

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
May 10 & 15, 2017

May 10, 2017: Committee Site Visits

Meeting called to order at 1:00 p.m., the Site Visits followed. Committee members in attendance are John Chrest, Norm Stoker, Hoyt Strandberg, and Alton Staff.

May 15, 2017: Committee Meeting and Public Hearing.

Meeting called to order at 9:30 a.m., committee members in attendance are John Chrest, Hoyt Strandberg, Norm Stoker, and Alton Staff. Michelle Greendeer-Rave joined the meeting for the public hearings at 11:00 a.m. Others present were Ethan Remus, County Surveyor; April Schoolcraft, GIS Specialist; Terry Schmidt, Zoning Administrator; and Dustin McCune, Zoning Technician.

A Motion by Alton Staff, to approve the minutes of April 17, 2017, seconded by Hoyt Strandberg. Motion carried.

A Motion by Norm Stoker, to approve the vouchers for payment, seconded by Hoyt Strandberg. Motion carried.

CSM EASEMENT REVIEW:

- Dallas Wilhite is completing a survey for Tom Comstock where they are creating a three lot CSM. It's a division of the property due to family issues. Tom will retain Lot 3 and Lot 4. They are proposing a 66-foot easement to serve Lot 4. The easement is proposed through a couple of very old, poor condition buildings so who knows how long they will remain.

A Motion by Hoyt Strandberg, to approve a 66-foot easement for Thomas Comstock, seconded by Alton Staff. Motion carried.

- Dallas Wilhite is doing a survey for Bernie Jahn as they are looking at selling "Parcel A" and retaining "Parcels B & C". The easement is along the north property line and around the existing outbuilding in the northwest corner of the parcel to travel to proposed Parcel B that will be retained by Mr. Jahn. He is selling most of the cropland. They are proposing a 66-foot easement.

A Motion by Alton Staff, to approve a 66-foot easement for Bernie Jahn, seconded by Hoyt Strandberg. Motion carried.

SURVEYOR'S REPORT, see report:

Zoning & Land Information Committee Meeting

Monday, May 15, 2017

Surveyor's Report

- GIS updates have been completed on all section corner remonumentation completed last year. Updates will be sent to ADC to be displayed on county web mapping site.
- Continue to mark, lower and reference survey monuments located in roads that are scheduled for reconstruction this summer. Including Hwy 54 West, Lincoln Rd, and Village of Hixton.
- Completed referencing survey corners that will be part of 2017 timber sales for Forestry department.
- Contract amendment for the Hydrolayer update has been executed by both parties. Our consultant, Ayres Associates began work on this project last Monday.
- I decided to close the county surveyor technician position last Friday. We will look at the applicants this week and pick out a couple for interviews.
- We have found our man for the GIS technician position. Joe Pilkington will be joining our team on May 26.
- 2018 budget discussion (WLIP Funds).
- Discussed the policy language that is part of the disclaimer on the GIS parcel mapping website. Ethan and April have been receiving a lot of calls from abstractors and realtors during the closing process to report possible errors in the mapping. In order for us to determine if there is an actual error, we have to complete a title search which isn't our responsibility. This takes us away from our other responsibilities and this should be performed by a title company or surveyor. We are looking at adding a sentence that they can notify us of a potential error but they must provide evidence of the error in order for us to modify the website. Eventually with parcel fabric mapping and all the monumented corners, many of these errors will be corrected anyway. In many cases, the remedy to an error requires legal action such as determining dropped title ownership, or quiet title action. We don't want to be giving legal advice.

A Motion by Hoyt Strandberg, to approve the policy language update to the disclaimer on the GIS parcel mapping website, seconded by Alton Staff. Motion carried.

