

**MINUTES**  
**JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE**  
March 13, 2014

**March 12, 2014: Committee Site Visits.** Committee members in attendance are Gaylord Olson, Norm Stoker, Margaret Rewald, John Chrest and Ray Ransom.

**Meeting called to order** by Chairman Gaylord Olson at 8:00 a.m., the Site Visits followed.

**March 13, 2014: Committee Meeting and Public Hearing**

**Meeting called to order** by Chairman Gaylord Olson at 9:00 a.m., the Site Visits followed. Committee members in attendance are Gaylord Olson, John Chrest, Norm Stoker, Margaret Rewald and Ray Ransom. Others present were Terry Schmidt, Zoning and Sanitation Administrator; Tim Jeatran, County Surveyor; and Lauree Aulik, GIS Specialist.

- Dean Larson, Pictometry, demonstration of products including LiDAR, aerial photography, and obliques. Their product would run approximately \$287,000.00 for 6" orthophotography and 9" obliques including LiDAR to complete Jackson County. This data then is served up on the Web Cloud instead of having to host it on the ADC site or in-house.

**A Motion by John Chrest, to approve the minutes of February 13, 2014 as presented, seconded by Ray Ransom. Motion carried.**

**A Motion by Ray Ransom, to approve the vouchers for payment, seconded by Margaret Rewald. Motion carried.**

**SURVEYOR'S REPORT -**

- Continuing to convert old Eagle Point software survey drawings to the new Carlson Surveying software. The old software does not work in Windows 7.
- Been researching surveys for upcoming road construction projects this year.
- Completed survey research for the property around the courthouse for possible future expansion.
- Went out and marked 3 section corners with sign posts for logging operations. Snow is still very deep with 6 inches of frost in the woods where we normally don't see any.
- Met with Tom Asbeck from Point Cloud Mapping regarding quality checking for air photography and LiDAR receiving a quote from him for approximately \$24,000.00. Additionally, I contacted Houston Technology Engineering for a quote to do the same. Pictometry's ability to have obliques is very beneficial for law enforcement and zoning. A third party quality check is required to meet the FEMA Floodplain

standards for use of these products for contours and elevation data. A contract will need to be signed by early fall.

### **GIS SPECIALIST'S REPORT**

- Spending a lot of time finishing mapping projects including the Sportman's Map and Buffer map around existing sand mining operations for Kris Hovell, Health and Human Services. The Friends of the Black River mapping is back on her desk for changes and updates.

### **PUBLIC HEARINGS**

- **ZONE CHANGE PETITION # 2014-06** as requested by Abraham and Becky Renno on property known as Lot 1 of CSM 1772 located in the NW1/4-NE1/4, Section 6, T20N, R4W, Town of Albion, Jackson County, WI. The request is to change 4.37 acres of the Official Zoning Map from the R-2 (Residential) District to the A-1 (Agriculture) District to allow for agricultural activities.

Township opposed the request due to the petitioner not attending their meeting. Gaylord Olson II has some concerns about the number of animals that may be located on this parcel. It is a very small parcel and it is largely wooded with drainage areas and waterways that utilize most of the parcel. Only about 1.5 acres is open.

**A Motion by John Chrest, to postpone zone change petition # 2014-06 for Abraham and Becky Renno with the stipulation that a letter is sent to the Renno's addressing the concerns, inquiring what their intentions are for the parcel and contact must be made with the Land Conservation Department, seconded by Margaret Rewald. Motion carried.**

- **CONDITIONAL USE PERMIT PETITION # 2014-07** as requested by Scott A. Martinovich on property located in the NW1/4-SW1/4, Section 36, T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to allow for the production of wine and a winery within the A-2 (Forestry and Limited Agriculture) District.

Township supports the request. The committee questioned if wine production will occur at the site.

**A Motion by John Chrest, to approve conditional use permit petition # 2014-07 for Scott A. Martinovich with the stipulation that the petitioner contact the State Division of Health or Jackson County Department of Health and Human Services for any additional licensing requirements, seconded by Ray Ransom. Motion carried.**

- **ZONE CHANGE PETITION # 2014-08** as requested by Jeffery N. Waughtal on property known as Lot 2 of CSM 3132 located in the NW1/4-NW1/4, Section 30, T19N, R5W, Town of Melrose, Jackson County, WI. The request is to change 3 acres of the Official Zoning Map from the R-2 (Residential) District to the R-6 (Rural Residential) District to allow for livestock, poultry, etc.

At the time of the hearing, no position recommendation from the township has been received. The petitioner stated that they would like to have fair animals at the site, steers, or hogs. It's a hobby for his children. Mr. Waughtal spoke with Gaylord Olson II and 5 animal units would be the recommended maximum with no license required.

