

**Richland County  
Natural Resources Standing Committee**

Date Posted: March 26, 2025

**NOTICE OF MEETING**

Please be advised that the Richland County Natural Resources Standing Committee will convene on Monday, March 31, 2025 at 9:30 AM in the Richland County Board Room of the Courthouse at 181 West Seminary Street, Richland Center, WI 53581.

Information for attending the meeting virtually (if available) can be found at the following link:

<https://administrator.co.richland.wi.us/minutes/natural-resources-committee/>

If you have any trouble accessing the meeting, please contact MIS Support at 608-649-4371 (phone) or mis@co.richland.wi.us (email).

**AGENDA**

1. Call To Order
2. Roll Call
3. Verification Of Open Meetings Law Compliance
4. Approval Of Agenda
5. Approval Of Minutes From March 3, 2025 Meeting
6. Public Comment
7. Zoning Petitions
  - A. Allison Bock & Dawn Piech- Town of Orion
  - B. Dennis Brynman & Scott Dietzman – Town of Ithaca
  - C. Cameron Murphy – Town of Akan
8. Reports
  - A. Zoning Administrator: Departmental Activities
  - B. County Conservationist: Departmental Activities
    - a. Report On Land Information Retained Fees Fund Balance
  - C. UW-Extension: Departmental Activities
9. Discussion & Possible Action: Approval Of The Richland County Zoning Ordinance
10. Discussion & Possible Action: Update On DAWS (Driftless Area Water Study) Project Estimated Costs
11. Discussion & Possible Action: State Budget On Conservation Staffing
12. Discussion & Possible Action: Crediting Short Term Rental Fees
13. Correspondence
14. Future Agenda Items
15. Adjourn

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 Natural Resources Standing Committee.

Derek S. Kalish  
County Clerk

# Richland County Natural Resources Standing Committee

March 3, 2025

The Richland County Natural Resources Standing Committee convened on Monday, March 3, 2025 in person and virtually at 9:30 AM in the County Boardroom of the Richland County Courthouse.

**Call To Order:** Committee Chair Carrow called the meeting to order at 9:31 AM.

**Roll Call:** Deputy Clerk Hege conducted roll call. Committee members present: Steve Carrow, Richard McKee, Mark Gill, and Julie Fleming. Committee members absent: Alayne Hendricks, Craig Woodhouse, and Robert Brookens.

**Verification of Open Meetings Law Compliance:** Deputy Clerk Hege confirmed the meeting had been properly noticed.

**Approval Of Agenda:** Motion by McKee, second by Fleming to approve agenda. Motion carried and agenda declared approved.

**Approval Of Minutes From February 3, 2025 Meeting:** Chair Carrow asked if there were any corrections or amendments to the minutes from the February 3, 2025 meeting. Hearing none, Chair Carrow approved the minutes of the February 3, 2025 meeting approved as published.

**Public Comment:** Richard McKee and Mark Gill both expressed frustrations caused by their county issued tablets not syncing and being able to view materials provided electronically to the county board supervisors. Chair Carrow requested that the minutes reflect supervisors McKee and Gill's issues with their county issued devices.

## **Zoning Petitions:**

**A. Steve Beutler – Town of Henrietta:** County Conservationist, Ms. Cathy Cooper provided background on the zoning petition. Mr. Beutler is requesting to rezone a 6.66 acer vacant land parcel from Legal Non-conforming to Ag/Residential for a future home site. Brief discussion ensued. Motion by Gill, second by Fleming to approve the zoning petition. Motion carried and the zoning petition was approved and forwarded on to county board for final approval.

**B. Allison Bock & Dawn Piech – Town Of Orion:** County Conservationist Cooper recommended that this petition be tabled until the April 2025 meeting because the applicants had not submitted all of the required documentation. Consensus was gained from the committee and the Bock/Piech petition was tabled to the April 2025 meeting.

## **Reports:**

**A. Zoning Administrator: Departmental Activities:** County Conservationist Cooper reported that Electra Drea had tendered her resignation and her last day would be Friday, March 7, 2025. Extensive discussion on the county's hiring practices and job posting verbiage ensued. Chair Carrow requested that the minutes show that he recommends that the HR Department reviews job postings and that job descriptions specify whether a job has the potential for remote work or not and that job descriptions specify whether an applicant must be a US citizen or not. Conservationist Cooper reported that she had attended

## Richland County Natural Resources Standing Committee

a training session for county sanitation staff put on by the Wisconsin Department of Safety and Professional Services.

**B. County Conservationist: Departmental Activities:** Conservationist Cooper reported that she and Conservation Tech, Derrick Warner were going to be attending a conference in Green Bay, the county's tree sale was still going on, and that Kori Rogers, Derrick Warner, and Jenn Fry were all taking advantage of online training opportunities. Brief discussion ensued.

**C. UW-Extension: Departmental Activities:** Mr. Adam Hady, Area 13 Extension Director briefly reported that 11 farmers took part in the recent nutrient management class, the Human Development Coordinator had recently completed her coaching training, and that work continued for the Get Real program day. Mr. Hady introduced Karleen Craddock, Extension 4-H Educator to the committee. Ms. Craddock briefly spoke on the Richland County Extension youth programs and the recent learning days held for area children. Brief discussion ensued.

**Discussion & Possible Action: Approval Of Short-Term Rental Ordinance:** Conservationist Cooper reported on updates that had been made to the short-term rental ordinance. Supervisor Fleming pointed out several more errors. Discussion ensued. Consensus from the committee was for Conservationist Cooper to make the corrections and then forward the ordinance on to the Executive and Finance Standing Committee.

**Discussion & Possible Action: Approval Of The Richland County Zoning Ordinance:** Extensive discussion on changes made and updates yet to be made ensued. Chair Carrow requested that the updated be made and the ordinance be brought back to the Natural Resources Committee before being taken on to the Executive and Finance Committee. Consensus was gained from the committee to review the updates at the April 2025 meeting.

**Discussion & Possible Action: Water Study Project:** County Conservationist Cooper reported that there was no money in the 2025 budget for a water/well study. Discussion on having money set aside in the 2026 budget for a DAWS (Driftless Area Water Study) ensued. Chair Carrow requested that Conservationist Cooper report to the committee what the estimated cost of a DAWS project would cost.

**Discussion & Possible Action: Approval Of Conservation Reserve Enhancement Program Plan Revision For Scott And Leean Rettler:** Farmland Preservation Technician, Kori Rogers provided background on the perpetual CREP easement that was found to be out of compliance. Discussion ensued. Motion by Gill, second by Fleming to approve the Conservation Reserve Enhancement Program Plan revision for Scott and Leean Rettler. Motion carried and the Conservation Reserve Enhancement Program Plan revision for Scott and Leean Rettler was approved.

**Discussion & Possible Action: Approval Of 2026 Farmland Preservation Planning Grant Application:** County Conservationist Cooper gave background on the 2026 Farmland Preservation Planning Grant. Brief discussion ensued. Motion by McKee, second by Fleming to approve the 2026 Farmland Preservation Planning Grant application. Motion carried and the 2026 Farmland Preservation Planning Grant application was approved and forwarded on to county board for final approval.

**Discussion & Possible Action: Approval Of 2026 Joint DATCP/DNR Grant Application:** County Conservationist Cooper gave background on the 2026 Joint DATCP/DNR grant application. Brief

## Richland County Natural Resources Standing Committee

discussion ensued. Motion by McKee, second by Fleming to approve the 2026 Joint DATCP/DNR grant application. Motion carried and the 2026 Joint DATCP/DNR grant application was approved and forwarded on to county board for final approval.

**Discussion & Possible Action: Approval Of Agreement With Ayres Associates, Inc For Geospatial Services:** County Conservationist Cooper gave background on the proposed agreement with Ayres Associates, Inc for geospatial services. Discussion on funding sources ensued. Chair Carrow requested Conservationist Cooper report to the committee how much money is in the retained fees fund (fund 48). Motion by Fleming, second by McKee to approve the agreement with Ayres Associates, Inc for geospatial services. Motion carried and the agreement with Ayres Associates, Inc for geospatial services was approved.

**Correspondence:** None.

**Future Agenda Items:**

Discussion & Possible Action: Update On DAWS (Driftless Area Water Study) Project Estimated Costs  
Discussion & Possible Action: Approval Of The Richland County Zoning Ordinance  
Report: Land Information Retained Fees Fund Balance

**Adjourn:** Chair Carrow entertained a motion to adjourn. Motion by Fleming, second by McKee to adjourn. Motion carried and meeting adjourned at 10:42 AM.



Myranda H. Hege  
Deputy County Clerk

**Richland County Committee**

**Agenda Item Cover**

**Agenda Item Name: Rezone Parcels owned by Dennis Brynman in Ithaca Township**

<b>Department</b>	Land and Zoning	<b>Presented By:</b>	
<b>Date of Meeting:</b>	03/31/2025	<b>Action Needed:</b>	Adopt resolution
<b>Disclosure:</b>		<b>Authority:</b>	Zoning ordinance
<b>Date submitted:</b>	03/26/2025	<b>Referred by:</b>	Natural Resources Committee
<b>Action needed by no later than (date)</b>		<b>Resolution</b>	

**Recommendation and/or action language:**

**Background:**

Ithaca township is township zoned. Rezones by Ithaca Township must go before the Richland County Board for approval. Richland County Highway Department looking to rezone parcels in Ithaca Township from Agriculture Residential (AR) district to Residential (R2) district to build a cell tower

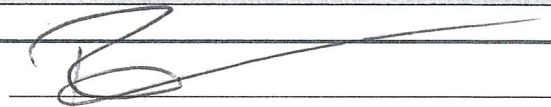
**Attachments and References:**

**Financial Review:**

(please check one)

<input type="checkbox"/>	In adopted budget	Fund Number	
<input type="checkbox"/>	Apportionment needed	Requested Fund Number	.
<input type="checkbox"/>	Other funding Source		
<input checked="" type="checkbox"/>	No financial impact		

Cathy Cooper



Department Head

Administrator

Customer #   
 Petition #

COUNTY OF RICHLAND ZONING COMMITTEE  
NOTICE OF PETITION

(I) (We) First Name(s) Dennis Last Name Brynman Phone

Address 30802 Tony Lane City Cazenovia State WI Zip 53924

First Name(s) Scott Last Name Dietzman Phone 608-438-1031

Address 22001 State Hwy 58 City Cazenovia State WI Zip 53924

hereby petition the Richland County Zoning Committee for a:

Rezone from Farmland Preservation Rezone to Residential A2

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 # 016-0411-2000

Qtr SE Qtr NE Section 4 Town ION Range 2E Township Ithaca # of acres 9.57

Lot Block Subdivision # of Acres Approved

Present Use Farm fields and woods

Present Improvements none/deer stand in field

Proposed Use Farm fields and woods

Legal Description 25 acres as descr. bed in Doc. No. 286552  
-see attached

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

Comments

County Clerk Approval

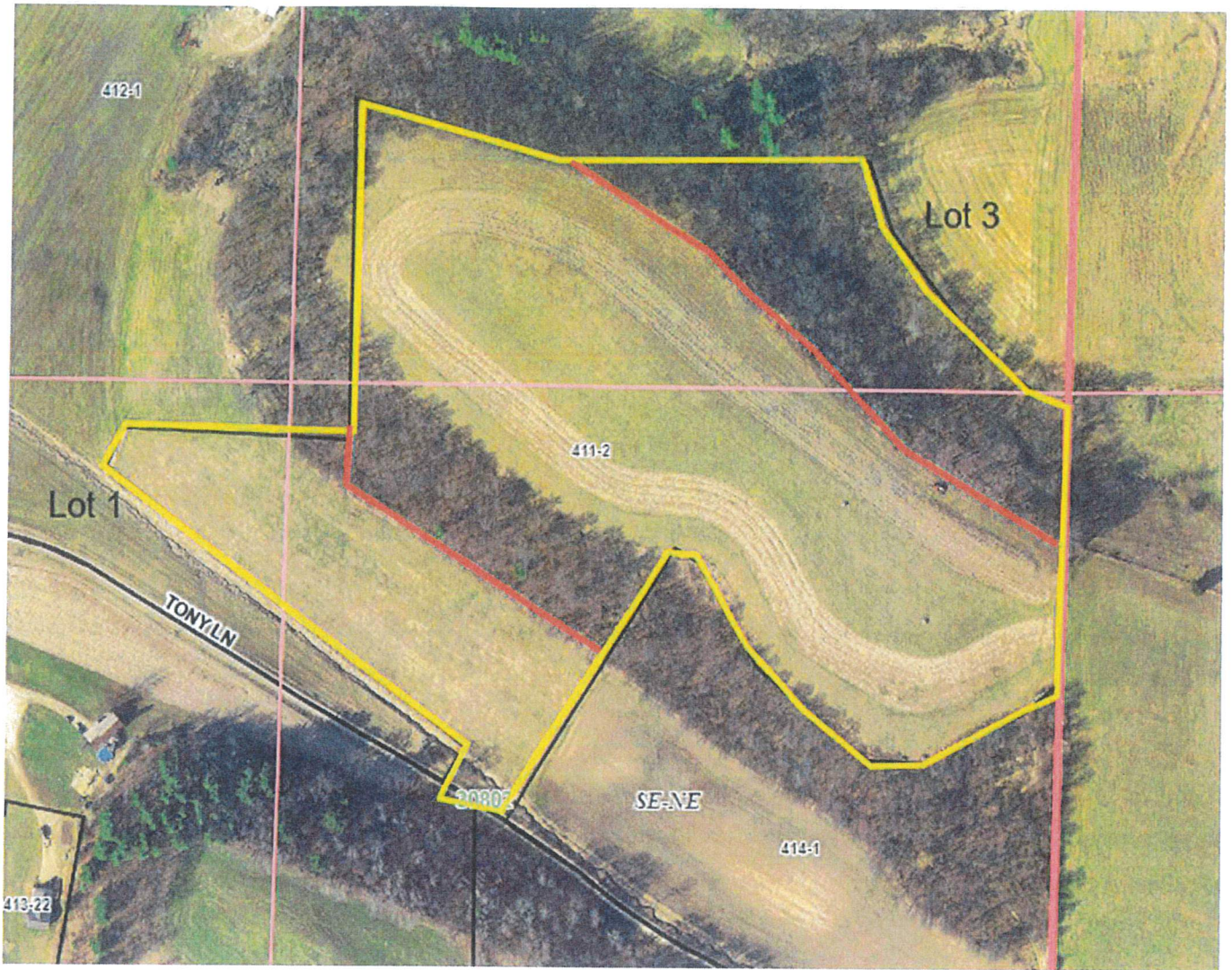
(Signed) Appellant(s) or Agent(s) Todd T. Rummel  
Surveyor for purchaser Scott Dietzman  
Scott Dietzman is the contact  
person for this as Scott is

purchasing proposed lots 1  
and 3 of the CSM. Mr. Brynman  
is keeping lot 2. Lots 1 and  
and 3 are being rezoned but not lot 2.

owns

purchaser

\$125.00



# CERTIFIED SURVEY MAP No.

PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN

DATE: FEBRUARY 6, 2025

## LEGEND

DWG NO. 1094-2CSM.DWG

THESE STANDARD SYMBOLS WILL BE FOUND ON SHEETS 1, 2 & 3

### SURVEYED FOR:

DIETZMAN FARMS, LLC  
C/O SCOTT DIETZMAN  
22001 STATE HWY 58  
CAZENOVIA, WI 53924

SECTION CORNER MONUMENT  
(SEE COUNTY RECORDS)

- FD. 3/4" Ø REBAR
- ▲ FD. 1/2" Ø COTTON GIN SPIKE
- SET 3/4" Ø x 24" LONG REBAR  
WT.=1.502 LB./FT.

DENNIS BRYNMAN  
30802 TONY LANE  
CAZENOVIA, WI 53924

( ) RECORDED AS

NE CORNER OF SECTION 4, T10N, R2E.  
4" Ø D.O.T. ALUMINUM MON. FD. REF.  
TIES FD. AND NEW TIE SHEET PREPARED.

### SURVEY BY:

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

WIRE FENCE

Fr. NW1/4-NE1/4

Fr. NE1/4-NE1/4

PROPOSED 66' X 100' ADDITIONAL EASEMENT AREA 2. SEE DESCRIPTION AND ADDITIONAL INFORMATION ON SHEET 5. TO BE GRANTED BY RUTH M. DIETZMAN TO DIETZMAN FARMS, LLC BY OTHER INSTRUMENT.

UNPLATTED LANDS  
DIETZMAN FARMS, LLC  
PARCEL No. 016-0412-1000

UNPLATTED LANDS  
OF RUTH M. DIETZMAN  
PARCEL No. 016-0411-1000

PROPOSED 66' X 100' ADDITIONAL EASEMENT AREA 1. SEE DESCRIPTION AND ADDITIONAL INFORMATION ON SHEET 5. TO BE GRANTED BY RUTH M. DIETZMAN TO DIETZMAN FARMS, LLC BY OTHER INSTRUMENT.

P.O.B. OF PROPOSED EASEMENT AREA 1 IS LOCATED N 01°04'35" E, 1232.58' AND N 87°53'11" W, 1572.89' FROM THE E1/4 CORNER OF SEC. 4.

UNPLATTED LANDS  
OF RUTH M. DIETZMAN  
PARCEL No. 016-0411-1000

72.03'  
S 23°31'06" W  
(N 23°40'03" E)

LOT 2  
15.43 ACRES±  
672,043 SQ.FT.±

SE1/4-NE1/4

SEE DETAIL VIEW 2 OF THIS AREA ON SHEET 2.

SW1/4-NE1/4

REFERENCED TO E. OF THENORTH SECTION 4 T10N, EARS N 01°04'35" E THE RICHLAND DINATE SYSTEM. M, 2011 ADJ.

