

**Richland County  
Natural Resources Standing Committee**

Date Posted: January 26, 2026

**NOTICE OF MEETING**

Please be advised that the Richland County Natural Resources Standing Committee will convene on Monday, February 2, 2026 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 January 5, 2026 Meeting
6. Public Comment
7. Zoning Petitions
  - A. Petition To Split And Rezone Parcel 024-4011-3000
  - B. Petition To Rezone Parcels 006-3043-1000 And 006-3034-1000
8. Reports
  - A. Zoning Administrator: Report & Departmental Activities
  - B. Violations Report
  - C. County Conservationist: Report & Departmental Activities
  - D. UW-Extension: Report & Departmental Activities
  - E. Real Property Lister: Report & Departmental Activities
9. Discussion & Possible Action: Approval Of Wildlife Damage Claim
10. Discussion & Possible Action: Zoning Ordinance Updates
11. Discussion & Possible Action: Land Use Section Of The County Comprehensive Plan
12. Discussion & Possible Action: Resolution Regarding Potential 765 kV Transmission Line
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

January 5, 2026

The Richland County Natural Resources Standing Committee convened on Monday, January 5, 2026, 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 9:30 AM.

**Roll Call:** Deputy County Clerk Hege conducted roll call. Committee members present: Steve Carrow, Randy Schoonover, Richard McKee, Alayne Hendricks, and Rod Perry. Committee member(s) absent: Julie Fleming. Supervisor Fleming arrived after roll at 9:34 a.m.

**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 Perry to approve agenda. Motion carried and agenda declared approved.

**Approval Of Minutes From November 24, 2025 Meeting:** Chair Carrow asked if there were any corrections or amendments to the minutes from the November 24, 2025 meeting. Hearing none, Chair Carrow declared the minutes from the November 24, 2025, meeting approved as presented.

**Public Comment:** None.

Supervisor Fleming joined the meeting at 9:34 a.m.

### **Zoning Petitions:**

**A. Petition To Rezone Parcel 018-0611-2000 And A Portion Of Parcel 018-0523-2000:** Jenn Fry, Zoning and Sanitation Technician provided a brief background on the petition. Motion by McKee, second by Perry to approve the petition. Brief discussion ensued. Motion carried and the petition to rezone parcel 018-0611-2000 and a portion of parcel 018-0523-2000 was approved and moved on to county board for final approval.

**B. Petition To Rezone 2.01 Acres Of Parcel 022-3634-1000:** Jenn Fry, Zoning and Sanitation Technician provided a brief background on the petition. Motion by McKee, second by Fleming to approve the petition. Brief discussion ensued. Motion carried and the petition 2.01 acres of parcel 022-3634-1000 to rezone was approved and moved on to county board for final approval.

**C. Petition To Petition For A CUP For Non-Metallic Mining On Parcel 014-1912-1000 And Others:** Jenn Fry, Zoning and Sanitation Technician provided a brief background and recommended that the petition be postponed to the next meeting of the Natural Resources Standing Committee due to conditions still needing to be met as part of a deed restriction on the land in question. Consensus from the committee was gained to postpone the petition until the next meeting.

### **Reports:**

**A. Zoning: Report & Departmental Activities:** Jenn Fry, Zoning and Sanitation Technician,

## Richland County Natural Resources Standing Committee

reported that she had passed the soils tester exams, that the year-end reporting was in progress, December of 2025 was quiet, and that staff was working on the data transfer project. Brief discussion ensued.

**B. Violations Report:** Jenn Fry, Zoning and Sanitation Technician, reported that she and County Administrator Clements would be meeting with a representative from the new county corporation counsel firm to discuss issues that had not been resolved by the former corporation counsel. Brief discussion ensued.

**C. Land Conservation: Report and Departmental Activities:** Jenn Fry, Zoning and Sanitation Technician, reported on behalf of Kori Rogers the Farmland Preservation Technician on processing the Farmland Preservation forms and the reclamation fees had been coming into the Land Conservation office. Brief discussion ensued.

**D. UW-Extension: Report & Departmental Activities:** Mr. Adam Hady, Area 13 Extension Director gave a brief verbal report for the UW-Extension presented the Richland December 2025 Report to the committee and highlighted the changes to his region of representation for the UW-Extension. Mr. Hady also reported that he would bring a speaker to the next meeting to present on rural livability and rural needs assessments and requested that the committee think about what topics they would like to discuss with the representative. Mr. Hady introduced Beth McIlquham the Regional Livestock Educator to the committee. Ms. Beth McIlquham highlighted several items including a recent calving training, herd health training, and the upcoming webinar training for beef producers, the upcoming Driftless Region Beef Conference, and reminded the committee of the email newsletter for producers, the public, and committee members. Brief discussion ensued.

**E. Real Property Lister: Report & Departmental Activities:** Julie Lins, Real Property Lister, briefly reported the tax mailouts had been completed and she was working on splits.

**Discussion & Possible Action: Approving A Resolution Thanking Sandy Campbell On Her Years Of Service To The County:** Mr. Adam Hady, Area 13 Extension Director gave a brief explanation of the significant years of service that Ms. Campbell give to Richland County and to the Richland County Fair as both an employee and volunteer. Motion by Perry, second by Carrow to approve the resolution. Brief discussion ensued. Motion carried and the resolution thanking Sandy Campbell on her years of service to the county was approved and moved on to county board for final approval.

**Discussion & Possible Action: Zoning Ordinance Updates:** Jenn Fry, Zoning and Sanitation Technician, stated that the new attorney was reviewing the updates that had been made to the zoning ordinance. Brief discussion ensued. Consensus was gained from the committee to revisit this item at the next meeting.

**Discussion & Possible Action: Land Use Section Of The County Comprehensive Plan:** Jenn Fry, Zoning and Sanitation Technician, provided a brief description of minimum acreage requirements. Mr. Floyd Bartow of Buena Vista Township joined via WebEx with remarks on his desire for smaller lots to be grandfathered into the county's land use regulations. Committee Chair Carrow requested that the Land and Zoning staff review the section on Land Use Actions. Brief discussion ensued. Consensus was gained to move this item to the next meeting.

## Richland County Natural Resources Standing Committee

### **Correspondence:**

Noel Schmitz, Office System Technician for the Zoning and Land Conservation Office recounted a recent phone call she received from a concerned citizen regarding proposed transmission lines that could run through Richland County. Brief discussion ensued.

### **Future Agenda Items:**

Zoning Petitions: Petition For A CUP For Non-Metallic Mining On Parcel 014-1912-1000 And Others

Discussion & Possible Action: Zoning Ordinance Updates

Discussion & Possible Action: Land Use Section Of The County Comprehensive Plan

**Adjourn:** Chair Carrow entertained a motion to adjourn. Motion by Fleming, second by McKee to adjourn. Motion carried and meeting adjourned at 10:16 AM.

Respectfully submitted by,



Myranda H. Hege  
Deputy County Clerk



**Natural Resources Committee**  
**Agenda Item Cover**

**Agenda Item Name:** Petion for parcel 024-4011-3000

<b>Department:</b>	Land Conservation and Zon	<b>Presented By:</b>	Cathy Cooper
<b>Date of Meeting:</b>	02/02/2026	<b>Action Needed:</b>	Ordinance
<b>Date submitted:</b>	01/27/2026	<b>Referred by:</b>	

**Recommendation and/or action language:**

Approve both ordinances for the splitting and rezone both parts of the split.

**Background:**

This parcel is being split. One part is to be rezoned from Ag/Residential (A/R) to Residential (R). The rest of the parcel is to be rezoned from Ag/Residential (A/R) to Ag/Forestry (A/F) has been purchase by a neighbor.

**Attachments and References:**

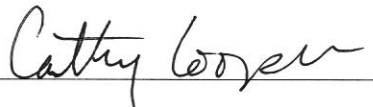
Ordinance

**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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Department Head

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Administrator, Tricia Clements

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**ORDINANCE NO. 26-03**

Amendment No. 640 To Richland County Code of Ordinance Chapter 119- Zoning Relating To Parcel 024-4011-3000

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Code of Ordinance Chapter 119- Zoning, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 3.175 acre parcel in the Town of Richwood is hereby rezoned from Agricultural/Residential (AR) to the Residential (R) District:

Being part of the fractional NE ¼ of the NE ¼ of Section 4, T8N, R2W, Town of Richwood, Richland County, Wisconsin, to wit:

Commencing at the NE corner of said Section 4;  
thence N 89°42'40" W, 1340.53' along the north line of the FRACTIONAL NE ¼ of the NE ¼;  
thence S 0°10'24" W, 47.37' along the west line of the FRACTIONAL NE ¼ of the NE ¼ and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
thence S 85°26'02" E, 35.74' along the southerly right of the State Road 60;  
thence S 89°45'46" E, 313.27' along the southerly right of the State Road 60;  
thence S 0°08'54" W, 386.46' partially along the west line of Lot 1 of CSM #1181;  
thence S 86°34'15" W, 347.28';  
thence N 0°10'24" W, 411.37' along the west line of the FRACTIONAL NE ¼ of the NE ¼ and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
containing 3.175 acres, more or less.  
Parcel is subject to a public right of way easement for Garner Lake Road.  
Parcel is subject to any easement of record and/or usage.

