

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
May 15 & 16, 2013

May 15, 2013: **Committee Site Visits.** Committee members in attendance are Gaylord Olson, Margaret Rewald, John Chrest and Norm Stoker.

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

May 16, 2013: **Committee Meeting and Public Hearings**

Meeting called to order by Chairman Gaylord Olson at 9:30 a.m. Committee members in attendance are Gaylord Olson, Margaret Rewald, John Chrest and Norm Stoker. Others present were Lauree Kratcha, GIS Technician; Terry Schmidt, Zoning Administrator; Beth Storlie, Administrative Assistant and Dustin McCune, Zoning Technician.

A Motion by John Chrest, to approve the minutes, seconded by Margaret Rewald. Motion carried.

A Motion by John Chrest, to approve the vouchers for payment, seconded by Norm Stoker. Motion carried.

CSM REVIEWS:

- Norm Hurlburt is preparing a survey for Theron Sweet, who is looking at dividing his property off of Hwy 12 and creating a lot behind the existing home. They are proposing a 66 foot easement to serve this new parcel.

A Motion by Norm Stoker, to approve a 66 foot easement for Theron Sweet, seconded by Margaret Rewald. Motion carried.

- Dallas Wilhite is completing a survey for Kevin Comstock, who is proposing creating a lot in the woods off of N. Snow Creek Rd. for a new home for his son. They are proposing a 66 foot easement to serve this new parcel.

A Motion by Margaret Rewald, to approve a 66 foot easement for Kevin Comstock, seconded by John Chrest. Motion carried.

PRELIMINARY PLAT REVIEW: Secluded Land Company, Halls Creek Estates

- Terry and Tim have reviewed the Preliminary Plat with the corrections that are detailed below as follows:
 1. Length to width ratios on Lots 4, 5, 6, and 10 have been brought to the required 3:1 ratio as best as they can.
 2. The required floodplain 2 foot contour above the 100 year flood elevation has been established.
 3. Ground elevations have been corrected.
 4. Need to add an owner's certificate.

5. The road agreement with the Town of Alma needs to be submitted to the Zoning Department but they have agreed to provide a surety bond for the final road course construction and Secluded Land Co will increase the road base course to the township's requirement of 10 inches.
6. Soil pits for the subdivision were completed on Tuesday.
7. A mortgage certificate is required to be added.

A Motion by Norm Stoker, to approve the preliminary plat for Halls Creek Estates as corrected, seconded by Margaret Rewald. Motion carried.

SURVEYOR'S REPORT – see report.

County Surveyor Report for
COMMITTEE MEETING May 16, 2012

1. Ralph and I have been doing maintenance on survey monuments for road construction projects at C.T.H. "F" North of Alma Center, Elker Road, C.T.H. "H" and C.T. H. "O" by Shamrock.
2. We reestablished 3 section corners by Bell Mound road for upcoming timber sales.
3. I have finalized work to establish an adjusted County coordinate system so we can still use the coordinates from our older survey projects that were in the 1991 adjustment while we use the new 2011 adjustment that the D.O.T. uses with the WISCORS network.
4. We have been notified by the D.O.A. that we are eligible to apply for a \$21,620 WLIP Base Budget Grant so we plan on having a meeting in June with the Land Information Council to discuss projects to apply for.

GIS TECHNICIAN'S REPORT

- Joint Finance Committee made a motion to move forward to the Governor the \$30.00 recording fee for the Register of Deeds modifications. Under the proposal the current \$5.00 portion for redacting will go to the state for the Governor's push for statewide parcel mapping. In return for acceptance by the major players in land information, the state will create a non-lapsing WLIP fund line at the DOA. The base budget grants would increase to \$100,000 and \$1,000 for the education grants in 2015. They removed the language for the \$2.00 internet access changing it to just combine with the funds retained by the county for land information. They also changed the cycle for updating the Land Information Modernization Plan from every 5 years down to every 3 years. Additionally, they added stronger language for the enforcement of counties that are in non-compliance with their Modernization Plan.
- Assessments rolls are coming in, about 1/3 are in with Board of Review being set.

- Working with the Friends of the Black River on the canoe landing maps. They would like maps for fourteen (14) different landings.
- There is a problem with several municipalities with ordering and installing residential address signs. One town clerk has misplaced most of the address assignments from the past year.

ZONING REPORT – Terry Schmidt.

