

**MINUTES**  
**JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE**  
November 16, 2020

**November 16, 2020: Committee Meeting and Public Hearings**

**Meeting called to order** at 10:00 a.m. by Alton Staff, Zoning and Land Information Committee Vice Chairman. Committee members in attendance are Norm Stoker, Ed Chamberlain, Isaiah Funmaker, and Alton Staff attending virtually. Others present were Terry Schmidt, Zoning Administrator; Cody Brommerich, County Surveyor; April Schoolcraft, Real Property Lister; and Beth Storlie, Administrative Assistant. Joe Pilkington, GIS and 911 Coordinator attended virtually.

**A Motion by Norm Stoker, to approve the minutes of October 19, 2020, 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, Cody Brommerich:**

- *We have been continuing remonumentation efforts and it is going well. We still have several road corners to reset, and plan to do those this week so we can stay out of the woods for the most part before the gun opener.*
- *We reestablished a few corners needed by private land surveyors for their surveys.*
- *Prowest has submitted final parcel fabric data, we have a call scheduled with them tomorrow to review everything.*
- *We have been working on the 2021 grant applications, which I will go into further detail on the next agenda item.*

**2021 WLIP Base Budget and Strategic Initiative Grants:**

- The Land Information Council met last week to review the proposed 2021 WLIP Base Budget and Strategic Initiative Grant applications. The award for the grants are as follows:
  - Education Grant: \$1,000.00
  - Base Budget Grant: \$65,680.00
  - Strategic Initiative Grant: \$50,000.00 This is an increase from this year's level that was \$40,000.00.

After reviewing, they recommended the following for the allocation of the grant funds. The Education Grant would be used for training and conference fees for the Land Information staff. For the Strategic Initiative Grant, this would be utilized for the salary

and benefits of the Deputy Surveyor for the continuation of the PLSS monumentation project.

For the Base Budget Grant, the break down is:

- Remaining portion of the Deputy Surveyors salary and benefits not covered by the Strategic Initiative Grant, \$16,059.00.
- Additional training through the Bureau of Land Management on PLSS monumentation. It's a onetime fee of \$1,200.00 for 200 hours of training.
- Town Road Project, \$23,041.00.
- Purchase monumentation supplies, (250) galvanized steep posts \$3,862.50, Brass and Aluminum cap pipes for approximately \$8,000.00.
- Acquire new GPS equipment, the current equipment is almost ten years old and we are having difficulty acquiring newer satellites. Cody has talked with Leica regarding new equipment, the cost would be approximately \$13,760.00. If we trade in our old unit we will receive a trade-in value towards the new equipment, which will drop the overall cost.

**A Motion by Isaiah Funmaker, to approve the WLIP Grant applications as presented, seconded by Ed Chamberlain. Motion carried unanimously.**

**REAL PROPERTY LISTER REPORT, April Schoolcraft:**

*Accomplishments:*

- *Updates regarding Assessment Rolls:*
  - *Cleveland's Board of Review is scheduled for Nov 18<sup>th</sup>.*
- *I've sent an email to every clerk with the Mill Rate Worksheet & Special Assessment/Charges*
- *Fall split bill requests have been sent to the assessors, once they're back I'll enter those into the tax listing software so we can print a split bill for the current tax year.*
- *Attended the Motorola Virtual Summit Oct 26-28<sup>th</sup>; classes specific to GIS and 911 topics*
- *Land Information Council meeting Nov 4<sup>th</sup>*
- *Register of Deeds and I are working with GCS to enter government lots into the indexing option for documents.*
- *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.*

*Future Trainings:*

- *None planned.*

*Upcoming Plans:*

- *Assist if needed for printing tax bills.*
- *Continue maintaining parcels and record changes for the 2021 assessment roll.*
- *Continue to take phone calls & visits at the office window.*
- *Implementing the final product of the parcel mapping from Prowest.*

*Points of Interest:*

- *Alternative schedule for the third 6 weeks of the school year:*
  - *4am – 7:30am*
  - *1pm – 5:30pm*
    - *This schedule to be used on days I will be responsible for teaching our group*

**GIS/911 REPORT, Joe Pilkington:**

- *The Wisconsin Department of Military Affairs, Office of Emergency Communications, returned our NG9-1-1 GIS Assessment and Remediation Report. These results are similar to what is received from our GIS Data Hub Subscription. Evaluation results were very positive and as expected. Time this past month has been spent reviewing the analysis results and improving the accuracy and reliability of our emergency services GIS data.*

Section 1	Layer Features	Total Errors	Total Features	Accuracy
Provisioning Boundary	1	0	5	100.00%
County Boundary	1	0	5	100.00%
Fire Boundary	14	17	98	82.65%
Law Boundary	6	4	42	90.48%
Medical Boundary	13	10	91	89.01%
Municipal Boundary	27	9	189	95.24%
PSAP	1	0	6	100.00%
Road Centerlines	6,152	4,829	104,584	95.38%
Site/Structure Address	11,189	3,140	145,457	97.84%
		8,010	250,477	96.80%

