

**Richland County  
Natural Resources Standing Committee**

Date Posted: August 20, 2025

**NOTICE OF MEETING**

Please be advised that the Richland County Natural Resources Standing Committee will convene on Monday, August 25, 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](mailto: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 August 4, 2025 Meeting
6. Public Comment
7. Zoning Petitions
  - A. Petition For A Conditional Use Permit To Place A New Mobile Home On Parcel 014-2044-1000
  - B. Petition To Rezone A Portion Of Parcel 012-2044-3000
8. Reports
  - A. Zoning: Report & Departmental Activities
  - B. Land Conservation: Report & Departmental Activities
  - C. UW-Extension: Report & Departmental Activities
  - D. Real Property Lister: Report & Departmental Activities
  - E. City And Extra Territorial Zoning Report
9. Discussion & Possible Action: Approval Of Campers As Residences In The Different Zoning Districts
10. Discussion & Possible Action: Approval To Allow Chickens In Residential Zoning Districts
11. Correspondence
12. Future Agenda Items
13. Adjourn

PLEASE NOTE: That upon reasonable notice, a minimum of 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Tricia Clements, County Administrator at 181 W. Seminary St., Richland Center, WI 53581 or call 608-647-2197.

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

August 4, 2025

The Richland County Natural Resources Standing Committee convened on Monday, August 4, 2025, in person and virtually at 9:31 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 County Clerk Hege conducted roll call. Committee members present: Steve Carrow, Richard McKee, Mark Gill, and Julie Fleming. Committee member(s) absent: Alayne Hendricks.

Supervisor Hendricks arrived at 9:34 AM.

**Verification of Open Meetings Law Compliance:** Deputy County 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 June 30, 2025 Meeting:** Chair Carrow asked if there were any corrections or amendments to the minutes from the June 30, 2025 meeting. Hearing none, Chair Carrow declared the minutes from the June 30, 2025, meeting approved as presented.

**Public Comment:** None.

### Zoning Petitions:

**A. Petition To Rezone Parcels 010-1242-4000 And 010-1242-3000 And To Approve Conditional Use Permits For 2 Short-Term Rentals:** Jenn Fry, Zoning and Sanitation Technician, gave a brief description of the petition. Motion by Gill, second by Fleming to approve the petition. Brief discussion ensued. Motion carried and the zoning petition was forwarded on to county board for final approval.

### Reports:

**A. Zoning: Report & Departmental Activities:** Jenn Fry, Zoning and Sanitation Technician, reported the office was at 77 land use permits for the year and 6 sanitation permits for the month. County Conservationist, Cathy Cooper, reported that violation letters were being sent out and the office had currently issued 8 for various violations. Brief discussion ensued on campers being used as residences and burials on private property. Conservationist Cooper reported on a recent training event and that Jenn Fry was going to be taking the POUTS testing. Brief discussion ensued.

**B. Land Conservation: Report & Departmental Activities:** County Conservationist, Cathy Cooper, reminded the committee of the aquatic invasive species snapshot day coming up on August 9, 2025 and reported on various topics including a boating behavioral survey, a producer lead social on August 20<sup>th</sup>, several instances of manure runoff, a closed non-metallic mine that is in the process of being reopened, well abandonment projects, shoreline restoration projects, and reported that the staffing grant for Richland County was going to be \$5,000 less for 2026. Brief discussion ensued.

## Richland County Natural Resources Standing Committee

**C. UW-Extension: Departmental Activities:** Sarah Kubiak, Human Development & Relationships Educator with the UW-Extension presented the Richland July 2025 Report on behalf of Mr. Adam Hady, Area 13 Extension Director and briefly updated the committee on the projects that she was working on, including working with SWCAP on a vehicle financing program and the Richland County Jail to start a reentry program for inmates. Brief discussion ensued.

**D. Land Information: Report & Departmental Activities:** Richland County Real Property Lister, Julie Lins, reported that her department was at 450 property transfers for the year and 85 splits for the year. Conservationist Cooper reported that the Land Information Counsel was going to be scheduling a meeting soon. Date and time to be determined.

**Discussion & Possible Action: Changes To The Fees For Minor Subdivision Review/Certified Survey Map:** Conservationist Cooper briefly explained how the State of Wisconsin is no longer offering plat review services and the need to increase the fees to cover the cost of having a certified surveyor do the plat reviews. Motion by Fleming, second by Gild to change the fees for minor subdivision review/certified survey map. Motion carried and the changes to the fees for minor subdivision review/certified survey map was moved on to the Executive & Finance Standing Committee.

**Discussion & Possible Action: Approval To Allow Chickens In Residential Zoning Districts:** Conservationist Cooper presented a list of proposed guidelines for allowing chickens in residential zoning districts. Extensive discussion ensued with multiple committee members giving input. Consensus was for Conservationist Cooper to add the requirements to the county wide zoning ordinance and bring the ordinance before the committee for approval at a future meeting.

