

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
December 17, 2018

December 17, 2018: **Committee Site Visits, Committee Meeting and Public Hearings**
Meeting called to order at 8:30 a.m. by Chairman Hoyt Strandberg, the Site Visits commenced with the committee meeting to follow. Committee members in attendance are Hoyt Strandberg, Norm Stoker, Ed Chamberlain, Karen Thundercloud and Alton Staff. Others present were Ethan Remus, County Surveyor; April Schoolcraft, GIS Specialist; Joe Pilkington; GIS Technician; Terry Schmidt, Zoning Administrator; and Beth Storlie, Administrative Assistant.

A Motion by Alton Staff, to approve the minutes of November 19, 2018, seconded by Ed Chamberlain. Motion carried.

A Motion by Ed Chamberlain, to approve the vouchers for payment, seconded by Norm Stoker. Motion carried.

SURVEYOR'S REPORT, see report:

- *Finished PLSS maintenance in Alma.*
- *Continued PLSS Maintenance project in Hixton. Only 5 corners left to do in this Township.*
- *Set a couple corners in North Bear Bluff for upcoming USFWS survey.*
- *Finished CSM for Highway shop on Harrison Street.*
- *Began drafting tie sheets for 2018 field work.*
- *2019 WLIP grant application has been approved by DOA.*
- *Prowest parcel mapping contract will be on agenda for County Board tonight.*

REAL PROPERTY LISTER REPORT, see report:

Accomplishments:

- *Tax roll is finalized and the bills have been sent out, due date is today.*
- *Tax roll data dump was sent to all requesting companies last Thursday.*
- *XML files of Real Estate roll for all municipalities were submitted to the WI DOR last Friday.*
- *2019 Assessment Work Roll update: entering splits, surveys, and any parcel adjustments from 2018.*
- *Attended CallWorks software training for Sheriff's Department.*
- *Ordered assessor supplies for 2019 year, currently distributing.*

Future Trainings:

- *None planned until February.*

Upcoming Plans:

- *Continue to update tax parcel records and prepare work rolls for assessors for the 2019 tax year with pertinent recorded documents from ROD.*
- *Take phone calls regarding assessment issues/tax bill questions from landowners, title companies, realtors, attorneys, treasurers.*
- *Work with assessors if any issues come in from tax bill questions/concerns.*

Points of Interest:

- *New Town Clerk for Manchester, Cameo Hanson.*
- *New Village Clerk/Treasurer for Village of Hixton, Karen Brown.*
- *Transitioning to a new Town Clerk for Knapp, Dawn Linder.*
- *Albion Town Clerk, Tammy Rush, will be resigning soon, so Albion will be in search of a new Clerk.*

GIS/911 REPORT, see report:

- *The Sheriff's Department has completed installation of the **Motorola CallWorks CallStation** software. This new software is primarily used for call handling, but also includes a mapping solution. County GIS data has been provided to the Motorola CallWorks GIS team, via upload to a Box.com account. Our data is utilized by the CallWorks GIS team to develop a map, which is accessible to the dispatchers via the CallStation software. Similar to the problems experienced with the Spillman software, we have received reports that phase 1 calls are not plotting in the map. This issue is unrelated to GIS, but we will continue to offer our assistance and support as the Sheriff's Department works with their vendors to troubleshoot this problem.*
- *Currently working with the Emergency Management Coordinator, Kristina Page, to update Jackson County Code of Ordinance, Chapter 6, Emergency Management. April has been assisting in the draft review process.*
- *Continuing on with routine maintenance and develop of "Mission Critical" GIS data.*
- *Revised the New Road Name Application and Road Name Change Applications.*
- *Keeping up with rural addressing assignments.*
- *Initial preparations for the Parcel Fabric Mapping Project with Prowest & Associates.*

GIS Mapping Requests: *No new requests.*

GIS Data Requests: *Core Logic purchased a copy of our address data at a cost of \$150. Mayo Clinic Medical Transport has requested an invoice for our Countywide GIS dataset (except imagery) at a cost of \$1500. We are awaiting payment.*

Future Trainings / Meetings: *WLIA 2019, February 20th – 22nd.*

ZONING REPORT:

- HIS Properties LLC has filed an appeal of the Zoning and Land Information Committee's decision to the Board of Adjustment. The hearing is scheduled for January 10, 2019.
- Raymond Wagler property. A Summary Judgment hearing was held and Mr. Wagler was found guilty. The judge asked him how long it would be to comply with the order by removing the animals from the barn into a compliant structure. His reply was seven years. Corporation Counsel has petitioned the court to set a more realistic deadline for compliance.

