

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
October 16 & 17, 2013

October 16, 2013: Committee Site Visits. Committee members in attendance are Gaylord Olson, Norm Stoker, Margaret Rewald and Ray Ransom.

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

October 17, 2013: Committee Meeting and Public Hearings

Meeting called to order by Chairman Gaylord Olson at 10:00 a.m. Committee members in attendance are Gaylord Olson, John Chrest, Norm Stoker, Margaret Rewald and Ray Ransom. Others present were Lauree Kratcha, GIS Technician; Tim Jeatran, County Surveyor; Terry Schmidt, Zoning and Sanitation Administrator; and Dustin McCune, Zoning Technician.

A Motion by Ray Ransom, to approve the minutes of September 12, 2013, seconded by John Chrest. Motion carried.

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

SURVEYOR'S REPORT – see report

- Ralph and I have been observing survey corners and completing maintenance with tie sheets on corners north of Pray. Additionally, continuing to complete survey work in Knapp and Franklin townships.
- Worked with Mike Kutcher, Maintenance Dept., on setting grades for ditching near the Health and Human Services Building.
- Manatron Co. will be starting the scanning and indexing project November 6-8, 2013. They will be scanning the document here in the Compass Conference. These are the deeds all the way back to Volume 1.
- We are eligible to apply for the 2014 WLIP Base Budget Grant for the amount of \$34,161.00 and training/education for \$1,000.00. Deadline for submission is the end of the year.
- WROC 2015 quote for 6 inch resolution was reviewed by the committee. Countywide 6" resolution will be \$293,000.00 versus \$265,000.00 for 12". The committee reviewed the current 18" resolution and 6" resolution for clarity. The committee agreed that 6" resolution is a better product and we should consider this. The resolution approved by County Board was not to exceed \$300,000.00, so we are within that figure and we would have additional WLIP Base Budget Grant funds available to help cover the costs of software or quality control expenses. Additionally with the 6" resolution and LiDAR with Ayres and Associates, we will have a FEMA approved LiDAR

product that can be utilized to correct or improve the floodplain mapping.

GIS TECHNICIAN'S REPORT

- Tax bill backers have been ordered and received.
- Four Boards of Review need to be held yet.
- Attended WI Real Property Listers Conference in late September. The Department of Revenue spoke to the group and they are continuing to try to do some assessment reform.

ZONING REPORT – Terry Schmidt.

- Ron Pelham has pled not guilty and held a pre-trial conference. Ayres and Associates gave them a bid and the study should be completed at this time. The attorneys postponed any further action until the results of the study are known. The cost was about \$5,600.00-\$5,800.00. Mrs. Pelham lodged a complaint about Robert Kostohryz doing the same type of work within the floodplain. Terry sent a letter to him detailing what needed to be done at the property for compliance. Mr. Kostohryz called and said that he was removing the fill. Terry completed an onsite and this has been done.
- Pumping citations were issued, reduced down to 250. These were filed with the Clerk of Courts Office yesterday. This is a few more than last year. Terry would like to move forward with our proposed changes for next year because of this citation process. Beth has been working on preparing these citations for the better part of the past 4-6 weeks and in most cases all this work will be thrown away. He is trying to eliminate this process, not issuing this mass amount of citations. If the landowner only has 30 or 45 days for compliance, it may be handled in a timelier manner. We have three individuals that this is their 3rd or 4th offense without compliance. Corporation Counsel will be at court to address these repeat offenders. Some non-compliance is the lack of knowledge, some are forgotten, and some of it is flat out belligerence.
- We need to have some type of camera installed at the Recycling Center; we got hit again with computer components and televisions. The Sheriff's Dept. gave us contact information for this type of camera work. Terry will probably purchase a camera or video camera to mount to try to determine who this violator is. We can take the funds out of the non-lapsing account to cover the cost of a camera.
- The bill for opting out of comprehensive zoning is on hold as they are having difficulty in finding co-sponsors to sign on to it. WCCA is keeping an eye on it.
- Terry just received notice from Kyle that Manchester sent a letter to the County Board Chairman that they will not be paying the outstanding fees for Smart Growth.

PUBLIC HEARINGS

- **ZONE CHANGE PETITION # 2013-37** as requested by owners – Joan Will, Michael and Patricia Griesback, Clifford and Richard Boullion and agent – Fairchild Rail LLC on property located in the NW1/4-NE1/4, the SW1/4-NE1/4, the NE1/4-SE1/4 and the SE1/4-SE1/4, Section 2, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change approximately 75 acres of the Official Zoning Map from the A-1 (Agriculture) District to the M-2 (Industrial Extraction) District.

