



Richland County

Land & Zoning Standing Committee

March 28, 2023

NOTICE OF MEETING

Agenda

Please be advised that the Richland County Land & Zoning Standing Committee will convene at 3:00 p.m., Monday, April 3, 2023 in the Richland County Board Room 181 W. Seminary Street or join via WebEx found at

<https://administrator.co.richland.wi.us/minutes/land-zoning/>

Agenda:

1. Call to order
2. Proof of notification
3. Agenda approval
4. Approval of March 6, 2023 minutes
5. Zoning petitions
 - a. Phillip petition
 - b. Haack petition
 - c. Milfred petition
 - d. Roecker petition
 - e. Continued Oliver/Stanke petition
6. Ash Creek Forest Future needs
7. Cost-share contracts
8. *Short Term Rentals
9. Dark Skies Initiative
10. Filling 7th committee member slot
11. Assistant Zoning Administrator/Sanitarian Position
12. Land Conservation secretary position
13. GIS Contract
14. Public Comment
15. Future agenda items
16. Adjournment

*Meeting materials for items marked with an asterisk may be found the above site.

A quorum may be present from other Committees, Boards, or Commissions. No committee, board or commission will exercise any responsibilities, authority or duties except for the Land and Zoning

CC: Committee Members, Richland Observer, WRCO, Courthouse Bulletin Board, County Clerk, County Administrator, Greg Cerven, Rebecca Vasquez, Michael Windle

**Richland County
Land & Zoning Standing Committee
Meeting Minutes
March 6, 2023**

The March 6, 2023, Land & Zoning Standing Committee meeting was called to order 3:00 p.m. by Chair Melissa Luck in the County Board Room of the Richland County Courthouse. Present were Julie Fleming, Melissa Luck, Dan McGuire and Steve Carrow. Linda Gentes and Dave Turk joined via Webex. Aaron Halverson, Damon Anderson, Karen & Ken Edgerly, Max Harn, Rebecca Vasquez, Barb Scott, John Couey, Scott Lind, Clinton Langreck, Cheryl Dull, Mike Bindl, and Cathy Cooper.

Steve Carrow moved to approve the amended agenda and proof of notification. Seconded by Dan McGuire. Motion carried.

Chair Melissa Luck asked for any corrections or amendments to the February 6, 2023 minutes. Motion made by Linda Gentes to approve the minutes. Seconded by Steve Carrow. Motion carried.

#5 Zoning Petitions-

- a. Edgerly petition- Karen and Ken Edgerly were present. They want to rezone 5 acres including the buildings from Ag/Forestry to Ag/Residential. The rest of the agricultural land is being sold to the neighbor. The question was asked if there is enough land for a new septic if the old one was to fail. There is. Linda Gentes moved to approve the rezoning from Ag/Forestry to Ag/Residential. Seconded by Steve Carrow. Motion carried.
- b. Cormax Petition- Max Harn was present. He is creating 5 lots. A CSM has been completed for all 4 lots. Lot 1 is 5.53 acres and will be rezoned from Ag/Forestry to Ag/Residential; Lot 2 is 5.73 acres and will be rezoned from Ag/Forestry to ag/Residential; Lot 3 is 3.26 acres and will be rezoned from Ag/Forestry to Single Family Residential; Lot 4 is 15.61 acres and will be rezoned from Ag/Forestry to Ag/Residential; and Lot 5 is over 35 acres and will remain Ag/Forestry. Steve Carrow moved to approve the rezoning of Lots 1,2 and 4 from Ag/Forestry to Ag/Residential and Lot 3 from Ag/Forestry to Single Family Residential. Seconded by Dan McGuire. Motion carried
- c. Anderson Petition- Damon Anderson was there representing Phyllis Anderson. They would like to separate the buildings from the rest of the property. There is approximately 2 acres to be rezoned from Ag/Forestry to Residential 2. There is room for a septic. Steve Carrow moved to approving rezoning the parcel from Ag/Forestry to Residential 2. Seconded by Julie Fleming. Motion carried.

#6 Ash Creek Community Forest- Rebecca Vasquez, DNR Forest Ranger, talked about what needs to be done for the property before a timber harvest could be done. A stewardship plan needs to be written. Juli Van Cleve, DNR Forester, had started planning process before she changed jobs. The plan may be partially completed. Rebecca will check into it. If only partial completed, the county will probably need to hire a cooperating forester to complete the plan. The committee asked what is currently in the Ash Creek fund. Cathy Cooper will look into and bring back the results. The Committee would also like to see the current plan and have it put on the iPad. Melissa would also like a plan for how the mowing will be completed.

#7 Office updates – Cathy Cooper reported that she, Derrick Warner, Melissa Luck and Steve Carrow all attended the Wi Land + Water conference in Wisconsin Dells last week. Melissa Luck had to leave before the awards ceremony. Cathy Cooper presented her with the Outstanding Supervisor of the Year Award. Cathy and the staff nominated Melissa Luck for all the work she does for conservation and the environment.

#8 Short term rentals- Melissa Luck has put in the committee folder a copy of the Department of Ag, Trade and Consumer Protection (DATCP) rules concerning short term rentals. These rules are mainly to keep people safe rather than “good neighbor” policy. She asked if the committee just wants to go with the DATCP rules or do they want to create an ordinance with so other rules in them. Mr. Windle will be at the next meeting to guide the committee on what the committee is allowed to do. It was suggested that the committee send out a survey to all townships and municipalities as to what they have in place and if they would like to see the county adopt something.

#9 Dark Skies- Melissa Luck put together an educational brochure to give to those getting building permits from the Zoning office. It was suggested that someone go on the radio with Mr. Scott Lind to educate the public on what they can do to promote reducing light scattering.

#10 Soil and Water 2023 work plan- Cathy Cooper presented the 2023 work plan for the department. She asked the committee to review. These are items the department plans on completing in 2023. Melissa Luck suggested that the committee review the 2022 Land and Water Resource Management plan and if they see something they would like the department to address, then contact Cathy Cooper.

#11 2024 Joint Allocation Grant- This is the grant that Land Conservation applies for every year for staffing funds and cost-share funds. Julie Fleming moved to forward the resolution to County Board for the grant totaling \$267,899.00 Seconded by Dan McGuire. Motion carried.

#12 7th Committee member- Cathy Cooper reported that WI Land + Water is working with legislatures to change Chapter 92 in the state statutes so that instead of the required member of the committee to be the Farm Service Agency committee chair to a person engaged in agriculture as defined by DATCP rules. This will be on the next agenda to discuss this with corporation council, Mr. Windle.

#13 Assistant Zoning Administrator/Sanitarian- Mike Bindl reported that it has been advertised in the Richland Observer, the county website and Indeed. So far there have been 2 applicants but no one is a certified soil tester and experience with county ordinances. This position is open until March 17, 2023.

#14 GIS contract- MSA is continuing to work on updating the parcel changes and address changes. They are also working on figuring out how the information flows through the different departments. Clinton Langreck thought it should be 90% completed by April.

#15 Well testing- Melissa Luck and Cathy Cooper spoke about this during the conference. Instead of doing wide scale testing, looking at existing information to see if it could be used to target efforts in the county. The well viewer on the UW-Stevens Point website could be used. Melissa Luck also thought that the department could offer well testing 100% fund by the landowners themselves but that the department could take the samples in to be tested.

#16 Land and Water Resource Management Plan- Cathy Cooper reported that it is on the department website

#17 Public Comment- None

#18- Future Agenda Items- add Interns/volunteers to do county work.

#19 Closed session- Moved by Julie Fleming to go into closed session for employee evaluations. Seconded by Steve Carrow. Motion carried

#20 Open Session_ Steve Carrow moved to go back into open session. Seconded by Julie Fleming. Motion carried.

#21 Adjournment – Linda Gentes moved to adjourn until April 3, 2023 at 3:00. Seconded made by Julie Fleming. Motion carried. Meeting adjourned at 5:00 p.m.

Respectfully submitted,

Cathy Cooper

Cathy Cooper
Secretary pro temp
Land & Zoning Secretary

Customer # 2342

COUNTY OF RICHLAND ZONING COMMITTEE

Petition # RZ2023-004

NOTICE OF PETITION

Original Owner: Thomas & Cherrii Phillip

(I) (We) First Name(s) Thomas G & Cher Last Name Phillips Phone (608) 647-8471 Owner

Address 30532 County Hwy B City Lone Rock State WI Zip 53556

First Name(s) John & Carrie Last Name Palacios Phone Buyer

Address 30726 County Hwy B City Lone Rock State WI Zip 53556-

hereby petition the Richland County Zoning Committee for a:

Rezone from Agriculture/Forestry Rezone to Agriculture/Residential

CUP to permit

SUP to permit

Other

Authorized by Section(s) II D of the Richland County Zoning Ordinance.

