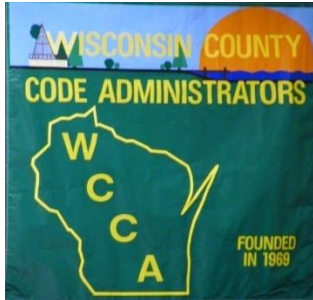


DECODER



Official Newsletter of the Wisconsin County Code Administrators

Spring Issue 2011



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WCCA Budget

**Don't forget your 2011
Annual Dues**

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President's Message --Mark Steward, Sauk County

Thank you for giving me the opportunity to represent the organization as its President. From my first involvement on the Executive Board as the President of the Northwest District, to being a member of the inaugural class of the Wisconsin Land Use and Zoning Leadership Seminar to today, it has been an honor to serve in any and all capacities. The rewards have been endless, most of it coming in the form of friendships from around the state. With that, I encourage all of our members to step up to the plate and serve on a committee, as a district representative, and as a member of the Executive Board and most of all to attend our conferences to meet your cohorts from around the state. Networking is one of the best ways to learn what others are doing, as well as to swap war stories. Speaking of members

stepping up to the plate, this year we have several new district representatives on the Executive Board and they include: Colin Byrnes of Rock County, representing the Southeast District; Dan Bowers of Lincoln County, representing the Northwest District; and Melissa Sorenson of Green Lake County, representing the Central District. I would like to take this moment to thank Dustin Grant, Marquette County (Central District) for his 8 years of service to the Executive Board and to the organization. Dusty has been on the nominating, audit and web page committee for several years and he has been a strong contributor to the organization. Dusty, you are still on the web page committee; you can't go away that

easily. I would also like to thank Amy Barrows for her years on the Executive Board. Apparently children are getting in the way of her continuing her role as Southeast District Rep, likely story. Congratulations to Steve Rannenber, Douglas County, for being elected to the position of 2nd Vice President, formerly he was the Northwest District rep. He has been doing a wonderful job keeping the Executive Board posted on legislative activities, except that he is too far from Illinois to track down any Senators, plus we won't pay his mileage. Thanks Steve. Thank you to CeCe Tesky, Rusk County, for her hard work as Conference Coordinator.

(Cont. Page 2)

Not only does she have to deal with the demands of the 1st Vice President, but she has to do all the negotiating with the hotels. CeCe does a wonderful job getting us in the best venues for the best cost. Your work is appreciated.

Mary Greenman continues to do an outstanding job as the Secretary/Treasurer. Mary, however, will not be in attendance at the Spring Conference. We will miss you Mary. Thank you for all the time, energy and hard work you put into the job.

Earlier I mentioned the Land Use and Zoning Leadership Seminar, the program has been on hold for a few years now, but there are five (5) members of the Executive Board that are graduates of these seminars. The program has fostered leadership and we are once again in discussions with Eric Olson and Aaron Thompson of UWEX about resurrecting the seminar.

Once again the good people at Stoney Creek Inn on the south side of Wausau have been kind enough to host our Spring Conference. Paul van Eijl, Buffalo County and 1st Vice President, has put together a wonderful conference agenda, which includes a tour of the Weston Coal Plant, and an extensive discussion on NR115 and the Guidebook with DNR representation not only from the shoreland team, but Secretary Cathy Stepp and Bureau Director Russ Rasmussen, to a silent auction (items still needed), scholarships, POWTS credits and finally entertainment by *The Nonconformists*. *The Nonconformists* are even looking for guest singers for their parody to YMCA called WCCA. So tune up your voices and meet me at the Stoney Creek, because this will be a night to remember. Thanks Paul.

“Success is peace of mind which is a direct result of self-satisfaction in knowing you made the effort to become the best of which you are capable.” John Wooden. In Coach Wooden’s statement he is asking you to be the best you can be, and success in itself is not a destination but a journey. We should all be on the journey for success, not only in our professional lives, but our personal lives. That brings us to 2011 and what lies ahead. The Federal Government has

uncontrollable debt, the State Government is fighting over the budget and the debt, and at our local level we have all been asked to tighten our purse strings. Can we do more with even less? We have been asked to do this for several years now, so what do we do or don’t do this year? That question is on all of our minds. Focus on what is important, like trainings and conferences, and look for alternative revenue streams like a mandatory replacement of all steel tanks in shoreland zones. It is time to be creative, such as sharing a room at a conference, riding to the conference with another county, these a just a few ways to cut costs and we encourage these as we are in a time of declining conference attendance.