- Ethan shared the non-lapsing account summary and WLIP grant funds summary with the committee, see report. Discussed the possibility during budget time the elimination of the \$10,000.00 allocation from WLIP funds for April's salary and moving her to entirely funded on the levy. He has researched this allocation and cannot find any documentation why this is occurring

annually. Terry Schmidt added that at the time this position was proposed, it was to eliminate the Tax Lister position and create a new position of GIS Technician/Real Property Lister/E911 Coordinator. He thought at that time, John Ellingson offered up this \$10,000.00 to pacify the committee approval of this change. Terry has reviewed the resolution that created the position and it does not state anything about this allocation. The resolution states that the new position would be funded by the elimination of the tax lister position and removal of E911 duties from the Chief Deputy Sheriff.

GIS REPORT:

Zoning and Land Information Committee Meeting May 15, 2017

GIS Report

Accomplishments:

- Hired a GIS Tech, his name is Joe & his first day is May 20.
- Property Listing update: I've received 17/27 municipalities back so far, and can file the Statement of Assessment for two of those.
- Assigned at least 13 addresses in the past month, and fixed a few addressing errors in North Bend Township while working with patrolman Darrel Stoen.
- Worked with the Town of Curran (Alton Staff) to resolve a mapping conflict with a town road.
- Attended a Property Lister Board of Director's Meeting in Stevens Point.

Future Trainings:

- Friday I'll be hosting District meeting for Property Listers.

Upcoming Plans:

- Work on updating the 911 information for dispatch, specifically to update business names within the databases.

Points of Interest:

- None.

ZONING REPORT:

- White Goods Round-up was held at the end of April. It was a very good turnout and we filled two semi-trailers with appliances and electronics. Three additional gaylord boxes had to be taken to Dynamic Recycling. Filled our metal's box with a number of washers and dryers too. It's surprising that year after year, we collect this volume of material with this round-up.
- We will not be sponsoring the Clean Sweep this year. Trisha from Extension contacted Terry because of inquiries by farmers about the event. We see this happen every year where we get a lot of inquiries but when it comes to pre-registering their material and the actual day of the collection, they do not show up. With the low turnout last year, we skipped this year. We have been informing those that are inquiring with us about it that their material can be taken directly to La Crosse County. They need to contact them and set up an appointment to drop off their material and cover any costs. We will get back on the grant schedule next year and hold one in 2018.

- We have been discussing the ag plastic issue for over a year. A company has finally got into our area and placed 6 yard boxes at certain farms within the county. They set a box, you fill it and they come pick it up for free. Terry's hoping that works out well. It was a pilot program in the southern part of the state as the company is originally from Arkansas. They recycle the ag plastic into park furniture.
- Had a meeting at the Pelham property with the representative from Coop Credit Union and the excavator that they have hired to remove the fill. The credit union had a little different idea on how much fill had to be removed than what the WI-DNR and our office are requiring. He thought it was just the removal of a couple of culverts, it's more extensive than that. The good news is the original hole where the fill was taken from on the neighboring property, we have an agreement with that neighbor that the material can be put back into that hole. Additionally, with the erosion that occurred on a neighbor's property due to flood waters, we are able to fill that back in and eliminate that hole caused by churning flood waters. Terry doesn't believe that any material will have to be hauled from the site between these areas being filled back in. This must be done to make it a salable property.
- Attended a meeting at the Town of Garden Valley last Wednesday evening. Had a nice crowd at the meeting as the township has been approached by a sand mining company about mining in the northeastern corner of the township. It started with 80 acres but many more constituents have been approached already and it would balloon into quite a bit of acreage if they get their foot in the door. The town board that's sitting right now is pretty adamant that they do not want mining in their township and they are reconvening their plan commission to look at an amendment to their comprehensive land use to prohibit them. Once they amend it, state law requires the Zoning Ordinance to follow that so we would not be able to accept an application for a zone change for a frac sand mine activity. Terry advised them to confer with their attorney for the proper language and where it should be placed within their plan. There is quite the notification process for this amendment process. They need to follow the same process with public hearing, notifications and notices. One constituent contacted the office about getting this going countywide to amend the county plan. We will need to implement their changes once adopted.
- Spring is here and permitting is ongoing. It's been pretty wet for installations.
- Dustin has a camera at home that they are going to try out for the tire pile. The signage at the site is appropriate.