**Correspondence:** None.

### **Future Agenda Items:**

Discussion & Possible Action: Updating The Acreage Requirements For A Certified Survey Map

**Adjourn:** Chair Carrow entertained a motion to adjourn. Motion by Fleming, second by McKee to adjourn. Motion carried and meeting adjourned at 10:18 AM.

Respectfully submitted by,



Myranda H. Hege  
Deputy County Clerk

## Richland County Committee

### Agenda Item Cover

**Agenda Item Name:** To Hear the petition to issue a conditional use permit to replace a mobile home on parcel 014-2044-1000 Section 20 Henrietta

<b>Department</b>	Land Conservation & Zoning	<b>Presented By:</b>	Jenn Fry
<b>Date of Meeting:</b>	August 25, 2025	<b>Action Needed:</b>	Approve CUP
<b>Disclosure:</b>		<b>Authority:</b>	Zoning Ordinance
<b>Date submitted:</b>	08/15/2025	<b>Referred by:</b>	
<b>Action needed by no later than (date)</b>		<b>Resolution</b>	

**Recommendation and/or action language:**

Approve replacement of existing mobile home with a new mobile home

**Background:**

Replacement of a mobile home with a new mobile home is allowed in the Ag/Residential district with a Conditional Use Permit

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**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 type="checkbox"/>	No financial impact		

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Department Head

Cathy Cooper

Administrator, Tricia Clements



ck 2443

Customer #

Petition #

25-023

COUNTY OF RICHLAND ZONING COMMITTEE

NOTICE OF PETITION

JUL 16 2025

RECEIVED

(I) (We) First Name(s) Last Name Phone 608-647

Address 23941 Dove Ln City Hillsboro State WI Zip 54634

First Name(s) Last Name Phone

Address City State WI Zip

hereby petition the Richland County Zoning Committee for a:

Rezone from Rezone to

CUP to permit Single wide trailer

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 # 014-2044-1000

Qtr SE Qtr SE Section 20 Town 12N Range 1E Township HRN # of acres 32.00

Lot Block Subdivision # of Acres Approved

Present Use Trailer Home

Present Improvements Trailer Home

Proposed Use Replace existing with newer trailer

Legal Description

Petition Filed 7/16/25 Petitioner Notified 8/11/25 Rezone Decision Ordinance #

Catagory Rezoning Town Notified 8/11/25 CUP Decision CB Date

Fee Amount \$500.00 Township Approval CUP Expires CB Decision

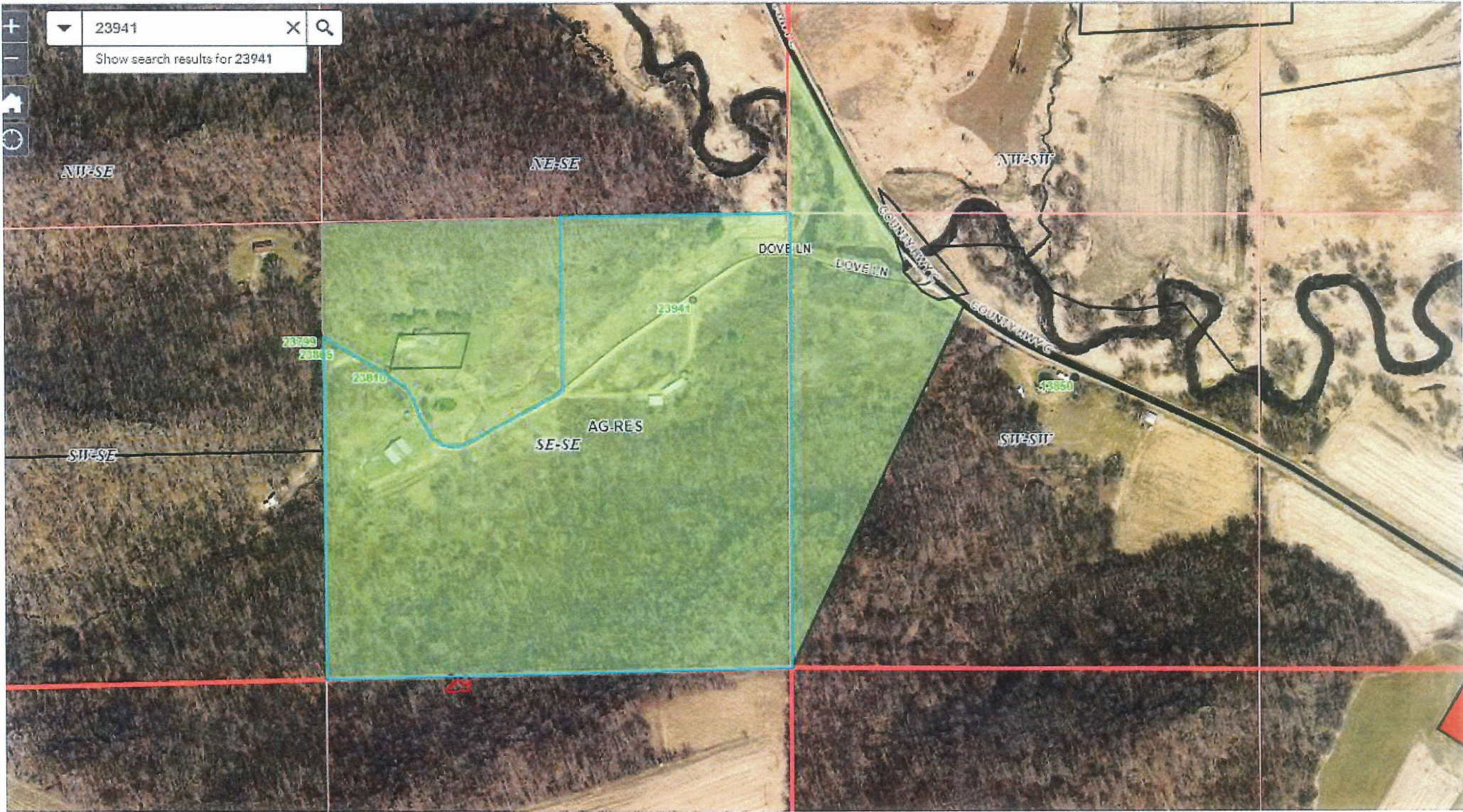
Meeting Date 8/25/25 Decision Date SUP Decision Amendment #