I have established 5 goals for the Executive Board for 2011, and they are:

1. Work within our organization to increase attendance at our conferences and to increase membership.
2. Establish a new award called the Richard Mace Lifetime Achievement Award and look to give out the award in 2011.
3. Work cooperatively with the Wisconsin Counties Association in reviewing and commenting on proposed legislation.
4. Work with the Center for Land Use Education to develop and provide training to our members.
5. Promote effective communication between the Executive Board and State Agencies with which we work (DATCP, DNR, DCOMM)

Please assist me and the Executive Board in achieving these goals. The objectives to these goals can be found on the organization website.

Happy Spring to all and see you at Stoney Creek on March 31st.



WCCA 2011 SPRING CONFERENCE
Stoney Creek Inn – Mosinee – March 31 & April 1, 2011

Wednesday, March 30, 2011

7:00 - 9:00 p.m. **WCCA Executive Board Meeting**

Thursday, March 31, 2011

8:00 – 8:25 a.m. **REGISTRATION**

8:25 – 8:30 a.m. **Welcome-Paul van Eijl 1st Vice-President**

8:30 – 9:30 a.m. **Executive Guidebook Q&A for NR115-Panel: Karl Kastrosky/Bayfield County**

9:30 – 10:15 a.m. **Discussion of Wetland Ordinances-Kyle Magyera/Wisconsin Wetlands Assoc**

10:15 – 10:30 a.m. **BREAK**

10:30 – 11:00 a.m. **Shoreland Special Exception Contracts-Paul van Eijl/Buffalo County**

11:00 – 12:00 p.m. **Shoreland Mitigation-Panel: Lyn Markam/UW Extension**

12:00 – 1:00 p.m. **LUNCH**

1:00 – 3:00 p.m. **Tour of Weston Coal Plant and Fly Ash Site**

3:00 – 4:00 p.m. **Case Law Update, Q & A**
Dean Richards, Attorney-at-Law

4:00 – 5:00 p.m. **Roundtables w/DNR Shoreland Staff: Heidi Kennedy, Michael Wenholtz, Tom Blake**

5:00 – 5:30 p.m. **Business Meeting**

5:30 – 6:30 p.m. **Sparkling Conversation & Social Hour**
Silent Auction –to benefit Scholarship Fund

6:30 p.m. **DINNER BANQUET TO INCLUDE:**

- ❖ *Door Prizes*
- ❖ *Silent Auction – to benefit Scholarship Fund*
- ❖ *Awards*
- ❖ *SPECIAL ENTERTAINMENT – The Nonconformists*



Friday, April 1, 2011

7:30 – 8:30 a.m. CONTINENTAL BREAKFAST IN THE BREAKFAST ROOM

Concurrent Session A – POWTS

8:30 – 9:00 a.m. **POWTS Program updates - Roman Kaminski – Wisconsin Department of Commerce**

9:00 – 10:00 a.m. **Septic Systems and Ground Waterborne Disease in Wisconsin-Mark Borchardt Ph.D/Research Microbiologist-USDA**

10:00 – 10:15 a.m. **Break**

10:15 – 11:00 a.m. **DHS Relationship w/ counties regarding campgrounds-Karen Brock**

11:00 – 12:00 p.m. **Holding Tank Review/IGNP Backfilling Procedures -Leroy Jansky, WDOC**

Concurrent Session B – Land Use

8:30 – 9:30 a.m. **Program Updates: DNR-Gary Heinrichs DATCP-Keith Foye WCA-John Reinemann CLUE-Aaron Thompson Ph.D**

9:30 - 10:00 a.m. **Interns in the Zoning Dept Panel: Mark Steward-Sauk County Chris Olson-Door County Steve Rannenber-Douglas County**

10:00 – 10:15 a.m. **Break**

10:15 – 11:00 p.m. **Pervious Concrete-Brian Arnott, Glass Plus**

11:00 – 12:00 p.m. **UDC enforcement in Zoning Dept Panel: Paul van Eijl-Buffalo County Becky Frisch-Langlade County Kevin Lien-Trempealeau County**

**Continuing Ed. Credits Available for POWTS Session*

RECONVENE

12:00 p.m. Drawing for 1 free night at the Stoney Creek Inn for those attending the last session. Conference Adjourns with Sincerest Thanks for Attending!