LOT 1  
4.78 ACRES±  
208,369 SQ.FT.±  
LESS R/W

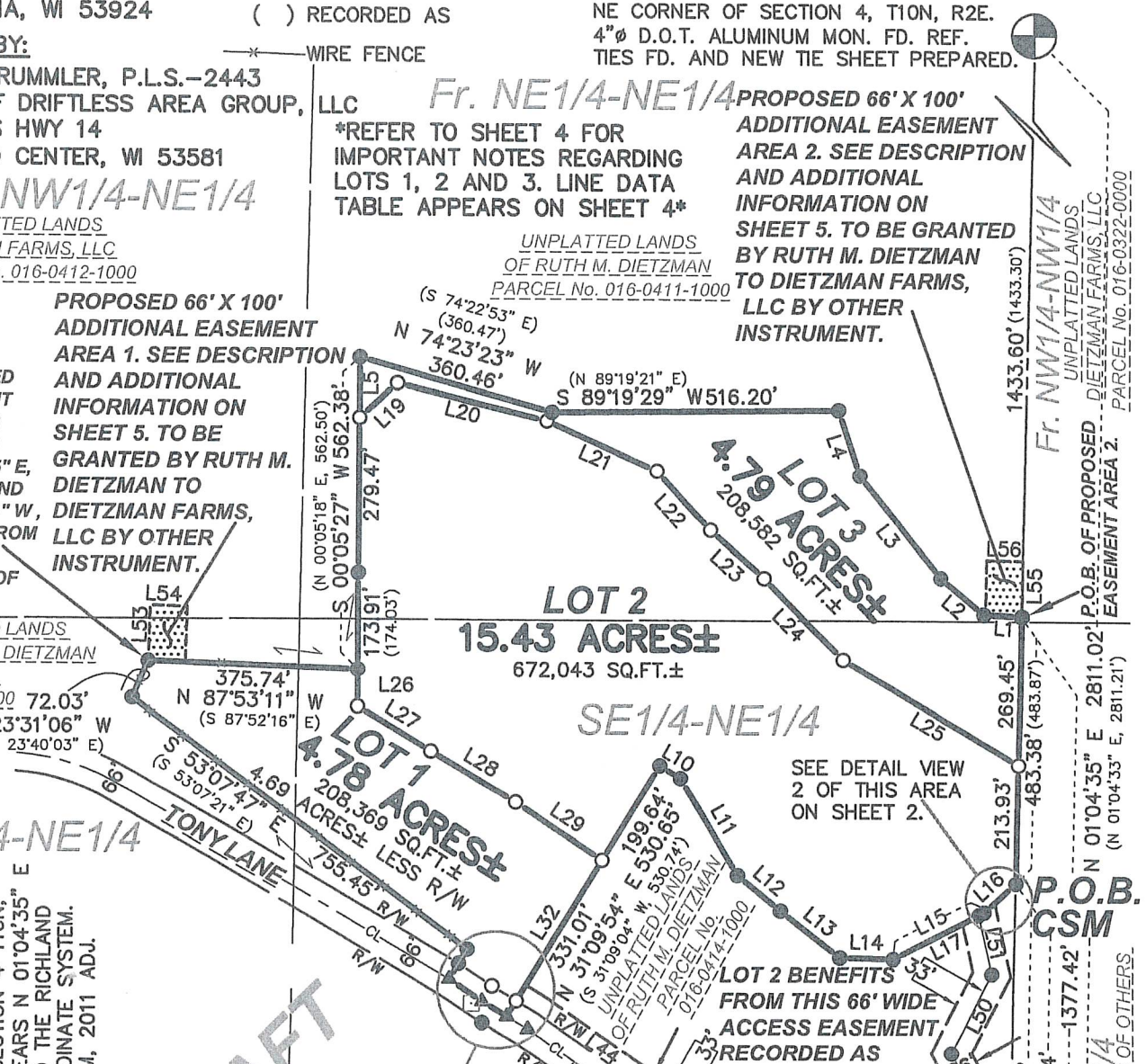
LOT 2 BENEFITS FROM THIS 66' WIDE ACCESS EASEMENT RECORDED AS

P.O.B. CSM

S. OF OTHERS.



LET



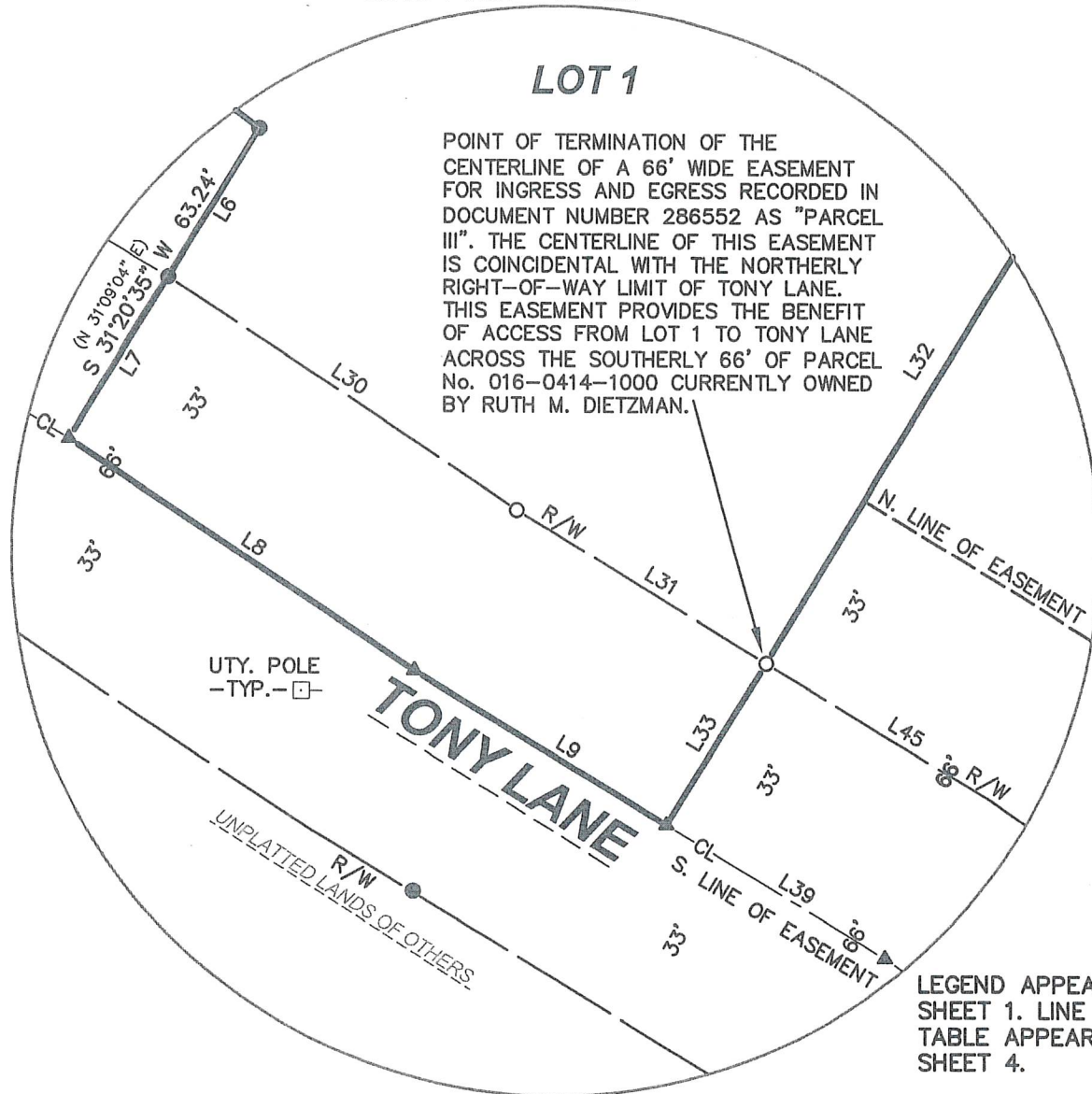


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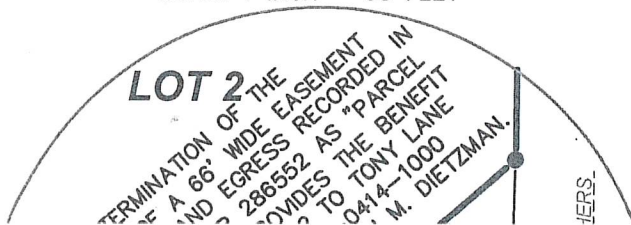
## DETAIL VIEW 1- FROM SHEET 1

SCALE 1 INCH = 30 FEET



## DETAIL VIEW 2- FROM SHEET 1

SCALE 1 INCH = 30 FEET



N

ALL BEARINGS ARE REFERENCED TO THE RICHLAND COUNTY DATUM, 2011 ADJ.

BEARINGS ARE REFERENCED TO THE RICHLAND COUNTY DATUM, 2011 ADJ.

THE CENTERLINE OF THE EAST LINE OF SECTION 4 T10N, R2E BEARS N 01°04'35" E TO THE RICHLAND COUNTY COORDINATE SYSTEM.

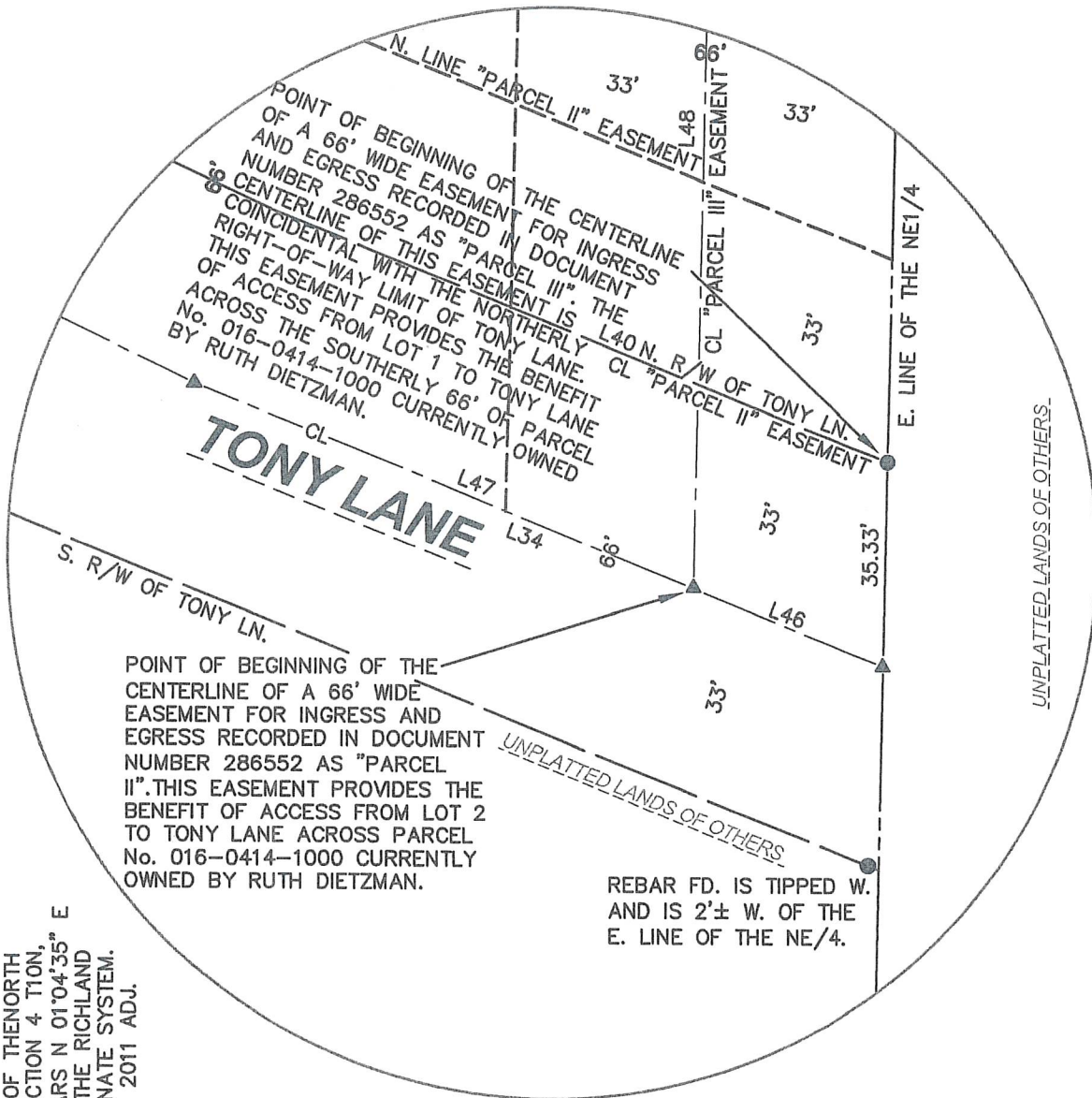
DRAFT

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## DETAIL VIEW 3- FROM SHEET 1

SCALE 1 INCH = 30 FEET



POINT OF BEGINNING OF THE CENTERLINE OF A 66' WIDE EASEMENT FOR INGRESS AND EGRESS RECORDED IN DOCUMENT NUMBER 286552 AS "PARCEL II". THIS EASEMENT PROVIDES THE BENEFIT OF ACCESS FROM LOT 2 TO TONY LANE ACROSS PARCEL No. 016-0414-1000 CURRENTLY OWNED BY RUTH DIETZMAN.

REBAR FD. IS TIPPED W. AND IS 2'± W. OF THE E. LINE OF THE NE/4.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THENORTH QUARTER OF SECTION 4 T10N, R2E, WHICH BEARS N 01°04'35" E ACCORDING TO THE RICHLAND COUNTY COORDINATE SYSTEM. NAD 83 DATUM, 2011 ADJ.

LEGEND APPEARS ON SHEET 1. LINE DATA TABLE APPEARS ON SHEET 4.

DRAFT

# CERTIFIED SURVEY MAP No.

PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WI.

## LINE DATA TABLE

LINE	BEARING	DISTANCE	RECORDED AS INFORMATION	LINE	BEARING	DISTANCE	RECORDED AS INFORMATION
L1	N 87°05'55" W	69.56'	(S 87°06'39" E, 69.83')	L34	N 68°01'41" W	129.01'	(S 68°04'43" E, 129.01')
L2	N 50°50'48" W	102.17'	(S 50°52'22" E, 101.31')	L35	N 64°08'19" W	140.71'	(S 60°04'56" E, 140.71')
L3	N 38°29'53" W	236.27'	(S 38°33'16" E, 236.58')	L36	S 60°20'29" E	226.85'	(S 60°21'47" E, 226.75')
L4	N 18°20'08" W	124.18'	(S 18°17'50" E, 124.18')	L37	N 62°25'10" W	237.28'	(S 62°25'27" E, 237.28')
L5	N 00°05'27" E	109.00'		L38	N 54°55'59" W	260.26'	(S 54°55'47" E, 260.31')
L6	S 31°20'35" W	30.21'	(N 31°09'04" E, 30.21')	L39	S 58°43'11" E	44.38'	(N 58°39'09" W, 44.38')
L7	S 31°20'35" W	33.03'	(N 31°09'04" E, 33.03')				
L8	S 56°19'32" E	71.99'	(N 56°25'25" W, 71.94')	LINE	BEARING	DISTANCE	RECORDED AS INFORMATION
L9	S 58°43'11" E	51.63'	(N 58°39'09" W, 51.63')	L40	N 68°01'41" W	115.29'	(N 68°04'43" W, 115.30')
L10	S 58°49'34" E	44.38'	(N 58°50'56" W, 44.38")	L41	N 64°08'19" W	138.50'	(N 64°04'56" W, 138.48')
L11	S 30°31'47" E	202.59'	(N 30°31'51" W, 202.82')	L42	N 60°20'29" W	226.35'	(N 60°21'47" W, 226.28')
L12	S 50°15'01" E	100.29'	(N 50°15'29" W, 100.29')	L43	N 62°25'10" W	235.72'	(N 62°25'27" W, 235.71')
L13	S 51°26'13" E	135.56'	(N 51°26'23" W, 135.45')	L44	N 54°55'59" W	259.19'	(N 54°55'47" W, 259.22')
L14	S 88°31'53" E	95.73'	(N 88°34'13" W, 95.73')	L45	N 58°43'11" W	45.54'	(N 58°39'09" W, 45.45')
L15	N 62°47'58" E	187.33'	(S 62°51'19" W, 187.26')	L46	N 68°01'41" W	35.54'	(S 68°04'43" E, 35.31')
L16	N 47°47'07" E	78.03'	(S 47°42'54" W, 78.03')	L47	N 68°01'41" W	93.47'	(S 68°04'43" E, 93.70')
L17	N 62°47'58" E	176.33'	(S 62°51'19" W, 176.26')	L48	N 01°06'59" E	284.49'	(N 01°04'35" E, 284.74')
L18	N 62°47'58" E	11.00'	(S 62°51'19" W, 11.00')	L49	N 28°17'41" W	160.85'	(N 28°17'35" W, 160.68')
L19	N 46°55'31" E	92.52'		L50	N 27°18'54" E	161.77'	(N 27°20'01" E, 162.02')
L20	S 76°05'08" E	278.96'		L51	N 12°39'10" W	110.01'	(N 12°47'28" W, 109.79')
L21	S 66°00'24" E	218.73'		LINE	BEARING	DISTANCE	
L22	N 42°10'38" W	144.22'		L53	N 02°06'49" E	100.00'	
L23	S 48°12'41" E	129.74'		L54	S 87°53'11" E	66.00'	
L24	S 44°06'59" E	203.60'		L55	N 01°04'35" E	100.00'	
L25	S 59°18'50" E	371.86'		L56	N 88°55'25" W	66.00'	
L26	S 00°05'27" W	66.70'					
L27	S 58°40'43" E	155.94'					
L28	S 59°06'51" E	178.18'					
L29	S 56°28'10" E	187.80'					
L30	N 56°19'32" W	72.64'					
L31	N 58°43'11" W	50.87'					
L32	S 31°09'54" W	298.01'					
L33	S 31°09'54" W	33.00'					

### \*IMPORTANT NOTES REGARDING LOTS 1, 2 AND 3\*

- 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 LOCATIONS OF THE CENTERLINE AND RIGHT-OF-WAY LIMITS OF TONY LANE WERE DETERMINED FROM SURVEY MONUMENTATION FOUND IN THE AREA. THE RIGHT-OF-WAY WIDTH OF TONY LANE IS RECORDED AS BEING 66 FEET WIDE AND EXISTS BY EASEMENT.
- 3.) THE FIELD WORK FOR THIS CSM WAS COMPLETED ON JANUARY 15, 2025.
- 4.) THE CURRENT TOWN OF ITHACA ZONING CLASSIFICATION FOR THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP IS "FARMLAND PRESERVATION". THIS CURRENT ZONING CLASSIFICATION REQUIRES A MINIMUM LOT SIZE OF 15 ACRES. LOT 2 OF THIS CSM WILL MEET THIS REQUIREMENT AND WILL NOT NEED TO BE REZONED. HOWEVER, THE LANDOWNER MUST APPLY TO THE TOWN OF ITHACA FOR A ZONING CHANGE FROM "FARMLAND PRESERVATION" TO "RESIDENTIAL A2" FOR LOTS 1 AND 3 OF THIS CSM. THIS CSM MAY ONLY BE RECORDED IF AND WHEN THE TOWN OF ITHACA APPROVES THIS ZONING CHANGE FOR LOTS 1 AND 3.
- 5.) LOT 3 OF THIS CSM DOES NOT HAVE FRONTAGE ON, OR OTHER ACCESS TO, A PUBLIC ROAD. THE PROPOSED PURCHASER OF LOT 3, DIETZMAN FARMS, LLC, INTENDS TO ACQUIRE AN ACCESS EASEMENT FROM RUTH M. DIETZMAN BY OTHER INSTRUMENT. THIS PROPOSED ACCESS EASEMENT, FROM THE DIETZMAN FARMS, LLC LANDS LOCATED IN THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, T10N, R2E, AND ACROSS THE LANDS OF RUTH M. DIETZMAN - PARCEL No. 016-0411-1000, TO ACCESS LOT 3 OF THIS CSM, IS SHOWN ON SHEET 1 OF THE CSM AND HAS BEEN DESCRIBED ON SHEET 5 OF THIS CSM. THIS CSM CANNOT CREATE THIS EASEMENT AND THE PURCHASER OF LOT 3 IS RESPONSIBLE FOR OBTAINING THIS ACCESS EASEMENT BY RECORDING THE APPROPRIATE

DRAFT

# CERTIFIED SURVEY MAP No.

PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR – 2443, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF RICHLAND COUNTY, AND AT THE DIRECTION OF LANDOWNER DENNIS BRYNMAN AND SCOTT DIETZMAN, ACTING AS AGENT FOR DIETZMAN FARMS, LLC, PROPOSED PURCHASER OF LOTS 1 AND 3 OF THIS CERTIFIED SURVEY MAP, I HAVE SURVEYED AND MAPPED THIS CERTIFIED SURVEY MAP, THAT SUCH PLAT CORRECTLY REPRESENTS ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 4, T10N, R2E; THENCE N 01°04'35" E ON THE EAST LINE OF THE NORTHEAST QUARTER, 894.04' TO THE POINT OF BEGINNING; THENCE CONTINUING N 01°04'35" E ON SAID EAST LINE, 483.38'; THENCE N 87°05'55" W, 69.56'; THENCE N 50°50'48" W, 102.17'; THENCE N 38°29'53" W, 236.27'; THENCE N 18°20'08" W, 124.18'; THENCE S 89°19'29" W, 516.20'; THENCE N 74°23'23" W, 360.46'; THENCE S 00°05'27" W, 562.38'; THENCE N 87°53'11" W, 375.74'; THENCE S 23°31'06" W, 72.03'; THENCE S 53°07'47" E, 755.45'; THENCE S 31°20'35" W, 63.24' TO A POINT ON THE CENTERLINE OF TONY LANE; THENCE S 56°19'32" E ON THE CENTERLINE OF TONY LANE, 71.99'; THENCE S 58°43'11" E, 51.63' TO THE LAST POINT ON THE CENTERLINE OF TONY LANE; THENCE N 31°09'54" E, 530.65'; THENCE S 58°49'34" E, 44.38'; THENCE S 30°31'47" E, 202.59'; THENCE S 50°15'01" E, 100.29'; THENCE S 51°26'13" E, 135.56'; THENCE S 88°31'53" E, 95.73'; THENCE N 62°47'58" E, 187.33'; THENCE N 47°47'07" E, 78.03' TO THE POINT OF BEGINNING.

PARCEL CONTAINS 25.00 ACRES (1,088,994 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD AND/OR USAGE

DATED: FEBRUARY 6, 2025

DRAFT

TODD T. RUMMLER  
PROFESSIONAL LAND SURVEYOR – 2443

## DESCRIPTIONS OF PROPOSED ADDITIONAL ACCESS EASEMENT AREAS 1 AND 2 TO BE GRANTED TO DIETZMAN FARMS, LLC BY RUTH M. DIETZMAN BY OTHER INSTRUMENT

NOTE: ADDITIONAL ACCESS EASEMENT AREAS 1 AND 2 ARE SHOWN ON SHEET 1 OF THIS CSM AND ARE DESCRIBED BELOW. SEE ALSO NOTES 5 AND 6 ON SHEET 4 OF THIS CSM. THIS CSM CANNOT CREATE THESE EASEMENTS. THE PURCHASERS OF LOT 1 AND LOT 3 ARE RESPONSIBLE FOR PREPARING AND RECORDING THE "OTHER INSTRUMENTS" THAT WILL LEGALLY CREATE THESE PROPOSED ADDITIONAL ACCESS EASEMENTS.