  

Section 2	Layer Features	Total Errors	Total Features	Accuracy
ALI to Road Centerline	5,806	1,721	5,806	70.36%
ALI to Site/Structure Address	5,806	2,050	5,806	64.69%
MSAG	1,858	1,246	3,716	66.47%
		5,017	9,522	
		13,027	259,999	94.99%

- *The GIS Specialist and myself are completing an application for the Federal NextGen9-1-1 Reimbursement Grant Program on behalf of the Jackson County Sheriff's Office. This grant is used to help PSAPs move forward with NG911 capabilities and interconnection with the statewide ESInet that will replace existing 911 infrastructure in the state. Awarded grant dollars shall be used to purchase GeoComm's MSAG Management Module to synchronize the MSAG, ALI, and GIS data.*
- *Prowest and Associates has submitted their final parcel fabric project data for review.*
- *All address applications submitted have been processed and fire numbers assigned.*

**GIS Mapping Requests:** None

**GIS Data Requests:** None

**Future Trainings / Meetings: None**

**ZONING REPORT, Terry Schmidt:**

- The Recycling budget is maxed out from the grant and Ho-Chunk funds. Keep in mind that the Recycling Program is not on the tax levy. Last year we had the same issue and requested additional funds from the ATC funds. This year, the ATC funds have been exhausted so this is not an option. Terry would like to utilize some of the excess revenues that the Zoning Department has collected this year. It has been a good year with public hearings, permitting and construction within the county. He assumes that he will need to be placed on the December Executive/Finance Committee agenda to address this issue.
- Last week the horizontal baler had a cylinder pin break, which caused the shaft for the cylinder to break. We had a technician out already to determine what parts would need to be replaced and repaired. Those parts will cost approximately \$8,600.00 and they will be replaced tomorrow. The unit will be up and running again later this week. This is an expense that impacts the Recycling budget even more, and was necessary to operate as this unit bales the cardboard and office paper that we market and receive revenue for.
- Terry has been talking with the training partners, Monroe, Monroe and Trempealeau County about the annual Plumbers and CST Training seminar. Due to the current situation with COVID-19, they are evaluating options for hosting the training this year. Assembling at one location with almost 200 individuals will not be an option. The discussion includes holding local or video training options that individuals can log on to for re-certification. The State of Wisconsin is reviewing the certification process for this year and considering suspending the credentialing requirements for this year, allowing additional time for certification for license renewals.
- For two weeks now, Terry and Gaylord Olson II have been reaching out to Kerry Sullivan-Flock, Corporation Counsel trying to get answers on two major violation issues that continue. Terry would like to obtain an injunction for the property in the Town of Brockway. The landowner sent a very lengthy packet of things with her position on the clean-up, which is contrary to the departments position.

Similarly, the Raymond Wagler property continues in violation status and actually Mr. Wagler has increased the scope of the violation as he has placed animals within the machine shed that was constructed by cutting a hole in the wall for their access to and from the structure. This increases the violation status as that structure was permitted only for machine storage as it does not meet the minimum setback from the stream for animal confinement structures. Terry and Gaylord would like to pursue daily fine assessment back to the initial date of violation as Mr. Wagler has blatantly ignored the issued citations and order of the court to date.

- With the continuing COVID-19 health emergency, Terry discussed with the committee to consider changing the time of the committee meeting and public hearing since we are not completing onsites at this time. Currently, the public hearings begin at 11:00 a.m. This time was established to allow enough time for onsites to be performed on the day of the hearings, if the quantity of petitions would accommodate this. We could change the public hearing time to 9:30 a.m. and begin the committee meeting portion at 8:30 a.m. This would allow time for Beth to prep everything for the meeting set-up including the video equipment for virtual participation. The consensus was to try it for the December 21, 2020 meeting.
- Jeff Iverson has requested the removal of the conditional use permit hearing that was tabled from last month's meeting. He is not pursuing the campground situation at this time. The zone change to R-2 (Residential) went through township, public hearing and County Board approval in October. The zoning class will remain in effect, which would allow for a single-family home in the future.

**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 # 2020-64** as requested by Destination Unknown LLC on property located in the NE1/4-NW1/4, and the NW1/4-NW1/4, Section 9, T21N, R5W, Town of Albion, Jackson County, WI. The request is to change 3.0 acres of the Official Zoning Map from the C-1 (Resource Conservancy) District to the R-2 (Residential) District. 1.5 acres in Parcel # 004-0134.0005 and 1.5 acres in Parcel # 004-0133.0000. The remaining acreage, which is approximately 37 acres, is requested to be changed from the C-1 (Resource Conservancy) District to the A-2 (Forestry and Limited Agriculture) District.

