

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
March 15, 2021

March 15, 2021: 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 via teleconferencing; April Schoolcraft, Real Property Lister; Joe Pilkington, GIS and 911 Coordinator; and Beth Storlie, Administrative Assistant.

A Motion by Alton Staff, to approve the minutes of February 15, 2021 as corrected, seconded by Norm Stoker. Motion carried.

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

SURVEYOR'S REPORT, Cody Brommerich:

- *Preparing PLSS data for Version 7 of the Statewide Parcel Mapping Project. All of that data will be submitted before the end of March.*
- *Continuing bi-weekly meetings with ProWest on historic town road indexing project.*
- *Finished computing control points for T21N-R5W and T21N-R4W.*
- *Continuing to draft Government Land Corner Certificates (tie sheets) for corners completed in 2020.*
- *Additional forestry timber sale jobs have come through, which require running lines. I have also been sent planned road work from the Highway Department, which requires preventative corner maintenance. We will be heading back into the field in early Spring to complete these jobs for the Forestry and Highway Departments.*

RESOLUTION FOR INTERIM ZONING ADMINISTRATOR: Susie Meinerz, Personnel Director presented a resolution before the Personnel Committee and the Executive/Finance to appoint Dustin McCune as Interim Zoning Administrator during the timeframe between Terry Schmidt's retirement and when his replacement is hired. The committee reviewed the resolution.

A Motion by Alton Staff, to approve the resolution for the appointment of an Interim Zoning Administrator, seconded by Ed Chamberlain. Motion carried unanimously.

REAL PROPERTY LISTER REPORT, April Schoolcraft:

Accomplishments:

- Continued preparing the assessment workbooks (assessment roll records for the beginning of the year) for assessors.
 - Bear Bluff, Franklin, Hixton, Komensky, Melrose, Millston, Village of Hixton, Village of Taylor & Village of Melrose are complete.
- Attended WLIA Conference (Virtual)

Future Trainings/Meetings:

- WRPLA Board of Directors meeting 9:30am 3/26/21 (Google Meet)
- Datamark Virtual Conference April 12-16

Upcoming Plans:

- Send off all records and supplies to assessors by the end of February.
- Implement the final product of the parcel mapping from ProWest.
 - Meeting scheduled for Monday, January 28th from 8:30am – Noon.
- Continue fielding phone calls and servicing our office window for the public, lots of questions lately regarding land info/zoning, and 2020 tax bills.

Points of Interest:

- Alternative schedule for 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, which is typically twice a week.
- Vacation April 26th – May 6th

GIS/911 REPORT. Joe Pilkington:

- Continuing to prepare County GIS data for Version 7 of the Statewide Parcel Mapping Project.
 - a. Working with the County' Deputy Surveyor to update PLSS data for submission to the State Cartographer's Office.
- Continuing to work with ProWest and Associates to integrate the Parcel Fabric Data into the County's GIS data.
- Worked with Motorola Solutions to update the CallWorks CAD map for 911 dispatch.
- Wisconsin Counties are required by Wisconsin State Statute to submit ward level GIS data to the Legislative Technology Services Bureau (LTSB) twice a year, in January and July. The first submission's deadline was extended to March 2021. Ward GIS data has now been finalized and successfully submitted to the LTSB fulfilling the County's statutory requirement.
- Attended the March Regional NG911 GIS educational session. There have been several changes in the NG911 data schema and data preparation best practices. I am working to

integrate the required changes and update our dispatch geoprocessing models to ensure continued functionality.

- *Continuing on with routine work such as addressing, updating parcels, updating GIS web map, updating dispatch CAD data, etc.*

GIS Mapping Requests: *None*

GIS Data Requests: *One Energy requested LiDAR DEM tile 3217.*

Future Trainings / Meetings: *NENA: Thursday, March 25, Addressing for NG9-1-1, 10:00a.m. - 4:00p.m.*

ZONING REPORT. Terry Schmidt:

- Tire Round-up for 2021 is scheduled for May 15th, July 17th and September 18th. Terry shared with the committee his concerns with the cost of disposal for the large tractor and implement tires. The vendor we use for disposal has increased the cost per ton greatly over the past several years, from \$90.00 per ton when we began this collection to approximately \$290.00 per ton now. He feels that the rate for automobile tires is consistent as approximately 100 tires of this size is one ton. But he added we are taking “a bath” on the large tires at \$20.00 each. He is recommending doubling the cost of the large tires from \$20.00 per tire to \$40.00 per tire or at least considering moving to \$30.00 per tire.

The committee questioned how we would fair if we went to \$30.00 per tire. Terry said that any increase is better than none and he understands that there is a fine line between covering costs and having the public not participating because the cost is too high. He added the problem lies with the large tires, they keep getting bigger and heavier, they are truly the problem. He added that we have had individuals comment on the cost of this type of tire, had them weigh them on an accurate scale such as out at Flying J's and bring us the weight slip. Then we have charged them the cost per ton based on their weights. The committee questioned if we should be looking at a graduated scale per tire based on the type of tire. Ed Chamberlain suggested \$5.00 per tire for automobile 17 inches or smaller, \$20.00 per tire for light duty truck and semi-trailer tires and \$30.00 for implement, tractor or large quad truck tires.

