

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
December 19, 2016

December 19, 2016: Committee Site Visits, Committee Meeting and Public Hearing

Meeting called to order at 9:00 a.m., the Site Visits followed with committee meeting and public hearing held upon their return at approximately 9:30 a.m. Committee members in attendance are John Chrest, Hoyt Strandberg, Norm Stoker, Michelle Greendeer-Rave, and Alton Staff. Others present were Tim Jeatran, County Surveyor; Ethan Remus, Deputy County Surveyor; April Schoolcraft, GIS Specialist; Terry Schmidt, Zoning Administrator; Dustin McCune, Zoning Technician; and Beth Storlie, Administrative Assistant.

A Motion by Michelle Greendeer-Rave, to approve the minutes of November 10 and November 14, 2016, seconded by Norm Stoker. Motion carried.

A Motion by Norm Stoker, to approve the vouchers for payment, seconded by Alton Staff. Motion carried.

CSM EASEMENT REVIEW:

- Dallas Wilhite is completing a survey for Har-Mur Excavating LLC. They are proposing four lots being reconfigured and a 66 foot easement off of STH 54 to serve Lot 7. Another concern is the length-to-width ratio of Lot 7, when we use the averaged width along the rear property line, it is very close to meeting the ordinance but it is over. Lot 7 is going to a family member who proposes building a home on the parcel and will be addressing the zoning classification in January.

A Motion by Michelle Greendeer-Rave, to approve a 66 foot easement for Har-Mur Excavating and exceeding the length-to-width ratio, seconded by Hoyt Strandberg. Motion carried.

RETURN OF TABLED PETITIONS FOR CONSIDERATION:

- Zone Change Petition 2016-70 Kathiern Holman and Tasha Marek. Terry spoke with Clara Smetana, Treasurer for the Town of Komensky regarding the request as he was not able to reach any of the other board members. She stated that they did meet but the Town Chairman was not present at their meeting and the two side board members felt that they would defer to the County for the decision regarding this change.

Terry felt based on the past experiences and issues that the site be limited to Gaylord's recommendation of three (3) horses only and that a trial period of one year be established for the requested change. The fencing needs to be up-to-date to maintain the horses on the property instead of accessing neighboring property. That would allow them to have the animals but allow the committee the opportunity to revisit the request, if issues arose.

Kathiern Holmen stated that they will be installing a privacy fence all along the east side and to the south as well to ensure that the horses remain on their property. Patti Junk was present and vouched for the condition of the property and the animal's health. She feels that they are well taken care of and healthy especially with the cold weather.

A Motion by Michelle Greendeer-Rave, to approve zone change petition # 2016-70 with no conditions or probations, seconded by Alton Staff. Motion carried 5-0.

- Zone Change and Conditional Use Permit Petition # 2016-72 Badger Mining Corporation. Terry stated that the Town of Springfield last month requested that the petition be tabled until they could meet. Due to the election they had to move their monthly meeting date and it would have been after the public hearing. They have met and the township supports the request with no additions or conditions of approval.

He added that we are including all the rail locations within the township even those that were installed in late 1990's and early 2000's prior to Springfield being part of zoning. We are including them now so that those are up to date and current with the code. The only new section is portion that extends from the existing track through the Dolesy property. It's more acreage but includes all the tracks for Badger Mining. The initial installations were legal non-conforming.

A Motion by Alton Staff, to approve zone change petition # 2016-72 for Badger Mining Corporation, seconded by Norm Stoker. Motion carried 3 -2 with Hoyt Strandberg and Michelle Greendeer-Rave in opposition.

SURVEYOR'S REPORT, see report:

County Surveyor Report for
COMMITTEE MEETING December 19, 2016

1. The Section corners in the Town Garden Valley are finished.
2. Winter came fast so we have been working on drawing section corner tie sheets and mapping Certified Survey Maps. Our field work will be limited due to the cold weather.
3. April and Ethan met with Brad Markhardt and his Environmental management class. April discussed the importance and uses of GIS data. She demonstrated many of the options on our GIS web mapping site. The class will be using our web mapping site for their class projects. Ethan explained some history of land surveying and how it is used today. He later took the students outside and let them use our GPS equipment and metal locator to stakeout and locate a section corner. Brad said that he felt this was very beneficial for his class and hopes this could be done again next year.
4. There will be another air photo flight coming up in the spring of 2020. It's important that we try to keep participating in the WROC program to update the county wide airphotos. There are many user that rely on updated air photos. We would like to start a resolution to use some Ho Chunk funds for the WROC 2020 flight. We would also like to use some of the funds to hire Ayres and Associates to do a Hydrographic layer of the county.

