



Richland County

Land & Zoning Standing Committee

November 1, 2023

NOTICE OF MEETING

Agenda

Please be advised that the Richland County Land & Zoning Standing Committee will convene at 3:00 p.m., Monday, November 6, 2023 in the County Board Room, 181 W. Seminary Street.

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

Agenda:

1. Call to order
2. Proof of notification
3. Agenda approval
4. Approval of October 2 minutes
5. *Zoning petitions
 - a. Blakely petition
 - b. Klitzke, Meyer & Demars petition
 - c. McCollough petition
 - d. Payne petition
6. GIS Contract Award
7. Discussion and possible action on wording of "Temporary" for campers in an Ag/Res district
8. Discussion and possible action of compensation for Assisting Zoning Administrator/Sanitarian due to increased duties
9. Office System tech position discussion and possible action
10. Land Conservation/Zoning departments reorganization discussion and possible action
11. 2024 meeting schedule
12. *Cost-share contracts
 - a. Manneo Dairy LLC
13. *Manure Storage Ordinance review and possible action
14. Ash Creek Community Forest Management plan
15. Zoning Office Report
16. Public Comment
17. Future agenda items
18. Adjournment

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

Amended Agenda Items are in Bold

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, Derek Kalish County Clerk, Candace Pesch County Administrator, Greg Cerven, Michael Windle

**Richland County
Land & Zoning Standing Committee
Meeting Minutes
October 2, 2023**

The October 2, 2023, Land & Zoning Standing Committee meeting was called to order 3:00 p.m. by Vice Chair Linda Gentes in the County Board Room of the Richland County Courthouse. Present were Linda Gentes, Julie Fleming, Steve Carrow, Dan McGuire and Dave Turk (via Webex). Melissa Luck was absent. Also present were Candace Pesch, Cheryl Dull, Cathy Cooper, Julie Lins, Barb Scott, Greg Cerven, Todd Halverson from MSA, Steve Williamson, Bobby Jones, Bill & Dennis Butteris, Sean Walsh, Tyler Wilkinson Ervin Kempf and Dawn Turnipseed.

#2 & #3 Proof of Notification and agenda Approval- Steve Carrow moved to approve the agenda and proof of notification. Seconded by Dave Turk. All said aye. Motion carried.

#4 Minutes-Dan McGuire moved to approve the minutes of the August 28, 2023 and September 19, 2023 meetings. Seconded by Steve Carrow. All said aye. Motion approved.

#5a Butteris Petition- Dennis and William Butteris were present. Dennis and Amy Butteris are wanting to add a 2nd accessory building on their property and it will exceed 70% of the floor space of the principle residence in Buena Vista township. They have torn down some other older accessory buildings. Buena Vista township has approved the Conditional Use permit. Steve Carrow moved to approve the conditional use permit for the 2nd accessory building. Seconded by Julie Fleming. All said aye. Motion approved.

#5b Klitzke, Meyer and Demars petition- No one was present. They would like to split off the buildings and improvements and sell the rest of the property with an easement across the buildings parcel. It has been approved by the township. There is nothing showing where the parcel(s) would be split. Steve Carrow feels that more information is needed before the committee could make a decision. Steve Carrow moved to table this rezone until the next meeting. Seconded by Julie Fleming. All said aye. Motion carried.

#5c Jones petition- Bobby Jones was present. They want to build a 2nd accessory building on a Residential-2 lot in Buena Vista township. This requires a Conditional Use Permit. He wants to building a 16' x 16' roof over his woodpile. He has not gone to the township yet. Steve Carrow moved to approve the Conditional Use Permit once it is approved by Buena Vista Township. Seconded by Julie Fleming. All said aye. Motion carried.

#5d Kompf petition- Ervin Kempf was present. They want to sell off the residence, barn and well for this property in Westford Township and keep the rest of the land that adjoins the rest of his land. He has a certified survey completed. He will be selling lot 1 and keeping lot 2. It has been approved by the Westford town board. Steve Carrow moved to approve rezoning both parcels from Ag/Forestry to Ag/residential. Seconded by Julie Fleming. All said aye. Motion carried.

#5e Blakley petition- No one was present. Dan and Darby Blakley are splitting a parcel in Forest Township so Darby can build a house. They want to rezone from Ag/Forestry to Ag/Residential. The committee questioned the property boundaries because it looks like the driveway for the adjoining parcel goes through this parcel. There is not a CSM completed and it has not gone to the Forest Town Board. Steve Carrow moved to table this until the next meeting for Forest Township approval and a CSM to be done. Seconded by Julie Fleming. All said aye. Motion carried.

#5f Walsh petition- Sean Walsh was present. They are splitting the land in Dayton Township. They are selling the buildings, well and septic with 6 acres as one parcel and the rest of the land of 46 acres to another buyer. A CSM has been completed and it has been approved by the town board. Steve Carrow moved to approve rezoning 6 acres from Ag/Forestry to Ag/Residential. Seconded by Julie Fleming. All said aye. Motion carried.

5g Turnipseed petition- Darlene Turnipseed was present for John and Jane Turnipseed. The land is being split with about 25 acres with the buildings and selling the other 20 acres to Darlene with a garage. The land is located in Marshall Township. Cheryl Dull said the they will need a plat of survey completed. Julie Fleming moved to approve rezoning both parcels from Ag/Forestry to Ag/Residential. Seconded by Dan McGuire. All said aye. Motion carried.

#6 Wildlife damage 2024 budget- Greg Cerven presented the 2024 budget. It is the same as last year. Steve Carrow asked what is abatement and Greg Cerven said that it is other methods used like fencing, boomers to keep the wildlife from damaging crops. Moved by Julie Fleming to approve the 2024 Wildlife Damage budget. Seconded by Dave Turk. Motion carried.

#7 GIS Contract- The contract has not been approved at the Land and Zoning Standing Committee and County Board. Barb stated that there were changes made. The biggest change is that the contract will end on June 2024 as that is when the Land Information grant is done. Steve Carrow moved to approve the GIS contract with MSA and take it to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

#8 Unified dwelling Code inspector contract renewal 2024-26. The committee questions who pays the inspector. Cheryl Dull said that the customer pays. Steve Carrow moved to approve the contract and send it to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

#9 Office System Technician- Candace reported that this position will be taken to County Board in October for approval. It will be a 40 hour per week position. It already has been approved by the Land and Zoning Standing Committee.

#10 Land Conservation/Zoning departments reorganization- Candace is looking into what other counties are doing. She is going through the current job descriptions and see how they are organized. She will report back to the committee at the next meeting.

#11 Cost-share contracts- There were none.

#12 Manure Storage Ordinance- Cathy Cooper went through the changes. Steve Carrow had concern with the no minimum size of storage affecting those with just a couple of animals and a pile of manure. Cathy Cooper is going to discuss this with Iowa County to see how they handle it. Melissa has some potential changes and she will send it to Cathy once she gets back. Cathy stated that either at the November 6th or November 27th, there will be a public hearing on the ordinance so it can go to the December County Board meeting. Once the corrections are made, she will send it on to the Department of Agriculture, Trade and Consumer Protection for their review.

#13 Lake Monitoring & Protection Network Grant- Cathy Cooper reported that the annual Lake Monitoring and Protection Network grant for aquatic invasive species is due in November. She is applying for \$8560 in grant money. Steve Carrow moved to approve the grant and take it to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

Dave Turk left the meeting at this time.

#14 Ash Creek Community Forest Timber Sale- Cathy Cooper Reported that she has talked with Juli Van Cleve and Brian Hoffman who are both DNR foresters. She said Juli told her that the updated management plan is about 60% Complete. Brian can do it, but won't be able to get to it until next year. Steve Williamson said that He has a phone call into Todd Kenefick who is the former DNR Forester in the county to see what it would take to complete the plan. The last plan was completed in the 1990's. Cathy stated that she doesn't feel a timber sale should take place without an updated plan. Steve Carrow asked if the committee could get a copy of the original management plan. Cathy stated that she will look for it, but is not sure if the former County Conservationist kept a copy. Steve Carrow asked if the plan was only about timber sales. There are many other activities that take place out there. Cathy and Steve Williamson both stated that periodic timber harvest are needed so that the understory can grow. Sustainability is very important for the health of the forest.

#15 approval of Creating Square account for online Tree sales- Cathy Cooper reported that the department has sold nursery stock trees for many years. They sell in bundles of 25 trees or shrubs. The department is getting a better price for landowners to plant trees if they want at least 25 trees but less than the DNR can sell of 300 trees. With the secretary leaving, Cathy is looking into switching to online sales which require a payment method. After consulting with several counties, it looks like Square is a great option. There is a fee of 2.9% plus \$0.30 per transaction. This is taken out of the sale of the trees by Square. Cathy is making sure that cost is figured into the online price. Cathy has talked with the County Treasurer and he is okay as long as he received reports on deposits. Cathy will also work with the MIS department to get things set up. Steve Carrow moved to approve using Square for the online sales of trees and to take this to County Board. Seconded by Julie Fleming. All said aye. Motion carried.

#16 Zoning Office report- Cheryl Dull reported that there were 15 Land Use Permits issued, 9 Sanitary permits with 5 installed. She also reported that the Land Information Grant had money set aside for a Manure Storage layer, a Dam breach layer and money set aside for Arc licenses. She and Cathy are currently working on these.

#17 Public Comment- none

#18 Future agenda items- 2024 meeting dates

Julie Fleming moved to adjourn. Seconded made by Steve Carrow. All said aye. Motion carried. Meeting adjourned at 4:38 p.m.

Respectfully submitted,

Cathy Cooper

Cathy Cooper
Secretary pro temp
Land & Zoning Secretary

Customer # 10289
Petition # R22023-028

COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

AUG 21 2023

(I) (We)	First Name(s)	Darby	Last Name	Blakley	Phone	(608) 588-4121	Owner	<input type="checkbox"/>
Address	E4512 Maple Court		City	Spring Green	State	WI	Zip	53588
First Name(s)	Dan	Last Name	Blakley	Phone	(608) 632-3869	Owner	<input type="checkbox"/>	
Address	S4992 Elk Run Road		City	Viola	State	WI	Zip	54664

hereby petition the Richland County Zoning Committee for a:

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

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

Present description of the property involved in this petition is as follows:

Parcel # 0120741-1000

Qtr	NE 1/4	Qtr	SE 1/4	Section	7	Town	12N	Range	2W	Township	FOR	# of acres	19.67 2.5
Lot		Block		Subdivision		# of Acres Approved							

Present Use	Agricultural Forestry
Present Improvements	Garage Improvement
Proposed Use	Residential use
Legal Description	To come.

Petition Filed	8/21/23	Petitioner Notified		Rezone Decision		Ordinance #	
Category	Rezoning	Town Notified		CUP Decision		CB Date	
Fee Amount	\$500.00	<input checked="" type="checkbox"/> Township Approval		CUP Expires		CB Decision	
Meeting Date	10/2/23	Decision Date		SUP Decision		Amendment #	

Comments

County Clerk Approval

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

Darby Blakley

Name	Title	Address	City	Sta Zip
DARBY D BLAKLEY		E4512 Maple Court	Spring Green	WI 53588
DANIEL BLAKLEY		S4992 Elk Run Rd	Viola	WI 54664
DENNIS & RUTH BLAKLEY TRUST		W18610 US HWY 45	ELAND	WI 54427
MT CLEVELAND FARM LLC		20 N MICHIGAN AVE STE 400	CHICAGO	IL 60602
DENNIS & RUTH BLAKLEY TRUST		W18610 US HWY 45	ELAND	WI 54427
MATT R OTTO & MARGARET A BROOKS		5634 OLD MIDDLETON RD	MADISON	WI 53705
Steve Carrow	Supervisory District 1			
Lynette Owen	Forest Township Clerk	12725 County Hwy MM	Viola	WI 54664

8 Agendas
4 Neighbors



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Cheryl Dull

Zoning Administrator/Sanitarian

Assist Zoning Administrator/Sanitarian

Tuesday, October 03, 2023

Darby & Dan Blakley
E4512 Maple Court
Spring Green, WI 53588

Dear Darby & Dan,

The Land & Zoning Standing Committee met on 10/2/23. No one was present to represent the petition and answer questions the Committee had. There was concerns that the split on the North side of the road, Parcel # 012 0714-1100, may require an easement which I could not answer for the Committee without a survey present. Therefore the petition was Tabled until Monday, November 6th.

Please have a representative there on Monday, November 6th. If you have any questions please contact me.

Sincerely,

Cheryl Dull
Assist. Zoning Administrator/Sanitarian

SE-NE

714

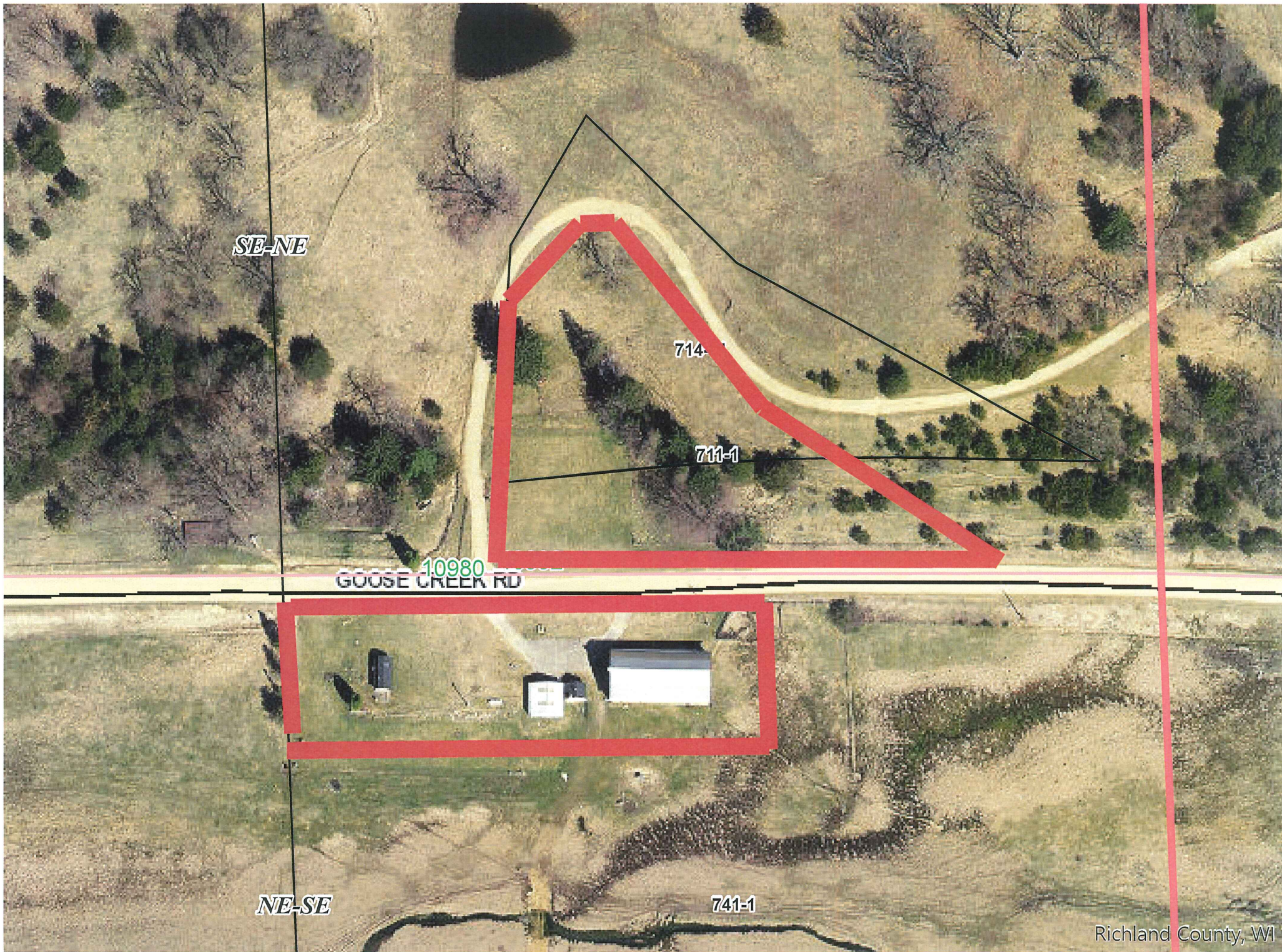
711-1

10980
GOOSE CREEK RD

NE-SE

741-1

Richland County, WI



Customer # 10195

Petition # RZ2023-024

COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

Original Owner:

(I) (We) First Name(s) Kelli Klitzke; Tami Last Name Amy Demars Phone Owner

Address 28632 County Hwy BA City Richland Center State WI Zip 53581

First Name(s) Judd Reality 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) of the Richland County Zoning Ordinance.

Present description of the property involved in this petition is as follows: Parcel # 52006 0634-1000

Qtr Qtr Section 6 Town 9N Range 2E Township BVS9 # of acres 35.45

Lot Block Subdivision # of Acres Approved 0.00

Present Use ag land

Present Improvements residence

Proposed Use rezone and split lots off

Legal Description to come later

Petition Filed 8/11/2023 Petitioner Notified

Category Rezoning Town Notified

Fee Amount \$500.00 ☒ Township Approval CUP Expires

Meeting Date 10/2/2023 Decision Date 9-19-23 SUP Decision Amendment #

Comments Also 0634-1300, 0631-1200 0631-1000 and 0634-6000

County Clerk Approval

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

X Paul Demman
Barbara A. Demman

Name	Address	City	Sta Zip
KELLI J KLITZKE, TAMI S MEYER & AMY L DEMARS	28632 COUNTY HWY BA	RICHLAND CENTER	WI 53581
DONALD W & SUZANNE K ANDERSON	28398 COUNTY HWY BA	RICHLAND CENTER	WI 53581
MICHAEL S & THERESA L MCCORMICK	28018 US HWY 14	RICHLAND CENTER	WI 53581
JAMES L & JANICE L BARNHART	28479 US HWY 14	LONE ROCK	WI 53556
COLE J & LAURA M PYFFEROEN	28916 COUNTY HWY BA	RICHLAND CENTER	WI 53581
PHILIP J & JUNE A NEE	28850 COUNTY HWY BA	RICHLAND CENTER	WI 53581
JAMES L & JANICE L BARNHART	28479 US HWY 14	LONE ROCK	WI 53556
BAR-RON FARMS LLC	28593 COUNTY HWY BA	RICHLAND CENTER	WI 53581
CITY OF RICHLAND CENTER	450 S MAIN ST	RICHLAND CENTER	WI 53581
Marc Couey	23372 Bomkamp Rd	Muscoda	WI 53573
Van Nelson			

Supervisory District 18
Buena Vista Township Clerk

10 Agendas
8 Neighbors

Cheryl Dull

From: bvclerk buenavista <buenavistabvclerk@gmail.com>
Sent: Friday, October 20, 2023 10:56 AM
To: Cheryl Dull
Subject: Buena Vista

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.

Cheryl, the Town Board approved the Paul & Barb Denman land division and approved the CUP for Bobby Jones on 19 Oct 2023

Van Nelson
Clerk
Town of Buena Vista



Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Zoning Administrator/Sanitarian

Cheryl Dull

Assist Zoning Administrator/Sanitarian

Tuesday, October 03, 2023

Kelli Klitzke; Tami Meyer & Amy Demars
28632 County Hwy BA
Richland Center, WI 53581

Dear Kelli, Tami and Amy,

The Land & Zoning Standing Committee met on 10/2/23. No one was present to represent the petition and answer questions the Committee had. We also have not received the survey to show the Committee the proposed split. Therefore the petition was Tabled until Monday, November 6th.

Please have a representative there on Monday, November 6th. If you have any questions please contact me.

Sincerely,

Cheryl Dull
Assist. Zoning Administrator/Sanitarian

Cheryl Dull

From: bvclerk buenavista <buenavistabvclerk@gmail.com>
Sent: Tuesday, September 19, 2023 10:36 AM
To: Cheryl Dull
Subject: Buena Vista

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.