Present description of the property involved in this petition is as follows: Parcel # 52006 0444-3000

Qtr SE Qtr SE Section 4 Town 9N Range 2E Township BVS9 # of acres 0.00

Lot Block Subdivision # of Acres Approved 0.00

Present Use vacant land

Present Improvements

Proposed Use splitting land off to attach to daughters land to place solar array on it

Legal Description CSM to come

Petition Filed 2/27/2023 Petitioner Notified Rezone Decision Ordinance #

Category Rezoning Town Notified CUP Decision CB Date

Fee Amount \$500.00 Township Approval CUP Expires CB Decision

Meeting Date 4/3/2023 Decision Date SUP Decision Amendment #

Comments

County Clerk Approval

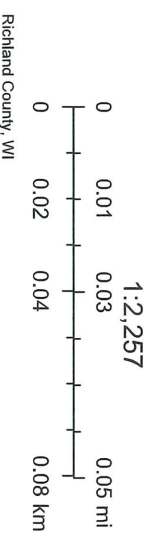
(Signed) Appellant(s) or Agent(s) Thomas Phillip

ArcGIS Web Map



2/9/2023, 7:51:44 AM

- Municipalities Roads
- Sections
- Parcel Lines
- City Streets
- Town Roads
- US Hwy
- County Highway
- State Highway



442

MARVALEE L SMITH
39.16

441-3

THOMAS G & CHERILL L PHILLIPS
19.98

441-1

JANET BARBITT
15.07

332

JANET BARBITT
40.46

MARVALEE L SMITH
39.69

441-2

DENNIS W & DEBORAH L HUGHES
8.51

443-1

THOMAS G & CHERILL L PHILLIPS
17.5

443-4

JOHN A & CARRIE L PALACIOS
5.46

444-3

THOMAS G & CHERILL L PHILLIPS
7.52

444-1

JANET BARBITT
9.65

333-1

JANET BARBITT
13.18

ARNOLD N & THERESA A WILLIAMS
1.56

434-2 JOHN N & PATRICIA A SILL
12.13

443-2

RHGEZ

443-3

MICHAEL J TRIPHAN & JILL TRIPHAN
6.4

444-4

HUNTER DISCHLER
18.28

JEREMY J NEEFE & COLLEEN R KAUL
6.93

CHARIANN PAGEE
20.11

Buena Vista

00-16
AG-RES
CUP

30532

30557

30726

30876

30957

B

PENNY LN

RHGEZ

921

912-1

JOHN N & PATRICIA A SILL
34.35

911-2

MICHAEL J TRIPHAN & JILL TRIPHAN
25.44

911-3

HUNTER DISCHLER
21.01

911-3

Legal-NC

911-3

KEVIN D & JANEENA EBERLE
50.15

333-3

ARNOLD N & THERESA A WILLIAMS
1.56



Legal-NC

JEREMY J NEEFE & COLLEEN R KAUL
6.93

NE-SE

SE-SE

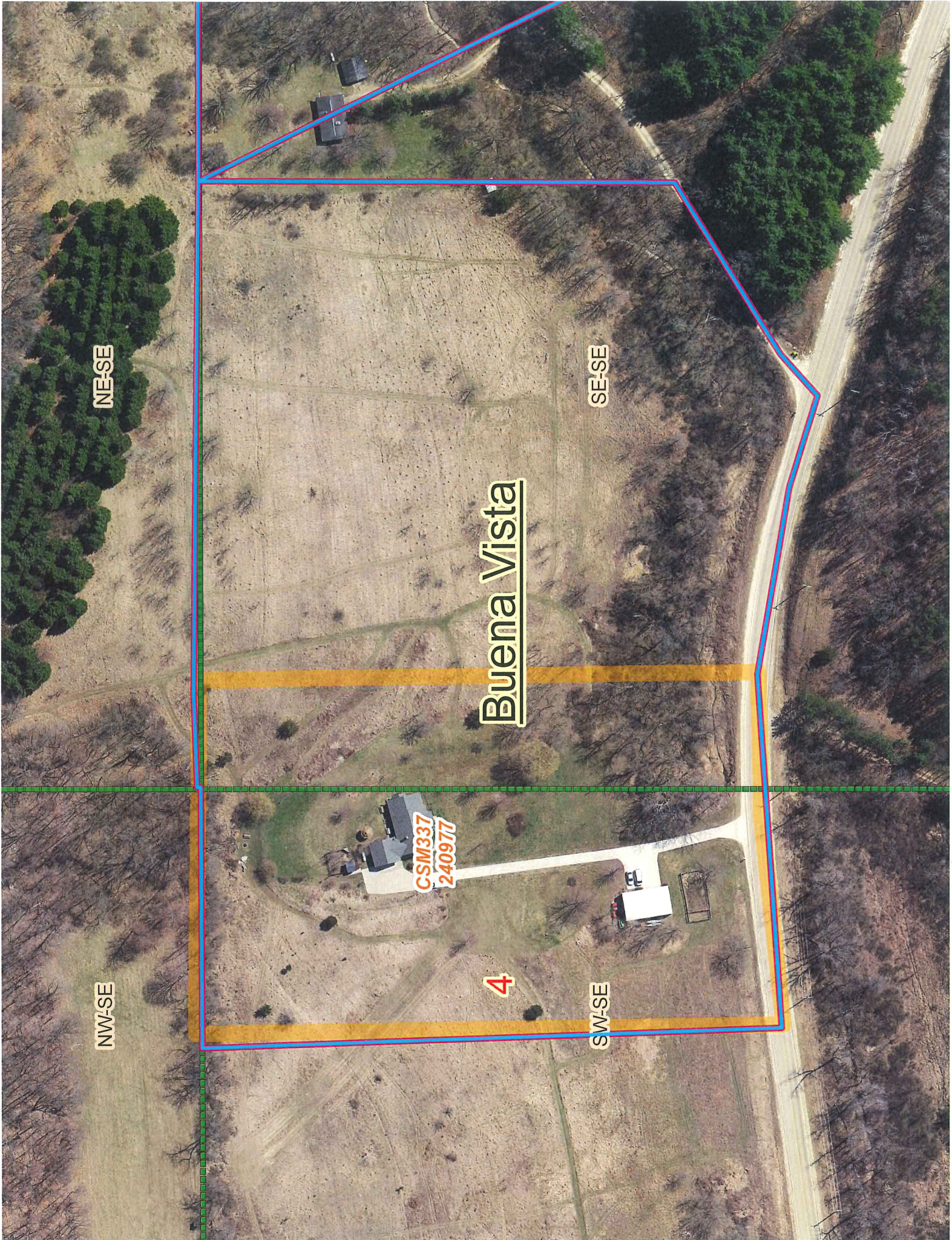
Buena Vista

NW-SE

SW-SE

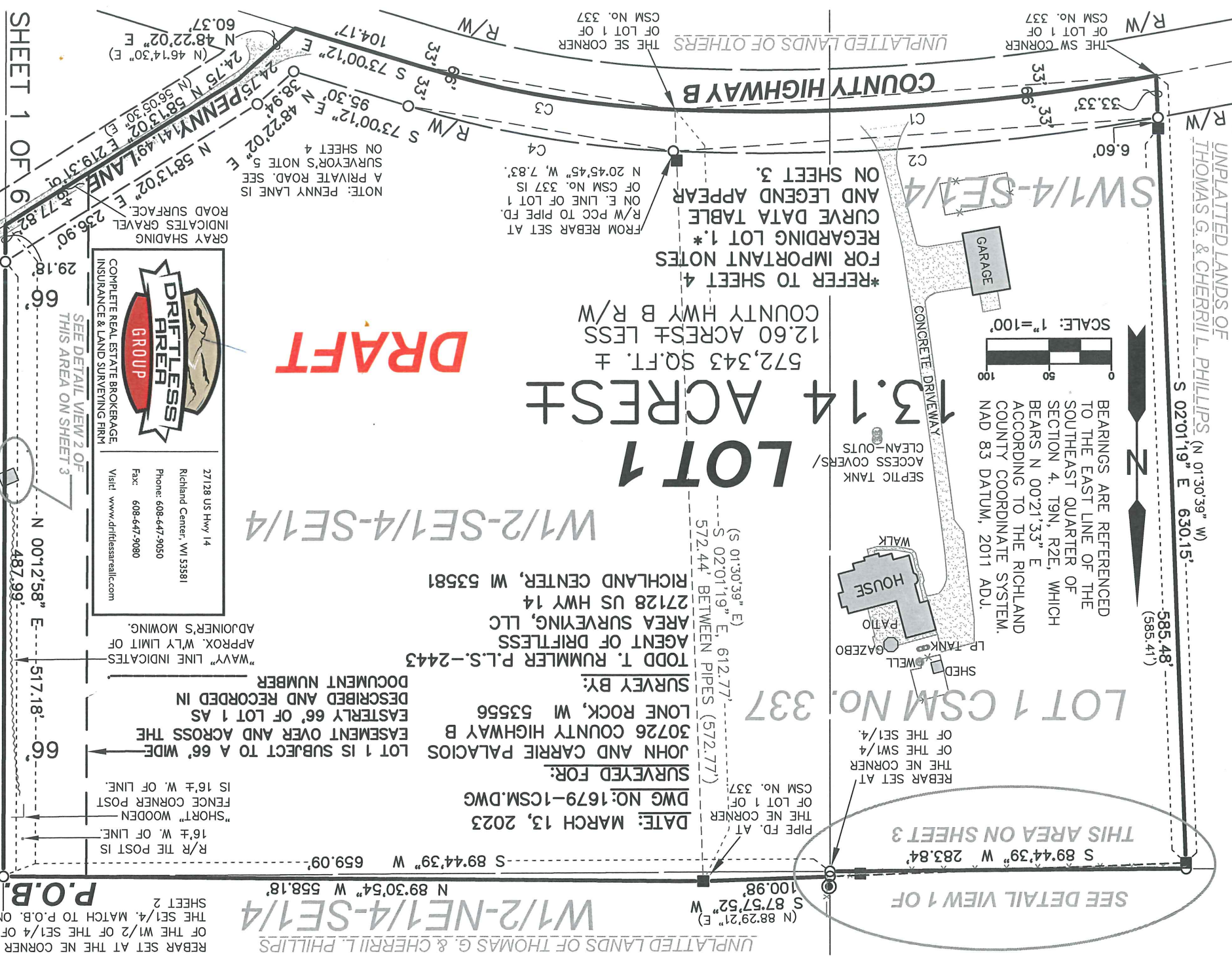
CSM337
240977

4



CERTIFIED SURVEY MAP No.
 PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 337
 RECORDED OCTOBER 9, 2000 IN VOLUME 3 OF CERTIFIED
 SURVEY MAPS ON PAGES 139 AND 140 AS DOCUMENT
 NUMBER 240977, AND ADDITIONAL HERETOFORE
 UNPLATTED LANDS, BEING PART OF THE SOUTHWEST
 QUARTER OF THE SOUTHWEST QUARTER, PART OF THE
 WEST HALF OF THE SOUTHWEST QUARTER OF THE
 SOUTHEAST QUARTER AND PART OF THE WEST HALF OF
 THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
 OF SECTION 4, TOWN 9 NORTH, RANGE 2 EAST, TOWN
 OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN.

