

**Vernon County Zoning Committee Minutes  
County Boardroom, 3<sup>rd</sup> Floor Courthouse**

**August 2, 2018**

Committee Members in attendance: Eric J. Evenstad - Chairman, Garrick Olerud, and Roger Call. Ole Yttri and Gail Muller, Dennis Brault (Vernon County Supervisors) and Dan (resident of Town of Franklin) were also present. Beitlich and Larson had a conflicting meeting with Land Conservation.

Evenstad called the meeting to order at 10:00 a.m.

Burkhamer affirmed that the meeting was properly noticed.

The first order of business was a public hearing for Bug Tussel Wireless for Wi-Fi tower in the Town of Franklin. Ken Franzen presented for Bug Tussel noting that the 300' guy-line tower is proposed to be located at S6919 State Highway 27/82 south of Liberty Pole. WisDot requested that the existing driveway be used to access the tower site off a farm road. Neighbors were considered when placement was planned. This will be a lit tower with a 14 watt bulb. The tower will accommodate Bug Tussel wireless, ATT cell phone and First-net from Homeland security for first responders to communicate. Numerous questions were posed and responses were provided by Ken Franzen, Eric Evenstad and Susan Burkhamer. Franzen noted the process of choosing a site and the due diligence activities performed by Bug Tussel.

The public hearing was closed at 10:28 Evenstad called for a motion on the tower permit. Olerud moved to approve the permit, second by Call with all in favor.

There was no further public comment.

Evenstad called for review and approval of last month's minutes. Olerud moved to approve the minutes as mailed, second by Call with all in favor.

Burkhamer presented the Work-Income-Expense report for July noting 19 days were spent in the field of 20 work days with 43 site visits. Nineteen sanitary permit were issued and eighteen soil evaluations were filed. Three land use (floodplain) permit applications were submitted. Revenue for the month was 169% of expenses and 93% year to date.

Burkhamer presented a voucher in the amount of \$2,393.26 including US Cellular, WI DSPS, and payment to UW Stevens Point for Board of Adjustment training, Kwik Trip and Vernon Communications. Call moved to approve the voucher, 2<sup>nd</sup> by Olerud with all in favor.

In the Administrators Report Burkhamer reported on the confusion between committees on how to handle the employment resolution. Zoning had recommended it go to the full county board, finance felt it could be approved for 2018 to exceed budget and blend 2019 expenses into the budget, personnel again recommended it be approved by the full county board. The committee agreed with full county board and discussed scheduling for August or September.

Burkhamer explained she was faced with a new issue with the Amish and septic systems. While the Amish seemed to be coming around to permitting for households with plumbing, one landowner contacted Rep. Bernier's office (who was the author of the Religious Waiver) and he was told that the Zoning Office was not being truthful with them and that they could discharge wastewater to the surface

Burkhamer explained the Floodplain issues with FEMA. Wheatland is a very difficult problem. FEMA insists that any illegal structure be removed. The difficulty is in obtaining records that positively place the structure in a specific year. Assessment records from Wheatland are sketchy at best. Burkhamer expressed that she is struggling with the balance of finding a way to deal with the unknown.

Re: Strafslien. Burkhamer expressed frustration with the citation process as the violations are piling up and she is hesitant to threaten further action without the legal process in place. Burkhamer noted that she missed an appointment with Corp Counsel due to attendance at finance. Meeting with Corp Counsel is a priority.

Discussion followed on the process of getting citations issued. Burkhamer said that she felt the problem is that we are working on "bulk" citations for the sanitary program. Paper citations are no longer used and the sheriff's department processes citations "here and there", but do not wish to do a large number of citations. State is insisting on digital processing for citations and Corporation Counsel is working on getting an "agency" status for the zoning department from the state.

Initially Corporation Counsel said everything starts with a citation. Burkhamer does not think that this is accurate for flood plain issues. Stafslie should be an individual case and the methodology needs to set up a process. Meeting with Corp Counsel is the next thing on her list.

Call inquired about the process in moving forward on violations and the involvement of the committee. Burkhamer responded that once the progress in obtaining compliance stalls at the department level it goes to Corporation Counsel and is then out of the department/committee's hands. Evenstad expressed the longer it is delayed the more burden it is on the committee and department.

Burkhamer said that without a formal filing of some kind, there is no way for a potential buyer to have knowledge there is an issue unless they happen to check with the Zoning Department.

Burkhamer presented the proposed 2019 budget. There was lengthy discussion on the payroll categories affecting County Boards request to come in at zero increase. Burkhamer said the "operating budget" does come in at zero increase and the payroll portion was not in the department control due to the upcoming change in administrator.

Olerud moved to approve the budget including salaries. Second by Call. Vote 3 in favor, 2 absent.

2<sup>nd</sup> opportunity for public comment. Olerud – towers need to be reviewed for tax inclusion. Muller said towers are on personal property. Discussion of change in use of real estate (Land) may cause an increase. Evenstad expressed the need for notification to assessor, Burkhamer noted that there is a driveway permit at a minimum, so assessor should be alerted.

Evenstad addressed the next meeting. Date set for second Tuesday 10/30/18 at 8:30

Olerud moved to adjourn, second by call with all in favor. 11:31

Minutes recorded by Susan Burkhamer