Cheryl, The town board approved the re-zone request for Paul & Barb Denman with advise from Judd Realty

the town board also approved variance for Dennis Butteris

Van Nelson
Clerk
Town of Buena Vista

DONALD W & SUZANNE
KANDERSON -
00606311000 - 15.833975

KELLI J KLITZKE & TAMI
S MEYER AMY L DEMARS -
00606312000 - 11.112431

KELLI J KLITZKE & TAMI
S MEYER AMY L DEMARS -
00606341000 - 11.767205

6

Buena Vista

JAMES L & JANICE
L BARNHART -
00606342000 - 9.637378

KELLI J KLITZKE & TAMI
S MEYER AMY L DEMARS -
00606346000 - 5.096752

PHILIP J & JUNE A
NEE - 00606341400
- 1.345969

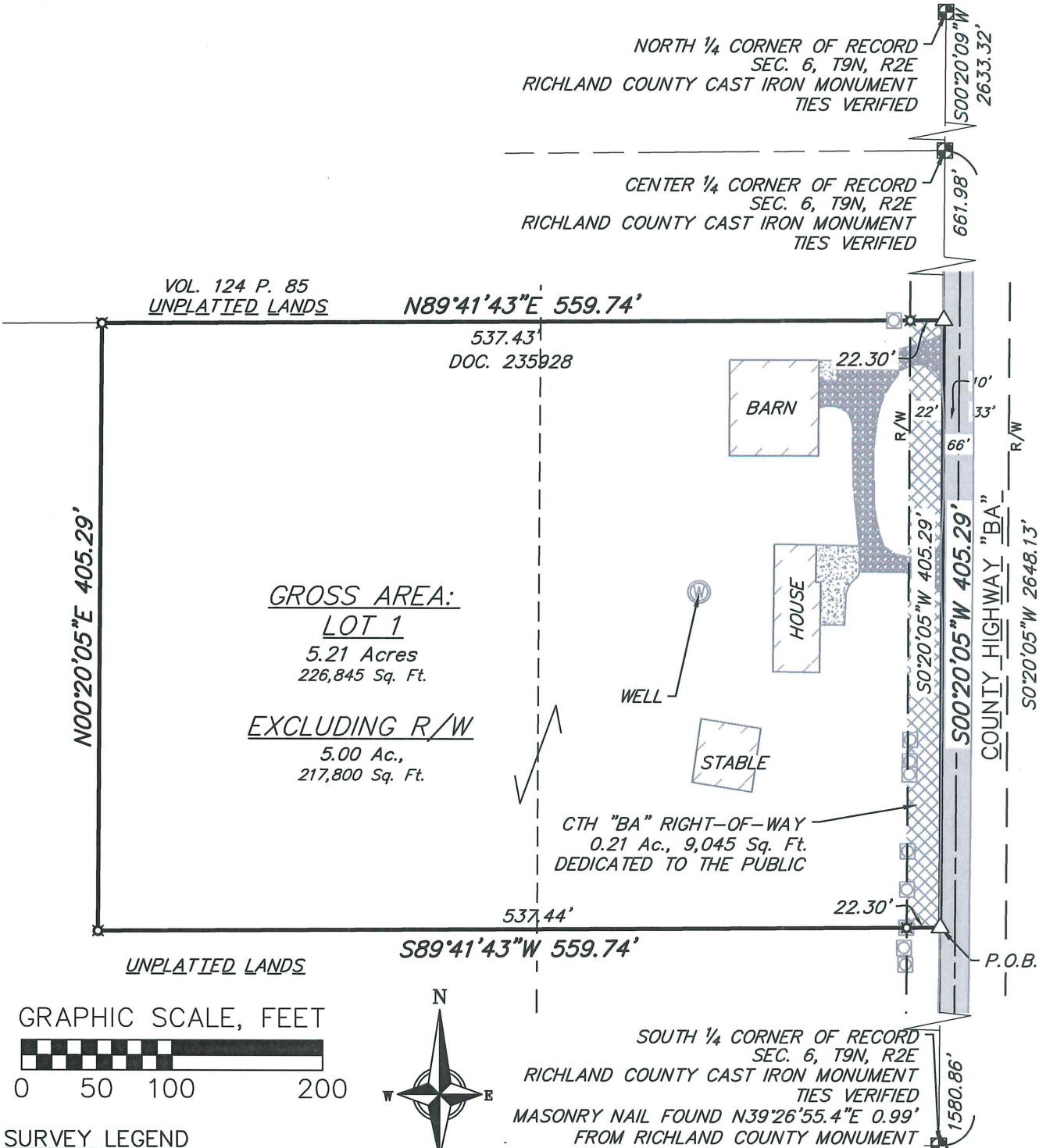
LOGAN R OLSON &
TIFFANY KOLSON
- 00606344100 - 3.119022

© Vierbicher Associates, Inc.

R:\Denman Life Estate\230259 - 1 Lot CSM Town of Buena Vista\CADD\230259 - Klitzke CSM.dwg by: mlon 27 Sep 2023 - 9:30a

RICHLAND COUNTY CERTIFIED SURVEY MAP No. _____

PART OF LANDS DESCRIBED IN RICHLAND COUNTY REGISTER OF DEEDS DOCUMENT No. 235928, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T9N, R2E, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN



© Vierbicher Associates, Inc.
by: mlon
R:\Denman Life Estate\230259 - 1 Lot CSM Town of Buena Vista\CADD\230259 - Klitzke CSM.dwg
27 Sep 2023 - 9:35a

RICHLAND COUNTY CERTIFIED SURVEY MAP No. _____
PART OF LANDS DESCRIBED IN RICHLAND COUNTY REGISTER OF
DEEDS DOCUMENT No. 235928, LOCATED IN THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T9N, R2E,
TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Buena Vista, and under the direction of Jamie Judd of Judd Realty, agent for the owner of these lands, I have surveyed, divided, mapped and dedicated this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast Quarter of the Southwest Quarter of Section 6, T9N, R2E, Town of Buena Vista, Richland County, Wisconsin, containing 5.21 acres of land and described as follows:

Legal Description

Part of lands described in Richland County Register of Deeds Document No. 235928, located in the Northeast Quarter of the Southwest Quarter of Section 6, Township 9 North, Range 2 East, all in the Town of Buena Vista, Richland County, Wisconsin and bounded by a line described as follows.

Commencing at a found Richland County Cast Iron Monument at the south one-quarter corner of said Section 6, T9N, R2E;
Thence, N00°20'10"E, along the east line of the Southwest Quarter of said Section 6, 1580.86 feet, to a set masonry nail at the Point of Beginning, (P.O.B.) of this legal description;

Thence, S89°41'43"W, along a line 405.29 feet south of and parallel with the south line of lands described in Richland County Register of Deed Volume 124, Page 85, 559.74 feet, to a set 3/4" diameter iron rod;
Thence, N00°20'05"E, along a line 559.74 feet west of and parallel with the east line of the Northeast Quarter of the Southwest Quarter of said Section 6, 405.29 feet to a set 3/4" diameter iron rod on the south line of lands described in Richland County Register of Deed Volume 124, Page 85;
Thence, N89°41'43"E, along the south line of said lands described in Richland County Register of Deed Volume 124, Page 85, 559.74 feet, to a masonry nail at the east line of the Southwest Quarter of said Section 6;
Thence, S00°20'05"W, along the said east line of the Southwest Quarter of said Section 6, T9N, R2E, 405.29 feet returning to the Point of Beginning;

Certified Survey Map contains 5.21 Acres, 226,845 Sq. Ft., (5.00 Ac., 217,800 Sq. Ft. excluding the right-of-way of Richland County Highway "BA") and is subject to all other easements and rights-of-way of record.

Marc A. Londo, WI PLS #2696
Vierbicher Associates, Inc.

Date

OWNER'S CERTIFICATE

As owner, We, Paul R. and Barbara A. Denman, Denman Life Estate, hereby certify that we caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Town of Buena Vista
Richland County Department of Land Conservation

WITNESS the hand and seal of said owner(s) this _____ day of _____, 2023.
In presence of:

Paul R. Denman
Date

Barbara A. Denman
Date

STATE OF WISCONSIN)
COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named Paul R. and Barbara A. Denman, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
Wisconsin
My commission expires _____



PART OF LANDS DESCRIBED IN RICHLAND COUNTY REGISTER OF DEEDS DOCUMENT No. 235928, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T9N, R2E, TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN

Resolved, that this Certified Survey Map in the Town of Buena Vista, Paul R. and Barbara A. Denman, owners, is hereby approved by the Richland County Department of Land Conservation.

Date _____

Resolved, that this Certified Survey Map in the Town of Buena Vista, Paul R. and Barbara A. Denman Owners, is hereby approved by the Buena Vista Town Board.

Date

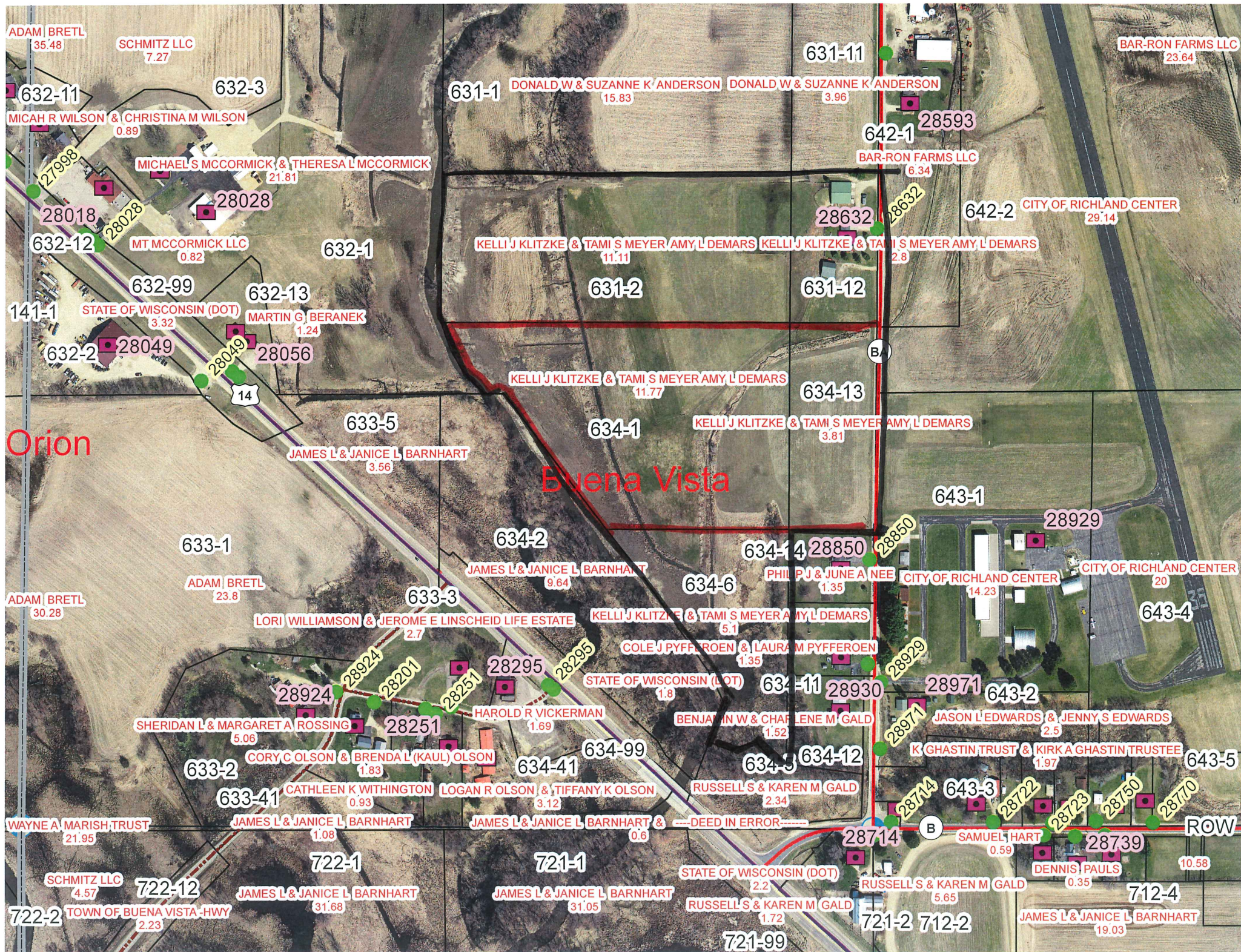
Board of the Town of Buena Vista passed Resolution Number _____ on the _____ day of _____ 2023, authorizing me to issue a certificate of approval of this Certified Survey Map, Paul R. and Barbara A. Denman, owners, upon satisfaction of certain conditions, and I do hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____ 2023.

_____ day of _____, 2023.

Date _____

Certified Survey Maps on pages _____, as Doc. No. _____

Richland County Register of Deeds



295841

Document Number

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Name

VOL 576 PAGE 136

RECORDED

AT 2:16 O'CLOCK P.M.

NOV 18 2011

VOL 576 OF RECORDS PAGE 136
REGISTER OF DEEDS
RICHLAND COUNTY, WISCONSIN
BY Susan IngoTHIS DEED, made between Kelli J. Klitzke, Amy L. DeMars, Tami S. Meyer, as individual property, as joint tenants("Grantor," whether one or more), and Paul R. Denman and Barbara A. Denman, husband and wife, as survivorship marital property

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Richland County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

A parcel of land being a part of the Southeast quarter of the Southwest Quarter and the Northeast Quarter of the Southwest quarter of Section 6, T9N, R2E, Town of Buena Vista, Richland County, Wisconsin, more fully described as follows: Commencing at the South Quarter corner of Section 6; thence N00° 20' 07" E along the East line of the Southwest quarter of Section 6 a distance of 900.00 feet to the point of beginning. Thence N89° 39' 53" W along the North line of Lot 1, CSM 301 and its extension thereof a distance of 833.67 feet to a meander line for willow creek; thence N38° 59' 13" W along said meander line a distance of 264.61 feet; thence N 36° 31' 28" W along said meander line a distance of 350.05 feet; thence N23° 55' 51" W along said meander line a distance of 152.72 feet;

thence S89° 39' 53" E a distance of 1274.09 feet to the east line of the Southwest Quarter of Section 6; thence S 00° 20' 07" W along said east line a distance of 624.01 feet to the point of beginning. This parcel also includes all lands lying between the meander line and the centerline of Willow Creek. Said parcel of land contains 15.397 acres (670,699 square feet) more or less to the meander line and 15.749 acres (686,026 square feet) overall more or less. Subject to all easements and restrictions of record.

EXCLUSION
W-3
EXEMPTFEE
77.25(8)
EXEMPTDated 11-09-11* Kelli J. Klitzke

(SEAL)

* Tami S. Meyer

(SEAL)

* Amy L. DeMars

(SEAL)

* _____ (SEAL)

AUTHENTICATION

Signature(s) Kelli J. Klitzke, Amy L. DeMars, Tami S. Meyerauthenticated on 11/17/2011* Karl Dornik, Jr.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, State Bar No. 1014812)

authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____) COUNTY)Personally came before me on _____,
the above-named _____,to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

THIS INSTRUMENT DRAFTED BY:

Attorney Karl Dornik, Jr.Wales, WI 53183

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

300718

Document Number

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Name

VOL 600 PAGE 112

RECORDED
AT 8:30 O'CLOCK a. M.

FEB 06 2013

VOL 600 RECORDED OF PAGE 112
REGISTER OF DEEDS
RICHLAND COUNTY, WISCONSIN
BY Karl D. Dornik, Jr.

Recording Area

Name and Return Address

Attorney Karl Dornik, Jr.
P. O. Box 178
Wales, WI 53183Pt. of 006-0634-1300 and
006-0634-1000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)THIS DEED, made between Paul R. Denman and Barbara A. Denman, husband and wife, as survivorship marital property("Grantor," whether one or more), and Kelli J. Klitzke, Amy L. DeMars and Tami S. Meyer, as individual property, as joint tenants

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Richland County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

A parcel of land being a part of the Southeast quarter of the Southwest Quarter and the Northeast Quarter of the Southwest quarter of Section 6, T9N, R2E, Town of Buena Vista, Richland County, Wisconsin, more fully described as follows: Commencing at the South Quarter corner of Section 6; thence N00° 20' 07" E along the East line of the Southwest quarter of Section 6 a distance of 900.00 feet to the point of beginning. Thence N89° 39' 53" W along the North line of Lot 1, CSM 301 and its extension thereof a distance of 833.67 feet to a meander line for willow creek; thence N38° 59' 13" W along said meander line a distance of 264.61 feet; thence N 36° 31' 28" W along said meander line a distance of 350.05 feet; thence N23° 55' 51" W along said meander line a distance of 152.72 feet; thence S89° 39' 53" E a distance of 1274.09 feet to the east line of the SW Quarter of Sec. 6; thence S 00° 20' 07" W along said east line a distance of 624.01 feet to the point of beginning. This parcel also includes all lands lying between the meander line and the centerline of Willow Creek. Said parcel of land contains 15.397 acres (670,699 sq. ft.) more or less to the meander line and 15.749 acres (686,026 sq. ft.) overall more or less. Subject to all easements and restrictions of record.

To have and to hold the said real estate together with appurtenances thereto unto the said grantees, the said grantors reserving unto themselves a life estate in said real estate for the duration of their lives. The said grantors hereby agree to pay all real estate taxes and assessments on the above described lands and premises until their death. The grantors may not assign or sell their interest without the permission of the grantees. This transfer is exempt pursuant to Section 77.25(8), Wis. Stats..

EXCLUSION
W- 3
EXEMPTFEE
11.25(8)
EXEMPTDated 1-24-13Paul R. Denman
* Paul R. Denman

(SEAL)

Barbara A. Denman
* Barbara A. Denman

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Paul R. Denman and Barbara A. Denmanauthenticated on 1-31-2013Karl Dornik, Jr.
* Karl Dornik, Jr.TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, State Bar No. 1014812
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Karl Dornik, Jr.Wales, WI 53183

ACKNOWLEDGMENT

STATE OF _____)

_____) ss.

_____ COUNTY)

Personally came before me on _____,
the above-named _____to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

*

Notary Public, State of _____

My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

INFO-PRO™ Legal Forms • (800)655-2021 • info@proforms.com

FOREST	BLOOM	HEMLOCK	WESTFORD
SYLVAN	MARSHALL	ROCKBROOK	WILLOW
AKAH	DAYTON	RICHLAND	ITHACA
RICHWOOD	EAGLE	ORION	BUENA VISTA

RICHLAND COUNTY

OFFICE OF THE ZONING ADMINISTRATOR

Courthouse

Richland Center, Wisconsin 53581

608-647-2447

Denman/Buena Vista

Zoning Administrator
& Sanitarian
Harriet Pedley

CONSIDERING REZONING?

Following is some very important information/steps you will need to complete. **Keep in mind that this is your petition and it is your responsibility to see it through.**

- A. Make an appointment with the zoning administrator.
 1. You will need to provide name and address of buyer and seller.
 2. Details of the parcel being created such as location, approximate acreage and proposed and present land use.
- B. State law requires us to publish your petition for two full weeks in the county paper (Richland Observer).
- C. Make an appointment with your town board to discuss your proposal. Please be aware that some townships require a driveway permit.
- D. The Richland County Zoning Committee normally meets the first Monday of the month.
 1. It is very important that the buyer/seller attend this meeting.
 2. The Committee's questions may include but are not limited to, soil test results, size and placement of buildings, etc.
- E. All rezoning petitions that are voted on at the committee level go to the full County Board for final approval.
- F. All conditional use permits are approved/denied at the committee level only.
- G. A legal description of all rezonings is not required before the zoning committee but will be required before the county board session.

Your filing date is before March 12, 2001

Date of your town board meeting Contact Town Board

* Zoning Committee Meeting date April 2, 2001

Turn in legal description by done

* County Board Session April 17, 2001

Larry Libranek

FEE PAID

\$150.00

#2425
52006 0634-1000 & 52006-0634-1300
RZ 2001-009
Ord. 2001-42-5

TOWNSHIP

Buena Vista

COUNTY OF RICHLAND NOTICE OF PETITION
RICHLAND COUNTY ZONING COMMITTEE

(I) (WE)

Paul R. Denman + Barbara A. Denman

Address: 28489 Co Hwy B City Richland Center State WI Zip 53581

Daytime Telephone Number (608) 647-6621 (Home) 608-647-6151 (Paul's Work)

hereby petition the Richland County Zoning Committee for a:

X REZONING from Agriculture/Residential to Agriculture/Forestry
Authorized by Section VII of the Richland County Zoning Ordinance.

