

**MINUTES**  
**JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE**  
September 21, 2015

**September 21, 2015:      Committee Site Visits, Committee Meeting and Public Hearing.**

**Meeting called to order** at 8:00 a.m., the Site Visits followed. Committee members in attendance are Gaylord Olson, Hoyt Strandberg, John Chrest, and Norm Stoker. Others present were April Schoolcraft, GIS Specialist; Dustin McCune, Zoning Technician; Beth Storlie, Administrative Assistant; and Terry Schmidt, Zoning Administrator.

**A Motion by Hoyt Strandberg, to approve the minutes of August 17, 2015, seconded by John Chrest. Motion carried.**

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

**SURVEYOR'S REPORT, see report:**

County Surveyor Report for  
COMMITTEE MEETING September 21, 2015

1. We continue surveying section corners along the county boundary. We have completed most of the North line of the county. There are a few corners that we have to wait for the leaves to go off and the corn is picked before we can travel in to them and receive accurate GPS signal. We are working along the East boundary of the County for now.
2. We marked survey corners prior to road construction in the Town of Alma.
3. We received our WLIP Grant applications from the DOA. We are eligible to apply for \$67,880 for the Base Budget Grant and an additional \$50,000 for the new strategic initiative grant. The deadline to have these in is December 31<sup>st</sup>.
4. April and I have been working on the 2016 county land information plan. The deadline for this is December 31<sup>st</sup>.

## **GIS REPORT:**

Zoning and Land Information Committee Meeting September 21, 2015

### *GIS Report*

#### Accomplishments:

- Assessment Rolls Update: All municipalities have turned in their workbooks. Waiting for Cleveland to have their OB & BOR, Sept 29<sup>th</sup>.
- Assisted Emergency Mgmt with Flash Flooding Maps from Labor Day weekend.
- Ordered GIS software and worked with Sheriff's Dept and I.T. to figure out how to set up a virtual server environment for GIS production needs in order to separate from Sheriff's Dept's Spillman Software GIS needs. Waiting on payment of virtual server license, which will probably be covered by the Sheriff's Dept. Rest of software was covered by the WLIP non-lapsing fund.

#### Trainings:

- September 22-25 annual Property Lister conference.

#### Upcoming Plans:

- Get caught up on splits.
- Prepare for tax season by ordering supplies, sending out splits letters, and split packets to assessors.
- Prepare for LiDAR and orthos to arrive.

#### Points of Interest:

- Conference call on Tuesday 22<sup>nd</sup> with two people from Amazon Web Service, Nick (State & Local Govt account manager) & Mark (Geospatial Lead) to talk about how we want Amazon to work for us regarding the air photos and LiDAR data. We will talk about subscription fees, uploading fees, and how to assign charges to users in order for Jackson County to recoup the set-up expenses, and also recoup some of the cost of the LiDAR expenses that the County has already put forth.
- Tim and I have been talking, and feel that it's time to review current fee schedule for GIS related items, specifically cost of printing for clients and also talk about fees for the new LiDAR data and how/what amount to charge the public. I will know more about what options seem the best after tomorrow's phone conversations with Amazon Web Service. We would like to have a set fee schedule for the new data during the October meeting if we can.

## **ZONING REPORT:**

- An appeal has been filed for the Fairchild Rail LLC decision to grant the conditional use permit, which names Jackson County in the suit. This will begin with being heard in the Circuit Court. Terry feels that all statutory and procedural requirements have been met. He is uncertain on what grounds they feel the appeal should be granted as the

township had a siting board at the time of the zone change and the decision for the conditional use is under the Zoning and Land Information Committee authority. Any opinion of the township regarding a conditional use is advisory only, the decision is at the County level.

- Additionally, rumor is that the Bahnub zone change will be challenged as well.
- The Recycling Budget is getting very thin due to the tire collection issues again. Terry estimates that 171 tons of tires have been picked up by Liberty Tire. This is well beyond what levels we would typically see on the bi-monthly collection dates. He suspects that illegal access is occurring not by an individual, but a business to have the volume that is accumulating. We may have to come before the County Board again depending how the rest of the budget fairs by year end. The committee discussed the installation of a surveillance camera in an attempt to determine who is illegally dumping tires at the facility. Terry explained that it is occurring during the day while the gate is open, as the facility is gated and locked overnight.