A Motion by Ed Chamberlain, to approve increasing the tire fees for the 2021 Tire Round-up to \$5.00 per tire for 17” or smaller automobile tires, \$20.00 per tire for semi-trailer and light duty truck tires and \$30.00 per tire for implement, tractor or quad truck tires, seconded by Norm Stoker. Motion carried 4 - 0.

- Application submission and permitting for the building season has begun.
- Dustin is working on the last batch of travel trailer registrations that are still outstanding. He will begin field verification shortly once the weather is consistently warmer and drier

for him to make field visits.

- Terry will begin updating contact information with the numerous state reporting sites. This sites currently send everything to Terry's email and this will need to be updated prior his retirement to ensure that the department receives reminders on grant information and notifications.
- Update on Raymond Wagler Violation: Pre-trial conference is scheduled for tomorrow with Raymond Wagler. Mr. Wagler entered a plea of not guilty with the latest round of citations. He stopped in a couple of weeks ago to say that the animals are now gone out of the machine shed but they were on the banks of the stream for at least three months. Terry and Gaylord are recommending that the citation fees be enforced and order the animals out of the area adjacent to the bank. Keep in mind this is still not addressing the outstanding citation action for his initial violations with the art studio structure.
- Update on Judy Ellenbeger Violation: The court issued an order on February 25th and upheld the citation and issued an injunction order so the site can be cleaned up. Terry will send a copy of the order to the Town of Brockway with the details for the next step.
- Terry thanked the committee for their support over the 31 years he has served as Zoning Administrator. He added that our office could not do what we need to without their continued support of our department and the ordinances in place.

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 # 2021-08** as requested by Jeremy Cole on property known as Lot 2 of CSM 3814 located in the NE1/4-SE1/4, Section 2, T19N, R6W, Town of Melrose, Jackson County, WI. The request is to change 6.53 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the existing single-family home. The petitioner also requests a conditional use permit for the existing house to be used for a short-term rental.

Township supports the request. Terry stated that the property was originally part of a larger farm operation and several years ago, the property was surveyed into separate parcels. When the current owners requested the conditional use for a short-term rental of the existing farmhouse, it was the time to bring the property into compliance with the current zoning district, which would be the R-2 (Residential) District since the home has been separated from the farm operation.

The petitioner requested that only 1.5 acres be rezoned into the R-2 (Residential) District and the balance remain in the A-1 (Agriculture) District.

A Motion by Alton Staff, to approve zone change petition # 2021-08 for Jeremy Cole and amend the requested acreage to 1.5 acres into the R-2 District, seconded by Norm Stoker. Motion carried unanimously.

A Motion by Ed Chamberlain, to approve conditional use permit petition # 2021-08 for Jeremy Cole with the stipulation that a copy of the required DHHS Public Health license is provided to the Jackson County Zoning Department, seconded by Norm Stoker. Motion carried unanimously.

- **CONDITIONAL USE PERMIT PETITION # 2021-09** as requested by Benson Brown on property known as Lot 5 of Sunrise Addition 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 a shoreland area for improvements and erosion protection to occur, namely a seawall and rip rap.

Township supports the request. Terry stated that this property is adjacent to the Hoffman property, which was granted a conditional use permit late last year for a shoreland erosion protection project with a seawall and rip rap. Mr. Benson attended via Zoom and said that he is having an erosion problem due to increased boat and wave activity. His plan is to connect the seawall to the north and south properties so it's consistent and contiguous. He added that it is only a seawall, no rip rap is planned.

A Motion by Ed Chamberlain, to approve conditional use permit petition # 2021-09 for Benson Brown, seconded by Norm Stoker. Motion carried 4 – 0.

- **ZONE CHANGE PETITION # 2021-10** as requested by Mitchell Gile on property located in the SW1/4-SW1/4, Section 15, T23N, R5W, Town of Garden Valley, Jackson County, WI. The request is to change 2.0 acres of the Official Zoning Map from the R-4 (Residential) District to the R-2 (Residential) District. This will allow for the removal of the existing mobile home and a new single-family home to be constructed. The remaining 37+ acres will remain in the A-1 (Agriculture) District.

The township has not submitted their position at the time of the public hearing. The petitioners were present and stated that the Town of Garden Valley were meeting that evening for their town board meeting.

A Motion by Ed Chamberlain, to approve zone change petition # 2021-10 for Mitchell Gile with the stipulation that the township supports the request, seconded by Alton Staff. Motion carried unanimously.

A Motion by Norm Stoker, to adjourn the meeting, seconded by Ed Chamberlain. Motion carried. Meeting adjourned at 9:45 a.m.