nation funds was reviewed by the committee. The grant funding from the DNR was reduced again. We are requesting \$65,000.00 in funds.

A Motion by Michelle Greendeer-Rave, to approve the resolution for recycling funding as presented and to move it forward to the Executive Finance Committee for consideration, seconded by Norm Stoker. Motion carried.

PUBLIC HEARINGS

- **CONDITIONAL USE PERMIT PETITION # 2016-32** as requested by Scott L Biesterfeld on property known as Lots 1&2 of CSM 1262 located in the NW1/4-NW1/4, Section 20, T19N, R5W, Town of Melrose, Jackson County, WI. The request is to allow for filling and grading work on the bank of the Black River for a riprap project.

Township has not met as of the public hearing. Public comment received in support. Mr. Biesterfeld is working with the Jackson County Land Conservation Department for the design work to address the erosion issues with a riprap project.

A Motion by Norm Stoker, to approve conditional use permit petition # 2016-32 for Scott Biesterfeld with the stipulation of the Town of Melrose approval, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2016-33** as requested by Lloyd German on property located in the NW1/4-SE1/4, Section 27, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to change .69 acres of the Official Zoning Map from the R-4 (Residential) District to the R-2 (Residential) District. This will allow for an apartment living space within an existing building.

Township supports the request with the stipulation that work completed in the interior of the structure be approved by their building inspector. The petitioner or agent is not present at the hearing.

A Motion by Michelle Greendeer-Rave, to table zone change petition # 2016-33 for Lloyd German, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2016-34** as requested by Cole Wiggert on property known as Parcel 7 located in the SE1/4-SE1/4, Section 36, T19N, R6W, Town of Melrose, Jackson County, WI. The request is to change 38.78 acres of the Official Zoning Map from the R-3 (Cabin/Cottage) District as follows: 1.5 acres into the R-2 (Residential) District and 37.28 acres into the A-2 (Forestry and Limited Agriculture) District. This will allow for a future residential dwelling.

Township has not met as of the public hearing.

A Motion by Hoyt Strandberg, to approve zone change petition # 2016-34 for Cole Wiggert with the stipulation of the Town of Melrose approval, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2016-35** as requested by Coop Credit Union, owner and Neil Kampen, applicant on property known as Lot 7 of CSM 1863 located in the SE1/4-NE1/4, Section 18, T22N, R3W, Town of Adams, Jackson County, WI. The request is to change 4.0 acres of the Official Zoning Map from the R-4 (Residential) District to the R-6 (Rural Residential) District.

Township supports the request. Terry recommends that all Land Conservation Department standards and regulations are met as part of the approval.

A Motion by Hoyt Strandberg, to approve zone change petition # 2016-35 for Coop Credit Union with the stipulation of all Land Conservation Department standards and requirements are met, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2016-36** as requested by Judy Hansen, owner and Garrett Buselmeier, applicant on property located in the SW1/4-NE1/4, Section 29, T21N, R5W, Town of Albion, Jackson County, WI. The request is to change 40 acres of the Official Zoning Map from the A-1 (Agriculture) District as follows: 2 acres into the R-2 (Residential) District and 38 acres into the A-2 (Forestry and Limited Agriculture) District. This will allow for the placement of a single family home.

Township supports the request.

A Motion by Norm Stoker, to approve zone change petition # 2016-36 for Judy Hansen, seconded by Hoyt Strandberg. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2016-37** as requested by North Country Clear Waters LLC, owners and Brandon Gottsacker, applicant on property located in the NW1/4-SE1/4, Section 22, T23N, R6W, Town of Northfield, Jackson County, WI. The request is to allow for vegetative removal and replanting within the 35 foot buffer of a shoreland area.

Township supports the request. Terry added that most of the replanting and re-establishment of vegetation has already occurred. The petitioner has done mulching

and seeding, which has already starting sprouting.

A Motion by Hoyt Strandberg, to approve conditional use permit petition # 2016-37 for North Country Clear Waters LLC, seconded by Michelle Greendeer-Rave. Motion carried.

- **ZONE CHANGE PETITION # 2016-38** as requested by James Christensen, owner and Trinidad Alvarez, applicant on property known as Lot 3 of CSM 856 located in the NW1/4-SW1/4, Section 6, T22N, R3W, Town of Adams, Jackson County, WI. The request is to change 1 acre of the Official Zoning Map from the R-4 (Residential) 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 # 2016-38 for James Christensen, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2016-39** as requested by John Scholze, Andrea Eswein and Sharon R Schleife, owners and Milestone Materials, applicant on property located in the NE1/4-SE1/4, the NW1/4-SE1/4, the SW1/4-NE1/4, and the west ten acres of the SW1/4-NE1/4, all in Section 6, T21N, R3W, Town of Brockway, Jackson County, WI. The request is to change 120.0 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District and R-2 (Residential) District to the M-2 (Industrial Extractive) District for non-metallic mining.

Township supports the request. Bob Servais, Milestone Materials did a brief presentation of their proposal. He stated that an agreement has been reached with the Ho-Chunk Nation and they are proposing an access easement with Jackson County Forestry and Park Department through county land. A traffic impact analysis has been completed for the Ho-Chunk Nation, and a Karner Blue butterfly survey completed with no habitat or species encountered at the property. The Mississippi Archeological Society completed a Phase 1 survey and did not find any artifacts. The survey was done in 15 meter intervals by shovel and no further recommendations are needed. Milestone Materials modified their initial operations plan by starting in the north then moving south and east. No frac sand mining or hot mix plants will occur at the site. Berms and tree shields will be located around the perimeter.

A Motion by Hoyt Strandberg, to approve zone change petition # 2016-39 for Scholze, Eswein and Schleife, seconded by Norm Stoker. Motion carried.

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