3. This Ordinance shall be effective on Passage and Publication.

DATED: February 17, 2026		ORDINANCE OFFERED BY THE NATURAL	
PASSED: February 17, 2026		RESOURCE STANDING COMMITTEE	
PUBLISHED:		(2 February 2026)	
		FOR	AGAINST
DAVID TURK, CHAIR RICHLAND COUNTY BOARD OF SUPERVISORS	STEVE CARROW	X	
	JULIE FLEMING	X	
	ROD PERRY	X	
	RICHARD MCKEE	X	
	ALAYNE HENDRICKS	X	
	RANDY SCHOONOVER	X	
DEREK KALISH RICHLAND COUNTY CLERK			

**ORDINANCE NO. 26-04**

Amendment No. 641 To Richland County Code of Ordinance Chapter 119- Zoning Relating To Parcel 024-4011-3000

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Code of Ordinance Chapter 119- Zoning, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 9.825 acre parcel in the Town of Richwood is hereby rezoned from Agricultural/Residential (AR) to the Agricultural/Forestry (AF) District:

Sixteen (16) acres, more or less, off the west side of the Northeast fractional Quarter of the Northeast fractional Quarter EXCETPTING THEREFORM Two (2) acres in the northeast corner thereof, described as follows:

Commencing at a point Eleven (11) chains and Two (2) links west of the northeast corner of Section Four (4), Township Eight (8) North, Range Two (2) West,  
thence South Five (5) chains;  
thence West Four (4) chains;  
thence North Five (5) chains;  
thence East Four (4) chains to the place of beginning, being Two (2) acres, more or less;

ALSO EXCEPTING One (1) square acre in the southwest corner thereof, all in Section Four (4), Township Eight (8) North, Range Two (2) West, Richland County, Wisconsin.

ALSO EXCEPTING THEREFROM lands conveyed to the State of Wisconsin, Department of Transportation by a Warranty Deed recorded in Volume 451 of Records, page 422, as Document No. 267585.

Tax parcel number: 024-4011-3000

EXCLUDING:

Being part of the fractional NE ¼ of the NE ¼ of Section 4, T8N, R2W, Town of Richwood, Richland County, Wisconsin, to wit:

Commencing at the NE corner of said Section 4;  
thence N 89°42'40" W, 1340.53' along the north line of the FRACTIONAL NE ¼ of the NE ¼;  
thence S 0°10'24" W, 47.37' along the west line of the FRACTIONAL NE ¼ of the NE ¼ and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
thence S 85°26'02" E, 35.74' along the southerly right of the State Road 60;  
thence S 89°45'46" E, 313.27' along the southerly right of the State Road 60;  
thence S 0°08'54" W, 386.46' partially along the west line of Lot 1 of CSM #1181;  
thence S 86°34'15" W, 347.28';  
thence N 0°10'24" W, 411.37' along the west line of the FRACTIONAL NE ¼ of the NE ¼ and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
containing 3.175 acres, more or less.  
Parcel is subject to a public right of way easement for Garner Lake Road.  
Parcel is subject to any easement of record and/or usage.

3. This Ordinance shall be effective on Passage and Publication.

PASSED: February 17, 2026  
PUBLISHED:

RESOURCE STANDING COMMITTEE  
(2 February 2026)

		FOR	AGAINST
DAVID TURK, CHAIR RICHLAND COUNTY BOARD OF SUPERVISORS	STEVE CARROW	X	
	JULIE FLEMING	X	
	ROD PERRY	X	
	RICHARD MCKEE	X	
	ALAYNE HENDRICKS	X	
	RANDY SCHOONOVER	X	
DEREK KALISH RICHLAND COUNTY CLERK			

RECEIVED  
JAN 15 2026

ck 4575

Customer #

Petition #

26-005

COUNTY OF RICHLAND ZONING COMMITTEE  
NOTICE OF PETITION

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

Address City State WI Zip

First Name(s) Joe Last Name Nawrot Phone 608-381 1627

Address 2954 City rd 2 City Adams State WI Zip 53910

I hereby petition the Richland County Zoning Committee for a:

☒ Rezone from AG-Forest Rezone to AG-RES

☐ CUP to permit

☐ SUP to permit

☐ Other

Authorized by Section of the Richland County Zoning Ordinance

Present description of the property involved in this petition is as follows: Parcel # 3043-1000, 3034-1000

Qtr Qtr Section 30 Town 09 N Range 02 E Township Buenavista # of acres 22.34

Lot Block Subdivision N/A # of Acres Approved

Present Use AG-Crop rotation + Rec Use

Present Improvements None

Proposed Use Future Building site(s) Pole Building and/or House

Legal Description See attached legal descriptions for 006-3043-1000 & 006-3034-1000 and GIS map of each parcel. If I miss anything please call Joe.

Petition Filed 1/15/26 Petitioner Notified 1/16/26 Rezone Decision Ordinance #

Category Rezoning Town Notified CUP Decision CB Date

Fee Amount \$500.00 ☒ Township Approval CUP Expires CB Decision

Meeting Date 2/2/26 Decision Date SUP Decision Amendment #

Comments

County Clerk Approval

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

Joseph Nawrot



**DRAFT**

**Town of Buena Vista**

**January 8, 2026 Meeting Minutes**

**Attendees:** R. Olson, R. Morris, J. Kleckner, B. Brockway, G. Brockway, Z. Thome, F. Bartow, M. Allen

**Call to Order:** 7:00pm by Chair Bartow

**Agenda & Posting:** Motion to approve Supervisor Thome 2<sup>nd</sup> Supervisor Brockway approved

**Dec. 11, 2025 Minutes:** Motion to approve minutes Brockway 2<sup>nd</sup> Thome approved

**Treasurer's Report:** Treasurer Brockway reported on all accounts and checks wrote for taxes. Request to move amount paid for taxes, levy, special charges and garbage collected from the tax collection account to the general checking account. Motion to approve report as presented and the transfer of \$1,099,924.62 from collection to general Supervisor Brockway 2<sup>nd</sup> Supervisor Thome. Approved

**Town Chair Remarks:**

**a: WIDOT Speed study LR Bridge:** Reduced speed signs will be moving south by 900ft, will revisit engine breaking signs after the move of the speed reduction signs

**b: Richland County Zoning:** Raze order, house close to falling into the WI river, needs to be removed. The County's new UDC inspector is General Engineering Co.

**Reports:**

**a: Supervisors:** Brockway still some garbage complaints, received a card from IFR thanking us for our monetary donation, Thome follow up on the engine breaking signs

**b: Clerk:** Thank you card from LREMS for the monetary donation, Park Bathroom doors not ordered due to when tried to order price was more than approved and unable to speak with anyone on the phone, suggested to go with someone more local.

**c: Patrolman/Road:** Will probably need to get more sand mix, dump stirred

**d: Lone Rock Fire:** Lost a 32yr Fire/EMS, Next meeting Jan. 27, 2026

**e: Richland Rural Fire:** No meeting, next meeting Monday Jan. 12, 2026.

**Rezone Request –**

**Parcels 006-3043-1000 & 006-3034-1000-**

**Gotham:** Request to rezone from Ag/Forrest to Ag/Res by \_\_\_\_\_ and possible future build. Motion Brockway 2<sup>nd</sup> Thome. Carries

**Amend Approved Budget:** Amendment of \$6,172.04 to the GTA, state hwy aid under revenues and the same amount to be applied to road maintenance under expenses. Motion Brockway 2<sup>nd</sup> Thome. Carries.

**Clerk consult CPA:** Clerk and Treasurer to work together to collect data for the 2023 -2024 payroll abjections and clerk to contact a CPA to resolve this with the IRS and parties involved. Motion Thome 2<sup>nd</sup> Brockway. Carries

**Request of Stop Sign:** No action at this time.

**Pay Bills:** Republic Services came in the mail today at \$11,781.12, clerk will pay this online, for a new total of bills paid \$1,070,309.64. Motion to pay bills as presented to include Republic Services Thome 2<sup>nd</sup> Brockway. Bills paid.

**Citizens Comments:** Town did a good job of addressing the blocked view pulling off from Fulton onto HWY 60. Town actively working on addressing the Connex box on 3<sup>rd</sup> St.

**Adjourn:** Motion to adjourn Brockway 2<sup>nd</sup> Thome adjourned 7:58.



MARK G & MARGARET  
TIMMERMAN

MARK G & MARGARET  
TIMMERMAN

MARK G & MARGARET  
TIMMERMAN

BONNIE  
HOLLANDS

STATE OF WISCONSIN  
(DOT)

BRIAN R  
STRAIT &  
KRISTIE STRAIT

BRIAN R STRAIT  
& KRISTIE STRAIT

STATE OF WISCONSIN  
(DOT) 3043-14  
State Highway 60

State Highway 60

State Highway 60

KENNETH &  
CYNTHIA  
GRUBER  
3043-13

SHAWN P  
UNDERWOOD  
ANTHONY  
SOLSON  
ROSS A L  
THERE SAM  
HALVERSON

RICHLAND  
COUNTY  
(RR)

ARIES  
SUN INC  
3044-12

SAMANTHA LINK  
& DONALD  
HERSEY

DENNIS H PERKINS  
3043-31 & BRENDA  
LUTELLER  
3043-28

DANIELA  
COLEMAN

DEBBI A FERGUSON  
3043-32  
30032

DENNIS I BRANDT  
3043-11  
30001  
MARK T &  
SANDRA  
M GRAU

GENEVA R &  
DALE M  
SITIG

JAMES  
SCHNEIDER

TOWN OF BUENA VISTA  
3043-5

MATTHEW C  
RASMUSSEN

STATE OF WISCONSIN  
(DNR)

MATTHEW C  
RASMUSSEN  
3043-3

STATE OF WISCONSIN  
(DNR)

STATE OF WISCONSIN  
(DNR)

3034-1

3043-1

288338

228330

312931

30000

30048

30039

204710



STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2024  
TOWN OF BUENA VISTA  
RICHLAND COUNTY

2-parcels  
22.34ac

RASMUSSEN, MATTHEW C

BILL NUMBER: 978

SEQ# 1095

IMPORTANT: Correspondence should refer to parcel number.  
See reverse side for important information.  
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

300616 281773 209/426 197/237 ACRES: 21.040  
SEC 30, T 09 N, R 02 E  
PLAT: N/A-N/A  
SW 1/4 SE 1/4 S OF CTRLN OF STATE HWY 60  
PARCEL DESC IN VOL-PAGE, EX CSM 140, VOL 1-363  
& ADJ HWY RT-O-WAY & EX HWY DESC IN VOL  
276-561

Parcel #: 006-3043-1000  
Alt. Parcel #: 5200630431000

Property Address:

Assessed Value Land 3,900	Ass'd. Value Improvements	Total Assessed Value 3,900	Ave. Assmt. Ratio 1.0085	Net Assessed Value Rate (Does NOT reflect credits) 0.014065774
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$6.37

Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
RICHLAND COUNTY	243,983	270,891	19.52	20.47	4.9%
TOWN OF BUENA VISTA	328,138	332,112	1.67	1.65	-1.2%
RICHLAND SCHOOL DISTRICT	794,358	970,258	24.49	29.37	19.9%
SOUTHWEST WIS TECH COLL	88,843	94,402	3.08	3.37	9.4%
<b>Total</b>	<b>1,455,322</b>	<b>1,667,663</b>	<b>48.76</b>	<b>54.86</b>	<b>12.5%</b>
<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>			<b>48.76</b>	<b>54.86</b>	<b>12.5%</b>

<b>Make Check Payable to:</b> BUENA VISTA TREASURER BARBARA BROCKWAY 29960 US HWY 14 LONE ROCK WI 53556 608-583-4691	Full Payment Due On or Before January 31, 2025 \$54.86	<b>Net Property Tax</b>  
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FOR INFORMATIONAL PURPOSES ONLY  
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
RICHLAND SCHOOL DISTRICT	16,248.84	0.83	2032
RICHLAND SCHOOL DISTRICT	24,373.22	1.25	2032
RICHLAND SCHOOL DISTRICT	111,461.34	5.75	2044
RICHLAND SCHOOL DISTRICT	158,609.35	8.19	2028

PLEASE RETURN LOWER  
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2024

Bill #: 978  
Parcel #: 006-3043-1000  
Alt. Parcel #: 5200630431000

**Total Due For Full Payment**  
Pay to Local Treasurer By Jan 31, 2025  
\$54.86

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer	2ND INSTALLMENT Pay to County Treasurer
\$54.86 BY January 31, 2025	\$0.00 BY July 31, 2025

☐ Check For Billing Address Change.

FOR TREASURERS USE ONLY

PAYMENT \_\_\_\_\_  
BALANCE \_\_\_\_\_  
DATE \_\_\_\_\_

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_

Name Property	Title	Property Address	Mailing Address (if different)	City	State	Zip
<b>Neighbors</b>					WI	
Mark & Margaret Timmerman		Parcel 006-3034-1000 & 006-3043-4000	32834 County Hwy TB	Lone Rock	WI	53556
Brian & Kristy Strait		28389 State Hwy 60		Lone Rock	WI	53556
Bonnie Hollands		32817 Fulton St	29402 County Hwy B	Lone Rock	WI	53556
Deric Rossing		32793 Fulton St		Gotham	WI	53540
Shawn Underwood		28771 State Hwy 60	25245 Jefferson St	Richland Center	WI	53581
Anthony Olson		32874 Third St	PO Box 51	Gotham	WI	53540
Ross & Theresa Halverson		28748 McNurlin St	33511 Old Mill Dr	Lone Rock	WI	53556
Kenneth & Cynthia Gruber		32850 Fulton St	PO Box 24	Gotham	WI	53540
Joseph Harcha		28785 McNurlin St	PO Box 163	Gotham	WI	53540
Aries Sun Inc		32951 Fulton St	11797 Excelsior Rd	Blue River	WI	53518
Samantha Link & Donald Hersey		Parcel 006-3044-1100	3257 S 14th St	Milwaukee	WI	53215
Daniel Coleman		33041 Fulton St	PO Box 28	Gotham	WI	53540
Town of Buena Vista		33000 Fulton St	29440 US Hwy 14	Lone Rock	WI	53556
Dennis Perkins & Brenda Keller		32978 Fulton St	19805 Tuckaway Valley Rd	Richland Center	WI	53581
Debbi Ferguson		33022 Fulton St	PO Box 152	Gotham	WI	53540
State of WI DNR c/o Karl Hansen		Parcel 006-3034-2000 & 006-3121-1000	101 S Webster St PO Box 7921	Madison	WI	53707
Melissa Allen	Buena Vista Township Clerk		29960 US Hwy 14	Lone Rock	WI	53556
Vacant	Supervisory District 20					



## ORDINANCE NO. 26-05

Amendment No. 642 To Richland County Code of Ordinance Chapter 119- Zoning Relating to Parcel 006-3043-1000 and 006-3034-1000.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Code of Ordinance Chapter 119- Zoning, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 22.34 acre parcel in the Town of Buena Vista is hereby rezoned from Agricultural/Forestry (AF) to the Agricultural/Residential (AR) District:

The Southeast Quarter of the Southwest Quarter (SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) lying South of State Highway 60 and East of the centerline of the Pine River. The Southwest Quarter of the Southeast Quarter (SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) lying South of State Highway 60. All in Section Thirty (30), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin.

### Exception 1

A parcel of land being located partly in the Southwest quarter (SW  $\frac{1}{4}$ ) of the Southeast quarter (SE  $\frac{1}{4}$ ) and partly in the Southeast quarter (SE  $\frac{1}{4}$ ) of the Southwest quarter (SW  $\frac{1}{4}$ ), in Section Thirty (30), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin, described as follows:

Beginning at a point on the Centerline of Wisconsin State Trunk Highway 60, which is 426.03 feet South and 1,148.28 feet West of the Northwest Corner of the Southeast quarter (SE  $\frac{1}{4}$ ) of the said Southeast quarter (SE  $\frac{1}{4}$ );  
thence South, 80 degrees 35 minutes 40 seconds West, 110.00 feet along said centerline;  
thence South, 72 degrees 59 minutes 40 seconds West, 110.00 feet along said centerline;  
thence South, 17 degrees 35 minutes 20 seconds East, 142.30 feet;  
thence North 79 degrees 53 minutes 40 seconds East, 197.10 feet;  
thence North 8 degrees 46 minutes 20 second West, 153.00 feet to the point of beginning.

### Exception 2

A parcel of land located in the SE  $\frac{1}{4}$ -SW  $\frac{1}{4}$ , Section 30, T9N, R2E, Town of Buena Vista, Richland County, Wisconsin; bounded by a line described as follows:

Commencing at the Northwest corner of the SE  $\frac{1}{4}$ -SE  $\frac{1}{4}$ ;  
thence South, 426.03 feet;  
thence West, 1148.28 feet to a point on the centerline of S.T.H. 60;  
thence S08° 46' 20" E, 153.00 feet;  
thence S89° 53' 40" W, 197.10 feet to the point of beginning;  
thence S79° 53' 40" W, 290.00 feet to a point located N79° 53' 40" E, 20 feet, more or less, from the bank of the Pine River and is the beginning of the meander line along said River;  
thence N06° 39' 22" W, 128.37 feet along the meander line to a point located Northeasterly, 20 feet, more or less, from the bank of the Pine River, said point also being located on a curve to the right of S.T.H. '60';  
said curve having a central angle of 13° 51' 13" and a radius of 1091.35 feet;  
thence Northeasterly, 263.88 feet along the arc of the curve, the long chord of which bears N71° 15' 56" E, 263.24 feet thence S17° 35' 20" E, 109.10 feet to the point of beginning.  
Including all lands lying between the meander line herein described and the bank of the Pine River, which lie between true extensions of the Southerly and Northerly boundary line of the parcel herein described.

Said parcel contains 0.97 acres, more or less, and is subject to the rights-of-way of S.T.H. '60' and all utility easements of record.

Exception 3 Certified Survey Map 140, recorded as Document 211255 in Volume 1, Page 363-364 of Certified Surveys. Also excepting that part of Fulton Street adjacent to said certified survey.

Exception 4 The East 753.5' of the South 301' of the Southwest Quarter of the Southeast Quarter (SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ).

Exception 5 All lands sold to the State of Wisconsin lying within the State Highway 60 right-of-way

3. This Ordinance shall be effective on Passage and Publication.

DATED: February 17, 2026  
PASSED: February 17, 2026  
PUBLISHED:

ORDINANCE OFFERED BY THE NATURAL  
RESOURCE STANDING COMMITTEE  
(2 February 2026)

FOR AGA

DAVID TURK, CHAIR  
RICHLAND COUNTY BOARD OF SUPERVISORS

STEVE CARROW X  
JULIE FLEMING X  
ROD PERRY X  
RICHARD MCKEE X  
ALAYNE HENDRICKS X  
RANDY SCHOONOVER X

DEREK KALISH  
RICHLAND COUNTY CLERK

**Natural Resources Committee  
Agenda Item Cover**

**Agenda Item Name:** Petition to Rezone Parcels 006-3043-1000 & 006-3034-1000

<b>Department:</b>	Land Conservation and Zon	<b>Presented By:</b>	Cathy Cooper
<b>Date of Meeting:</b>	02/02/2026	<b>Action Needed:</b>	Ordinance
<b>Date submitted:</b>	01/27/2026	<b>Referred by:</b>	

**Recommendation and/or action language:**

Approve the rezone parcels 006-3043-1000 and 006-3034-1000 in the Town of Buena Vista from Ag/Forestry to Ag/Residential

**Background:**

These 2 parcels are being split off from the rest of the farm. These 2 parcels acreage are less than the 35 acres required to remain in in the Ag/Forestry District

**Attachments and References:**

Ordinance

**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		

---



Department Head

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Administrator, Tricia Clements

## ORDINANCE NO. 26-05

Amendment No. 642 To Richland County Code of Ordinance Chapter 119- Zoning Relating to Parcel 006-3043-1000 and 006-3034-1000.

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
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That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

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The Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) lying South of State Highway 60 and East of the centerline of the Pine River. The Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) lying South of State Highway 60. All in Section Thirty (30), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin.