NA CONDITIONAL USE PERMIT TO PERMIT

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

Present description of the property involved in this petition is as follows:

Location: SE 1/4 SW 1/4, Sec. 6 T. 9 N, R. 2 E/W
Lot Block Subdivision

Present Use: Residence/Farm

Present Improvements on Land: Residence, shed, Municipal sewer, well

Proposed Use: Same

Proposed Legal Description: Attached

RECEIVED

MAR - 7 2001

VICTOR V. VLASAK
RICHLAND COUNTY CLERK

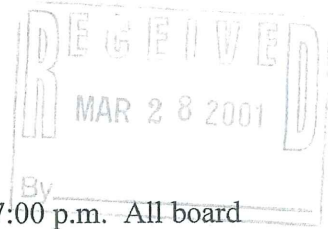
Date Filed 3-07-01

X Paul R. Denman

X Barbara A. Denman

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

March 8, 2001



The monthly meeting of the Town of Buena Vista was called to order at 7:00 p.m. All board members were present. The agenda was approved as being legally posted.

Sue Fruit discussed the Town's receipts for the month of February 2001 with the Board.

Paul Denman was present to request that his entire parcel of 35.45 acres be rezoned to ag/forestry and treated as one parcel. After discussion and questions, a motion was made to rezone the 35.45 acres owned by Paul Denman to ag/forestry. The motion was seconded and it passed unanimously.

The proposed communication tower that will be located within the Town of Buena Vista was then discussed. Dick Rasmussen stated that they are waiting for all the proper permits to be in place. A motion was made to approve the construction of the communication tower, pending receipt of all required permits. The motion was seconded and passed unanimously.

Bill Carlson, Forrester, was present to request to go through the Town Dump Road to do logging to thin the 12-15 acres pine plantation owned by the DNR. They will be removing about half of the trees and no hardwoods would be involved in this sale. The logger will clip branches back and the DNR will replace the road back to its original condition. Bill Carlson will also be contacting Rich Muckler after the logging is completed to make sure everything is back in order. A motion was made to approve the request by the DNR. The motion was seconded. Vote: 2-1 with Parduhn opposing the motion.

Insurance bids for the Town of Buena Vista will be reviewed in January 2002.

Randy Olson stated that he has not heard back from his attorney regarding his contact for the Town of Buena Vista.

It was brought up that since the Dennis Brandt subdivision off Coffenberry has been built, the road specs have changed. The road specs approved for the said Brandt subdivision remain at what was approved at the time: four inches breaker run, four inches gravel and 3 coats of sealcoating.

All bills presented for payment were approved and paid.

Minutes prepared by

Rosemary Buchholz
Clerk, Town of Buena Vista

286050
Document Number

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Name

VOL 531 PAGE 657

THIS DEED, made between **Paul R. Denman and Barbara A. Denman, husband and wife**

("Grantor," whether one or more), and **Kelli Jo Klitzke, Amy Lynn DeMars and Tami Sue Meyer, as individual property, as joint tenants**

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Richland** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Please see attached description.

EXCLUSION
W- 3
EXEMPT

FEE
77.25 (8)
EXEMPT

RECORDED
AT 8:30 O'CLOCK a.M

FEB 09 2009

VOL 531 OF Records PAGE 657-658
REGISTER OF DEEDS
RICHLAND COUNTY, WISCONSIN
BY Kay Peterson, Deputy

Recording Area

Name and Return Address
Attorney Karl Dohnik, Jr.
P. O. Box 178
Wales, WI 53183

Parcel Nos. **5200606341300 and 5200606341000**

Parcel Identification Number (PIN)

This is homestead property.
(is) (~~is not~~)

To have and to hold the said real estate together with appurtenances thereto unto the said grantees, the said grantors reserving unto themselves a life estate in said real estate for the duration of their lives. The said grantors hereby agree to pay all real estate taxes and assessments on the above described lands and premises until their death. The grantors may not assign or sell their interest without the permission of the grantees. This transfer is exempt pursuant to Section 77.25(8), Wis. Stats..

Dated January 21, 2009.

Paul R. Denman (SEAL) Barbara A. Denman (SEAL)
* **Paul R. Denman** * **Barbara A. Denman**

____ (SEAL) ____ (SEAL)
* _____ *

AUTHENTICATION

Signature(s) **of Paul R. Denman and Barbara A. Denman**

authenticated on January 21, 2009

Karl Dohnik
* **Karl Dohnik, Jr.**

TITLE: **MEMBER STATE BAR OF WISCONSIN**
(If not, **State Bar No. 1014812**
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Karl Dohnik, Jr.
Wales, WI 53183 **State Bar No. 1014812**

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____) COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

INFO-PRO™ Legal Forms • (800)655-2021 • infoforms.com

Grantors: Paul R. and Barbara A. Denman
 Grantees: Kelli Jo Klitzke et al.

Legal Description

A parcel located in part of the Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$), and in the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$), all in Section Six (6), Township Nine (9) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin, more particularly described as follows:

Commencing at the South One-quarter Corner of said Section Six (6),
 Thence N 00° 38' 41" E along the East line of the Southwest quarter (SW $\frac{1}{4}$) 680.01 feet to the point of beginning of the parcel hereinafter described;
 Thence N 89° 20' 34" W, 266.97 feet,
 Thence S 00° 40' 31" W, 219.99 feet,
 Thence S 00° 34' 02" W, 257.23 feet to a point on a line meandering the Northerly shore of Mothers Run,
 Thence N 76° 42' 45" W along said meander line 56.26 feet,
 Thence N 44° 00' 05" W along said meander line 57.30 feet,
 Thence S 73° 17' 03" W along said meander line 83.86 feet,
 Thence N 68° 45' 26" W along said meander line 66.92 feet to a point on a line meandering the Easterly shore of Willow Creek,
 Thence N 20° 11' 01" E along the Willow Creek meander line 128.80 feet,
 Thence N 26° 57' 49" W along the Willow Creek meander line 104.91 feet,
 Thence N 35° 14' 05" W along the Willow Creek meander line 380.48 feet,
 Thence N 38° 40' 29" W along the Willow Creek meander line 423.33 feet,
 Thence N 36° 12' 44" W along the Willow Creek meander line 350.05 feet,
 Thence N 23° 37' 17" W along the Willow Creek meander line 287.89 feet to a point on the West line of the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6),
 Thence N 00° 42' 34" E along said quarter-quarter line 18.60 feet to a point on a line meandering the Easterly shore of Willow Creek,
 Thence N 06° 36' 51" E along the Willow Creek meander line 307.58 feet to a point on the North line of the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6),
 Thence S 89° 59' 25" E along the aforementioned North line 1297.71 feet to the Northeast Corner of the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6),
 Thence S 00° 38' 41" W along the East line of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6) 1306.01 feet to the point of beginning.

EXCEPTING THEREFROM A parcel of land located in part of the Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Six (6), Township Nine (9) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin, described as follows:
 Commencing at the South quarter corner of said Section Six (6);
 Thence along the East line of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6), said East line also being the centerline of County Trunk Highway B, North 00° 38' 41" East 460.00 feet;
 Thence North 89° 21' 19" West 33.00 feet to the West right-of-way line of County Trunk Highway "B";
 Thence continuing North 89° 21' 19" West 235.00 feet;
 Thence North 00° 38' 41" East 220.00 feet to the Northwest Corner of Certified Survey Map No. 247 and the point of beginning of the parcel to be described;
 Thence continuing North 00° 38' 41" East 220.00 feet;
 Thence S 89° 21' 19" E 235.00 feet to the West right-of-way line of County Trunk Highway "B";
 Thence S 00° 38' 47" W 220.00 feet to the Northeast Corner of Certified Survey Map No. 247;
 Thence S 89° 21' 19" W along the North line of Certified Survey Map No. 247, 235.00 feet to the point of beginning.

235928

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

VOL 312 PAGE 249

This Deed, made between Ronnie L. Clary and Barbara A. Clary_____, Grantor,
and Paul R. Denman and Barbara A. Denman, husband and wife, as survivorship marital property._____, Grantee,
Witnesseth, That the said Grantor, for a valuable considerationconveys to Grantee the following described real estate in Richland
County, State of Wisconsin:

See attached legal description

This is not homestead property.
~~is~~ (is not)Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantorswarrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
easements and encumbrances of record

and will warrant and defend the same.

Dated this 2nd day of September, 1999

_____, (SEAL)

_____, (SEAL)

Ronnie L. Clary (SEAL)* Ronnie L. ClaryBarbara A. Clary (SEAL)* Barbara A. Clary

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Benjamin Southwick
Richland Center, WI 53581(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

Richland County, } ss.Personally came before me this 2nd day of
September, 1999, the above named
Ronnie L. Clary and Barbara A. Claryto me known to be the person S who executed the foregoing
instrument and acknowledge the sameJo Ellen Rott* JO ELLEN ROTTNotary Public, Richland County, Wis.

My commission is permanent. (If not, state expiration date:

DECEMBER 19, 1999)

RECORDED

AT 8:30 O'CLOCK a.m.

SEP 07 1999

VOL 312 OF RECORDS PAGE 249-250
REGISTER OF DEEDS

RICHLAND COUNTY, WISCONSIN

BY James J. Jago

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

Westby Co-op Credit Union
2403 U.S. Highway 14 East
Richland Center, WI 53581

52006 0634.1000

52006 0631.2000

PARCEL IDENTIFICATION NUMBER

TRANSFER

\$ 1216.00
FEE

VOL 312 PAGE 250

The following-described real estate situated in Richland County, State of Wisconsin:

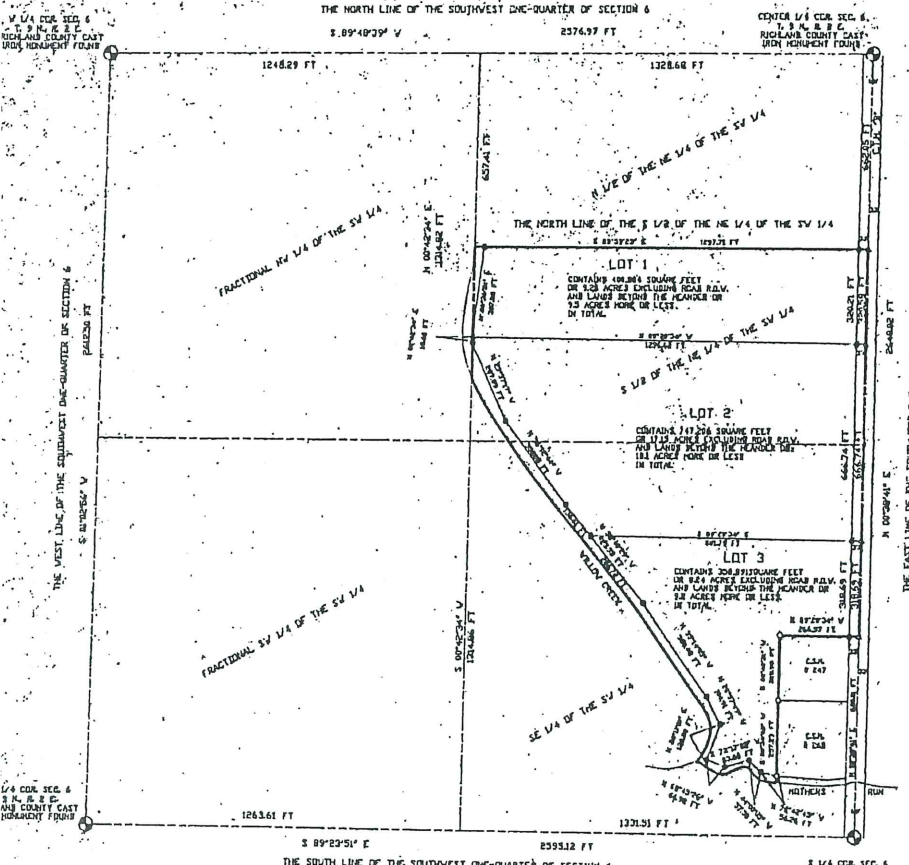
A parcel located in part of the Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$), and in the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$), all in Section Six (6), Township Nine (9) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin, more particularly described as follows:

Commencing at the South One-quarter Corner of said Section Six (6),
Thence N 00° 38' 41" E along the East line of the Southwest quarter (SW $\frac{1}{4}$) 680.01 feet to the point of beginning of the parcel hereinafter described;
Thence N 89° 20' 34" W, 266.97 feet,
Thence S 00° 40' 31" W, 219.99 feet,
Thence S 00° 34' 02" W, 257.23 feet to a point on a line meandering the Northerly shore of Mothers Run,
Thence N 76° 42' 45" W along said meander line 56.26 feet,
Thence N 44° 00' 05" W along said meander line 57.30 feet,
Thence S 73° 17' 03" W along said meander line 83.86 feet,
Thence N 68° 45' 26" W along said meander line 66.92 feet to a point on a line meandering the Easterly shore of Willow Creek,
Thence N 20° 11' 01" E along the Willow Creek meander line 128.80 feet,
Thence N 26° 57' 49" W along the Willow Creek meander line 104.91 feet,
Thence N 35° 14' 05" W along the Willow Creek meander line 380.48 feet,
Thence N 38° 40' 29" W along the Willow Creek meander line 423.33 feet,
Thence N 36° 12' 44" W along the Willow Creek meander line 350.05 feet,
Thence N 23° 37' 17" W along the Willow Creek meander line 287.89 feet to a point on the West line of the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6),
Thence N 00° 42' 34" E along said quarter-quarter line 18.60 feet to a point on a line meandering the Easterly shore of Willow Creek,
Thence N 06° 36' 51" E along the Willow Creek meander line 307.58 feet to a point on the North line of the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6),
Thence S 89° 59' 25" E along the aforementioned North line 1297.71 feet to the Northeast Corner of the South One-half (S $\frac{1}{2}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6),
Thence S 00° 38' 41" W along the East line of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6) 1306.01 feet to the point of beginning.

EXCEPTING THEREFROM A parcel of land located in part of the Southeast quarter (SE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) of Section Six (6), Township Nine (9) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin, described as follows:
Commencing at the South quarter corner of said Section Six (6);
Thence along the East line of the Southwest quarter (SW $\frac{1}{4}$) of said Section Six (6), said East line also being the centerline of County Trunk Highway B, North 00° 38' 41" East 460.00 feet;
Thence North 89° 21' 19" West 33.00 feet to the West right-of-way line of County Trunk Highway "B";
Thence continuing North 89° 21' 19" West 235.00 feet;
Thence North 00° 38' 41" East 220.00 feet to the Northwest Corner of Certified Survey Map No. 247 and the point of beginning of the parcel to be described;
Thence continuing North 00° 38' 41" East 220.00 feet;
Thence S 89° 21' 19" E 235.00 feet to the West right-of-way line of County Trunk Highway "B";
Thence S 00° 38' 47" W 220.00 feet to the Northeast Corner of Certified Survey Map No. 247;
Thence S 89° 21' 19" W along the North line of Certified Survey Map No. 247, 235.00 feet to the point of beginning.

CSM
501

2



PATRICK J. DEDERICH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT:
 I HAVE SURVEYED THE PROPERTY DEPICTED HEREON AND THIS IS A
 TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION
 OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES.
 THIS SURVEY AND MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE
 PROFESSIONAL STANDARDS AND THE INFORMATION CONTAINED HEREON
 IS CORRECT AND TRUE TO THE BEST OF MY INFORMATION, KNOWLEDGE
 AND BELIEF.

LOCATED IN PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER
 AND IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-
 QUARTER, ALL IN SECTION 6, TOWNSHIP 9 NORTH, RANGE 2 EAST, TOWN OF BUENA VISTA,
 RICHLAND COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 6, THENCE
 N 00°38'11" E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER 680.01 FEET
 TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED
 THENCE N 89°20'34" W, 266.97 FEET,
 THENCE S 00°40'31" W, 219.99 FEET,
 THENCE S 00°34'05" W, 257.23 FEET TO A POINT ON A LINE MEANDERING THE NORTHERLY
 SHORE OF MOTHERS RUN;
 THENCE N 76°42'45" W ALONG SAID MEANDER LINE 56.26 FEET,
 THENCE N 44°00'05" W ALONG SAID MEANDER LINE 57.30 FEET,
 THENCE S 73°17'03" W ALONG SAID MEANDER LINE 83.86 FEET,
 THENCE N 68°45'26" W ALONG SAID MEANDER LINE 66.92 FEET TO A POINT ON A LINE
 MEANDERING THE EASTERLY SHORE OF WILLOW CREEK,
 THENCE N 20°11'01" E ALONG THE WILLOW CREEK MEANDER LINE 128.60 FEET,
 THENCE N 26°07'48" E ALONG THE WILLOW CREEK MEANDER LINE 104.91 FEET,
 THENCE N 35°14'05" W ALONG THE WILLOW CREEK MEANDER LINE 380.48 FEET,
 THENCE N 38°40'29" W ALONG THE WILLOW CREEK MEANDER LINE 423.33 FEET,
 THENCE N 36°12'44" W ALONG THE WILLOW CREEK MEANDER LINE 350.05 FEET,
 THENCE N 23°37'17" W ALONG THE WILLOW CREEK MEANDER LINE 287.89 FEET TO A POINT
 ON THE WEST LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE
 SOUTHWEST ONE-QUARTER OF SAID SECTION 6,
 THENCE N 00°42'34" E ALONG SAID QUARTER-QUARTER LINE 18.60 FEET TO A POINT ON A
 LINE MEANDERING THE EASTERLY SHORE OF WILLOW CREEK,
 THENCE N 06°36'51" E ALONG THE WILLOW CREEK MEANDER LINE 307.58 FEET TO A POINT
 ON THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE
 SOUTHWEST ONE-QUARTER OF SAID SECTION 6,
 THENCE S 89°59'25" E ALONG THE AFOREMENTIONED NORTH LINE 1297.71 FEET TO THE NORTHEAST
 CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-
 QUARTER OF SAID SECTION 6,
 THENCE S 00°38'41" W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID
 SECTION 6 1306.01 FEET TO THE POINT OF BEGINNING
 PARCEL INCLUDES ALL LANDS LYING BETWEEN THE MEANDER LINES AND THE CENTER LINES OF
 MOTHERS RUN AND WILLOW CREEK EXCEPT WHERE THE WEST LINE OF THE SOUTH ONE-HALF
 OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER IS EAST OF THE CENTER
 LINE OF WILLOW CREEK AND BECOMES, FOR THAT DISTANCE, THE WESTERLY BOUNDARY OF
 THE PARCEL HEREIN DESCRIBED.
 THIS PARCEL CONTAINS 1,506,901 SQUARE FEET, OR 34.59 ACRES EXCLUDING ROAD RIGHT OF
 WAY AND LANDS BEYOND THE MEANDER LINES, OR 36.8 ACRES MORE OR LESS IN TOTAL.

MEANDERS BASED ON
 THE EAST LINE OF
 THE SV 1/2 OF SEC. 6
 ASSUMED TO BE
 80°30'11" E

LEGEND

- 3/4" x 24" REBAR SET
1.5 LBS./LIN. FT.
- 3/4" DIAMETER IRON ROD FOUND
- ▲ RAILROAD SPIKE SET

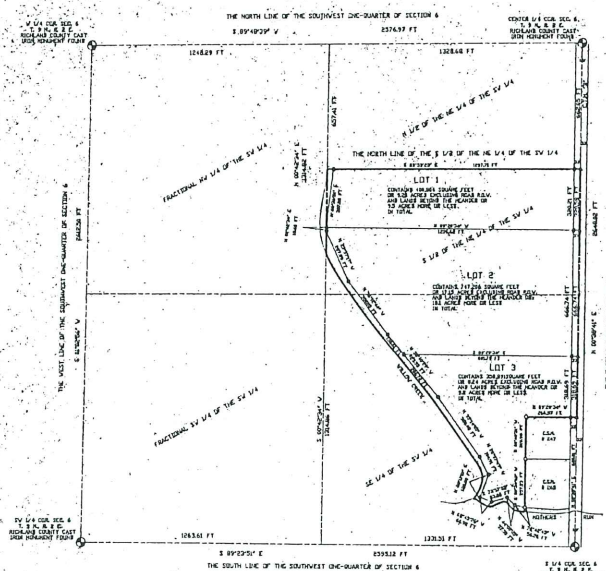
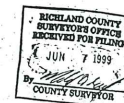
SCALE 1" = 300'

NORTH

JEWELL & ASSOC., INC.
 ENGINEERS-SURVEYORS-ARCHITECTS
 133 North Central Avenue - Richland Center - WI - 53581

PATRICK J. DEDERICH
 S-2168
 SAUK CITY
 WI
 5/1/93
 LAND SURVEYOR

FOR RON AND BARBARA CLARY



I, PATRICK J. DEDRICH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT:
I HAVE SURVEYED THE PROPERTY DEPICTED HEREON AND THIS IS A
CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION
OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES.
THIS SURVEY AND MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE
PROFESSIONAL STANDARDS AND THE INFORMATION CONTAINED HEREON
IS CORRECT AND TRUE TO THE BEST OF MY INFORMATION, KNOWLEDGE
AND BELIEF.