Comments

County Clerk Approval

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







Name	Title	Property Address	Mailing Address (if different)	City	State	Zip
<u>Property</u>						
Rachel Kamps		23941 Dove Ln		Hillsboro	WI	54634
<u>Neighbors</u>						
Dale & Renee Miller		23805 Dove Ln	1006 Spahn Dr	Waunakee	WI	53597
Lawrence Bochorz		23799 Dove Ln		Hillsboro	WI	54634
High Hill Acres LLC/Jeffrey Hardel & Rita Martin		Parcel 014-2911-0000 & 014-2912-0000	700 Kenwood Cir	Verona	WI	53593
Reel Adventures LLC		Parcel 014-2041-0000 & 014-2042-0000	13552 County Hwy C	Hillsboro	WI	54634
Ezra & Bertha Bontrager		Parcel 014-2132-1000	24195 Judson Ln	Hillsboro	WI	54634
Gregory & Jeanette Miller		13850 County Hwy C	812 Acker Parkway	DeForest	WI	53532
State of WI DNR		Parcel 014-2133-1000	101 S Webster St PO Box 7921	Madison	WI	53707
Richland County Hwy		Parcel 014-2133-1100	120 Bowen Cir	Richland Center	WI	53581
Rachael Aide	Henrietta Township Clerk	15814 Crofton Dr		Richland Center	WI	53581
Randy Schoonover	Supervisory District 3	25675 Rockbridge Cemetery Ln		Richland Center	WI	53581

**DRAFT**

**Town of Forest  
Richland County, WI  
Regular Monthly Board Meeting  
Tuesday, July 8, 2025**

**DRAFT**

Chair John Matthes called the regular monthly board meeting of the Town of Forest to order at 6:00 pm. Also in attendance: Supervisors Jim Carley and John Bronski, Treasurer Shyla Stedman, Clerk Lynette Owens; and Ted Greenheck, Lucas Havlik.

**Affirmation of Notice:** Clerk affirmed agenda was duly posted, published, and emailed to interested parties.  
**Previous Minutes Approval:** Motion by Carley, second by Bronski to approve the minutes of the regular June meeting. Carried with no negative votes.

**Treasurer's Report:** Treasurer noted deposit highlights and current balances of accounts.

**Public Comment:** n/a

**Patrolman's Report:** Matthes reported that Henry is off next week; Henry graded, John mowed. Lucas Havlik is here tonight to be interviewed for the part-time patrolman position.

**Business:**

**Rezoning Requests:** Greenheck presented a proposed land division request on behalf of S & S Cycle. Discussed followed. Matthes moved to rezone + or – 1.5 acres of land shown in the presented information to Res-2. Bronski seconded. Carried with no negative votes.

**WTA Convention:** Matthes noted the WTA Convention will be held in Wisconsin Dells in October. He is planning on attending and invited the other officers.

**Salt:** Matthes stated he would check on prices and availability of salt for the township and report back.

**Records Retention Adoption:** Chair discussed what a records retention schedule is and why we should adopt it. Carley moved to adopt Ordinance #2025-01 Town of Forest Retention of Public Records. Bronski seconded. Approved with no negative votes. Clerk will send adoption request to the State Archivist for approval.

**Go to Closed Session per WI ss19.85(1)[c]:** *Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.*

- Roll call vote to enter closed session at 6:14 pm: Matthes-yes; Carley-yes; Bronski-yes.

**Reconvene to open meeting and take action on any closed session discussions as needed:** Matthes moved to return to open session, Bronski seconded. Carried, no negative votes.

