

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
October 11, 2012

October 11, 2012: Committee Site Visits, Committee Meeting and Public Hearings

Meeting called to order by Chairman Gaylord Olson at 8:00 a.m., the Site Visits followed. Committee members in attendance are Gaylord Olson, Ray Ransom, Margaret Rewald, John Chrest and Norm Stoker. Others present were Tim Jeatran, County Surveyor; Lauree Kratcha, GIS Technician; Terry Schmidt, Zoning Administrator; Dustin McCune, Zoning Technician and Beth Storlie, Administrative Assistant.

A Motion by Ray Ransom, to approve the September 13, 2012 minutes, seconded by John Chrest. Motion carried.

A Motion by Norm Stoker, to approve the vouchers for payment, seconded by Margaret Rewald. Motion carried.

CSM REVIEW:

- Norm Hurlburt is doing a survey for Kevin Cain. The Cain's are proposing a lot off of the end of Cain Rd. with a 66 foot easement to serve the 3 acre parcel where the new home will be built.

A Motion by Margaret Rewald, to approve a 66 foot easement for Kevin Cain, seconded by Ray Ransom. Motion carried.

- Secluded Land Company is doing a four lot CSM at five acres each and a four lot CSM with ten acres each, both CSM's are off of Shady Glen Rd. The ten acre parcels are on a long forty, which is not a standard forty. These lots are not able to meet the length-to-width ratio of 4:1 that the ordinance requires. The committee would need to give approval to exceed the length-to-width ratio requirement.

A Motion by Margaret Rewald, to approve exceeding the length-to-width ratio of 4:1 for Secluded Land Company on the survey for the four-ten acre parcels off Shady Glen Road, seconded by John Chrest. Motion carried.

SURVEYOR'S REPORT – Tim Jeatran, see report.

- Finished the section corner work in northern City Point in regards to the cabin encroachment on county land. Waiting for the landowner to complete the private survey for the cabin before he can complete the survey for the land trade between Forestry and Parks and the landowner.
- Began working in the Town of Bear Bluff again.

- Met with the Personnel Committee regarding the job description for Lauree Kratcha and the wage scale recommendation. They approved the job description but not the pay scale aspects due to the pending wage study.
- Tim demonstrated the new survey equipment that utilizes the use of the cellular phone and the CORES stations.

GIS TECHNICIAN'S REPORT - Lauree Kratcha.

- Garfield and Springfield have set their Board of Review. Both are reval's in 2012.
- Bids have been received for the printing of the tax bill backers. The Print Shop came in at \$645.00 and Badger State Industries at \$460.00. Lauree will use the lower bid.
- The uncertainty continues at the Department of Revenue as Lauree just learned that they will be changing the reporting format and requirements once again for 2013. They've had a lot of turnover and it's a total mess in Madison.

ZONING REPORT - Terry Schmidt.

- Pelham Property Update. Terry met with the Pelham's attorney, Jon Sherman, who was advocating for another extension for compliance. Terry consulted with Paul Millis, Corporation Counsel, and he stated if the committee wants to consider an extension; it should be placed on their November meeting agenda for consideration. If the direction of the committee is to stand behind their motion, it remains as status quo and Terry could begin enforcement action. The committee reviewed an email from Mark Stephenson, WI-DNR with his recommendation to have the fill removed before flood season. The committee remained firm with their previous motion and committee action.
- Getting ready for the October 15th pumping notice deadline. Currently there are over 250 individuals outstanding.
- The University of Minnesota-Duluth Silica Sand Conference was a good program, very well put together and numerous locals were present including representatives from Taylor Frac, Badger Mining and Jim Hoffman. It was a worthwhile day. Air quality issues were discussed in detail.
- Talked with Smith Pit and Croell Redi-Mix's attorney. He didn't have any issues regarding the changes in the operation. Terry and Gaylord are meeting with Milestone Materials on Tuesday to discuss the McNulty Pit. They have installed a new wash plant.

Also met with Kraemer's, who are next to the Smith Pit and Terry feels that they all need an updated conditional use permit especially since the sites were vacant for a

period of time. Sediment ponds that are being opened up aren't updated in the current reclamation plan on file.

- Working on Zoning text amendments and language regarding the mining operation language and strengthening our ordinance.
- Spoke with Rick Stadelman, Wisconsin Towns Association about the opting out of comprehensive zoning as proposed by one municipality. Terry questioned what a complete revision of the zoning ordinance is. In Stadelman's opinion, completely starting over would qualify as a complete revision not text amendments as we do.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2012-53** as requested by Mike and Melissa Sandoval on property known as Lot 11 of CSM 2273 located in the NE1/4-SE1/4, Section 9, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to change 16.33 acres of the Official Zoning Map from the R-4 (Residential) District to the following: 2 acres to the R-2 (Residential) District for a single family home and 14.33 acres to the A-2 (Forestry and Limited Agriculture) District.

Township supports the request.

A Motion by Ray Ransom, to approve zone change petition # 2012-53 for Mike and Melissa Sandoval, seconded by Margaret Rewald. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2012-54** as requested by Steve Roof on property known as Lot 1 of CSM 3675 located in the NE1/4-SW1/4, Section 20, T20N, R2W, Town of Millston, Jackson County, WI. The request is to allow for the construction and operation of a motorcycle and ATV sales and repair business and possibly the renting of ATVs and motorcycles in the future. The property is currently zoned in the R-2 (Residential) District.

Township supports the request.

A Motion by John Chrest, to approve conditional use petition # 2012-54 for Steve Roof, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2012-55** as requested by the Marshfield Clinic and James Colburn, Agent on property located in the SW1/4-SE1/4, Section 12, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to allow for the construction and operation of a dental clinic within the R-1 (Residential) District.

Township supports the request. A question arose regarding the status of the road abandonment within Vaudreuil Plat. The petitioner stated that the resolution was drafted and the public hearing was held last evening for the Town of Brockway.

A Motion by Norm Stoker, to approve conditional use petition # 2012-55 for Marshfield Clinic, seconded by Margaret Rewald. Motion carried.

- **ZONE CHANGE PETITION # 2012-56** as requested by Jeff Pulley, owner and Sue Garbers, Agent on property known as Lot 10 and 11 of CSM # 3262 located in the NW1/4-SW1/4, Section 6, T22N, R3W, Town of Adams, Jackson County, WI. The request is to change 3.87 areas of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-2 (Residential) District for the construction of a single family home.

Township supports the request.

A Motion by John Chrest, to approve zone change petition # 2012-56 for Jeffrey Pulley, seconded by Margaret Rewald. Motion carried.

A Motion by Ray Ransom, to adjourn the meeting, seconded by Margaret Rewald. Motion carried. Meeting adjourned at 11:15 a.m.