

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
Monday, August 18, 2025

August 18, 2025: Committee Meeting, Virtual Onsite and Public Hearing

Meeting called to order at 8:30 a.m., by Chairman Hoyt Strandberg. Committee members in attendance were Ed Chamberlain, Jerry Schmidt, Brian Bethke and Dale Hoff. Others present were Cody Brommerich, County Surveyor; April Riley, Real Property Lister; Jonathan Hemp, Zoning Administrator; Dustin McCune, POWTS Technician; Jeffrey White, Land Use Specialist; Brittany Knudtson, Zoning and Land Information Assistant; Cindy Altman, County Clerk; Gaylord Olson II, County Conservationist and Mark Radcliffe, Corporation Counsel.

Next Meeting Date: Monday September 15, 2025 at 8:30 a.m.

A motion by Ed Chamberlain, to approve the July 21, 2025 minutes, seconded by Dale Hoff. Motion carried unanimously.

A motion by Ed Chamberlain, to approve the vouchers for payment, seconded by Brian Bethke. Motion carried unanimously.

CSM EASEMENT REVIEW:

Town of Alma

A motion by Brian Bethke, to approve the easement, seconded by Ed Chamberlain. Motion carried unanimously.

Discussion and consideration of the 2026 Budget proposals for County Surveyor, Real Property/GIS, Recycling and Zoning Departments

A motion by Ed Chamberlain, to approve the 2026 Budgets for the County Surveyor, Real Property/GIS, Recycling, and Zoning Departments, seconded by Brian Bethke. Motion carried unanimously.

Discussion on Ordinance Amendments for Text Amendment #2025-31, #2025-32, #2025-33

A motion by Ed Chamberlain to move forward with the Text Amendment updates, seconded by Hoyt Strandberg. Motion carried unanimously by roll call vote 5 present Aye.

SURVEYOR'S REPORT, Cody Brommerich:

- *We are continuing our PLSS remonumentation efforts in the field.*
- *Drafting Government Land Corner Certificates (tie sheets) from completed PLSS corners.*
- *Reviewed Certified Survey Maps (CSM) for compliance with state statute and Chapter 18, Jackson County Subdivision and Platting Ordinance. Filed additional surveys in County Surveyors office.*
- *Received and completed requests from private land surveyors for PLSS corner work for their upcoming private land surveys.*

- Entered and indexed County Survey Records (CSR), Certified Survey Maps (CSM), and Vertical File (VF) surveys into ProWest online survey search application.
- Answered questions and conducted research internally and externally from the public, realtors, private land surveyors, title companies, etc. regarding land boundaries, easements, aerial imagery, LiDAR, land divisions, and more.
- Working on survey/research for Highway Department.
- Received more blue line timber sale survey requests for the Fall/Winter from the Forestry Department.
- Received PLSS corner data/coordinate requests from Wisconsin DNR and private land surveyors.

Future Conferences/ Meetings:

Driftless Area GIS Meeting (8/20) – Richland Center, WI

Wisconsin County Surveyors Association (WCSA) Meeting (8/22) – Wisconsin Rapids, WI

REAL PROPERTY LISTER REPORT, April Riley:

Accomplishments: Accomplishments:

- Prepared assessment rolls for Open Book and Board of Review.
- Worked on updating the tax roll with 2025 transfers.
- Worked on getting Beacon to update owner labels on a nightly routine.
- Worked with Beacon staff to investigate why some parcel values were tripled.
- Worked on Jackson County COOP Worksheet for Land Information Department
- Assisted with collaboration of GIS with Environmental Health for well data and test results.

Future Trainings/Meetings:

- Annual State Meeting will be held in Pembine, Sept 16-19th.

Upcoming Plans:

- Catch-up on property ownership transfers for 2025.
- Begin working on property ownership changes/splits for 2026.

Points of Interest:

- Seven municipalities left to complete Board of Review.

GIS/911 REPORT, Joe Pilkington was given by Cody Brommerich:

- Regularly responding to requests from Jackson County Dispatch to enhance the GIS data supporting the CAD and mapping systems.
- The GIS/911 Data Coordinator worked in partnership with the Ho-Chunk Nation PD and Division of Realty to amend their jurisdictional response boundary to include new trust land located in the Town of Brockway along Maplewood Court.
- Closing out the DMA/OEC FY2025 GIS Grant, which funded the Motorola Flex server migration and the transition to ArcGIS Pro for 911 CAD mapping; services have been rebuilt and deployed in the new environment, workflows documented, and final reports/expenditures are being prepared for submission.
- The Department of Health and Human Services, Division of Environmental Health, approached the Land Information Department to explore digitizing their well permitting form using ArcGIS Survey123. This initiative would streamline the permitting process, improve data collection accuracy, and enhance accessibility and reporting for the staff.
- Seven new address applications were processed and the corresponding data added to both the GIS and 911 databases.

ZONING REPORT, Jonathan Hemp:

- *Soil Test on-site evaluations*
- *Septic Installation Inspections*
- *Travel Trailer Permit Registrations*
- *Land Use Permits*
- *Website updates*
- *Working on bringing Non-compliant structures into compliance*
- *POWTS pumping notices and 3rd round reminders mailed out*
 - *1st round NC sent to CC*
- *Working w/ Corporation Counsel on bringing non-compliance issues into compliance*
 - *Court hearing July 30*
- *Chapter 16 & Chapter 20 updates*
- *2026 Budget packets completed*
- *Recycling:*
 - *Load of Aluminum can bales 8/18*

OLD BUSINESS:

- **None**

A recess was called at 9:15 a.m. until 9:30 a.m. by Brian Bethke, seconded by Dale Hoff.

