

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
January 14, 2019

January 14, 2019: Committee Site Visits, Committee Meeting and Public Hearings
Meeting called to order at 9:00 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; Dustin McCune, Zoning Technician; Terry Schmidt, Zoning Administrator; and Beth Storlie, Administrative Assistant.

A Motion by Alton Staff, to approve the minutes of December 17, 2018, seconded by Ed Chamberlain. Motion carried.

A Motion by Norm Stoker, to approve the vouchers for payment, seconded by Karena Thundercloud. Motion carried.

SURVEYOR'S REPORT, see report:

- *Parcel Mapping contract was approved at County Board on 12/17. Contract has been signed and contractor has been notified to begin work. Conference call was held 1/9.*
- *We have officially been approved to receive 2019 WLIP grants. \$66,648 from base budget will be received by 3/31, \$50,000 from strategic initiative will be received in two halves, the first half by 6/30 and the second half by November. \$1000 from training & education will be received by 2/28. Grant agreements have been signed and returned to DOA.*
- *Continuing to work on Forestry projects. Marked blue lines for timber sale in Section 8 of Knapp. Marked property lines around SE-NE of Section 29 in Manchester, lines were brushed and steel posts set on line. Began project in Section 10 of Knapp, requested to mark the east line of the SE1/4. This line will get brushed with steel posts set.*
- *Continuing to draft tie sheets for 2018 field work and process field data in preparation for parcel mapping.*
- *Working with Highway Dept. to get new LED safety lights installed on survey truck.*
- *Annual surveyor's conference will be on January 23-25 in WI Dells. Cody and I will be attending.*
- *Annual WLIA conference will be on February 20-22 in Appleton. Joe and I will be attending.*

REAL PROPERTY LISTER REPORT, see report:

Accomplishments:

- *2019 Assessment Work Roll update: entering splits, surveys, MFL, and any parcel changes from 2018.*

- *Fielding phone calls regarding assessment issues/tax bill questions from landowners, title companies, realtors, attorneys, treasurers.*
- *Attended Safety Committee Meeting.*
- *Attended a conference call with Prowest regarding Parcel Fabric Project.*

Future Trainings:

- *Next Monday, Jan 21st – All-County Education Day @ Castle Hill.*

Upcoming Plans:

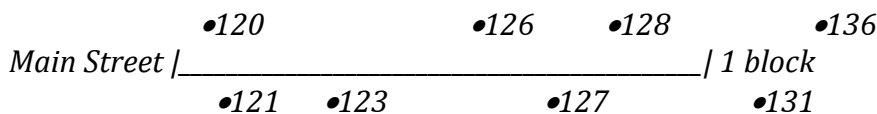
- *Continue to update tax parcel records and prepare work rolls for assessors for the 2019 tax year with pertinent recorded documents from ROD.*
- *Prepare beginning of the year files for assessors, goal is to get that information out by the middle of February.*
- *Work with assessors if any issues come in from tax bill questions/concerns.*
- *Assist Prowest with any questions they may have regarding the Parcel Fabric project.*

Points of Interest:

- *New Town Clerk for Manchester, Jaquelynn Hanson.*

GIS/911 REPORT, see report:

- *Continuing to work with the Emergency Management Coordinator, Kristina Page, to update Jackson County Code of Ordinance, Chapter 6, Emergency Management. Draft submitted to Kristina on January 07, 2019.*
- *Continuing routine maintenance and develop of “Mission Critical” GIS data.*
 - Completed address structure points for the Town of Springfield and the Village of Taylor. Countywide: approximately 45% complete.*
 - Converting Theoretical Address Ranges to Actual Address Ranges within our Roads layer for the Villages and the City of Black River Falls. This will improve geolocating which is based upon our Roads dataset. Theoretical Address Ranging remains suitable for rural areas of the County due to greater spacing between addressed structures.*



Theoretical Address Range: 100-199
Actual Address Range: 120-136

- *Completely up-to-date with rural addressing assignments. Continuing to identify addressing issues within the County and taking corrective measures to fix any issues.*

- *Submitted GIS data to Prowest & Associates for Parcel Fabric Mapping Project via crushftp web interface. Data layers include:*
 - a. *PLSS controls points for Project Phase 1: Garfield, Cleveland, and Northfield.*
 - b. *County Boundary, Municipal Boundaries, Tax Parcels, Railroads, Rights-of-way, Roads, Railroad Crossings, Ponds, Rivers, Streams.*
 - c. *Attribute Domains*

- *Developed four new Utility Service Providers map layers for Jackson County Dispatch, including:*
 - a. *Natural Gas Service Territories*
 - b. *Municipal Electric Service Territories*
 - c. *Electric Service Territories – Cooperatives*
 - d. *Electric Service Territories – Investor Owned*

These map layers were derived from data provided to us from the Public Service Commission of Wisconsin, Department of Energy Regulation.