Additionally, the next WROC air photo flight has been scheduled for 2020. We would like to participate as it's very important to many departments to keep current with the photography. Tim would like to start building up funds similar to the method used for the LiDAR photography by receiving an allocation annually from the Ho-Chunk Nation Gaming funds. The initial cost is \$85,000.00 for the aerial photography and an additional \$22, 500.00 for a hydrographic layer for all our rivers, creeks and streams. This identifies the stream locations more accurately than the WI-DNR delineated waterways as they just digitized the 1969 USGS quad maps. The six inch resolution photos will be much more accurate than the old quads. April added that many deeds describe to the center of the stream or river and this would be much more accurate. Multiple county departments use the data besides the general public.

Tim plans on bring a resolution forward next month to participate in the flight and to begin annual allocation of funds from the Ho-Chunk Nation gaming.

Alton Staff questioned how Google Earth compares to ours and if we could use theirs. April stated that there are issues with their data and they offered us to purchase theirs. We don't know the standards for their photography, leaf on or leaf off, the resolution, etc. It's an option, but an expensive one.

County Board Chairman, Ray Ransom stated we need to determine what departments benefit for this updated technology and that the committee needs to ensure that some of the cost of a project is reasonably recouped in our service fees or permitting fees. When private industry comes in for this data, we need to ensure that we are priced appropriately to represent our actual costs.

Tim and April stated that if we were using WLIP grant funds for this type of project, we would not be able to assess a fee for the technology. The Department of Administration, as part of the grant approval process, has prohibited assessing fees when grant funds were utilized for the project. Ray questioned how much money is currently in the non-lapsing LiDAR fund. He added that we are one of 150 others that want to utilize those funds and the pool of funds is only so much.

Beth verified that the current balance in the non-lapsing fund is \$7,356.00, data was sold to four different entities. Two were \$250.00 and two at \$95.00. The only cost involved monthly is the cost of cloud storage.

April added that Ayres Associates advised us at the time of pricing that they felt consulting agencies would purchase the entire county's data not on a "per tile" basis. That has not been the case thus far. Our current fees schedule is \$5,000.00 for countywide LiDAR data and \$250.00 per tile. Air photos countywide are \$1,000.00 or \$20.00 per section. The committee added that they will have to consider the cost of services, it is government's responsibility to provide certain services.

LTE Surveyor Assistant Position:

- Tim's budget has \$6,000.00 in a part-time line that we have utilized for an LTE for several years. We would like to post the vacancy and begin the hiring process. Diane Peterson, Personnel Director added that we would send the vacancy to professors in the UW system to look for interested candidates. She added committee approval is needed to begin the process.

A Motion by Michelle Greendeer-Rave, to approve beginning the hiring process for the LTE Surveyor Assistant, seconded by Hoyt Strandberg. Motion carried.

GIS REPORT, see report:

Zoning and Land Information Committee Meeting. December 19, 2016

GIS Report

Accomplishments:

- Property Listing update: All the tax bills are out, JoAnne did a really great job in a very stressful time of the year without much help due to her deputy being out sick and limited support staff, I assisted when I could. Now that bills are out, I'm receiving plenty of phone calls from tax payers regarding their bills. Many of these issues are caused by splits, or a problem with their conveyance documents which may not have been resolved by their attorney or title company yet. Some of the issues are because I made mistakes. Either way, I work with the callers to find a solution.
- In the meantime, I'm currently preparing the 2017 tax roll records for assessors and my goal is to get all this information to them in January. Last year it was March before they got any of my data for the new assessment year.
- We had an issue with the way our mapping website displays information, specifically "taxes due". We've been receiving a high volume of calls from people wanting to know what their tax bill is before they receive them in the mail, so they really depend on the website. I've been working with the website company, ADC, and the tax record software company, GCS, and found that GCS changed a few field names within their database which threw off the automated processing of ADC to display the information on the website. We're currently trying out a test site, and if all is good then the tax bill information should be up and running on the website again this week.
- I assisted with trouble-shooting a problem with one of the dispatch stations, with IT and Dispatch Lead for a few hours one day.
- I downloaded a standalone ArcGIS license on a computer for Jack Grutzik of Forestry.
- I've been working extra hours to attempt to catch up with my workload.

