

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
March 20, 2017

March 15, 2017: Committee Site Visits

Meeting called to order at 1:00 p.m., the Site Visits followed. Committee members in attendance are John Chrest, Norm Stoker, Hoyt Strandberg, Michelle Greendeer-Rave and Alton Staff.

March 20, 2017: Committee Meeting and Public Hearing.

Meeting called to order at 9:30 a.m., committee members in attendance are John Chrest, Hoyt Strandberg, Norm Stoker, 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 Alton Staff, to approve the minutes of February 13, 2017, seconded by Michelle Greendeer-Rave. Motion carried.

A Motion by Norm Stoker, to approve the vouchers for payment, seconded by Hoyt Strandberg. Motion carried.

CSM EASEMENT REVIEW:

- Dallas Wilhite is completing a survey for Ralph Prindle who is proposing creating two lots, one that is fronted on Moore Road and the other would require an easement from Alma Center Road. The 2.86 acre parcel encompasses the woods and they are proposing a 66 foot easement from Alma Center Road to serve this parcel, which will be sold to Mr. Prindle's son.

A Motion by Michelle Greendeer-Rave, to approve a 66 foot easement for Ralph Prindle, seconded by Alton Staff. Motion carried.

AUTHORIZATION TO HIRE:

- Ethan Remus mentioned that the closing for the application process for the Deputy County Surveyor position is March 23, 2017. The position is funded by the Base Budget WLIP grant. Diane Peterson, Personnel Director, requests the committee to authorize the hiring of the position.

A Motion by Michelle Greendeer-Rave, to authorize hiring the Deputy County Surveyor, seconded by Hoyt Strandberg. Motion carried.

- Ethan Remus added that the closing for the application process for the GIS Technician position vacancy is March 31, 2017. The position is funded by the Strategic Initiative WLIP grant. Again, Diane Peterson, Personnel Director, requests the committee to authorize the hiring of the position.

A Motion by Hoyt Strandberg, to authorize hiring the GIS Technician, seconded by Alton Staff. Motion carried.

SURVEYOR'S REPORT, see report:

Zoning & Land Information Committee Meeting

Monday, March 20, 2016

Surveyor's Report

- Continue drafting Tie Sheets for field work completed last year. I am almost caught up on this. Once paperwork is completed, I can finish adding updates to the GIS corner layer. Once complete, the updates can be sent to ADC and they will add this info to the web mapping site.
- Adjusting to the role of County Surveyor/L10. There are definitely a lot more distractions with emails, phone calls, etc. but I am getting used to it. I look forward to the challenges!
- Before Tim left he completed the WLIP Retained Fee/Grant Report and went over it with Ethan and April. He submitted this to DOA and it was approved. This report is required in order to receive 2017 grant funds.
- Last Friday, I received copies of the BB and SI grant agreements signed by DOA. We have already received the BB grant. The SI grant will come in two payments. The first half coming within two months after successful data submittal for the V3 benchmark (due March 31). The second half coming later this summer after project completion.
- Attended a Leadership seminar on March 13th, put on by Wisconsin Counties Association. I was able to get some great resources about how to be a better leader and how to lead with emotional intelligence.
- Deadline to apply for vacant County Surveyor Technician position is this Friday. We apparently have multiple applicants. Hopefully a qualified applicant can be found!
- Deadline to apply for soon to be vacant GIS Technician position is next Friday, March 31.
- April and I have a teleconference scheduled for this afternoon with Ayres & Assoc. to discuss their proposal for our hydrology layer. We want to ensure that we are getting what we want and need out of this project. Authorization to use Ho-Chunk funds to pay for this project is on the agenda for County Board this evening. If it passes, we will be looking to move forward with this project.
 - Terry Schmidt questioned about the Wisconsin County Surveyors Association sponsoring of "A Day in the Life of a County Surveyor" at Chula Vista Resort, Wisconsin Dells on April 3, 2017. It's a field day event on how government corners found, re-monumented and finally how the

GIS data is created. It's open for any committee member or county board member to attend with their County Surveyor. Please let Ethan know if you are interested in attending.

GIS REPORT:

- Assessment rolls are going out by the end of the week to all the assessors.
- V3 statewide parcel mapping updates will be submitted to the state this week. This is two months earlier than last year.
- Address applications are the next priority on April's schedule.