**A Motion by Norm Stoker, to approve zone change petition # 2014-08 for Jeffery N. Waughtal with the stipulation that the maximum number of animal units is five and the Town of Melrose approves the request, seconded by Margaret Rewald. Motion carried.**

- **TEXT AMENDMENT # 2014-09** as requested by Jackson County Zoning Department for Section 20.05 (2) (b) of the Jackson County Floodplain Zoning Ordinance. The request is to add the following: "The Dam Hazard Rating Study and the 100 year Hydraulic Shadow Maps for the East Seventeen Flowage Dam Resettlement Admin 12 for unnamed tributary to Morrison Creek, dated February 28, 2013, Cedar Corporation, Approved by the WI-DNR, July 8, 2013; the Dam Hazard Rating Study and the 100 year Hydraulic Shadow map for the West Seventeen Flowage Dam Resettlement Admin 17 for unnamed tributary to Morrison Creek, dated March 1, 2013, Cedar Corporation, Approved by the WI-DNR, July 8, 2013; and the Dam Hazard Rating Study and the 100 year Hydraulic Shadow map for the Pigeon Creek Flowage Dam Resettlement Admin 23 for Pigeon and Stanton Creeks, dated May 2, 2013, Cedar Corporation, Approved by the WI-DNR, June 24, 2013." This is being done for floodplain zoning enforcement below the dams to maintain the approved Dam Hazard Ratings.

Townships support or took no position. The text amendment is to comply with the FEMA Floodplain requirements for dam hazard rating within the ordinance.

**A Motion by Ray Ransom, to approve text amendment # 2014-09 to Chapter 20, Jackson County Floodplain Zoning Ordinance, seconded by Norm Stoker. Motion carried.**

- **CONDITIONAL USE PERMIT PETITION # 2014-10** as requested by the Jackson County Forestry Department on property located in the SW1/4-SW1/4, Section 23, T21N, R3W, Town of Brockway, Jackson County, WI. The request is to allow for thinning and removal of trees and vegetation within the 35 foot buffer zoned adjacent to the ordinary high water mark of Indian Grave Creek. The purpose is for wildlife enhancement.

Township supports the request. Forestry Department explained that thinning and cutting would allow better wildlife habitat for Ruffed Grouse and improve the forest by allowing more sunlight for tree species.

**A Motion by Margaret Rewald, to approve conditional use permit petition # 2014-10 for Jackson County Forestry Department, seconded by Ray Ransom. Motion carried.**

## **ZONING REPORT – Terry Schmidt.**

- Terry is completing text amendments for communication facilities and should be ready for next month. The State via budget approval eliminated language for local control or public hearing requirements. Fees allowed by statute are capped at the following:
  - Colocation maximum is \$300.00 or the currently charge for commercial land use permit, which is currently \$150.00.
  - New construction or complete build maximum is \$3,000.00; Terry is leaning towards \$1,000.00 for the permit.
- Terry and Gaylord attended a frac sand meeting in Tomah yesterday. It's been pretty quiet as of late, but it's anticipated to kick into full gear in the spring. A large tract in Cleveland is being proposed by Northern Frac.
- Veto resolution questions were raised by Fairchild Rail. They inquired what happens if the town board decides to rescind their veto resolution. Terry stated that is a question for an attorney and forwarded the question to Corporation Counsel.
- WCCA conference is being held April 2-4 in Mosinee.
- Held Plumbing and CST training in Sparta on March 7<sup>th</sup>. It was very successful and those in attendance were able to receive 6 continuing education credits.
- Recycling Center. The large electric bill appears to have been caused by the heat lamps being on for extended periods of time. They have now been shut off and the Kilowatts have dropped significantly. The municipal electric company was taking readings during this timeframe and usage dropped once they were shut off. Will need to check timer mechanism prior to next winter.
- May need to ask for additional Ho-Chunk dollars for the recycling program. Increases in personnel costs from Riverfront, increased trip charges from Modern Disposal and the extremely large tire pile estimated at 100 tons at the Highway Shop needs to be removed. The tire pile alone would take between \$10,000.00 -\$15,000.00 to completely clean up. All non-lapsing funds have been exhausted in 2013 and the county doesn't want this program go on the levy.

**A Motion by John Chrest, to adjourn to closed session pursuant to s. 19.85 (1) (g) 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. Gaylord Olson – yes, Ray Ransom – yes, Margaret Rewald – yes, Norm Stoker – yes and John Chrest – yes.**

**The committee adjourned to closed session at 11:20 a.m.**

**Returning to open session at approximately 12:00 p.m.**

**A Motion by Ray Ransom, to return to open session at 12:30 p.m., seconded by Norm Stoker. Motion carried.**

**A Motion by Ray Ransom, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 12:30 p.m.**