Terry stated that one change is to be noted for the petition notice, the remaining 37 acres is inaccurate. The remaining acreage is greater than this and the request should reflect that all remaining acreage is requested to be changed from the C-1 (Resource Conservancy) District to the A-2 (Forestry and Limited Agriculture) District.

Township supports the request with the stipulation that only one home per parcel and no further subdividing of the parcels may occur.

A letter of opposition was read into the minutes. Public comments for questions and in opposition was received virtually.

**A Motion by Ed Chamberlain, to approve zone change petition # 2020-64 for Destination Unknown LLC with the stipulation that the Town of Albion recommendations of one home per parcel and no further subdivision of the parcels are**

**met, seconded by Isaiah Funmaker. Motion carried 4 – 0.**

- **ZONE CHANGE PETITION # 2020-65** as requested by the Jackson County Forestry and Parks Department on property located in the NE1/4-NE1/4, and the SE1/4-NE1/4, Section 27, T22N, R2W, Town of Komensky, Jackson County, WI. The request is to change 5.0 acres of the Official Zoning Map from the C-1 (Resource Conservancy) District to the M-2 (Industrial Extractive) District for non-metallic sand extraction.

Jim Zahasky requested that Terry Schmidt represent the Jackson County Forestry and Parks Department for the public hearings.

Township supported the request.

Terry stated that this is a small sand fill area that the Highway Department and Town of Komensky periodically utilize for road projects. Gaylord Olson II, Jackson County Land Conservation Department, stated that the size is about ½ acre in size and this would not be subject to the Jackson County Non-Metallic Mining Reclamation Ordinance based on the current size. But he added if the size would increase to greater than one acre, then a reclamation plan would be required to be prepared and submitted to his office.

**A Motion by Norm Stoker, to approve zone change petition # 2020-65 for Jackson County Forestry and Parks Department, seconded by Ed Chamberlain. Motion carried unanimously.**

- **CONDITIONAL USE PERMIT PETITION # 2020-66** as requested by Kai and Cindy Moseid on property known as Lot 15 of Buckhorn Bay East subdivision located in the SE1/4-SW1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to allow for horses on property zoned in the R-1 (Residential) District.

Township opposed the request as adjacent property owners had concerns about the location of horses in a residential area, waste management and water pollution potential.

Mr. Kai Moseid said that by meeting the required 100-foot setback from property lines and the 300-foot setback from navigable water ways, it would give them approximately 7 acres for the animals. He shared an aerial view denoting the setbacks and remaining usable acreage. They would like to maintain two horses at the site full time. Their daughter is a western equine trainer and therapist. They would construct a riding arena and stable/barn for the housing of the horses. Cindy Moseid added that their daughter eventually would like to host up to five clinical training days at the site where up to six additional horses would be brought to the site for day activities only. These additional animals would not be housed overnight. Mr. and Mrs. Moseid stated they did not attend the Town of Adams meeting as they were never notified when this would be held.

Gaylord Olson II presented his recommendations for conditions of any approval, they are as follows:

1. No more than two horses are to be kept on the property. The only exception would be up to five times per year when one day training sessions could be held on the property when no more than six additional horses can be present for that day session.
2. The two horses are confined to the building the majority of the time when not be utilized for riding or training on the property.
3. No earthen feedlot area can be created on the property.
4. Feeding of the horses must be done inside the horse shelter on concrete floors.
5. Manure collection can be composted onsite on a concrete slab to prevent contact with the soil. It must be removed and spread on cropland fields according to current State of Wisconsin Nutrient Management standards.
6. There can be no substitution of any other types of animals or livestock for the horses on the property.
7. The horse barn must be a minimum of 100 feet from any property line or road and a minimum of 300 feet from any navigable water body.
8. All fencing installation and its maintenance along the property lines for keeping horses at the site is the responsibility of the Moseid family.
9. All State and County environmental conditions for preventing manure and soil runoff pollution must be met and maintained.
10. Failure to adhere to these conditions may result in an order for removal of the horses.

Letters of opposition were read into the minutes. Public comment was received in opposition.

Ed Chamberlain questioned if they have pursued a driveway entrance off of County Highway K and the required permit from the Jackson County Highway Department. Mr. Moseid that they are willing to pursue the driveway entrance off of County Highway K as it will be a good location for the truck and trailer traffic to access the site instead of utilizing Arbutus Lane.

**A Motion by Ed Chamberlain, to table conditional use permit petition # 2020-66 for Kai and Cindy Moseid to allow the Town of Adams to review the proposal presentation and allow the petitioners to pursue a driveway access off of County Highway K, seconded by Isaiah Funmaker. Motion carried unanimously.**

**A Motion by Isaiah Funmaker, to adjourn the meeting, seconded by Norm Stoker. Motion carried. Meeting adjourned at 12:15 p.m.**