### – DESCRIPTION OF PROPOSED ADDITIONAL ACCESS EASEMENT AREA 1 –

A 66 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN, THE WEST LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 4, T10N, R2E; THENCE N 01°04'35" E ON THE EAST LINE OF THE NORTHEAST QUARTER, 1232.58'; THENCE N 87°53'11" W, 1572.89' TO THE POINT OF BEGINNING OF SAID WEST LINE; THENCE N 02°06'49" W, 100.00' AND THERE TERMINATING. EASEMENT IS INTENDED TO TERMINATE AT THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (THE NORTH LINE OF PARCEL NUMBER 016-0411-1000).

# **CERTIFIED SURVEY MAP No.**

PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWN 10 NORTH, RANGE 2 EAST, TOWN OF ITHACA, RICHLAND COUNTY, WISCONSIN

## **OWNER'S CERTIFICATE**

AS OWNER, DENNIS BRYNMAN DOES HEREBY CERTIFY THAT HE HAS CAUSED THE LAND HEREON DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED AND MONUMENTED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
DENNIS BRYNMAN - LANDOWNER

\_\_\_\_\_  
DATE

## **TOWN OF ITHACA ZONING APPROVAL**

RESOLVED, THAT THE TOWN OF ITHACA, RICHLAND COUNTY, HAS APPROVED THE ZONING CLASSIFICATIONS FOR THE LOTS ON THIS CERTIFIED SURVEY MAP

\_\_\_\_\_  
STEVEN MICHEL - TOWN CHAIR  
TOWN OF ITHACA

\_\_\_\_\_  
DATE

## **RICHLAND COUNTY APPROVAL**

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

\_\_\_\_\_  
AUTHORIZED COUNTY REPRESENTATIVE

\_\_\_\_\_  
DATE

1FT

**Richland County Committee**

**Agenda Item Cover**

**Agenda Item Name: Report on Land Records Funds**

<b>Department</b>	Land and Zoning	<b>Presented By:</b>	
<b>Date of Meeting:</b>	03/26/2025	<b>Action Needed:</b>	Review
<b>Disclosure:</b>		<b>Authority:</b>	
<b>Date submitted:</b>	03/31/2025	<b>Referred by:</b>	Natural Resources Committee
<b>Action needed by no later than (date)</b>		<b>Resolution</b>	

**Recommendation and/or action language:**

**Background:**

This is a report on the funds available for land records and projected project expenditures. Fund 23- Land Records Grant and Fund 48- Land Records fund

**Attachments and References:**

**Financial Review:**

(please check one)

<input type="checkbox"/>	In adopted budget	Fund Number	
<input type="checkbox"/>	Apportionment needed	Requested Fund Number	
<input type="checkbox"/>	Other funding Source		
<input checked="" type="checkbox"/>	No financial impact		

\_\_\_\_\_ *Cathy Cooper* \_\_\_\_\_

Department Head

\_\_\_\_\_

Administrator

## Fund 23 - Land Records Grant

	Invoice Date	# Assigned	Budgeted Items	Real Amounts	Income	Total
Expenses - Prior Years		23.5463		\$ (933,668.32)		\$ (933,668.32)
Revenues - Prior Years		23.4100-4800			\$ 1,028,603.23	\$ 94,934.91
Interest on Investments - Prior Years		23.4800.0000.4811			\$ 30,235.83	\$ 125,170.74
2023 Tax Levy	1/31/2023	23.4100.0000.4111			\$ 25,750.79	\$ 150,921.53
2023 WLIP BB Grant	2/3/2023	23.4200.2023.4236			\$ 71,184.00	\$ 222,105.53
2023 WLIP T&E Grant	2/9/2023	23.4200.2023.4236			\$ 1,000.00	\$ 223,105.53
MSA Inv R10631017.0-49	2/20/2023	23.5463.0000.5939		\$ (2,265.00)		\$ 220,840.53
GCS Software	3/17/2023	23.5463.0000.5815		\$ (1,837.50)		\$ 219,003.03
2023 WLIA Conference - Mike	4/17/2023	23.5463.0000.5336		\$ (90.00)		\$ 218,913.03
MSA Inv R10631017.0-50	4/17/2023	23.5463.0000.5939		\$ (3,897.50)		\$ 215,015.53
MSA Inv R10631017.0-51	4/20/2023	23.5463.0000.5939		\$ (1,415.00)		\$ 213,600.53
2023 WLIP SI Grant	4/24/2023	23.4200.2023.4236			\$ 70,000.00	\$ 283,600.53
MSA Inv R10631017.0-52	7/18/2023	23.5463.0000.5939		\$ (9,635.00)		\$ 273,965.53
MSA Inv R10631017.0-53	8/21/2023	23.5463.0000.5939		\$ (2,515.00)		\$ 271,450.53
MSA Inv R10631017.0-54	9/21/2023	23.5463.0000.5939		\$ (2,895.50)		\$ 268,555.03
Richland Observer Inv 410511	10/16/2023	23.5463.0000.5939		\$ (74.80)		\$ 268,480.23
MSA Inv R10631017.0-56	10/20/2023	23.5463.0000.5939		\$ (6,226.70)		\$ 262,253.53
GCS Software	10/31/2023	23.5463.0000.5815		\$ (1,837.50)		\$ 260,416.03
Northwest Tech	12/14/2023	23.5463.0000.5157		\$ (331.28)		\$ 260,084.75
MSA Inv 1007	12/31/2023	23.5463.0000.5939		\$ (1,410.00)		\$ 258,674.75
MSA - GIS Web & GIS Task Inv 1349	12/31/2023	23.5463.2023.5992		\$ (2,590.00)		\$ 256,084.75
Credit Card Rebates Oct-Dec 2023	12/31/2023	23.4800.0000.4813			\$ 6.13	\$ 256,090.88
Fidler Technologies	12/31/2023	23.5463.0000.5815		\$ (1,750.00)		\$ 254,340.88
CDW- Adobe Licensing (5)	2/19/2024	23.5463.0000.5815		\$ (1,228.95)		\$ 253,111.93
Interest on Investments - January 2024	2/29/2024	23.4800.0000.4811			\$ 1,183.93	\$ 254,295.86
CDW -Adobe Lic 12/4/2023	3/18/2024	23.5463.0000.5815		\$ (107.80)		\$ 254,188.06
2024 WLIA Conference - Julie	3/18/2024	23.5463.0000.5157		\$ (444.00)		\$ 253,744.06
2024 WLIP T&E Grant	3/18/2024	23.4200.2023.4236			\$ 1,000.00	\$ 254,744.06
MSA Inv 2951- GIS Web & GIS Task	3/19/2024	23.5463.0000.5939		\$ (827.50)		\$ 253,916.56
Interest on Investments - February 2024	3/31/2024	23.4800.0000.4811			\$ 1,111.60	\$ 255,028.16
Fidler Technologies	4/16/2024	23.5463.0000.5815		\$ (2,200.00)		\$ 252,828.16
Land Information BB Grant 23.4200.2024.4236 (4/29/2024)	4/29/2024	23.4200.2024.4236			\$ 77,160.00	\$ 329,988.16
MSA Inv 1240 - Map Updates, CREP	4/30/2024	23.5463.2023.5992		\$ (1,855.00)		\$ 328,133.16
MSA Inv 1240 - Map Updates, CREP	4/30/2024	23.5463.2024.5992		\$ (45.00)		\$ 328,088.16
MSA Inv 1364 - DMS Map Updates Mileage	4/30/2024	23.5463.2023.5992		\$ (253.91)		\$ 327,834.25
MSA Inv 1364 - DMS Map Updates Mileage	4/30/2024	23.5463.2024.5992		\$ (327.84)		\$ 327,506.41
MSA Inv 1365 - Map Updates, BAS & WARD Info	4/30/2024	23.5463.2023.5992		\$ (917.81)		\$ 326,588.60
MSA Inv 1365 - Map Updates, BAS & WARD Info	4/30/2024	23.5463.2024.5992		\$ (1,084.69)		\$ 325,503.91
MSA Inv 3288 - Map Updates, State Parcel Data	4/30/2024	23.5463.2024.5992		\$ (1,810.00)		\$ 323,693.91
Interest on Investments - March 2024	4/30/2024	23.4800.0000.4811			\$ 1,195.40	\$ 324,889.31
MSA Inv 3975 - Map Updates, Rem GIS Tables State Parcel Data	5/8/2024	23.5463.2024.5992		\$ (10,450.00)		\$ 314,439.31
MSA Inv 3976 - Additional Mapping	5/20/2024	23.4200.2024.4236		\$ (705.00)		\$ 313,734.31
Center Lanes-Phoenix Center-MSA Lunch Training	5/20/2024	23.4200.2024.4236		\$ (134.54)		\$ 313,599.77
Credit Card Rebates Jan-March 2024	5/30/2024	23.4800.0000.4813			\$ 11.11	\$ 313,610.88
Interest on Investments - April 2024	5/31/2024	23.4800.0000.4811			\$ 1,157.74	\$ 314,768.62
Adjustment to balance with LGIP/AS400	6/7/2024				\$ 2,259.17	\$ 317,027.79
				\$ (994,831.14)	\$ 1,311,858.93	\$ 317,027.79
MSA Inv 4942 - Data Mnt, Wk Updt, RM GIS Tbles, Arc Pro Trng	5/28/2024	23.5463.2024.5992/5157		\$ (6,475.81)		\$ 310,551.98
Interest on Investments - May 2024	6/30/2024				\$ 1,157.74	\$ 318,185.53
Fidlar Technologies - ROD	6/25/2024	23.5480.0000.5815		\$ (2,200.00)		\$ 308,351.98
Daida - Papervison ROD	6/30/2024	23.5463.0000.5815		\$ (79.00)		\$ 318,106.53
Interest on Investments - June 2024	7/1/2024				\$ 1,202.06	\$ 309,554.04





## Fund 48 - Land Records Fund

	Invoice Date	# Assigned	Budgeted Items	Real Amounts	Income	Total
Expenses - Prior Years				\$ (105,676.79)		\$ (105,676.79)
Computer Upgrade to Map on Website		48.5480.0000.5813		\$ (2,585.00)		\$ (108,261.79)
Co Share of Land Records Fees - Prior Yrs		48.4500.0000.4531			\$ 283,880.00	\$ 175,618.21
Co Share of Land Records Fees - Jan 2024	1/31/2024	48.4500.0000.4531			\$ 840.00	\$ 176,458.21
Co Share of Land Records Fees - Feb 2024	2/29/2024	48.4500.0000.4531			\$ 1,728.00	\$ 178,186.21
Co Share of Land Records Fees - March 2024	3/31/2024	48.4500.0000.4531			\$ 1,512.00	\$ 179,698.21
Co Share of Land Records Fees - April 2024	4/30/2024	48.4500.0000.4531			\$ 1,680.00	\$ 181,378.21
Co Share of Land Records Fees - May 2024	5/31/2024	48.4500.0000.4531			\$ 2,032.00	\$ 183,410.21
Mastergraphics Inv 232806	11/20/2023	48.5480.0000.5248		\$ (138.75)		\$ 183,271.46
WI Cty Code Admin-WCCA Spring Conf	2/20/2023	48.5480.0000.5334		\$ (50.00)		\$ 183,221.46
Lodging Reim-Mike Bindl	4/17/2023	48.5480.0000.5336		\$ (180.00)		\$ 183,041.46
Driftless Area Professionals	12/31/2023	48.5480.0000.5970		\$ (1,220.00)		\$ 181,821.46
Transfer From Gen Fund Res 13-147	12/31/2013	48.4900.0000.4920			\$ 1,200.00	\$ 183,021.46
Lenovo Laptop for Zoning	8/9/2024	48.5480.0000.5819		\$ (1,072.83)		\$ 181,948.63
Co Share of Land Records Fees - June 2024					\$ 1,528.00	\$ 183,476.63
Co Share of Land Records Fees - July 2024					\$ 2,040.00	\$ 185,516.63
Co Share of Land Records Fees - August 2024					\$ 1,896.00	\$ 187,412.63
Co Share of Land Records Fees - Sept. 2024					\$ 1,208.00	\$ 188,620.63
Co Share of Land Records Fees - Oct. 2024					\$ 2,368.00	\$ 190,988.63
Co Share of Land Records Fees - Nov. 2024					\$ 2,128.00	\$ 193,116.63
Fidlar Technologies - ROD	12/27/2024	48.5480.0000.5815		\$ (2,200.00)		\$ 190,916.63
Co Share of Land Records Fees - Dec. 2024					\$ 1,600.00	\$ 192,516.63
Co Share of Land Records Fees - Jan 2025					\$ 352.00	\$ 192,868.63
Co Share of Land Records Fees - Feb 2025					\$ 2,200.00	\$ 195,068.63
Co Share of Land Records Fees - March 2025						
Co Share of Land Records Fees - April 2025						
Co Share of Land Records Fees - May 2025						
				\$ (113,123.37)	\$ 308,192.00	

**Balanced Amount**

\$ 195,068.63

**Paying for LiDar Enhancements**

\$112,450.00	Lidar costs
-\$33,613.00	2024 grant
-\$38,710.00	2025 grant
\$40,127.00	Total from retained - Fund 48

## Richland March 2025 Report

### Agriculture

An in-person workshop for sheep and goat producers where information was presented, and a fecal egg count was demonstrated and taught to participants. Participants learned about the parasite lifecycle, fecal egg counts, and additional integrated management strategies to decrease production and economic losses to parasite infections. Participants also learned how to collect, prepare, and analyze fecal samples to determine parasite infection and how to use this information to select animals and management strategies to improve animal health and increase production and profitability. Total Reach: 5 small ruminant producers (Carolyn Ihde, **Beth Mcilquham**, Kimberly Kester)

Planning for a fecal egg count roadshow titled Parasite Patrol for small ruminant, beef, and dairy producers in collaboration with Extension County, Regional, and State Outreach Specialist, local producer groups, and veterinarians. The goal is for producers to manage parasite resistance, anthelmintic use, genetic selection, and pasture management to reduce anthelmintic resistance and economic loss to parasitism. (Carolyn Ihde, **Beth Mcilquham**, Heather Schlessler, Kimberly Kester, Sandy Stuttgen)

A training session for private pesticide applicators where participants learned about safe practices surrounding application and handling of restricted-use pesticides to increase safety awareness and smart practices with pesticide use. Total Reach: 17 participants in a Juneau County training session 47 participants in the first Sauk County training session 9 participants in the second Sauk County training session (**Anastasia Kurth**, Jordan Kampa, Laura Flandermeyer)

A series of four Focus on Forage webinars for forage growers, livestock producers, agency staff and agricultural consultants where research-based forage management solutions are shared to optimize forage yield and quality to improve overall farm profitability. (Liz Gartman, **Anastasia Kurth**, Damon Smith, Daniel Marzu, Harkirat Kaur, Jerry Clark, Jordyn Sattler, Joshua Kamps, Kevin Jarek, Mark Renz, Marta Moura Kohmann, Megan Sankey, Melissa Ohlrich, Scott Newell, Scott Reuss, Sylvanus Gaku)

Thinking About Farm Succession workshop for farmers where participants learned about what happens if they don't do any estate planning and how to start the conversation with their families about estate planning. Total Reach: 27 people (**Joy Kirkpatrick, Anastasia Kurth, Beth Mcilquham**, Kelly Wilfert)

Six-part virtual series for individuals new to beef production or dairy producers transitioning to beef production. Participants learned about various aspects of beef enterprises, including marketing strategies, cattle health, nutrition and reproduction, and cattle enterprises. The goal of this series is to enhance the economic sustainability of emerging beef producers. Total Reach: 100 registered attendees. (Sandy Stuttgen, Adam Hartfiel, **Beth Mcilquham**, Bill Halfman, Kimberly Kester, Ryan Sterry, Sandy Stuttgen)

A training session for manure applicators and farmers where participants learn to apply manure safely and accurately to keep themselves safe, protect the environment, respond to manure spills and increase farm profitability. Total Reach: 144 commercial manure applicators and farmers (Jerry Clark, **Anastasia Kurth**, Becky Brathal, Christine Clark, Jordyn Sattler, Kelsey Hyland, Kevin Erb, Landon Baumgartner, Laura Flandermeyer, Melissa Ohlrich, Scott Reuss)

A monthly newsletter that is designed to delivery timely updates for the Extension Crops and Soils and Dairy and Livestock Programs as well as connect various stakeholders to the agriculture community across Richland County. Total Reach: Over 40 producers, Extension colleagues, county board members, and public. (**Anastasia Kurth, Beth Mcilquham**)



## Richland March 2025 Report

An on-farm research project investigating use of winter camelina as a cover crop option after soybeans to reduce nitrate leaching and mitigate the yield drag seen in corn following winter cereal cover crops, the only other overwintering cover crop choice in Wisconsin post-soybean harvest. Results from this study will help farmers decide if winter camelina is a viable cover crop for their operation and engage farmers in thinking more critically about nitrogen loss pathways. (Will Fulwider, **Anastasia Kurth**, Chelsea Zegler, Sam Bibby, Steven Hall)

Livestock educators write articles for beef producers on best management practices and current research in livestock systems. These articles keep livestock producers up to date with local and regional livestock news, market trends, and production ideas to help increase the economic viability of producers. Total Reach: Circulation of The Wisconsin Agriculturist Magazine is 24,000 print subscribers. The Beef Columns also appear on the website and garner between 1,000 and 4,000 page views (it is different for every column). (Sandy Stuttgen, Adam Hartfiel, **Beth McIlquham**, Bill Halfman, Kimberly Kester, Ryan Sterry, Sandy Stuttgen)

### Human Development and Relationships

An on-demand lesson on topics such as budgeting, credit/debt, record keeping, saving on groceries, goal setting, preventing fraud and scams, and finding affordable housing for groups such as residents at a homeless shelter, recent immigrants, a group of young parents, etc. where they learn effective strategies to manage their money. Through this, participants set and create a plan for achieving their financial goals, can create a spending plan that allows them to manage their monthly income and expenses, and can make a plan to become debt-free. Total Reach: 3 Passages Shelter residents (**Sarah Kubiak**)

A 6-session course for renters where participants learn how to find and apply for rental housing, understand their responsibilities as a renter, how to communicate effectively with their landlords, and manage housing expenses. Through this, those with negative rental records and those new to renting are able to increase their ability to find and keep safe affordable housing, thereby increasing their stability and decreasing their reliance on public support. (Amanda Kostman, Alana Perez-Valliere, Carol Bralich, Crystal Walters, Jeanne Walsh, Jennifer Abel, Katie Daul, Kula Yang, **Sarah Kubiak**, Sarah Hawks, Tahnee Aguirre, Todd Wenzel)

Planning for a Poverty simulation for the Head Start staff in collaboration with Southwest Wisconsin Community Action Program (SWCAP). The goal is to help staff understand what it might be like to be part of a typical low-income family trying to survive from month to month. The object is to sensitize participants to the realities of life faced by low-income families. (Beverly Doll)

A newsletter series (Money \$mart in Head Start) for parents of young children where they learn skills such as using credit wisely, keeping their money safe, savings strategies, organizing their financial records, and making choices about health insurance. Through this program parents can create more financial stability for their families. (Beverly Doll, **Sarah Kubiak**)

A 7-session course that helps adults of all ages to make end-of-life financial, healthcare, and final wishes decisions in order to reduce the stress experienced by survivors and to ensure that their wishes are honored. (Beverly Doll, **Sarah Kubiak**)

### FoodWise

**Completion of Team Nutrition Grant Sessions:** In Richland, we successfully completed the Team Nutrition Grant sessions in collaboration with the Department of Public Instruction (DPI). This grant focuses on improving child nutrition by supporting healthy eating habits through education, cafeteria modifications, and student engagement. As part of this

*An EEO/AA employer, University of Wisconsin-Madison Division of Extension provides equal opportunities in employment and programming, including Title VI, Title IX, the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act requirements.*



## Richland March 2025 Report

initiative, we also wrapped up activities in Kickapoo and Ithaca. The students thoroughly enjoyed the sessions, and excellent modifications were made to the school cafeterias, which are already showing a positive impact.

**EBT Acceptance at Tienda Mexicana Oasis:** Tienda Mexicana Oasis is now officially able to accept EBT, expanding access to healthy and culturally relevant foods for the community. Additionally, the American Heart Association has a donation available for the store, but we are currently exploring ways for them to accept the funds. Since they operate as a for-profit business, we are considering potential partnerships with nonprofit organizations to facilitate this process.

**Upcoming Sessions with 4-H (Juntos Program):** Starting April 12, in partnership with 4-H's *Juntos Program*, we will begin offering sessions for parents at Richland Center Intermediate School. FoodWise will lead *Cooking Matters* sessions, culminating in a grocery tour at Tienda Mexicana Oasis to reinforce nutrition education and smart shopping habits.