Matthes moved to offer the open patrolman position to Lucas Havlik at \$20/hour for up to 25 hours per week; the town to pay for Class B CDL training and testing up through Air Brakes. Other costs will be Havlik's responsibility. Hours will be revisited at a future date. Bronski seconded. Carried with no negative votes.

**Monthly Bills/Financial Activity:** Board reviewed the Current Bills for Approval Report prepared by the clerk. Matthes moved to approve the bills as presented with the addition of a reimbursement check to Treasurer for \$289.00, seconded by Carley. Motion carried with no negative votes.

**Adjourn:** Carley moved to adjourn; Bronski seconded. Carried with no negative votes.

**Next Meeting Date:** The next regular town board meeting will be Tuesday, August 12, 2025.

Respectfully submitted,  
Lynette Owens, Clerk

Richland County Committee

Agenda Item Cover

**Agenda Item Name:** To Hear the petition to rezone a portion of parcel 012-2044-3000 in section 20 of Forest Township from Industrial to Residential

<b>Department</b>	Land Conservation & Zoning	<b>Presented By:</b>	Jenn Fry
<b>Date of Meeting:</b>	August 25, 2025	<b>Action Needed:</b>	Approve CUP
<b>Disclosure:</b>		<b>Authority:</b>	Zoning Ordinance
<b>Date submitted:</b>	08/15/2025	<b>Referred by:</b>	
<b>Action needed by no later than (date)</b>		<b>Resolution</b>	

**Recommendation and/or action language:**

Approve the rezone of a portion of parcel 012-2044-3000 from Industrial to Residential

**Background:**

There currently is a house, storage shed and septic systems on a portion of the property. The rest of the parcel is industrial. The existing house is vacant but will be remodeled and used as a residence.

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**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 type="checkbox"/>	No financial impact		

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Department Head

Cathy Cooper

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Administrator, Tricia Clements

ck 9641

Customer #		COUNTY OF RICHLAND ZONING COMMITTEE
Petition #	25-022	NOTICE OF PETITION

AUG 06 2025

(I) (We)	First Name(s)	Last Name	Phone
			608-627-0355
Address	14025 County Hwy G	City	Viola
		State	WI
		Zip	54664
First Name(s)	Todd	Last Name	Rummer
		Phone	608-647-9050
Address	27128 U.S. Hwy 14	City	Richland Center
		State	WI
		Zip	53581

hereby petition the Richland County Zoning Committee for a:

<input checked="" type="checkbox"/> Rezone from	Industrial	Rezone to	Residential 1
<input type="checkbox"/> CUP to permit			
<input type="checkbox"/> SUP to permit			
<input type="checkbox"/> Other			
Authorized by Section(s)	of the Richland County Zoning Ordinance.		

Present description of the property involved in this petition is as follows:										Parcel #	012-2044-3000		
Qtr	NE	Qtr	NE	Section	29	Town	12N	Range	2W	Township	Forest	# of acres	2.00
Lot		Block		Subdivision					# of Acres Approved				

Present Use	Existing home is vacant, property is used for parking
Present Improvements	house, shed, driveways, septic systems
Proposed Use	house will be remodeled and used as a residence
Legal Description	see attached CSM draft

Petition Filed	8/6/25	Petitioner Notified	8/11/25	Rezone Decision		Ordinance #	
Category	Rezoning	Town Notified	8/11/25	CUP Decision		CB Date	
Fee Amount	\$500.00	<input type="checkbox"/> Township Approval		CUP Expires		CB Decision	
Meeting Date	8/25/25	Decision Date		SUP Decision		Amendment #	

Comments

County Clerk Approval

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

*Todd Rummer*, P.L.S. -2443  
Todd Rummer, surveyor for Sts cycle, Inc.  
27128 U.S. Hwy 14  
Richland Center, WI 53581



DESCRIPTION OF AN AREA OF LAND TO BE REZONED FROM "COMMERCIAL" TO  
"RESIDENTIAL 1" FOR §

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 29, TOWN 12 NORTH, RANGE 2 WEST, TOWN OF FOREST, RICHLAND  
COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, T12N, R2W;  
THENCE N 89°06'10" W ON THE NORTH LINE OF THE NORTHEAST QUARTER,  
332.53 FEET; THENCE S 00°53'50" W, 561.65 FEET TO THE POINT OF BEGINNING;  
THENCE S 11°06'19" W, 94.00 FEET; THENCE N 78°53'41" W, 605.82 FEET TO THE  
EASTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY G; THENCE NORTHWESTERLY  
ON SAID RIGHT-OF-WAY, 239.04 FEET ON THE ARC OF A 559.30 FOOT RADIUS  
CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 24°29'16" AND A LONG  
CHORD OF 237.23 FEET THAT BEARS N 14°33'42" W; THENCE N 26°48'20" W,  
67.00 FEET TO THE LAST POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY  
HIGHWAY G; THENCE S 79°53'21" E, 23.26 FEET; THENCE S 49°52'01" E, 297.00  
FEET; THENCE S 72°53'10" E, 87.00 FEET; THENCE N 77°28'58" E, 40.56 FEET;  
THENCE S 72°53'10" E, 345.00 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 2.00 ACRES (87,189 SQ.FT.), MORE OR LESS.



# CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION  
29, TOWN 12 NORTH, RANGE 2 WEST,  
TOWN OF FOREST, RICHLAND COUNTY, WI.  
SURVEYED FOR:

DATE: JULY 29, 2025

DWG NO: 1803-1CSM.DWG

14025 COUNTY HIGHWAY G  
VIOLA, WI 54664

\*REFER TO SHEET 2  
FOR IMPORTANT NOTES  
REGARDING LOT 1.\*

SURVEY BY:

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

N1/4 CORNER OF  
SECTION 29, T12N, R2W.  
6" SQ. CONC. MON.  
W/BRZ. CAP FD. REF.  
TIES FD. AND VERIFIED.

**DRAFT**

N 89°06'10" W 2557.14'

## LEGEND

THESE STANDARD SYMBOLS WILL  
BE FOUND ON THIS SHEET

SECTION CORNER MONUMENT  
SIZE AND TYPE AS NOTED

- ▲ FD. 60d SPIKE
- FD. 3/4"Ø REBAR
- SET 3/4"Ø x 24" LONG REBAR  
wt.=1.502 lbs. per ln.ft.
- ( ) RECORDED AS

WIRE FENCE

NE1/4-NE1/4

SCALE: 1"=100'

BEARINGS ARE REFERENCED TO THE  
NORTH LINE OF THE NORTHEAST  
QUARTER OF SECTION 29, T12N,  
R2W, WHICH BEARS N 89°06'10" W  
ACCORDING TO THE RICHLAND  
COUNTY COORDINATE SYSTEM. NAD  
83 DATUM, 2011 ADJ.

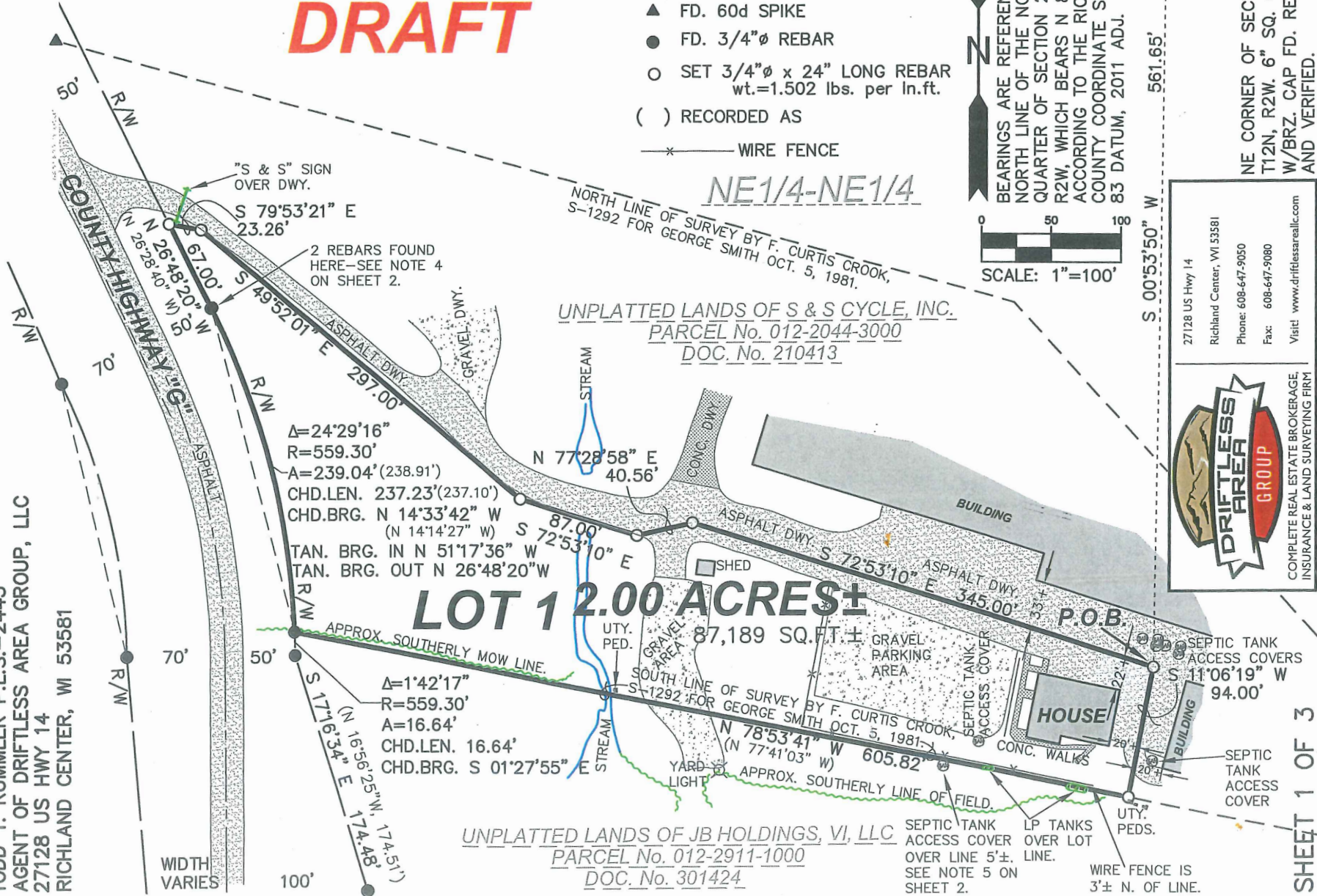
332.53'