### Exception 1

A parcel of land being located partly in the Southwest quarter (SW ¼) of the Southeast quarter (SE 1/4) and partly in the Southeast quarter (SE ¼) of the Southwest quarter (SW ¼), in Section Thirty (30), Township Nine (9) North, Range Two (2) East, Richland County, Wisconsin, described as follows:

Beginning at a point on the Centerline of Wisconsin State Trunk Highway 60, which is 426.03 feet South and 1,148.28 feet West of the Northwest Corner of the Southeast quarter (SE ¼) of the said Southeast quarter (SE ¼);  
thence South, 80 degrees 35 minutes 40 seconds West, 110.00 feet along said centerline;  
thence South, 72 degrees 59 minutes 40 seconds West, 110.00 feet along said centerline;  
thence South, 17 degrees 35 minutes 20 seconds East, 142.30 feet;  
thence North 79 degrees 53 minutes 40 seconds East, 197.10 feet;  
thence North 8 degrees 46 minutes 20 second West, 153.00 feet to the point of beginning.

### Exception 2

A parcel of land located in the SE ¼-SW ¼, Section 30, T9N, R2E, Town of Buena Vista, Richland County, Wisconsin; bounded by a line described as follows:

Commencing at the Northwest corner of the SE ¼-SE ¼;

thence South, 426.03 feet;

thence West, 1148.28 feet to a point on the centerline of S.T.H. 60;

thence S08° 46' 20" E, 153.00 feet;

thence S89° 53' 40" W, 197.10 feet to the point of beginning;

thence S79° 53' 40" W, 290.00 feet to a point located N79° 53' 40" E, 20 feet, more or less, from the bank of the Pine River and is the beginning of the meander line along said River;

thence N06° 39' 22" W, 128.37 feet along the meander line to a point located Northeasterly, 20 feet, more or less, from the bank of the Pine River, said point also being located on a curve to the right of S.T.H. '60';

said curve having a central angle of 13° 51' 13" and a radius of 1091.35 feet;

thence Northeasterly, 263.88 feet along the arc of the curve, the long chord of which bears N71° 15' 56" E, 263.24 feet

thence S17° 35' 20" E, 109.10 feet to the point of beginning.

Including all lands lying between the meander line herein described and the bank of the Pine River, which lie between true extensions of the Southerly and Northerly boundary line of the parcel herein described.

Said parcel contains 0.97 acres, more or less, and is subject to the rights-of-way of S.T.H. '60' and all utility easements of record.

Exception 3 Certified Survey Map 140, recorded as Document 211255 in Volume 1, Page 363-364 of Certified Surveys. Also excepting that part of Fulton Street adjacent to said certified survey.

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Exception 5 All lands sold to the State of Wisconsin lying within the State Highway 60 right-of-way

3. This Ordinance shall be effective on Passage and Publication.

DATED: February 17, 2026  
PASSED: February 17, 2026  
PUBLISHED:

ORDINANCE OFFERED BY THE NATURAL  
RESOURCE STANDING COMMITTEE  
(2 February 2026)

		FOR	AGAINST
DAVID TURK, CHAIR	STEVE CARROW	X	
RICHLAND COUNTY BOARD OF SUPERVISORS	JULIE FLEMING	X	
	ROD PERRY	X	
	RICHARD MCKEE	X	
	ALAYNE HENDRICKS		X
	RANDY SCHOONOVER		X
DEREK KALISH			
RICHLAND COUNTY CLERK			



JAN 08 2026

CK 2315

Customer #

Petition #

26-004

COUNTY OF RICHLAND ZONING COMMITTEE  
NOTICE OF PETITION

(I) (We)	First Name(s)	st Name	Phone
Address	City	State	WI Zip
First Name(s)	Last Name	Phone	
Address	City	State	WI Zip

I hereby petition the Richland County Zoning Committee for a:

<input checked="" type="checkbox"/> Rezone from	Ag/Residential	Rezone to	Residential + Ag/Forest
<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 # 024-4011-3000 (part to be split)

Qtr	NE	Qtr	NE	Section	4	Town	8N	Range	2W	Township	RWD	# of acres	13.0
Lot		Block		Subdivision		# of Acres Approved							

Present Use	Ag/Residential
Present Improvements	House, 3 outbuildings, septic, well
Proposed Use	Residential + pasture
Legal Description	

Petition Filed	1/8/26	Petitioner Notified		Rezone Decision		Ordinance #	
Category	Rezoning	Town Notified	12/8/25	CUP Decision		CB Date	
Fee Amount	\$500.00	<input checked="" type="checkbox"/> Township Approval		CUP Expires		CB Decision	
Meeting Date	2/2/26	Decision Date		SUP Decision		Amendment #	

Comments

Remnants attach to additional Ag/Forest lands

County Clerk Approval

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





LS HACH TRUST

JAMES R & AUDREY  
R MARLOW  
& MARLOW TRUST

ARBOCK  
M  
LOCK

MICHAEL A PECKHAM

STATE OF  
WISCONSIN  
(DOT)

BRIANNE KROPF &  
TRENTON KROPF

Sand Prairie

SUZANNE J STELDT

CHARLES G  
SCHIELDT

CASSANDRA  
GAWENDA

CORY J BEDWARD  
& CHELSEA A  
WANEK-BEDWARD

ROBERT R JOHNSON  
& ANGELA JOHNSON

JEAN OF WISCONSIN  
& CLAUDE W (DOT)  
BARTLETT

STATE OF  
WISCONSIN (DOT)

SANDRA  
K RILEY

RICHARD D BUCHHOLZ &  
ARNETTE C BUCHHOLZ

RONALD A &  
CHRISTINE A RITCHIE  
4011-2  
AG-RES

MICHELLE LANGE  
& DANIEL  
LANGE

Clarkwood Ln

AG-RES

KOURTNIE M HERBECK

BRYAN L KAUFFMAN  
& MINDY J  
KAUFFMAN

SALOMA B MILLER  
AG-RES

CHRISTOPHER  
R GAGLIANO

KENDON KROPF &  
JOLENE KROPF  
4013-3

JAMES P MCHUGH  
DEVELOPMENT CO

KENDON  
JOLENE  
KROPF

STATE OF  
WISCONSIN  
(DNR)



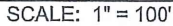




11/20/2025

## #

SITE:  
34033 GARNER LAKE LANE  
BLUE RIVER, WI 53518  
RICHLAND COUNTY



⊗ REFERENCE POINT  
 ● 3/4" X 20" X 1.5 LB/FT  
 REBAR SET  
 ○ 1-1/4" OD. IRON PIPE FOUND  
 ⊕ SECTION CORNER  
 ALL TIES FOUND & VERIFIED  
 -X- EXISTING FENCELINE  
 ) RECORDED AS



DATE SIGNED  
11/20/2025

NE CORNER, S4, T8N, R2W  
6" DIA. RICHLAND COUNTY CAST  
IRON MONUMENT FOUND

UNPLATTED LANDS

(S 89°42'39" E, 2447.08' WALSH)  
(N 89°46'30" W, LAWRENCE)  
(N 89°42'37" W, 2447.00' TALARCZYK)  
(S 89°42'40" E, 2447.13' RUMMLER)

2447.15

S 0°10'24" E

1.5' EAST OF FENCE &  
N 58°27'52" W, 0.15'  
OM 3/4" REBAR FOUND

**LOT 1**  
138,311 SQ. FT./3.175 ACRES ±  
INCLUDING R.O.W.

NO SEPTIC SYSTEM VISIBLE

2.3' N. & 0.5' W.  
OF FENCE CORNER &  
N 23°07'28" E, 1.01'  
FROM 3/4" REBAR FOUND

E 1/4 CORNER, S4, T8N, R2W  
6" DIA. RICHLAND COUNTY CAST  
IRON MONUMENT FOUND

1343.34'

S 88°40'08" E



**FULLCIRCLE**  
ENGINEERING & SURVEYING

**3462 Spring Valley Road  
Dodgeville, WI 53533  
608-935-0294  
www.fullcircleES.com**

SHEET 1 OF 2  
JOB ID: 2510291C  
FIELD CREW: MGR  
FIELD WORK COMPLETE 11/1/2025

PRELIMINARY #1 11/20/2025

**RICHLAND COUNTY CERTIFIED SURVEY MAP #**

Being part of the FRACTIONAL NE 1/4 of the NE 1/4 of Section 4,  
T8N, R2W, Town of Richwood, Richland County, Wisconsin

FOR:

SITE:  
34033 GARNER LAKE LANE  
BLUE RIVER, WI 53518  
RICHLAND COUNTY

**SURVEYOR'S CERTIFICATE:**

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of KENDON KROPP, I have surveyed, divided and mapped the following described parcel of land:

Being part of the FRACTIONAL NE 1/4 of the NE 1/4 of Section 4, T8N, R2W, Town of Richwood, Richland County, Wisconsin, to wit:

Commencing at the NE corner of said Section 4;  
thence N 89°42'40" W, 1340.53' along the north line of the FRACTIONAL NE 1/4 of the NE 1/4;  
thence S 0°10'24" W, 41.37' along the west line of the FRACTIONAL NE 1/4 of the NE 1/4 and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
thence S 85°26'02" E, 35.74' along the southerly right of the State Road 60;  
thence S 89°45'46" E, 313.27' along the southerly right of the State Road 60;  
thence S 0°08'54" W, 386.46' partially along the west line of Lot 1 of CSM #1181;  
thence S 86°34'15" W, 347.28';  
thence N 0°10'24" W, 411.37' along the west line of the FRACTIONAL NE 1/4 of the NE 1/4 and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
containing 3.175 acres, more or less.  
Parcel is subject to a public right of way easement for Garner Lake Road.  
Parcel is subject to any easement of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Wis. Admin. Code, Ch. AE-7 and the Richland County Land Division Ordinance in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

11/20/2025

Michael G. Rochon, S-2767

Date

**PLANNING DEPARTMENT CERTIFICATE**

SURVEY HAS BEEN REVIEWED AND ACCEPTED  
BY RICHLAND COUNTY PLANNING DEPARTMENT

ZONING ADMINISTRATOR

Date

**CERTIFICATE OF RICHLAND CO.  
REGISTER OF DEEDS**

Received for recording this \_\_\_\_ day of  
\_\_\_\_\_, 2025 at \_\_\_\_ o'clock \_\_\_\_M, and  
recorded in Volume \_\_\_\_ of Certified Survey  
Maps, on Page(s) \_\_\_\_.