**Farmers Market and Coalition Efforts:** We continue to support the Farmers Market through our coalition work. As part of this effort, we will soon print informational booklets with essential details about local farmers markets, making it easier for residents to access fresh, local produce.

**Collaboration with Health and Human Services:** We have started our meetings with Health and Human Services to discuss opportunities for collaboration. As in previous years, we aim to align our efforts to maximize impact and strengthen community resources.

Richland County Committee

Agenda Item Cover

Agenda Item Name: Discussion on updating the zoning ordinance

Department	Land and Zoning	Presented By:	
Date of Meeting:	03/31/2025	Action Needed:	Review ordinance
Disclosure:		Authority:	Zoning ordinance
Date submitted:	03/26/2025	Referred by:	Natural Resources Committee
Action needed by no later than (date)		Resolution	

Recommendation and/or action language:

Background:

Continue to review the zoning ordinance

Attachments and References:

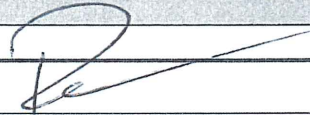
Financial Review:

(please check one)

<input type="checkbox"/>	In adopted budget	Fund Number	
<input type="checkbox"/>	Apportionment needed	Requested Fund Number	
<input type="checkbox"/>	Other funding Source		
<input checked="" type="checkbox"/>	No financial impact		

Cathy Cooper

Department Head



Administrator

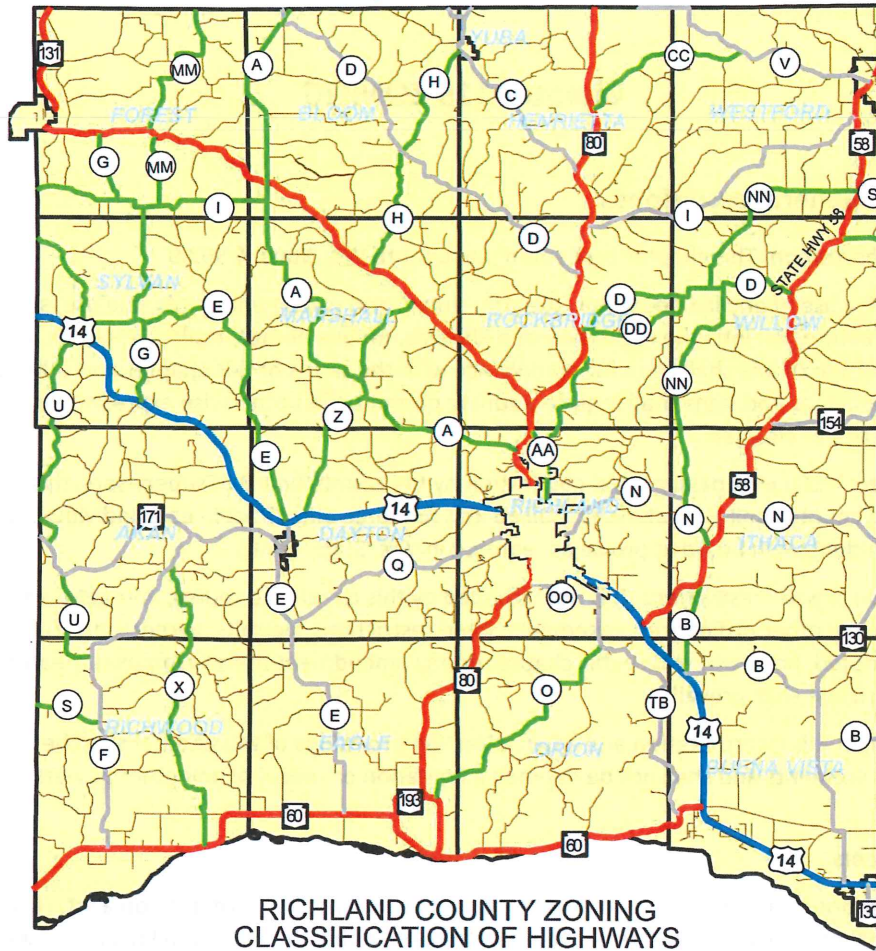




## Chapter 119 ZONING

### Sec. 119.04.010. General provisions.

- (a) *Statutory authorization.* This chapter is adopted pursuant to Wis. Stats. § 59.69.
- (b) *Compliance.* The use of any land or water, the size, shape, and placement of lots; the use, size, type, and location of structures on lots; the regulation of billboards, mobile homes, trailers, quarries, and junkyards; and the subdivision of lots shall be in full compliance with the terms of this chapter and other applicable regulations. Buildings and signs shall require a zoning permit unless otherwise expressly excluded by the requirements of this chapter.
- (c) *Force and effect.* Following passage and publication by the county board of supervisors, this comprehensive revision of the county zoning regulations shall go into full force and effect in each individual town only after receiving individual town board approval as required in Wis. Stats. § 59.69.
- (d) *Abrogation and greater restrictions.* It is not intended by this chapter to repeal, abrogate, annul, impair or interfere with any other ordinances, easements, deed restrictions, permits, agreements, rules, or regulations previously adopted; however, where this chapter or any amendment thereto imposes greater restrictions, the more restrictive shall prevail.
- (e) *Interpretation.* In this interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall not be deemed a limitation or repeal of any other powers granted by state law.
- (f) *Site requirements.*
  - (1) Only one principal structure, as defined by this chapter, shall be permitted on a lot. However, additional principal structures shall be permitted, providing the minimum lot size, lot width, and yard requirements for each zoning district are met.
  - (2) All lots shall abut upon or have irrevocable recorded access to a public road, street, or highway. After this chapter is adopted by the township, all newly created rights-of-way shall have a width of not less than 49.5 feet.
- (g) *Standard district regulations.*
  - (1) *Setback requirements on highways and roads.* The following provisions apply to lands abutting a public road, street, or highway so as to lessen conflicts and congestion and to promote the safety and efficiency of such transportation facilities:
    - a. *Classification of highways.* The public roads, streets, and highways of the county are divided into the following five zoning classifications in relation to the county Functional and Jurisdictional Highway Plan Update of 1995, as the plan shall be amended from time to time by the Southwestern Wisconsin Regional Planning Commission. The highways so classified are shown as the Highways Zoning Classification Map below.



ZONING CLASSIFICATION	FROM CENTERLINE	HIGHWAY CLASSIFICATION
Class A Highway (Blue)	150'	Principal Arterial Highways
Class B Highway (Red)	130'	Minor Arterial Highways
Class C Highway (Gray)	110'	Major Collector Highways
Class D Highway (Green)	90'	Minor Collector Highways
Class E Highway (Brown)	70'	Local Highways, Town Roads, Public Roads and streets other than those listed above

- b. *Minimum highway setback.* Unless otherwise permitted in this chapter, all buildings, structures, and other objects shall be set back from abutting public highways so as to comply with the minimum requirements set forth in this subsection (g)(1), or otherwise permitted or modified by the approval of the plat of a legal subdivision or a particular provision of this chapter.
- c. *Specifications.* Setbacks from public highways shall be not less than the horizontal distances set forth in this subsection (g)(1) and measured from either the near existing right-of-way line or the centerline of the abutting roadway or the centerline of the near pair of travel lanes, whichever is more restrictive. The more restrictive of the two measurements shall prevail.

Zoning Classification	Setback from Right-of-Way	Setback from Centerline
Class A Highways	70 feet	150 feet
Class B Highways	60 feet	130 feet
Class C Highways	50 feet	110 feet
Class D Highways	40 feet	90 feet

Class E Highways	30 feet	70 feet
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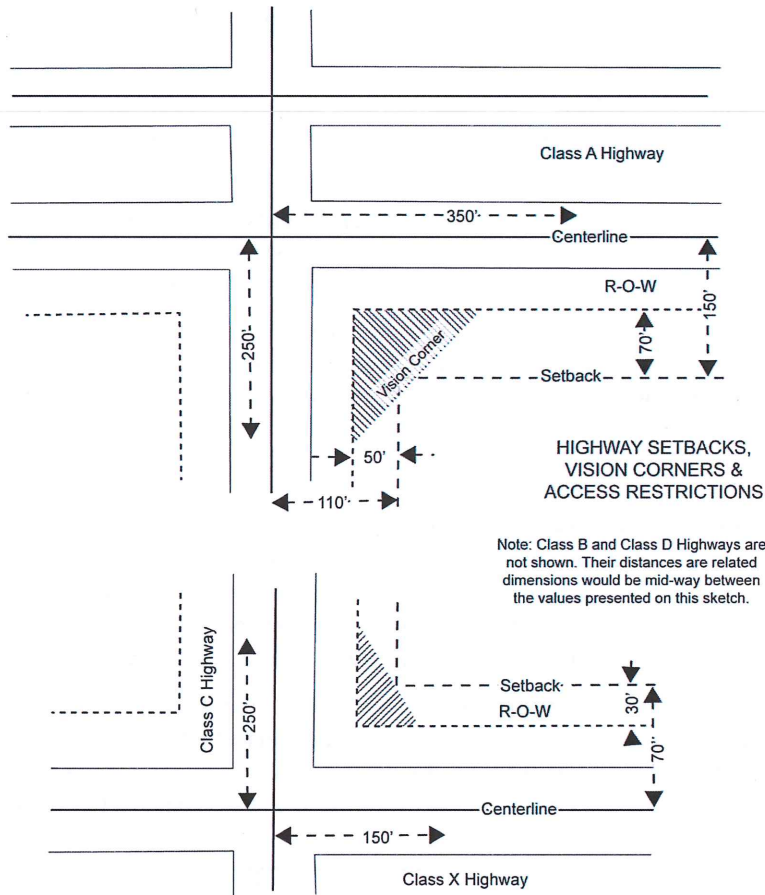
(2) *Conditional modifications.* The above-listed highway setback requirements are subject to the following conditional modifications. When such conditions occur, the county zoning administrator may permit a setback that meets the following requirements:

- a. When an existing principal structure or building fronts on the same side of the abutting highway and within 200 feet on both sides of the proposed structure, the highway setback may be modified to the average of the setbacks existing on the two abutting structures.
- b. When two or more principal structure or buildings front on the same side of the abutting highway and within 400 feet in one direction from the subject site, the highway setback may be modified to the average of the setback on the near existing structure and the required setback for the appropriate class of highway.

(3) *Vision corners.*

- a. In each quadrant of every at-grade intersection of a public road, street, or highway with another public road, street, or highway or with a mainline railroad, there shall be a vision corner consisting of a triangular area within which no structure, building, vegetation or other fixed object shall be permitted if the same would obstruct the highway users view across such vision corner or otherwise restrict the user's ability to perceive an on-coming vehicle.
- b. All such vision corners shall be bounded by the centerlines of the intersecting roads, streets, highways or railroad tracks, on a straight line, connecting points on the centerlines and at the following horizontal distances from the point of intersection. In case of a multi-land or divided highway or a multi-track railroad, the centering shall be construed to be the centerline of the near pair of travel lanes or the near pair of rails.

Zoning Classification	Distance from Intersections
Class A Highways	350 feet
Class B Highways	300 feet
Class C Highways	250 feet
Class D Highways	200 feet
Class E Highways	150 feet



- (4) *Access restrictions.* No direct public access shall be permitted to the rights-of-way of any public road, street or highway except in compliance with the following provisions:
- a. No direct private access shall be permitted to the rights-of-way of two intersecting public roads, streets or highways within the following horizontal distances, as measured from the point of intersection of the two right-of-way lines and along the right-of-way abutting the subject site. The distance shall be measured for each intersecting highway according to the class of highway listed below.

Zoning Classification	Restricted Distance
Class A highway	500 feet
Class B highway	400 feet
Class C highway	300 feet
Class D highway	200 feet
Class E highway	100 feet

- b. Public service roads designed to keep private access from entering directly onto Class A and B highways may be located closer to the intersection than would otherwise be required.
- c. Vehicular entrances and exits serving drive-in-establishments which generate traffic volumes in excess of 100 vehicles per day, shall be not less than 100 feet from any pedestrian entrance or exit serving a school, church, hospital, park, playground or other place of public assembly.

- (5) *Exceptions to highway requirements and restrictions.* The following structures and uses are excepted from the above-listed highway setbacks, vision corner and access regulations:
- a. Signs placed by or under the direction of the appropriate highway agency for the guidance, direction, control or warning of traffic, including construction barricades and safety devices.
  - b. The planting and harvesting of field crops, flowers, shrubs, hedges and the like and the use of open fences, equipment and machinery commonly associated with such planting or harvesting, provided the same shall be subject to such trimming, pruning, cropping or control as may be deemed necessary by the highway agent having jurisdiction over the abutting highway.
  - c. Communication and power transmission lines, poles and appurtenant structures, and underground structures provided the same are not capable of being used as a foundation for a prohibited above-grade structure.
  - d. Temporary use of the above restricted areas may be permitted, but such temporary permit shall be revocable, subject of particular conditions, and limited to not more than 12 consecutive months.
  - e. Minor readily removable structures such as open fences and small signs permitted by this chapter may be placed within setback lines, provided all requirements of this chapter are met.
  - f. Structures not conforming to the above setback, vision corner, and access requirements may be placed on lots platted and recorded prior to the adoption of the ordinance from which this chapter is derived by the township by conditional use only.
- (6) *Lot size requirements in the residential and commercial districts.*
- a. Lots created after adoption of the ordinance from which this chapter is derived shall meet the minimum area requirements shown on Table 1 below.

Table 1. Yard, Area and Width Requirements

	A-F	A-R	R-1	C-1	I
Side yards, principal buildings (ft.)	20	20	10	10*	20
Lots not served by public sewer (ft.)	20	20	10	10*	20
Lots served by public sewer (ft.)	—	20	8*	8**	20
Side yards, accessory and building (ft.)	10	10	5	5	5
Rear yard (ft.)	50	50	40	20	20
Floor area dwelling (sq. ft.)	600	960	960	500	
***Minimum lot area agricultural (acres)	35	5	—	—	—
Lots not served by public sewer (acres)	—	5	2	1	1
Lots served by public sewer	—	5 acres	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
Minimum lot width lot not served by public sewer (ft.)	200	200	200	200	200
Lots served by public sewer (ft.)	—	200	65	65	65

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\*Although the minimum width of one side yard can be ten feet, the minimum aggregate width of both side yards shall be 25 feet.

\*\*Although the minimum width of one side yard can be eight feet, the minimum aggregate width of both side yards shall be 20 feet.

\*\*\*Maximum lot area in the agricultural/residential district is 34.99 acres.

- b. The dimensions of the building sites in the general commercial and single-family residential districts shall meet the following minimum requirements:
1. *Lots not served by public sewer.*
    - (i) The minimum lot area shall be ~~43,560 square feet~~ **1 acre** in **commercial district and 2 acres in single-family residential district** and the minimum lot width 200 feet at the building line and 200 feet at the water's edge.
    - (ii) There shall be a side yard for each principal building. The minimum width of one side yard shall be ten feet. The minimum aggregate width of both side yards shall be 25 feet.
  2. *Lots served by public sewer.*
    - (i) The minimum lot area shall be 10,000 square feet and the minimum lots width 65 feet at the building line and 65 feet at the water's edge.
    - (ii) There shall be a side yard for each principal building. The minimum width of one side yard shall be eight feet. The minimum aggregate width of both side yards shall be 20 feet.
  3. *Existing lots served by public sewer.* A lot which does not contain sufficient area to conform to the dimensional requirements of this chapter but which is at least 50 feet wide and 7,500 square feet in area may be used as a building site providing that the use is permitted in the zoning district, providing the title to the lot has been transferred prior to the effective date of the ordinance from which this chapter is derived and providing the lot is in separate ownership from abutting lands.
  4. *Existing lots not served by public sewer.* A lot which does not contain sufficient area to conform to the dimensional requirements of this chapter but which is at least 65 feet in width at the building line and 65 feet at the water's edge, and which is 10,000 square feet in area, may be used as a building site, providing it meets the requirements of the sanitary ordinance, providing that the use is permitted in the zoning district, providing the title to the lot has been transferred and notarized prior to the effective date of the ordinance from which this chapter is derived in the township, and providing the lot is in separate ownership from abutting lands.
  5. *Substandard lots.*
    - (i) A zoning permit for the improvement of a lot having lesser dimensions than those stated in subsections (g)(6)c and d of this section shall be issued only after the granting of a variance by the board of adjustment.
    - (ii) If two or more substandard lots with continuous frontage have the same ownership as of the effective date of the ordinance from which this chapter is derived, the lots involved shall be considered to be an individual parcel for the purposes of this chapter.

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6. *Spacing between buildings.* No agricultural structure may be placed within 500 feet of an existing nonagricultural structure under separate ownership unless otherwise permitted by conditional permit, or no nonagricultural structure may be placed within 500 feet of an existing agricultural structure under separate ownership unless otherwise permitted by conditional permit.
- (7) *Lot size requirements in the agricultural and forestry district.* Lots created after adoption of the ordinance from which this chapter is derived shall meet the minimum area requirements shown on Table 1. The dimensions of the building sites in the agricultural and forestry districts shall meet the following minimum requirements:
- a. The minimum lot area shall be 35 acres and the minimum lot width 200 feet at the building line.
  - b. There shall be a side yard for each principal building and accessory building. The minimum side yard setback for principal buildings shall be 20 feet. The minimum side yard for accessory buildings shall be ten feet.
  - c. A lot which does not contain sufficient area to conform to the dimensional requirements of this section, but which is at least 200 feet in width at the building line, and which is 43,560 square feet in area, may be used as a building site, provided the use is permitted in the zoning district, providing the title to the lot has been transferred (and notarized) prior to the effective date of the ordinance from which this chapter is derived in the township, and providing the lot is in separate ownership from abutting lands, and providing it meets the provisions of the sanitary ordinance.
- (8) *Open space requirements.* Every part of the required area of a yard shall be open to the sky. In this regard, the setback and yard requirements shall apply to all projections, such as sills, cornices, steps, porches, ornamental features, and fire escapes.
- (9) *Structures not buildings.* Structures which are not buildings and which are six inches or more in height from the surface of the ground shall be subject to the setback, and other dimensional requirements of this chapter. This provision excludes fences and public utility poles.
- (10) *Accessory uses and structures.*
- a. Any permanent, roofed structure serving as an accessory use if attached to the principal building by an enclosed structure shall be considered a part of the principal building. If such structure is a building and is not attached to the principal building it shall conform to the setback, and other dimensional requirements of the district within which it is located.
  - b. Accessory buildings permitted in residential districts, shall conform to the following requirements:
    1. No more than one accessory building shall be permitted on a lot, except by conditional permit.
    2. No accessory building shall have a floor area greater than 70 percent of the floor area of the principal building on the lot.
    3. No accessory building shall have a floor area in excess of ten percent of the total lot area.
- (11) *Storage restrictions.* No large object other than licensed passenger motor vehicles, and major recreational equipment, may be stored on a lot in a residential district, except within a garage or where it will, at all times, be completely shielded from the view from the street or adjoining properties, by landscaping, walls, or fencing. No such equipment shall be used for living or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use. The storage of such equipment shall only be permitted adjacent to a residence and shall never be the principal use of

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an individual lot. The storage of such equipment prior to the adoption of the ordinance from which this chapter is derived shall be permitted to continue.

(Ord. No. 84-3, § 1, 6-19-1984; Ord. No. 94-14, § 1, 12-13-1994; Ord. No. 95-19, § 1, 12-12-1995; Ord. No. 97-26, §§ 1—5, 12-9-1997; Ord. No. 2003-16, § 1, 5-20-2003; Ord. No. 2003-22, 7-15-2003; Ord. No. 17-12, §§ 3, 4, 7-18-2017)

### **Sec. 119.04.020. Zoning map and district boundaries.**

(a) *Zoning districts.* The lands of the county are divided into the following districts:

- (1) General Agricultural and Forestry District (A-F).
- (2) Agricultural and Residential District (A-R).
- (3) Single-Family Residential District (R-1).
- (4) General Commercial District (C-1).
- (5) Industrial District (I).
- (6) Conservancy District (CON).
- (7) Scenic Resources District (SR).