[illegible]

HEARINGS BASED ON
THE EAST LINE OF
THE EV W4 OF SEC.
ASSUMED TO BEAR

LEGEND

- 3/4" x 24" REBAR SET
13 LBS./LIN. FT.
- 3/4" DIAMETER IRON ROD FOUND
- RAILROAD SPIKE SET

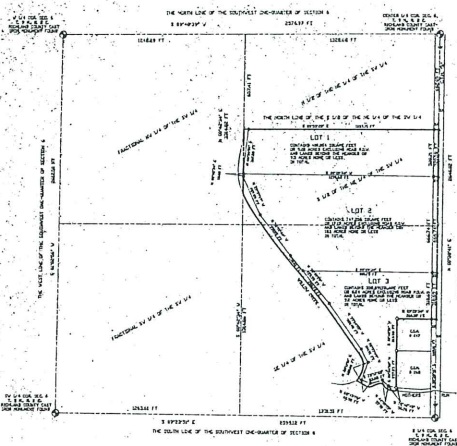
SCALE 1" = 300'



JEWELL & ASSOC., INC.
ENGINEERS—SURVEYORS—ARCHITECTS
133 North Central Avenue • Richland Center • WI • 53581

FOR RON AND BARBARA CLARY

RECHLAND COUNTY
SURVEYOR'S OFFICE
RECEIVED FOR FILING
JUN 7 1999
COUNTY SURVEYOR



I, PATRICK J. DEERIGH, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT:
I HAVE SURVEYED THE PROPERTY DEPICTED HEREON AND THIS IS A
CORRECT REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION
OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES.
THIS SURVEY AND MAP WERE MADE IN ACCORDANCE WITH ACCEPTABLE
PROFESSIONAL STANDARDS AND THE INFORMATION CONTAINED HEREIN
IS CORRECT AND TRUE TO THE BEST OF MY INFORMATION, KNOWLEDGE
AND BELIEF.

[illegible][illegible]

LEGEND

3/4" X 24" REBAR SET
13 LBS./LIN. FT.

3/4" DIAMETER IRON ROD FOUND
RAILROAD SPIKE SET

SCALE 1" = 200'



JEWELL & ASSOC., INC.
ENGINEERS—SURVEYORS—ARCHITECTS
133 North Central Avenue, Richland Center, W. 53581

DOCUMENT NO.
194588

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2-1982

THIS SPACE RESERVED FOR RECORDING DATA

VOL 202 PAGE 672

Jasper Peckham and Ruth Peckham, individually
and as husband and wife,

conveys and warrants to Ronnie L. Clary and Barbara A. Clary, husband and wife, as survivorship marital property,

for a valuable consideration
the following described real estate in Richland County,
State of Wisconsin:

See schedule attached

RECORDED
AT 11:00 O'CLOCK A. M.

NOV 09 1988

VOL 202 OF Records PAGE 672-675

BY Miller REGISTER OF DEEDS

Richland County, Wisconsin

RETURN TO grantee
Rt. 2, Box 302
R.C.

Tax Parcel No:

TRANSFER
\$ 70.00
EEH

This Deed is executed and delivered in fulfillment of the terms of a certain Land Contract dated March 18, 1974 and recorded March 19, 1974 in Volume 134 of Deeds on Page 563-570 in the Richland County Register of Deeds Office.

This is not homestead property.
(is) (is not)

Exception to warranties:

Recorded Easements, Restrictions, and Zoning Ordinances.

Dated this 9th day of November, 1988.

..... (SEAL)

Jasper Peckham (SEAL)

..... (SEAL)

Jasper Peckham

..... (SEAL)

Ruth Peckham (SEAL)

.....

* Ruth Peckham

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.6, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

F. Paul Fowell, Attorney at Law,

Richland Center, Wisconsin 53581

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Richland County.

ss.

Personally came before me this 9th day of
November, 1988, the above named

Jasper Peckham and Ruth
Peckham,

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

F. Paul Fowell

* F. Paul Fowell

Notary Public Richland County, Wis.
My Commission is permanent ~~XXXXXX~~

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

*Names of persons signing in any capacity should be typed or printed below their signatures.

See: Term. of Jt. Tenancy Vol 156 / 795 559-574
See: Term. Deed Prop Int. Vol 144 Pgs. 273-288.

The South One-half ($3\frac{1}{2}$) of the Northeast Quarter ($1E\frac{1}{4}$) of the Southwest Quarter ($3W\frac{1}{4}$) of Section Six (6), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin.

That part of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($3W\frac{1}{4}$) of Section Number Six (6), Township Nine (9) North of Range Two (2) East, described as follows: Commencing at the Southeast corner of said forty, thence North to the Northeast corner of said forty, thence West to Willow Creek, thence Southerly along Willow Creek to the South line of said forty, thence East on said South forty line to the place of beginning; EXCEPTING THEREFROM Commencing at the intersection of U. S. Highway No. 14 and Sextonville Road in said forty, thence east along center of Sextonville Road to intersection with County Trunk Highway B; thence North along the center of said County Trunk Highway B to center of bridge over creek, which runs through Sextonville; thence westerly along center of creek to Willow Creek; thence Southerly along center of Willow Creek to said U. S. Highway No. 14; thence in a southeasterly direction along U. S. Highway 14 to point of commencement; subject to existing highway easements of record and being a tract of land of about two acres more or less.

The Southwest Quarter ($3W\frac{1}{4}$) of the Northeast Quarter ($1NE\frac{1}{4}$) of Section Six (6) Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin, EXCEPTING THEREFROM A tract of land consisting of one-half acre more or less in the Northeast corner of said forty described as Commencing at the Northeast corner of said forty, thence due south along quarter line One Hundred Sixty-four (164) feet to center of public highway, thence in a Northwesterly direction along the center of said highway to a point where the highway intersects the North line of said forty, thence due East along the North line of said forty, Two Hundred Sixty-one (261) feet to point of commencement.

A tract of land containing seventeen and seven tenths (17.7) acres in the Southeast Quarter ($SE\frac{1}{4}$) of Section Six (6), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin within the following perimeter and described as follows: Beginning at the Northeast corner of said Southeast Quarter of the Southeast Quarter of said Section No. Six (6), thence running south one and one-half rods, thence running west three hundred thirty six feet to an old line fence thence running south eight hundred six feet and nine inches thence west one hundred sixty six feet, thence south one hundred sixty eight feet to a point twenty rods north of the south line of the above described forty thence running west eight hundred thirty six feet to the west line of said forty, thence running North seven hundred sixty four feet to the property line fence, thence running east nine hundred fifty seven feet along said property line; thence running North two hundred feet to the north line of the above mentioned forty and thence east along said North line three hundred sixty nine feet to place of

Boundary of Lot Five (5) in Block eighteen (18), thence West along the North boundary of Lot 5 Block 18; Thence South along the West end of Lots 5 and 9 of Block 18 and continuing on Thirty-Ninth (33) feet to center of Oak Street; Thence due West to the point of commencement; ALSO EXCEPTING THEREFROM a tract of land containing 0.35 acres in the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) of Section Six (6), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin, described as beginning at a point in the Centerline of Richland County Trunk Highway "A", which is the Southeast Corner of the NE¹/₄ of the SE¹/₄ of Section 6, Town 9 North, Range 2 East, Richland County, Wisconsin; Thence South 88°-11'-00" West, 106.60 feet along the South line of the NE¹/₄ of said 31¹/₄; Thence North 88°-23'-00" West, 101.65 feet; Thence North 88°-32'-00" East, 196.60 feet to a point on the East Line of said Section 6 and the Centerline of Richland County Trunk Highway "A"; Thence South 88°-53'-00" East, 107.00 feet along said East Line and said Centerline to the point of beginning; ALSO EXCEPTING THEREFROM a tract of land containing 0.78 acres in the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) of Section Six (6), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin, described as commencing at the Southeast Corner of the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) of Section Six (6), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin; thence North 0 degrees 53 minutes 00 seconds West, 187.00 feet along the East Line of said Section Six (6) to the point of beginning; Thence North 0 degrees 53 minutes 00 seconds West, 169.55 feet along said East Line; Thence North 86 degrees 42 minutes 00 seconds West, 192.59 feet; Thence South 0 degrees 32 minutes 59 seconds West, 101.22 feet; Thence North 88 degrees 32 minutes 00 seconds East, 106.60 feet to the point of beginning; ALSO EXCEPTING THEREFROM the South 2 rods of the North 4 rods and 15 links of the Northeast Quarter (NE¹/₄) of the Southeast Quarter (SE¹/₄) of Section Six (6), Township 9 North, Range 2 East, Richland County, Wisconsin, which lies East of the Centerline of County Trunk Highway "A".

EXCEPTING five (5) acres more or less on the West end of a parcel lying Northeast of a road on the Northwest end of said property.

ALSO EXCEPTING commencing at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 6, Township 9 North, Range 2 East, Richland County, Wisconsin; thence South 1657.25 feet to a point in the centerline of Richland County Highway "B" and the point of beginning; thence South 208.71 feet along said centerline; thence East 208.71 feet; thence North 208.71 feet; thence West 208.71 feet to the point of beginning.

The above described parcel of land being located in the Northwest Quarter of the Southeast Quarter of Section 6, Township 9 North, Range 2 East, Richland County, Wisconsin, containing 1.0 acres and being subject to conveyances for county highway purposes. ALSO EXCEPTING parcel sold to Vivian Anderson and Lola Anderson, his wife, described in Volume 140 of Deeds, Page 328.

(3E1) of Section Six (6), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin; the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter, except commencing four (4) rods and fifteen (15) links south of Quarter Post on East side of Section No. Six (6), thence South on said line Eleven (11) rods and Nineteen (19) links; thence Northwest on line of road Twelve (12) rods and six (6) links; thence East Ten (10) rods and sixteen (16) links to place of beginning, all in Section No. Six (6), Township No. Nine (9) North, Range No. Two (2) East, in Richland County, Wisconsin; EXCEPTING THEREFROM commencing at a point which is East Six Hundred fourteen (614) feet from the Southwest corner of the Northwest Quarter (NW1/4) of the Southeast Quarter (3E1) of Section Six (6), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin, thence North Fourteen (14) degrees West One Thousand four Hundred fifty two (1452) feet, thence East Three Hundred (300) feet, thence South fourteen (14) degrees East One Thousand four Hundred fifty two (1452) feet, thence West Three Hundred (300) feet to commencement, containing Ten (10) acres more or less; ALSO EXCEPTING THEREFROM a tract of land containing Six (6) acres in the Northeast quarter of the Southeast quarter and in the Southeast quarter of the Northeast quarter of Section Six (6), Township Nine North, Range Two (2) East, Richland County, Wisconsin, described as beginning in the center of a Town Highway at a point Three Hundred seventy-nine (379) feet North of the Southeast corner of the said Northeast quarter of the Southeast quarter of Section Six (6); Thence run North 86 degrees 20 minutes West Two Hundred twelve (212) feet; thence run North One Hundred eighty-one and six-tenths (181.6) feet; thence run West One Hundred fifty-three and six-tenths (153.6) feet; thence run North Eight Hundred forty-five and five-tenths (845.5) feet to the center of said Town Highway; thence run South 30 degrees 10 minutes East along the center of the said Town Highway Five Hundred twenty-six (526) feet to the South side of a curve in the said Highway; thence run South along the center of the said Town Highway Five Hundred Ninety-three and seven-tenths (593.7) feet to the place of beginning; ALSO EXCEPTING THEREFROM the North one and one-half (1 1/2) rods of the north two rods (2) of the two and one-half (2 1/2) acres located in the Northeast corner of the Southeast quarter of the Southeast quarter (3E1-SE1/4) of Section Six (6), Township nine (9) north, Range two (2) east, Richland County, Wisconsin; ALSO EXCEPTING THEREFROM a part of the South east quarter of the South east quarter of Section six (6) Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin described as commencing at a point in creek bed ninety-three (93) feet west of the center of intersection of Oak & Jefferson Streets in the original plat of the village of Oxtorville, Thence in a North easterly direction along said creek bed to a point Sixty-six (66) feet North of the center point in the West end of Spring street of said village; Thence to a point in the center of Adams Street in line with the North

Customer #

Petition #

**COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION**

(I) (We) First Name(s) Rich and Diane Last Name McCollough Phone (608) 588-4191 Seller

Address 33499 Pulvermacher Ln City Spring Green State WI Zip 53588

First Name(s) Angie and Tom Last Name Persinger Phone (608) 778-8725 Buyer

Address S13041 Shifflet Rd. #128 City Spring Green State WI Zip 53588

hereby petition the Richland County Zoning Committee for a:

☒ Rezone from Residential 2 Rezone to Residential 1☒ CUP to permit Permanent placement of a manufactured homes less than 24 feet wide after placement, build 2 car garage.☐ 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 # 0063634 2000

Qtr SW 1/4 Qtr SE 1/4 Section 36 Town 9N Range 2E Township BVS # of acres 2.06

Lot 2 Block Subdivision # of Acres Approved

Present Use None, open grass area

Present Improvements

Proposed Use Permanent residence 2021 3 bedroom Manufactured Home 15.4'x76' on a concrete slab with a 2 car garage

Legal Description See attached

Petition Filed 9-19-23 Petitioner Notified Rezone/CUP Rezone/CUP

Category Rezone/CUP Town Notified Township Approval

Fee Amount \$800.00 CUP Expires CB Decision

Meeting Date 11-16-23 Decision Date SUP Decision Amendment #

Comments

County Clerk Approval

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

Name	Title	Address	City	Sta Zip
MCCOLLOUGH TRUST		33499 PULVERMACHER LN	SPRING GREEN	WI 53588
HARTUNG FARMS I LLC		708 HEARTLAND TR STE 2000	MADISON	WI 53717
Barbara Voyce	Supervisory District 20	29535 Whispering Pines Rd	Lone Rock	WI 53556
Van Nelson	Buena Vista Township Clerk	29440 US Hwy 14	Lone Rock	WI 53556

4 Agendas
1 Neighbor

Cheryl Dull

From: bvclerk buenavista <buenavistabvclerk@gmail.com>
Sent: Tuesday, September 19, 2023 2:10 PM
To: Cheryl Dull
Subject: Buena Vista

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.

Cheryl, The Buena Vista town board approved the variance and re-zone for Angie Persinger.

Van Nelson
Clerk
Town of Buena Vista

REZONING DESCRIPTION FOR RICHARD AND DIANNE McCOLLOUGH

Part of Lot 1 of Certified Survey Map Number 33 recorded August 6, 1987 in Volume 1 of Certified Surveys on Pages 131 and 132 as Document Number 190793 and being located in the Southeast Quarter of the Southwest Quarter; And part of Lot 1 of Certified Survey Map Number 498 recorded March 25, 2003 in Volume 4 of Certified Surveys on Page 226 as Document Number 255700 and being located in the Southwest Quarter of the Southeast Quarter, all in Section 36, Town 9 North, Range 2 East, Town of Buena Vista, Richland County, Wisconsin, being more fully described as follows:

Commencing at the South Quarter Corner of Section 36, T9N, R2E;
Thence S 89°57'32" E on the south line of the Southwest Quarter of the Southeast Quarter, 101.00 feet to the Point of Beginning;
Thence continuing S 89°57'32" E on the south line of the Southwest Quarter of the Southeast Quarter, 33.00 feet;
Thence N 00°05'29" W, 43.23 feet;
Thence N 29°27'23" W, 271.81 feet to the east line of the Southeast Quarter of the Southwest Quarter;
Thence N 00°04'57" E on said east line, 254.02 feet;
Thence S 45°25'17" W, 535.89 feet;
Thence N 89°47'15" E, 320.42 feet;
Thence S 45°27'27" E, 226.62 feet to the Point of Beginning.

Parcel contains 2.06 acres (89,871 sq.ft.), more or less.

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED
AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON
PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND
LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED
MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY
MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700,
BEING LOCATED IN THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9
NORTH, RANGE 2 EAST, AND IN THE NORTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SECTION
8 NORTH, RANGE 2 EAST, ALL IN THE
BUENA VISTA, RICHLAND COUNTY, WI.

SE1/4-SW1/4

NE1/4-NW1/4

LP (N 89°38'45" W, 200.0
TANKO N 89°59'03" W199

ANCE TIES FD. AND VER

R/W
SE COR.
NE COR.
6" Ø RICH
MONUMENT
TIES FD.
CL
2447.04'
HER LN.
547.04' R/W
COR. SEC. 1, T8N, R2E
MONUMENT FD.

COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

CERTIFIED SURVEY MAP No.

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, 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. MAY 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.) THE RIGHT-OF-WAY WIDTH OF PULVERMACHER LANE IS RECORDED AS BEING 66' WIDE AS PER CSM No. 498 AND EXISTS BY EASEMENT. THE LOCATIONS OF THE CENTERLINE AND RIGHT-OF-WAY LIMITS OF PULVERMACHER LANE WERE DETERMINED FROM SURVEY MONUMENTATION FOUND IN THE AREA.
- 3.) THE FIELD WORK FOR THIS CSM WAS COMPLETED ON AUGUST XX, 2023.
- 4.) LOT 1 HAS AN EXISTING DRIVEWAY THAT PROVIDES ACCESS FROM LOT 1 TO THE PUBLIC TOWN ROAD KNOWN AS PULVERMACHER LANE. THE SURVEYOR HAS NOT COMPLETED ANY RESEARCH WITH REGARD TO IF THIS DRIVEWAY HAS A VALID DRIVEWAY PERMIT ISSUED BY THE TOWN OF BUENA VISTA. LOT 2 AND LOT 3 DO NOT HAVE EXISTING DRIVEWAYS. IT IS THE LANDOWNERS' RESPONSIBILITY TO OBTAIN ANY PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAYS.
- 5.) OUTLOT 1 IS TO BE CONVEYED BY THE McCOLLOUGH TRUST TO ADJOINING LANDOWNER HARTUNG FARMS I, LLC. OUTLOT 1 DOES NOT MEET THE MINIMUM LOT SIZE REQUIREMENT OF 2 ACRES AND MAY NOT BE DEVELOPED.

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 RICHARD McCOLLOUGH; 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 LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36, T9N, R2E; THENCE S 00°11'19" E, 74.91'; THENCE N 89°59'03" W, 199.91'; THENCE N 00°07'59" W, 75.08'; THENCE N 89°59'33" W, 479.06'; THENCE N 45°26'40" E, 954.10'; THENCE S 45°03'52" E, 282.23'; THENCE S 00°05'29" W, 470.49'; THENCE N 89°57'32" W, 200.00' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 8.18 ACRES (356,310 SQ.FT.), MORE OR LESS. AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DATED: AUGUST 15, 2023



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.driftlessareallc.com	
COMPLETE REAL ESTATE BROKERAGE INSURANCE & LAND SURVEYING FIRM	

CERTIFIED SURVEY MAP No.

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN.