Deb McCoy, Richland Co. Register of Deeds



**FULLCIRCLE**  
ENGINEERING & SURVEYING

3462 Spring Valley Road  
Dodgeville, WI 53533  
608-935-0294  
www.fullcircleES.com

SHEET 2 OF 2  
JOB ID: 2510291C  
FIELD CREW: MGR  
FIELD WORK COMPLETE 11/1/2025



## Town of Richwood Richland County, Wisconsin

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Motion to approve made by Jim Kratochwill and seconded by Ed Chitwood. All voting aye, motion carried.

- 8. Clerk's Report.** Clerk reviewed the Budget Summary for the month.
- a. Clerk and Treasurer have purchased new laptops.
  - b. Preparing end-of-year tax assessment documents for Treasurer's upcoming tax collection bills.
  - c. MFL additions for Nielsens property off Smiling Goat Rd.
  - d. 2025 Land use permits summary from county zoning department
  - e. Worksheets for board members to fill out for payment by the end of this year.
  - f. Interested parties were alerted via email regarding the Blue River bridge replacements
  - g. Notable payments for Nov - maintenance on trucks
  - h. Notable payments for Dec - fire truck payment
  - i. Balance for fire truck loan, \$34,149.85 due on Dec 12, remaining balance of \$92,891.35. Last payment will be 12/2028.
  - j. Town and Country were bought by Republic Services

Motion to approve the clerk's report by Jim Kratochwill and seconded by Ron Georgeson. All voting aye, motion carried.

- 9. Elections.** Chairman Conner made a motion to nominate the following poll workers for 2-year election terms: Linda Chitwood, Lisa Couey, Karen Barrett, Joiceil Georgeson, Stephanie Feiner, Kathy Wanek, and Carol Welsh. Motion to approve the clerk's report by Ron Georgeson and seconded by Jim Kratochwill. All voting aye, motion carried.

**10. Public Comment.** Three members of the public were present. No public comment.

**11. Old Business.**

- A. [redacted] bought the [redacted] property at Hwy 60 and Garner Lake Lane. He's seeking approval to split the property into separate home site and ag land to sell property with the home. The home site would end up 2.9 acres total.
- a. 12.59-acre property at 34033 GARNER LAKE LN, owners [redacted] Parcel ID 024-4011-3000
  - b. Motion to approve the re-zoning of parcel for the County review made by Ron Georgeson and seconded by Jim Kratochwill. All voting aye, motion carried.
  - c. Clerk will contact County Zoning and seek documentation and report to Chairman Conner.
- B. Township re-appraisal compliance. Dave Conner called Derek Flansburgh, Township Assessor and confirmed that Derek will conduct the reassessment by August 2026.
- C. Chairman Conner has not been in contact with Wayne Jarret regarding the road damage caused by the Amish horseshoes. Board discussed options to address this damage including the process and enforcement of problem.
- D. Board reminded Clerk to send payment to Dennis Peterson for his lawn mowing help at the cemetery on Byrds Creek Road.

**12. New Business.** Two CMP culvert tubes near the Eric Braun property on Buckeye Lane. There are no funds for replacing these in 2026 but likely in 2027, with 60 percent of funding to help pay.

**13. Open Discussion.** No topics of open discussion.

## Regular Monthly Board Meeting Minutes

Monday, December 8, 2025, 18:30

The Town of Richwood Board meeting convened on Monday, December 8, 2025 in person at 11801 DnD Lane, Blue River, WI. Those present included: Chairman Dave Conner called the regular monthly board meeting of the Town of Richwood to order at 6:32 pm. Also in attendance: Supervisors Ed Chitwood, Ron Georgeson, Jim Kratochwill and Lyle Williams. Clerk: Tara Kent. Treasurer: Christy Ritchie. Additionally, three members of the public were present.

1. **Pledge of Allegiance.** All joined in the Pledge of Allegiance.
2. **Call to Order.** Chairman Dave Conner called the regular monthly board meeting of the Town of Richwood to order at 6:32 pm.
3. **Roll Call.** Clerk conducted a roll call of those present. All members present.
4. **Approve "Proof of Posting."** Clerk verified agenda was duly posted, published, and emailed to interested parties including the Boscobel Dial, The Port, and the Richwood Town Shop. Motion to approve made by Jim Kratochwill and seconded by Ron Georgeson. Motion carried.

### **NOTICE OF MEETING, TOWN OF RICHWOOD, RICHLAND COUNTY, WISCONSIN**

*Notice is hereby given that the regular monthly meeting of the Town of Richwood, Richland County, WI, will be held on Monday, December 8, 2025 at 6:30pm at the Richwood Town Hall, located at 11801 D & D Lane, Blue River, WI.*

5. **Approve November meeting minutes.** Clerk read the November meeting minutes. No edits recommended. Motion to approve made by Jim Kratochwill and seconded by Lyle Williams. All voting aye, motion carried.
6. **Patrolman's Report.** Larry Hach updated Board regarding new lights in the Town Shop; he purchased a new yard light and mounted it to the side of the building; it operates dusk to dawn. Larry ordered heavy-duty ice claws from U.S. Blade & Chain, they have been delivered and receipt submitted for payment (\$2,296.98). Brockway & Sons has delivered sand and salt; Larry needs the tonnage total from Laurie. A tree came down on township property. Greg Kinney offered to take the whole tree so it was pulled down the road where a vehicle collided with a branch which busted the windshield and mirror. The driver may have been inattentive and has dealt with insurance to cover incident.
7. **Treasurer's Report.** Treasurer Christy Richie reviewed the treasurer's report.

Balance on November 1, 2025	\$108,154.37
October Income	+80,381.47
October Cleared Checks	-8,997.92
Outstanding Checks	-1,538.05
Township Balance on November 30, 2025	\$177,999.87



**Town of Richwood  
Richland County, Wisconsin**

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14. **Pay Bills.** Motion to pay bills was made by Jim Kratochwill and seconded by Ron Georgeson. All voting aye, motion carried.
15. **Adjournment.** Motion to adjourn made by Jim Kratochwill and seconded by Ron Georgeson. All voting aye, motion carried. Regular Board Meeting adjourned at 7:02 pm.
- 

**Closed Session per WI §19.85(1)[c]:** *Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.*

1. **Call to Order.** Chairman Dave Conner called the Closed Session for the Town of Richwood to order at 7:03 pm.

*Discussions of employment compensation are available upon a FOIA Request.*

2. **Adjournment.** Motion to adjourn closed session made by Jim Kratochwill and seconded by Ron Georgeson. All voting aye, motion carried. Adjourned at 7:20 pm.

Minutes respectively submitted by:

Tara Kent, Clerk  
Town of Richwood  
[clerk@tn.richwood.wi.gov](mailto:clerk@tn.richwood.wi.gov)



Name Property	Title	Property Address	Mailing Address (if different)	City	State	Zip
<b>Neighbors</b>						
Michael Peckham		34033 Garner Lake Rd		Blue River	WI	53518
Brianne & Trenton Kropf		12628 State Hwy 60	23268 County Hwy D	Richland Center	WI	53581
Suzanne Steldt		12750 State Hwy 60		Blue River	WI	53518
Ronald & Christine Ritchie		12854 State Hwy 60		Blue River	WI	53518
Christopher Gagliano		12877 State Hwy 60		Blue River	WI	53518
Saloma Miller		34201 Garner Lake Rd		Blue River	WI	53518
Michelle & Daniel Lange		12707 Clarkwood Ln		Blue River	WI	53518
Richard & Arnette Buchholz		12700 Clarkwood Ln		Blue River	WI	53518
		12703 State Hwy 60		Blue River	WI	53518
<b>Tara Kent</b>						
Steve Williamson	Richwood Township Clerk Supervisory District 17		15791 Richwood Estates Ln 17998 State Hwy 60	Blue River Blue River	WI WI	53518 53518

ORDINANCE NO. 26-03

Amendment No. 640 To Richland County Code of Ordinance Chapter 119- Zoning Relating To Parcel 024-4011-3000

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Code of Ordinance Chapter 119- Zoning, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 3.175 acre parcel in the Town of Richwood is hereby rezoned from Agricultural/Residential (AR) to the Residential (R) District:

Being part of the fractional NE ¼ of the NE ¼ of Section 4, T8N, R2W, Town of Richwood, Richland County, Wisconsin, to wit:

Commencing at the NE corner of said Section 4; thence N 89°42'40" W, 1340.53' along the north line of the FRACTIONAL NE ¼ of the NE ¼; thence S 0°10'24" W, 47.37' along the west line of the FRACTIONAL NE ¼ of the NE ¼ and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING; thence S 85°26'02" E, 35.74' along the southerly right of the State Road 60; thence S 89°45'46" E, 313.27' along the southerly right of the State Road 60; thence S 0°08'54" W, 386.46' partially along the west line of Lot 1 of CSM #1181; thence S 86°34'15" W, 347.28'; thence N 0°10'24" W, 411.37' along the west line of the FRACTIONAL NE ¼ of the NE ¼ and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING; containing 3.175 acres, more or less.  
Parcel is subject to a public right of way easement for Garner Lake Road.  
Parcel is subject to any easement of record and/or usage.