(b) *Zoning district boundaries.*

- (1) The locations and boundaries of the county's districts are shown on a single map officially designated, "Official Zoning Map, Richland County, Wisconsin" and on separate township maps, officially designated, "Detailed Zoning Maps, Richland County, Wisconsin."
- (2) These maps, together with all explanatory material and regulations thereon, are an integral part of this chapter. In the event of a conflict between zoning district boundaries shown on the official zoning map for Richland County, Wisconsin, and the detailed zoning maps for Richland County, Wisconsin, the latter shall govern and prevail. District boundaries are normally lot lines; section, quarter-section or sixteenth lines; centerlines of streets, highways, alleys, railroad right-of-way or such lines extended; unless otherwise noted on the zoning maps. Districts not specifically indicated on the zoning map shall be determined by the scale of the map. In accordance with Wis. Stats. § 59.69(4), zoning district boundaries shall be decided by the county board. It shall be the policy of the county natural resources standing committee to consult with individual township boards in decisions regarding district boundaries, before making recommendations to the county board. Questions regarding exact location of district boundaries shall be decided by the county natural resources standing committee or its authorized representative. Decisions may be reviewed on appeal to the board of adjustment as provided in section 119.04.070.
- (3) The official zoning maps shall be certified by the chairperson of the county board and attested by the county clerk. Copies of the official zoning maps together with a copy of this chapter shall be kept on file in the office of the county clerk. Any changes affecting zoning district boundaries shall be recorded on the applicable maps. All such changes shall be made in accordance with provisions of Wis. Stats. § 59.69.
- (4) Copies of the official zoning maps together with copies of this chapter shall be kept at the county zoning department and shall be available for public inspection during office hours. Maps are available from the county zoning department for a fee in the amount provided in the county fee schedule.

(c) *General Agricultural and Forestry District (A-F).*

- (1) *Purpose.* This district provides for the continuation of general agricultural and forestry practices. Minimum district size is 35 acres. The intent is to preserve areas with adequate soil types, drainage and



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topography for farming and forestry and to prevent uneconomical scattering of residential, commercial and industrial development in such areas. This district shall be in compliance with Wis. Stats. ch. 91. Land being rezoned out of this district shall occur only if the town and county find the following:

- a. The land is better suited for a use not allowed in this district.
  - b. The rezoning is consistent with the county comprehensive plan.
  - c. The rezoning is consistent with the county farmland preservation plan.
  - d. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that is zoned for or legally restrict to agricultural use.
- (2) *Reporting.* The county shall, by March 1 of each year, provide to DATCP a report of the number of acres that the political subdivision has rezoned out of the A-F district during the previous year.
- (3) *Permitted uses.*
- a. *Agricultural uses.* An agricultural use in the A-F district means any of the following activities conducted for the purpose of producing an income or livelihood:
    1. Crop or forage production.
    2. Keeping livestock.
    3. Beekeeping.
    4. Nursery, sod, or Christmas tree production.
    5. Floriculture.
    6. Aquaculture.
    7. Fur farming.
    8. Forest management.
    9. Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
- (4) *Accessory uses.* An accessory use in the A-F district means any of the following uses on a farm:
- a. A building, structure, or improvement that is an integral part of or is incidental to an agricultural use.
  - b. An activity or business operation that is an integral part of or incidental to an agricultural use.
  - c. **Up to 2 F** farm residences.
  - d. A business, activity or enterprise whether or not associated with an agricultural use that is conducted by the owner or operator of a farm, that requires no buildings, structures or improvements other than those described in subsection (c)(4)a or c of this section, that employs no more than four full-time employees annually and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland. No outside storage of stock in trade or vehicles, or other items related to the business, activity, or enterprise is permitted excepting those vehicles incidental to the permitted use of the property.
  - e. Prior nonconforming uses.
  - f. Transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.
  - g. Undeveloped natural resources and open space areas.

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- h. Community and other living arrangements per Wis. Stats. § 59.69(15) and meet the definition of an accessory use found in section 119.04.090.
- (5) *Uses authorized by conditional permit.* Before granting a conditional use permit in the A-F district the county shall require comment from the town board and/or natural resources standing committee of the affected town prior to any issuance of the conditional use permit.
- a. Agriculture-related uses that support and enhance agricultural uses within the district, do not impair or limit agricultural uses within the district, and do not unnecessarily convert cropland or prime farmland within the district.
  - b. Governmental, institutional, religious, or nonprofit community uses if the following apply:
    - 1. The use and its location in the A-F district are consistent with the purposes of that district.
    - 2. The use and its location in the A-F district are reasonable and appropriate, considering alternative location or are specifically approved under state or federal law.
    - 3. The use is designed to minimize the conversion of land at and around the site of the use from agricultural use or open space use.
    - 4. The use does not impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
    - 5. Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
  - c. One manufactured home incidental to a farm operation provided such home does not require more than a single access to a Class A, B or C highway and meets the definition of a farm residence. If the party living in the manufactured home no longer works on the farm, the manufactured home shall be removed from the premises.
  - d. Temporary placement of a manufactured home less than 24 feet wide while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed three years.
  - e. Nonmetallic mineral extraction if the following apply:
    - 1. The operation and its location in the A-F district are consistent with the purposes of that district.
    - 2. The operation and its location in the A-F district are reasonable and appropriate, considering alternative location or are specifically approved under state or federal law.
    - 3. The operation and its location are designed to minimize the conversion of land at and around the site of the use from agricultural use or open space use.
    - 4. The operation does not impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
    - 5. The operation is permitted and in compliance with the county nonmetallic mining regulations, which include section 111.12.020(c).
  - f. Transportation, communications, pipeline, electric transmission, utility, wind energy systems, or drainage uses, if consistent with Wis. Stats. § 91.46(4), including wind and solar energy systems where the energy generated is primarily to be used off site and as long as the following apply:
    - 1. The use and its location in the A-F district are consistent with the purposes of that district.
    - 2. The use and its location in the A-F district are reasonable and appropriate, considering alternative location or are specifically approved under state or federal law.

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3. The use is designed to minimize the conversion of land at and around the site of the use from agricultural use or open space use.
  4. The use does not impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  5. Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- g. Kennels, as long as they are located more than 2,640 feet from a dwelling other than one occupied or rented by the owner and meet the definition of an accessory use found in section 119.04.090 and are consistent with Wis. Stats. § 91.01(1).
  - h. Trailer camps, campgrounds, institutional recreational camps and camping resorts per section 119.04.030(b) and meet the definition of an accessory use found in section 119.04.090 and are consistent with Wis. Stats. § 91.46(5).
  - i. Private landing strips that meet the definition of an accessory use found in section 119.04.090 and are consistent with Wis. Stats. § 91.46(4).
  - j. ~~Replacement of an existing manufactured home less than 24 feet wide or an existing mobile home less than 24 feet wide with a replacement manufactured home less than 24 feet wide that has at least 1,000 square feet of floor space and meet the definition of an accessory use found in section 119.04.090.~~
  - k. Placement of an agricultural structure within 500 feet of an existing nonagricultural structure under separate ownership.
  - l. Recreational residential rental if consistent with Wis. Stats. § 91.01(1).
  - m. Bed and breakfast establishments, as defined in Wis. Stats. § 91.01(1)(d).
- (6) *Area, height and setback requirements.*
- a. Lots not served by public sanitary sewer: minimum of 35 acres.
  - b. Minimum floor area: 600 square feet.
  - c. Minimum lot width: 200 feet at the building setback line.
  - d. Setbacks.
    1. Principal structure side yard: 20 feet.
    2. Secondary or accessory structure side yard: 20 feet.
    3. Rear yard, principal or secondary: 50 feet.
    4. Minimum highway setback shall be determined by subsection (c)(5)g of this section.
  - e. Open space requirements. Every part of the required area of a yard shall be open to the sky. In this regard, the setback and yard requirements shall apply to all projections, such as sills, cornices, steps, porches, ornamental features, and fire escapes.
  - f. Structures not buildings. Structures that are not buildings and which are six inches or more in height from the surface of the ground shall be subject to the setback and other dimensional requirements of this chapter. Excludes fences and public utility poles.
  - g. Accessory uses and structures. Any permanent, roofed structure serving as an accessory use if attached to the principal building shall be considered a part of the principal building. If such structure is a building and is not attached to the principal building, it shall conform to the setback, and other dimensional requirements of the district within which it is located.

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(d) *Agricultural and Residential District (A-R)*. The purpose of the agriculture/residential district is to provide for limited residential uses on rural lots between 5.0 and 34.99 acres. Residents of this district shall recognize this area as primarily agricultural and shall accept those environmental conditions associated with farming and its related uses. For lot area, width, and yard requirements, refer to Table 1.

(1) *Permitted uses.*

- a. One single-family dwelling. When an existing dwelling is to be replaced with a new dwelling, the existing dwelling must be razed or otherwise removed from the property within six months of the issuance of the certificate of compliance for the new dwelling.
- b. Historic sites.
- c. Limited farming including feed and vegetable crops and other similar enterprises or uses, provided that no agricultural structure shall be placed within 500 feet of an existing non-agricultural structure other than that of the owner.
- d. Forestry, beekeeping, plant nurseries, fish hatcheries and non-commercial greenhouses.
- e. One temporary roadside stand per lot, not more than 300 square feet used solely for the sale of products at least 50 percent of which were produced on the premises.
- f. Storage of campers or major recreational equipment. No such equipment shall be used for living or housekeeping purposes.
- g. Signs per section 119.04.030(f)(1), (2), (4) and (6).
- h. Adult family home.
- i. Community-based residential facility ~~with eight or fewer residents.~~
- j. Placement of up to four animal units on 5 to 12 acres and an additional animal unit for every additional three acres thereafter.
- k. ~~Campers that are licensed and road ready and used for temporary parking and living purposes, as long as they are removed between December 1 and March 1 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.~~ Not sure about this

(2) *Permitted accessory uses.*

- a. Garage and/or usual accessory buildings, except as provided in section 119.04.050.
- b. Private garages, carports, and boathouses when located on the same lot and not involving the conduct of a business, except as a permitted household occupation or conditional use, provided that no such structure shall be erected prior to the erection of the principal building to which it is necessary.
- c. Permitted household occupations and professional offices when incidental to the principal residential use, situated in the same building, and carried on by the residential occupant, subject to the following conditions:
  1. Such use shall not occupy more than 20 percent of the classified floor area of the principal building in which it is located.
  2. Such use shall not employ more than one person not a resident on the premises.
  3. Any off-street parking area provided shall be maintained reasonably dustless, and adequately screened from adjoining residential properties.
  4. Such use shall not include the conduct of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.

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5. Such use shall not include the operation of any machinery, tools or other appliances, or the outside storage of materials or other operational activity any of which would create a nuisance or be otherwise incompatible to the surrounding residential area.

(3) *Uses authorized by conditional permit.*

- a. Institutional recreation camps.
- b. Group homes - community based residential facilities.
- c. Public and private schools, churches, public parks and recreational area, historical sites. Landing strips are not allowed.
- d. One single family mobile home, provided that the mobile home and the land upon which it is located are owned in common.
- e. Kennels as long as they are located further than 1,320 feet from a dwelling other than that occupied or rented by the owner.
- f. Migrant labor camps.
- g. Mobile home parks, subject to the provisions of section 119.04.030.
- h. Shooting ranges.
- i. Multi-family dwellings.
- j. Non-metallic mining, including the removal of rock, gravel, decomposed granite, sand, topsoil or other natural material from the earth by excavating, stripping, leveling or any other process whereby these materials are substantially removed from the site, subject to the provisions of section 119.04.030.
- k. Agriculture related business including, but not limited to, veterinary hospitals and clinics, seed sales, but excluding stockyards or farm implement sales or service and fertilizer or chemical sales.
- l. Commercial greenhouses.
- m. Governmental uses including, but not limited to, township halls and garages.
- n. Livestock, poultry and state-licensed game farms.
- o. Manufactured homes less than 24 feet wide after placement.
- p. Temporary placement of a mobile home or a manufactured home less than 24 feet wide while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed three years.
- q. ~~Community-based residential facility with 9 or more residents~~
- r. Bed and breakfast establishments.
- s. Family farm business.
- t. A wind energy system.
- u. Telephone buildings (provided there is no service garage or storage yard), telephone, telegraph, and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures; radio and television stations and transmission towers and micro-wave radio relay towers; municipal buildings.
- v. Recreational rental/tourist home.

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(e) *Single-Family Residential District (R-1)*. This district is intended to provide for high quality, single-family year-round residential development. District size is 2.0—4.99 acres. ~~It is preferred that this development be around existing villages and subdivisions.~~ If this development takes place in a rural setting, the residents of this district shall accept those environmental conditions associated with farming and its related uses. For lot area, width and yard requirements, refer to Table 1.

(1) *Permitted uses.*

- a. Single-family dwellings.
- b. Historical sites.
- c. Horticulture and gardening but not including commercial greenhouses.
- d. Community-based residential facility with eight or fewer residents.

(2) *Permitted accessory uses.*

- a. Private garages, carports and boathouses when located on same lot and not involving the conduct of a business, except as a permitted household occupation or conditional use, provided that no such structure shall be erected prior to the erection of the principal building to which it is necessary.
- b. Permitted household occupations and professional offices when incidental to the principal residential use, situated in the same building and carried on by the residential occupant, subject to the following conditions:
  1. Such use shall not occupy more than 20 percent of the classified floor area of the principal building in which it is located.
  2. Such use shall not employ more than one person not a resident on the premises.
  3. Any off-street parking area shall be maintained reasonably dustless and adequately screened from adjoining residential properties.
  4. Such use shall not include the conduct of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.
  5. Such use shall not include the operation of any machinery, tools or other appliances or the outside storage of materials or other operational activity, any of which would create a nuisance or be otherwise incompatible to the surrounding area.

(3) *Uses authorized by conditional use permit.*

- a. Public park and recreation areas, churches, schools, public museums and art galleries for exhibition in artists' own work.
- b. Bed and breakfast establishments, as defined in Wis. Stats. § 50.50(1).
- c. Community-based residential facility with nine or more residents.
- d. Rest homes and homes for the aged.
- e. Hospitals.
- f. Medical and dental offices.
- g. Funeral homes.
- h. Multiple-family residences.
- i. Rooming houses, boardinghouses and tourist homes.

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- j. Radio and television stations and transmission towers and microwave radio relay towers and telephone buildings (provided there is no service garage or storage yard).
  - k. Farm buildings on an existing farm, provided that buildings in which farm animals are kept shall be at least 500 feet from the nearest residence on a non-farm lot. Farm buildings housing animals, barn yards or feed lots shall be at least 100 feet from any continuous flowing water and shall be located so that manure will not drain into any continuous flowing water.
  - l. Mobile home parks subject to the provisions of section 119.04.030.
  - m. Golf courses.
  - n. Municipal buildings.
  - o. Mobile home.
  - p. Temporary placement of a mobile home or a manufactured home less than 24 feet wide, while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed three years.
  - q. Telephone buildings, (provided there is no service garage or storage yard), telephone, telegraph, and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures; radio and television stations and transmission towers and microwave relay towers; municipal buildings.
- (f) *General Commercial District (C-1)*. This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area. For lot area, width, and yard requirements, refer to the table attached to the ordinance from which this chapter is derived.
- (1) *Permitted uses*. Community service facilities, such as, but not limited to, the following:
- a. Retail stores and shops offering convenience goods and services.
  - b. Business and professional offices and studios.
  - c. Banks and savings and loan offices.
  - d. Post offices.
  - e. Community-based residential facilities ~~with eight or fewer residents~~.
  - f. Restaurants.
  - g. Dental, medical, and veterinary clinics.
  - h. Rooming houses and boardinghouses.
  - i. Public and semi-public buildings and institutions.
  - j. Telephone buildings, telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures; radio and television stations and transmission towers and microwave relay towers.
  - k. Laundromats.
  - l. Commercial entertainment facilities.
  - m. ~~Rest homes and homes for the aged~~.
  - n. ~~Wholesaling establishments~~.

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- o. Outdoor theaters.
  - p. Lumber and building supply yards.
  - q. Taverns.
  - r. Mobile home sales.
  - s. Wineries/distilleries/breweries.
  - t. Drive-in establishments serving food or beverages to customers other than at a booth or table.

(2) *Permitted accessory uses.*

- a. Garages for storage of vehicles used in conjunction with the operation of a business.
- b. Off-street parking and loading areas.
- c. One dwelling containing residential quarters for the owner, proprietor, commercial tenant employee or caretaker located on the same premises as the business.

(3) *Uses authorized by conditional permit.*

- a. ~~Rest homes and homes for the aged.~~
- b. Funeral homes.
- c. Temporary placement of a mobile home or a manufactured home less than 24 feet wide, while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed three years.
- d. Telephone buildings, (provided there is no service garage or storage yard), telephone, telegraph, and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures; radio and television stations and transmission towers and microwave relay towers; and/or municipal buildings.
- e. Auto service stations and maintenance facilities.
- f. Nonmetallic mining operations: construction aggregate, industrial sand or both, subject to the provisions of section 119.04.030.
- g. Radio and television stations and transmission towers and micro-wave radio relay towers and telephone buildings (providing there is no service garage or storage yard).
- h. Farm buildings on an existing farm, provided that buildings in which farm animals are kept shall be at least 500 feet from the nearest residence on a non-farm lot. Farm buildings housing animals, barn yards or feed lots shall be at least 100 feet from any continuous flowing water and shall be so located so that manure will not drain into any continuous flowing stream.
- i. ~~Wholesaling establishments.~~
- j. Transportation terminals.
- ~~k. Drive-in establishments serving food or beverages to customers other than at a booth or table.~~
- l. Car sales.
- m. Farm implement sales.
- n. Golf courses and golf driving ranges.
- ~~e. Outdoor theaters.~~
- p. Miniature golf, go-kart, and amusement parks.



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~~q. Lumber and building supply yards.~~

r. Small industrial establishments.

~~s. Taverns.~~

t. Mobile home sales.

~~u. Wineries/distilleries.~~

v. Recreation rental/tourist home.

w. Campgrounds

(g) *Industrial District (I)*. This district is intended to provide for any manufacturing or industrial operation which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the county as a whole by reason of noise, dust, smoke, odor, traffic, physical appearance or other similar factors, and subject to such regulatory control as will reasonably ensure compatibility in this respect. (No specific area for such development is proposed on the zoning map at this time.) For lot area, width and yard requirements, refer to the table attached to the ordinance from which this chapter is derived.

(1) *Permitted uses.*

- a. Any use permitted in the commercial district, except residences or rooming houses and boardinghouses.
- b. The following uses are in keeping with the standards stated in subsection (g) of this section:
  1. General warehousing.
  2. Lumber and building supply yards.
- c. Wholesaling establishments.
- d. Car sales.
- e. Farm implement sales.

(2) *Permitted accessory uses.*

- a. Any accessory use permitted in the commercial district, except residences.
- b. Office, storage, power supply and other such uses normally auxiliary to the principal industrial operations.

(3) *Uses authorized by conditional use permit.* Uses authorized by conditional use permit include, but are not limited to, the following:

- a. Junkyards or salvage yards.
- b. Quarrying, mining, and processing of products from these activities.
- c. Stock yards or slaughterhouses.
- d. Storage and mixing of cement, asphalt, or road oils.
- e. Landfills and disposal sites.
- f. Nonmetallic mining operations: construction aggregate, industrial sand or both, subject to the provisions of section 119.04.030.
- g. Manufacture, assembly fabrication, and processing plants of similar type industrial operations.
- h. Municipal sewer facilities.

(h) *Conservancy District (CON)*.

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- (1) *Purpose.* This district is intended to be used to prevent destruction of natural or human-made resources and to protect watercourses, including the shorelands of navigable waters, and areas which are not adequately drained, or which are subject to periodic flooding, where development would result in hazards to health or safety, would deplete or destroy resources, or be otherwise incompatible with the public welfare. This district includes all wetlands areas designated as swamps or marshes on the federal geological survey quadrangle map sheets.
  - (2) *Specifications.* Wetlands are any lands wet enough to support the growth of moisture-loving plants or aquatics and having an accumulation of organic matter, such as peat or muck. Wet soils can be the result of a high water table (as close to the surface as one foot, but frequently no closer than three feet) or a permeable layer within the soil causing slow seepage. A thick, dark-colored topsoil along with a gray or highly mottled subsoil indicates wet soil conditions. Wetlands are seldom suitable for building for the following reasons:
    - a. Septic tank systems will not function because of high groundwater;
    - b. Water supplies are often polluted by septic tank wastes that have not been adequately absorbed by the soil;
    - c. Foundations and roads crack due to poor support capabilities and frost action;
    - d. Flooding is often common in spring and other times of high water.
  - (3) *Wetlands.* The filling or draining of a wetland, so as to substantially change the condition of the soil or lower the water table, may make it possible in some cases to install an adequate septic tank system. In such cases, the applicant shall present evidence proving that the suitability of the soil at the site has been altered at a public hearing as provided in section 119.04.040. In such cases, the board of adjustment may grant permission to use this land for any use permitted in the adjacent land use district. The applicant shall have additional on-site investigations made, obtain the certification of a soils specialist that specific areas lying within this district are suitable for the proposed facility; and meet the state division of health and other sanitation regulations.
  - (4) *Conditional requirements.* Upon consideration of these factors, the board of adjustment may attach conditions, without limitations because of specific enumeration, such as requirements for larger minimum lot size, modified soil absorption system; provisions of sewage holding tanks and methods of sewage collection; and other requirements it deems necessary to fulfill the purpose and intent of this chapter.
  - (5) *Permitted uses.*
    - a. Public fish hatcheries.
    - b. Soil and water conservation programs.
    - c. Forest management programs.
    - d. Wildlife preserves.
    - e. Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures.
  - (6) *Uses authorized by conditional use permits.*
    - a. Public and private parks.
    - b. Dams, plants for the production of electric power and flowage areas.
    - c. Grazing where such activities will not be in conflict with the stated purposes of the district.
    - d. Orchards and wild crop harvesting.

