



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Michael Bindl
Zoning Administrator/Sanitarian

Lynn Newkirk
GIS Specialist/Zoning Technician

Cheryl Dull
Program Assistant

Minutes of the Richland County Zoning & Land Information Committee Monday, October 5th, 2015

Item #1 CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 9:00 am by Chairman Rasmussen. Those that were present or signed up to speak were Richard Rasmussen, Larry Sebranek, Gaylord Deets, Todd Rummmler, Gary Peters, Jim Lewis, Marilyn Marshall, Ted Greenheck, Melissa Sprecher, Alex Novak, Jay Kanable, Ken Anderson, Kirk Stibbe, Bernard Burke with Michael Bindl with taking minutes.

Item #2 APPROVE AGENDA AND PUBLICATION Moved by Marilyn Marshall to approve the publication and agenda, 2nd by Larry Sebranek. Motion carried.

Item #3 APPROVE MINUTES OF THE AUGUST 3RD MEETING Marilyn Marshall made a motion to approve, 2nd by. Larry Sebranek

Item #4 TO HEAR A PETITION OF KEN ANDERSON TO REZONE 5.261 ACRES FROM AGRICULTURE TO AGRICULTURE RESIDENTIAL IN SECTION 19 OF TOWN OF ITHACA Mike Bindl explained that this was a Town of Ithaca rezoning and needed to go to County Board. Michael spoke with Virginia and the town zoning approved of the rezoning and the Town Board looks at this tonight. Michael said that the committee could approve with the condition that the town approves it. Moved Marilyn Marshall to rezone the 5.261 acres, 2nd by Gary Peters. Motion carried.

Item #5 TO HEAR A PETITION OF BERNARD, MIKE & LAVONNE BURKE AND SBA COMMUNICATIONS FOR A CONDITIONAL USE PERMIT FOR A COMMUNICATION TOWER IN SECTIONS 7 OF TOWN OF RICHLAND –Alex Novak from SBA Communications discussed the location of the communication tower. Jay Kanable was there in opposition to the cell tower location. This site would be out his windows. Jay stated that SBA had contacted him and there was a site behind his barn on his side of HWY 14. Gaylord Deets asked Alex Novak what happens if the Committee refuses the Conditional Use Permit. Novak stated depending on why you would reject the site. If rejected the would look at another site, which would mean possible another neighbor opposing the site. Motion to approve by Larry Sebranek, 2nd by Gary Peters. Deets asked for roll call vote: Sebranek, yes, Marshall no, Lewis yes, Deets, yes and Peters yes. Motion carried.

Item #6 TO HEAR A PETITION OF RANDY & RACHEL SCHMIDT TO REZONE A TOTAL OF 5.5 ACRES FROM AGRICULTURAL/FORESTRY TO AGRICULTURAL/RESIDENTIAL IN SECTION 21 OF TOWN OF BUENA VISTA Ted Greenheck from Driftless was there to represent Schmitdt's that this property already had a house shed and barn on the property at the end of Slow Lane. Town approved. Motion by Gary Peters to approve, 2nd by Marilyn Marshall. Motion carried.

Item #7 TO HEAR A PETITION OF MARTIN & MELISSA SPRECHER TO REZONE A TOTAL OF 34 ACRES FROM AGRICULTURAL/FORESTRY TO AGRICULTURAL/RESIDENTIAL IN SECTION 35 OF TOWN OF BUENA VISTA Ted Greenheck from Driftless and Melissa Sprecher was there. There was a question of the two lots and if the lots could be split down the road. Melissa stated that was not the intent. There was already a house and barn on the one lot and the second lot was across a county road which was about 5-7 acres. It may be a better site down the road for a residence. Town approved.



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Michael Bindl
Zoning Administrator/Sanitarian

Lynn Newkirk
GIS Specialist/Zoning Technician

Cheryl Dull
Program Assistant

Motion by Gary Peters to approve with the condition that if lot one is further divided, that it comes back to the zoning committee for review, 2nd by Larry Sebranek. Motion carried.

Item #8 TO HEAR A PETITION OF BERNARD, MIKE & LAVERNE BURKE TO REZONE 7.5 ACRES FROM AGRICULTURAL/FORESTRY & COMMERCIAL TO COMMERCIAL IN SECTION 18 OF TOWN OF RICHLAND Bernard Burke was there to explain that this area was always thought it was commercial but until recently, the family found out there was a small area that was zoned commercial and the rest remained Ag-Forestry. The petition is to rezone everything from the creek to the Highway to commercial which it had been used for in the past. The one lot in the area has been a auto repair and before that a motorcycle shop back in the 80's. Town Approved
Motion by Jim Lewis to approve, 2nd by Marilyn Marshall. Motion carried.