OWNERS' CERTIFICATES

AS THE OWNER OF OUTLOT 1, PART OF LOT 1 AND PART OF LOT 2, THE McCOLLOUGH TRUST DOES HEREBY CERTIFY THAT IT HAS CAUSED LOT 1, LOT 2 AND OUTLOT 1 HEREON DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

RICHARD McCOLLOUGH — TRUSTEE DATE
FOR THE McCOLLOUGH TRUST — LANDOWNER

DIANE McCOLLOUGH — TRUSTEE DATE
FOR THE McCOLLOUGH TRUST — LANDOWNER

AS THE OWNER OF PART OF LOT 1, PART OF LOT 2 AND LOT 3, HARTUNG FARMS I, LLC DOES HEREBY CERTIFY THAT IT HAS CAUSED LOT 1, LOT 2 AND LOT 3 HEREON DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

— AUTHORIZED MEMBER DATE
FOR HARTUNG FARMS I, LLC — LANDOWNER

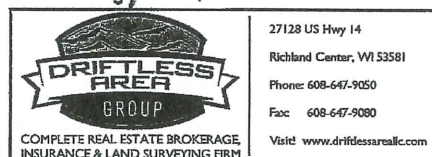
RICHLAND COUNTY APPROVAL

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.

Cheryl Dull 9-13-2023
DATE
AUTHORIZED RICHLAND COUNTY REPRESENTATIVE



[Handwritten signature]
8/15/2023



CERTIFIED SURVEY MAP No.

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, RICHLAND COUNTY, WI.

UNPLATTED LANDS OF
HARTUNG FARMS 1, LLC

NE1/4-NW1/4

DATE: AUGUST 15, 2023
DWG NO: 1696-1CSM.DWG
SURVEYED FOR:
RICHARD AND DIANE McCOLLOUGH
33499 PULVERMACHER LANE
SPRING GREEN, WI 53588
HARTUNG FARMS 1, LLC.
708 HEARTLAND TR., STE. 2000
MADISON, WI 53717

SURVEY BY:
TODD T. RUMMLER P.L.S.-2443
AGENT OF DRIFTLESS
AREA SURVEYING, LLC
27128 US HWY 14
RICHLAND CENTER, WI 53581
SE1/4-SW1/4

- LEGEND**
- THESE STANDARD SYMBOLS WILL BE FOUND ON THIS SHEET
- FD. SECTION CORNER MONUMENT (SEE COUNTY RECORDS)
 - FD. 3/4" Ø REBAR
 - SET 3/4" Ø x 24" LONG REBAR wt.=1.502 lbs. per ln.ft.
 - WIRE FENCE
 - () RECORDED AS

DRAFT

OUTLOT 1
1.91 ACRES±
82,994 SQ.FT.±

LOT 2
2.06 ACRES±
89,871 SQ.FT.±
2.01 ACRES± LESS
PULVERMACHER LANE R/W

LOT 1
2.09 ACRES±
91,046 SQ.FT.±

*REFER TO SHEET
2 FOR IMPORTANT
NOTES.*

LOT 3
2.12 ACRES±
92,399 SQ.FT.±
2.06 ACRES± LESS
PULVERMACHER
LANE R/W

SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 36, T9N,
R2E, WHICH BEARS N 89°57'32"
ACCORDING TO THE RICHLAND
COUNTY COORDINATE SYSTEM.
NAD 83 DATUM, 2011 ADJ.



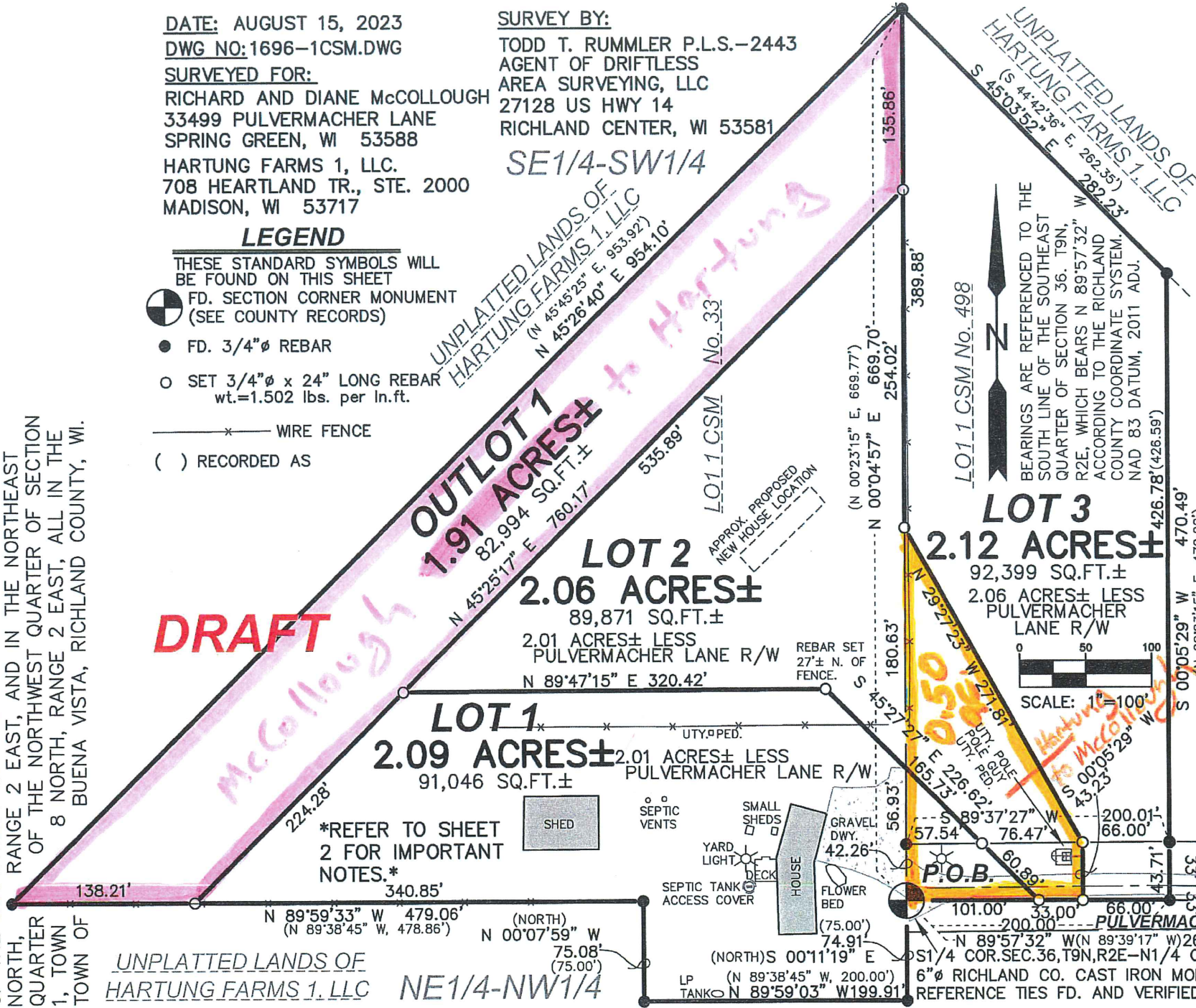
27128 US Hwy 14
Richland Center, WI 53581
Phone: 608-647-9050
Fax: 608-647-9080
Visit: www.driftlessareareal.com

COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

SW1/4-SE1/4

SHEET 1 OF 3

SE COR. SEC. 36, T9N, R2E
NE COR. SEC. 1, T8N, R2E
6" Ø RICHLAND CO. CAST IRON
MONUMENT FD. REFERENCE
TIES FD. AND VERIFIED.



CERTIFIED SURVEY MAP No.

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWN 1, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, RICHLAND COUNTY, WI.

DRAFT

DATE: AUGUST 15, 2023
DWG NO: 1696-1CSM.DWG
SURVEYED FOR:
RICHARD AND DIANE McCOLLOUGH
33499 PULVERMACHER LANE
SPRING GREEN, WI 53588
HARTUNG FARMS 1, LLC.
708 HEARTLAND TR., STE. 2000
MADISON, WI 53717

SURVEY BY:
TODD T. RUMMLER P.L.S.-2443
AGENT OF DRIFTLESS
AREA SURVEYING, LLC
27128 US HWY 14
RICHLAND CENTER, WI 53581
SE1/4-SW1/4

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND ON THIS SHEET
FD. SECTION CORNER MONUMENT
(SEE COUNTY RECORDS)

- FD. 3/4" Ø REBAR
- SET 3/4" Ø x 24" LONG REBAR
wt.=1.502 lbs. per ln.ft.

—*— WIRE FENCE
() RECORDED AS

UNPLATTED LANDS OF
HARTUNG FARMS 1, LLC

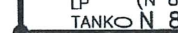
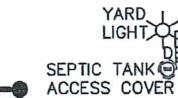
NE1/4-NW1/4

OUTLOT 1
1.91 ACRES±
82,994 SQ.FT.±
N 45°25'17" E 760.17'
N 45°45'25" E, 953.92'
N 45°26'40" E 954.10'

LOT 2
2.06 ACRES±
89,871 SQ.FT.±
2.01 ACRES± LESS
PULVERMACHER LANE R/W
N 89°47'15" E 320.42'

LOT 1
2.09 ACRES±
91,046 SQ.FT.±
2.01 ACRES± LESS
PULVERMACHER LANE R/W
N 89°59'33" W 479.06'
(N 89°38'45" W, 478.86')

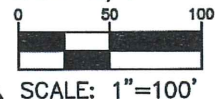
*REFER TO SHEET
2 FOR IMPORTANT
NOTES.*



UNPLATTED LANDS OF
HARTUNG FARMS 1, LLC
S 44°42'36" E 262.35'
S 45°03'52" E 282.23'

LO 1 CSM No. 498

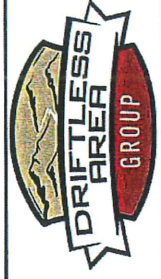
LOT 3
2.12 ACRES±
92,399 SQ.FT.±
2.06 ACRES± LESS
PULVERMACHER LANE R/W
N 29°27'23" W 271.81'
N 00°23'15" E 470.49'
S 00°05'29" W 470.20'
(N 00°23'15" E, 470.20')



BEARINGS ARE REFERENCED TO THE
SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 36, T9N,
R2E, WHICH BEARS N 89°57'32"
ACCORDING TO THE RICHLAND
COUNTY COORDINATE SYSTEM.
NAD 83 DATUM, 2011 ADJ.

LO 1 2 CSM No. 498

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



COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

SW1/4-SE1/4

SHEET 1 OF 3

SE COR. SEC. 36, T9N, R2E.
NE COR. SEC. 1, T8N, R2E
6" Ø RICHLAND CO. CAST IRON
MONUMENT FD. REFERENCE
TIES FD. AND VERIFIED.

REFERENCE TIES FD. AND VERIFIED.

CERTIFIED SURVEY MAP No.

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, 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. MAY 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.) THE RIGHT-OF-WAY WIDTH OF PULVERMACHER LANE IS RECORDED AS BEING 66' WIDE AS PER CSM No. 498 AND EXISTS BY EASEMENT. THE LOCATIONS OF THE CENTERLINE AND RIGHT-OF-WAY LIMITS OF PULVERMACHER LANE WERE DETERMINED FROM SURVEY MONUMENTATION FOUND IN THE AREA
- 3.)THE FIELD WORK FOR THIS CSM WAS COMPLETED ON AUGUST XX, 2023.
- 4.)LOT 1 HAS AN EXISTING DRIVEWAY THAT PROVIDES ACCESS FROM LOT 1 TO THE PUBLIC TOWN ROAD KNOWN AS PULVERMACHER LANE. THE SURVEYOR HAS NOT COMPLETED ANY RESEARCH WITH REGARD TO IF THIS DRIVEWAY HAS A VALID DRIVEWAY PERMIT ISSUED BY THE TOWN OF BUENA VISTA. LOT 2 AND LOT 3 DO NOT HAVE EXISTING DRIVEWAYS. IT IS THE LANDOWNERS' RESPONSIBILITY TO OBTAIN ANY PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTING ANY DRIVEWAYS.
- 5.)OUTLOT 1 IS TO BE CONVEYED BY THE McCOLLOUGH TRUST TO ADJOINING LANDOWNER HARTUNG FARMS I, LLC. OUTLOT 1 DOES NOT MEET THE MINIMUM LOT SIZE REQUIREMENT OF 2 ACRES AND MAY NOT BE DEVELOPED.

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 RICHARD McCOLLOUGH; 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 LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36, T9N, R2E; THENCE S 00°11'19" E, 74.91'; THENCE N 89°59'03" W, 199.91'; THENCE N 00°07'59" W, 75.08'; THENCE N 89°59'33" W, 479.06'; THENCE N 45°26'40" E, 954.10'; THENCE S 45°03'52" E, 282.23'; THENCE S 00°05'29" W, 470.49'; THENCE N 89°57'32" W, 200.00' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 8.18 ACRES (356,310 SQ.FT.), MORE OR LESS. AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DATED: AUGUST 15, 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.driftlessareallc.com

COMPLETE REAL ESTATE BROKERAGE,
INSURANCE & LAND SURVEYING FIRM

CERTIFIED SURVEY MAP No.

LOT 1 OF CERTIFIED SURVEY MAP NUMBER 33 RECORDED AUGUST 6, 1987 IN VOLUME 1 OF CERTIFIED SURVEYS ON PAGES 131 AND 132 AS DOCUMENT NUMBER 190793 AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 498 RECORDED MARCH 25, 2003 IN VOLUME 4 OF CERTIFIED SURVEY MAPS ON PAGE 226 AS DOCUMENT NUMBER 255700, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWN 9 NORTH, RANGE 2 EAST, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWN 8 NORTH, RANGE 2 EAST, ALL IN THE TOWN OF BUENA VISTA, RICHLAND COUNTY, WISCONSIN.

OWNERS' CERTIFICATES

AS THE OWNER OF OUTLOT 1, PART OF LOT 1 AND PART OF LOT 2, THE McCOLLOUGH TRUST DOES HEREBY CERTIFY THAT IT HAS CAUSED LOT 1, LOT 2 AND OUTLOT 1 HEREON DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

_____ RICHARD McCOLLOUGH – TRUSTEE DATE FOR THE McCOLLOUGH TRUST – LANDOWNER	_____ DIANE McCOLLOUGH – TRUSTEE DATE FOR THE McCOLLOUGH TRUST – LANDOWNER
---	---

AS THE OWNER OF PART OF LOT 1, PART OF LOT 2 AND LOT 3, HARTUNG FARMS I, LLC DOES HEREBY CERTIFY THAT IT HAS CAUSED LOT 1, LOT 2 AND LOT 3 HEREON DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.


_____ JOSEPH HARTUNG – AUTHORIZED MEMBER DATE FOR HARTUNG FARMS I, LLC – LANDOWNER

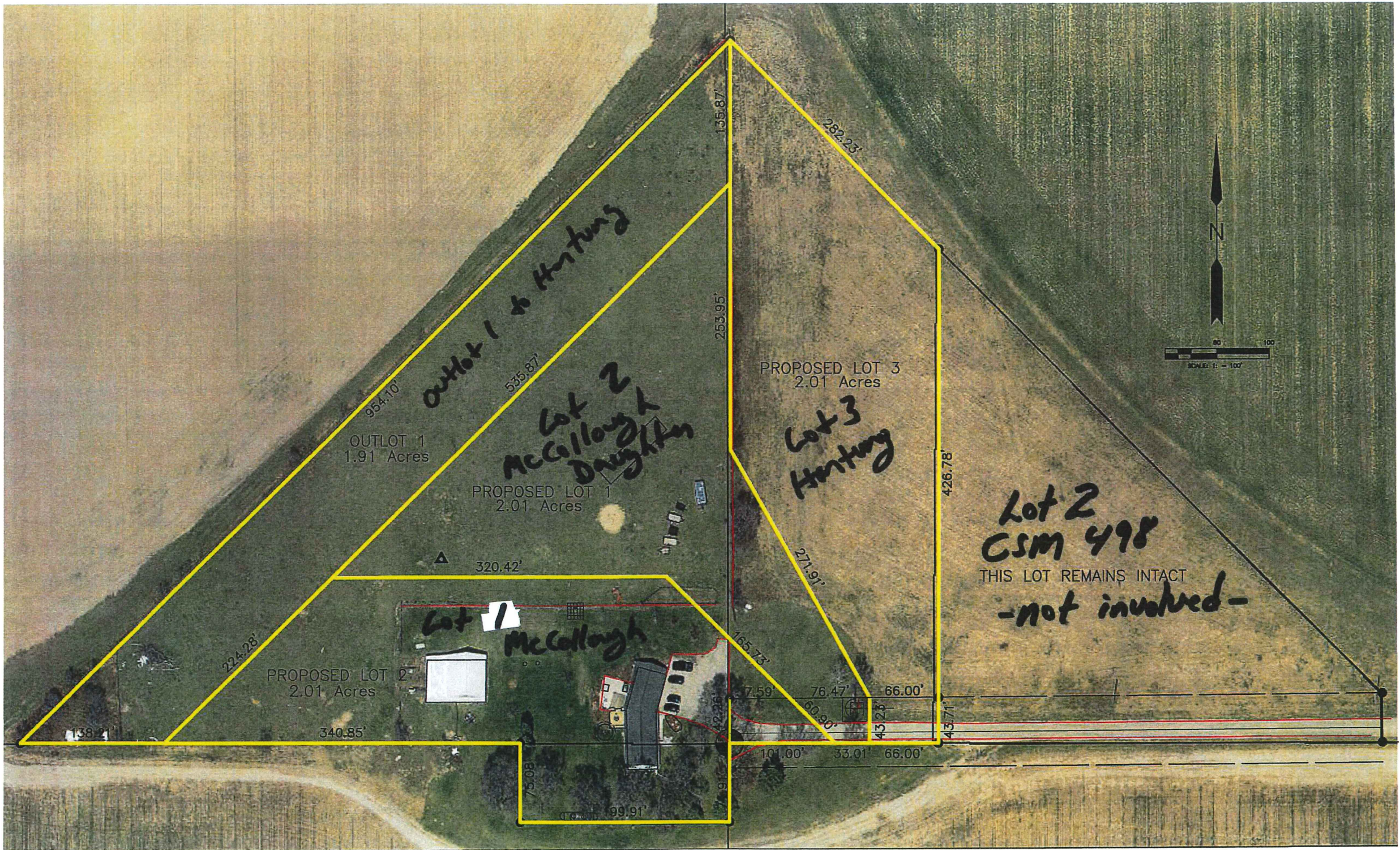
RICHLAND COUNTY APPROVAL

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

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



Outlot 1 & Hunting

OUTLOT 1
1.91 Acres

*Lot 2
McCollough &
Daugherty*

PROPOSED LOT 1
2.01 Acres

PROPOSED LOT 3
2.01 Acres

*Lot 3
Hunting*

*Lot 2
CSM 498*

THIS LOT REMAINS INTACT
-not involved-

*Lot 1
McCollough*

PROPOSED LOT 2
2.01 Acres

138.21'

224.28'

340.85'

320.42'

75.08'

99.91'

135.87'

253.95'

282.23'

535.87'

271.91'

426.78'

165.73'

77.59'

76.47'

66.00'

42.26'

60.90'

43.23'

101.00'

33.01'

66.00'

43.71'

Customer #

7846

Petition #

RZ2023-026

COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

Original Owner:

(I) (We)

First Name(s)

Robert & Bonnie

Last Name

Payne, Jr

Phone

(608) 383-4262

Owner

Address

32299 County Hwy F

City

Blue River

State

WI

Zip

53518

First Name(s)

Last Name

Phone

Address

City

State

WI

Zip

hereby petition the Richland County Zoning Committee for a:

☐ Rezone from

Rezone to

☒ CUP to permit

Construct a 2nd Accessory Building on an R-2 Lot

☐ 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 #

52024 2823-1000

Qtr

SW

Qtr

NW

Section

28

Town

9N

Range

2W

Township

RWD9

of acres

4.14

Lot

Block

Subdivision

of Acres Approved

0.00

Present Use

Residential

Present Improvements

Residence, Shed, Well and septic

Proposed Use

Legal Description

Petition Filed

9/13/2023

Petitioner Notified

Rezone Decision

Ordinance #

Category

CUP

Town Notified

CUP Decision

CB Date

Fee Amount

\$500.00

☐ Township Approval

CUP Expires

CB Decision

Meeting Date

11/6/2023

Decision Date


SUP Decision

Amendment #

Comments

County Clerk Approval

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



Name	Title	Address	City	Sta Zip
ROBERT H PAYNE JR & BONNIE L PAYNE		32299 COUNTY HWY F	BLUE RIVER	WI 53518
CAREY A & LISA A COUEY		12026 OAKDALE LANE	BLUE RIVER	WI 53518
WEADGE FARMS LLC		11960 WEADGE LN	BLUE RIVER	WI 53518
Carol Welsh	Richwood Township Clerk	10583 Twin Springs Rd	BLUE RIVER	WI 53518
Steve Williamson	Supervisory District 17	17998 State Hwy 60	BLUE RIVER	WI 53518

5 Agendas
2 neighbors

NW-NW

CAREY A & LISAA
COUEY - 02428221000
- 36.907645

ROBERT H PAYNE JR &
BONNIE L PAYNE -
02428231000 - 4.14187

28

Richwood

SW-NW

WEADGE FARMS LLC
- 02428232000
- 31.58601

Section II. D. 3.

b. Campers that are licensed and road ready and used for temporary parking and living purposes for not more than one hundred eighty (180) days, as long as a parking permit has been issued by the Zoning Administrator and as long as they are removed between December 1st October 31st to March May 1st and as long as a parking permit has been issued by the Zoning Administrator, with the exception that any camper may be parked with no permit for 14 consecutive days in any one year. Parking permits must be renewal at no cost yearly.