Public Hearing called to order at 9:30 a.m. by Hoyt Strandberg.

COMMUNICATIONS AND PUBLIC COMMENT:

- #2025-23: No public comment.**
- #2025-24: No public comment.**
- #2025-25: No public comment.**
- #2025-26: No public comment.**
- #2025-27: No public comment.**
- #2025-28: No public comment.**
- #2025-29: No public comment.**
- #2025-30: No public comment.**

A motion by Brian Bethke, to close public comment, seconded by Dale Hoff. Motion carried unanimously.

NEW BUSINESS:

- **CONDITIONAL USE REQUEST #2025-23** as requested by Raymond Wagler, on property located in the NE1/4-SE1/4, Section 09, T20N, R06W, Town of Franklin, Jackson County, WI; 018-0157.0000. The request is to operate a lumber yard in the A2(Forestry and Limited Agriculture) District.

Town Opposes due to the fact the applicant did not go through proper channels before putting up the lumber yard.

A motion by Ed Chamberlain, to approve CONDITIONAL USE REQUEST #2025-23 for Raymond Wagler with conditions set forth by the committee to remove all animals and stalls from the art studio building by October 15th for Raymond Wagler, seconded by Brian Bethke. Motion carried roll call vote 5 present aye.

- **ZONE CHANGE PETITION #2025-24** as requested by Jeff Stockburger, on property located in the SW1/4-NW1/4, Section 35, T21N, R05W, Town of Albion, Jackson County, WI; 004-0542.0005. The request is to change 1.75 acres; pending the survey, of the A1 (Agriculture) District to the R2(Residential) District to create a new lot around the existing residence.

Town Supports.

A motion by Brian Bethke, to approve CONDITIONAL USE REQUEST #2025-24 for Jeff Stockburger, seconded by Ed Chamberlain. Motion carried roll call vote 5 present aye.

- **ZONE CHANGE PETITION #2025-25** as requested by Cody Frazee, on property located in the SW1/4-SE1/4, Section 20, T24N, R05W, Town of Cleveland, Jackson County, WI; 014-0319.0000. The request is to change 1.5 acres of the A2(Forestry and Limited Agriculture) District to the R2(Residential) District.

Town took no position.

A motion by Brian Bethke, to approve ZONE CHANGE PETITION #2025-25 for Cody Frazee, seconded by Hoyt Strandberg. Motion carried roll call vote 5 present aye.

- **CONDITIONAL USE REQUEST #2025-26** as requested by David Zook, on property located in the NE1/4-NE1/4, Section 24, T21N, R05W, Town of Albion, Jackson County, WI; 004-0369.0000. The request is to establish and operate a parochial school in the A1 (Agriculture) District.

Town supports.

A motion by Ed Chamberlain, to approve ZONE CHANGE PETITION #2025-26 for David Zook, seconded by Dale Hoff. Motion carried roll call vote 5 present aye.

- **ZONE CHANGE PETITION #2025-27** as requested by Bruce & Cindy Altman, on property located in the NW1/4-NW1/4, Section 15, T20N, R01W, Town of Knapp, Jackson County, WI; 028-0228.0000. The request is to change 40 acres of the A2(Forestry and Limited Agriculture) District to the R6(Residential-Rural Ag) District for the construction of a single-family home with garage and the ability to have animals.

Town supports.

A motion by Ed Chamberlain, to approve ZONE CHANGE PETITION #2025-27 with conditions set by Gaylord E Olson II for Bruce & Cindy Altman, seconded by Dale Hoff. Motion carried roll call vote 5 present aye.

- **ZONE CHANGE PETITION #2025-28** as requested by Jeffery Pearson, on property located in the SE1/4-NE1/4, Section 17, T20N, R06W, Town of Franklin, Jackson County, WI; 018-0278.0040. The request is to change 3.78 acres of the R2(Residential) District to the R6(Residential-Rural Ag) District for the ability to have two horses on the property.

Town supports.

A motion by Ed Chamberlain, to approve ZONE CHANGE PETITION #2025-28 with conditions set by Gaylord E Olson II for Jeffery Pearson, seconded by Dale Hoff. Motion carried roll call vote 5 present aye.

- **CONDITIONAL USE REQUEST #2025-29** as requested by Nicolas & Sarah Jordan, on property located in the SW1/4-NE1/4, Section 22, T21N, R04W, Town of Brockway, Jackson County, WI; 010-0793.0000. The request is to operate a short-term rental/tourist rooming home in the R1(Residential) District.

Town supports.

A motion by Ed Chamberlain, to approve ZONE CHANGE PETITION #2025-29 for Nicolas & Sarah Jordan, seconded by Brian Bethke. Motion carried roll call vote 5 present aye.

- **ZONE CHANGE PETITION #2025-30** as requested by Gregory & Melinda Peterson, on property located in the NE1/4-SE1/4, Section 29, T19N, R05W, Town of Melrose, Jackson County, WI; 034-0247.0000. The request is to change 3 acres of the A2(Forestry and Limited Agriculture) District to the R6(Residential-Rural Ag) District for the construction of a single-family home and the ability to have animals.

Town supports.

A motion by Ed Chamberlain, to approve ZONE CHANGE PETITION #2025-30 with conditions set by Gaylord E Olson II for Gregory & Melinda Peterson, seconded by Dale Hoff. Motion carried roll call vote 5 present aye.

A motion by Brian Bethke, to adjourn the meeting, seconded by Ed Chamberlain. Motion carried. Meeting adjourned at 10:12 a.m.