Safe Travels!!



WESTON POWER PLANT TOUR

WCCA Spring Conference

Thursday March 31

1:00 - 3:00 PM



1st shuttle will be leaving Stoney Creek Inn at 12:25 PM

- The 2 shuttles can carry 18 passengers per trip

YOU MUST REGISTER BY MARCH 18 OR YOU WILL NOT BE ABLE TO ATTEND!

Key items to help ensure a safe visit:

1. Everyone will need a photo ID.
2. Everyone should wear closed toe shoes – steel toe preferably.
3. Everyone should wear long pants.
4. The tour does include some steps as well as heights – please indicate if you are uneasy with this.
5. WPS will provide hard hats, safety glasses and hearing protection – which is required at all times in the Plant.
6. Some of the tour may take you outside – please ensure that you dress accordingly.

We will be met at the front gate approximately 12:45pm. The visitor's entry gate is located on Old Hwy 51. As you are leaving Stoney Creek Inn – head south on old Hwy 51 (toward Mosinee) this will take you under I-39 – the gate entrance is at the signal lights just to the south of I-39 / Right across from the entryway of Wausau Homes. The security guard will request the photo ID at the entry and will issue a badge for the tour.

Detach and return with conference registration BY March 18

WESTON POWER PLANT TOUR REGISTRATION FORM

March 31, 2011 from 1-3 PM

Number of people that this registration is for: _____

_____ I/We will be riding the shuttle. _____ I/We will be driving our own vehicle.

Name of each registrant:

2011 WCCA SPRING CONFERENCE REGISTRATION FORM

March 31-April 1, 2011

Stoney Creek Inn, 1100 Imperial Ave, Mosinee, WI 54455

Please fill out separate forms for each paying attendee. Make checks payable to WCCA. Mail forms with payment to: **Mary Greenman, Wisconsin County Code Administrators, Vilas County Zoning, 330 Court Street, Eagle River, WI 54521** Phone: 715.479.3621. Fax 715.479.3752

Registration Deadline: **March 18, 2011.** Extra \$15 fee after March 18, 2011. Registration fees will be refunded if you cancel before March 25, 2011.

For hotel reservations, please contact Stoney Creek Inn by March 11, 2011 at 1-800-659-2220. Let them know you are with WCCA. Rooms are \$70 / night.

Name _____ County/Agency _____

Address _____ E-mail _____

City _____ Zip _____ Day Phone _____

CONFERENCE FEES

(Full packages include sessions, materials, meals and breaks)

WCCA Member Full Conference Package \$115

Non-Member Full Conference Package (includes membership fee)..... \$155

Full Time Student (meals are not included with this registration)..... FREE

Partial Conference Packages (no meals included)

Thursday Morning \$35

Thursday Afternoon \$35

Friday Morning \$35

Meals for non-conference attendees (i.e. spouses) and partial day attendees

Thursday Lunch..... \$14

Thursday Dinner..... \$18

Additional Fee for registering after March 18, 2011..... \$15

TOTAL (make check payable to WCCA)..... _____

Please let us know if you have any dietary restrictions or special needs: _____

If you have any questions about registration, please contact Mary Greenman @ 715.479.3621. Other conference questions can be directed to Paul Van Eijl @ 608.685.6218 or CeCe Tesky @ 715.532.2156.

WCCA Proposed Budget

2011
Proposed
Budget

7

Wisconsin County Code Administrators
"PROPOSED"

EXPENSES:

SEMINARS	\$ 16,000.00
SECRETARY/TREASURER	\$ 2,000.00
OFFICE SUPPLIES	\$ 250.00
EXECUTIVE BOARD MEETINGS	\$ 2,000.00
LEGISLATIVE/EDUCATION	\$ 100.00
INSURANCE	\$ 215.00
TELEPHONE	\$ 30.00
AWARDS/CERTIFICATES	\$ 300.00
REFUNDS	\$ 125.00
POSTAGE	\$ 100.00
WORKFORCE DEVELOPMENT	\$ 50.00
MISCELLANEOUS	\$ 125.00
SCHOLARSHIP	\$ 1,000.00
RAFFLE PAYOUTS	\$ 1,000.00
WEB PAGE	\$ 200.00
WEB PAGE COORDINATOR / NEWS LETTER EDITOR	\$ 2,000.00
CONFERENCE COORDINATOR	\$ 2,000.00
SURPLUS APPLIED (*Checking balance will change by this amount)	\$ 40.00
TOTAL	\$ 27,535.00