2024 Meeting Dates

Hearing Month	Deadline	Land & Zoning Standing Committee	BOA	County Board
		1st Monday 3:00 PM	1st Thursday 1:00 PM	3rd Tuesday 7:00 PM
January*	Dec. 7th	2nd	4th	16th
February	Jan. 11th	5th	1st	20th
March	Feb. 8th	4th	7th	19th
April	Mar. 7th	1st	4th	16th
May	Apr. 11th	6th	2nd	21st
June	May 9th	3rd	6th	18th
July	June 6th	1st	4th?	16th
August	July 11th	5th	1st	20th
September*	Aug. 1st	Aug 26th	5th	17th
October	Sept. 12th	7th	3rd	22nd or 29th
November	Oct 10th	4th	7th	
December**	Oct. 31st	Nov 25th	5th	10th

All dates subject to change

* Dates changed due to holidays

** Date changed due to County Board



**SOIL AND WATER RESOURCE
MANAGEMENT GRANT PROGRAM**
Sec. 92.14, Wis. Stats

COST-SHARE CONTRACT

(DATCP approval required for cost-share amounts over \$50,000)

This contract is made and entered into by and between
Richland County Land Conservation Committee, and landowner(s)
Manning Farms LLC and grant recipient(s) Manneo Dairy LLC. This
contract is complete and valid as of the date signed by the county
representative.

In consideration of the terms and conditions herein, the parties agree to
this contract as set forth in the following Sections 1, 2, and 3, and any
addenda that are annexed and made a part hereof.

NOTE 1: It is not necessary to notarize signatures unless this contract
will be recorded. If there are additional landowners or any grant
recipients, check here ☒ and attach Exhibit A1. **NOTE 2:** Only properly
authorized person(s) can sign in a representative capacity and must sign
in such capacity if the landowner is a corporation, trust, estate,
partnership, limited partnership, or limited liability company.

Recording Area _____

Agency Name & Return Address _____

Parcel Identification Number _____

Randy Manning Member 11-1-23

LANDOWNER/REPRESENTATIVE DATE
PRINT OR TYPE NAME: MANNING FARMS LLC

LANDOWNER/REPRESENTATIVE DATE
PRINT OR TYPE NAME: _____

State of Wisconsin)
) ss.
____ County)
This instrument was acknowledged before me on _____
 (date)
by _____
 (name of landowner or representative)
as _____
 (representative's position or type of authority, if applicable)
for _____
 (name of entity on behalf of whom instrument was executed, if
 applicable)

SIGNATURE PRINT NAME
Notary Public, State of Wisconsin
My commission expires _____ (is permanent).

State of Wisconsin)
) ss.
____ County)
This instrument was acknowledged before me on _____
 (date)
by _____
 (name of landowner or representative)
as _____
 (representative's position or type of authority, if applicable)
for _____
 (name of entity on behalf of whom instrument was executed, if
 applicable)

SIGNATURE PRINT NAME
Notary Public, State of Wisconsin
My commission expires _____ (is permanent).

SIGNATURE OF COUNTY REPRESENTATIVE DATE
PRINT OR TYPE NAME: CATHY COOPER

State of Wisconsin)
) ss.
____ County)
This instrument was acknowledged before me on _____
 (date)
by _____
 (name of county representative)
as _____ of _____

SIGNATURE PRINT NAME
Notary Public, State of Wisconsin
My commission expires _____ (is permanent)

This document was drafted by the Wisconsin Department of Agriculture, Trade and Consumer Protection.

Personal information you provide may be used for purposes other than that for which it was originally collected (Sec. 15.04(1) (m), Wis. Stats.)

COST-SHARE CONTRACT NO.:
7-23

SECTION 1A. COUNTY INFORMATION						PAGE 2 of 5				
NAME OF COUNTY AGENCY Richland County Land Conservation Department			TELEPHONE NUMBER 608-647-2100							
ADDRESS 181 West Seminary Street			CITY, STATE, ZIP CODE Richland Center WI 53581							
NAME OF AUTHORIZED REPRESENTATIVE Cathy Cooper										
SECTION 1B. LANDOWNER and GRANT RECIPIENT INFORMATION										
TOTAL DATCP COST-SHARE AMOUNT (refer to page 5) \$9987					NON-DATCP FUNDING BY SOURCE (refer to page 5) <input type="checkbox"/> County \$ <input type="checkbox"/> Other State Agency \$ <input type="checkbox"/> Federal \$ <input type="checkbox"/> Non-Profit or Other \$					
NAME OF LANDOWNER (Check the description that best applies: <input type="checkbox"/> Individual (Note: Spouse must be included) <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Trust, Estate or Partnership <input type="checkbox"/> Local Unit of Government) Manning Farms LLC										
ADDRESS 25739 State Hwy 58										
CITY, STATE, ZIP CODE Richland Center WI 53581					TELEPHONE NUMBER 608-585-4791					
LOCATION OF COST-SHARED PRACTICE(S) (Locate by providing parcel numbers(s) or coordinates below or attach required information as Exhibit B) Parcel Identification Number(s): See Exhibit B Latitude and longitude (degrees and minutes): <div style="text-align: center; margin-top: 10px;">° ' N ° ' W</div> <small>Note: If this document will be recorded, attach a legal description of the location of the cost-shared practice(s) that meets the requirements of ss. 706.05(2m)(a) and 66.0217(1)(c), Wis. Stats.</small>										
NAME OF GRANT RECIPIENT, if different than above. NOTE: SPOUSE MUST BE INCLUDED Manneo Dairy LLC										
ADDRESS 25747 State Hwy 58										
CITY, STATE, ZIP CODE Richland Center WI 53581					TELEPHONE NUMBER 608-475-3873					
INSTALLATION PERIOD										
Each practice must be installed, and all costs associated with the practice must be incurred, by December 31 st of the cost-share contract year, or December 31 st of the year of an approved extension. This contract may provide cost-sharing for more than one year for the following items as long as the parties record the number of years of cost-sharing in the appropriate column in Section 3: a. To install and maintain contour farming, cover and green manure crop, nutrient management, pest management, residue management, and strip-cropping (up to 4 years). b. For land taken out of production for 10 years or other period specified in Section 3. c. For riparian land taken out of production for 15 years or in perpetuity as specified in Section 3.										
Disclosure of non-DATCP funding: By signing this contract, the landowner or grant recipient agrees to disclose all information related to any non-DATCP funding that has been or will be obtained to pay for practices described in this contract, and to authorize the county and DATCP to access files related to this funding, including release of county and federal files in accordance with the provisions of 16 U.S.C. 3844(b) (2) (D) (i).										
Appeal Rights: The landowner or grant recipient may appeal to the county, in writing, any decision of the county land conservation department regarding this grant. The county will determine if the grantee is eligible for a hearing under Chapter 68, Wis. Stats.										
Landowner Initials Rm	Date 11-1-23	Spouse Initials N/A	Date N/A	Grant Recipient Initials Rm	Date 11-1-23	Spouse Initials N/A	Date N/A	County Reps. Initials CAE	Date 11-1-23	

ADDENDA MAY BE ATTACHED TO THIS DOCUMENT TO RECORD SPECIAL CONDITIONS

A. The landowner/grant recipient agrees:

1. To install and maintain cost-shared practice(s) listed in Section 3, consistent with the plans and specifications referenced in Section 3, during periods identified in Section 3.
2. To make all payments for which the landowner/grant recipient (hereinafter referred to as "landowner") is obligated under this contract, as specified in Section 3. Landowners are responsible for all payments for state or local administrative permit fees.
3. To provide the county with evidence of payment, as applicable, for services, supplies, and practices performed or installed pursuant to this contract. Proof of payment may be in the form of a statement or invoice, or receipts or cancelled checks with the related vendor contract. For services provided by the landowner, the landowner shall submit a detailed invoice or cost-estimate for those services.
4. To maintain the cost-shared practice for at least 10 years from the date of installation, except for these "soft" practices: contour farming, cover and green manure crop, nutrient management, pest management, residue management, and strip-cropping. Soft practices must be maintained for each year cost-share funds are provided, as specified in Section 3. Extended maintenance periods apply if land is taken out of production for more than 10 years, as specified in Section 3.
5. To operate and maintain each cost-shared practice for the required maintenance period following the certification of installation or replace it with an equally effective practice. To refrain, during the maintenance period, from actions that may reduce a practice's effectiveness, or result in water quality problems. The landowner agrees to follow an operation and maintenance (O&M) plan or other maintenance requirements including those in ATPC 50.62, Wis. Admin. Code. All nutrient management plans must comply with s. ATPC 50.04(3), Wis. Admin. Code.
6. To repay cost-share funds immediately, upon demand by the county, if the landowner fails to operate and maintain the cost-shared practice according to the contract. Repayment of grant funds shall not be required if a practice(s) is rendered ineffective during the required maintenance period due to circumstances beyond the control of the landowner.
7. To the recording of this contract, including the legal description of the subject property, with the deed to the subject property, if cost-sharing exceeds \$14,000 unless this contract cost-shares only practices listed in s. ATPC 50.08 (5) (b). This contract shall be recorded before the county makes any cost-share payment to the landowner. Upon recording, this contract constitutes a covenant running with the land described in Section 1B, and is binding on subsequent owners, heirs, executors, administrators, successors, trustees, and assigns, and users of the land for the period set forth in Section 3.
8. To comply with (i) the performance standards, prohibitions, conservation practices and technical standards under s. 281.16, Stats., (ii) plans approved under ss. 92.14, 92.15 (1985 Stats.), 92.10 and 281.65, Stats., and (iii) the practices necessary to meet the requirements of this contract, and to continue such compliance after the term of this contract, without further cost-sharing, if the landowner has received cost-sharing for compliance at least equal to the cost-sharing required under s. ATPC 50.08, Wis. Admin. Code. There is no requirement for continuing compliance for land that is taken out of production unless cost-sharing is provided.
9. To acknowledge receipt of a notice provided by the county explaining continuing compliance requirements arising out of the installation of specific cost-shared practices. (Initial here _____, _____, _____, _____.)
10. Not to discriminate against contractors because of age, race, religion, color, handicap, gender, physical condition, developmental disability, or national origin, in the performance of responsibilities under this contract.
11. To make any changes to this contract, including changes in project components and costs, according to the procedures set forth in Section 2.C.3.
12. To the county's right to stop work, or withhold cost-share grant funds, if it is found that the landowner, grant recipient, or construction contractor in their employ has violated ch. 92, Wis. Stats., ch. ATPC 50, Wis. Admin. Code, or has breached this contract.

Landowner Initials	Date	Spouse Initials	Date	Grant Recipient Initials	Date	Spouse Initials	Date	County Reps. Initials	Date
RM	11-1-23	N/A	N/A	RM	11-1-23	N/A	N/A	CAC	11-1-23

B. The county agency agrees:

1. To enter this cost-share contract only after the Land Conservation Committee has authorized the cost-sharing of this project.
2. To provide technical assistance for the design, construction, and installation of cost-shared practice(s) according to applicable standards in ch. ATPC 50, Wis. Admin. Code. The county agrees to provide written notice, when applicable, to inform each landowner and grant recipient of the full ramifications of a cost-share contract, including future compliance obligations. The county further agrees to ensure that cost-shared practices are maintained as required in II. A. 4 by securing O&M plans and performing site checks as needed.
3. To use the most cost-effective methods to address the water quality concerns of this project, and apply cost containment procedures, consistent with ch. ATPC 50, Wis. Admin. Code, when estimating and paying for cost-shared practice(s).
4. To provide cost-share funds to the landowner, in the amounts specified in Section 3 and any amendments, upon proof that (i) the landowner has made all payments for which the landowner is responsible under the contract, (ii) the practice(s) are designed and installed according to standards in ch. ATPC 50, Wis. Admin. Code and this contract, including compliance with applicable construction site erosion control standards, and (iii) nutrient management plans comply with s. ATPC 50.04(3) Wis. Admin. Code. The county may make payments to third parties as provided in s. ATPC 50.40(13), Wis. Admin. Code.
5. To collect and retain all contract-related documents regarding operation and maintenance, proof of certification of design and installation, change orders, receipts and payments, and other referenced materials for a minimum of three years after making the last cost-share payment to the landowner, or for the duration of the maintenance period of this contract, whichever is longer. Records may be retained longer to demonstrate that a landowner meets the cost-sharing exemption under s. ATPC 50.08(5), Wis. Admin. Code. Payment records from the landowner and county must provide proof of payment in full for all cost-shared practices installed. Copies of records shall be made available to DATCP upon request.
6. To record this contract, including the legal description of the subject property, with the deed to the subject property, as required under Section 2.A.7. Contracts may be recorded if not required under Section 2.A.7.
7. To coordinate eligibility for DATCP cost-share funding, and to follow required reimbursement procedures to facilitate timely cost-share payment(s) to the landowner, including the submission of certification forms to DATCP documenting that cost-shared practice(s) have been properly installed in accordance with this contract and paid for.

C. General conditions of the contract

1. State cost-share reimbursement amounts in Section 3 are contingent on receiving DATCP funding. The county may cancel this contract, in whole or in part, due to non-availability of DATCP funds. A county is responsible for contract grant amounts when the county makes cost-share commitments beyond the amount of its DATCP annual allocation or the county fails to obtain DATCP approval required under 2.C.2.
2. Written approval from DATCP shall be obtained before this contract is executed or amended if the DATCP cost-share amount exceeds \$50,000, and such approval shall be attached to, and made part of, this contract.
3. This contract may be amended, by mutual written agreement of the parties, during the installation or maintenance periods, if the proposed changes will provide equal or greater control of water pollution. For any changes in practice components or costs, the county will determine eligibility and whether to approve such changes. Counties must use a "Cost-Share Contract Change Order" form (ARM-LR-166) for changes prior to or during the installation and maintenance periods. Except as otherwise provided in the "Change Order" form, any completed "Change Order" form must be attached to, and made part of, this contract. Changes to this contract that increase the DATCP cost-share amount over \$14,000 or \$50,000 are subject to requirements in Sections 2.A.7., regarding recording and 2.C.2., regarding DATCP approval, respectively.
4. This contract is void if, prior to installation, the county determines that due to a material change in circumstances the proposed practices will not provide cost-effective water quality benefits.

Landowner Initials	Date	Spouse Initials	Date	Grant Recipient Initials	Date	Spouse Initials	Date	County Reps. Initials	Date
Rm	11-1-23	N/A	N/A	Rm	11-1-23	N/A	N/A	CAC	11-1-23

SECTION 3. PRACTICES, COST, COST-SHARE AMOUNTS, AND INSTALLATION SCHEDULE

The parties agree to the following related to the conservation practices, technical design and specifications, eligible costs, cost-share rates and amounts, and rate set forth below.

Name of Person Preparing Technical Design: Cathy cooper				Technical Standards Used in the Design: (LIST NAME AND DATE OF NRCS, DNR OR OTHER STANDARDS EMPLOYED IN THE DESIGN) 340 Cover Crop (8-2015)				USE OF THE 3 BOXES BELOW IS OPTIONAL				
Representing: (COUNTY OR PRIVATE ENGINEERING FIRM) Richland Co LCD								REPRESENTING: Richland Co				
								DATE OF APPROVAL:				
								AMOUNT OF COST-SHARE CONTRACT APPROVED: \$9610				
*	Cost-Shared Item Description (ss. ATCP 50.62 to 50.98, 50.40 (15) & (18), & 50.08 (3) and (4))	Yrs of CS**	Quantity (Use Standard Units)	Unit Cost or Flat Rate \$	Estimated Total Cost \$	COST-SHARE RATE			ESTIMATED COST-SHARE AMOUNTS			
						State %***	Grantee %	County/other %	DATCP \$	Grantee \$	County/other \$	
<input type="checkbox"/>	50.68 Cover Crop	4	99.87 ac	\$25/yr	\$9987.00	100			\$9987.00			
<input type="checkbox"/>												
<input type="checkbox"/>												
<input type="checkbox"/>												
<input type="checkbox"/>												
<input type="checkbox"/>												
<input type="checkbox"/>												
<input type="checkbox"/>												
TOTALS									\$9987.00			

* Must check if the 50% maximum rate applies based on the installation of a practice after January 1, 2014 under one of these two conditions:

a. The practice is installed on land owned by a local governments

b. Cost-sharing is provided for access roads (ATCP 50.65), roof runoff system (ATCP 50.85), stream bank or shoreline protection (ATCP 50.88), stream crossing (s. ATCP 50.885), or wetland development or restoration (ATCP 50.98) and the practice does not implement a farm performance standard

** Enter the number of years the practice is cost-shared only if the contract provides for (a) more than one year of cost-sharing for soft practices (contour farming, cover and green manure crop, nutrient management, pest management, residue management, and strip-cropping), (b) land taken out of production for more than one year, or (c) CREP equivalent payments for riparian land taken out of production. For "soft practice" payments, the landowner receives the full contract amount after the practice is certified, and has a contractual obligation to maintain the practice for the number of years cost-shared. For "land out of production" payments under ATCP 50.08(3) (d), the landowner receives the sum of the landowner's annual cost for the period specified in the contract. A landowner's annual cost equals the number of affected acres multiplied by the per-acre weighted average soil rental rate in the county on the date of the cost-share contract. For CREP equivalent payments authorized under ATCP 50.08(4), the landowner receives an amount equal to the amount that would be offered under the CREP program if the affected lands were enrolled in that program. To receive a CREP-equivalent payment, a landowner must keep riparian land out of production for 15 years, or in perpetuity, and must agree to contract terms similar to those imposed by the CREP program. Insert "P" if the land is taken out of production in perpetuity. Cost-share practices must be operated and maintained in accordance with O&M plans and other requirements that may apply

*** May exceed 70 percent only if the farm landowner qualifies for economic hardship.

Landowner Initials	Date	Spouse Initials	Date	Grant Recipient Initials	Date	Spouse Initials	Date	County Rep. Initials	Date
Rm	11-1-23	N/A	N/A	Rm	11-1-23	N/A	N/A	CAC	11-1-23

Exhibit B

Contract Number

7-23

Name: Manning Farms LLC

Parcel Numbers

52016-2023-1000

52016-2032-1000

52016-2033-1000

52016-2031-0000

52016-2042-0000

52016-2041-0000

Landowner Initials <i>Rm</i>	Date <i>11-1-23</i>	Spouse Initials <i>N/A</i>	Date <i>N/A</i>	Grant Rec. Or Landowner Initials <i>Rm</i>	Date <i>11-1-23</i>	Spouse Initials <i>N/A</i>	Date <i>N/A</i>	County Reps. Initials <i>CAC</i>	Date <i>11-1-23</i>

Exhibit A1

ACKNOWLEDGEMENT ADDITIONAL LANDOWNERS AND GRANT RECIPIENTS

COST-SHARE CONTRACT NO.

