



# 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 Thursday, June 30, 2016

*Item #1*      CALL TO ORDER    The Zoning & Land Information Committee meeting was called to order by at 9:00 am by Chairman Sebranek. Those that were present or signed up to speak were Richard Rasmussen, Gary Peters, Jim Huffman, Paul Kinney, Bill Thompson, Marsha Keller, Christie Richwalski, Jan Grzembski, Todd Rummier, Mike Bindl with Cheryl Dull with taking minutes.

*Item #2*      APPROVE AGENDA AND PUBLICATION    Moved by Jim to approve the publication and agenda, 2nd by Paul. Motion carried.

*Item #3*      APPROVE MINUTES OF THE JUNE 6TH MEETING    Moved by Paul to approve the minutes as mailed, 2<sup>nd</sup> by Jim. Motion carried

*Item #4*      TO HEAR A PETITION OF JAN & ANN GRZEMBSKI FOR A CONDITIONAL USE PERMIT FOR PLACEMENT OF A MANUFACTURED HOME LESS THAN 24 FEET WIDE IN SECTION 29 TOWN OF DAYTON Jan is here to state he wants to renew his CUP for him mobile home. He has had 3 prior CUP which have expired. He wants to renew because he cannot afford to build right now. The Township has approved the CUP. Moved by Steve to approve the request for 3 years, 2<sup>nd</sup> by Paul. Larry is opposed. Motion carried

*Item #5*      TO HEAR A PETITION OF JUNCTION VIEW LAND LLC TO REZONE 5.05 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 15 TOWN OF ORION Marsha is present to state they recently purchased more land when an estate came up for sale. They surveyed out the woods and home to sell at a future day but have not plans to see now because they currently they have a farm hand living there. Moved to approve by Jim, 2<sup>nd</sup> by Steve. Motion carried and will be send to the County Board meeting.

*Item #6*      TO HEAR A PETITION OF JASON & CHRISTIE RICHWALSKI TO REZONE 0.43 ACRES FROM RESIDENTIAL-1 TO AGRICULTURAL-RESIDENTIAL AND A CONDITIONAL USE PERMIT FOR PET GROOMING/DOGGY DAYCARE AND KENNEL IN SECTION 8 TOWN OF BUENA VISTA (9) Christie is present to explain that she wants to turn part of the garage into a dog groom business and a doggie day care with overnight boarding. The dogs would be kept inside except for exercise and potty breaks. Mike stated the use is not allowed in a Residential district which was created by the town therefore it needs to be rezoned and one of the condition is it needs to be 1320' from all neighbors which will be going to BOA for the ft setbacks. Steve questioned what the maximum number of dogs allowed by law. Mike informed the committee nothing is stated anywhere so this would be part of the conditions put on it. Christie would address an dog barking issues with the owners. Moved to approve by Jim with a maximum of 10 dogs contingent on the variance approval from the BOA on July 7th, 2<sup>nd</sup> by Steve. Richard & Larry are opposed. Motion carried and will be sent to County Board on July 19th.

*Item #7*      FARMLAND PERSERVATION ZONING ORDINANCE    Mike stated there is 2 parts to the approval, it is the plan first then the zoning rewrite. The plan had a 2 year extension on it already to expire 12/31/17. He received a letter from DATCP that the deadline for the Zoning Ordinance December 31,



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2016. Mike is going to apply for a 2 year extension because of Ben's lack of response to the Farmland Preservation plan

Harriet was working on the changes to the Zoning Ordinance a couple of years ago. DATCP had approved the changes although the general public was opposed to it at the public hearing. Since then there have been several changes in the Farmland preservation laws with all the fees and 20% of split limitations being removed.

Mike presented new changes of the ordinance to the committee removing the fees and % of splits. He reviewed the changes with the committee. He stated as soon as Ben is done with the review he will send it to DATCP for approval.

Larry questioned what Ben needs to do? Mike advised the Committee that Ben emailed him after Larry sent his email to the County Board Chair asking what Ben needs to do. Mike told Ben he needs to review the plan and approve it. Mike ask Ben to approve it and Mike will enter the pages of changes to expedite the process.