REVENUES:

DUES	\$ 5,500.00
SEMINARS	\$ 20,000.00
INTEREST	\$ 35.00
MISCELLANEOUS	\$ 250.00
RAFFLE	\$ 1,750.00
TOTAL	\$ 27,535.00

NR115 Guidebook Link

Below is the link to the New NR115 Guidebook Link that the WCCA NR115 Committee has been working very hard on. This guidebook will be discussed at the Spring Conference so print out a copy and review it before March 31st. Again, if you have any questions and/or concerns please go to the WCCA website at http://www.wccadm.com/nr115_committee_page.htm or come to the Spring Conference.

<http://www.ncwrpc.org/county ftp/DNR/NR115/>

DISTRICT REPORTS

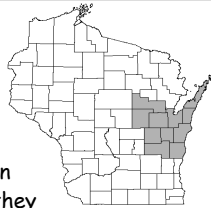
East Central District - Kay Miller on behalf of Sue Vanden Langenberg

EC District met in Waupaca in January for a round table discussion of CAVs, NR115, and use of new technologies. Jeff Henneman gave a presentation on the recent Community Assistance Visit (CAV) that they had with FEMA and DNR. We also learned that Tom Blake from Rhinelander is our DNR Shoreland contact person for East Central with the exception of Sheboygan County.

February 11th we met at Winnebago County for a round table discussion on the floodplain Community Rating System (CRS). Cary Rowe presented how their program works and how their citizens in the county get a discount on flood insurance due to this participation in the program. EC is donating \$50 worth of cheese and wine items to be used for the silent auction at spring conference. Tim Roach is personally donating a wood carved pen and pencil set.

Our joint EC & NE meeting was held at Kelly Lake March 11. We met Tom Blake who gave an update on what he is hearing from the top and possible changes that might be looked at with regard to NR115. As of now, there is no working group formed. If one is formed, WCCA will be at the table. He asked districts to contact him with what we determine to be the most problematic areas of the new code. Keith McCaffrey gave a very interesting presentation on deer population management in Wisconsin. Counties gave individual updates on activities including sanitary maintenance program, ordinance updates and the implementation of moving files into electronic formatting.

See you at Spring Conference!



South East District
--Colin Byrnes, Rock County

No Report



North East Wisconsin County Code Administrators
District Rep. Rebecca J. Frisch

The North East District met February 4, 2011 in Crandon and Pat Virtues Oconto County was our host. Heidi Kennedy and Tom Blake joined us and we had a lively discussion on NR115. The discussion continued with our March meeting last week at Kelly Lake. The East Central and Northeast districts held a joint meeting on March 11th and Tom Blake had the opportunity to meet all the counties he may be working with during the implementation of NR115. The group also enjoyed a presentation by Keith McCaffrey, a retired DNR deer management researcher. It was a nice change of pace for all in attendance. The next meeting for the district will in December.



West Central
Report
Dave Gifford—
Barron County



Central District
Missy Sorenson
Green Lake
County



NW District
Dan Bowers, Lincoln County.

No Report



Southern District
Dan Everson, Dane County

On February 25, 2011, the Southern District met in Dodgeville. Counties represented were Dane, Sauk, and Iowa. We started the day off with conversation regarding the recent passing of James "Jim" Gregorius, former Zoning Administrator of Sauk and Dane County. Please see the attached obituary below.

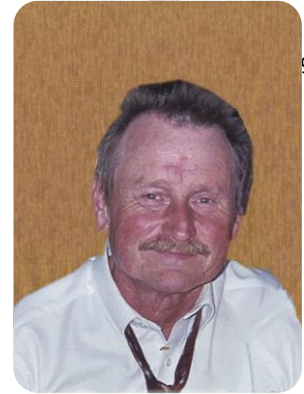
Majority of the meeting was two-fold: To establish District by-laws and discuss the latest as to what is going on with the State budget and how it will affect current and pending laws, our Zoning Offices, which in turn will affect WCCA and our membership in whole.

Our district has received three examples of other district by-laws and we went through those documents in detail and we will produce something that takes a little from each of those districts. You may even see a name change in there that better represents our membership.

