

MINUTES
JACKSON COUNTY ZONING & LAND INFORMATION COMMITTEE
September 16, 2019

September 16, 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, Ed Chamberlain, Norm Stoker, Isaiah Funmaker and Alton Staff. Others present were Ethan Remus, County Surveyor; April Schoolcraft, Real Property Lister; Joe Pilkington, GIS Coordinator; Terry Schmidt, Zoning Administrator; and Beth Storlie, Administrative Assistant.

A Motion by Alton Staff, to approve the minutes of August 19, 2019 as amended, seconded by Ed Chamberlain. Motion carried.

A Motion by Ed Chamberlain, to approve the vouchers for payment, seconded by Alton Staff. Motion carried.

SURVEYOR'S REPORT, see report:

- *Parcel Fabric contract update: Garfield and Cleveland are complete. Northfield was submitted on 8-29 and is being reviewed by Joe and April. ProWest is working on finishing Garden Valley and starting Alma. Conference call scheduled for Thursday afternoon.*
- *PLSS Maintenance update: T22N-R4W has been completed except for 3 corners located in USH 12. Highway Dept is sending some flaggers out for us tomorrow to finish that work. We are working in T21N-R6W. Work is going very well in this township and we have about 40 corners left to visit. Hoping to be near completion by the end of October.*
- *2020 WROC update: The amended contract that was approved at last month's meeting to include the 3-inch resolution buy-ups has been executed by both parties. Everything is ready to go for acquisition! Planes should be in the air around mid-april of next year.*
- *WLIP Grant update: The second half of the Strategic Initiative grant (\$25,000) was received on 8-22. All grant funds for 2019 have now been received.*
- *DOA LiDAR request update: Nothing new to report.*
- *Chapter 6 revisions update: Joe and April have been working to update language in Chapter 6 relating to rural addressing, road naming, and NG911. We are trying to work with Kristina Page to see if she wants to update anything relating to the Emergency Management Coordinator language in this ordinance. We hope to send this to Garrett Nix for review and bring it before this committee and Law Enforcement committee in November, then E&F and County Board in December.*

REAL PROPERTY LISTER REPORT, see report:

Accomplishments:

- *Assessment Roll update: 26 out of 27 municipalities have turned in an assessment roll, waiting on Knapp's data which is expected in October. Out of those 26, 24 have already closed their Board of Review & I've filed the Statement of Assessment for them. We're waiting on the Board of Review for Irving, City Point.*
- *Attended the Wisconsin Towns Association on Aug 2nd & discussed the 2020 US Census & what is expected of the Town Clerks, which is very minimal.*
- *Current on sending letters to split parcel grantors/grantees as of Aug 1st.*
- *Fielding phone calls regarding real estate questions & the assessment process from landowners, farmers, title companies, financial institutions, realtors, foresters, & attorneys.*

Future Trainings:

- *Annual State Meeting for Wisconsin Real Property Lister Association is the last week of September in Wisconsin Dells at the Wilderness Lodge.*

Upcoming Plans:

- *Continue splitting parcels.*
- *Work with assessors though issues that may surface from the assessment rolls/OB.*
- *Assist Prowest with any questions they may have regarding the Parcel Fabric project.*

Points of Interest:

- *None*

GIS/911 REPORT, see report:

- *Continuing to work towards completion of the Structure Address Points dataset – now 73% complete.*
- *Still waiting on Applied Data Consultants to link zoning permits to the new County and City Zoning layers.*
- *April and I are now reviewing parcel fabric data for the Town of Northfield and will provide feedback to Prowest & Associates. We expect to receive data for the Town of Garden Valley shortly.*
- *I have developed ISO-compliant metadata for our Roads dataset.*
- *Text amendments for the Chapter 6 Emergency Management Ordinance are finalized and ready for Corp. Counsel review.*
- *Wazee roads and hiking trails have been remapped to improve the accuracy of that data and to also include additional features that were previously unmapped. I have been working with Jon Schweitzer, Jackson County Forestry and Parks Department, to name all*

park roads in both Wazee and East Arbutus Parks. This will allow us to address park buildings to improve location information in the 911 database.

- *Planning to submit a new GIS Data Hub Submission to GeoComm this month.*

GIS Mapping Requests: *The Village of Taylor requested a 24"x36" map with orthos and parcel lines.*

GIS Data Requests: *KL Engineering requested County orthoimagery and parcel data for a pavement resurfacing project on STH 121.*

Future Trainings / Meetings: *Fall Regional WLIA Meeting, October 24-25, in Bayfield, Wisconsin.*

ZONING REPORT:

- Recycling Grant. The grant application has been completed and submitted. Working with Monroe County on shared educational areas. May qualify for additional grant funding if we work mutually for educational aspects. We have been a member of Midwest Recycling Association for several years. They have been responsible for marketing and shipment of our recyclables such as office paper, cardboard and aluminum cans. The participation by other counties has dropped significantly over the past few years and the association will probably disband by January 2020. If this happens, we will have to market our materials ourselves again and the working relationship regionally may be beneficial in this capacity.
- Fieldwork has been very busy this month.
- Dustin is back today for his first day following medical leave.
- Fall is continuing to be busy with violations and junk issues.
- Pumping citations were issued for the first two cycles that had expirations of June 30th and July 31st. 55 citations were issued from approximately 900 notices.
- The Town of Springfield held a meeting regarding the Green Meadows property and the township doesn't want to spend any money for property condemnation or clean-up. The biggest issue is that the old restaurant material from the fire remains in the foundation along with water and other debris. It has never been cleaned up. State Statute grants condemnation authority to the municipality and public health. Zoning does not have that authority. Terry can only pursue citation action, if the township or public health aren't willing to assist, then a third-party clean-up order will be difficult. Another stumbling block may be that this parcel is privately owned and not owned by the municipality or county via tax deed. When the Town of Albion pursued clean-up of the Rustic Mill property, it was held by the county on tax deed.