DRAFT



SEE DETAIL VIEW 1 OF
 THIS AREA ON SHEET 3

LOT 1
 12.60 ACRES ±
 572,343 SQ.FT. ±
 COUNTY HWY B R/W

DRAFT

REBAR SET AT THE NE CORNER
 OF THE W1/2 OF THE SE1/4 OF
 THE SE1/4. MATCH TO P.O.B. ON
 SHEET 2

DRIFTLESS GROUP

COMPLETE REAL ESTATE BROKERAGE,
 INSURANCE & LAND SURVEYING FIRM

27128 US Hwy 14
 Richland Center, WI 53581
 Phone: 608-647-9050
 Fax: 608-647-9080
 Visit: www.driftlessreal.com

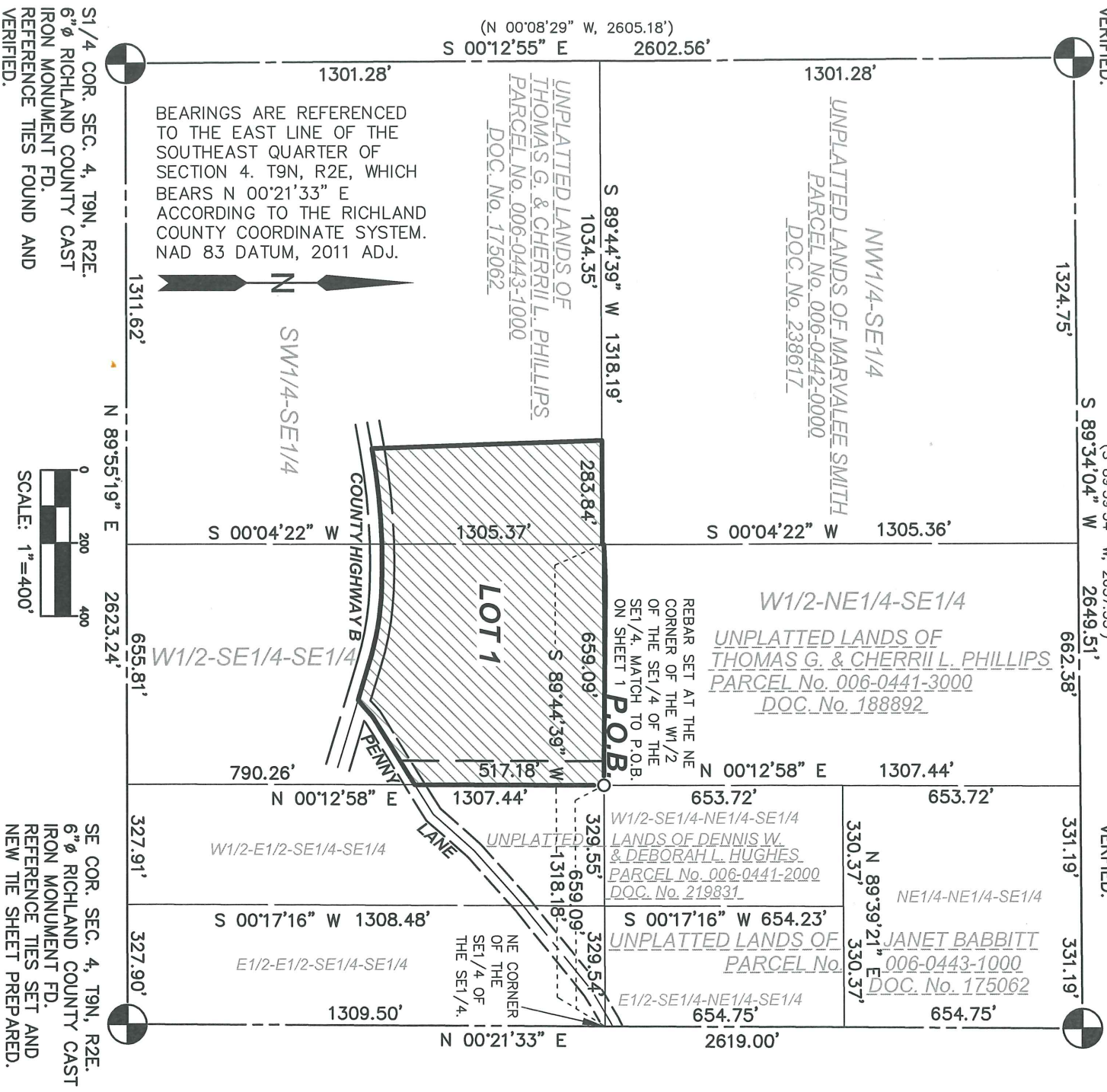
SHEET 1 OF 6

CERTIFIED SURVEY MAP No.
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SECTION SUMMARY/CSM LOCATION

C1/4 COR. SEC. 4, T9N, R2E.
 1"Ø IRON PIPE FOUND.
 REFERENCE TIES FOUND AND VERIFIED.

E1/4 COR. SEC. 4, T9N, R2E.
 8"X12" STONE MONUMENT FD.
 REFERENCE TIES FOUND AND VERIFIED.



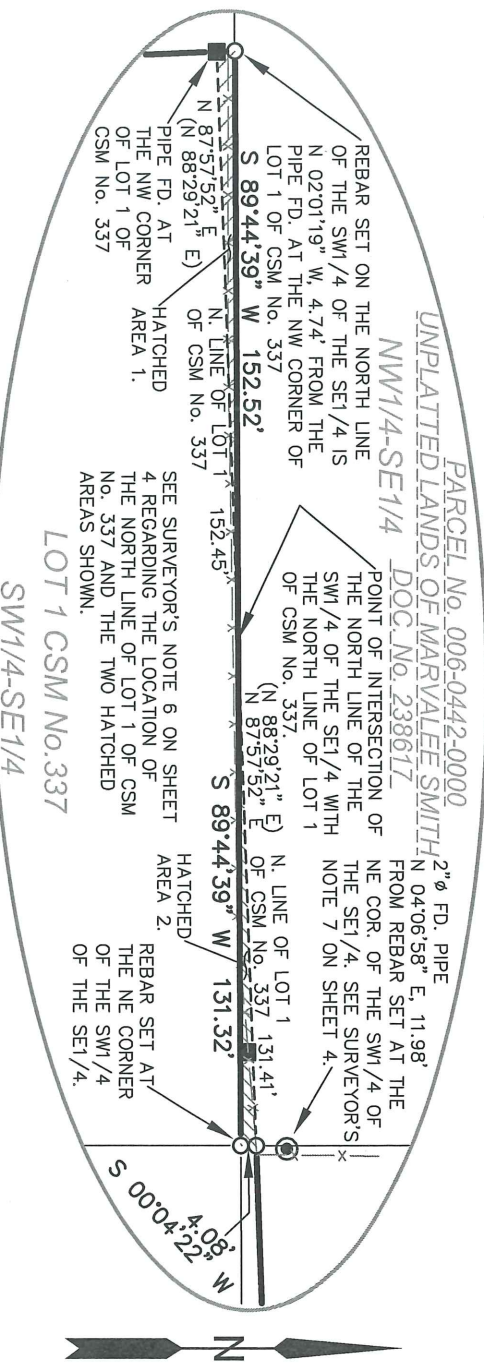
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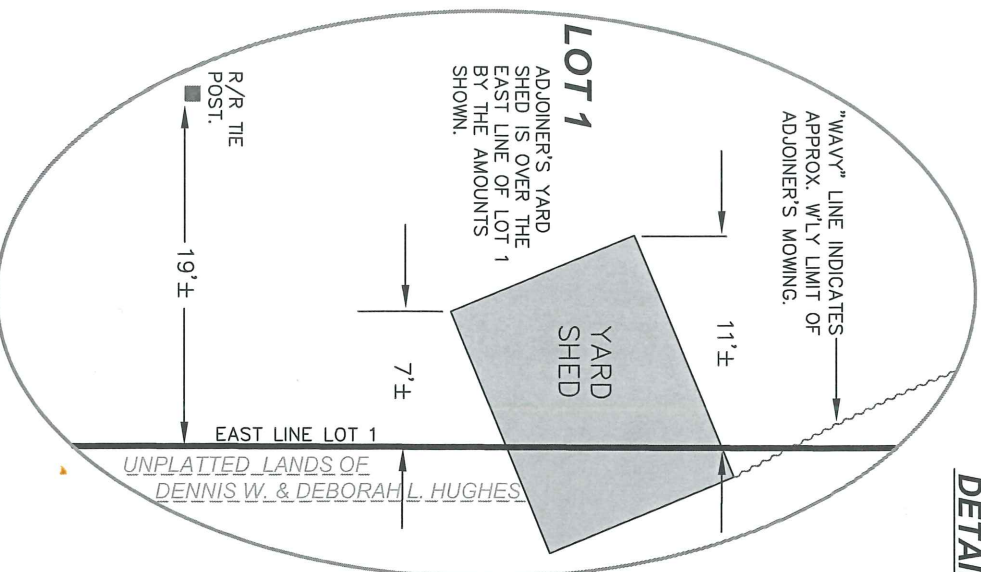
DETAIL VIEW 1 FROM SHEET 1

SCALE: 1"=50'

LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND ON SHEETS 1, 2 & 3 (SEE COUNTY RECORDS)
- FD. 2" ϕ IRON PIPE
 - FD. 1" ϕ IRON PIPE
 - SET 3/4" ϕ x 24" LONG REBAR w.t.=1.502 lbs. per in.ft.
 - () RECORDED AS
 - *— WIRE FENCE/REMNANTS

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, T9N, R2E, WHICH BEARS N 00°21'33" E ACCORDING TO THE RICHLAND COUNTY COORDINATE SYSTEM. NAD 83 DATUM, 2011 ADJ.