NE CORNER OF SECTION 29,  
T12N, R2W. 6" SQ. CONC. MON.  
W/BRZ. CAP FD. REF. TIES FD.  
AND VERIFIED.

27128 US Hwy 14  
Richland Center, WI 53581  
Phone: 608-647-9050  
Fax: 608-647-9080  
Visit: [www.driftlessareallc.com](http://www.driftlessareallc.com)

**DRIFTLESS AREA GROUP**  
COMPLETE REAL ESTATE BROKERAGE,  
INSURANCE & LAND SURVEYING FIRM

SHEET 1 OF 3





# CERTIFIED SURVEY MAP No.

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWN 12 NORTH, RANGE 2 WEST, TOWN OF FOREST, RICHLAND COUNTY, WISCONSIN

## \*IMPORTANT NOTES REGARDING LOT 1\*

- 1.) NUMEROUS UTILITY STRUCTURES SUCH AS POLES, PEDESTALS, OVERHEAD AND UNDERGROUND CABLES, GUY ANCHORS, WARNING SIGNS, ETC. EXIST WITHIN, OR IN PROXIMITY TO, THE LOT ON THIS CSM. THESE UTILITY STRUCTURES MAY INDICATE THE PRESENCE OF ASSOCIATED RECORDED AND/OR PRESCRIPTIVE EASEMENTS BOTH BENEFITING AND ENCUMBERING THE PROPERTY.
- 2.) THE LOCATION OF THE CENTERLINE AND THE RIGHT-OF-WAY LIMITS OF COUNTY HIGHWAY G WERE DETERMINED FROM INFORMATION SHOWN ON PLANS FOR R/W PROJECT NUMBER 5815-1-21 DATED JANUARY 1, 1986 AND ASSOCIATED SURVEY MONUMENTATION FOUND IN THE AREA. FEE TITLE TO THE RIGHT-OF-WAY OF COUNTY HIGHWAY G ADJOINING LOT 1 WAS PURCHASED BY THE RICHLAND COUNTY HIGHWAY COMMISSION FROM MARJORIE A. SMITH AS RECORDED IN DOCUMENT NUMBER 188535.
- 3.) THE LOCATION OF THE SOUTH LINE OF LOT 1 WAS DETERMINED BY RETRACING THE SURVEY COMPLETED BY F. CURTIS CROOK, S-1292 FOR GEORGE SMITH DATED OCTOBER 5, 1981.
- 4.) TWO REBARS WERE FOUND IN THIS AREA. THE REBAR THAT WAS ACCEPTED AS MARKING THE POINT OF TANGENCY OF THE RIGHT-OF-WAY CURVE IS THE MORE WESTERLY OF THE TWO REBARS FOUND. THE OTHER REBAR THAT WAS NOT ACCEPTED IS LOCATED N 31° E, 0.55' FROM THE ACCEPTED REBAR.
- 5.) NUMEROUS SEPTIC TANK ACCESS COVERS WERE OBSERVED AND LOCATED DURING THE COMPLETION OF THE SURVEY FIELD WORK. HOWEVER, IT IS IMPOSSIBLE TO KNOW EXACTLY WHERE THE UNDERGROUND SEPTIC TANKS ASSOCIATED WITH THESE ACCESS COVERS ARE LOCATED WITHOUT PERFORMING EXCAVATION. NO EXCAVATION WAS CONDUCTED AS PART OF THIS PROJECT. RECORDS IN THE RICHLAND COUNTY ZONING OFFICE SHOW APPROXIMATE LOCATIONS OF THE SEPTIC TANKS. ALSO, RECORDS IN THE COUNTY ZONING OFFICE SHOW APPROXIMATE LOCATIONS OF THE SEPTIC FIELDS PRESENT ON THE SITE. THE RECORDS INDICATE THAT THE SEPTIC FIELD THAT SERVES THE HOUSE ON LOT 1 IS LOCATED TO THE WEST OF THE GRAVEL PARKING AREA WEST OF THE HOUSE. HOWEVER, NO SEPTIC VENTS OR OTHER PHYSICAL INDICATIONS OF A SEPTIC FIELD WERE OBSERVED IN THIS AREA WHEN THE SURVEY FIELD WORK WAS COMPLETED.
- 6.) A WELL WAS NOT OBSERVED IN THE VICINITY OF THE HOUSE ON LOT 1 WHEN THE SURVEY FIELD WORK WAS COMPLETED. IT IS UNKNOWN HOW OR FROM WHERE THE HOUSE ON LOT 1 RECEIVES WATER SERVICE.
- 7.) LOT 1 DOES NOT HAVE AN EXISTING DRIVEWAY THAT PROVIDES DIRECT ACCESS FROM LOT 1 TO COUNTY HIGHWAY G. IT IS THE INTENT OF THE LANDOWNER TO HAVE AN ACCESS EASEMENT DOCUMENT PREPARED AND RECORDED, AFTER THIS CERTIFIED SURVEY MAP HAS BEEN RECORDED, THAT WILL PROVIDE LOT 1 WITH THE USE OF THE EXISTING ASPHALT DRIVEWAY SHOWN HEREON LOCATED TO THE NORTH OF LOT 1. THE LANDOWNER ALSO INTENDS TO HAVE PREPARED AND RECORDED OTHER EASEMENTS FOR ACCESS, PARKING AND SEPTIC SYSTEM PURPOSES THAT WILL BOTH BENEFIT AND ENCUMBER LOT 1.
- 8.) THE FIELD WORK FOR THIS PROJECT WAS COMPLETED ON \_\_\_\_\_, 2025.