7-23

NOTE 1: It is not necessary to notarize the spouse's signature unless this contract will be recorded. However, the spouse must sign his or her own name. All other signatures must be notarized. Strike titles that do not apply and insert "not applicable" for each line not completed.

NOTE 2: Only properly authorized person(s) can sign in a representative capacity and must sign in such capacity if the landowner is a corporation, trust, estate, partnership, limited partnership, or limited liability company.

Randy Manning *member* *11-1-23*
 Signature of landowner/grant recipient/
 authorized representative Date
 Print Name: Manneo Dairy LLC

Signature of spouse _____ Date _____
 Print Name: _____
 State of Wisconsin _____)
 _____ County) ss.

This instrument was acknowledged before me on _____, 20____
 (date)

by _____
 [name of person(s)]
 as _____
 (representative's position or type of authority, if applicable)
 for _____.

(name of entity on behalf of whom instrument was executed, if applicable)

SIGNATURE _____
 PRINT NAME: _____
 Notary Public, State of Wisconsin
 My commission expires _____ (is permanent).

Signature of landowner/grant recipient/
 authorized representative _____ Date _____
 Print Name: _____

Signature of spouse _____ Date _____
 Print Name: _____
 State of Wisconsin _____)
 _____ County) ss.

This instrument was acknowledged before me on _____, 20____
 (date)

by _____
 [name of person(s)]
 as _____
 (representative's position or type of authority, if applicable)
 for _____.

(name of entity on behalf of whom instrument was executed, if applicable)

SIGNATURE _____
 PRINT NAME: _____
 Notary Public, State of Wisconsin
 My commission expires _____ (is permanent).

This document was drafted by the Wisconsin Department of Agriculture, Trade and Consumer Protection.

This document must be attached to the cost-share contract and must be recorded when required

Ordinance No. 23-

Richland County Manure Storage and Management Ordinance

Manure Storage and Management

- 1-1** General Provisions
- 1-2** Definitions
- 1-3** Activities Subject to Regulation
- 1-4** Performance Standards and Prohibitions
- 1-5** Manure Storage Permits
- 1-6** Certificates of use
- 1-7** Administration
- 1-8** Violations
- 1-9** Appeals and Variances

Sec. 1-1 General Provisions.

- (1) **Authority.** This Ordinance is adopted under authority granted by sections 59.70, 59.02, 59.03, 92.15, and 92.16, Wisconsin Statutes (Stats.), and ss. ATCP 50.56 and NR 151.05, Wisconsin Administrative Code (“Wis. Admin. Code”)
- (2) **Title.** This Ordinance shall be known as, referred to, and may be cited as the Richland County Manure Storage and Management Ordinance and is hereinafter known as the Ordinance.

- (3) **Findings and Declaration of Policy.** The Richland County Board of Supervisors finds that the following conditions may threaten the county's natural and water resources, harm to the health, safety and welfare of people within the county, and adversely impact the property tax base of the county:
- (a) New and substantially altered manure storage facilities that fail to meet performance and technical standards for proper design, construction and operation.
 - (b) Existing manure storage facilities that are not properly functioning and pose unreasonable risks related to structural failure and leakage.
 - (c) Existing manure storage facilities that overtop or are operated in a manner that creates an unreasonable risk of discharge to waters of state.
 - (d) Existing manure storage facilities where no manure has been added or removed for a period of 24 months, and are not slated for future use.
 - (e) Management of manure including land application that fails to meet performance and technical standards for proper handling and land application of manure.
 - (f) Additional findings may be added.

The Richland County Board of Supervisors further finds that the technical standards developed by the USDA Natural Resources Conservation Service ("NRCS"), and performance standards, prohibitions and conservation practices codified by Wisconsin Department of Agriculture, Trade, and Consumer Protection ("DATCP") and Department of Natural Resources ("DNR"), if adopted by Richland County Board of Supervisor, provide effective, practical, and environmentally protective methods for storing and managing manure.

Richland County Board of Supervisors further finds the regulation of activities identified in this chapter will protect and promote the county's agricultural industry; prevent pollution of surface and ground water; protect the health, safety, and general welfare of the people and communities within the county; preserve the health of livestock, aquatic life and other animals and plants; advance the appropriate use of land and water conservation resources within the community; and protect the property tax base of the county.

- (4) **Purpose.** The purpose of this Ordinance is to regulate the location, design, construction, installation, alteration, operation, maintenance, closure, and use of manure storage facilities; ensure the proper application of waste and manure from all storage facilities covered by this Ordinance, and prescribe performance standards and prohibitions related to manure and other agricultural management. It is also intended to provide for the administration and enforcement of the Ordinance and to provide penalties for its violation.
- (5) **Applicability.** The permit and other requirements in this Ordinance apply to all of the unincorporated areas of Richland County.
- (6) **Interpretation.** In its interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of Richland County, and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes (Stats.). Unless a specific provision in this Ordinance seeks to apply requirements that are more stringent than state law, this Ordinance shall be interpreted to be consistent with ch. 92 and 281.6, Stats. and. ATCP 50 and NR 151, Wis. Admin. Code.
- (7) **Abrogation, Greater Restrictions, Severability and Repeal Clause.**

- (a) **Abrogation and Greater Restrictions.** This Ordinance is not intended to repeal, annul, abrogate, impair or interfere with any existing covenants, deed restrictions, agreements, ordinances, rules, regulations or permits previously adopted or issued pursuant to law. However, wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.
 - (b) **Severability.** Each section, paragraph, sentence, clause, word and provision of this Ordinance is severable and if any portion shall be deemed unconstitutional or invalid for any reason, such decision shall not affect the remainder of the Ordinance nor any part thereof other than the portion affected by such decision.
 - (c) **Repeal.** All other Ordinances or parts of Ordinances of Richland County inconsistent or conflicting with this Ordinance to the extent of the inconsistency only, are hereby repealed.
- (8) **Effective Date.** This Ordinance shall become effective upon its adoption by the Richland County Board of Supervisors, and publication.

Sec. 1-2 Definitions.

- (1) **“Applicant”** means any person who applies for a permit under this Ordinance
- (2) **“DATCP”** means Wisconsin Department of Agriculture, Trade and Consumer Protection.
- (3) **“DNR”** means the Wisconsin Department of Natural Resources.
- (4) **“Direct Runoff”** has the meaning in NR 151.015(7), Wis. Admin. Code. The criteria in s. NR 151.055(3), Wis. Admin. Code, will be used to predict or determine if a discharge is significant.
- (5) **“Earthen Manure Storage Facility”** means a facility constructed of earth dikes, pits or ponds.
- (6) **“Land Conservation Department”**, referred to as the “LCD”, means the county staff assigned the responsibility of enforcing and providing technical assistance for this Ordinance.
- (7) **“Land and Zoning Standing Committee (LZSC)”** is a committee made up of members of the Richland County Board of Supervisors and others who, by authority from Chap. 92, Wis. Stats., determine policy and give direction for soil and water conservation activities, and provides direction for the Land Conservation Department (LCD).
- (8) **“Manure”** means livestock excreta and the following when intermingled with excreta in normal farming operations: debris including bedding, water, soil, hair, and feathers; processing derivatives including separated sand, separated manure solids, precipitated manure sludges, supernatants, digested liquids, composted bio solids, and process water; and runoff collected from barnyards, animal lots, and feed storage areas.
- (9) **“Manure Storage Facility”** means one or more impoundments made by constructing an embankment, excavating a pit or dugout, or fabricating a structure specifically for the purpose of temporarily storing manure and related wastes. A facility includes stationary equipment and piping used to load or unload a manure storage structure if the equipment is specifically

designed for that purpose and is an integral part of the facility, and specifically includes components to transfer waste from milking centers, runoff from barnyards, and leachate and contaminated runoff from feed storage.

- (10) **“Margin of Safety”** has the meaning given in s. NR 243.03(37), Wis. Admin. Code, which means the lowest point of the top of the facility or structure.
- (11) **“Natural Resources Conservation Service (NRCS)”** is an agency of the United States Department of Agriculture which, for purposes of this Ordinance, develops and maintains a technical guide with conservation practice standards and specifications, engineering manuals and handbooks, and other technical documentation related to manure storage facilities, nutrient management plans, and other technical matters covered by this Ordinance.
- (12) **“Nutrient Management Plan”** means an annual written plan developed and implemented by a landowner to ensure the proper application of manure and other nutrients to any field, including pastures. A nutrient management plan shall meet the requirements in sec. 1-5(6).
- (13) **“Overflow”** has the meaning has the meaning given in s. NR 151.015 (15e).
- (14) **“Permit”** means the signed, written statement issued under this Ordinance authorizing the applicant to construct, install, reconstruct, extend, enlarge, substantially alter or close a manure storage facility, facility, and to use or dispose of waste from the facility.
- (15) **“Permitting Authority”** means the entity within the county government legally responsible for administering and enforcing this Ordinance. The LZSC shall have full authority for carrying out the duties under the Ordinance, including the decision making authority, unless the authority is delegated to the LCD and its employees under s. 92.09, Stats.
- (16) **“Permittee”** means any person to whom a permit is issued under this Ordinance.
- (17) **“Person”** means any individual, corporation, partnership, joint venture, agency, unincorporated association, municipal corporation, county or state agency within Wisconsin, the federal government, or any combination thereof.
- (18) **“Safety Devices”** means devices, which are designed to protect humans and livestock from the hazards associated with a storage facility.
- (19) **“Significant discharge”** means a discharge of process waste that is determined as “significant” in accordance with the criteria in s. NR 151.055(3), Wis. Admin. Code.
- (20) **Site that is susceptible to groundwater contamination”** has the meaning under NR 151.015(18) Wis. Admin. Code.
- (21) **“Stop Work Order”** means an order to cease any activity in the operation of, or construction of an activity subject to regulation.
- (22) **“Substantially altered”** has the meaning in s. NR 151.015(20), Wis. Admin. Code.
- (23) **“Technical Guide”** means the document provided by NRCS which contains technical data, including the standards referenced within this Ordinance to properly and safely locate, construct, install, alter, close, design, operate and maintain a storage facility as adopted by the Richland County in accordance with Chapter 92, Wis. Stats.

- (24) **“Technical Standard 313”** is a practice standard within the Technical Guide that covers the proper location, design, construction, installation, alteration, operation and maintenance of a manure storage facility.
- (25) **“Technical Standard 360”** is a practice standard within the Technical Guide that covers decommissioning of facilities, and/or the rehabilitation of contaminated soil, in an environmentally safe manner, where agricultural waste has been handled, treated, and/or stored and is no longer used for the intended purpose.
- (26) **“Technical Standard 520”** is a practice standard within the Technical Guide that covers pond sealing or lining compacted treatment for an impoundment with a liner constructed using compacted soils with or without soil amendments.
- (27) **“Technical Standard 521”** is a practice standard with the Technical Guide that covers pond sealing or lining, geomembrane or geosynthetic clay for an impoundment with a liner using a geomembrane or a geosynthetic clay material.
- (28) **“Technical Standard 522”** is a practice that covers pond sealing or lining, concrete for and impoundment with a liner constructed using reinforced or non-reinforced concrete.
- (29) **“Technical Standard 590”** is a practice standard within the Technical Guide that covers managing the amount, form, placement and timing of plant nutrients associated with organic wastes (manure and organic by-products), commercial fertilizers, legume crops and crop residues.
- (30) **“Technical Standard 634”** is a practice standard within the Technical Guide that covers the design, material types and quality, and installation of components such as conduits, pumps, valves, and other structures or devices to transfer manure and waste from buildings and yards and other sources to storage, loading areas, crop fields and other destinations. The standard establishes the minimum acceptable requirements for design, construction, and operation of waste transfer system components.
- (31) **“Unpermitted manure storage facility”** means a manure storage facility constructed, modified, or placed in use without first obtaining permit, including facilities constructed before (the first date of the adoption this ordinance), and may include an earthen structure or impoundment made of a concrete liner which fully or partially covers the bottom and/or the sidewalls of the impoundment.
- (32) **“Unconfined manure storage facility” means** a quantity of manure that is at least 175 cubic feet in volume and which covers the ground and surface to a depth of at least 2 inches and is not confined within a manure storage facility, livestock housing facility or barnyard runoff control facility or covered or contained in a manner that prevents storm water access and direct runoff to surface water or leaching of pollutants to groundwater.
- (33) **“Waste Transfer System”** means components such as pumps, pipes, conduits, valves, and other mechanisms installed to convey manure, leachate and contaminated runoff, and milking center wastes from livestock structures to a storage structure, loading area, or treatment area
- (34) **“Water Pollution”** means contaminating or rendering unclean or impure the ground or surface waters of the state, or making the same injurious to public health, harmful for commercial or recreational use, or deleterious to fish, bird, animal, or plant life.

- (35) **“Water Quality Management Area” or “WQMA”** has the meaning in s. NR 151.015(24), Wis. Admin. Code.
- (36) **“Waters of the State”** is the meaning specified under s. 281.01(18), Stats.
- (37) **Work Day** means Monday through Friday except County holidays.

Sec. 1-3 Activities Subject to Regulation.

- (1) **Permit Requirements.** Any person who constructs, substantially alters, changes use of or closes a manure storage facility and related transfer systems, or who employs another person to do the same, shall be subject to the permit requirements of this Ordinance in Sec. 1-5A.
- (2) **Performance Standards and Prohibitions.** Any person who owns or operates cropland or livestock facilities in this county is subject to the performance standards and prohibitions in Section 1-4, regardless of whether they received a permit under this Ordinance. This Ordinance incorporates by reference the definitions in chapters ATCP 50 and NR 151, Wisconsin Admin. Code, to the extent that they are not explicitly referenced herein.
- (3) **Safety Devices** All manure storage facilities shall be equipped with safety devices including fences and warning signs intended to protect humans and livestock from the hazards associated with such facilities. Safety devices shall be designed and installed as required by Technical Standard 313.
- (4) **Well, Road and Property line setbacks.** A manure storage facility may not be located 100 feet of any property line, or within 100 feet of the nearest point of any public road right-of-way, or within 250 feet of a well unless one of the following applies:
- (a) The manure storage facility lawfully existed prior to the adoption of this ordinance. This paragraph does not authorize an expansion, toward a property line, public road right-of-way, or well of a manure storage facility that is located within 100 feet of that property line or public road right-of-way or 250 feet of that well.
- (b) The manure storage facility is a single new facility constructed no closer to the relevant property line, public road right-of way or well than a manure storage facility that lawfully existed on the same lot or parcel prior to the adoption of this ordinance, provided the new facility is no larger than the existing facility and is located with 50 feet of the existing facility.

The setback measurement shall be taken from the nearest point of the structure, including any embankment, to the nearest point of a property line, public road right-of-way, or well. The setback to a property line may be reduced if the affected neighboring landowner is in agreement and signs an affidavit stating the agreement and reduced setback distance. The affidavit must be recorded with the Register of Deeds.

Sec. 1-4 Performance Standards and Prohibitions.

- (1) **Manure Storage Facilities Performance Standards**

- (a) Manure storage facilities constructed or substantially altered after October 1, 2002 shall be designed, constructed and maintained to minimize the risk of structural failure of the facility and minimize leakage of the facility in order to comply with groundwater standards.
 - 1. Storage facilities that are constructed or significantly altered shall be designed and operated to contain the additional volume of runoff and direct precipitation entering the facility as a result of a 25-year, 24-hour storm.
 - 2. A manure storage facility located in permeable soils or over fractured bedrock must be constructed with a liner designed in accordance with Technical Standard 313.
- (b) Closure of a manure storage facility shall occur when the livestock operation where the storage facility is located ceases operation, or manure has not been added or removed from the storage facility for a period of 24 months. Manure storage facilities shall be closed in a manner that prevents future contamination of groundwater and surface waters, and shall conform to the permit and other requirements in this Ordinance.
- (c) The owner or operator may avoid closure of a facility as required under par. (b) by demonstrating to the county that all of the following conditions are met:
 - 1. The facility is designed, constructed and maintained in accordance with pars(a).
 - 2. The facility is designed to store manure for a period of time longer than 24 months.
 - 3. Retention of the facility is warranted based on anticipated future use.
- (d) Manure storage facilities that pose an imminent threat to public health, fish and aquatic life, or groundwater shall be upgraded, replaced, or closed in accordance with this Ordinance.
- (e) Manure storage facilities constructed or substantially altered after October 1, 2002 may be required to comply with sub (b) and (d) without cost-sharing.
- (f) Levels of materials in manure storage facilities may not exceed the margin of safety level as defined in s. NR 151.015(13g), Wis. Admin. Code.
- (g) No livestock facility in the county shall have:
 - 1. Overflow of manure from storage facilities.
 - 2. Direct runoff from stored manure into the waters of the state.
 - 3. No unconfined manure stack in a water quality management area.
 - 4. No unlimited access by livestock to waters of the state in a location where high concentrations of animals prevent the maintenance of adequate so or self-sustaining vegetative cover. Properly designed, installed and maintained livestock or farm equipment crossings are exempt.
- (h) All owners and operators of manure storage facilities shall apply manure and

nutrients to cropland according to a nutrient management plan prepared in compliance with ATPC 50.04(3), Wis. Admin. Code.

- (2) **Cost-sharing required:** The County shall follow the requirements of chapters ATPC 50 and NR 151, Wis. Admin. Code, to determine if a landowner of existing cropland or livestock facilities must receive a bona fide offer of cost-sharing to achieve compliance with a performance standard or prohibitions. The county shall do all of the following, notifying the landowner regarding its determinations:
- (a) Identify the specific areas where the landowner has failed to comply with the performance standards and prohibitions and the corrective actions the landowner must pursue to achieve compliance.
 - (b) Determine whether that farmland that is out of compliance is “existing cropland” or an “existing livestock facility.” If cropland or a livestock facility has been determined to be in compliance with a performance standard or prohibition, it no longer qualifies as an “existing” cropland or facility for cost-share purposes under that performance standard. If the cropland or facility later falls out of compliance with the performance standard, the landowner must restore compliance regardless of the availability of cost-sharing.
 - (c) Determine whether cost-sharing is available following the requirements of ss. NR 151.09(4)(d) or NR 151.095(5)(D), Wis. Admin. Code, when funding is provided under s. 281.65 stats., and use ch. ATPC 50, Wis. Admin. code, to make this determination when funds are from any other source.

Sec. 1-5 Manure Storage Permits.

(1) Permit Required.

- (a) No person may do any of the following without obtaining a permit in accordance with this section:
- 1. Construct a new manure storage facility or substantially alter an existing manure storage facility, including the construction or substantial alteration of waste transfer systems connected to a manure storage facility.
 - 2. Upgrade, repair or replace a manure storage facility that has been identified as posing an imminent threat to public health, fish and aquatic life, or groundwater under Sec. 1-4.
 - 3. Close an existing manure storage facility, including conversion of its use, regardless of whether the facility must be closed in accordance with Sec. 1-4.
- (a) For the purposes of this section, a manure storage facility is subject to the permit requirements if:
- 1. It is intended to hold an accumulation of manure within an impoundment or enclosure that is excavating or fabricated, no matter how small that accumulation may be or how long the manure is to be stored there, shall be considered a manure storage facility.
 - 2. It is an enclosed area for holding manure within or below a feedlot or structure for confinement of livestock.