Trainings:

- Started on-line web conference training with Panda Consulting, to assist with learning Parcel Fabric. We've done about two hours for four days last week. Matt's been building Garfield's PLSS layers, and began the survey lots layer. Training is helpful, we still have many questions, but what we've learned so far is helping.

Upcoming Plans:

- Working on assessor information, I need to assign a big batch of addresses, also need to turn in data to the company GeoComm to review the format and decide whether it'll be compatible with the Sheriff Dept's new version of Spillman.

Points of Interest:

- None.

Submitted by April Schoolcraft, GIS Specialist/Real Property Lister

ZONING REPORT:

- Terry received notice that Riverfront is terminating our support employee contract at the Recycling Center effective at the beginning of the New Year. We will need to hire a part time LTE employee to work Wednesdays and Saturdays. He would like to consider offering it to the current individual that has worked at the Center through Riverfront for many years.

Diane Peterson, Personnel Director, added that it would be handled similar to the seasonal help hiring of the Forestry and Parks Department. We have so much budgeted for the cost of the labor and then you hire the number of staff to meet the need based on funds available. She felt that committee input and approval would be warranted. Diane would prefer not doing outside recruitment as the current individual is trained, certified for forklift operation and doing the required work of the position already.

A Motion by Hoyt Strandberg, to approve hiring an LTE Recycling worker, seconded by Norm Stoker. Motion carried.

- The committee received a summary and comparison of neighboring counties fee schedules for review and directed that it be placed on the January 16, 2017 agenda for further discussion and review.

PUBLIC HEARINGS: The Chairman amended the order of the public hearing as follows:

- **CONDITIONAL USE PERMIT PETITION # 2016-77** as requested by Christopher A. Doeslaere on property known as Lot 10, Block 2, Williams Subdivision located in the NE1/4-NE1/4, Section 27, T21N, R4W, Town of Brockway, Jackson County, WI. The request is to allow for a manufactured home (2) mobile home within the R-2 (Residential) District.

Township supports the request. No one present to represent the petition. Public comment received in opposition.

A Motion by Norm Stoker, to table conditional use permit petition # 2016-77 for Christopher A. Doeslaere, seconded by Alton Staff. Motion carried.

- **ZONING TEXT AMENDMENT # 2016-75** as requested by the Jackson County Zoning Department for changes to the existing Zoning Ordinance text for the following:
 1. Add language that allows for the keeping of fowl, rabbits and potbelly pigs on property in residential district on a limited and restrictive basis.
 2. Add language which deals with automotive service and repair shops and the maximum days that vehicles may be kept on site.
 3. Add language dealing with produce stands and seasonal deer processing.

The proposed changes and affected section of the ordinance can be viewed at the Jackson County Zoning Department.

Responding townships supported the request or took no position except the Town of Albion who opposed the amendments. 10 of the 14 townships have submitted their position.

A Motion by Michelle Greendeer-Rave, to approve zoning text amendment # 2016-75 as presented, seconded by Alton Staff. Motion carried unanimously.

- **SHORELAND ZONING TEXT AMENDMENT # 2016-76** as requested by Jackson County Zoning Department. Due to Act 55, which was a new state law passed during the last budget cycle, the Jackson County Zoning Shoreland Ordinance needed to be revised to meet these requirements. The major changes deal with non-conforming structures, impervious surfaces and mitigation practices. The new changes allow for improvements to be made to non-conforming structures that were not allowed in the past. The changes also set limits on the amount of property that can be covered by impervious surfaces. The full text can be viewed at the Jackson County Zoning Department.

The State of Wisconsin passed legislation during the budget approval to rewrite the shoreland standards and required every county to make ordinance changes. Since it is law already, no local municipality response for the language changes was required. In Terry's opinion, it is a watered down version of our previous language and eliminated much of the local control.

A Motion by Michelle Greendeer-Rave, to approve shoreland zoning text amendment # 2016-76 under protest, seconded by Norm Stoker. Motion carried unanimously.

A Motion by Michelle Greendeer-Rave, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 12:00 p.m.