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- e. Piers, docks, boathouses.
  - f. Vegetable farming.
- (i) *Scenic Resources Districts (SR).*
- (1) *Purpose.* This is an overlay district. It provides for special controls over and above those which are defined in the respective districts enumerated in this chapter. These special controls are intended to protect the view of outstanding scenery and natural resources along certain roads and waterways.
  - (2) *Applicable regulations.* Any regulations applicable to the underlying district shall be applicable to any use permitted in this district.
  - (3) *Permitted uses.*
    - a. Any use permitted in the underlying districts, except for the following:
      - 1. Trailer houses, mobile homes, or any portable living quarters.
      - 2. Dump sites, whether public or private, for ashes, trash, rubbish, sawdust, garbage, offal, storage of vehicle bodies or parts, storage of junked farm implements or any other unsightly or offensive materials.
      - 3. Nonmetallic mining/quarrying, removal or storage of any surface or subsurface minerals or materials.
      - 4. Signs, billboards, outdoor advertising structures, or advertisements of any kind, except as provided in subsection (i)(3)b of this section.
      - 5. One off-premises directional sign for a business not located directly adjacent to the highway provided such sign is no more than 24 square feet in area and provided such directional sign is located near the intersection where the traveling public must turn to get to the place of business.
    - b. Signs.
      - 1. One on-premises sign of not more than 24 square feet in size may be erected and maintained to advertise the sale, hire, or lease of the property, or the sale or manufacture of any goods, products, or services upon the land.
      - 2. Off-premises signs shall be located no closer than 300 feet from the business or site advertised. One sign may be allowed from any direction to the business or site advertised. Such sign shall be no more than 24 square feet in area and shall be located approaching the intersection where the traveling public must turn to get to the place of business.

(Ord. No. 84-3, § II, 6-19-1984; Ord. No. 1985-1, 3-19-1985; Ord. No. 1987-5, 9-22-1987; Ord. No. 1990-2, §§ 1, 2, 2-20-1990; Ord. No. 95-19, § 2(a)—(d), 12-12-1995; Ord. No. 96-15, §§ 1—3, 8-20-1996; Ord. No. 97-1, § 1, 4-15-1997; Ord. No. 97-8, § 1, 6-17-1997; Ord. No. 97-17, §§ 1—8, 9-23-1997; Ord. No. 97-26, §§ 6—27, 12-9-1997; Ord. No. 98-9, § 1, 3-24-1998; Ord. No. 99-32, §§ 2, 3, 9-21-1999; Ord. No. 2003-16, § 2(a)—(l), 5-20-2003; Ord. No. 2004-11, § 1, 3-16-2004; Ord. No. 2005-5, §§ 2—19, 2-15-2005; Ord. No. 06-10, §§ 1, 2, 4-25-2006; Ord. No. 08-24, §§ 2, 3, 10-28-2008; Ord. No. 14-9, § 1, 5-20-2014; Ord. No. 14-12, §§ 1—3, 6-17-2014; Ord. No. 15-5, § 3, 5-19-2015; Ord. No. 16-19, §§ 1—3, 6-21-2016; Ord. No. 17-12, § 2, 7-18-2017; Ord. No. 18-26, § 2, 9-18-2018)

### **Sec. 119.04.030. Special uses.**

- (a) *Mobile home parks and trailer parks.*
  - (1) *Mobile home parks.* Except for single mobile homes permitted in the agricultural and forestry zoning district, no mobile home shall be located on any premises which is situated outside of an approved

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mobile home park, except where permitted as a conditional use. No mobile home park shall be developed until the plans for the park have been approved by the county natural resources standing committee and a conditional use permit has been granted. Mobile home parks shall meet the requirements stated below:

- a. Any person with two or more existing mobile homes on the premises shall submit a plan of the property to the county zoning department within three months of the effective date of the ordinance from which this chapter is derived, showing the location of all such mobile homes.
  - b. Any mobile home development which meets the minimum requirements stated below shall be designated as an "approved mobile home park" and the owner shall be permitted to locate additional mobile homes on approved mobile home sites. Those mobile home developments not able to meet these requirements shall be permitted to continue as nonconforming uses, but shall be subject to the following conditions:
    1. No additional mobile homes shall be located on the premises.
    2. The replacement of an existing nonconforming mobile home with a different mobile home shall only be permitted by the board of adjustment subject to the provisions of section 119.04.060.
    3. Minimum lot size shall be five acres.
    4. Maximum number of mobile home sites shall be six per acre.
    5. Minimum dimensions of a mobile home site shall be 50 feet wide by 100 feet long.
    6. Minimum distance between mobile home trailers shall be 15 feet.
    7. Minimum distance between mobile home and service road shall be ten feet.
    8. All drives, parking areas, and walkways shall be surfaced with dust-free material. There shall be two parking spaces for each mobile home.
    9. No mobile home sales office or other business or commercial use shall be located on the mobile home park site. However, laundries, washrooms, recreation rooms, maintenance equipment storage and one office are permitted.
    10. In addition to the highway setback requirements and setback requirement from the high water mark, there shall be a minimum setback of 40 feet from all other exterior lot lines.
    11. Mobile home parks shall comply with county sanitation regulations and the appropriate sanitary requirements of the Wisconsin Administrative Code. No mobile home site shall have an individual on-site soil absorption sewage disposal system.
    12. No mobile home site shall be rented for a period of less than 30 days.
- (b) *Trailer camps, campgrounds, and camping resorts.* The county natural resources standing committee shall approve all plans for trailer camps and campgrounds. Such facilities shall meet the following conditions:
- (1) Each trailer or camp site shall be plainly marked and surfaced.
  - (2) Maximum number of trailer or camp sites shall be 15 per acre.
  - (3) The minimum size of a travel trailer park or campground shall be three acres.
  - (4) Minimum dimensions of a travel trailer or camp site shall be 25 feet wide by 40 feet long.
  - (5) Each travel trailer or camp site shall be separated from other travel trailer sites by a yard not less than 15 feet wide.
  - (6) There shall be 1½ automobile parking spaces for each trailer or camp site.

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- (7) In addition to the highway setback requirements and setback requirements from the high water mark, there shall be minimum setback of 40 feet from all other exterior lot lines.
  - (8) Campgrounds shall comply with the requirements of Wis. Admin. Code ch. ATCP 79 to the extent the chapter is applicable.
  - (9) No trailer or camping unit shall be located on one site for a period of more than 30 days or an extension thereof not to exceed 60 days. No trailer shall be stored in a trailer park, camping ground or camping resort.
- (c) *Off-street parking and service areas.*
- (1) *Spaces required.* Any building hereafter erected or placed on a lot shall be provided with off-street vehicle parking spaces for those using such building in accordance with the following regulations:
    - a. Each parking space required shall be at least 200 square feet in area, or approximately ten feet by 20 feet in size.
    - b. Residential uses shall be provided with at least one parking space for each dwelling unit.
    - c. Commercial and industrial uses as listed and permitted in the zoning districts, except as noted below, shall be provided, with one parking space for each 200 square feet of floor area. However:
      - 1. Restaurants, taverns, and similar establishments shall provide one space for each 150 square feet of floor area.
      - 2. Drive-in eating stands offering in-car service shall provide five spaces for each person employed to serve customers.
      - 3. Motel and tourist cabins shall provide one space for each unit.
      - 4. Industrial uses and warehouses shall provide one space for each two employees on the premises at maximum employment on the main shift.
      - 5. Service stations shall provide parking for all vehicles used directly in the conduct of the business, plus two spaces for each gas pump, plus three spaces for each grease rack.
    - d. The above parking requirements can be met by a public parking lot when possible.
  - (2) *Paving.* Paving or dust-free surfacing is required of any nonresidential off-street parking area having a capacity of more than four vehicles and located within 500 feet of a residential district.
  - (3) *Setback.* No vehicle shall be parked within ten feet of the existing street line.
  - (4) *Off-street loading and unloading.* Any commercial or industrial building hereafter erected or placed on a lot, shall be provided with sufficient off-street loading and unloading space so that no public streets or alleys need to be blocked by such activities.
  - (5) *Landscaping.* The natural resources standing committee may require landscaping of open areas established in connection with off-street parking and service.
- (d) *Nonmetallic mining.* See chapter 111.
- (e) *Junkyards or salvage yards.*
- (1) No junkyards or salvage yards shall be permitted in the county except in conformance with a plan approved by the county natural resources standing committee.
  - (2) General provisions.
    - a. Junk or salvage materials shall not be located within 300 feet of public roads, streets, and highways, and all establishments of this kind shall have minimum side and rear yards of 100 feet each.

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- b. Junk or salvage material shall not be located in the shoreland and floodplain protection district.
  - c. Junk or salvage materials shall be enclosed by a suitable fence or planting screen so that the materials are not visible from other property in the vicinity of the junk yard, nor from a public right-of-way such as roads, streets, highways, and waterways. The fence or planting screen shall be a minimum eight feet in height and shall be kept in good repair.
  - d. Junk or salvage materials shall not be piled higher than the height of the fence.
  - e. For fire protection, an unobstructed fire break shall be maintained at least 16.5 feet wide surrounding the junkyard or salvage yard.
- (f) *Signs and billboards.* Except as otherwise specifically authorized, no sign that is visible from any state, county, or town road, from the water, or from any adjacent property shall be located, erected, moved, reconstructed, extended, enlarged, or structurally altered until a permit has been issued by the county natural resources standing committee or its authorized representative. No permit shall be issued for a sign not in conformity with the size, type, number, location and use regulations affecting each zoning district. Permits shall be obtained within 12 months after adoption of the ordinance from which this chapter is derived for all signs which were erected before the date of enactment of the ordinance from which this chapter is derived. Signs shall display the sign permit number, in legible form in the lower left-hand front corner. One permit for the life of each sign is required. Such permit shall authorize the use of each sign as long as such sign is kept in good repair and complies with the requirements of this chapter.
- (1) *Exceptions.* A permit shall not be required for the following types of signs:
- a. Official traffic control signs, and informational or directional notices erected by federal, state, or local units of government.
  - b. Signs advertising the sale, rent, or lease of the property on which the sign is placed. Such signs shall not exceed four square feet in gross area and may be placed at the right-of-way of the highway.
  - c. "No hunting" or "no trespassing" signs, provided that no such sign shall exceed 1½ square feet in gross area.
  - d. On-premises nameplates for residences, provided that no such nameplate shall exceed three square feet in gross area. Such nameplates may not be affixed to trees.
  - e. Signs for test plots for various farm crops and temporary commercial signs in place for no more than 30 days.
- (2) *Prohibited signs.*
- a. No sign shall resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals, or devices.
  - b. No sign shall be so located as to interfere with the visibility or effectiveness of any official traffic sign or signal, or with driver vision at the access point or intersection.
  - c. No sign shall be erected, relocated, or maintained so as to prevent free ingress or egress from any door, window, or fire escape, and no sign shall be attached to a standpipe or fire escape.
  - d. No sign shall contain, include, or be illuminated by flashing light or by any light directed toward a neighboring residence or toward the water.
  - e. No sign shall be permitted in a vision corner, except for on-premises signs on nonconforming structures by conditional use.
  - f. No sign shall contain, include, or be composed of any conspicuous animated part.
  - g. No sign shall be painted on rocks nor affixed to trees.

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(3) *Signs permitted in the single-family residential district.*

- a. Signs advertising a permitted home occupation or professional office shall be permitted. Such signs shall not exceed six square feet in gross area, shall be attached to the building and, if illuminated, shall be indirectly lighted. No more than one sign for each use located on the premises shall be permitted.
- b. Directory signs indicating the direction to a cottage, resort or residence shall be permitted providing such signs do not exceed four square feet in gross area. When a common posting standard is provided, all such signs shall be attached to the standard. A conditional use permit from the county natural resources standing committee shall be required for any common posting standard. The natural resources standing committee may attach any conditions felt necessary to ensure that the over-all size and design of the standard will be compatible with the residential character of the district.

(4) *Signs permitted in the agricultural and forestry and the conservancy districts.*

- a. Signs permitted in the single-family residential district shall be allowed.
- b. Signs attached to commercial and industrial buildings advertising a business conducted or a service available on the premises shall be permitted. Such attached signs shall not cover more than 30 percent of the wall space fronting the adjacent highway, and roof signs or roof extensions shall not exceed ten feet above the peak roofline. All roof signs shall be anchored to the frame of the building over which they are constructed.
- c. On-premises signs advertising a public or semi-public use shall be permitted. Such signs shall not exceed 32 square feet in gross area per side. Sign shall be at the business or site advertised location. Such sign may be placed at the right-of-way of the highway.
- d. Off-premises signs shall be located no closer than 300 feet from the business or site advertised. One sign may be allowed from any direction to the business or site advertised. Additional signs may be permitted by conditional use. Such off-premises sign shall not exceed 150 square feet in gross area.
- e. All other off-premises signs and billboards (other than noted above) shall be prohibited.

(5) *Signs permitted in the general commercial and industrial districts.* All signs are permitted in the general commercial and industrial districts subject to the following restrictions:

- a. Wall signs placed flat against the exterior walls of a building shall not extend beyond the corners of the building, shall not exceed 100 square feet in area for any one premises and shall not extend above the roofline of the building.
- b. Projecting signs fastened to, suspended from, or supported by structures shall not exceed 32 square feet in area for any one premises, shall not extend above the roofline of any building, shall not extend into any public right-of-way, shall be at least ten feet from all side lot lines, shall not exceed a height of 20 feet above the mean centerline street grade, and shall be not less than ten feet above the sidewalk nor less than 15 feet above a driveway or alley.
- c. Ground signs shall not exceed 40 square feet on one side or 80 square feet on all sides for any one premises and shall not exceed 20 feet in height above the mean centerline grade.
- d. Window signs shall be placed only on the inside of commercial and industrial buildings and shall not exceed 25 percent of the glass area upon which the sign is displayed.
- e. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe, no signs shall obstruct any window to such an extent that any light or ventilation is reduced to a point

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below that required by any law or ordinance. Signs shall be so located as to maintain all required clearances from overhead power and service lines.

- (6) *Nonconformance.* Signs lawfully existing before the date of enactment of the ordinance from which this chapter is derived may be continued although the use, size, or location does not conform with the provisions of this chapter.

(Ord. No. 84-3, § III, 6-19-1984; Ord. No. 97-26, § 28, 12-9-1997; Ord. No. 99-15, §§ 1, 2, 6-22-1999; Ord. No. 2003-16, § 3(a)—(c), 5-20-2003; Ord. No. 14-9, § 2, 5-20-2014)

#### **Sec. 119.04.040. Administration.**

- (a) *County natural resources standing committee.* The administration and enforcement of the provisions of this chapter shall be the responsibility of the county natural resources standing committee or its authorized representatives.

- (1) *Duties.* In administering and enforcing this chapter, the county natural resources standing committee shall:

- a. Provide necessary forms and applications for use permits.
- b. Issue zoning and sign permits where the provisions of this chapter have been complied with.
- c. Issue conditional use permits and certificates of compliance.
- d. Upon adoption of the ordinance from which this chapter is derived and, when necessary, upon the passage of amendments, identify and record information relative to nonconforming uses and structures.
- e. Maintain files of applications, permits and other relevant information.

- (2) *Powers.* The county natural resources standing committee shall have powers and authority, including, but not limited to, the following:

- a. At any reasonable time, and for any proper purpose, to enter upon any public or private premises and make inspection hereof.
- b. Upon reasonable cause of question as to proper compliance, to revoke any land use permit and issue cease and desist orders requiring the cessation of any building, moving, alteration or use which is in violation of the provisions of this chapter.

- (b) *Zoning permits.*

- (1) *Required.* No structure shall be built, moved, or structurally altered so as to change its use or increase its floor area, and no land use shall be substantially altered until a zoning permit has been issued by the county natural resources standing committee or its authorized representative. No permit shall be issued for a structure or a use not in conformity with the requirements of this chapter. Any structure started before this chapter was adopted shall be completed within one year after approval by the town board. A zoning permit shall be required for all structures not completed by this time.

- (2) *Application for zoning permit.* An application for a zoning permit shall be made to the county natural resources standing committee or its authorized representative upon forms furnished and shall include, for the purpose of proper enforcement of these regulations, the following data:

- a. Name and address of property owner.
- b. Description and location of the property and type of proposed use.
- c. A sketch of the dimensions of the lot showing the location, size, and shape of the lots involved, and any proposed structures, including the relation to abutting streets and any abutting lakes or



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streams, and the existing and proposed use of each structure and lot, and the number of families to be accommodated.

- d. Proof that an access or driveway permit has been obtained for the driveway which will serve the proposed structure, if required by the highway authority having jurisdiction over the highway which will serve the proposed structure.
- e. Proof that the applicant is the record owner of a permanent easement of ingress and egress for the driveway which will serve the intended structure, in those instances in which the driveway serving the intended structure will pass over land not owned by the applicant.

**f. Approval from the township with jurisdiction**

(c) *Conditional use permits.*

(1) *Approval required.* Any use listed as a conditional use in this chapter shall be permitted only upon application to the county natural resources standing committee or its authorized representative and issuance of a conditional use permit by the natural resources standing committee. However, in the case of the proposed alteration of an existing building listed as a conditional use where there are not additional rental units involved, it shall only be necessary to obtain a regular zoning permit. A conditional use zoning permit shall be required for any new nonconforming structure to be constructed or moved onto the site of an existing conditional use.

(2) *Application for conditional use permit.* A request for a conditional use grant shall be submitted in writing to the county natural resources standing committee. The application shall be accompanied by the appropriate data and any information necessary to properly evaluate the request.

(3) *Township approval. Approval of township with jurisdiction is required.*

~~(3)~~ (4) *Public hearing.* Before passing upon an application for a conditional use permit the county natural resources standing committee shall hold a public hearing. Notice of such public hearing shall be given in the manner specified in section 119.04.080. If the site under consideration is located in the shoreland and floodplain protection district, notice of the public hearing shall be sent to the main and regional office of the division of environmental protection. The natural resources standing committee shall report its decision in writing and shall include an accurate description of the use permitted, a description of the property on which it is permitted and any or all conditions made applicable thereto. The grounds for refusing a conditional use permit shall be stated in writing.

~~(4)~~ (5) *Basis of approval.* In passing upon a conditional use permit, the county natural resources standing committee shall evaluate the effect of the proposed use upon:

- a. The maintenance of safe and healthful conditions.
- b. The prevention and control of water pollution including sedimentations.
- c. Existing topographic, drainage features, and vegetative cover on the site.
- d. The location of the site with respect to floodplains and floodways of rivers or streams.
- e. The erosion potential of the site based upon degree and direction of slope, soil type, and vegetative cover.
- f. The location of the site with respect to existing or future access roads.
- g. The compatibility of the use with other uses on adjacent land.
- h. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.
- i. Locational factors under which:

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1. Domestic uses shall be generally preferred;
  2. Uses not inherently a source of pollution with an area shall be preferred overuses that are or may be a pollution source;
  3. Use locations within an area tending to minimize the possibility of pollution shall be preferred overuse locations tending to increase the possibility.
- j. In addition, where required, the natural resources standing committee may require, as a condition, that a permit be first obtained from the division of environmental protection.
- k. To aid in the review of the proposed project under the above criteria, the zoning committee may take into consideration such of the following factors or additional factors as are deemed by it to be relevant to its decision making process with respect to the project in question:
1. Whether the proposed project will adversely affect property in the area.
  2. Whether the proposed use is similar to other uses in the area.
  3. Whether the proposed project is consistent with adopted county plans or any officially adopted town plan.
  4. Provision of an approved sanitary waste disposal system.
  5. Provision for a potable water supply
  6. Provisions for solid waste disposal.
  7. Whether the proposed use creates noise, odor, or dust.
  8. Provision of safe vehicular and pedestrian access.
  9. Whether the proposed project adversely impacts neighborhood traffic flow and congestion.
  10. Adequacy of emergency services and their ability to service the site.
  11. Provision for proper surface water drainage.
  12. Whether proposed buildings contribute to visual harmony with existing buildings in the neighborhood, particularly as related to scale and design.
  13. Whether the proposed project creates excessive exterior lighting glare or spillover onto neighboring properties.
  14. Whether the proposed project leads to a change in the natural character of the area through the removal of natural vegetation or altering of the topography.
  15. Whether the proposed project would adversely affect the natural beauty of the area.
  16. Whether the proposed project would adversely affect any historic or archeological sites.