## SURVEYOR'S CERTIFICATE

I, TODD T. RUMMLER, PROFESSIONAL WISCONSIN LAND SURVEYOR - 2443, DO HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE RICHLAND COUNTY LAND DIVISION ORDINANCE, AND AT THE DIRECTION OF TIM CARPENTER, AGENT FOR S&S CYCLE, INC., LANDOWNER, I HAVE SURVEYED AND MAPPED THIS CERTIFIED SURVEY MAP, THAT SUCH PLAT CORRECTLY REPRESENTS ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWN 12 NORTH, RANGE 2 WEST, TOWN OF FOREST, RICHLAND COUNTY, WISCONSIN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, T12N, R2W; THENCE N 89°06'10" W ON THE NORTH LINE OF THE NORTHEAST QUARTER, 332.53 FEET; THENCE S 00°53'50" W, 561.65 FEET TO THE POINT OF BEGINNING; THENCE S 11°06'19" W, 94.00 FEET; THENCE N 78°53'41" W, 605.82 FEET TO THE EASTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY G; THENCE NORTHWESTERLY ON SAID RIGHT-OF-WAY, 239.04 FEET ON THE ARC OF A 559.30 FOOT RADIUS CURVE TO THE LEFT, MAKING A CENTRAL ANGLE OF 24°29'16" AND A LONG CHORD OF 237.23 FEET THAT BEARS N 14°33'42" W; THENCE N 26°48'20" W, 67.00 FEET TO THE LAST POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY HIGHWAY G; THENCE S 79°53'21" E, 23.26 FEET; THENCE S 49°52'01" E, 297.00 FEET; THENCE S 72°53'10" E, 87.00 FEET; THENCE N 77°28'58" E, 40.56 FEET; THENCE S 72°53'10" E, 345.00 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 2.00 ACRES (87,189 SQ.FT.), MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DATED: JULY 29, 2025

**DRAFT**

**CERTIFIED SURVEY MAP No.**

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 29, TOWN 12 NORTH, RANGE 2 WEST, TOWN OF  
FOREST, RICHLAND COUNTY, WISCONSIN