- (b) Requirements of this Ordinance shall be in addition to any other legal requirements regulating animal waste. Specific exemptions to cost-share requirements apply to the issuance of permits. See ss. NR 151.095 (5) (b) 2. and ATCP 50.54(2)(b), Wis. Admin. Code. In the case of conflict, the most stringent provisions shall apply.
 - (c) A person is in compliance with this section if he or she follows the application and other procedures specified in this section, receives a permit and approval from the Richland County Land Conservation Department before beginning activities subject to regulation under this section, complies with the requirements of the permit and receives any required approvals or certifications from the county. Richland County may establish a timetable for the applicant to complete required activities to ensure compliance with requirements of this ordinance.
- (2) **Exception to Permit Requirement.** A permit is not required for:
- (a) Preexisting manure storage facilities, except where the facility is substantially altered.
 - (b) Routine maintenance of a manure storage facility.
 - (c) Emergency equipment repairs of a manure storage facility, if the following conditions are met:
 - 1. All emergency repairs on a manure storage facility or transfer system which cause any disruption of the original construction of the storage facility shall be done so as to restore the storage facility to the original state, as determined by the technical standards set forth in sub. (6).
 - 2. Such repairs shall be further reported to the Richland County Land Conservation Department within one (1) working day of the emergency for a determination on whether a permit will be required for any additional alteration or repair to the facility.
 - 3. The Permitting Authority determination shall be rendered within three (3) working days of reporting.
- (3) **Fee.** All fees under this ordinance are established pursuant to a Fee Schedule duly adopted by the County Board. Copies of the current fee schedule are kept on file at the Richland County Land Conservation Department or are available from the county website. Any permit fee is payable upon submission of a permit application.
- (4) **Manure Storage Facility Construction Plan and Nutrient Management Plan Required.** Each application for a permit under subsection (1)(a) 1. and 2. shall be on a form provided by the county and include plans for the storage facility (including transfer system) and the management of manure prepared in accordance with the following requirements:
- (a) A narrative of the general criteria required within Technical Standard 313, and of other applicable Technical Standards including management and site assessments. The narrative should include, but is not limited to:
 - 1. The number and type of animals for which storage is provided, the duration for which storage is to be provided, daily gallons and/or cubic feet of waste and manure produced, bedding type, and manure handling practices.
 - 2. A description and construction plan of the method of transferring animal waste into and from the facility.
 - 3. Soil test pit or boring logs and their locations with soil descriptions and test results. Soil test pit or boring criteria should follow Technical Standard 313 and characterize

the subsurface (soils, saturation, and bedrock). This includes the elevation of redoximorphic features (mottling), gleyed soil and moisture condition.

- (b) A general location map drawing of the site which shall include:
 - 1. The location of structures in relation to buildings, homes, property lines, roads, wells, karst features, public or private drainage ditches and creeks, flowages, rivers, streams, lakes, or wetlands within one thousand (1000) feet of the proposed facility or system.
 - 2. The location of any wells within 250 feet of the facility.
 - 3. The scale of the drawing and the north arrow with the date the general location map was prepared.
 - 4. The location of any floodplains.
- (c) Engineering design drawings of the manure storage facility or transfer system which shall include:
 - 1. Specific design components that shall comply with Technical Standard 313, and additional applicable Technical Standards such as 634.
 - 2. A recoverable benchmark(s) including elevation(s) expressed in feet and tenths.
 - 3. The scale of the drawings and the north arrow. The engineering design drawing shall be drawn to a scale no smaller than one (1) inch equals one hundred (100) feet.
 - 4. The date the engineering design drawings were prepared.
- (d) The structural details, including but not limited to dimensions, cross-sections, concrete thickness, concrete joint design and placement, design loads, design computations, reinforcement schedules, thickness and placement of groundwater protection liners, and all material specifications.
- (e) Provisions for adequate drainage and control of runoff to prevent pollution of surface water and groundwater.
- (f) A construction site erosion control plan.
- (g) Estimated start of construction and construction schedule.
- (h) A safety plan that identifies hazards to animals and people in the production area, and design features to minimize those hazards.
- (i) An operation and maintenance plan for installed practices.
- (j) A nutrient management plan prepared in compliance with the requirements of this Ordinance, including sub. (6).
- (k) Other additional information requested by the county to comply with this Ordinance.

(5) **Manure Storage Closure Plan Required.** Each application for a closure permit under subsections (1)(a)3. shall be on the form provided by the county and include a closure plan. The plan shall include:

- (a) A general location map drawing of the manure storage facility which shall include:
 - 1. The location of the manure storage facility in relation to buildings, homes, property lines, roads, wells, karst features, public or private drainage ditches and creeks, flowages, rivers, streams, lakes, or wetlands within one thousand (1000) feet of the existing facility.
 - 2. The scale of the drawing and the north arrow.
 - 3. The date the general location map was prepared.
- (b) A description of the method and specifications in transferring manure into and from the manure storage facility to ensure proper closure of transfer systems.
- (c) Provisions to remove or permanently plug the manure transfer system serving the manure storage facility.
- (d) Provisions to remove and properly dispose of all accumulated manure in the manure storage facility in compliance with applicable Technical Standards.
- (e) For all waste impoundments, plan requirements and provisions shall be in compliance and consistent with applicable Technical Standards.
- (f) *Use conversion option.* The manure storage facility may be converted to other uses, where as it is demonstrated the conversion will not result in a degradation of ground and/or surface waters or be a threat to public health, safety or general welfare. A detailed description of intended alternative use must be described for all manure storage facility conversions for determination if conversions will be allowed.
- (g) Manure storage facility closures and conversions shall implement safety measures to ensure the protection of the public from hazardous conditions.
- (h) Any other additional information required by the County to protect water quality and achieve compliance with the requirements of this Ordinance.

(6) **Permit Standards**

- (a) **Manure Storage Construction.** Permit applications under sub (4) shall provide sufficient documentation to demonstrate that a new or substantially altered storage facility:
 - 1. Is designed in accordance with the following technical standards:
 - a. Technical Standard 313.
 - b. Technical Standard 634.
 - c. Other NRCS Technical Standards that may apply including but not limited to WI NRCS Pond Sealing or Lining- Compacted Soil Treatment (Code 520), Pond Sealing or Lining- Geomembrane or Geosynthetic Clay Liner (Code 521), and Pond Sealing or Lining- Concrete (Code 522).

2. Meets the performance standards in Sec. 1-4.

- (b) **Manure Storage Closure.** Permit applications under sub. (5) shall provide sufficient documentation to demonstrate that the plan for manure storage facility closure meets Technical Standard 360.
 - (c) **Manure and Nutrient Management.** Nutrient management plans submitted under sub. (4), and sub. (5) if needed, shall comply Technical Standard 590, s. ATCP 50.04 (3), Wis. Admin. Code, and s. NR 151.07, Wis. Admin. Code.
 - (d) **Other Standards.** Other technical guides such as AWMFH or EFH may be used to evaluate compliance with the requirements of this Ordinance.
 - (e) **Incorporation of Standards and Specifications.** All standards and specifications are incorporated by reference and made part of this Ordinance. Any future amendment, revision or modification of the standards or specifications incorporated herein are made a part of this ordinance, unless the LZSC specifically affirmatively acts to a different version. Copies of all applicable standards and specifications may be obtained from the Richland County LCD or on the USDA NRCS Wisconsin website.
 - (f) **Certification.** All permit applications must include a certification provided by a qualified person whose designs and plans meet the technical standards and specifications in this subsection.
 - (g) **Variances.** Variances from these standards and specifications can only be granted in accordance with sec. 1-9 of this Ordinance
- (7) **Review of Application.** The Richland County LCD shall receive and review all permit applications and shall determine if the proposed facility meets required standards set forth in this section. Within 45 calendar days after receiving the completed application and fee, the Richland County LCD shall inform the applicant in writing whether the permit application is approved or disapproved. If additional information is required, the Richland County LCD shall so notify the permit applicant. The Richland County LCD has thirty (30) calendar days from the receipt of the additional information in which to approve or disapprove the application. No construction may commence without the final approval form issued by the Richland County LCD.
- (8) **Permit Approval Conditions.** All permits issued under this Ordinance shall be issued subject to the following conditions and requirements:
- (a) Facility and system design, construction, and closure shall be carried out in accordance with the approved plans and applicable standards.
 - (b) Permittees must obtain all required permits and authorizations before commencing construction activities.

Note: DNR and other permits may be needed for construction site erosion control and

stormwater management, floodplain and shoreland construction, and livestock facilities with 1,000 or more animal units.

- (c) The permittee shall give five (5) working days' written notice to the Richland County LCD before starting any construction activity authorized by the permit.
- (d) Approval in writing must be obtained from the Richland County LCD prior to making any changes or modifications to the approved plans and specifications.
- (e) Following completion of construction and prior to use, an agricultural or civil engineer registered in the State of Wisconsin or DATCP or NRCS or LCD engineering practitioner and the permittee and, if applicable, the contractor, shall certify in writing on forms provided by the Richland County LCD that all facilities and systems were installed as planned, including as-built dimensions and changes or modifications as authorized per sub. (8)(c) made during construction.
- (f) The Richland County LCD staff may provide onsite inspection and shall provide final approval, via a Certificate of Use, for all construction projects conducted under a permit issued under this Ordinance. To receive final approval, Certificate of Use, a manure storage facility must be fully constructed as designed including the marking of the maximum operating level and implementation of all safety devices.
- (g) No permitted manure storage facility may receive manure until the county provides its final approval. No manure may be emptied from permitted manure storage facility until the county approves the nutrient management plan submitted by the applicant.

(9) Permit Expiration. All activities authorized by a permit shall be completed within two (2) years from the date of issuance after which time such permit shall be void.

(10) Permit Revocation. In addition to any other actions authorized under this ordinance, the Richland County LCD may revoke any permit issued under this Ordinance if the holder of the permit has misrepresented any material fact in the permit application, plan or specification, or if the holder of the permit violates any of the conditions of the permit. The decision of the Richland County LCD may be appealed to the Land and Zoning Standing Committee.

Sec. 1-6 Certificate of Use.

- (1) **Certificate Purpose.** The purpose of a certificate of use is to monitor and regulate the operation of a manure storage facility and adequacy of related nutrient management practices.
- (2) **Certificate Requirement.** No person may operate or use a manure storage facility permitted under this Ordinance unless the person has a valid certificate of use for the storage facility or portion of the storage facility that is being operated or used.
- (3) **Issuance.** The Richland County LCD may issue a certificate of use upon the operator's compliance with conditions in Sec. 1-5(8) and the certificate shall remain in effect for as long as the manure storage facility is operated.
- (4) **Operating Requirements.** The operator of a manure storage facility is in compliance with the certificate of use if the person does all of the following:

- (a) Updates and follows an annual nutrient management plan that complies with requirements in this Ordinance, and covers all manure land applied from the manure storage facility issued a certification of use.
 - (b) Provides a nutrient management plan checklist annually by May 1st to the Richland County LCD by a specified date to document compliance with ordinance requirements. The Richland County LCD may ask the operator to submit the documentation to substantiate the planner's answer to one or more questions on the nutrient management checklist. The Richland County LCD may take appropriate action authorized by this Ordinance if the submitted documentation does not reasonably substantiate a checklist answer.
 - (c) Properly operates the storage facility in accordance with performance standards and prohibitions in sec. 1-4 and is consistent with the recommended operating methods as defined by the Technical Guide, AWMFH and EFH.
 - (d) Properly maintains the storage facility free from visible and serious damage, erosion, or deformities that would impair the facility's safety or function as determined by the Technical Guide, AWMFH, and the EFH.
 - (e) Properly maintains the safety devices for a manure storage facility.
 - (f) Provides the Richland County LCD proof of compliance with the requirements in (3) c. and d. upon request and submits to periodic inspections of the storage facility with advance notice from the Richland County LCD.
 - (g) Develops and implements a plan for closure of the manure storage facility when the operator ceases use of the facility or closure is required based on conditions specified in this ordinance.
 - (h) Other conditions: (1) Require an inspection before transfer of the certificate of use as part of the sale of farm; (2) May be charged a reasonable fee to recover inspection costs incurred by the county; (3) Exclusion of human waste from storage
- (5) **Certificate Revocation.** In addition to any other actions specified under this ordinance, the Richland County LCD may revoke a certificate of use if there is a misrepresentation of any material fact in the documents submitted in connection with the certificate use, a misrepresentation of any material fact in the management plan, a failure to submit required documentation or allow inspection, a condition that immediately threatens public health and safety, or for multiple or repeat violations of this ordinance. The operator will be immediately provided written notice of the revocation and the reasons for the revocation. No manure may be added or removed from a manure storage facility whose certificate has been revoked.

Sec. 1-7 Administration and Enforcement

- (1) **Delegation of Authority.** The Richland County Board of Supervisors/LZSC hereby designates the County Conservationist as the permitting authority, and delegates the authority to

administer and enforce this Ordinance. This delegation may be modified.

(2) **Administrative Duties.** In the administration and enforcement of this Ordinance, Richland County LCD shall:

- (a) Keep an accurate record of all permit applications, animal waste facility plans, nutrient management plans, permits issued, inspections made, and other official actions.
- (b) Review permit applications and issue permits in accordance with Section 1-5 of this Ordinance.
- (c) Conduct, or cause to conduct, inspections of manure storage facilities to determine if the facility construction, closure or operation meet the requirements of this Ordinance.
- (d) Conduct, or cause to conduct, reviews of the nutrient management plans and their implementation.
- (e) Implement the performance standards and prohibitions in accordance with Section 1-4 of this Ordinance.
- (f) Review certificate applications and issue certificates of use in accordance with Section 1-6 of this Ordinance.
- (g) Investigate complaints relating to compliance with the requirements of this Ordinance and act upon the findings in accordance with provisions of this Ordinance.
- (h) Perform other duties as specified in this Ordinance.

(3) **Inspection Authority.** The Richland County LCD or that person's representative, is authorized to enter upon any lands affected by this Ordinance to inspect the land, and request records to determine compliance with this Ordinance including inspection of sites prior to or after the issuance of a permit or certificate, and sites with unpermitted storage facilities. See s. 92.07(14), Stats. If permission cannot be received from the applicant or permittee, entry by the Richland County LCD or that person's representative may proceed in accordance with Sec. 66.0119, Stats. Refusal to grant permission to enter lands affected by this Ordinance for purposes of inspection shall be grounds for permit denial or revocation. The county may take any action authorized by this Ordinance to enforce this right of inspection.

(4) **Enforcement Authority.** In addition to the authority to revoke permits and certificates specified in this Ordinance, the Permitting Authority. is authorized to issue Stop Work Orders for development that has started without a required permit or approval. Notice is given by mailing a copy of the order or delivering it in person to the person whose activity is in violation of this Ordinance. The order shall specify that the activity must cease immediately or be brought into compliance within a period of time agreed upon by the Permitting Authority.

Any permit renovation or order stopping work shall remain in effect unless retracted by the Land and Zoning Standing Committee; or until the activity is brought into compliance with this Ordinance.

Where an after-the-fact permit is required in order to bring the activity into compliance, there may be an additional fee as established by Count Board resolution

- (5) **Permit Revocation.** Any permit revocation or order stopping work shall remain in effect unless retracted by the appropriate authority (Land and Zoning Standing Committee, the County Conservationist, or by a court of general jurisdiction); or until the activity is brought into compliance with this Ordinance. The Richland County LCD is authorized to refer any violation of this Ordinance or of any stop work order issued pursuant to this Ordinance to the Corporation counsel or district attorney for commencement of further legal proceedings.
- (6) **Abatement Order Authority.** The Richland County LCD may issue an order to abate any violation of this Ordinance with proper authorization. In the event an offense is not abated as ordered, the county may take such action as is necessary to abate the offense and the cost of such abatement will become a lien upon the person's property and may be collected in the same manner as other taxes.
- (7) **Citation Authority.** Upon receipt of a verified report and request from the Richland County LCD, the Sheriff or other authorized person shall issue a citation to a violator pursuant to law for violations of this Ordinance.
- (8) **NR 151 Procedures:** The (permitting authority) may follow the procedures in Wis. Admin. Code NR 151.09 to implement and enforce the cropland performance standards and the procedures in Wis. Admin. Code NR 151.095 to implement and enforce the livestock performance standards
- (9) **Referral Authority.** The Richland County LCD may refer a violation of this ordinance to Corporation Counsel to pursue legal action including but not limited to the enforcement of any part of this Ordinance through injunctions or restraining orders.
- (10) **Other Lawful Remedies.** Nothing in this section may be construed to prevent the county from using any other lawful means to enforce this Ordinance.

Sec. 1-8 Violations and Penalties.

- (1) It is unlawful for a person to violate any provision of this ordinance or any condition contained in a permit or certificate issued pursuant to this Ordinance.
- (2) It is unlawful for any person to knowingly provide false information, make a false statement, or fail to provide or misrepresent any material fact to a county agent, board, commission, committee, department, employee, officer, or official acting in an official capacity under this ordinance
- (3) It is unlawful for a person to disobey; fail, neglect, or refuse to comply with; or otherwise resist an order issued pursuant to this Ordinance.
- (4) A separate offense is deemed committed on each day that a violation occurs or continues.
- (5) Except as provided in sub. (6), a person will, upon conviction for a violation of this ordinance, shall be subject to a forfeiture listed under County Code of Ordinance, for each violation.
- (6) The minimum and maximum forfeitures specified in this section are doubled for a person who is convicted of the same violation of this Ordinance within a 24-month period.

Sec. 1-9 Appeals and Variances

- (1) **Appeals.** (a) Under authority of Chapter 68, Stats., the Richland County Board of Adjustment (or is it Land and Zoning Standing Committee), created under Section 59.99, Stats., and under Richland County Code of Ordinances, and acting as an appeal authority under Section 59.99(7)(a), Wis. Stats., is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination by the Richland County LCD in administering this Ordinance.
 - (b) Any person having a substantial interest, which is adversely affected by the order, requirement, decision, or determination made under this ordinance may file an appeal.
 - (c) All appeals shall specify written evidence and the reason for the request, including which requirements from this Ordinance are involved, and shall be filed via certified mail.
 - (d) The Richland County Board of Adjustment (or is it Land and Zoning Standing Committee) shall set a meeting to hear the appeal within ten (10) calendar days of receipt of the appeal.
 - (e) A written decision shall be mailed to the appellant within thirty (30) days of the appeal. The decision will affirm, deny, or modify the initial determination.
 - (f) The rules, procedures, duties, and powers of the Richland County Board of Adjustments (or is it Land and Zoning Standing Committee) and Chapter 68, Wis. Stats., shall apply to appeals filed under this section.
- (2) **Variances** (a) The Richland County Board of Adjustments (or is it Land and Zoning Standing Committee) may upon appeal authorize a variance from the requirements of this ordinance when, upon showing by the applicant, unnecessary hardship would result from literal enforcement of this Ordinance.
 - (b) A variance shall:
 1. Be consistent with the spirit and purpose of this ordinance.
 2. Be based on unique circumstances and not to the general conditions of the area.
 3. Not be granted for a self-created hardship.
 4. Not permit an activity or practice that may fail structurally or otherwise and cause significant water pollution or other off-site impacts.
 5. Not be granted if the variance will result in an outcome that is contrary to the public interest and be damaging to the rights of other persons.
 6. Not be granted solely on the basis of economic gain or loss.
 7. Not be granted solely on the fact that certain conditions existed prior to the effective date of the ordinance
 - (c) No variance from the standards in Technical Guide may be approved unless the county receives a variance or waiver from the technical standards through the NRCS or other qualified engineering authority. If public funds are involved, this may be a program requirement.
 - (d) No variance from the performance standards and prohibitions in sec. 1-4 may be granted unless the county complies with the variance requirements specified in s. NR 151.097, Wis. Admin. Code, and receives approval from the Department of Natural Resources. Requests for a variance shall be made in writing and shall provide information documenting the following:
 1. Compliance with the performance standard or technical standard is not feasible due to site conditions.
 2. The landowner or operator will implement best management practices or other corrective

- measures that ensure a level of pollution control that will achieve a level of water quality protection comparable to that afforded by the performance standards in ch. NR 151,
3. The landowner or operator or their agents or assigns did not create the conditions for which the variance is requested.

Date: _____
Passed: _____
Published: _____

Marty Brewer, Chairman
Richland County Board of Supervisors

ATTEST:

Derek Kalish
Richland County Clerk

ORDINANCE OFFERED BY THE LAND AND ZONING STANDING COMMITTEE

	<u>FOR</u>	<u>AGAINST</u>
Melissa Luck	_____	_____
Linda Gentes	_____	_____
Dave Turk	_____	_____
Steve Carrow	_____	_____
Julie Fleming	_____	_____
Dan McGuire	_____	_____

Overall changes from 2008 Manure Storage Ordinance

1. Removed minimum size where ordinance is enforceable. Any size storage is covered.
2. Updated Technical standards that must be met. New standards have been developed since the 2008 ordinance.
3. Removed the permit fees as Administration is developing a fee schedule
4. Clarified the state Performance Standard requirements and when they apply
5. Updated the Certificate of Use to clarify what is required before it is issued. Also that it can be revoked if requirements aren't met
6. Add some new definitions