Terry can do an onsite to inventory the junk issues and contact the owner about what must be done to gain compliance.

- The final Tire Round-up for the year will be held on Saturday, September 21st from 8:00 a.m. to noon. The cost per ton has increased to over \$210 per ton. The committee recommended installing a camera at the site to monitor the drop site for illegal disposal.

PUBLIC HEARINGS:

- **ZONE CHANGE PETITION # 2019-34** as requested by Bruce McBain on property known as Lot 10 of CSM 2907 located in the NW1/4-NE1/4, Section 3, T22N, R3W, Town of Adams, Jackson County, WI. The request is to change 3.84 acres of the Official Zoning Map from the R-1 (Residential) District to the B-1 (Central Business) District to allow for storage units.

Township denied the request due to the petitioner having property already zoned in the B-1 (Central Business) District and this proposal would be too close to residential. Petitioner not present. Public comment was received in opposition and a letter of opposition was read into the minutes.

A Motion by Ed Chamberlain, to deny zone change petition # 2019-34 for Bruce McBain, seconded by Isaiah Funmaker. Motion carried.

- **CONDITIONAL USE PERMIT PETITION # 2019-35** as requested by Wade and Candace Christianson, owners and Forrest Howk, OneEnergy Development LLC, applicant on property located in the SW1/4-NW1/4, and the SE1/4-NW1/4, Section 19, T21N, R4W, Town of Albion, Jackson County, WI. The request is to allow for a solar energy project within the A-1 (Agriculture) District.

Township supports the request. Eric Udelhofen, representing OneEnergy Development LLC explained that they look to sell the solar generated power to Jackson Electric Cooperative. Dairyland Power allows Jackson Electric to purchase up to 10% of their energy needs elsewhere. The Jackson Electric Coop Board would have to approve this and they have not at this point. They would only agree to purchase this power if it save their customers money.

The solar panels would cover approximately 30% of the 15.5 acres of two parcels. They are tracking panels that follows the sun east to west, when fully extended they would be about 7.5 feet tall. The space between panel rows is approximately 8 feet to allow a truck to drive between. The energy would be collected to a single point transformer at the site, which would then transport to Jackson Electric's 3 phase line along County Rd C to their sub-station. OneEnergy Development would be the owner of the equipment and pay Christianson's an annual lease fee. The entire facility would be fenced in with an 8-foot deer fence. They intend to plant perennial seed mix under

the panels. At their Cashton facility, a neighbor grazes sheep under the panels and they are looking at this as a possibility here as well.

The committee questioned heavy snow build-up on the panels. Mr. Udelhofen stated that at night the panels go fully extended vertically to shed any snow accumulations.

Terry questioned the lifespan of the panels and equipment. Mr. Udelhofen added that all their contracts are based on a 25-year timespan because the panels have a 25-year warranty with a 10-year extension option. They could extend it for the additional 10 years if the panels are functioning well.

Terry questioned if some type of obligation for reclamation or surety bond is presented for property clean up and reclamation. Eric stated that with their contracts and leases agreements, evidence of a bond or surety is posted to a local financial institution and they must carry a large insurance policy (\$5,000,000.00 per occurrence) for damage for each facility.

Public comment was received for information. Mr. Udelhofen explained that if Jackson Electric does not approve to the partnership for solar energy, the project will cease and not move forward. He added that they propose that the site will generate 2.5 megawatts of energy, which is enough power for approximately 500 Wisconsin households. There would be 8,000 panels installed at this site.

A Motion by Alton Staff, to approve conditional use permit petition # 2019-35 for Wade and Candace Christianson, owners and OneEnergy Development LLC, applicants, seconded by Norm Stoker. Motion carried unanimously.

- **ZONE CHANGE PETITION # 2019-36** as requested by Elizabeth Tulley, owner and Joshua & Heather Busse, applicants on property located in the NW1/4-NW1/4, Section 16, T20N, R6W, Town of Franklin, Jackson County, WI. The request is to change 6 acres of the Official Zoning Map from the A-1 (Agriculture) District to the R-6 (Rural Residential) District for the construction of a single-family home on the property.

Township supports the request. Petitioner isn't planning on any animals at this time but wanted the option for in the future. Gaylord Olson II shared his recommendations of approval for the committee to consider, see attached.

A Motion by Ed Chamberlain, to approve zone change petition # 2019-36 for Joshua and Heather Busse with the stipulation of all Land Conservation Department standards and requirements to be met, seconded by Norm Stoker. Motion carried 5 – 0.

- **ZONE CHANGE PETITION # 2019-37** as requested by Thomas B. Curtis on property known as Lot 1 of CSM 2050 located in the SW1/4-SW1/4, Section 8, T20N, R3W, Town of Manchester, Jackson County, WI. The request is to change 2.0 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 placement of a small cabin.

Township supports the request.

A Motion by Norm Stoker, to approve zone change petition # 2019-37 for Thomas Curtis, seconded by Isaiah Funmaker. Motion carried.

- **ZONE CHANGE PETITION # 2019-38** as requested by Daniel and Richard Sellhausen on property located in the SW1/4-NW1/4, Section 7, T22N, R3W, Town of Adams, 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 placement of a small cabin.

Township supports the request. Petitioner stated that he will be removing the small trailer.

A Motion by Ed Chamberlain, to approve zone change petition # 2019-38 for Daniel and Richard Sellhausen, seconded by Alton Staff. Motion carried unanimously.

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