3. This Ordinance shall be effective on Passage and Publication.

DATED: February 17, 2026  
PASSED: February 17, 2026  
PUBLISHED:

ORDINANCE OFFERED BY THE NATURAL  
RESOURCE STANDING COMMITTEE  
(2 February 2026)

DAVID TURK, CHAIR		STEVE CARROW	X	FOR	AGAINST
RICHLAND COUNTY BOARD OF SUPERVISORS		JULIE FLEMING	X		
		ROD PERRY	X		
		RICHARD MCKEE	X		
		ALAYNE HENDRICKS	X		
DEREK KALISH		RANDY SCHOONOVER	X		
RICHLAND COUNTY CLERK					



**ORDINANCE NO. 26-04**

Amendment No. 641 To Richland County Code of Ordinance Chapter 119- Zoning Relating To Parcel 024-4011-3000

The Richland County Board of Supervisors does hereby ordain as follows:

1. The County Board, having considered the following factors, hereby finds that the following rezoning is in the best interests of the citizens of Richland County:

- (a) Adequate public facilities to serve the development are present or will be provided.
- (b) Provision of these facilities will not be an unreasonable burden to local government.
- (c) The land to be rezoned is suitable for development and development will not cause unreasonable water or air pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
- (d) Non-farm development will be directed to non-agricultural soils or less productive soils.
- (e) Non-farm development will be directed to areas where it will cause minimum disruption of established farm operations or damage to environmentally sensitive areas.
- (f) Non-farm development will be encouraged to locate so as to leave a maximum amount of farmland in farmable size parcels.
- (g) Non-farm residential development will be directed to existing platted subdivisions and sanitary districts.

2. Richland County Code of Ordinance Chapter 119- Zoning, which was adopted by the Richland County Board of Supervisors on May 20, 2003, as amended to date, is hereby further amended as follows:

That the official maps designating district boundaries, as adopted by Richland County Ordinance 1985 No. 1 (also known as Amendment No. 1 to the Richland County Comprehensive Zoning Ordinance No. 3), which was adopted on March 19, 1985, are hereby amended as follows:

That the following described 9.825 acre parcel in the Town of Richwood is hereby rezoned from Agricultural/Residential (AR) to the Agricultural/Forestry (AF) District:

Sixteen (16) acres, more or less, off the west side of the Northeast fractional Quarter of the Northeast fractional Quarter EXCEPTING THEREFROM Two (2) acres in the northeast corner thereof, described as follows:

Commencing at a point Eleven (11) chains and Two (2) links west of the northeast corner of Section Four (4), Township Eight (8) North, Range Two (2) West,  
thence South Five (5) chains;  
thence West Four (4) chains;  
thence North Five (5) chains;  
thence East Four (4) chains to the place of beginning, being Two (2) acres, more or less;

ALSO EXCEPTING One (1) square acre in the southwest corner thereof, all in Section Four (4), Township Eight (8) North, Range Two (2) West, Richland County, Wisconsin.

ALSO EXCEPTING THEREFROM lands conveyed to the State of Wisconsin, Department of Transportation by a Warranty Deed recorded in Volume 451 of Records, page 422, as Document No. 267585.

Tax parcel number: 024-4011-3000

**EXCLUDING:**

Being part of the fractional NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 4, T8N, R2W, Town of Richwood, Richland County, Wisconsin, to wit:

Commencing at the NE corner of said Section 4;  
thence N 89°42'40" W, 1340.53' along the north line of the FRACTIONAL NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ;  
thence S 0°10'24" W, 47.37' along the west line of the FRACTIONAL NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
thence S 85°26'02" E, 35.74' along the southerly right of the State Road 60;  
thence S 89°45'46" E, 313.27' along the southerly right of the State Road 60;  
thence S 0°08'54" W, 386.46' partially along the west line of Lot 1 of CSM #1181;  
thence S 86°34'15" W, 347.28' ;  
thence N 0°10'24" W, 411.37' along the west line of the FRACTIONAL NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and along the east line of Lot 1 of CSM #241 to the POINT OF BEGINNING;  
containing 3.175 acres, more or less.  
Parcel is subject to a public right of way easement for Garner Lake Road.  
Parcel is subject to any easement of record and/or usage.

3. This Ordinance shall be effective on Passage and Publication.

DATED: February 17, 2026  
PASSED: February 17, 2026

ORDINANCE OFFERED BY THE NATURAL  
RESOURCE STANDING COMMITTEE

PUBLISHED:

(2 February 2026)

FOR      AGAINST

DAVID TURK, CHAIR  
RICHLAND COUNTY BOARD OF SUPERVISORS

STEVE CARROW      X  
JULIE FLEMING      X  
ROD PERRY      X  
RICHARD MCKEE      X  
ALAYNE HENDRICKS      X  
RANDY SCHOONOVER      X

DEREK KALISH  
RICHLAND COUNTY CLERK

### 2025 Wildlife Damage Claims

<u>Participant</u>	<u>Appraised Loss</u>	<u>Standard Deduction</u>	<u>Claim Total</u>
Mike White	\$3658.50	\$500.00	\$3158.50

All deer damage claims on crops

## Natural Resources Committee

### Agenda Item Cover

**Agenda Item Name:** Discussion and Possible Action: Approval of Wildlife Damage Claim

<b>Department:</b>	Land Conservation and Zon	<b>Presented By:</b>	Cathy Cooper
<b>Date of Meeting:</b>	02/02/2026	<b>Action Needed:</b>	Vote
<b>Date submitted:</b>	01/27/2026	<b>Referred by:</b>	

**Recommendation and/or action language:**

Approve the Wildlife Damage Claim

**Background:**

The state Wildlife Damage program reimburses producers who experience crop damage by wildlife, especially deer. The state requires approval from the county before claims can be processed.

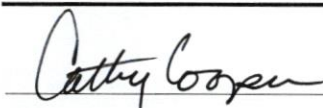
**Attachments and References:**

Wildlife damage claim

**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		



Department Head



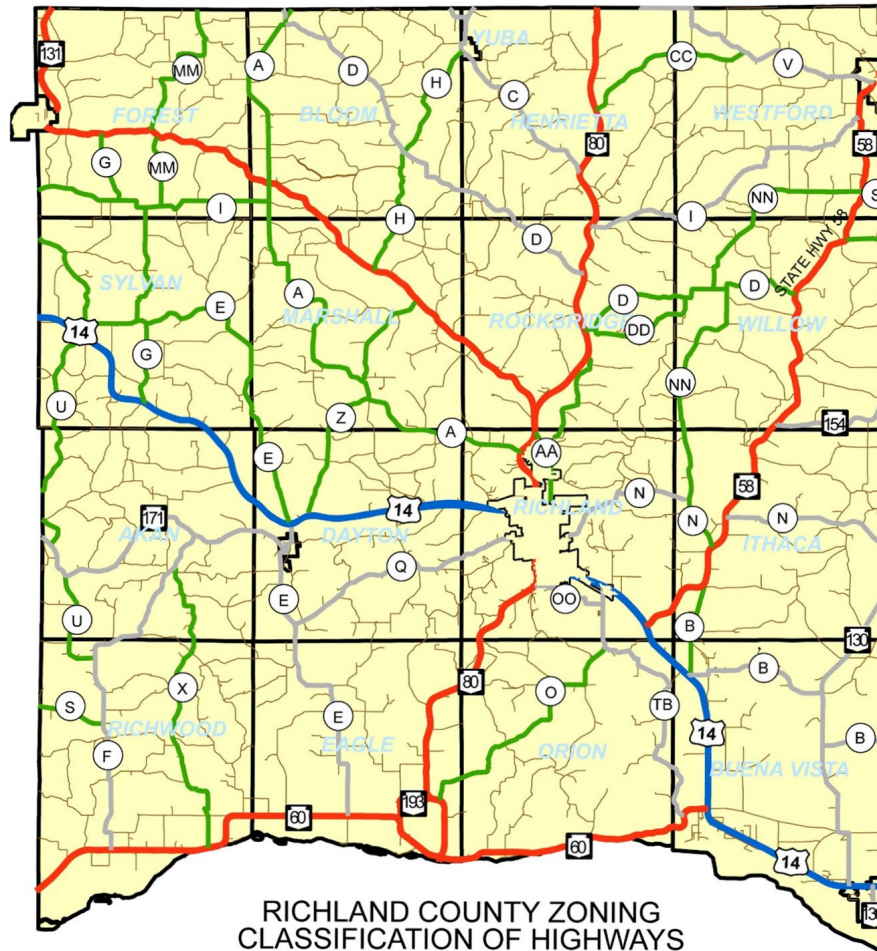
Administrator, Tricia Clements

## 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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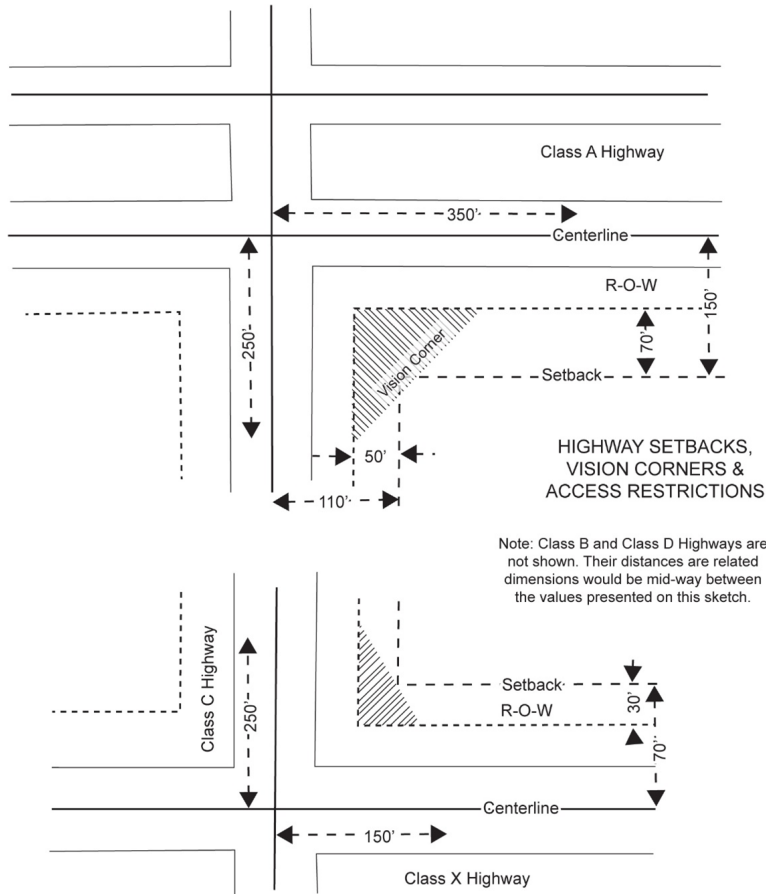
(2) *Conditional modifications.* The above-listed highway setback requirements are subject to the following conditional modifications. When such conditions occur, the county director of land conservation and zoning may permit a setback that meets the following requirements:

- 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:
- 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

- 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.
- 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:
- 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.*
- 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) ~~and 3 and 4~~ 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:
- The minimum lot area shall be 35 acres and the minimum lot width 200 feet at the building line.
  - 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.
  - 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 2 acres~~ 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.*
- 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.
  - Accessory buildings permitted in residential districts, shall conform to the following requirements:
    - No more than one accessory building shall be permitted on a lot, except by conditional permit.
    - No accessory building shall have a floor area greater than 70 percent of the floor area of the principal building on the lot.
    - 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.