~~(5)~~ (6) *Conditions attached to conditional use permit.*

- a. Upon consideration of the factors listed above, the county natural resources standing committee may attach such conditions, in addition to those required elsewhere in this chapter, that it deems necessary in furthering the purpose of this chapter. Such conditions may include specifications for, without limitation because of specific enumeration, type of shore cover; increased setbacks and yards; specified sewage disposal and water supply facilities; docks; parking and signs; type of construction, or any other requirements necessary to fulfill the purpose and intent of this chapter.

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- b. In order to secure information upon which to base its determination, the natural resources standing committee may require the applicant to furnish, in addition to the customary information required for a zoning permit, the following information. Failure on the part of the applicant to do so may result in denial of the permit.
1. A plan of the area showing contours, soil types, high water mark, groundwater conditions, bedrock, slope and vegetative cover.
  2. Location of buildings, parking areas, traffic access, driveways, walkways, piers, open spaces, and landscaping.
  3. Plans of buildings, sewage disposal facilities, water supply systems, and arrangements of operations.
  4. Specifications for areas of proposed filling and grading.
  5. Other pertinent information necessary to determine if the proposed use meets the requirements of this chapter.

~~(6)~~ (7) *Mapping and recording.* When a conditional use is approved, an appropriate record shall be made of the land use and building permits and such grant shall be applicable solely to the structures, use and property so described.

~~(7)~~ (8) *Termination.* When a permitted conditional use does not continue in conformity with the conditions of the original approval, the conditional grant shall be terminated by action of the county natural resources standing committee.

~~(8)~~ (9) *General considerations.* The determination of the county natural resources standing committee on each conditional use permit shall be based on the effects of the proposed project with regard to the objectives and purposes of this chapter. The natural resources standing committee may attach such conditions as it deems necessary for furthering the purposes of this chapter. Such conditions may include specifications for, without limitation because of specific enumeration, modification of sewage disposal and water supply facilities, modification of other waste disposal methods and facilities, landscaping, periods of operation, operational controls, sureties, deed restrictions, and other considerations cited in subsection (c)(4) of this section.

(d) *Certification of compliance.*

- (1) No land shall be occupied or used, and no buildings hereafter erected, altered, or moved, shall be occupied until a certificate of compliance is issued by the county natural resources standing committee.
  - a. The certificate of compliance shall show that the building or premises or part thereof and the proposed use thereof conform to the provisions of this chapter.
  - b. Application for such certificate shall be concurrent with the applications for a zoning permit.
  - c. The certificate of compliance shall be issued within ten days after the completion of the work specified in the zoning permit if the building or premises or proposed use thereof conforms with all the provisions of this chapter and any other applicable regulations.
- (2) The county natural resources standing committee may issue a temporary certificate of compliance for part of a building, pursuant to rules and regulations established therefor by the county board of supervisors.
- (3) Upon written request from the owner, the county natural resources standing committee shall issue a certificate of compliance for any building or premises existing at the time of the adoption of the ordinance from which this chapter is derived, certifying, after inspection, the extent and type of use

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made of the building or premises and whether or not such use conforms to the provisions of this chapter.

(e) *Fees.*

- (1) No permit is required for maintenance, including reroofing, residing, window replacement, painting, new furnace, plumbing update, electrical update and wallpapering. Fees shall be paid to the zoning administrator at the time the application is filed in the amounts provided on the county fee schedule.
- (2) The zoning administrator shall charge an amount as provided in the county fee schedule for each copy of the zoning regulations. The natural resources standing committee shall determine the price to be charged to the public for copies of any zoning ordinance pamphlet.

(f) *Expirations.* Zoning permits for construction, or alteration of structures shall be completed within 12 months from the date of issuance of the permit. An extension may be applied for if it is impossible to complete the building within the given time. Any building activity or change of land use after the expiration date shall be considered a violation of this chapter.

(g) *Violations.* Any building or structure hereinafter erected, moved or structurally altered or any use hereinafter established in violation of the provisions of this chapter by any person, firm, association, corporation (including building contractors) or agent shall be deemed an unlawful structure or use. The zoning administrator and designee may issue citations in accordance with the county citation procedure for violations of this chapter. The county natural resources standing committee or its authorized agent may sign a complaint and report the violation to the corporation counsel or district attorney. It shall be the duty of the district attorney or corporation counsel to expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the county a penalty in the amount specified in the county penalty schedule together with taxable costs in such action, and every day of violation shall constitute a separate offense. In addition, compliance with this chapter may also be enforced by injunction order at the suit of the county or the owner of real estate within the district affected by such regulation.

(Ord. No. 84-3, § IV, 6-19-1984; Ord. No. 1987-5, 9-22-1987; Ord. No. 94-11, §§ 1, 2, 10-25-1994; Ord. No. 97-26, §§ 29—32, 12-9-1997; Ord. No. 98-9, § 2, 3-24-1998; Ord. No. 98-29, § 1, 12-8-1998; Ord. No. 2002-21, 6-18-2002; Ord. No. 2002-26, §§ 2—7, 7-16-2002; Ord. No. 2003-4, § 2, 1-21-2003; Ord. No. 2003-16, § 4, 5-20-2003; Ord. No. 2004-5, § 1, 1-20-2004; Ord. No. 2004-36, § 1, 12-14-2004; Ord. No. 2005-8, § 2, 3-15-2005; Ord. No. 2005-28, §§ 1—13, 10-25-2005; Ord. No. 08-31, §§ 2—8, 12-10-2008; Ord. No. 11-5, § 1, 1-18-2011; Ord. No. 12-24, 12-11-2012; Ord. No. 17-24, § 1, 10-31-2017; Ord. No. 19-20, § 1, 9-17-2019; Ord. No. 21-13, § 1, 5-18-2021)

### **Sec. 119.04.050. Nonconforming uses and structures.**

Provisions of this chapter shall not be construed to prevent the customary and necessary maintenance or repairs of buildings, utilities, and property.

- (a) *Existing nonconforming uses.* The lawful nonconforming use of a structure, land, or water existing at the time of the adoption or amendment of the ordinance from which this chapter is derived may be continued although the use does not conform with the provisions of this chapter. However:
- (1) Only that portion of the land or water in actual use may be so continued, and the structure may not be extended, enlarged, reconstructed, substituted, moved, or structurally altered except when required to do so by law or order or so to comply with the provisions of this chapter.
  - (2) Total lifetime structural repairs or alterations shall not exceed 50 percent of the equalized assessed valuation of the structure at the time of it becoming a nonconforming use unless it is permanently changed to conform to the use provisions of this chapter.
  - (3) Substitution of new equipment may be permitted by the board of adjustment if such equipment will reduce the incompatibility of the nonconforming use with the neighboring uses.

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- (b) *Abolishment or replacement.* If such nonconforming use is discontinued or terminated for a period of 12 months, any future use of the structure, land or water shall conform to the provisions of this chapter. When a nonconforming use or structure is damaged by fire, explosion, flood, the public enemy, or other calamity, to the extent of more than 50 percent of its current equalized assessed valuation, it shall not be restored except so as to comply with the use provisions of this chapter. A current file of all nonconforming uses shall be maintained by the county natural resources standing committee listing the following: owner's name and address, use of the structure, land, or water; and equalized assessed valuation at the time of its becoming a nonconforming use.
  - (c) *Existing nonconforming structures.* The lawful nonconforming structure existing at the time of the adoption or amendment of the ordinance from which this chapter is derived may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this chapter; however, total lifetime structural repairs, alterations, or additional shall not exceed 50 percent of the equalized assessed valuation of the structure at the time of its becoming a nonconforming structure unless it, or the lot it is located on, is permanently changed to conform to the provisions of this chapter. All such additions shall meet the setback provisions of this chapter.
  - (d) *Changes and substitutions.* Once a nonconforming use or structure has been changed to conform, it shall not revert back to a nonconforming use or structure. Once the board of adjustment has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the board of adjustment.

(Ord. No. 84-3, § V, 6-19-1984)

#### **Sec. 119.04.060. Board of adjustment.**

- (a) *Generally.*
  - (1) The board of adjustment shall:
    - a. Hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made by an administrative official in the enforcement or administration of this chapter.
    - b. Hear and decide applications for special exception permits pursuant to section 115.04.150.
    - c. Grant a variance from the standards of this chapter pursuant to section 115.04.140.
  - (2) In granting a variance, the board may not impose conditions which are more restrictive than any of the specific standards in this chapter. When this chapter is silent as to the extent of restriction, the board may impose any reasonable permit conditions to affect the purpose of this chapter.
- (b) *Appeals to the board.* Appeals to the board of adjustment may be made by any person or entity aggrieved or affected by any decision of the zoning administrator or other administrative officer. Such appeal shall be made within 30 days, as provided by the rules of the board, by filing with the officer whose decision is in question, and with the board of adjustment, a notice of appeal specifying the reasons for the appeal. The zoning administrator or other officer whose decision is in question shall promptly transmit to the board all the papers constituting the record concerning the matter appealed.
- (c) *Hearings procedure.* The following shall apply to hearings before the board:
  - (1) The board of adjustment shall fix a reasonable time for a hearing on the appeal or application. The board shall give public notice thereof by publishing a Class 2 notice under Wis. Stats. ch. 985 specifying the date, time and place of the hearing and the matters to come before the board. Notice shall be mailed to the parties in interest. Written notice shall be given to the appropriate office of the

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department at least ten days prior to hearings on proposed shoreland variances, special exceptions (conditional uses), and appeals for map or text interpretations.

- (2) A decision regarding the appeal or application shall be made as soon as practical. Copies of all decisions on shoreland variances, special exceptions (conditional uses), and appeals for map or text interpretations shall be submitted to the appropriate office of the department within ten days after they are granted or denied.
- (3) The final disposition of an appeal or application to the board of adjustment shall be in the form of a written resolution or order signed by the chairperson and secretary of the board. Such resolution shall state the specific facts which are the basis of the board's determination and shall either affirm, reverse, vary or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or prosecution or grant the application.
- (4) At the public hearing, any party may appear in person or by agent or by attorney.
  - a. Composition. There shall be a board of adjustment consisting of five members to be appointed by the chairperson of the county board with the approval of the county board for terms of three years. However, the terms of the first members so appointed shall be for one, two, and three years, with one member serving for one year, two members serving for two years, and two members serving for three years. Successors shall be appointed in like manner at the expirations of each term and their terms of office shall be three years in all cases, beginning July 1 in the year in which they are appointed and until their successors are appointed. The members of the board of adjustment shall all reside within the county and outside the limits of incorporated cities and villages; provided, however, that no two members shall reside in the same town. The board of adjustment shall choose its own chairperson. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant in the same manner as the original appointment.
  - b. Rules.
    1. Call for meetings. The board of adjustment shall meet at the call of the chairperson, and at such other time as the board of adjustment may determine, at a fixed time and place.
    2. Open meetings. All meetings of the board of adjustment shall be open to the public.
    3. Minutes. The board of adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be public record.
    4. Performance of duties. The board of adjustment shall have power to call on any county departments for assistance in the performance of its duties and it shall be the duty of such other departments to render all such assistance as may be reasonably required.
    5. Effectuation. The board of adjustment may adopt such rules as are necessary to carry into effect the regulations of the county board.
    6. Certiorari. In the case of all appeals, the board of adjustment shall call upon the county natural resources standing committee for all information pertinent to the decision appealed from.
  - c. Appeals to the board.
    1. General provisions. Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the county, person or entity affected by any decision of the zoning administrator. Such appeal shall be taken within a reasonable time, as provided by the rules of the board of adjustment, by filing with the county natural resources standing committee and with the board of adjustment a notice of

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appeal specifying the grounds thereof. The county natural resources standing committee shall forthwith transmit to the board of adjustment all the papers constituting the record upon which the action appealed from was taken.

2. Stays. An appeal shall stay all proceedings in furtherance of the action appealed from unless the county natural resources standing committee shall certify the board of adjustment after notice of appeal shall have been filed that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. In such case, the proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the board of adjustment or by a court of record on application or notice to the county natural resources standing committee.
  3. Hearing appeals. The board of adjustment shall fix a reasonable time for the hearing of the appeal, give public notice hereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearings, any party may appear in person or by agent or by attorney.
- d. Powers and duties.
1. To hear and decide appeals. When it is alleged that there is error in any order, requirement, decision, or determination made by the county natural resources standing committee, the board of adjustment shall hear appeals and render decisions therefrom.
  2. Variances. When there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this chapter, the board of adjustment shall have the power, in passing upon appeals, to authorize such variance from the terms of this chapter as will not be contrary to the public interest and so that the purpose of this chapter shall be observed and substantial justice done; provided, however, that no such variance shall have the effect of allowing in any district uses prohibited in that district.
  3. Special exceptions. The board of adjustment shall hear and decide special exceptions to the terms of this chapter upon which such board is required to pass under the terms of this chapter.

(Ord. No. 84-3, § VI, 6-19-1984; Ord. No. 2004-15, § 1, 5-18-2004)

#### **Sec. 119.04.070. Amendments.**

- (a) *Procedure.* The county board of supervisors may amend this chapter in accordance with the procedures described in Wis. Stats. § 59.69.
- (b) *Fee.* Any petition for amendment submitted by other than a governmental body shall be accompanied by a fee to be determined by the county board of supervisors which will be used to defray the cost of advertising, investigation, and processing.

(Ord. No. 84-3, § VII, 6-19-1984; Ord. No. 92-1, § 2, 3-17-1992; Ord. No. 94-11, § 3, 10-25-1994)

#### **Sec. 119.04.080. Public hearings.**

Notice of any public hearing which the board of adjustment or county natural resources standing committee is required to hold under the terms of this chapter shall specify the date, time, and place of hearing and the matter to be presented at the hearings. Such notice shall be given as per Wis. Stats. § 59.694. In addition, when the hearing involves the granting of a conditional use, the town in which the affected land is located shall be notified. Also, a copy of the notice shall be posted in the vicinity of the conditional use where practical and notice of the public hearing shall be mailed to the owners of all lands within 300 feet of any part of the land included in such

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proposed change or conditional use at least ten days before such public hearing. The failure of such notice to reach any property owner shall not invalidate any amending ordinance or grant of a conditional use.

(Ord. No. 84-3, § VIII, 6-19-1984)

### **Sec. 119.04.090. Definitions.**

Except where specifically defined herein, all words used in this chapter shall carry their customary meanings. Words used in present tense include the future, and the plural includes the singular; the word "shall" is intended to be mandatory. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Adult family home* means a private residence in which care and maintenance above the level of room and board but not including nursing care are provided in the private residence by the care provider whose primary domicile is this residence for three or four adults, or more adults if all of the adults are siblings, each of whom has a developmental disability, as defined in Wis. Stats. § 51.05(5).

*Agricultural structure* means any structure which is devoted primarily to agricultural use.

*Agriculture-related uses* means an agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products or facility for processing agricultural wastes.

*Animal unit* means one cow, steer, bull, horse, mule or donkey over six months of age, or two of any of these animals under six months of age, two miniatures or ponies, four hogs, ten sheep, ten goats, 100 poultry, 100 rabbits or any equivalent combination of the above. Other animal, fowl or fish types shall be considered on an individual basis on specific application.

*Bed and breakfast establishment* means any place of lodging that provides four or fewer rooms for rent to tourists or transients, provides no meals other than breakfast, is the owner's personal residence and is occupied by the owner at the time of rental.

*Blasting* means the act of using a set charge of dynamite or other explosive at one firing to free up, loosen or dislodge a desired product at the permitted mine site.

*Boardinghouse* means a building or premises where meals, and lodging and meals are offered for compensation for five but not more than 12 persons and where no more than five sleeping rooms are provided for such purpose. An establishment where meals are served for compensation for more than 12 persons shall be deemed a restaurant. An establishment with more than five sleeping rooms offered for compensation shall be deemed a hotel or motel.

*Boathouse* means any structure used for protecting or storing of boats used for noncommercial purposes in conjunction with a residence.

*Building area of a lot* means that part of the lot bounded by the required building setback, side, and rear yard line.

*Building, accessory*, means any building except the principal building on a lot. In the case of a house and detached garage on a lot, the accessory building is the garage.

*Buildings* means any structure used, designed, or intended for the protection, shelter, or roofed enclosure of persons, animals, or property.

*Camper* means a sleeping unit such as a recreational vehicle or part thereof, which is used to house persons on a temporary basis and is not considered a structure and is not permanently hooked to a private septic system. Campers shall be between ten and 36 feet long, including the hitch and eight feet or less in width.

*Campgrounds* and *camping resorts* mean any privately or municipally owned parcel or tract of land accessible by automobile or other engine-driven vehicle designed, maintained, intended or used for the purpose of



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supplying accommodations for overnight use by recreational vehicles, open to the public and designated as a developed camp area and set aside for free or paying camping purposes.

*Community-based residential facility* means a place where five or more unrelated adults reside, in which care, treatment or services above the level of room and board, but not including nursing care, are provided to persons residing in the facility as a primary function of the facility and which is licensed as a community-based residential facility by the state, as defined in Wis. Stats. § 50.01(1g).

*Conditional use* means a use allowed under a conditional use permit.

*Construction aggregate* means either sand and gravel or crushed stone (stone crushed from bedrock) that is predominately produced and used for local construction purposes (i.e., asphalt or concrete roads, concrete asphalt, building or dimension stone, railroad ballast, decorative stone, retaining walls, revetment stone, roofing granules, and other similar uses) or used for agricultural uses such as AG lime and bedding sand for livestock operations. Small amounts of sand and gravel or crushed stone may be produced and used for other purposes such as salt and sand for icy roads, water filtration systems in septic systems, landfills, mortar sand, and sand for sand blasting.

*County natural resources standing committee* means the county natural resources standing committee as authorized by Wis. Stats. § 59.69. An authorized representative of the natural resources standing committee (such hiring to be approved by the executive and finance standing committee and the county board) for the purpose of carrying out the terms of this chapter.

*Crushing* means the act of breaking down, squeezing, pressing and pounding an object or material so that the action destroys or deforms the object into a usable or desired form.

*Drying* means the action to remove moisture from the intended marketable material.

*Dwelling* means a structure, which is used or intended to be used as a home, residence or sleeping place by one person or by two or more persons maintaining a common household, to the exclusion of all others.

*Dwelling, multifamily*, means a dwelling containing separate living units for two or more families and is a minimum of 24 feet in width. The term "dwelling, multifamily," includes manufactured homes but excludes mobile homes. The structure and the land on which it is placed must be owned in common.

*Dwelling, single-family*, means a residential structure which is designed to house a single family and is a minimum of 24 feet in width. The term "dwelling, single-family," includes manufactured homes but excludes mobile homes. The structure and the land on which it is placed must be owned in common.

*Extraction* means obtaining the raw material from the permitted site following the permitted conditions. The term "extraction" also includes the acts of blasting, stripping, hauling, and mine construction.

***Extraterritorial District* means a zone outside of a city's boundaries where the city may have some regulatory authority.**

*Family* means persons who live together in one dwelling unit as a single housekeeping unit.

*Family farm business* means any lawful activity, except a farm, conducted primarily for any of the following:

- (a) The purchase, sale, lease or rental of personal or real property.
- (b) The manufacturing, processing or marketing of products, commodities or any other personal property.
- (c) The sale of services, except farm implement sales or repair shops, automotive sales or repair shops and major recreation equipment sales or repair shops.
- (d) No more than two persons who are not members of the resident farm family may be employed in the farm family business.

*Farm* means all land under common ownership that is primarily devoted to agricultural use.

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*Farm acreage* means the size of a farm in acres. The term "farm acreage" does not include non-farm residential acreage.

*Farm residence* means:

- (a) A single-family or duplex residence that is the only residential structure on the farm or is occupied by any of the following:
  - (1) An owner or operator of the farm.
  - (2) A parent or child of an owner or operator of the farm.
  - (3) An individual who earns more than 50 percent of the gross income from the farm.
- (b) A migrant labor camp that is certified under Wis. Stats. § 103.92.

*Floor area* means the sum of the gross horizontal areas of the several floors of the building, measured from the outer lines of the exterior walls of the building, provided that the floor area of a dwelling shall not include space not useable for living quarters, such as attics, unfinished basement rooms, garages, breezeways, and unenclosed porches or terraces.

*Garage, private*, means a structure primarily intended for the enclosed storage or shelter of the private motor vehicles and the families resident upon the premises. Carports are considered garages.

*Garage, public or commercial*, means any garage other than a private garage.

*Grade, established*, means the elevation of the finished street at the centerline or curb as fixed by such authority as shall be designated by law to determine such an elevation.