Richwood is the most affect because they can't get their current credits until it is approved.

*Item #8* FLOODPLAIN ORDINANCE UPDATE Mike stated we recently have received the final approval from FEMA to approve the new maps. There are maps here to review. The 1991 panels were in 9 sections with the villages and towns in their own panel. There will be 30 panels in the new Floodplain changes.

Mike stated Iowa County didn't have their notice posted in time by one day and although no one showed up for the meeting, they have to have another meeting that meets the posting requirements.

*Item #9* PLSS RFP WORK Mike presented the invoice from Todd Rummier for inventorying the TIE SHEETS to see what was needed to bid out and preparing the contracts for bid letting. Mike recommends this be taken out of the grant as this is grant bidding and it would put the Surveyor over budget. Moved by Richard to pay this \$1700.00 out of grant, 2<sup>nd</sup> by Jim. Motion carried.

*Item #10* PLSS UPDATE Todd informed the committee all the projects are in progress. It is a tight time line. Project A – Driftless has research completed with field work starting next week. Project B – Driftless has field work almost complete. Project C – Azmark has 9 corners completed, 4 more partially done, should be finish by July 31<sup>st</sup>. Project D – Boden will be starting the first week in July. Project E - Boden has completed and tie sheets are in for review. Boden has also submitted a bill for Project E.

Paul questioned if when these are done, will they be completely done forever? Todd stated these will all have monument markers and 4 reference points on them. After this is all complete, there should not be another proposal to complete them. There will just be upkeep when a point is destroyed. Todd added the original surveys were completed in the late 1800's.

Richard questioned how many corners are left to establish? Todd stated this is the last batch to do and the county will be complete. Although these are only the outside corners, they are not internal corners as they were not always set.

Todd stated it would take a lot of research to figure out how many internal corners there are and these would be done on an as needed basis.

*Item #11* FUNDING TO PAY FOR SOFTWARE FOR REGISTER OF DEEDS AND TREASURES OFFICE Mike stated their software has been maintained through, ADC, GCS and MSA. ADC converted data provided from GCS and posted to the web. ADC also handled the payment for purchases on line. ADC and GCS don't play well together and GCS told Register of Deeds that they must get rid of ADC.



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Register of Deeds just paid \$4,800.00 to GCS to get up and running. Just last week ROD found out they need \$700.00 for licensing on the new server on top of the \$4,800.00. Now the Treasures office is told the same thing, that they had to get rid of ACD and that they must pay \$5000 to switch. The Treasurer expects Land information funds to pay for it. Paul in the past has overspent his budget running it into the red to pay for this kind of stuff. Paul over budgeted money he anticipated to get, which we didn't get and Personnel/Finance had approved money to be spent on something without Mike knowing.

The grant money is already ear tagged to stuff and would require a change with the state.

The \$50,000 grant cannot be used for existing software only for software that is new and will assist in getting information to the state.

Bill added the tax information is not being updated on the website right now for the public to view because of the required update.

Julie is going to Personnel/Finance to ask where the money can come from because she wants it now for tax season.

Sue Triggs has \$23,000.00 ear marked for scanning her documents and does not want to give it up.

Mike stated at this point we don't know who is on the Mega Server but every time a department needs to go on it, IT needs another \$700.00 for a license. Land records already paid \$15,000 towards the server, with no other department contributing in the purchase.

*Item #12*      PAY BILLS      Todd Rumlars bill for standard hours is \$560.00. Moved by Paul to pay Todd's bill, 2<sup>nd</sup> by Steve. Motion carried. Todd presented Boden's bill for \$16,444.65. Moved by Paul to pay Boden's bill when Todd has reviewed all the Surveys, 2<sup>nd</sup> by Steve. Motion carried.

*Item #13*      ADJOURN      The Committee asked to have pumping issues, pumpers performance and violations put on the next agenda.

Next meeting will be August 1<sup>st</sup> 9:00 am. Moved by Paul to adjourn at 10:12 am, 2<sup>nd</sup> by Richard. Motion carried.

Minutes respectfully submitted by Cheryl Dull