- Discussed a text amendment to the Shoreland Ordinance regarding the setback for a feedlot to a stream. Several years ago, we changed this setback down to 150 feet from the original of 300 feet due to the number of variance requests we were seeing for this. Gaylord Olson II and Terry have discussed this quite a bit lately as they we are starting to see issues with the reduced setback and the environmental impact it is having. They would like to consider increasing it back to the 300 foot setback for confinement facilities and feedlots. This will require text amendments to the Shoreland Ordinance as well as the Livestock and Animal Facility Licensing Ordinances. It would create a better buffer along river, creeks and streams. The number of variance request will probably increase but with the public hearing requirements it provides a little more enforcement authority and capability.
- Warmer weather has increased permit submission and things are picking up. But as we do more onsite, we are finding more violation issues. Terry and Dustin did several onsite last week for enforcement and sent numerous notices for compliance out yesterday.
- Appliance and Electronics Round-Up was held on April 27th and went very well. We filled to semi's with material.
- We continue to have an ongoing problem with illegal dumping of television and computer shells at the Recycling Center. It's done at night and when the Center is closed so it's difficult to assume that the individual doesn't know that this is illegal. Beth contacted the Sheriff's Department about surveillance equipment. They provided us the contact information for several individuals that they have worked with for this type of equipment. There are funds available in the non-lapsing recycling fund to cover the cost of this.
- Met with the Town of Alma to discuss the Smart Growth reimbursement. Two of their board members felt they owed the money. Gabby Eberhardt had a conversation with the Chairman of the Town of Irving about being placed on their agenda for May. He felt their agenda was full but it could be done in June. We have not heard from the Town of Manchester.
- Corporation Counsel was sent the Agreement for Non-Plumbing Sanitary Permit Issuance for review and corrections. They stated that we cannot force any signature on the agreement. Terry questioned how can we complete compliance inspections

without the agreement and they stated it would require getting a compliance order issued from the court. We have one application on file that the landowner has refused to complete the agreement. We are requiring the agreement as part of the issuance of the permit as it details the conditions that must be met in order to issue this permit. Terry feels that if they do not complete the agreement, then we will not issue the permit. If the landowner continues to install the system, then they would be in violation of the ordinance.

- Ron Pelham signed the stipulation agreement and paid the \$250 forfeiture. Corporation Counsel has given him until July 1st to bring the property into compliance be either removing the fill or having the H&H study completed and filed with our office.

PUBLIC HEARINGS

- **TEXT AMENDMENT # 2013-19** as requested by Jackson County Zoning Department for proposed changes to the following sections of Chapter 17, Jackson County Zoning Ordinance, 17.02, 17.03, 17.10, 17.18, 17.25, 17.27, 17.29, 17.33, 17.38, 17.41, 17.60, 17.61, 17.80 and 17.97. The proposed changes are available at the Jackson County Zoning Department or on the Jackson County website at www.co.jackson.wi.us.

Public comment received in support. Six townships (Adams, Albion, Melrose, North Bend, Brockway and Bear Bluff) support the request. Three took no position (Knapp, Franklin and Garden Valley). One tabled (Cleveland) and one Opposed (Manchester). The remaining three (Millston, Komensky and Springfield) had not submitted their position by the time of the hearing.

A Motion by John Chrest, to approve text amendment # 2013-19 to Chapter 17 requested by Jackson County Zoning Department as presented, seconded by Margaret Rewald . Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2013-21** as requested by Pfaff Revocable Trust and Tom Pfaff, agent on property located in the SE1/4-SW1/4, Section 17, T19N, R5W, Town of Melrose, Jackson County, WI. The request is to allow filling and grading work within a shoreland area for an agricultural stream crossing.

Township supports the request.

Gaylord Olson II stated that they are working with his department for a stream crossing improvement. The required WI-DNR permit has been issued.

A Motion by Norm Stoker, to approve conditional use permit petition # 2013-21 for Pfaff Revocable Trust, Thomas Pfaff with the stipulation that all Land Conservation Department standards and requirements are met, seconded by Margaret Rewald. Motion carried.

- **ZONE CHANGE PETITION # 2013-22** as requested by Lloyd and Carol Wilkinson, owners and Arlen Stern, agent on property known as Lot 4 of CSM 3287 located in the NW1/4-NW1/4, Section 24, T21N, R5W, Town of Albion, Jackson County, WI. The request is to change 2 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. The petitioner also requests a conditional use permit to operate a small craft business within the R-2 (Residential) District.

Township took no position since petitioner or agent was not present.

A Motion by John Chrest, to approve zone change petition # 2013-22 for Lloyd and Carol Wilkinson, seconded by Margaret Rewald. Motion carried.

A Motion by Margaret Rewald, to approve conditional use permit petition # 2013-22 for Lloyd and Carol Wilkinson, seconded by John Chrest. Motion carried.

- **ZONE CHANGE PETITION # 2013-23** as requested by James and Virginia Braxler on property known as Lot 7 of CSM 3721 located in the NW1/4-SW1/4, Section 6, T20N, R1W, Town of Knapp, Jackson County, WI. The request is to change 2.18 acres of the Official Zoning Map from the R-5 (Recreational) District to the R-2 (Residential) District for the construction of a single family home. The request is also to change 37.82 acres of the Official Zoning Map from the R-5 (Recreational) District to the A-2 (Forestry and Limited Agriculture) District on property known as Lot 6 of CSM 3368 also located in the NW1/4-SW1/4, Section 6, T20N, R1W, Town of Knapp, Jackson County, WI.

Township took no position but the driveway permit has been granted.

A Motion by Norm Stoker, to approve zone change petition # 2013-23 for James and Virginia Braxler, seconded by John Chrest. Motion carried.

A Motion by John Chrest, to adjourn the meeting, seconded by Margaret Rewald. Motion carried. Meeting adjourned at 11:30 a.m.