I provided the latest information with respect to the NR 115 subcommittee and where we are at with the guidebook and what the guidebook will entail. Scott Godfrey provided information regarding SB 24 and AB 24 to eliminate the Working Lands Conversion Fees and the PACE program.

Going back to the subject of the State budget, and looking to the future of WCCA, we may be proposing some ideas to the Executive Board that may continue our current number of memberships with respect to decreasing budgets. One idea that was discussed was the possibility of having County memberships vs. individual memberships. Our next district meeting is tentatively scheduled May 20th at Richland County.

James "Jim" Gregorius



James Edward Gregorius was born on January 23, 1948, in Appleton, Wisconsin.

He was the son of Robert and Eleanor (Kaphingst) Gregorius. Jim was baptized as an infant and later confirmed in his faith as a youth in Appleton.

Jim overcame two severe medical threats in his youth. When he was eight, his skull was fractured by a baseball. He endured several surgeries and stayed out of school for a year until his double vision abated. Shortly after that, he contracted polio in his right shoulder. He fought through that and became one of the top five rated Legion baseball pitchers in Wisconsin. At the age of 16, he was drafted by the Pittsburgh Pirates baseball team and went on to play semi-pro baseball in California.

The first football game ever played at Lambeau field was attended by Jim and his family. He was a lifelong Packers fan and was in tears when Green Bay won the Super Bowl this year.

Jim was a graduate of Appleton High School Class of 1966 and furthered his education at the University of Wisconsin, Green Bay, graduating with a degree in Geography. Following his graduation, he moved to Irvine, CA, where he was a Planner in the Planning and Zoning Department. He earned his Master's Degree in Urban Planning and Development at the University of Irvine.

When his father became ill with cancer in 1976, Jim moved back to Wisconsin to help his parents. He became the Administrator of the Planning and Zoning Department in Sauk County, and, in 1995, he was hired as the Administrator of the Dane County Department of Planning and Zoning in Madison.

In 2003, Jim retired from public office and was united in marriage to Cindy Menze. They resided in Hutchinson and would have celebrated 8 years of marriage on March 8, 2011.

During his time in Hutchinson, he worked for Trailblazer Transit, the Cashwise Meat Department in Hutchinson, and Coborn's Meat Department in Glencoe. He loved socializing with his customers and meeting people. He loved fishing with his special fishing buddies. He always put his family first.

James was an avid sportsman. He fished two oceans and a Gulf, and hundreds of lakes and streams in Minnesota and Wisconsin. He loved the Wisconsin Badgers, the Green Bay Packers, and the Minnesota Twins. He enjoyed baseball, was an excellent cook, and loved gardening.

In January, 2011, James was diagnosed with cancer. He was cared for at home by his family. On Sunday, February 20, 2011, at the age of 63 years, he passed away peacefully at his home with his family and friends. Blessed be his memory.

Jim was a quiet, soft-hearted, and gentle man who enjoyed taking care of others. When asked what he wanted to tell people at his funeral, he said, "I want my friends to know how much I loved them."

James is survived by his wife, Cindy, of Hutchinson; children Nathan Gregorius of Madison, WI, Seth Gregorius, in the Marines in California, Lydia Mellon and her husband, Jonathan, of Fairchild Air Force Base, Spokane, WA; Jennifer Magnall and husband Cameron of Colorado Springs; and Heather Menze-Thorson and her significant other, Kyle Lee, of Princeton, MN; Grandchildren Cierra Gregorius and Damon Thorson; Brother Thomas Gregorius and his wife Maxine of Iron Ridge, WI; Mother-In-Law, Betty Menze; Brother-In-Law, Steven Menze and his wife, Colleen; Sister-In-Law, Kathy Fjestad and her husband, Verlyn and many nieces, nephews and other relatives.

James was preceded in death by his parents, Robert and Eleanor Gregorius; Father-In-Law, Verlyn Menze.



The Internet's Impact on the Economy

Paul van Eijl

It may seem innocent enough to hit "add to cart" with our mouse, but few of us are aware of the impact the internet has had on the commercial sector, tax base, and indirectly, residential property taxes.