Item #9 TO HEAR A PETITION OF BRENT STIBBE, KIRK, SHELLY AND SARAHTO REZONE 7 ACRES FROM AGRICULTURAL/FORESTRY TO AGRICULTURAL/RESIDENTIAL IN SECTION 9 OF TOWN OF ORION Kirk Stibbe was there to explain that they want to refinance the property but with the floodplain, it would be an extra \$2,500 a year. There is no plan to build. Town approved.
Motion by Larry Sebranek to approve, 2nd by Marilyn Marshall. Motion carried.

Item #10 ZONING DISCUSSION WITH BOB SPAYNE, TOWN OF FOREST No one present. Mike stated he was in contact with Mr Spayne and that he wanted to split off 5 acres of his 40 acres. The Town was against doing that but said they were ok if the split was created by the road. No action taken.

Item #11 OPEN BIDS-PLSS CORNER PROJEC RFP Todd Rummmler open the sealed bids that were received. There was 6 bidders for the two projects. The bids ranged from \$320 to \$525 per corner. Lowest bid of \$320 per corner was Team Engineering. Motion by Gary to go with Team Engineering for \$320 per corner, seconded by Larry Sebranek. Motion Carried

Item #12 RESOLUTION 14-12 RELATING TO AUTHORIZING THE LAND RECORDS OFFICE TO APPLY FOR ANDRECEIVE A GRANT FROM THE LAND RECORD BOARD Michael stated there is two items on this. On the resolution 14-12, which deals with a grant from the Wisconsin Land Records Board it states that under #2 " \$5,000 for the completion of the section corner data base by County Surveyor Matthew Filus". Since Filus was gone, the work was done by MSA. Michael stated since it stated by County Surveyor Matthew Filus in the resolution, that the bill by MSA could not be paid until a new resolution was approved county board. Michael also noted that #3 stated "\$11,472.00 for section acquisition by contracting with a surveying firm through a bidding process" will also need to be revised. Michael stated that MSA current has the data for the website on their serve and now with the counties mega server, the data can be brought to the county. The cost of that was \$4,000. The Land Information officer agreed to take the \$4,000 from the \$11,472. The revision would make the number \$7472 and then add the line item \$4,000 for the migration of data from MSA to the County. Motion by Marilynn to approve the rewording of resolution 14-12. Seconded by Larry Sebranek. Motion Carried

Item #13 2016 LAND INFORMATION GRANT Michael stated that he had received the grant application after the last committee meeting. The grant this year has a total of 124,672. Broken down, there is a \$50,000 strategic grant eligibility, \$1,000 Training and Education grant eligibility and the base



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Michael Bindl
Zoning Administrator/Sanitarian

Lynn Newkirk
GIS Specialist/Zoning Technician

Cheryl Dull
Program Assistant

budget grant eligibility for Richland County was \$73,672. Michael said hopefully there is something to approve at the next meeting.

Item #11 WORKING LANDS INIATIVE Mike said that he attended the last Richland County Towns meeting and handed out a copy of the Working Lands Initiative plan, which is replacing the current Farmland Preservation Plan. This is due to new State Statues. Michael showed that there was two maps given to each township. One map showed the current zoning of parcels in the township and the second was a map that showed if the land was developed/Infill areas, Non-farmland preservation areas, farmland preservation areas and Urban Transition areas and explain which each meant for DATCP requirements. What Michael asked the townships look at the maps and any area that is planned to be rezoned in the next 10 years be switched to Urban Transition area. Michael explained that he understood that most towns did not know of any future plans to rezone or have an idea for areas for the Urban Transition. If the area is marked Urban transition and is still zoned Ag Forestry, the property owner is not eligible for tax credits. Michael handed out copies of the proposed language except for the town maps.

Item #12 PAY BILLS none

Item #13 OFFICE REPORT Michael mention there was another Dam Shadow/Dam failure analysis. Like back in June, there would need to be another public hearing prior to the regular Committee hearing.

Item #14 ADJOURN Next meeting will be November 2nd at 9:00 am. with the Dam Shadow hearing at 8:45 am. Moved by Marilyn to adjourn at 10:40, 2nd by Gary. Motion carried.

Minutes respectfully submitted by Michael Bindl.