PUBLIC HEARINGS:

- **ZONE CHANGE PETITION # 2017-18** as requested by Robert Banks, owner and Kristine Kovonponicke, applicant on property located in the SW1/4-NW1/4, Section 28, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to change 5.0 acres of the Official Zoning Map from the R-4 (Residential) District to the R-2 (Residential) District for the construction of a single-family home.

Township supports the request.

A Motion by Michelle Greendeer-Rave, to approve zone change petition # 2017-18 for Robert Banks, seconded by Alton Staff. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-22** as requested by Joe and Denise Kish on property located in the NE1/4-NW1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for short term rental of the existing cabin within the R-1 (Residential) District.

Township supports the request.

A Motion by Hoyt Strandberg, to approve conditional use permit petition # 2017-22 for Joe and Denise Kish with the stipulation that a copy of the rental license issued by the Department of Health and Human Services is provided to the Jackson County Zoning Department, seconded by Norm Stoker. Motion carried.

- **ZONE CHANGE PETITION # 2017-23** as requested by Gary and Jacqueline Shankey on property known as Lot 1 of CSM 3986 located in the SE1/4-SE1/4, Section 7, T21N, R4W, Town of Adams, Jackson County, WI. The request is to change 7.0 acres of the Official Zoning Map from the A-1 (Agriculture) District as follows:
 1. 3 acres to the R-6 (Rural Residential) District.
 2. 4 acres to the A-2 (Forestry and Limited Agriculture) District.

Township supports the request.

A Motion by Michelle Greendeer-Rave, to approve zone change petition # 2017-23 for Gary and Jacqueline Shankey with the stipulation that all Land Conservation Department standards and requirements are met, seconded by Norm Stoker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-24** as requested by Joseph Stoltzfus on property located in the NE1/4-NW1/4, Section 31, T21N, R4W, Town of Albion, Jackson County, WI. The request is to allow for a sawmill operation within the A-1 (Agriculture) District.

Township supports the request.

A Motion by Norm Stoker, to approve conditional use permit petition # 2017-24 for Joseph Stoltzfus, seconded by Michelle Greendeer-Rave. Motion carried.

- **ZONE CHANGE PETITION # 2017-25** as requested by Mark Huber, owner and Jerry & Vicki Huber, applicants on property located in the SW1/4-SW1/4, Section 36, T24N, R5W, Town of Cleveland, Jackson County, WI. The request is to change 2.0 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-2 (Residential) District for the construction of a single-family home.

Township supports the request.

A Motion by Hoyt Strandberg, to approve zone change petition # 2017-25 for Jerry & Vicki Huber, seconded by Alton Staff. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2017-26** as requested by Kinning Circle K LLC, owners and Superior Fresh LLC, applicants on property located in the SW1/4-NE1/4, Section

18, T23N, R6W, Town of Northfield, Jackson County, WI. The request is to allow for filling and grading work within a shoreland area for a rip rap streambank improvement project.

Township supports the request.

A Motion by Alton Staff, to approve conditional use permit petition # 2017-26 for Superior Fresh LLC, seconded by Hoyt Strandberg. Motion carried.

- **ZONE CHANGE PETITION # 2017-27** as requested by Darrel & Peggy Stoen on property located in the SE1/4-NW1/4, Section 16, T19N, R6W, Town of North Bend, Jackson County, WI. The request is to change 4.5 acres of the Official Zoning Map from the A-1 (Agriculture) District as follows:
 1. 1.5 acres to the R-2 (Residential) District on Parcel # 038-0187.0000.
 2. 3.0 acres to the R-6 (Rural Residential) District on Parcel # 038-0187.0005.

Petitioner is requesting only the R-2 (Residential) District zone change. No position has been received from the township at the time of the public hearing.

A Motion by Hoyt Strandberg, to approve zone change petition # 2017-27 for Darrel & Peggy Stoen as amended to only the 1.5 acres to be changed with the stipulation that the Town of North Bend approves the request, seconded by Michelle Greendeer-Rave. Motion carried.

A Motion by Hoyt Strandberg, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 11:30 a.m.