Since the dawn of commerce, merchants have traded goods on the backs of camels, out of makeshift tents, and eventually out of permanent storefronts. The brick and mortar store as we know it has been around for centuries and many could not imagine life without it. Until now, the biggest threat to the traditional brick and mortar store has been traveling salesmen. However, since the creation of the Internet, commerce as we know it has changed much more than we realize. The once thriving Blockbuster Video and Hollywood Video have been closing their doors faster than the time it takes to watch a feature film. This is in part due to video vending machines and in part due to the creation of on-demand cinema. The book industry is following suit. The bookstore giant Borders is in great danger of an overnight collapse the same way that video stores have. More and more books are going digital each day decreasing the need for the traditional paperback book. Barnes and Noble need take note.

The culprit in these bankruptcies has been largely contributed to the lack of necessity of a physical storefront for these products. Remember the CD music stores and how fast I Pods and I-Tunes forced them to close their doors. Sports card shops thrived until the mid 1990's and today are virtually extinct. Contrary to common misconception, people still do collect baseball cards, but they are bought and sold via eBay. Today, one can buy anything on the Internet from a used car to a date.

My point in this is not to slow the ever-changing pace of development and technological advances but to bring light to the side affects of the technological boom. Many people don't realize the property tax burden that retail property pays. I know some reading this may not believe it but don't take my word for it.

Research a few properties through your local Register of Deeds. You will be surprised at the share of the overall property tax levy that business properties pay. Not to mention the fact that they don't utilize public services such as schools, etc. A 10,000 sq ft commercial building adjacent to Walmart in Winona, MN for example pays over \$42,000 per year in property taxes. If you took 7 single-family dwellings at 1428 sq ft, that would equal the same square footage as what the retail building has. However, the total tax generation of 7 fourteen hundred square ft dwellings equals about \$14,000 per year if each dwelling paid \$2,000 per year in property taxes. It would take 21 dwellings each paying \$2,000 per year to reach the equivalence of what the 10,000 sq ft retail establishment is responsible for paying.

The issue that is created in today's economy is that the Internet is putting various traditional brick and mortar businesses out of business, creating an ever-increasing black hole in the property tax base that will need to be filled by another group. Many Internet entrepreneurs operate out of their basements, garages or off-site warehouses. The issue is that most of them are not being taxed as commercial property, especially the ones operating out of their homes. Even the operators in pole sheds and off-site buildings are paying pennies on the dollar compared to the same establishment in a traditional storefront.

I have not even touched on the fact that many Internet transactions are not responsible for sales tax, which also creates a huge hole in the sales tax generated in traditional establishments. Keep in mind that minor sales tax increases are often used to finance municipal improvements like wastewater treatment plants, courthouses, and stadiums.

To conclude, this is by no way a bash on Internet entrepreneurs. However, light needs to be shed on this issue before it takes a toll on more businesses. Next time you click, "add to cart", you may be adding to your personal property tax burden without even knowing it.

WCCA

330 Court Street
Eagle River, WI 54521

Phone

(715) 479-3620

Fax

(715) 479-3752

Madness in Madison

2nd Vice President Steve Rannenburg has been working diligently to keep the membership updated on all that is happening in Madison. Please check the WCCA Web Page for the latest WCCA Legislative Update.



Submission of Articles:
WCCA Welcomes articles, letters to the editor, articles from the WCCA districts, calendar listings, etc. Please send anything that may be of interest to other zoning administrators in Wisconsin. Articles may be submitted by mail, fax or email. Content of the articles does not necessarily represent the position of WCCA, the WCCA Executive Committee, or the editor.

Deadlines:

Spring Issue March 15
Summer Issue June 15
Fall Issue September 15
Winter Issue December 15

Dates to Remember:

March 30, 2011
Executive Board Meeting

March 31 – April 1, 2011
Spring Conference –Wausau, WI

Don't forget your 2011 Annual Dues

2011 WCCA Executive Board

President, Mark Steward
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/ 608-355-4440 (fax)
msteward@co.sauk.wi.us

Past President, Karl Jennrich
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1st Vice President, Paul Van Eijl
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Paul.vaneijl@buffalocounty.com

2nd Vice President, Steve Rannenburg
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Northwest District Representative, Dan Bowers
Lincoln County Zoning Department
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Door County Government Center
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svanden@co.door.wi.us

Southeast District Representative, Colin Byrnes
Rock County Planning and Development
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Janesville, WI 53545
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(608) 757-5586 (fax)

Visit the WCCA webpage for up-to-date news and information between issues of the Decoder Newsletter

www.wccadm.com