Township opposed the request and filed a certified copy of the resolution of opposition with the County Clerk and the Zoning Department. Scott Cox, acting Corporation Counsel's opinion was read into the minutes. Petitioner stated that they are going to operate a rail siding facility only, not an extraction site. There is support within the township for this type of operation as well as the road maintenance revenue that would be made available to the Town of Cleveland and the tax revenue of this type of operation. The petitioner stated they would like the committee to consider approval with a reduction in the acreage for approval to 70 acres down from the original 75 acres. Public comment received in support and opposition.

A Motion by Gaylord Olson, to approve zone change petition # 2013-37 for Fairchild Rail LLC, agents with a change in acreage to 70 acres, seconded by John Chrest. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2013-39** as requested by Larchmont Holdings LLC and Richard McHugh, agent on property located in the NE1/4-NW1/4, the SE1/4-NW1/4, the W1/2 of the SE1/4, the NE1/4-SE1/4, the NW1/4-NW1/4, the SW1/4-NW1/4, the NW1/4-SW1/4, and the SW1/4-SW1/4, all in Section 7, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 286 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the M-2 (Industrial Extractive) District for non-metallic mining.

Township opposed the request and filed a certified copy of the resolution of opposition with the County Clerk and the Zoning Department. Petitioner stated what their scope of operation will be and is willing to adjust their request to eliminate the area of the sensitive trout stream and asked for approval. Public comment received in support and opposition of the request.

A Motion by John Chrest, to deny zone change petition # 2013-39 for Larchmont Holdings LLC, seconded by Margaret Rewald. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2013-42** as requested by Bob Hart, owner and Isaac Dotson, agent on property known as Lot 1 of CSM 1670 located in the NE1/4-SE1/4, Section 12, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to allow for the placement of a semi-trailer to be used for multiple purposes, storage, office, rec room and possible kitchen facilities.

Township opposed the request.

A Motion by Norm Stoker, to deny conditional use permit petition # 2013-42 for Bob Hart, owner and Isaac Dotson, agent, seconded by Margaret Rewald. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2013-43** as requested by Roger and Barbara Neitzel on property located in the NW1/4-SW1/4, Section 21, T19N, R5W, Town of Melrose, 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 the construction of a single family home.

Township supports the request.

A Motion by Ray Ransom, to approve zone change petition # 2013-43 for Roger and Barbara Neitzel, seconded by Margaret Rewald. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2013-44** as requested by Robert Heilman on property located in the NE1/4-NW1/4, Section 27, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to change 4 acres 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 home.

Township supports the request.

A Motion by John Chrest, to approve zone change petition # 2013-44 for Robert Heilman, seconded by Norm Stoker. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2013-45** as requested by David Dolesy on property located in the NW1/4-NW1/4, Section 3, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change 2 acres of the Official Zoning Map from the R-2 (Residential) District to the B-2 (Outlying Business) District. This would allow for vehicle repair, vehicle sales, staging and storing of vehicles for future projects.

Township supports with the stipulations that vehicles be moved to his property, the existing tire pile to be removed with any usable tires to be stored in the building and a certified copy of the easement from the railroad company be provided. The committee held discussion on the conditions or stipulations.

A Motion by John Chrest, to approve zone change petition # 2013-45 for David Dolesy with the following stipulations:

- 1. Mr. David Dolesy is responsible for marking and verifying his north property line.**
- 2. All vehicles, trailers, sheds, tires or other items in Mr. Dolesy's possession must be moved onto Mr. Dolesy's property.**
- 3. All tires to be removed from the property. If tires are to be kept, they must be stored within a building.**

4. **A copy of the easement that he was granted from the railroad company be provided to the Zoning Department.**
5. **Limited to a maximum of fifteen (15) vehicles to be located on the site.**
6. **Mr. Dolesy has ninety (90) days to meet the conditions of approval. If these conditions are not met, then the zoning will revert back to the original zone district classification of R-2 (Residential).**
7. **The list of conditions is not to be construed as all inclusive. The Zoning and Land Information Committee or the Town Board reserves the right to revisit and establish other conditions, if the need arises.**

The motion was seconded by Ray Ransom. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2013-46** as requested by John Marg, owner and Jared Jessie, applicant on property located in the SW1/4-SW1/4, Section 19, T21N, R4W, Town of Albion, 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-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 # 2013-46 for John Marg, seconded by Margaret Rewald. Motion carried unanimously.

A Motion by Ray Ransom, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 1:00 p.m.