

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
December 21, 2020

December 21, 2020: Committee Meeting and Public Hearings

Meeting called to order at 8:30 a.m. by Hoyt Strandberg, Zoning and Land Information Committee Chairman. Committee members in attendance are Hoyt Strandberg, Norm Stoker, Ed Chamberlain, and Alton Staff. Others present were Terry Schmidt, Zoning Administrator; Cody Brommerich, County Surveyor; April Schoolcraft, Real Property Lister; Joe Pilkington, GIS and 911 Coordinator; and Beth Storlie, Administrative Assistant.

A Motion by Ed Chamberlain, to approve the minutes of November 16, 2020, seconded by Alton Staff. Motion carried.

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

SURVEYOR'S REPORT, Cody Brommerich:

- *PLSS Update: We have been continuing remonumentation efforts, it has been a very productive year in the field for us. We reset the final ten road corners we had left in Garfield, Manchester, and Knapp. There were a couple roads that were scheduled for road construction that ended up being delayed, we will see if they get done in 2021. Once we get to a good stopping point for remonumentation, we will begin marking lines for the Forestry Department for upcoming timber sales, and continue that field work until the ground gets too frozen and/or too much snow.*
- *WROC 2020 Update: Ayres Associates informed us that the 3-inch orthos are complete, and were shipped last Thursday the 17th. We haven't received them yet, but Zach Nienow with Ayres said he thinks we will be very pleased with the final product. We received the final invoice for the imagery from Ayres for \$5,940.00. We are working on sending out invoices to the municipalities that participated in the 3-inch imagery.*
- *Parcel Fabric: We also received the final invoice for our parcel fabric project from Prowest in the amount of \$53,414.82. We are working on getting that project wrapped up soon.*

REAL PROPERTY LISTER REPORT, April Schoolcraft:

Accomplishments:

- *Tax bills are printed and sent out.*
- *Tax data file have been sent to all the requesting escrow companies.*
- *Received assistance from Tommy Torkelson, Survey LTE, with comparing the Wisconsin DNR's list of County Forest Lands match with our tax roll; making sure the assessment class of 'W4' is assigned to those parcels instead of being listed as exempt. (This makes a difference for audits.)*

- *I'll take any discrepancies to the DNR's County Forest & Public Lands Specialist (Doug Brown) and we'll adjust the records so they match.*
- *Continued working on supplies/reports for assessors.*

Future Trainings:

- *None planned.*

Upcoming Plans:

- *Still working on a 'Street Numbering Map' for the City of Black River Falls, working with City Administrator, Brad Chown. Brad has reviewed the draft and suggested edits.*
- *Continue to take phone calls & visits at the office window.*
- *Implementing the final product of the parcel mapping from Prowest.*
 - *Prowest has provided a list of items they'll need in order to set up the ETL script to pull the parcels from fabric and publish them into the feature class. We'll need to work with IT Staff to fulfill some of the items Prowest has listed.*

Points of Interest:

- *Alternative schedule for the third 6 weeks of the school year:*
 - *4am – 7:00am*
 - *12:30pm – 5:30pm*
 - *This schedule to be used on days I will be responsible for teaching our group*

GIS/911 REPORT, Joe Pilkington:

- *Integrating parcel fabric data into the County GIS. Updated all GIS datasets to include:*

<ul style="list-style-type: none"> a. <i>Law Zones</i> b. <i>Fire Zones</i> c. <i>First Responder Zones</i> d. <i>Municipal Boundary</i> e. <i>PLSS Townships</i> 	<ul style="list-style-type: none"> f. <i>PLSS Sections</i> g. <i>PLSS Quarter Sections</i> h. <i>PLSS Sixteenth Sections</i> i. <i>PSAP Boundary</i> j. <i>County Boundary</i>
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- *Edge matched all tax parcels, which border parcel fabric tax parcels, for alignment and display on WGxtreme.*
- *Updated GIS data models for dispatch.*
- *Updated and prepared new CallWorks GIS data for the annual update to that dispatch mapping system.*
- *Assigned speed limit values to all federal, state, and county road centerlines.*
- *Cracked all road centerlines at the new readjusted municipal boundaries for the six parcel fabric townships. Required for NG911.*

- *Catching up on address applications submitted since last month.*

GIS Mapping Requests: *None*

GIS Data Requests: *Twelve tiles of 6" 2020 Orthoimagery sold to Badger Mining Corp. for \$250.00.*