*Greenhouse* means a structure for production or sale of plants.

*Group home community-based residential facility* means a place where five or more unrelated adults reside in which care, treatment or services above the level of room and board, but not including nursing care, is provided to persons residing in the facility as a primary function of the facility.

*Hauling* means the action of carting or transporting of any material on public roadways, either raw or processed, from the original location of the raw or processed material to another location not on the permitted grounds.

*Historical site* means a building:

- (a) Listed on or nominated by the state historical society for listing on the National Register for Historical Places in Wisconsin;
- (b) Included in a district which is listed on the National Register for Historic Places in Wisconsin, and which has been determined by the state historical society to contribute to the historic significance of the district;
- (c) Listed on a certified municipal register of historic property; or
- (d) Included in a district which is listed on a certified municipal register of historic property and which has been determined by the municipality to contribute to the historic significance of the district.

*Holiday* means legal holidays recognized by the state on which no work is performed by employees of the state. These shall include New Year's Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve Day, Christmas Day, and New Year's Eve Day.

*Household occupations* means a gainful occupation conducted by a member of the family within the place of residence, where the space used is incidental to residential use, where the floor area does not exceed 20 percent of the total floor area, and where no article is sold or offered for sale except such as is produced by such home occupation. A household occupation includes such things as babysitting, millinery, dressmaking, canning,

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laundering and crafts, but does not include the display of any goods nor such occupations as barbering, beauty shops, dance schools, real estate brokerage, or photographic studios.

*Industrial sand* means is a high purity silica sand product sold for any of the following uses: glassmaking, metal casting, metal production, chemical production, paint and coatings, ceramics and refractories, and oil and gas recovery (i.e., frac sand). This sand is classified as 212322 Industrial and Sand Mining according to the NAICS (North American Industry Classification System) Standard Industrial Classification (SIC) System.

*Institutional recreational camp* means an area containing one or more permanent buildings used periodically for the accommodation of members of associations or groups for recreational purposes.

*Junkyard or salvage yard* means an area consisting of buildings, structures or premises where junk, waste, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking yards, house wrecking and structural steel materials and equipment yards, but not including the purchase or storage of used furniture and household equipment or used cars in operable condition.

*Kennel* means premises where dogs, cats or other household pets, for remuneration, are maintained, boarded, bred or cared for or kept for the purpose of sale.

*Large-volume animal breeding or feeding operation* means a feedlot or facility, other than a pasture, which became operational, or which came to be such a facility, after April 16, 1997, and where 1,000 or more animal units will be fed, confined, maintained or stabled for a total of 45 consecutive days or more in any 12-month period. Two or more animal feeding operations under common ownership are deemed to be a single animal feeding operation if they are adjacent to each other or if they utilize a common area or system for the disposal of wastes.

*Livestock* means bovine animals, equine animals, cattle, swine, sheep, goats, poultry, and farm raised game birds.

*Lot* means a parcel of land on which a principal building and its accessory buildings are placed, together with the required open spaces, provided that no such parcel shall be bisected by a public street and shall not include any portion of public right-of-way.

*Major recreational equipment* means large items normally used for recreational purposes, including, but not limited to, travel trailers, motor homes, all-terrain vehicles, snowmobiles, boats and motors, buses and vans converted for sleeping purposes.

*Manufactured dwelling.*

- (a) The term "manufactured dwelling" means any structure or component thereof which is intended for use as a dwelling; and
  - (1) Is of closed construction and fabricated or assembled on-site or off-site in manufacturing facilities for installation, connection or assembly and installation at the building site; or
  - (2) Is a building of open construction which is made or assembled in manufacturing facilities away from the building site for installation, connection, or assembly and installation on the building site and for which certification is sought by the manufacturer.
- (b) The term "manufactured dwelling" does not include a building of open construction which is not subject to subsection (a)(2) of this definition. All manufactured dwellings shall meet the requirements of applicable state administrative regulations.

*Manufactured home* means a structure transportable in one or more sections, which in the traveling mode, is eight feet or more in width or 40 body feet or more in length, and when erected on site is 600 square feet or more of floor space in the general agricultural and forestry district or 960 square feet or more of floor space in the Agricultural and Residential (A-F), Single-Family Residential (R-1) and General Commercial Districts and which is built on a permanent chassis and designed to be used as a dwelling with a foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein. The

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term "manufactured home" includes all structures which meet the above requirements, and which the manufacturer voluntarily files a certification pursuant to 24 CFR 3282.13 and complies with the standards set forth in 24 CFR 3280. The term "manufactured home" is meant to include double-wide mobile homes that meet the above requirements and were manufactured after June 15, 1976. No manufactured home which is less than 24 feet wide shall be used for any purpose other than human habitation. A manufactured home which is less than 24 feet wide shall not be used for a purpose which is merely incidental to residential use.

*Mine construction* means the process involved in preparing a site for nonmetallic mineral extraction activities, including, but not limited to, the stripping of topsoil and overburden, the destruction of tree cover and other vegetation, the building of access roads, and the construction of accessory structures and buildings to be used in the course of mining activities.

*Migrant labor camp* means the site and all structures maintained as living quarters by, for or under the control and supervision of any person for:

- (a) A migrant worker; or
- (b) Any other person who is not related by blood or marriage to said employer and who occasionally or habitually leaves an established place of residence to travel to another locality to accept seasonal employment in the planting, cultivating, raising, harvesting, handling, drying, packing, packaging, processing, freezing, grading or storing of any agricultural or horticultural commodity in its unmanufactured state.

*Mobile home* means a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway and equipped and used or intended to be used primarily for human habitation; with walls of rigid uncollapsible construction; and which has an overall length in excess of 45 feet. No mobile home shall be used for any purpose other than human habitation. A mobile home shall not be used for a purpose which is merely incidental to residential use.

*Mobile home park* means any plot of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for more than two mobile homes on a year-round basis and shall include all buildings used or intended for use as a part of the equipment thereof, whether or not a charge is made for the use of the mobile home park and its facilities.

*Nonconforming uses or structures* means any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of the ordinance from which this chapter is derived or amendments thereto which does not conform to the regulations of this chapter or amendments thereto. Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading or distance requirements, shall be considered a nonconforming structure and not a nonconforming use.

*Nonfarm residence* means a single-family or multifamily residence other than a farm residence.

*Nonfarm residential acreage* means the total number of acres of all parcels on which nonfarm residences are located. If a nonfarm residence is located on one, two, or more adjoining parcels owned by the same person, the adjoining parcels are also considered nonfarm residential acreage unless clearly devoted to nonresidential use other than open space use.

*Nonmetallic mineral-mining or nonmetallic mining* means all or any part of the process involved in the mining of nonmetallic minerals, including, but not limited to, the commercial extraction, agglomeration, beneficiation, removal of overburden and the production of refuse. The term "nonmetallic mineral-mining" or "nonmetallic mining" does not mean exploration, or prospecting, or mining of nonmetallic minerals for a property-owner's sole use on the property-owner's property.

*Normal high water mark* means a line of reference commonly identified as being where the land is coterminous to the normal high water elevation. For the purposes of this chapter, the normal high water mark is defined as the line where the natural vegetation changes from predominantly aquatic to predominately terrestrial.

**Parcel means an area of land with particular ownership.**

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*Prime farmland* means an area with a Class I or II land capability classification as identified by the natural resources conservation service (NRCS) of the federal department of agriculture (FDA) or land that is identified as prime farmland in a certified farmland preservation plan.

*Prior nonconforming use* means a land use that does not conform with the county zoning regulations but that existed lawfully before the farmland preservation zoning ordinance was enacted.

*Processing* means to convert raw material into a marketable form, on site, by a special process that includes the actions of crushing, washing, screening, drying and rail loadout. The term "processing" shall also include moving material by way of conveyor system or other forms of transportation, but shall not include moving material on public roadways.

*Professional home offices* means residences of medical doctors, dentists, veterinarians, clergymen, architects, landscape architects, professional engineers, registered land surveyors, lawyers, artists, teachers, authors, and musicians used to conduct their professions.

*Protected farmland* means land that is located in a General Agricultural and Forestry District (A-F), is covered by a farmland preservation agreement, or is otherwise legally protected from nonagricultural development.

*Recreation camp* means an area containing one or more permanent buildings used periodically for the accommodation of members of associations or groups for recreational purposes.

*Recreational residential rental* means the use of land or a building, in whole or in part, for the temporary accommodation of visitors, but does not include the accommodation of visitors without receipt of payment or other consideration, where the accommodation is incidental to and normally associated with the permitted residential use of a dwelling unit.

*Resort* means a recreational development consisting of at least five rental units providing lodging, with or without meals, for transient guests, providing that no unit shall have an individual on-site soil sewage disposal system unless it meets the minimum lot size specifications stated in section 119.04.020(c). A resort does not include a tavern or a gift shop.

*Roadside stand* means a farm building used or intended to be used solely by the owner or tenant of the farm on which such building is located for the sale of farm products raised on the farm.

*Screening* means sorting or sizing of material into a marketable product size.

*Setbacks from a highway* means the minimum horizontal distance from the centerline of a highway or its right-of-way (line) to the nearest part of a structure, measured at right angles to the centerline or right-of-way line.

*Shed* means a structure used for shelter or storage. A shed shall not be used as a dwelling.

*Sign* means any structure or natural object or part thereof or device attached thereto or printed or represented thereon which is intended to attract attention to any object, product, place, activity, person, institution, organization, or business, or which shall display or include any letter work, model, banner, flag, pennant, insignia, device, or representation used as or which is in the nature of an announcement, direction, or advertisement.

*Single-family dwelling* means a residential structure which is designed to house a single-family and which is a minimum of 24 feet in width, has a roof with a minimum slope of three to 12 pitch, placed on a basement and has a minimum of an eight-inch eave attached to at least 50 percent of the perimeter of the structure. The term "single-family dwelling" includes manufactured homes but excludes mobile homes. This structure and the land on which it is placed must be owned in common.

*Solar farm* means producing energy that will primarily go back to the grid.

*Solar, residential private*, means producing energy that primarily does not go back to the grid.

*Story* means the part of a building included between the surface of a floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling next above it.

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*Stripping* means to take away or remove soil, rock, or other overburden materials from nonmetallic minerals and use that material in the reclamation process, where applicable.

*Structural alterations* means any change in the supporting members of a building such as bearings, wall columns, beams or girders or any substantial changes in the roof and exterior wall in excess of \$2,000.00 in value.

*Structure* means anything constructed or erected, the use of which requires a more or less permanent location on or in the ground.

*Structure, existing*, means a structure which has been completed, or for which a zoning permit has been obtained or on which construction has actually begun.

*Structure, permanent*, means a structure placed on or in the ground or attached to another structure in a fixed position and intended to remain in place for a period of more than nine months.

*Structure, principal*, means the building or structure containing the primary use of a property.

*Sustained yield forestry* means management of forested lands to provide annual or periodic crops of forest products.

*Tourist home* means a building in which lodging, with or without meals is offered to transient guests for compensation, provided there are no more than five sleeping rooms for such purpose and no cooking facilities are provided in the individual rooms or apartments.

*Trailer* means a vehicular, portable structure built on a chassis which can be transported by any motor vehicle and is designated to be used as a temporary dwelling for travel, recreation, and vacation use, which does not fall within the definition of a mobile home.

*Trailer camp* means any privately or publicly owned parcel or tract of land accessible by automobile or other engine-driven vehicle designed, maintained, intended, or used for the purpose of supplying accommodations for use by recreational vehicles on a temporary basis, open to the public and designated as a trailer camp area.

*Use, accessory*, means a use customarily incidental to the principal use and on the same lot as the principal use.

*Use, principal*, means the primary use of a property or structures.

*Washing* means the action that involves water or some other liquid for the purpose of cleansing by removing impurities or undesirables from the intended product.

*Wind energy system* means a system whereby the wind is utilized to generate electricity.

*Zoning administrator* means the public official charged with the administration, enforcement and interpretation of the county zoning regulations who shall carry out the directions of the county natural resources standing committee.

(Ord. No. 84-3, § IX, 6-19-1984; Ord. No. 1990-2, §§ 3, 4, 2-20-1990; Ord. No. 95-19, § 3(a)–(h), 12-12-1995; Ord. No. 96-15, § 3, 8-20-1996; Ord. No. 97-1, §§ 2–5, 4-15-1997; Ord. No. 97-8, § 2, 6-17-1997; Ord. No. 97-17, §§ 9–12, 9-23-1997; Ord. No. 97-26, §§ 30–42, 12-9-1997; Ord. No. 99-32, § 1, 9-21-1999; Ord. No. 2001-11, §§ 1, 2, 5-29-2001; Ord. No. 2003-16, § 5(a)–(i), 5-20-2003; Ord. No. 2005-5, §§ 20–26, 2-15-2005; Ord. No. 2005-7, §§ 4, 5, 3-15-2005; Ord. No. 08-24, § 4, 10-28-2008; Ord. No. 14-9, §§ 1–30, 5-20-2014; Ord. No. 18-26, § 3, 9-18-2018; Ord. No. 21-13, § 2, 5-18-2021; Ord. No. 21-37, § 2, 12-14-2021)

**Richland County Committee**

**Agenda Item Cover**

**Agenda Item Name:** Well testing costs

<b>Department</b>	Land and Zoning	<b>Presented By:</b>	
<b>Date of Meeting:</b>	03/31/2025	<b>Action Needed:</b>	
<b>Disclosure:</b>		<b>Authority:</b>	Zoning ordinance
<b>Date submitted:</b>	03/26/2025	<b>Referred by:</b>	Natural Resources Committee
<b>Action needed by no later than (date)</b>		<b>Resolution</b>	

**Recommendation and/or action language:**

**Background:**

Report the costs of well testing.

**Attachments and References:**

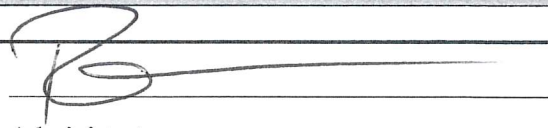
**Financial Review:**

(please check one)

<input type="checkbox"/>	In adopted budget	Fund Number	
<input type="checkbox"/>	Apportionment needed	Requested Fund Number	
<input type="checkbox"/>	Other funding Source		
<input checked="" type="checkbox"/>	No financial impact		

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*Cathy Cooper*

Department Head



Administrator

▼ Homeowner Package (\$68) - [Click for more info](#)

- Basic package. Choose this option if you are unsure of which tests to perform.
- Includes the two most important tests to perform routinely on a well (bacteria and nitrate)\*

**Coliform Bacteria\***

This test determines the sanitary condition of a water supply. Indicates whether or not the water supply is bacteriologically safe. This is the most important test to perform regularly on a private water system. If coliform bacteria is detected, the sample will also be checked for E. coli bacteria as well. Priority analysis is available.

**Nitrate plus Nitrite-Nitrogen\***

Nitrate is the most widespread chemical contaminant in Wisconsin's groundwater. Elevated levels may serve as an indicator of other potential contaminants, such as pesticides or chemicals associated with septic system effluent. The safe drinking water standard for nitrate-nitrogen is 10 mg/L. Priority analysis is available.

**pH**

Measure of relative acidity of the water. Useful in assessing the corrosivity of water to plumbing.

**Alkalinity**

Amount of bicarbonate, the major anion in water, related to pH and corrosion.

**Hardness**

Measure of the amount of calcium and magnesium. Important if water softening is considered.

**Chloride**

An indicator ion that, if found in elevated concentration, points to potential contamination from septic systems, fertilizer, landfills, or road salt.

**Conductivity**

Measure of total dissolved minerals in water. Change in conductivity or unusual ratio of conductivity to hardness may signal presence of contaminants.

**Corrosivity Index**

A calculation of the corrosivity index is performed to determine the tendency for plumbing to corrode or for lime to deposit in your plumbing.

Also about \$600 in mailing costs

100 Well tests would be \$6800 if county pays whole costs, \$3400 if county pays half of the test costs.



Richland County Committee

Agenda Item Cover

Agenda Item Name: Discussion on biennial state budget for county conservation staffing

Department	Land and Zoning	Presented By:	
Date of Meeting:	03/31/2025	Action Needed:	Discussion
Disclosure:		Authority:	Zoning ordinance
Date submitted:	03/26/2025	Referred by:	Natural Resources Committee
Action needed by no later than (date)		Resolution	

Recommendation and/or action language:

Background:

Discussion of what the state proposed budget concerning county conservation staffing

Attachments and References:

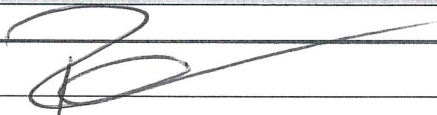
Financial Review:

(please check one)

<input type="checkbox"/>	In adopted budget	Fund Number	
<input type="checkbox"/>	Apportionment needed	Requested Fund Number	
<input type="checkbox"/>	Other funding Source		
<input checked="" type="checkbox"/>	No financial impact		

Cathy Cooper

Department Head

  
\_\_\_\_\_  
Administrator

## Cathy Cooper

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**From:** Matt Krueger <matt@wisconsinlandwater.org>  
**Sent:** Monday, March 3, 2025 1:51 PM  
**To:** CountyCons@wisconsinlandwater.org  
**Subject:** Info for County Cons: Request for Your County's Commitment to County Conservation Staffing Budget Request

**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.

Hi County Cons,

This email was probably self-explanatory enough, but I wanted to quickly follow up so you all are roped in on our efforts to ask each county to commit to supporting our county conservation budget staffing request. We've done this before, but never so "formally." Our hope is that each county puts it on an LCC agenda, and discusses what the appropriate next step is for supporting our request, whether determining which LCC member has a relationship with a state legislator and is willing to make a call, or bringing the county lobbyist (if you have one) up to speed on this effort, or passing a resolution, etc.

You all were copied so you are aware this is happening, and hopefully you can act to make sure your LCC chair is aware of this request, and is interested in putting it on a meeting agenda for discussion. We also want to include you to be sure you can loop WI Land+Water back in on whatever your county is doing, so we can support your efforts.

Though we were hoping for a bigger number in the Gov's Exec Budget (\$15.1 M - 2026 and \$15.6 M - 2027, both as base funding) to give us some breathing room to work with the Legislature, we're still optimistic on our chances at a funding increase this budget. WCA has matched our \$20.2 M base budget request and made county conservation staffing funding a "top 4" budget request this session. I've been in the Capitol more this past month than any other budget session. Also, we are working with a couple different coalitions to try to put wheels under this effort. **All this to say, we are really making a push, and need your help!**

We are planning on sending out a link to our online "Advocacy Toolkit" the week after the conference to our broader membership (beyond LCC chairs), with a brief video promoting it. Until then, please let me know what else you need from WI Land+Water on this.

Thanks, and hopefully see a good number of you this week in GB!

Matt

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**Matt Krueger**  
Executive Director  
WI Land+Water  
608-441-2677 x401

**Richland County Committee**

**Agenda Item Cover**

**Agenda Item Name: Discussion and possible action on Crediting Short term rental fees**

|                                              |                 |                       |                             |
|----------------------------------------------|-----------------|-----------------------|-----------------------------|
| <b>Department</b>                            | Land and Zoning | <b>Presented By:</b>  |                             |
| <b>Date of Meeting:</b>                      | 03/26/2025      | <b>Action Needed:</b> | Approve                     |
| <b>Disclosure:</b>                           |                 | <b>Authority:</b>     |                             |
| <b>Date submitted:</b>                       | 03/31/2025      | <b>Referred by:</b>   | Natural Resources Committee |
| <b>Action needed by no later than (date)</b> |                 | <b>Resolution</b>     |                             |

**Recommendation and/or action language:**

**Background:**

The short-term rental ordinance will take effect January 1, 2026. At that time, there will be no requirement for a conditional use permit (\$550) as long as they receive a permit through the short-term rental ordinance (\$25 annually). The Natural Resources committee will credit part of the conditional use permit fee.

**Attachments and References:**

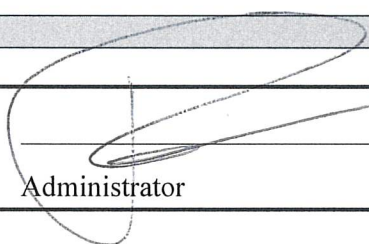
**Financial Review:**

(please check one)

|                                     |                      |                       |  |
|-------------------------------------|----------------------|-----------------------|--|
| <input type="checkbox"/>            | In adopted budget    | Fund Number           |  |
| <input type="checkbox"/>            | Apportionment needed | Requested Fund Number |  |
| <input type="checkbox"/>            | Other funding Source |                       |  |
| <input checked="" type="checkbox"/> | No financial impact  |                       |  |

\_\_\_\_\_ *Cathy Cooper* \_\_\_\_\_

Department Head

  
 \_\_\_\_\_  
 Administrator