**(12) Structures less than 120 square feet.** No permit is required for new structures of 120 square feet or less which has no foundation.

(Ord. No. 84-3, § I, 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.* Need to talk to Atty Windle. Looking at other counties ordinances. Don't think we have official paper maps.

- (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

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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 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 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.

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- 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.
  - 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.
  - i. **Recreational residential rental if consistent with Wis. Stats. § 91.01(1) and county short-term rental ordinance.**
- (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. **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.**
  - f. 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.



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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).
- g. 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.
  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.
- h.. 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).
- i. 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).
- j. 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).
- 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).~~
- l.. 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.

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- 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.
- (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 director of land conservation and zoning, with the exception that any camper may be parked with no permit for 14 consecutive days in any one year.~~
- (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.
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- 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.
    - 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.
  - d. Recreational residential rental if consistent with Wis. Stats. § 91.01(1) and county short-term rental ordinance.

(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.

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- 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.~~
- (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.



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c. Recreational residential rental if consistent with Wis. Stats. § 91.01(1) and county short-term rental ordinance.

d. Chickens are allowed under the following conditions:

1. Maximum of 8 chickens per acre
2. No roosters
3. Not allowed out of coop or run/pen
4. Fully enclosed chicken coop to house chickens
  - a. At least 2 square feet/chicken in the coop
  - b. Meets residential setbacks
5. Required enclosed, outdoor chicken run/pen area attached to coop (enclosed by fencing or structure)
  - a. At least 8 sq ft/chicken in the run/pen
  - b. Setbacks: 25 feet from centerline of the road
6. Coop/pen cannot be closer than 75 feet to the ordinary high-water mark of any navigable waterway
7. Coop/pen cannot be located in any floodplain

(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.
- 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.

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- 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~~ more than 8 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.
  - o. Outdoor theaters.
  - p. Lumber and building supply yards.
  - q. Taverns.
  - r. Wineries/distilleries/breweries.
  - s. 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.

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- c. One dwelling containing residential quarters for the owner, proprietor, commercial tenant employee or caretaker located on the same premises as the business.
  - d. ~~Recreational residential rental if consistent with Wis. Stats. § 91.01(1) and county short-term rental ordinance.~~
- (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 , RV, camper and recreational sales.
  - m. Farm implement sales.
  - n. Golf courses and golf driving ranges.
  - ~~o. Outdoor theaters.~~
  - p. Miniature golf, go-kart, and amusement parks.
  - ~~q. Lumber and building supply yards.~~
  - r. Small industrial establishments.
  - ~~s. Taverns.~~
  - t. Mobile home sales.
  - ~~u. Wineries/distilleries.~~
  - ~~v. Recreation rental/tourist home.~~
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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, RV, camper and recreational 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)*.

- (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

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- 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.
  - 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.
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- (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, a~~ No mobile home shall be located on any premises which is situated outside of an approved 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.

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- 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.
  - (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.
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(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.
  - 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.

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- 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.
- (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.
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- 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 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.

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(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 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.



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- 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.
- (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) *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) *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:
    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.
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- k. To aid in the review of the proposed project under the above criteria, the ~~zoning~~ **natural resources standing** 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) *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.
- 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.

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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) *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) *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) *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- Land Use Permit Placard~~
- (1) No land shall be occupied or used, and no buildings hereafter erected, altered, or moved, shall be occupied until a ~~certificate of compliance land use permit placard~~ is issued by the county natural resources standing committee.
    - a. The ~~certificate of compliance land use permit placard~~ 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 placard~~ shall be concurrent with the applications for a zoning permit.
    - c. The ~~certificate of compliance land use permit placard~~ 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-land use permit placard~~ 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 land use permit placard~~ 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 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-land conservation and zoning department~~ at the time the application is filed in the amounts provided on the county fee schedule.
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- (2) The ~~zoning administrator~~ land conservation and zoning department 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~~ director of land conservation and zoning and or 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.
- (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



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

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- (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~~ **director of land conservation and zoning**. 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 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.

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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 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)

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## 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 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



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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.

*Director of land conservation and zoning* 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.

*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 noncollapsible 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-Director of land conservation and zoning* 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)

## Natural Resources Committee

### Agenda Item Cover

**Agenda Item Name:** Discussion and Possible Action: Approve Zoning Ordinance Update 

<b>Department:</b>	Land Conservation and Zon	<b>Presented By:</b>	Cathy Cooper
<b>Date of Meeting:</b>	02/02/2026	<b>Action Needed:</b>	Ordinance
<b>Date submitted:</b>	01/27/2026	<b>Referred by:</b>	

**Recommendation and/or action language:**

Approve the updated Zoning Ordinance

**Background:**

The Natural Resources Committee and Land Conservation and Zoning Department has been working for the past year and making changes to the current zoning ordinance. Corporation Council has reviewed the changes.


**Attachments and References:**

Ordinance

**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		




Department Head



Administrator, Tricia Clements

**Natural Resources Committee**  
**Agenda Item Cover**

**Agenda Item Name:** Discussion on Land Use Section of the County Comprehensive Plan 

<b>Department:</b>	Land Conservation & Zoning	<b>Presented By:</b>	Jenn Fry
<b>Date of Meeting:</b>	01/05/2026	<b>Action Needed:</b>	No Action Needed
<b>Date submitted:</b>	12/26/2025	<b>Referred by:</b>	Natural Resources Committee

**Recommendation and/or action language:**

Discussion on the Land Use section of the County Comprehensive Plan

**Background:**

The committee would like to review the Land Use section of the County Comprehensive plan and it's implication to the department and committee's decisions.

**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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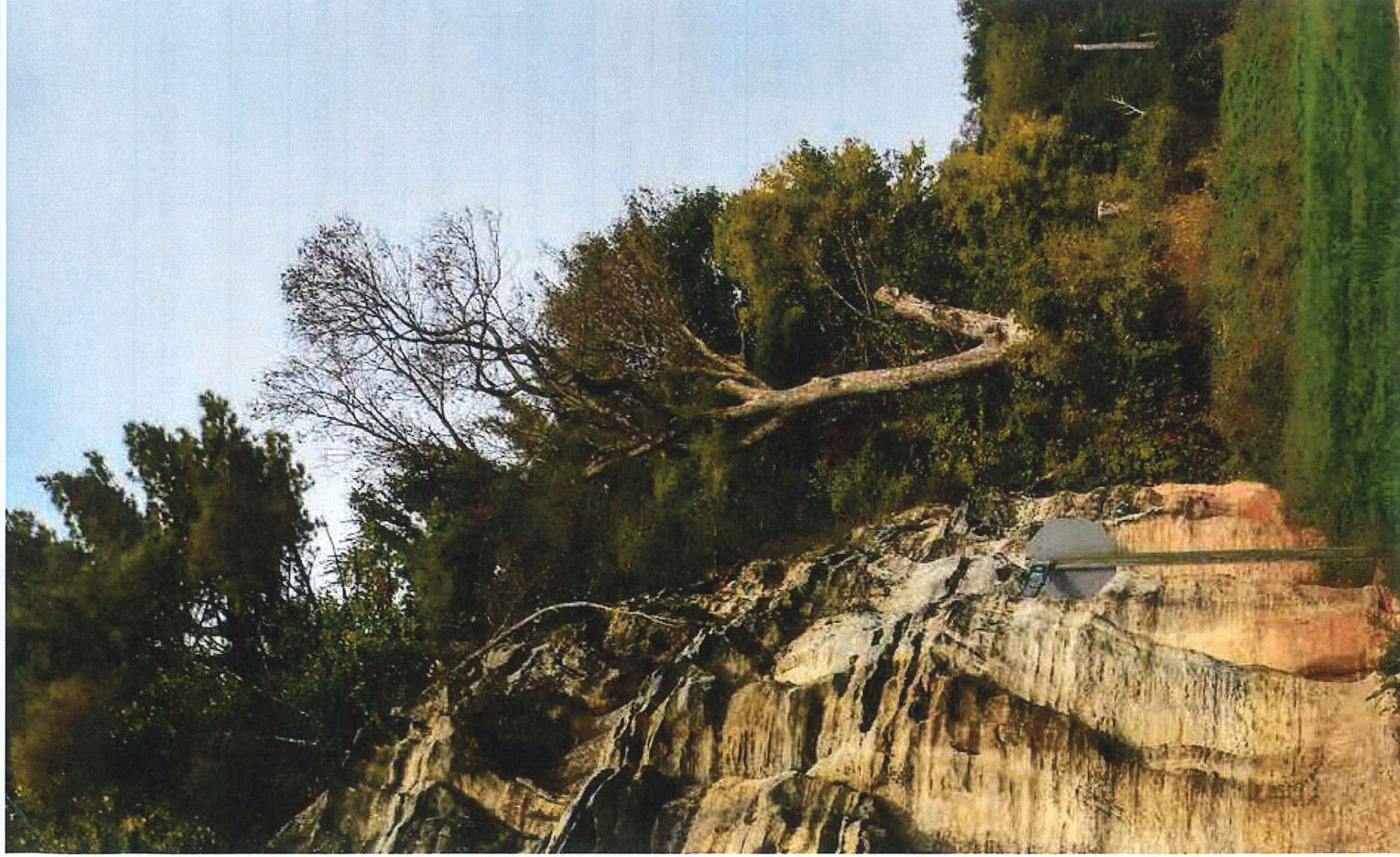
Department Head



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Administrator, Tricia Clements





# Land Use

Richland County is characterized by a diverse landscape that blends agriculture, forestry, and recreational spaces. The county's land use reflects its rural heritage, with rich farmland, intermixed with forests and natural areas. The Driftless Area influences the county, creating opportunities for outdoor activities like hiking, fishing, and hunting. Across the county, there is limited land for new development, as well as limited land for farming.