**A Motion by Norm Stoker, to approve purchasing a surveillance camera for the Highway shop area to monitor the tire drop site, seconded by Hoyt Strandberg. Motion carried.**

- The State of Wisconsin Budget Bill passed new shoreland regulations. These changes impact our ordinance as County's cannot be more restrictive than the State any longer. Changes will need to be drafted especially for non-conforming structures, impervious surfaces and mitigation efforts. Some in Madison are still attempting to revert back to the rules of our most recent version, but if they are unsuccessful in reversing this, then the rewrite is to be completed no later than October 2017.
- We discovered a minor glitch with the software that manages the pumping maintenance program. Where the issue comes in is when a parcel has multiple residential structures and multiple septic systems. When we generate our pumping data, it is defaulting to the most recent Sanitary Permit number and the type of system that permit authorized installation of. This becomes a problem for us to identify what systems and addresses are due. Pro-West Associates is able to add a drop down button that allows us to select the appropriate permit number for the pumping record. The cost of this update will be \$1,138.50 and would be part of the annual software maintenance and updates that they complete for us at year end.

**NON-METALLIC MINING DISCUSSION:**

- We've had a number of issues come up with cranberry operations where they rezoned into the M-2 (Industrial Extractive) District for sand removal, but they are doing an ag operation not sand extraction. As part of the approval granted for the zone change to M-2, a stipulation was placed that the properties would revert back to the A-2 (Forestry and Limited Agriculture) District upon completion of the non-metallic mining. In review of these operations, two have no reclamation plan or financial assurance on file with the Land Conservation Department which would prohibit them from non-metallic mineral extraction until these items are reviewed and a permit

granted from the Land Conservation Department. Corporation Counsel feels that this should be addressed through a public hearing so the landowner is noticed and can weigh in on their intentions. The committee discussed what criteria would need to be met to constitute it operating in the M-2 District. Gaylord Olson II and Terry both felt that if no reclamation plan or financial assurance is on file, no operation is occurring but the question lies with how long of a timeframe on non-activity would be recommended before it could or should revert back to agricultural.

This is an issue with one of the forties that Legacy Bogs LLC changed back in 2011 as they are running a hops operation and are requesting a Land Use Permit for the construction of agricultural structures at that site. The committee recommended running this parcel through the public hearing to revert back to agricultural as soon as possible and asked that we get additional information on how to address the zoning issues and timeframes so they can continue the discussion next month.

### **PUBLIC HEARINGS**

- **CONDITIONAL USE PERMIT PETITION # 2015-47** as requested by Leroy S Borntreger on property located in the SE1/4-NE1/4, Section 18, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to allow for Rural Retailing (making of trusses/rafters) within the A-1 (Agriculture) District.

Township supports the request. Public comment was received in opposition, feels the parcel is too small for the proposed operation. Terry clarified that the parcel was created well before the Town of Franklin's minimum lot size was adopted or their participation in the county's comprehensive zoning.

**A Motion by John Chrest, to approve conditional use permit petition # 2015-47 for Leroy S Borntreger, seconded by Hoyt Strandberg. Motion carried.**

- **CONDITIONAL USE PERMIT PETITION # 2015-49** as requested by Curran's Little Hill Farms, owner and Explosive Contractors Inc., agent on property located in the NW1/4-NW1/4, Section 10, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to allow for the placement of explosive storage magazines and an oxidizer storage bin on property in the A-1 (Agriculture) District.

Township supports the request. Terry inquired what type of license or permits are required. Todd Braden, Explosive Contractors Inc. shared that they are required to have a federal license issued by the ETF and a State of Wisconsin permit is required. Both the ETF and State have setback requirements based on how much material is to be stored at the site. Terry recommended if approval is granted, a copy of the federal license and state permit when issued are to be provided to the Jackson County Zoning Department.

**A Motion by Norm Stoker, to approve conditional use permit petition # 2015-49 for Curran's Little Hill Farms with the stipulation that a copy of the federal license and state permit are provided to Jackson County Zoning upon issuance, seconded by John**

**Chrest. Motion carried.**

- **ZONE CHANGE PETITION # 2015-50** as requested by Cory H Brayshaw on property located in the NW1/4-NE1/4, Section 10, T21N, R5W, Town of Albion, Jackson County, WI. The request is to change 3.0 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-6 (Rural Residential) District to allow for the construction of a single family home.

Township supports the request.

**A Motion by John Chrest, to approve zone change petition # 2015-50 for Cory H Brayshaw with the stipulation of working with the Land Conservation Department regarding animal siting, if desired, seconded by Norm Stoker. Motion carried.**

- **ZONE CHANGE PETITION # 2015-51** as requested Spencer Emerich on property known as Lot 3 of CSM 1943 located in the NE1/4-NW1/4, Section 19, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change 2.0 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 John Chrest, to approve zone change petition # 2015-51 for Spencer Emerich, seconded by Hoyt Strandberg. Motion carried.**

**A Motion by Norm Stoker, to adjourn the meeting, seconded by Hoyt Strandberg. Motion carried. Meeting adjourned at 11:30 a.m.**