

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
September 15, 2014

September 15, 2014: Committee Site Visits, Meeting and Public Hearing.

Meeting called to order at 8:00 a.m., committee members in attendance are Gaylord Olson, Norm Stoker, Hoyt Strandberg, and John Chrest. Others present were Terry Schmidt, Zoning and Sanitation Administrator; Tim Jeatran, County Surveyor; April Schoolcraft, GIS Specialist and Beth Storlie, Administrative Assistant.

Discussion occurred regarding the onsite visit meeting time and how it's inconvenient at mid-day. No consensus was reached and the committee will discuss further at a later date as we are headed into the winter months and the need for two dates may be very limited.

A Motion by John Chrest, to approve the minutes of August 18, 2014, seconded by Norm Stoker. Motion carried.

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

SURVEYOR'S REPORT:

- Began the survey work to determine the courthouse property boundaries. Will need to complete an ALTA survey showing contours, utility locations, trees, etc for the architect.
- Ralph and Tim have been doing section corner maintenance and setting ties.
- Ayres Associates contacted Tim this week and inquired about completing the LiDAR flight this October or November. We were one of the first to sign our contract for the WROC flights and they feel that they will be very pressed for time due to all the work next spring. The aerial photos would still be done next spring, leaf off. This may actually improve our base data because all our rivers, creeks, and streams will not be at flood stage due to spring snow melt, it will give a true image of the ordinary high water marks. This would require an amendment to the contract as the dates are detailed within it. They will not bill us for this work until 2015.

A Motion by John Chrest, to approve amending the contract with Ayres Associates to complete the LiDAR flight in the fall of 2014, seconded by Hoyt Strandberg. Motion carried.

- Looking at upgrading the Leica GPS firmware. Current version will be discontinued from support and the upgrade will improve reception from satellites as well as interface well with the new total station. The cost of the upgrade is \$1,260.00 and Tim has funds available in his budget.

A Motion by Norm Stoker, to approve purchasing the Leica firmware upgrade to the survey equipment, seconded by John Chrest. Motion carried.

- Received notification from the DOA that \$68,864.00 has been approved for the 2015 Base Budget Grant, the grant application must be submitted by December 1st. In addition, \$1,000.00 was approved for training. The State is targeting the improvement of parcel mapping as a primary goal for the creation of a statewide parcel map. The re-monumentation of PLSS corners and block corners will provide the accuracy needed to parcel map. Tim feels that this project will be at least a 3 – 4 year project. He met with Diane Peterson, Personnel Director, to discuss creating a full time Survey Technician position. She recommended the position be a “project position” since it’s grant funded and the timeframe for the funding will be for several years. If the committee agrees to begin the process, then Diane can begin the creation of a job description and wage scale for committee review at next month’s meeting. Once the job description and wage scale are approved by the oversight committee, it will then move to the Personnel Committee and to the full County Board for approval.

A Motion by John Chrest, to approve beginning the process of creating a survey technician position that will be a project based position, seconded by Hoyt Strandberg. Motion carried.

GIS REPORT:

- April Schoolcraft introduced herself and gave a brief overview of her previous experience, educational background and talked about her family. She added that there is a lot to learn but she is very excited about being here.

ZONING REPORT:

- Trempealeau Co. placed their moratorium for non-metallic mining in effect for one year to complete a health assessment study. The moratorium has ended and the study has been completed. Kris Hovell, Jackson County Public Health, was wondering if a joint meeting between her committee and ours should be held to review the Power Point presentation on the study. If so, she would contact Trempealeau County to have one of the study development committee attend and she thought it would be approximately 1 – 1 ½ hours for the meeting and presentation with question and answer. The committee felt it was important to see the presentation and agreed that a joint meeting would be appropriate. Terry will contact Kris about scheduling the meeting.
- Terry discussed the onsite visit for the WE Energies gas pipeline public hearing. It will be two separate conditional use permit petitions, one for shoreland area and one for utility installation within a zoned township. Since the pipeline will travel from north to south through the entire county with an approximate length of 100 miles, it was determined that the onsite will be of the two staging areas.

- Met with the Town of Albion, Wisconsin Economic Development Corporation and Corporation Counsel about the Rustic Mill property and its clean-up. Corporation Counsel stated that there are some ownership issues as it is three year tax delinquent and the owner of record lives in California. WEDC felt that the site would qualify for a grant that is a 70/30 split, which could be utilized for clean-up. With the age of the structure, it is questionable if any asbestos is in the rubble. The township is willing to cover the cost of the asbestos inspection and its possible clean-up. Terry will keep the committee updated on the progress at this site.

PUBLIC HEARINGS

- **CONDITIONAL USE PERMIT PETITION # 2014-40** as requested by Vernon Yoder on property located in the NE1/4-SE1/4, Section 35, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to allow for rural retailing (sawmill) within the A-1 (Agriculture) District.

The township position form has not been submitted, but the Town Chairman and Supervisor contacted the office stating that the board was in support.

A Motion by John Chrest, to approve conditional use permit petition # 2014-40 for Vernon Yoder, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2014-41** as requested by Strozewski Living Trust, owner and Carl Strozewski, agent on property located in the SE1/4-NE1/4, Section 19, T20N, R2W, Town of Millston, Jackson County, WI. The request is to change 27 acres of the Official Zoning Map from the C-1 (Resource Conservancy) District to the R-2 (Residential) District for the construction of a single family homes.

Township supports the request.

A Motion by Norm Stoker, to approve zone change petition # 2014-41 for Strozewski Living Trust, seconded by John Chrest. Motion carried.

- **ZONE CHANGE PETITION # 2014-42** as requested by Robert and Gretchen Chalsma, owners and Hi-Crush Blair LLC, agents on property located in the SE1/4-SW1/4, Section 20, T21N, R6W, the request is to change 2 acres of the Official Zoning Map from the R-2 (Residential) District to the M-2 (Industrial Extractive) District; Edward and Shirley Guza, owners, and Hi-Crush Blair LLC, agents on property located in the SW1/4-SE1/4, the SE1/4-SE1/4, Section 19, the NE1/4-NE1/4, the NW1/4-NE1/4, and the NE1/4-NW1/4, in Section 30, T21N, R6W, the request is to change approximately 180 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the M-2 (Industrial Extractive) District; Susan E Storlie and Sarah Chalsma Graves, owners and Hi-Crush Blair LLC, agents on property located in the NW1/4-NE1/4, Section 19, T21N, R6W, the request is to change 40 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the M-2 (Industrial Extractive) District, all in the Town of Springfield, Jackson County, WI. The request is to allow for non-metallic mining.

Township supports the request. The petitioner stated that they have three mine locations in Wisconsin, Tomah, Augusta and Whitehall. This project known as the Blair

project would be a processing plant located on the Trempealeau County side of Trump Coulee Rd. with the extraction occurring in Jackson County.

Public comment was received in opposition and a letter was read into the minutes. Public comment was received in support.

The petitioner added that the total acreage is approximately 1,500 acres but they typically actively mine only 20-30 acres at one time, once the extraction is complete reclamation begins. Until the active mining occurs, the owners can utilize the property for agriculture, hunting, etc. After completion of the operation and reclamation with the removal of all equipment and structures, the properties will be sold back to the original owners/heirs for \$1.00.

Committee deliberation and consideration occurred with several questions about traffic concerns, is material going to be trucking or conveyed, contact with adjacent landowners, water septibility, etc.

A Motion by John Chrest, to approve zone change petition # 2014-42 for Hi-Crush Blair LLC, seconded by Hoyt Strandberg. Motion carried 4 - 0.

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