DETAIL VIEW 2 FROM SHEET 1

SCALE: 1"=10'

CURVE DATA TABLE

CURVE	RADIUS	ARC LEN.	CH. LEN.	CEN. ANGLE	CHORD BEARING	TAN. BRG. IN.	TAN. BRG. OUT
C1	1762.95'	385.81'	385.04'	123°22'20"	N 86°04'58" E	N 79°48'48" E	S 87°38'52" E
	(1762.95')	(385.98')	(385.21')		(S 86°36'35" W)		
C2	1795.95'	388.30'	387.54'	122°23'16"	N 86°09'30" E	N 79°57'52" E	S 87°38'52" E
C3	809.59'	206.93'	206.37'	143°38'40"	S 80°19'32" E	S 87°38'52" E	S 73°00'12" E
C4	842.59'	215.36'	214.78'	143°38'40"	S 80°19'32" E	S 87°38'52" E	S 73°00'12" E

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IMPORTANT NOTES REGARDING LOT 1

- 1.) NUMEROUS UTILITY STRUCTURES SUCH AS POLES, PEDESTALS, OVERHEAD AND UNDERGROUND CABLES, GUY ANCHORS, WARNING SIGNS, ETC. EXIST WITHIN, OR IN PROXIMITY TO, THE LOT ON THIS CSM. THESE UTILITY STRUCTURES MAY INDICATE THE PRESENCE OF ASSOCIATED RECORDED AND/OR PRESCRIPTIVE EASEMENTS BOTH BENEFITING AND ENCUMBERING THE PROPERTY.
- 2.) LOT 1 OF THIS CERTIFIED SURVEY MAP COMBINES PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 337 WITH THOSE LANDS CONVEYED TO JOHN AND CARRIE PALACIOS BY THOMAS AND CHERRI PHILLIPS IN DOCUMENT NUMBER 337
- 3.) THE EAST 66' OF LOT 1 OF THIS CSM IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS RESERVED BY THOMAS AND CHERRI PHILLIPS AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 337.
- 4.) THE RIGHT-OF-WAY WIDTH OF COUNTY HIGHWAY B IS RECORDED AS BEING 66' WIDE ON CSM No. 337 AND EXISTS BY EASEMENT. THE LOCATIONS OF THE CENTERLINE AND RIGHT-OF-WAY LIMITS OF COUNTY HIGHWAY B WERE DETERMINED FROM INFORMATION SHOWN ON CSM No. 337, FROM SURVEY MONUMENTATION FOUND IN THE AREA AND THE PHYSICAL LOCATION OF THE EXISTING ASPHALT PAVEMENT.
- 5.) PENNY LANE IS A PRIVATE ROAD THAT IS RECORDED AS BEING 49.5' WIDE (24.75' ON EACH SIDE OF THE CENTERLINE). THE THREE LANDOWNERS THAT MAKE USE OF PENNY LANE (PHILLIPS, HUGHES AND BARBITT) HAVE (OR THEIR PREDECESSORS IN TITLE HAVE) EXCHANGED EASEMENTS SO THAT EACH LANDOWNER HAS INGRESS AND EGRESS OVER AND ACROSS THE 49.5' WIDE ROAD CORRIDOR THAT EXISTS ON ALL OF THE THREE PROPERTIES. THE CENTERLINE OF PENNY LANE WAS ORIGINALLY SURVEYED BY MICHAEL C. McMILLIN, S-1179 IN SEPTEMBER, 1975. THE CENTERLINE AND LIMITS OF THE PENNY LANE CORRIDOR WERE DETERMINED BY FITTING McMILLIN'S CENTERLINE INFORMATION BACK TO THE CURRENT LOCATION OF THE GRAVEL ROAD SURFACE AS NEARLY AS PRACTICABLE.
- 6.) TERRY CORNELL, S-1906 COMPLETED CSM No. 337 IN SEPTEMBER, 2000 ON A PORTION OF THE LAND OWNED BY THOMAS AND CHERRI PHILLIPS. THE COMMON BOUNDARY LINE BETWEEN THE PHILLIPS PROPERTY AND THE PROPERTY TO THE NORTH OWNED BY MARVALEE SMITH IS RECORDED AS BEING THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER/SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. RATHER THAN DETERMINE THE ACTUAL LOCATION OF THIS COMMON BOUNDARY LINE AS RECORDED IN DOCUMENT NUMBER 175062 (PHILLIPS) AND DOCUMENT NUMBER 238617 (SMITH) BY COMPLETING A SUBDIVISION OF SECTION 4, MR. CORNELL APPARENTLY RELIED ON THE EXISTING WIRE FENCE AS BEING IN THE PROPER LOCATION AND ACCEPTING THAT FENCE LOCATION AS THE COMMON BOUNDARY LINE BETWEEN THE PHILLIPS AND SMITH PROPERTIES. AS A RESULT, CSM No. 337 DID NOT INCLUDE A PART OF THE PHILLIPS LAND (SEE HATCHED AREA 1 ON SHEET 3) THAT SHOULD HAVE BEEN INCLUDED. THIS AREA WAS SUBSEQUENTLY CONVEYED TO JOHN AND CARRIE PALACIOS IN DOCUMENT NUMBER 337. AN AREA OF LAND WAS ALSO INCLUDED IN LOT 1 OF CSM No. 337 THAT SHOULD NOT HAVE BEEN INCLUDED AS TITLE TO THIS AREA IS HELD BY MARVALEE SMITH (SEE HATCHED AREA 2 ON DETAIL 1 ON SHEET 3). SINCE THOMAS AND CHERRI PHILLIPS HAVE NEVER HAD TITLE TO HATCHED AREA 2, TITLE FROM THEM TO JOHN AND CARRIE PALACIOS COULD NOT SUCCESSFULLY TRANSFER WHEN LOT 1 OF CSM No. 337 WAS CONVEYED BY PHILLIPS TO PALACIOS IN DOCUMENT NUMBER 241240. HATCHED AREA 2 HAS BEEN EXCLUDED FROM LOT 1 OF THIS CSM SINCE TITLE TO HATCHED AREA 2 IS STILL HELD BY MARVALEE SMITH.
- 7.) THIS FOUND 2" DIAMETER IRON PIPE IS APPARENTLY THE SAME PIPE THAT WAS SET BY K.A. KERST, S-1385 AND SHOWN ON HIS SURVEY PLAT DATED JULY 3, 1981 AND IS NOTED AS BEING THE "NE CORNER SW1/4--SE1/4". THIS PIPE WAS NOT ACCEPTED AS THE CORNER AS MR. KERST DOES NOT PROVIDE ANY INFORMATION ON HIS SURVEY PLAT REGARDING WHAT PHYSICAL EVIDENCE HE CONSIDERED OR WHAT COMPUTATION METHOD HE UTILIZED WHEN DETERMINING WHERE TO SET THIS PIPE. THE LOCATION OF THIS PIPE DOES NOT EVEN FIT WITH THE WIRE FENCE REMNANTS PRESENT IN THE AREA.
- 8.) THE FIELD WORK FOR THIS CSM WAS COMPLETED ON MARCH XX 2023.
- 9.) NO PERMANENT END MARKERS INDICATING THE LOCATION OF THE SEPTIC SYSTEM DRAIN FIELD WERE OBSERVED AT THE TIME THE SURVEY FIELD WORK ON THIS PROJECT WAS COMPLETED.

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SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR - 2443, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE RICHLAND COUNTY LAND DIVISION ORDINANCE, AND AT THE DIRECTION OF JOHN AND GARRIE PALACIOS, LANDOWNERS, I HAVE SURVEYED, AND MAPPED THIS CERTIFIED SURVEY MAP, THAT SUCH PLAT CORRECTLY REPRESENTS ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 337 RECORDED OCTOBER 9, 2000 IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGES 139 AND 140 AS DOCUMENT NUMBER 240977, AND ADDITIONAL HERETOFORE UNPLATTED LANDS, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWN 9 NORTH, RANGE 2 EAST, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 4, T9N, R2E: THENCE N 00°21'33" E, 1309.50' TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 89°44'39" W, 659.09' TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE N 89°30'54" W, 558.18'; THENCE S 87°57'52" W, 100.98' TO THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 00°04'22" W, 4.08' TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 89°44'39" W ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S 02°01'19" E, 630.15' TO THE CENTERLINE OF COUNTY HIGHWAY B, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1 OF CSM No. 337; THENCE EASTERLY ON SAID CENTERLINE, 385.81' ON THE ARC OF A 1762.95' RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 12°32'20" AND A LONG CHORD OF 385.04' THAT BEARS N 86°04'58" E TO A POINT OF COMPOUND CURVATURE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF CSM No. 337; THENCE CONTINUING SOUTHEASTERLY ON SAID CENTERLINE, 206.93' ON THE ARC OF A 809.59' RADIUS CURVE TO THE RIGHT, MAKING A CENTRAL ANGLE OF 14°38'40" AND A LONG CHORD OF 206.37' THAT BEARS S 80°19'32" E; THENCE S 73°00'12" E, 104.17' TO THE LAST POINT ON THE CENTERLINE OF COUNTY HIGHWAY B, SAID POINT ALSO BEING ON THE CENTERLINE OF PENNY LANE; THENCE N 48°22'02" E ON THE CENTERLINE OF PENNY LANE, 60.37'; THENCE N 58°13'02" E, 219.31' TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE LAST POINT ON THE CENTERLINE OF PENNY LANE; THENCE N 00°12'58" E, 517.18' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 13.14 ACRES (572,343 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DATED: MARCH 13, 2023

DRAFT

TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR - 2443



27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit www.driftlessareareal.com
COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

CERTIFIED SURVEY MAP No.

PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 337 RECORDED OCTOBER 9, 2000 IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGES 139 AND 140 AS DOCUMENT NUMBER 240977, AND ADDITIONAL HERETOFORE UNPLATTED LANDS, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWN 9 NORTH, RANGE 2 EAST, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN.

OWNERS' CERTIFICATE

AS THE OWNERS OF LOT 1, JOHN A. PALACIOS AND CARRIE L. PALACIOS DO HEREBY CERTIFY THAT THEY HAVE CAUSED LOT 1 HERON DESCRIBED TO BE SURVEYED, COMBINED, MAPPED, AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

JOHN A. PALACIOS – LANDOWNER

DATE

CARRIE L. PALACIOS

DATE

RICHLAND COUNTY APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY IN THE TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN BE AND HEREBY IS APPROVED FOR RECORDING IN ACCORDANCE WITH THE RICHLAND COUNTY LAND DIVISION ORDINANCE.

MICHAEL BINDL DATE
RICHLAND COUNTY ZONING ADMINISTRATOR

DRAFT



COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit: www.driftlessareall.com

Customer # 7637

Petition # RZ2023-005

COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

Original Owner: Bryan Haack

(I) (We) First Name(s) Bryan Last Name Haack Phone (608) 444-9349 Owner

Address 8658 E Bakely Cir City Minocqua State WI Zip 54548

First Name(s) Last Name Phone

Address City State WI Zip

hereby petition the Richland County Zoning Committee for a:

Rezone from Agriculture/Forestry Rezone to Agriculture/Residential

CUP to permit

SUP to permit

Other

Authorized by Section(s) II D of the Richland County Zoning Ordinance.

Present description of the property involved in this petition is as follows: Parcel # 52018 1923-0000

Qtr SW Qtr NW Section 19 Town 11N Range 1W Township MAR # of acres 12.00

Lot Block Subdivision # of Acres Approved 0.00

Present Use vacant land

Present Improvements none

Proposed Use

Legal Description split off from rest of land

Petition Filed 2/28/2023 Petitioner Notified Rezone Decision Ordinance #

Catagory Rezoning Town Notified CUP Decision CB Date

Fee Amount \$500.00 Township Approval CUP Expires CB Decision

Meeting Date 4/3/2023 Decision Date SUP Decision Amendment #

Comments Land is across road from rest of land

County Clerk Approval

(Signed) Appellant(s) or Agent(s)

Customer #
Petition #

7637

COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

(I) (We) First Name(s) Bryan Last Name Haack Phone 608 444 9348
 Address 8658 East Bakery Cir City Minocqua State WI Zip 54548
 First Name(s) _____ Last Name _____ Phone _____
 Address _____ City _____ State WI Zip _____

hereby petition the Richland County Zoning Committee for a:

Rezone from Ag-forest Rezone to Ag-Residential
 CUP to permit _____
 SUP to permit _____
 Other _____

Authorized by Section(s) _____ of the Richland County Zoning Ordinance.

Present description of the property involved in this petition is as follows: Parcel # 018-1923-0000
 Qtr SW Qtr NW Section 19 Town _____ Range _____ Township Marshall # of acres 12
 Lot _____ Block _____ Subdivision _____ # of Acres Approved _____

Present Use Ag-forest
 Present Improvements None
 Proposed Use sell as buildable lot - Ag Residential
 Legal Description The 12 acres part of the SW 1/4 of the NW 1/4, section 19, Town of Marshall, Richland County laying south of centerline of English Ridge Rd

Petition Filed	Petitioner Notified	Rezoning Decision	Ordinance #
Category Rezoning	Town Notified	CUP Decision	CB Date
Fee Amount <u>\$500.00</u>	<input checked="" type="checkbox"/> Township Approval	CUP Expires	CB Decision
Meeting Date	Decision Date	SUP Decision	Amendment #

Comments _____

County Clerk Approval

(Signed) Appellant(s) or Agent(s) Bryan L Haack



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Mike Bindl
Zoning Administrator/Sanitarian

Lynn Newkirk
Asst. Zoning Admin/Sanitarian
GIS Technician

Cheryl Dull
Program Assistant

REZONING REQUEST

Date: 2-14-23

To: MEMBERS OF THE Marshall TOWN BOARD

Your Town Board decision is an integral part of the decision making process for the Richland County Zoning and Land Information Committee. The Committee would like your cooperation in stating your reasons or comments as to why this request should be either **approved** or **denied**. *This form, with proper signatures, shall constitute the official resolution as required by Wisconsin State Statute 59.69(5)(e)3.

REZONING APPLICATION FOR: Bryan L Haack

REQUEST TO REZONE: The 12 acres part of the SW 1/4 of the NW 1/4, Section 19, Town of Marshall, Richland County laying South of the centerline of English Ridge Road.

REASON: To sell the above 12 acres as a buildable lot.

PUBLIC HEARING:

TOWN DECISION (please mark one):

Approve

Approve, as request is consistent with Town Ordinances and/or Comprehensive Plan, if applicable.

Deny

Deny, as request is inconsistent with Town Ordinances and/or Comprehensive Plan, if applicable.

Comments (attach additional pages if necessary)

Chairman: Jerome Durst

Supervisor: Paul B.

Supervisor: Calvin Sebrank

*TOWN CLERK CERTIFICATION: I am the keeper of the records for the Town of Marshall, and I certify that this resolution is an exact copy of, or the original resolution passed by the Town Board on the date indicated.



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Mike Bindl
Zoning Administrator/Sanitarian

Lynn Newkirk
Asst. Zoning Admin/Sanitarian
GIS Technician

Cheryl Dull
Program Assistant

Town
Clerk:

Katherine M Bender

Date *2-14-23*

Hunt Map
Layers

Bryan Haack

bryanhaack@hotmail.com
608-444-9349

Bryan L. Haack

Marshall Town Board,

I would like this parcel
to be rezoned so I can
sell as a buildable lot.



REM-MILL CREEK

BRYAN L
HAACK

STEVEN A
ANDERSON

County Hwy E

HERBERT K
BECHTEL

County Hwy E

English Ridge Rd

Hollow

PATRICIA



Customer # 2687

Petition # RZ2023-006

COUNTY OF RICHLAND ZONING COMMITTEE NOTICE OF PETITION

Original Owner: Michael Milfred

(I) (We) First Name(s) Michael & Beverly Last Name Milfred Phone (608) 983-2885 Owner

Address 32178 County Hwy V City Cazenovia State WI Zip 53924

First Name(s) Last Name Phone

Address City State WI Zip

hereby petition the Richland County Zoning Committee for a:

Rezone from Agriculture/Forestry Rezone to Residential 2

CUP to permit

SUP to permit

Other

Authorized by Section(s) II F of the Richland County Zoning Ordinance.

Present description of the property involved in this petition is as follows: Parcel # 52030 1132-1000

Qtr SW Qtr SW Section 11 Town 12N Range 2E Township WFD # of acres 2.96

Lot Block Subdivision # of Acres Approved 0.00

Present Use residence & Ag

Present Improvements residence and shed

Proposed Use Separate house shed and about 3 acres

Legal Description CSM waiting

Petition Filed 3/2/2023 Petitioner Notified Rezone Decision Ordinance #

Category Rezoning Town Notified CUP Decision CB Date

Fee Amount \$500.00 Township Approval CUP Expires CB Decision

Meeting Date 4/3/2023 Decision Date SUP Decision Amendment #

Comments

County Clerk Approval

(Signed) Appellant(s) or Agent(s) *X Mike Milfred*



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Michael Bindl
Zoning Administrator/Sanitarian/Land
Information Officer

Jackie Nix
Program Assistant

December 15, 2022

Fauerbach Surveying & Engineering
1105 Knower AVE PO Box 140
Hillsboro, WI 54634

RE: Milfred CSM

Dear M.r Fauerbach:

The Zoning Department has received the CSM for review for a Michael & Beverly Milfred. I found that on page two you reference Willow and not Westford. There was not a place for me to sign that the CSM meet Richland County Land Division Ordinance and some surveyors put down zoning. Which gets to the third matter that that lot being described was not rezoned yet. The rezoning will need to be done prior to the CSM being recorded.

I will hold onto the current CSM until the corrections are made and the rezone takes place.

Please contact me at (608) 647-2447 and/or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bindl", with a long, sweeping underline that extends to the right.

Michael Bindl
Richland County ZA/ Sanitarian/ Land Information Officer

SHEET 1 OF 3
55522
FAUERBACH SURVEYING & ENGINEERING
1105 KNOWER AVE., PO BOX 140, HILLSBORO, WI 54634, 608-393-9906

RICHLAND CO. CERTIFIED SURVEY MAP No. _____

PART OF THE SW1/4 OF THE SW1/4, SECTION 11, T12N,
R2E, TOWN OF WESTFORD, RICHLAND COUNTY, WISCONSIN.