Future Trainings / Meetings: *None.*

ZONING REPORT, Terry Schmidt:

- Update on Raymond Wagler Violation: Terry and Gaylord Olson II both requested that Corporation Counsel petition the court for further enforcement action, but they didn't hear back from her. This week, each issued individual citations for the converting of the machine shed for animals by cutting a hole in the wall. The structure as a machine shed was permitted as it met the setbacks for that type of use, but does not meet the required setbacks from the stream for animal confinement. Mr. Wagler was informed that the structure could not be used for animals at the time of permit issuance. He has penned off the area along the stream for the horses and goats, which have direct access to the bank of the stream.
- Terry completed the required affidavit from Corporation Counsel to go before the Judge for an injunction to have a third-party clean-up order granted. The Town of Brockway is willing to assist with the clean-up efforts. There is no timeframe for when the injunction request will go before the Judge.
- The Conditional Use Permit requested by James Miller was denied and he was asked to remove the semi-trailer. Instead of complying with the order, Mr. Miller decided to build a wall of pallets around the semi-trailer and side it. Besides ignoring the order for the semi-trailer to be removed, he compounded the violation by doing this construction without obtaining the required Land Use Permit. Terry issued a citation for not removing the semi-trailer. Additionally, he has accused the Clerk of Courts Office to be in cahoots with the Zoning Department about hiding his legal action against the committee, the county and his appeal. To date, the appeal has not been filed with the Clerk of Courts Office.
- Terry went before the Executive/Finance Committee last week to discuss the Recycling Budget shortfall. Last month the committee recommended utilizing excess revenues from the Zoning Department to offset some of the shortfall. Executive/Finance Committee recommended utilizing Ho-Chunk Nation funds to offset the shortfall.
- Terry has been talking with the training partners, Monroe, Vernon and La Crosse County about the annual Plumbers and CST Training seminar. Due to the current situation with COVID-19, they are evaluating if we will be able to provide the continue education for them. Terry reached out to DSPS to see if they are considering postponing the recertification requirements for next year. DSPS is looking at online options only and will not be postponing credentialing. The problem we have is that many of the service providers in our area do not have internet or the connection is

very, very poor.

- Review of requested information, further discussion and consideration for the return of tabled Conditional Use Permit Petition # 2020-66 as requested by Kai and Cindy Moseid. Terry reminded the committee that they had tabled their decision on this request to allow the petitioners time to share their proposal with the Town of Adams Board at their December meeting and to allow time for them to reach out to the Jackson County Highway Department about a driveway access off of County Rd K.

Kai Moseid stated that they contacted the Town Clerk, Dale Ann Bohac and were placed on the December agenda to meet with the township. He said that they attended the meeting but were there only about 4-5 minutes as the Town Chairman said that they would not be able to speak and the public hearing was closed, so no need to share their proposal. According to Mr. Moseid the mood of the room was not pleasant and verbal backlash was heard throughout the room. They didn't comment on this behavior and left the meeting.

The Town of Adams opposed the request again because it is located in a residential area and neighbors opposed it.

Ed Chamberlain asked if they have met with the Highway Department regarding the driveway entrance off of County Rd. K. Mr. Moseid that they have talked with the Highway Department and are working on the steps to obtain an entrance.

A Motion by Ed Chamberlain, to approve conditional use permit petition #2020-66 for Kai and Cindy Moseid, seconded by Norm Stoker.

Norm Stoker added that there have only been very few times, maybe once or twice, in all his years on the committee when they went against the wishes of the township position. But by not affording them the opportunity to speak about their project does not serve the purpose of tabling the request for the township to weigh in. Ed Chamberlain added that the Land Conservation Department had numerous of standards and regulations that would need to be met to have the horses located on the parcel and they seem to be an effective way to manage the site. Plus, the parcel is over 25 acres in size.

Terry recommended that the committee consider amending the motion to include the continued pursuit of a driveway access off of County Rd K and that all Land Conservation Department requirements and standards are met.

A Motion by Ed Chamberlain, to amend the approval of conditional use permit petition # 2020-66 for Kai and Cindy Moseid with the stipulation that the Land Conservation Department requirements and standards are met and to continue to pursue the additional access driveway off of County Rd K with the Jackson County Highway Department, seconded by Norm Stoker. Motion carried unanimously, 4 - 0.