About two weeks ago, Beth received a call from a gentleman stating that he was representing Mr. Wagler and that animals have always been in the building as pigeons, birds, mice and other rodents have continuously occupied the structure. He claimed that our ordinance defines these types of animals and that we are unjustly persecuting Mr. Wagler. Beth referred him to Kerry Sullivan-Flock. We will see where this goes.

- Lloyd property. A trial was set for December 7, 2018 and Mr. Lloyd nor his attorney appeared for the trial. A default judgment was the decision of the court. The court order established 60 days for Mr. Lloyd to apply for the required zone change for the business activities, have the public hearing and receive approval for the zone change as well as progressing with the property clean up. If he does not meet this deadline, then Corporation Counsel will file for an injunction for third party clean up and daily fines with jail time will be assessed.
- Anderson property. Some vehicles have been removed from the site but Terry has not been there for a field check on the progress. He will follow up with this.
- Everson property. The old snow mobile clubhouse in the Town of Melrose built a shelter structure many years ago, when it was permissible within the floodway. It was compliant at the time of permitting and construction but Terry feels that it would not meet today's ordinance standards. The property was sold to Jeff Waughtal, who in turn has sold it to Ray Everson. Mr. Everson pulled a camper onto the parcel but has not registered the unit and it has been located at the site well beyond the allowed twenty-five days. In fact, Mr. Everson is residing in the camper as his permanent home, which is a violation of the Zoning Ordinance. His residing in the camper has been verified by Terry as he was in the area on evening and saw lights on, skirting and straw bales around the camper and a propane tank that has been installed at the site. In the letter that accompanied the citation issued, Terry detailed that such use as a permanent residence cannot occur, that combustibles are not allowed within the floodway and no structures are allowed within the floodway. Mr. Everson plead not guilty and a pre-trial conference with Corporation Counsel is to be scheduled.

PUBLIC HEARINGS:

- **ZONE CHANGE PETITION # 2018-58** as requested by Alan & Jacquen Klein on property located in the NE1/4-SE1/4, Section 34, T20N, R6W, Town of Franklin,

Jackson County, WI. The request is to change 4 acres of the Official Zoning Map from the R-3 (Cabin/Cottage) District to the R-6 (Rural Residential) District to allow for the construction of a single-family home. The remaining acreage will remain in the A-2 (Forestry and Limited Agriculture) District.

The township supports the request. Mr. Klein stated that he wants to build a single-family home as a retirement home and have the possibility of having some animals. The existing pole shed has living quarters within it and has been used as a hunting cabin.

Gaylord Olson II stated that he has met with Mr. Klein prior to the gun season to discuss his plans. Gaylord shared his recommendations for conditions of approval with the committee, they are as follows.

- 1 – No more than 7 animal units are allowed on the property at any time.
- 2 – No earthen feedlot can be created on the property.
- 3 – Manure should be spread on cropland fields according to current Nutrient Management Planning guidelines.
- 4 – All State and County environmental standards for preventing manure and soil runoff must be met and maintained.
- 5 – All livestock and animal fencing installation and its maintenance is the responsibility of the R-6 rezoned parcel property owner and not the adjacent property owners.
- 6 – An order for animal removal may be a possibility if the R-6 zone change conditions for approval are not maintained.

A Motion by Ed Chamberlain, to approve zone change petition # 2018-58 for Alan and Jacquen Klein with the stipulation that all the Land Conservation Department recommendations are met, seconded by Alton Staff. Motion carried.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Karena Thundercloud. Motion carried. Meeting adjourned at 11:15 a.m.