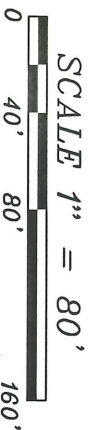
KEY

- SET 3/4" X 18" REBAR
WEIGHING 1.50 LBS/LIN FT
- △ SET MAG NAIL
- ▲ FOUND MAG SPIKE
- FOUND 1" O.D. IRON PIPE
- ⊕ FOUND RICHLAND COUNTY
CAST IRON MONUMENT
- () RECORDED DATA
- O.A. OVERALL
- ✕ FENCELINE

OWNER: MICHAEL D. & BEVERLY B. MILFRED
32178 CTH V
CAZENOVIA, WI 53924

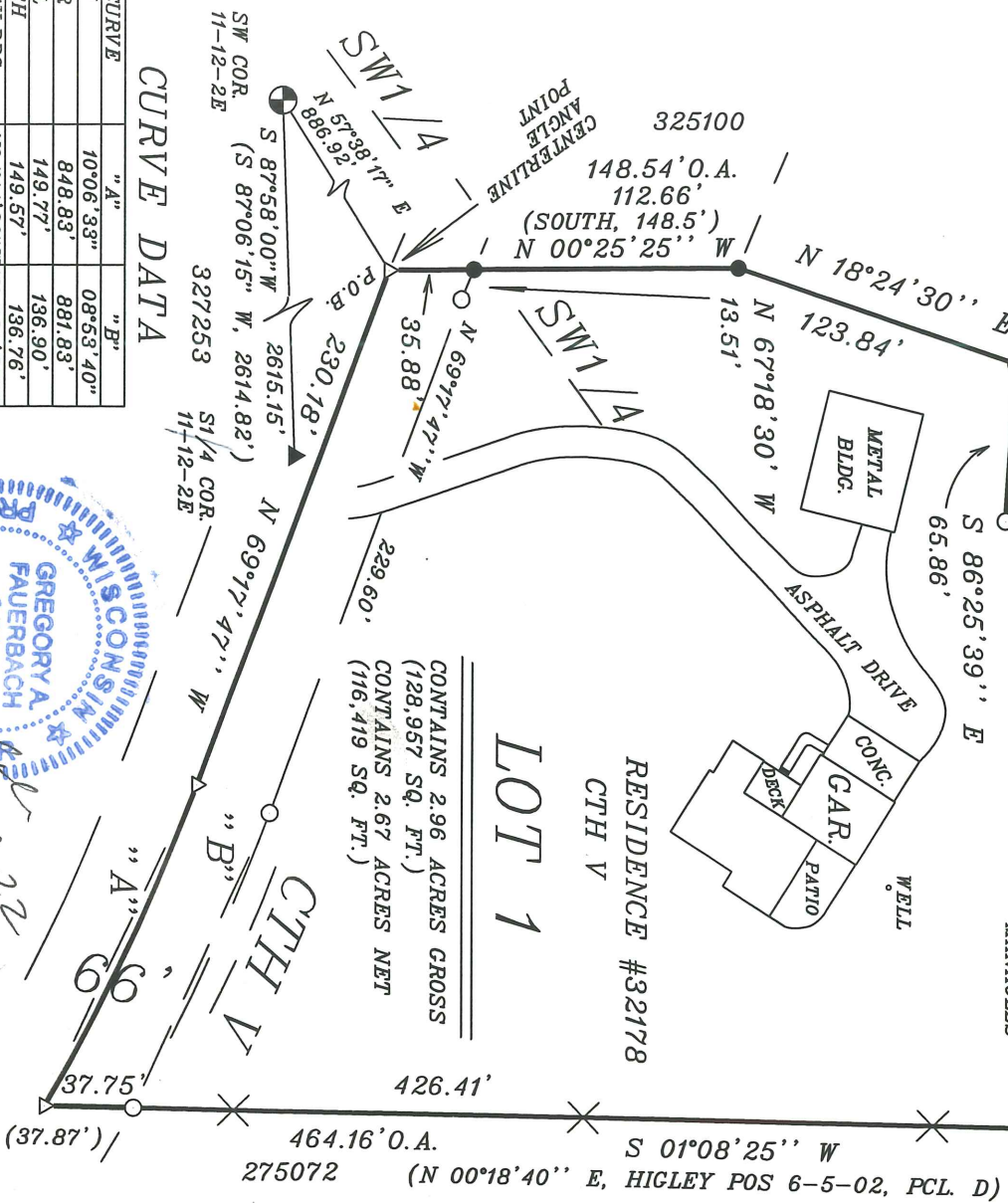
FIELD WORK COMPLETED 11-9-22.
SECTION CORNER TIES FOUND
AND VERIFIED.

BEARINGS ARE REFERENCED TO THE WISCONSIN
COORDINATE SYSTEM (NAD83(2011)) FOR
RICHLAND COUNTY. THE SOUTH LINE OF THE
SW1/4, SECTION 11 BEARS S 87°58'00" W.
222947



CURVE	"A"	"B"
I	10°06'33"	08°53'40"
R	848.83'	881.83'
L	149.77'	136.90'
CH. BRG.	149.57'	136.76'
TANG. IN	N64°14'30" W N64°50'56" W	N60°24'07" W
TANG. OUT	N69°17'47" W N69°17'47" W	

CURVE DATA



Part of the SW1/4-SW1/4, Section 11, T12N, R2E, Town of Westford, Richland County, Wisconsin.

Sheet 2 of 3
55522

SURVEYOR'S CERTIFICATE:

I, Gregory A. Fauerbach, Professional Land Surveyor, hereby certify that under the direction of Michael Milfred, I have surveyed, monumented and mapped a part of the SW1/4 of the SW1/4, Section 11, T12N, R2E, Town of Westford, Richland County, Wisconsin, more fully described as follows:

Commencing at the SW Corner of said Section 11; Thence N 57°38'17" E, 886.92 feet to the centerline of CTH V and the point of beginning:

- Thence N 00°25'25" W, 35.88 feet to the northeasterly right-of-way of CTH V;
- Thence continuing N 00°25'25" W, 112.66 feet;
- Thence N 18°24'30" E, 123.84 feet;
- Thence S 86°25'39" E, 65.86 feet;
- Thence N 14°30'43" E, 56.10 feet;
- Thence N 89°39'26" E, 241.46 feet;
- Thence S 01°08'25" W, 426.41 feet to the northeasterly right-of-way curve of CTH V;
- Thence continuing S 01°08'25" W, 37.75 feet to the centerline curve of CTH V;
- Thence northwesterly 149.77 feet along the arc of the centerline curve of CTH V, concave southwesterly and having a radius of 848.83 feet (the long chord of which bears N 64°14'30" W, 149.57 feet);
- Thence N 69°17'47" W along the centerline, 230.18 feet to the point of beginning.

Contains 2.96 acres (128,957 sq. ft.) and is subject to the right-of-way of CTH V and all easements of record.

I certify that I have fully complied with Chapter 236.34 of Wisconsin Statutes, Chapter AE 7 of the Wisconsin Administrative Code, and the Ordinances of Richland County and the Town of Westford, and that the above map is a true and correct representation of the exterior boundaries of the land surveyed to the best of my knowledge and belief.

Fauerbach Surveying & Engineering, LLC
1105 Knower Ave., PO Box 140
Hillsboro, WI 54634-0140
Ph/fax 608-489-3363



RICHLAND COUNTY ZONING APPROVAL

This Certified Survey Map (CSM) is hereby approved by the Richland County

Zoning Office on this _____ of _____, 2023

Mike Bindl - Administrator

RICHLAND COUNTY CSM No. _____, Vol./Pg. _____, Doc. _____

Part of the SW1/4-SW1/4, Section 11, T12N, R2E, Town of Westford,
Richland County, Wisconsin.

Sheet 3 of 3
55522

OWNER'S CERTIFICATE :

As owners, We hereby certify that we caused the land herein described on this Certified Survey Map (CSM) to be surveyed, divided, mapped and dedicated as shown. We also certify the this CSM shall be submitted the following for approval: Richland County Zoning Office and the Town of Westford, prior to recording in the Richland County Register of Deeds Office.

Dated 12-1-22 Beverly Milfred Michael Milfred
Beverly Milfred Michael Milfred

State of Wisconsin)
Richland County) ss

Personally came before me this 1ST day of DECEMBER, 2022,
the above named person (s), to me known to be the person (s) who executed the foregoing instrument and acknowledge the same.

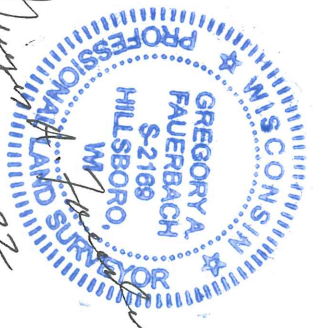
Gregory A. Fauerbach
Notary Public

Gregory A. Fauerbach
Printed Name

Notary Public, VERNON County, Wisconsin.

My Commission Expires: 1-26-25

This Instrument Drafted by :
Gregory A. Fauerbach PE PLS



Gregory A. Fauerbach
11-30-22



SE

Westford

SW-SW

11

Mike Bindl

From: Clerk <westfordclerk@mwt.net>
Sent: Friday, February 3, 2023 10:06 AM
To: Mike Bindl
Cc: Ann Stiemke; cdeitelhoff@gmail.com; Cy Deitelhoff; Gary Curfman; Gary Curfman; Tomczak Frank; Ursula - westfordclerk; Ursula Bauer; westfordchair.gc@gmail.com; westfordsuper1.cd@gmail.com; westfordsuper2.ft@gmail.com; westfordtreasurer.as@gmail.com
Subject: Milford parcel division in the Town of Westford

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mike,
Our board approved of the division.

”Request for land variance: Mike Milford, 32178 CTH “V”, Gary motioned to approve the division of parcel D - the home property of about 3 acres from the farmland to be sold to Mike’s children. Approved by Cy and Frank.”

