

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
June 17, 2019

June 17, 2019: **Committee Site Visits, Committee Meeting and Public Hearings Meeting called to order** at 8:00 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, Isaiah Funmaker and Alton Staff. Others present were Ethan Remus, County Surveyor; April Schoolcraft, Real Property Lister; Joe Pilkington, GIS Coordinator; Dustin McCune, Zoning Technician; Terry Schmidt, Zoning Administrator; and Beth Storlie, Administrative Assistant.

A Motion by Alton Staff, to approve the minutes of May 20, 2019, 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:

- *Pro-West submitted what should be the final version of the Town of Garfield parcel fabric geodatabase last Friday. We had a conference call with them last Friday. They have nearly completed the second township, Cleveland, and plan to run that through their QA/QC checks this week with submission to us occurring next week. They will then be moving on to Northfield Township.*
- *Cody and I have been focusing the majority of our time on the PLSS maintenance project in T22N-R4W. We have made great progress and have less than 50 corners out of 133 to visit. We hope to complete this township sometime in July and move on to T21N-R6W (Springfield).*
- *Since the memorandums of understanding between the county and the City of BRF, Village of Taylor, and Town of Brockway have been executed, I have requested Ayres Associates to amend our previously approved contract for the 2020 WROC acquisition to include this additional work for 3-inch resolution buy-ups. I am still waiting for them to send me the amended contract. Once that comes in, I will bring it to this committee for approval.*
- *The resolution for Ho-Chunk funds for a 2023 orthoimagery acquisition was approved at the May County Board meeting. This will give us \$80,000 to acquire another county wide 6-inch resolution orthoimage in 2023.*
- *I will be traveling to Madison this Wednesday to meet with the WSRS2022 task force's technical focus group. We will be discussing our plan of action for incorporating the new reference framework that NGS will be rolling out in 2022.*

- *Joe and Beth have worked to develop the new fee schedule for outside entities to acquire digital GIS data. We will be asking you today to approve this and set a date for it to go into effect.*

DISCUSSION AND CONSIDERATION OF CHANGES TO THE 2019 FEE SCHEDULE FOR ADDITIONAL GIS DATASET FEES.

Ethan shared with the committee the proposed changes to the fee schedule that was discussed last month.

A Motion by Ed Chamberlain, to approve the updated fee schedule as presented, seconded by Isaiah Funmaker. Motion carried.

A Motion by Isaiah Funmaker, to implement the updated fee schedule effective June 17, 2019, seconded by Alton Staff. Motion carried.

REAL PROPERTY LISTER REPORT, see report:

Accomplishments:

- *Assessment Roll update: 24 out of 27 municipalities have turned in an assessment roll & of those 24, 21 have already closed their Board of Review & I've filed the Statement of Assessment for 19 of them. 5 out of 27 need to set their times & dates for Open Book & Board of Review.*
- *Attended Spring Regional WLIA meeting in Eau Claire May 30th & 31st.*
- *Fielding phone calls regarding real estate questions & the assessment process from landowners, farmers, title companies, financial institutions, realtors, foresters, & attorneys.*

Future Trainings:

- *Spring Regional WLIA meeting will be in Eau Claire next Thursday & Friday, May 30 & 31st*

Upcoming Plans:

- *Submit data to US Census Bureau for PSAP (Participant Statistical Areas Program).*
- *Send split letter requests to property owners who purchased or sold a portion of a parcel so far this year.*
- *Begin splitting parcels.*
- *Work with assessors though issues that may surface from the assessment rolls/OB.*
- *Assist Pro-West with any questions they may have regarding the Parcel Fabric project.*

Points of Interest:

- *None*

GIS/911 REPORT, see report:

- *Early last week we received the results from our GIS Data Hub (GDH) submission to GeoComm. The GDH checks our data for compliancy with Spillman GeoValidation and*

NG911. The results fell in line with expectations. I will continue to work to resolve any issues and improve the quality of our GIS data for NG911.

- We are in the process of separating County Zoning data apart from our parcel data. Previously these datasets were one and the same. County Zoning data will now be maintained separately as its own database table, which participates in a relationship class with the parcel dataset, linked together by parcel number.

Also, I developed a geoprocessing model, which outputs a spatial dataset for upload and display in our web map. Features shall be symbolized by the zoning classification with majority acreage. Features with multiple classifications will be identifiable by hollow hatch line symbology. The new layer is currently viewable in the web map; however, Applied Data Consultants is still working to link zoning permits to the new layer. Until that time, permits will continue to link off the parcel layer.

- Late last week we received the final parcel fabric data for the Town of Garfield by Pro-West & Associates. April and I will review any additional comments or discrepancy data before acceptance and integration into our ArcSDE geodatabase. Also, we expect to receive data for the Town of Cleveland in the coming weeks, which we plan to also review for accuracy.
- I will meet with representatives from Town of Brockway and Wisconsin DNR this week, June 19, 2019, at 1:30 p.m. to help resolve addressing issues along Buckeye Road.
- Continuing other routine tasks as necessary.