OWNER'S CERTIFICATE

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

\_\_\_\_\_  
DATE

RICHLAND COUNTY ZONING DEPARTMENT APPROVAL

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

\_\_\_\_\_  
AUTHORIZED REPRESENTATIVE DATE  
RICHLAND COUNTY ZONING DEPARTMENT

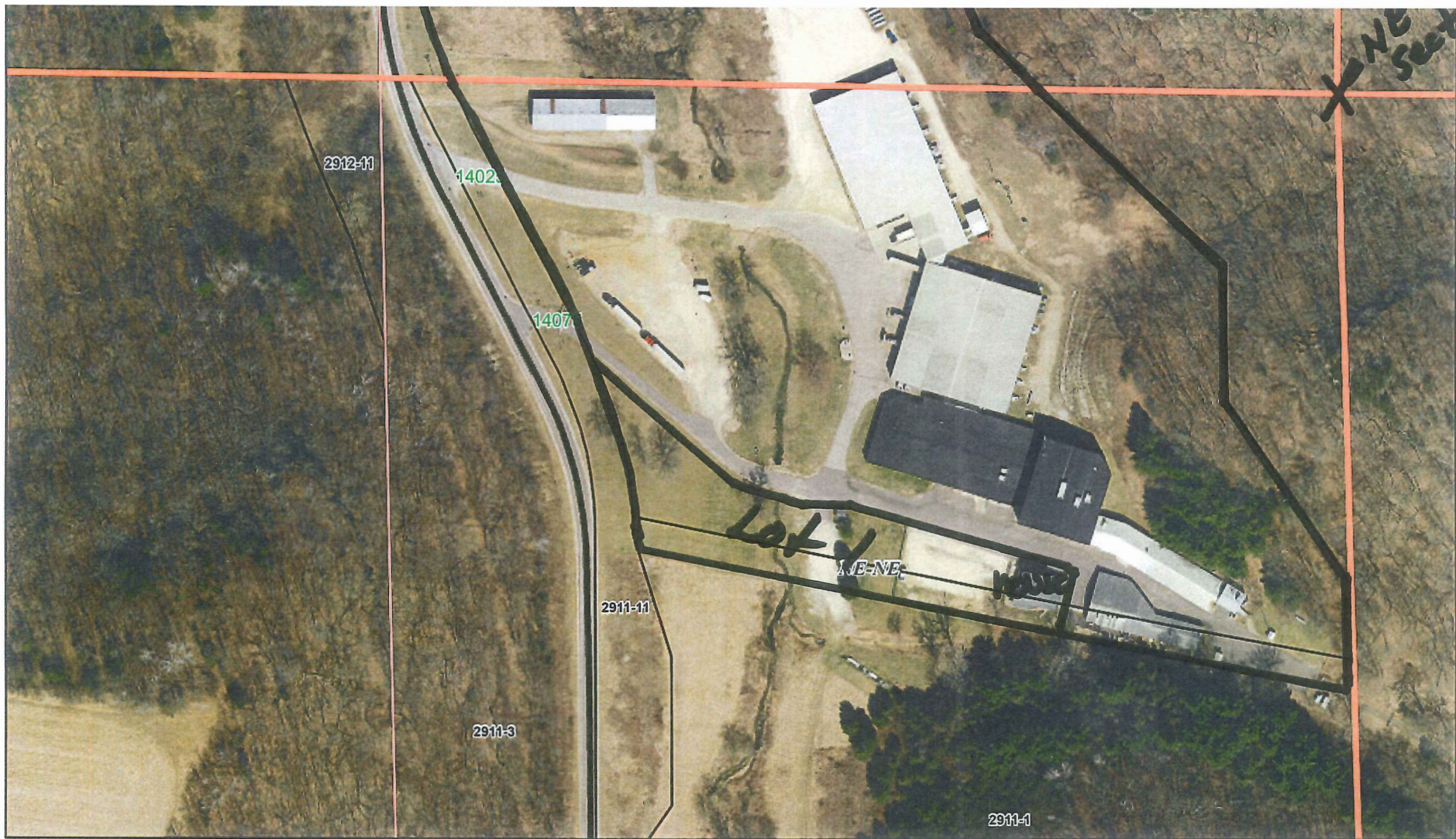
**DRAFT**









COMPLETE REAL ESTATE BROKERAGE,  
INSURANCE & LAND SURVEYING FIRM

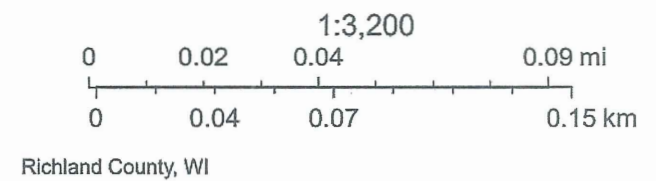
27128 US Hwy 14  
Richland Center, WI 53581  
Phone: 608-647-9050  
Fax: 608-647-9080  
Visit! [www.driftlessareallc.com](http://www.driftlessareallc.com)





8/1/2025, 7:20:00 AM

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|--|--|
|  Municipalities           |  Parcel Lines   |
|  Sections                 |  Roads          |
|  Section Quarter Quarters |  County Highway |



Richland County, WI

Name	Title	Property Address	Mailing Address (if different)	City	State	Zip
<u>Property</u>						
S&S Cycle		14075 County Hwy G	14025 County Hwy G	Viola	WI	54664
<u>Neighbors</u>						
J&B Holdings VI LLC		14437 County Hwy G		Viola	WI	54664
Richland County Hwy		Parcel 012-2911-1100	120 Bowen Cir	Richland Center	WI	53581
Everett & Janine Parduhn		13854 County Hwy G	30125 Old Sextonville Rd	Lone Rock	WI	53556
J&B Holdings I LLC		Parcel 012-2044-1000	14437 County Hwy G	Viola	WI	54664
James & Jennifer Havlik		Parcel 012-2042-1000	12288 Springdale Dr	Viola	WI	54664
Lynette Owens	Forest Township Clerk		12725 County Hwy MM	Viola	WI	54664
Steve Carrow	Supervisory District 1		13749 Goose Creek Rd	Viola	WI	54664