Regards,

Ursula Bauer

Clerk, Town of Westford in Richland County
PO Box 25
Cazenovia WI 53924

D.P.W.: 30874 County Rd I ~ 608-983-2700 fax-2701
Town Emergency Cell: 608-570-0047
Personal: 414-750-5205
Visit us: WestfordWI.gov
Population est. 516 with only 306 Voters



WISCONSIN TOWNS
ASSOCIATION
Empowering Town Officials



Customer # 8208

Petition # RZ2023-007

COUNTY OF RICHLAND ZONING COMMITTEE NOTICE OF PETITION

Original Owner: DAVID ROECKER

(I) (We)	First Name(s)	David	Last Name	Roecker	Phone	(608) 434-1443	Owner
Address		S4052 County Rd K		City	Reedsburg	State	WI Zip 53959
First Name(s)		Last Name		Phone			
Address		City		State	WI	Zip	

hereby petition the Richland County Zoning Committee for a:

<input checked="" type="checkbox"/> Rezone from	Agriculture/Forestry	Rezone to	Residential 2
<input type="checkbox"/> CUP to permit			
<input type="checkbox"/> SUP to permit			
<input type="checkbox"/> Other			

Authorized by Section(s) II F of the Richland County Zoning Ordinance.

Present description of the property involved in this petition is as follows: Parcel # 52006 3811-1000

Qtr	NE	Qtr	NE	Section	2	Town	8N	Range	2E	Township	BVS8	# of acres	5.00
Lot		Block		Subdivision		# of Acres Approved	0.00						

Present Use	Residence barn ag land
Present Improvements	residence/ barn
Proposed Use	split buildings from ag land
Legal Description	CSM to come later

Petition Filed	3/2/2023	Petitioner Notified		Rezoning Decision		Ordinance #	
Category	Rezoning	Town Notified		CUP Decision		CB Date	
Fee Amount	\$500.00	<input type="checkbox"/> Township Approval		CUP Expires		CB Decision	
Meeting Date	4/3/2023	Decision Date		SUP Decision		Amendment #	

Comments Also parcel 006 3722-2000.

County Clerk Approval

(Signed) Appellant(s) or Agent(s) _____

Find Parcel or Address



#8208

Measurement

1 Acres

Measurement Result

4.71 Acres

Clear

FEB 24 2003

4.7 - 5 Acres

rezone

608-434-1443

David Roelcke

djr94@yahoo.com

rezone

He said to go ahead and fill out the check and call him to let him know how much and the paperwork can be sent by email.

200ft

-90.210 43.203 Degrees

Customer # 8208

Petition # RZ2023-007

COUNTY OF RICHLAND ZONING COMMITTEE NOTICE OF PETITION

Original Owner: _____

(I) (We) First Name(s) David Last Name Roecker Phone (608) 434-1443 Owner
Address S4052 County Rd K City Reedsburg State WI Zip 53959

First Name(s) _____ Last Name _____ Phone _____
Address _____ City _____ State WI Zip _____

hereby petition the Richland County Zoning Committee for a:

- Rezone from Agriculture/Forestry Rezone to Residential 2
- CUP to permit _____
- SUP to permit _____
- Other _____

Authorized by Section(s) II F of the Richland County Zoning Ordinance.

Present description of the property involved in this petition is as follows: Parcel # 52006 3811-1000

Qtr	<u>NE</u>	Qtr	<u>NE</u>	Section	<u>2</u>	Town	<u>8N</u>	Range	<u>2E</u>	Township	<u>BVS8</u>	# of acres	<u>5.00</u>
Lot	_____	Block	_____	Subdivision	_____			# of Acres Approved				<u>0.00</u>	

Present Use Residence barn ag land

Present Improvements residence/ barn

Proposed Use split buildings from ag land

Legal Description CSM to come later

Petition Filed	<u>3/2/2023</u>	Petitioner Notified	_____	Rezoning Decision	_____	Ordinance #	_____
Category	<u>Rezoning</u>	Town Notified	_____	CUP Decision	_____	CB Date	_____
Fee Amount	<u>\$500.00</u>	<input type="checkbox"/> Township Approval	_____	CUP Expires	_____	CB Decision	_____
Meeting Date	<u>4/3/2023</u>	Decision Date	_____	SUP Decision	_____	Amendment #	_____

Comments Also parcel 006 3722-2000.

County Clerk Approval

(Signed) Appellant(s) or Agent(s) David Roecker



Find Parcel or Address

33114-1

NE-NE

34190

57222



SE-NE

CERTIFIED SURVEY MAP NO.

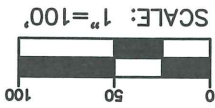
PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWN 9 NORTH, RANGE 1 EAST, TOWN OF ORION, RICHLAND COUNTY, WISCONSIN.

TODD T. RUMMLER P.L.S.-2443
 AGENT OF DRIFTESS
 AREA SURVEYING, LLC
 27128 US HWY 14
 RICHLAND CENTER, WI 53581

SURVEYED FOR:
 AUDREY OLIVER
 27427 BARNETT LANE
 LONE ROCK, WI 53556
 DON STANKE
 29798 COUNTY HIGHWAY TB
 LONE ROCK, WI 53556

SURVEY BY:
 TODD T. RUMMLER P.L.S.-2443
 AGENT OF DRIFTESS
 AREA SURVEYING, LLC
 27128 US HWY 14
 RICHLAND CENTER, WI 53581

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T9N, R12E, WHICH BEARS N 88°07'40" E ACCORDING TO THE RICHLAND COUNTY COORDINATE SYSTEM, NAD 83 DATUM, 2011 ADJ.



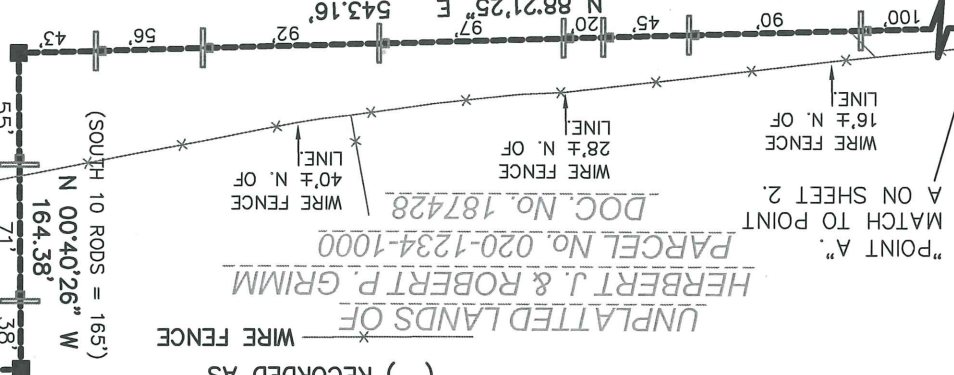
DRAFT

UNPLATTED LANDS OF DON E. STANKE
 PARCEL No. 020-1234-3000 DOC. No. 292861

SE1/4-SW1/4

UNPLATTED LANDS OF
 HERBERT J. & ROBERT P. GRIMM
 PARCEL No. 020-1234-1000 DOC. No. 187428

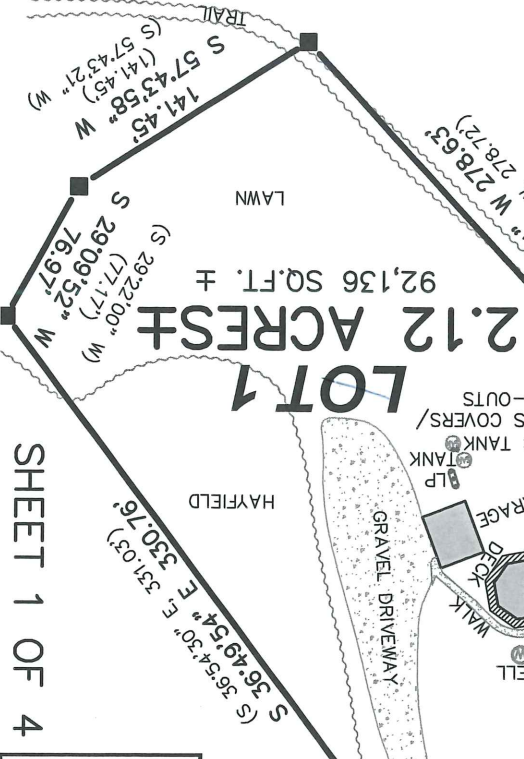
LOT 1 BENEFITS FROM "AN EASEMENT FOR ROADWAY PURPOSES, OVER A STRIP OF LAND 20 FEET WIDE" AS DESCRIBED AND RECORDED IN DOCUMENT NUMBERS 331670 AND 334525. SAID EASEMENT PROVIDES ACCESS FROM LOT 1 TO THE PUBLIC TOWN ROAD KNOWN AS BARNETT LANE LOCATED APPROXIMATELY 0.2 MILES TO THE NORTH OF LOT 1.



- LEGEND**
- SECTION CORNER MONUMENT
 - BE FOUND ON SHEETS 1, 2 & 3 (SEE COUNTY RECORDS)
 - ⊙ FD. 1-1/2" Ø IRON PIPE
 - FD. 1" Ø IRON PIPE
 - SET 3/4" x 24" LONG REBAR wt.=1,502 lbs. per in.ft.
 - ⊞ SET 4' LONG HARDWOOD STAKE ON LINE
 - DISTANCES BETWEEN STAKES SHOWN TO THE NEAREST FOOT
 - UTILITY POLE
 - ← UTILITY POLE ANCHOR GUY
 - () RECORDED AS

DRAFT

REFER TO SHEET 3 FOR IMPORTANT NOTES REGARDING LOT 1



SHEET 1 OF 4

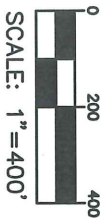
27128 US Hwy 14
 Richland Center, WI 53581
 Phone: 608-647-9050
 Fax: 608-647-9080
 Visit: www.driftlessareallic.com

COMPLETE REAL ESTATE BROKERAGE,
 INSURANCE & LAND SURVEYING FIRM

CERTIFIED SURVEY MAP No.
 PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12,
 TOWN 9 NORTH, RANGE 1 EAST, TOWN OF ORION, RICHLAND COUNTY, WISCONSIN.

SECTION SUMMARY/CSM LOCATION

N1/4 COR. SEC. 12, T9N, R1E.
 6" RICHLAND COUNTY CAST
 IRON MONUMENT FD. REFERENCE
 TIES FOUND AND VERIFIED.