ZONING REPORT:

- Terry was completing the annual MRF Report for the Recycling Grant close out and tires are a big problem yet. We collected \$14,500.00 in fees for the tire collection but the cost of disposal was \$26,000.00. That equates to 73-74 tons of tires that we weren't paid for. Terry realizes that the Highway Department will collect tire debris and tires from the state and county highway system, but he doesn't feel that it's to this volume. The committee discussed the installation of a camera to monitor the site to determine who is illegally dumping the tires. Terry said that it takes approximately 110-120 passenger car tires to make one ton, so we suspect it is a business that is illegally disposing of the tires.
- When completing the grant close out, Terry found that the total tons and cost for box switches wasn't adding up. We discovered that Modern Disposal Systems was billing us for the sort cost for the City of Black River Falls from their Sparta location AND Tomah was billing for the tonnage as well. In effect we were being double billed for all of 2016. We contacted them about the problem and they verified that the error occurred. Within one week, they issued us a check for a little over \$4,300.00 for the double billing. The problem has been corrected for 2017.
- Early Monday morning, Terry received a call that a woman lost her wallet with her recyclables that were dropped off on the previous Saturday. She asked if he would check the box. Terry stopped down and did locate the wallet. She'll be picking it up.
- Terry received a copy of a response letter to Dwight Swenson from the Wood County District Attorney, who serving as a special prosecutor for an open meetings violation of the Town of Curran, was reviewed by the committee. Terry read the letter to the committee members.
- Outstanding compliance and violation issues update:
 - The lender that holds the mortgage for the Pelham property is aware of the floodplain fill violation and the order that the fill must be removed. Coop Credit Union is the lender involved and the property was being placed for Sheriff's Sale. Terry has been in contact with Coop Credit Union and they will take the necessary steps to bring the property into compliance upon them receiving it back.
 - Raymond Wagler property. A citation has been issued, was mailed certified mail, refused by Mr. Wagler and now is being served by the Sheriff's Department. The citation will be in court on Monday, March 27 at 8:30 a.m.
 - McCullough Repair and Service property. This matter was set for a pre-trial conference last Tuesday. Mr. McCullough nor an attorney representing him appeared so the matter is moving forward to trial.

PUBLIC HEARINGS: The Chairman amended the order of the public hearing as follows:

- **ZONE CHANGE PETITION # 2017-07** as requested by Bryan Courtney on property known as Lot 2 of CSM 2420 located in the SE1/4-SW1/4, Section 32, T20N, R1E, Town of Bear Bluff, Jackson County, WI. The request is to change 1.51 acres 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 Michelle Greendeer-Rave, to approve zone change petition # 2017-07 for Bryan Courtney, seconded by Norm Stoker. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2017-08** as requested by Shane Vant property located in the NW1/4-NW1/4, Section 12, T21N, R6W, Town of Springfield, 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 for a single family home. The applicant also requests a conditional use permit to allow for the placement of a manufactured home (2) (mobile home) as an option at the site.

Township supports the request.

A Motion by Norm Stoker, to approve zone change petition # 2017-08 for Shane Vant, seconded by Hoyt Strandberg. Motion carried unanimously.

A Motion by Norm Stoker, to approve conditional use permit petition # 2017-08 for Shane Vant, seconded by Alton Staff. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-09** as requested by Jesse Rosenbaum on property located in the NE1/4-NE1/4, Section 10, T20N, R5W, Town of Irving, Jackson County, WI. The request is to allow for filling and grading work within a shoreland area for streambank stabilization and improvements.

Township supports the request. The Jackson County Land Conservation Department is designing the practices and will oversee installation and construction.

A Motion by Michelle Greendeer-Rave, to approve conditional use permit petition # 2017-09 for Jesse Rosenbaum, seconded by Alton Staff. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2017-10** as requested by Edward Davis on properties located in the NW1/4-NE1/4, Section 1, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to allow for filling and grading work within multiple shoreland areas for streambank stabilization and improvements.

Township supports the request. The Jackson County Land Conservation Department is designing the practices and will oversee installation and construction.

A Motion by Hoyt Strandberg, to approve conditional use permit petition # 2017-10 for Edward Davis, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-11** as requested by Darold Lee on property located in the SW1/4-SW1/4, Section 7, T23N, R6W, Town of Northfield, Jackson County, WI. The request is to allow for filling and grading work within a shoreland area for streambank stabilization and improvements.

No position received by the township at the time of the public hearing. The petitioner stated that the township did act on the request and approved it. The Jackson County Land Conservation Department is designing the practices and will oversee installation and construction.

A Motion by Norm Stoker, to approve conditional use permit petition # 2017-11, seconded by Alton Staff. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-12** as requested by Lance Rave and Michelle Greendeer-Rave on property known as Lot 3 of CSM 3348 located in the SE1/4-NW1/4, Section 16, T21N, R4W, Town of Adams, Jackson County, WI. The request is to allow for sanctioned riding and horse shows within the A-1 (Agriculture) District.

Township supports the request. Public comment was received in opposition with concerns about noise, road conditions and traffic safety. Committee member, Michelle Greendeer-Rave withdrew herself from committee action on the request.

A Motion by Alton Staff, to approve conditional use permit petition # 2017-12 for Lance Rave, seconded by Hoyt Strandberg. Motion carried 4 – 0.