GIS Mapping Requests: None

GIS Data Requests: None

Future Trainings / Meetings: None

ZONING REPORT:

- Fieldwork is very busy for both Terry and Dustin.
- Wagler property update. Mr. Wagler has a July 1, 2019 deadline for the animal removal from the non-compliant art barn and relocation of the barnyard and housing of animals into a compliant structure. His attorney requested copies of the file last week. Terry can only assume that he intends on contesting the court action.
- A major problem is developing with the recycling markets. We shipped cardboard two weeks ago, and Midwest Recycling stated that we must ensure that no contaminants of any kind are in the load otherwise the entire load will be rejected by the end user. We are only receiving about \$40.00 per ton.
- We hired a temporary LTE for the Recycling Center during Lois Halverson's long term medical leave for at least six months. Terry Rice is helping during this time and doing a

good job. We have received positive feedback from several individuals on how helpful he is. Terry Schmidt continues to pop down to help answer questions and provide additional training and support to Terry Rice.

- We had some grading work and re-sloping done around the Recycling Center to create a waterway to direct water and snow melt away from the building. Last spring, water was seeping into the building and causing ice build-up problems with stored materials.

PUBLIC HEARINGS:

- **CONDITIONAL USE PERMIT PETITION # 2019-19** as requested by Lillian Hart, owner and Eugene Hart, applicant on property located in the NW1/4-NE1/4, Section 24, T20N, R5W, Town of Irving, Jackson County, WI. The request is to allow for filling and grading work to occur within a shoreland area for stream bank improvement, including the installation of rock rip rap.

Township supports the request. The Land Conservation Department is working with the landowners on the design and construction engineering. This site has significant erosion and they are trying to limit the sedimentation in Trout Creek and into the Black River.

A Motion by Norm Stoker, to approve conditional use permit petition # 2019-19 for Lillian Hart with the stipulation that all federal, state or local regulations, standards and permits are received, seconded by Ed Chamberlain. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2019-20** as requested by Superior Fresh and Brandon Gottsacker, agent on property located in the SE1/4-NW1/4, Section 22, T23N, R6W, Town of Northfield, Jackson County, WI. The request is to allow for filling and grading work within a shoreland area for a road improvement project and culvert installation.

Township supports the request. Kurt Wagman, Superior Fresh, shared that with the increase in truck traffic for their shipments and employee traffic increases on May Coulee Rd. the hill that leads down from their facility towards Northfield has become a safety concern. They are proposing working with the township on improving the bank downhill along the road towards Highway 121 and installing a culvert to improve the road and safety along this stretch of town road.

A Motion by Alton Staff, to approve conditional use permit petition # 2019-20 for Superior Fresh with the stipulation that all federal, state or local regulations, standards and permits are received, seconded by Ed Chamberlain. Motion carried.

- **ZONE CHANGE PETITION # 2019-21** as requested by Nate Schroepfer on property located in the SE1/4-SE1/4, Section 29, T19N, R5W, Town of Melrose, Jackson County, WI. The request is to change 1.5 acres of the Official Zoning Map from the A-2

(Forestry and Limited Agriculture) District to the R-2 (Residential) District to allow for the construction of a single-family home.

Township supports the request.

A Motion by Ed Chamberlain, to approve zone change petition # 2019-21 for Nate Schroepfer, seconded by Isaiah Funmaker. Motion carried.

- **ZONE CHANGE PETITION # 2019-22** as requested by Steven and Sally Kraker on property located in the SE1/4-SW1/4, Section 25, T21N, R5W, Town of Albion, Jackson County, WI. The request is to change 3 acres of the Official Zoning Map from the A-2 (Forestry and Limited Agriculture) District to the R-3 (Cottage/Cabin) District for the construction of a cabin.

Township supports the request.

A Motion by Alton Staff, to approve zone change petition # 2019-22 for Steven and Sally Kraker, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2019-23** as requested by Michael McNulty, owner and Daniel J. Murray, applicant on property located in the SW1/4-SE1/4, Section 29, T21N, R4W, Town of Albion, Jackson County, WI. The request is to change 3 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-6 (Rural Residential) District for a single-family home.

Township supports the request.

A Motion by Ed Chamberlain, to approve zone change petition # 2019-23 for Michael McNulty, seconded by Alton Staff. Motion was rescinded due to the lack of discussion of the R-6 recommendations from the Land Conservation Department.

Gaylord Olson II shared his usual recommendations for conditions of approval for the R-6 (Rural Residential) District as follows:

- 1. No livestock and/or animals can be placed on the property until authorization has been granted by the Land Conservation Department.*
- 2. If an agreement for the number and type of livestock and/or animals cannot be reached by the landowner and the Land Conservation Department, the Zoning and Land Information Committee will be involved in determining the proper numbers and types.*
- 3. No earthen feedlot can be created on the property.*
- 4. Manure should be spread on the cropland fields according to current Nutrient Management Plan guidelines.*
- 5. All State and County environmental standards for preventing manure and soil runoff pollution must be met and maintained.*
- 6. All livestock and animal fencing installation and its maintenance is the responsibility of the R6 rezoned property landowner and not the adjacent property owners.*

7. An order for livestock and/or animal removal may be a possibility if the R6 zone change conditions for approval are not maintained.

A Motion by Ed Chamberlain, to approve zone change petition # 2019-23 for Michael McNulty with the stipulation that all the Land Conservation Department standards and regulations are met, seconded by Alton Staff. Motion carried.

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