



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, March 7, 2016

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, Gaylord Deets, Virginia Wiedenfeld, Gary Peters, Jim Lewis, Marilyn Marshall, Jill Schooley for Cloud 1, LLC, Ceressa Rose, Joyce Storms, Alan Eggers, Gordon Sebranek, Bill Thompson, Cecil Miller, Todd Rummier, Mike Bindl with Cheryl Dull with taking minutes.

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

Item #3 APPROVE MINUTES OF THE FEBRUARY MEETING Moved by Marilyn to approve as mailed, 2nd by Jim. Motion carried

Item #4 TO HEAR A PETITION OF ALAN & KATHLEEN EGGERS FOR A CONDITIONAL USE PERMIT TO RENEW THE NON-METALLIC MINING FOR CONSTRUCTION AGGREGATES IN SECTION 32 OF TOWN OF BUENA VISTA Alan Eggers is present for the petition. Alan stated he has been in operation for 5 years removing sand. The Conditional Use has expired and needs to be renewed. He has removed 28,000 yards last year, they want to continue this year. Larry stated he had a couple of phone calls concerning this petition, they didn't have a problem but would like a berm to reduce noise. Gordon Sebranek is present and spoke to his concerns with needing a berm with vegetation around the quarry. He passed around pictures of what every neighbor sees from their houses. Gordon feels they are excavating too close to the property lines, currently approximately 40'. He would like to see a setback established. Mike stated current setback by ordinance is 50'. Gabe and Bethany Helmich, another neighbor, is present and has concerns of all the trees that have been removed and excessive noise in the mornings. Moved by Larry to approve the conditional use permit with having a 10' berm installed within 6 months of approval on the north side of NE $\frac{1}{4}$ SW $\frac{1}{4}$ of the property and east side of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of the quarry with 3 rows of tree planned on berms with a higher berm on the north side where the elevation is lower with the trees planted during a reasonable growing/planting season, 2nd by Virginia. Motion carried. If the conditions aren't being met in a year it will be brought back to the committee.

Item #5 TO HEAR A PETITION OF LAWRENCE & KATHRYN MACHOVEC AND CLOUD 1, LLC FOR A CONDITIONAL USE PERMIT FOR A COMMUNICATION TOWER IN SECTION 17 OF TOWN OF HENRIETTA Jill Schooley is here to represent Cloud 1, LLC. They are looking to construct a 300' guyed tower for wireless internet. The tower is being constructed to accommodate 3 additional antenna locations for other providers. Jill stated they have worked with public safety in the past for a spot. Although it has not been part of the negotiations prior to this. Larry pointed out by state law we cannot deny it, we can only put conditions on it. These towers are designed to fold within itself if it should collapse. Moved to approve by Larry with the condition that if 911 wants space it is to be donated to them for their use, 2nd by Gaylord. Motion carried.

Item #6 TO HEAR A PETITION OF JONI SHANNON-SHARPE AND CLOUD 1, LLC FOR A CONDITIONAL USE PERMIT FOR A COMMUNICATION TOWER IN SECTION 21 OF TOWN OF



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DAYTON Jill Schooley is here to represent Cloud 1, LLC. Driveway permit has been approved by the township. It is almost identical to the one in Henrietta township. Todd Rummeler ask to speak on the petition. Todd feels it is a great place for a tower, but questions if the US Cellular tower could accommodate their needs instead of a new tower. Jill stated the financial requirements are too high for them to feasibly manage. Moved to approve by Virginia with the conditions that if 911 wants space it is to be donated to them for that use, 2nd by Marilyn to approve . Motion carried.

Item #7 TO HEAR A PETITION OF CECIL & BARBARA MILLER TO REZONE 6.26 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 9 TOWN OF FOREST Cecil stated the Millers are selling the rest of their land and keeping 6.26 acres with the buildings. Cecil stated the 6.26 acres is all they have left. Moved by Virginia to approve, 2nd by Jim. Motion carried with this being sent to County Board March 15th.

Item #8 TO HEAR A PETITION OF MARK & JOYCE STORMS AND CERRESA ROSE FOR A CONDITIONAL USE PERMIT TO REPLACE AN EXISTING MOBILE HOME LESS THAN 24 FEET WIDE IN SECTION 11 OF TOWN OF AKAN Joyce and Cerresa are present to represent the petition. There was a mobile home there but was removed several years ago. The septic is still there being maintained. They want to bring in a mobile home in the existing spot for Cerresa, which is Mark and Joyce's their daughter. It is less than 24' wide but more than 1000 sq ft. Moved by Virginia to approve with the condition that it come back for review in 3 years per the townships request, 2nd by Larry. Motion carried

Item #9 PLSS CORNER RFP Todd explained this stands for Public Land Survey System. Todd presented a map of the County showing 170+ corners to done yet. Todd tried to establish a method to make 5 projects of a reasonable size to bid out. It will be more projects bid but will be more manageable to survey and a better chance of getting more surveyors bidding. Vernon County is bidding theirs out separately as well, Iowa county is bidding theirs out in 1 project. The coordinates on the County line shared with Vernon County is Vernon Counties coordinates. We could convert them but wouldn't get our own tie sheet for them. We currently have the grant money to do it. Moved by Larry to grant the request for bidding this out in 5 contacts with the condition the bids are back and this being approved in April, seconded by Virginia. Motion carried. Closed bids are to come back to Mike sealed, with them being opened at the April meeting.

Item #10 PURCHASE CORNER MARKERS AND SIGNS Last fall Todd bought markers which have almost been used up. We are looking to bid 172 corners. We will need to purchase markers for these at approximately \$120.00 each. In addition to the corners we need warning signs about the nearby marker. Todd stated we have plenty of posts left from previous purchases. Some of these corners may already have markers and some may have no markers. Mike will verify if the markers can be paid for out of grant money. Moved by Jim to allow Todd to price out markers and if it can be bought out of grant money to go ahead and purchase, 2nd Gaylord. Motion carried.

Item #11 ADULT ENTERTAINMENT Mike stated there may be a strip club looking for a location in the county to start a business. Mike stated under the Commercial zoning it is a permitted use. Mike suggested a new zoning class with no conditions allowed but with conditions that must be met. Moved by Gaylord to work on a special zoning distract for this kind of business starting with the template Mike provided, 2nd by Virginia. Motion carried.



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Item #12 UNIFORM DWELLING BUILDING CODE REVISIONS Mike presented the current Ordinance and a new Ordinance with highlighted changes. We are looking at this because of the 1980 and prior rule for additions not requiring UDC permits. This would be an across the board rule for all additions. The Zoning Committee recommended some changes. Moved by Virginia to approve and send to County Board, 2nd by Gaylord. Motion carried.

Item #13 REQUEST FOR DATA-FEE WAIVED DIGGERS HOTLINE Mike stated they have requested having the fee waived for obtaining data. Moved by Virginia to waive the fee, 2nd by Jim. Motion carried.

Item #14 PAY BILLS Todd presented his bill from November through now. Moved by Gaylord to pay the bill, 2nd by Larry. Motion carried.

Item #15 OFFICE REPORT Mike presented information on barns being converted into event buildings.
Mike did provide Cell tower legislation information if the members want to review it.

Item #16 ADJOURN Next meeting will be April 4 at 9:00 am. Moved by Gaylord to adjourn at 10:18 am, 2nd by Virginia. Motion carried.

Minutes respectfully submitted by Cheryl Dull.