- **CONDITIONAL USE PERMIT PETITION # 2017-13** as requested by Clark & Joshua O'Brien, owners and Janene Jessop, applicant on property known as Lot 1 of CSM 2023 located in the SW1/4-NW1/4, Section 26, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to allow for up to four (4) horses on property which is zoned in the R-4 (Residential) District.

Township supports the request. The committee had concerns about the number of horses on such a small parcel. Terry Schmidt added that the parcel is undersized and does not meet the minimum acreage requirement of three acres, so a variance will need to be applied for and granted to move forward.

Ms. Jessop explained that she currently owns three halter horses and they are housed inside a structure and are pampered. The only time that they are outside is for exercise prior to horse shows.

Gaylord Olson II, Jackson County Land Conservation made the following recommendations for conditions of any approval, see below.

Conditional Use Permit Petition #2017-13 O'Brien and Jessop — March 20, 2017

If the Zoning Committee decides to approve the Conditional Use Permit the Land Conservation Department requests that these conditions be attached to the approval:

- 1— No more than 4 horses on the property at any time.
- 2 — The horses are confined to the building for the majority of the time every day.
- 3 — No earthen feedlot area can be created on the property.
- 4 — Manure may be stacked on-site for up to 2 months at a time. Then it must be removed and spread according to current State of Wisconsin Nutrient Management Plan criteria.
- 5 — No substitution of any other type of animals or livestock for horses on the site.
- 6 —The Conditional Use Permit for horses at the site is for Janene Jessop only. The Conditional Use Permit is terminated upon transfer of the property from Janene Jessop to the next owner.
- 7 — All State and County environmental conditions for preventing manure and soil runoff must be met and maintained.
- 8 — All fencing installation and its maintenance along the property lines for keeping horses at the site is the responsibility of Janene Jessop.

A Motion by Michelle Greendeer-Rave, to approve conditional use permit petition # 2017-13 for Janene Jessop with the stipulation of a variance being granted for the substandard lot and all Land Conservation Department requirements and standards detailed are met, seconded by Hoyt Strandberg. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2017-14** as requested by Gene Hansen, owner and Ideker Brothers Farm LLC, applicant on property located in the NE1/4-SE1/4, Section 32, T22N, R6W, Town of Curran, Jackson County, WI. The request is to allow for filling and grading work within a shoreland area for streambank stabilization and improvements.

Township supports the request. The Jackson County Land Conservation Department is designing the practices and will oversee installation and construction.

A Motion by Norm Stoker, to approve conditional use permit petition # 2017-14 for Ideker Brothers Farm LLC, seconded by Alton Staff. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2017-16** as requested by Pautauwak Farms LLC and Anthony & Loraine Dryak on property located in the NE1/4-SE1/4, Section 11, T23N, R5W, Town of Garden Valley, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-3 (Cottage/Cabin) District for the keeping of a cabin structure at the site.

No position received by the township at the time of the public hearing.

A Motion by Alton Staff, to approve zone change petition # 2017-16 for Pautauwak Farms LLC with the stipulation of town board approval, seconded by Michelle Greendeer-Rave. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-15** as requested by Badger Mining Corporation on property located in the NE1/4-NW1/4, being part of parcel 042-0053.0000, 50 feet out from rail to the west and east; the SE1/4-NW1/4, being part of parcel 042-0056.0000, 50 feet out from rail to the west and east; the SW1/4-NE1/4, being part of parcel 042-0051.0000, 50 feet out from north/south rail to the west and east as well as 50 feet out from east/west rail to the north; the NE1/4-NE1/4, the NW1/4-NE1/4 and the SW1/4-NE1/4, being part of parcel 042-0051.0015, 50 feet out from rail to the north; the SE1/4-NE1/4, being part of parcel 042-0052.0010, 50 feet out from rail to the north, all in Section 4, AND the NW1/4-NW1/4, being part of parcel 042-0038.0010, 50 feet north out from rail to the west and east, Section 3, all in T21N, R6W, Town of Springfield, Jackson County, WI. The request is to allow for rail siding and railcar storage tracks within property zoned in the M-2 (Industrial Extractive) District.

Township supports the request.

A Motion by Alton Staff, to approve conditional use permit petition # 2017-15 for Badger Mining Corporation, seconded by Norm Stoker. Motion carried unanimously.

RECLAMATION PLAN AMENDMENT REVIEW HEARING for Badger Mining Corporation. An overview of the amended reclamation plan will be presented by the applicant. The public information hearing will be conducted for the purpose of explaining and receiving comments from affected persons on the nature, feasibility and effects of the proposed reclamation. Testimony should be related to the amended reclamation plan. The post-mining land use will be a rail siding.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Alton Staff. Motion carried. Meeting adjourned at 12:00 p.m.