THESE STANDARD SYMBOLS WILL
 BE FOUND ON SHEETS 1, 2 & 3
 SECTION CORNER MONUMENT
 (SEE COUNTY RECORDS)

- FD. 1-1/2" IRON PIPE
- FD. 1" IRON PIPE
- SET 3/4" x 24" LONG REBAR
 wt.=1.502 lbs. per ln.ft.
- () RECORDED AS

LEGEND

BEARINGS ARE REFERENCED
 TO THE SOUTH LINE OF THE
 SOUTHWEST QUARTER OF
 SECTION 12, T9N, R12E,
 WHICH BEARS N 88°07'40" E
 ACCORDING TO THE RICHLAND
 COUNTY COORDINATE SYSTEM.
 NAD 83 DATUM, 2011 ADJ.

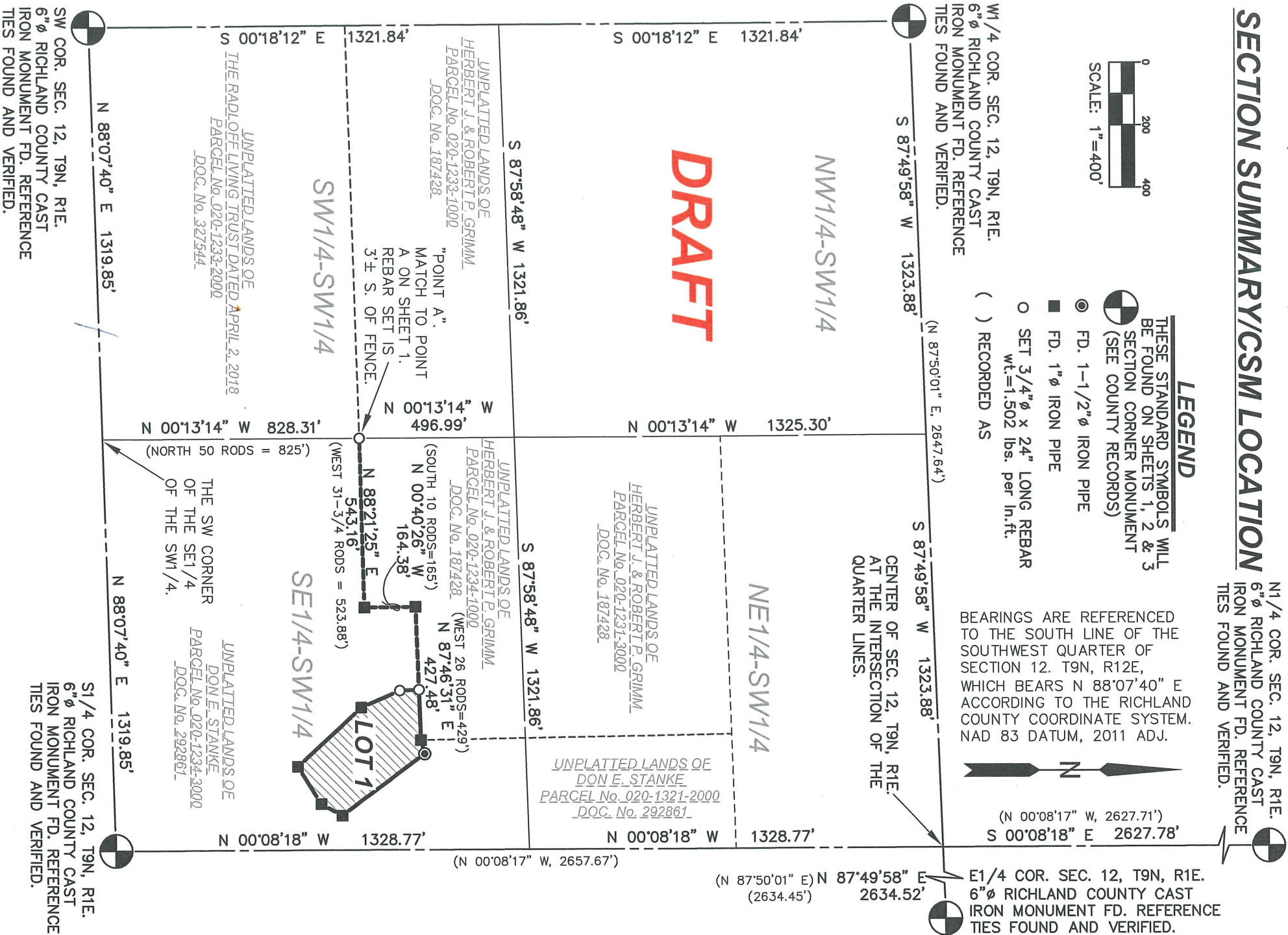


(N 00°08'17" W, 2627.71')
 S 00°08'18" E 2627.78'

E1/4 COR. SEC. 12, T9N, R1E.
 6" RICHLAND COUNTY CAST
 IRON MONUMENT FD. REFERENCE
 TIES FOUND AND VERIFIED.

CENTER OF SEC. 12, T9N, R1E.
 AT THE INTERSECTION OF THE
 QUARTER LINES.

DRAFT





**DRIFTLESS
 AREA
 GROUP**

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CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 9 NORTH, RANGE 1 EAST, TOWN OF ORION, RICHLAND COUNTY, WISCONSIN.

IMPORTANT NOTES REGARDING LOT 1

- 1.) NUMEROUS UTILITY STRUCTURES SUCH AS POLES, PEDESTALS, OVERHEAD AND UNDERGROUND CABLES, GUY ANCHORS, WARNING SIGNS, ETC. EXIST WITHIN, OR IN PROXIMITY TO, THE LOT ON THIS CSM. THESE UTILITY STRUCTURES MAY INDICATE THE PRESENCE OF ASSOCIATED RECORDED AND/OR PRESCRIPTIVE EASEMENTS BOTH BENEFITING AND ENCUMBERING THE PROPERTY.
- 2.) LOT 1 OF THIS CERTIFIED SURVEY MAP INCLUDES THOSE LANDS CONVEYED TO AUDREY OLIVER IN DOCUMENT NUMBERS 331670, 334525 AND _____ AND EXCLUDES THOSE LANDS CONVEYED BY AUDREY OLIVER TO DON E. STANKE IN DOCUMENT NUMBER _____
- 3.) LOT 1 OF THIS CSM BENEFITS FROM "AN EASEMENT FOR ROADWAY PURPOSES, OVER A STRIP OF LAND 20 FEET WIDE" AS DESCRIBED AND RECORDED IN DOCUMENT NUMBERS 331670 AND 334525. SAID EASEMENT PROVIDES ACCESS FROM LOT 1 TO THE PUBLIC TOWN ROAD KNOWN AS BARNETT LANE LOCATED APPROXIMATELY 0.2 MIKES NORTH OF LOT 1. THIS IS AN "EXISTING EASEMENT" THAT IS ALLOWED DESPITE THE FACT THAT THE 20 FOOT WIDTH DOES NOT MEET THE MINIMUM EASEMENT WIDTH OF 66 FEET THAT IS CURRENTLY REQUIRED BY RICHLAND COUNTY.
- 4.) THE FIELD WORK FOR THIS CSM WAS COMPLETED ON MARCH 3, 2023.
- 5.) NO PERMANENT END MARKERS INDICATING THE LOCATION OF THE SEPTIC SYSTEM DRAIN FIELD WERE OBSERVED AT THE TIME THE SURVEY FIELD WORK ON THIS PROJECT WAS COMPLETED.

SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR – 2443, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE RICHLAND COUNTY LAND DIVISION ORDINANCE, AND AT THE DIRECTION OF AUDREY OLIVER, LANDOWNER: I HAVE SURVEYED, AND MAPPED THIS CERTIFIED SURVEY MAP, THAT SUCH PLAT CORRECTLY REPRESENTS ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 9 NORTH, RANGE 1 EAST, TOWN OF ORION, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, T9N, R1E; THENCE N 88°07'40" E, 1319.85' TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N 00°13'14" W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 828.31'; THENCE N 88°21'25" E, 543.16'; THENCE N 00°40'26" W, 164.38'; THENCE N 87°46'31" E, 266.20' TO THE POINT OF BEGINNING; THENCE CONTINUING N 87°46'31" E, 161.28'; THENCE N 75°13'09" E, 45.28'; THENCE S 36°49'54" E, 330.76'; THENCE S 29°09'52" W, 76.97'; THENCE S 57°43'58" W, 141.45'; THENCE N 42°49'01" W, 278.63'; THENCE N 23°39'42" W, 135.44'; THENCE N 02°13'29" W, 61.27' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.12 ACRES (92,136 SQ.FT.), MORE OR LESS. AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS—OF—WAY OF RECORD AND/OR USAGE.

DATED: MARCH 8, 2023

DRAFT

TODD T. RUMMLER
PROFESSIONAL LAND SURVEYOR – 2443



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CERTIFIED SURVEY MAP No.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWN 9 NORTH, RANGE 1 EAST, TOWN OF ORION, RICHLAND COUNTY, WISCONSIN.
OWNERS' CERTIFICATE

AS THE OWNER OF LOT 1, 1, AUDREY OLIVER, DO HEREBY CERTIFY THAT I HAVE CAUSED LOT 1 HEREON DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

AUDREY OLIVER – LANDOWNER

DATE

RICHLAND COUNTY APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY IN THE TOWN OF ORION, RICHLAND COUNTY, WISCONSIN BE AND HEREBY IS APPROVED FOR RECORDING IN ACCORDANCE WITH THE RICHLAND COUNTY LAND DIVISION ORDINANCE.

MICHAEL BINDL

DATE

RICHLAND COUNTY ZONING ADMINISTRATOR

DRAFT



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SW