- *Working with Technical Support Specialist, Anna Gile, to provide CallWorks with our 2015 Ortho Imagery for use within CallWorks Mapping.*

GIS Mapping Requests: *Completed Brockway Sanitary District maps for the Town of Brockway.*

GIS Data Requests: *LiDAR inquiry from Outland Design LLC.*

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

ZONING REPORT:

- HIS Properties LLC Appeal. The Board of Adjustment overturned the denial decision of the Zoning and Land Information Committee and granted the conditional use permit. They stipulated that it return back to the committee for any reasonable conditions of approval. As any decision of the committee, there is a 30 day right to appeal with their decision to overturn and grant the request. We will place it back on an agenda for the Zoning and Land Information Committee once the 30 day appeal period has been completed.

Possible reasonable conditions of approval could be regarding a trial period, the go-cart operation and seasonal campground standards.

- Everson property. Mr. Everson paid the travel trailer registration fee to eliminate the citation action. At the time of issuing the travel trailer registration, Terry included a detailed letter of the 4 – 5 other violation issues within the floodplain. After receiving this information, Mr. Everson contacted Kerry Sullivan-Flock and said he will vacate the property rather than addressing all the other violation issues.

- Raymond Wagler property. Following the court action where Mr. Wagler stated he would need seven years to remove the animals from the non-compliant barn, Corporation Counsel asked the court for further review and a realistic timeframe for

compliance. The court has ordered that the animals are removed from the structure and relocated into a compliant structure no later than July 1st, 2019.

- A private party contacted the office and inquired about purchasing some of the baled office paper to be used as animal bedding. Terry doesn't have a problem with selling some for this purpose but he should pay the per ton rate for the bales. Terry would require him to provide weight slips of his truck and trailer empty and then full with the paper to determine the tonnage. The latest prices we received for office paper was \$190.00 per ton. Terry asked the committee their thoughts.

A Motion by Alton Staff, to approve the sale of baled office paper to a local resident for current market rate, seconded by Ed Chamberlain. Motion carried.

- Former Green Meadows property. Stephen Doerr was issued a citation for the ongoing violations of not obtaining the appropriate permits prior to locating a home and garage of the property. Additionally, there are a number of junk issues at the site with other items that have been hauled in as well as the clean-up from the fire to be completed. Mr. Doerr submitted a Land Use Permit for the structures and Terry issued the permit but included a detailed letter regarding the other items that still need to be addressed. One of the additional items was Mr. Doerr's desire to have a flea market located at the site. This is not a principal use within the B-2 (Outlying Business) District and would require a conditional use permit to be applied for and granted by the Zoning and Land Information Committee. Terry stressed that the committee would probably not grant a conditional use permit until the property was completely cleaned up.
- Lloyd property. The court ordered 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. He only has 30 days to apply for the required zone change, 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.
- The summary of the tonnage of recyclables collected was shared with the committee and the comparison of gran funding to the overall cost of the recyclables was reviewed.
- None of the tires have been collected by Liberty Tire yet this year. Terry may have to suspend the collection of tires until the pile is removed. He continues to reach out to them about getting them here to collect them. The Highway Department has had to move a portion of the pile to be able to maneuver equipment at the site. It's our understanding that this is a problem with Liberty throughout the state. Once they acquired all the smaller collectors and became national, their customer service has dropped and is failing.

PUBLIC HEARINGS:

- **ZONE CHANGE PETITION # 2019-01** as requested by Jim Suchanek on property known as Lot 1 of CSM 2156 located in the NE1/4-NW1/4, Section 17, T21N, R6W, Town of Springfield, Jackson County, WI. The request is to change 5.95 acres of the Official Zoning Map from the R-2 (Residential) District to the R-6 (Rural Residential) District to allow for horses at the property.

The township supports the request. Trisha Wagner stated that they have two horses of their own and the renter of the home has four, but the total number will be reducing by one this year.

Gaylord Olson II stated that he has met with Jim and Trisha providing them with his recommendations of approval prior to the public hearing. Gaylord shared his recommendations for conditions of approval with the committee, they are as follows.

- 1 – If more than 4 horses are on the property after December 31, 2019 a County Livestock and Animal Facility License must be obtained from the Land Conservation Department by January 31, 2020.
- 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 is not maintained.

A Motion by Ed Chamberlain, to approve zone change petition # 2019-01 for Jim Suchanek 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 Ed Chamberlain. Motion carried. Meeting adjourned at 11:30 a.m.