PUBLIC HEARINGS: *Due to the COVID-19, the Zoning and Land Information Committee waived the petitioner requirement to be in attendance at this month's public hearing. The committee encouraged the petitioners to participate by teleconference or video conferencing in lieu of attending in person.*

- **ZONE CHANGE PETITION # 2020-68** as requested by Steven L. Lytle on property known as Lot 4 of CSM 1742 located in the SE1/4-SE1/4, Section 35, T22N, R4W, Town of Adams, Jackson County, WI. The request is to change 1.32 acres of the Official Zoning Map from the B-2 (Outlying Business) District to the R-2 (Residential) District to convert the existing building into a single-family home.

The petitioner was not present. Terry stated that this is the former bank building off of Highway 12. The petitioner wants to convert the bank building into a single family home.

Township supports the request.

A Motion by Alton Staff, to approve zone change petition # 2020-68 for Steven L. Lytle, seconded by Norm Stoker. Motion carried 4 - 0.

- **ZONE CHANGE PETITION # 2020-69** as requested by Brett and Tina Flick on property known as Lot 1 of CSM 4159 located in the SW1/4-SE1/4, Section 10, T19N, R6W, Town of North Bend, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for a single-family home.

At the time of the hearing, the township had not submitted their position. The petitioners were present.

A Motion by Ed Chamberlain, to approve zone change petition # 2020-69 for Brett and Tina Flick, seconded by Alton Staff. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2020-70** as requested by Peter, David & Marilyn Hoffman, owners and Paul Hoffman, agent on property known as Lot 4 of Sunrise Addition subdivision located in the NE1/4-NE1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for filling and grading work within the shoreland area to improve the seawall and beach area.

Township supports the request. Paul Hoffman stated that they have an erosion problem due to increased boat traffic. They plan on flattening the beach area to re-establish it, rip rap and blending the area adjacent to neighboring property that completed an erosion protection improvement earlier.

A Motion by Norm Stoker, to approve conditional use permit petition # 2020-70 for Peter, David and Marilyn Hoffman, seconded by Ed Chamberlain. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2020-71** as requested by Francis Cody Heller on property known as Lot 1 of CSM 3677 located in the SE1/4-NW1/4, Section 26, T23N, R5W, Town of Garden Valley, Jackson County, WI. The request is to change 3.3 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the single-family home. The applicant also requests a conditional use permit to allow for an upper apartment to be installed within the proposed garage. This apartment is strictly for family members use.

Township supports the zone change and the conditional use request. Cody Heller stated that they are hoping to build an apartment above the proposed garage for use by family. He is getting married and his future wife has a special needs child and their family will be growing with the blending of their families.

Terry added that the zone change is because when the home was originally built, it was part of the farm operation. But now it has been separated out by survey so with the construction of the proposed garage with apartment, he recommended the zone change.

A Motion by Alton Staff, to approve zone change # 2020-71 for Francis Cody Heller, seconded by Norm Stoker. Motion carried.

A Motion by Ed Chamberlain, to approve conditional use permit petition # 2020-71 for Francis Cody Heller, seconded by Alton Staff. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2020-72** as requested by Jody Sheppard on property known as Lot 5 of CSM 3736 located in the SW1/4-SW1/4, Section 16, T23N, R5W, Town of Garden Valley, Jackson County, WI. The request is to change 9.73 acres of the Official Zoning Map from the A-1 (Agriculture) District to as follows:
 1. 1.5 acres to the R-2 (Residential) District for the new home.
 2. 8.23 acres to the A-2 (Forestry and Limited Agriculture) District.

The petitioner also request a conditional use permit to allow for some retail sales within the A-2 district.

Terry said that the initial proposal included rezoning a portion of the property into the B-2 (Outlying Business) District but the township preferred a conditional use permit instead.

The township supports the request with the stipulation for the conditional use permit that it be for a one year trial basis for the retail sales.

Jody Sheppard explained that it would be for retail sale of vehicles only. She would not be operating a service shop but will do minor repairs in preparation for vehicle sale.

A Motion by Alton Staff, to approve zone change petition # 2020-72 for Jody Sheppard, seconded by Norm Stoker. Motion carried.

A Motion by Ed Chamberlain, to approve conditional use permit petition # 2020-72 for Jody Sheppard with the stipulation of a one year trial basis to address any issues, seconded by Norm Stoker. Motion carried unanimously.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Alton Staff. Motion carried. Meeting adjourned at 9:50 a.m.