Under Wisconsin state law, counties are required to update their future land use maps as a key component of the comprehensive planning process. This requirement, outlined in §66.1001 of the Wisconsin statutes, ensures that land use planning is consistent with local and regional development goals, and helps guide the growth and development of communities in an organized and sustainable manner.

Richland County identified the importance of developing a future land use map that provides a clear vision for growth and development while aligning with the county's goals. The future land use map proposes land use districts such as residential, commercial, agricultural, and recreational. In addition to identifying changes in land use, the future land use map acts as a strategic tool to guide zoning decisions, infrastructure investments, and resource management. By visualizing desired land use patterns, the county can promote sustainable development, protect natural resources, enhance economic opportunities, and improve the overall quality of life for residents.

Each town in the county was invited to provide input on their future land use maps either through a survey or at the future land use map open house. Twelve towns in the county are under county zoning, and thus their input informed the updated future land use maps. For the towns under county zoning that did not participate in either opportunity to provide feedback, current zoning was used to inform the future land use map. The towns that maintain local zoning or are not zoned were also invited to provide input.



# Land Use Actions

<b>Action 1:</b> Support the creation of joint boundary agreement between the City of Richland Center and the Town of Richland, ensuring transparency through public meetings and providing updates throughout the process.	
<b>Action 2:</b> Review the zoning code annually to ensure fairness of administration.	
<b>Action 3:</b> Complete a comprehensive update of the public GIS application, including the addition of all recent zoning changes and data layers.	
<b>Action 4:</b> Revise internal GIS data management processes and update all key data layers to improve service efficiency for county residents	
<b>Action 5:</b> Update the farmland preservation plan, incorporating new agricultural trends and climate resilience strategies to support local farmers and preserve farmland.	
<b>Action 6:</b> Develop and implement climate resilience strategies, focusing on floodplain management and tree canopy expansion, with measurable goals.	
<b>Action 7:</b> Identify and prioritize brownfield sites for redevelopment, with an annual review of progress.	
<b>Action 8:</b> Complete a groundwater quality study, assessing water quality conditions in the county and provide a comprehensive report with recommendations for improvement.	
<b>Action 9:</b> Conduct a needs assessment to identify key areas for improving access to parks, trails, and recreational facilities, followed by the development of an action plan for enhancing these resources for county residents.	

The **Richland County Outdoor Recreation Plan** set the goal to provide quality parks and recreational facilities to meet the needs of county residents.

# Richland Resilience Recommendations

The Resilient Land Use Workgroup recommends the following actions based on 2024 project outcomes:

## 1. Update and Fairly Administer the Zoning Code.

Richland County's Zoning Department has dealt with staff turnover and prior inconsistency in zoning code administration. With new leadership in the Zoning Department, the opportunity for fair and active administration is critical. The following actions are recommended:

- Address existing noncompliant parcels.
- Update the zoning code.
- Ensure fair enforcement going forward.

## 2. Implement the 2022 Richland County Land and Water Resource Management Plan.

A renewed effort is needed, with emphasis on the following points:

- "Encourage producers to use **cover crops** after harvest and **reduce tillage** frequency or intensity," page 43
- "Implement the NR 151 performance standards of farming all cropland to tolerable soil loss rates and having a NRCS 590 **nutrient management plan** on priority farms/cropland; collaborate with DNR, as necessary", page 44
- "Assist landowners and producers in converting marginal crop fields to **rotational grazing**, page 44
- "Conduct a follow up **drinking water well study**, page 46
- "Update **manure storage ordinance**, page 48

## 3. Activate Townships.

Townships need to work together to access resources and education for effective stewardship of land. This may include:

- Resource sharing at the Richland County Towns Association, including about Agricultural Enterprise Areas, nature-based flood mitigation, and farmer-led watershed groups.
- The Zoning and Land Conservation Department should establish relationships and provide education around zoning enforcement with county-zoned townships. Within townships, turnover and lack of expertise in zoning cause issues in consistency and compliance for regulating local land use.

## 4. Grow County-Wide Resilient Land Use Initiatives.

Combining the Richland Resilience Group's advocacy with Richland County departments' leadership, implement the following practices:

- Zoning and Land Conservation Department:
  - Restore entrenched streams to their floodplains.
  - Promote the installation of conservation practices that prevent water runoff, including vegetative buffer strips and tree planting.

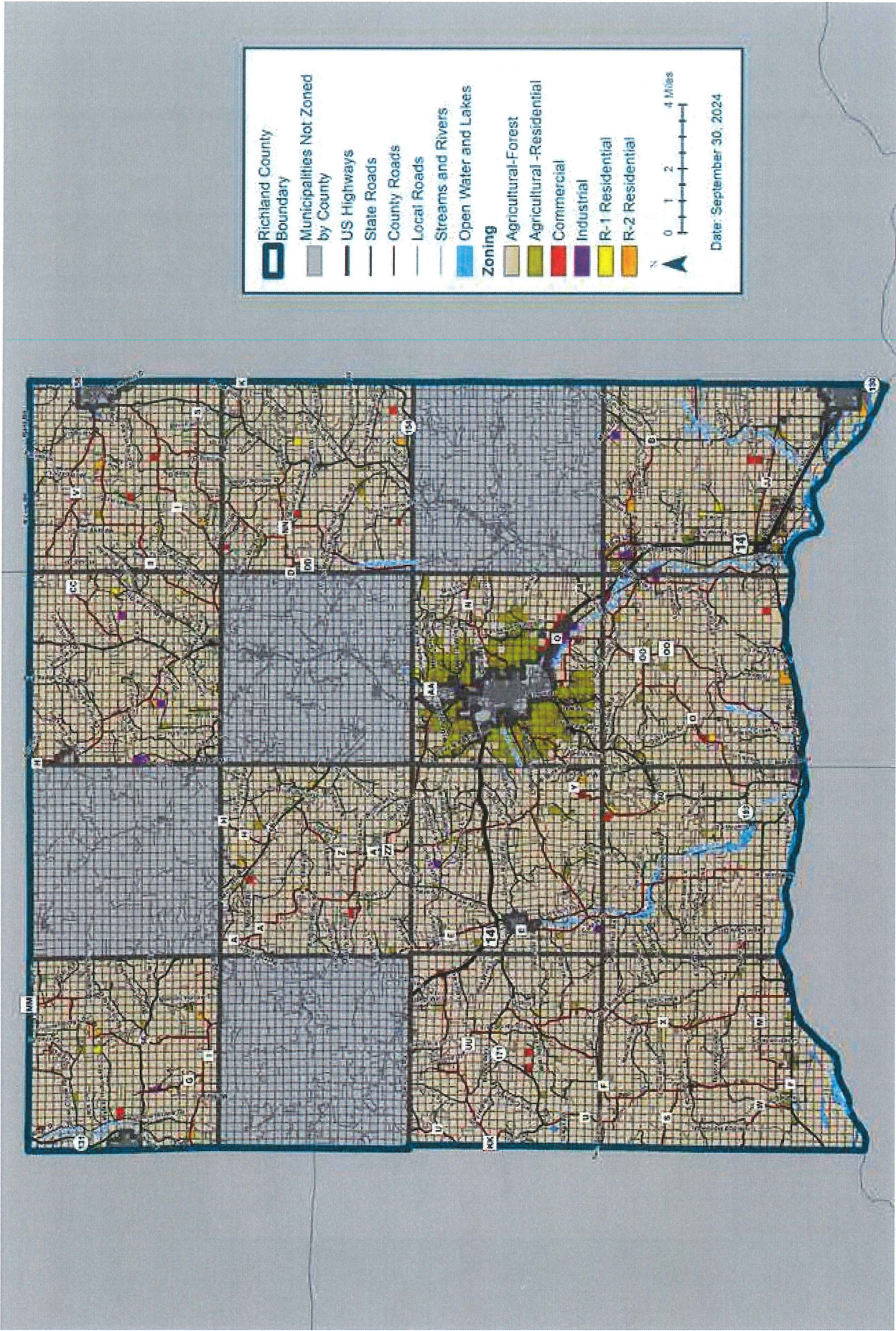
- Incorporate natural flood mitigation strategies into new and existing infrastructure projects.
  - Create “9 Key Element Plans” for all “impaired” watersheds in order to secure grant funding for water quality practices.
  - Adopt a “cluster” development ordinance regulating the subdivision of land for residential purposes.
- Individual Municipalities:
- Create and update wellhead protection ordinances.
  - Incorporate resilient infrastructure practices listed in 4.d.ii.-iv. below
  - Consider adopting Farmland Preservation Zoning for agricultural areas and/or Agricultural Enterprise Areas after consultation with producers.
- County Board of Supervisors:
- Undertake proactive planning for climate change impacts including increased rainfall, drought, storms, and severe heat events.
  - Encourage continued exploration of land use vulnerabilities and opportunities, recognizing that “we don’t know what we don’t know.”
  - Create and implement an ordinance regulating the use and installation of outdoor lighting to prevent/mitigate the harmful effects of light pollution.
  - Explore opportunities to collaborate with other private and public entities to fund programs that promote climate resiliency.
- Highway Department
- Establish a plan for bicycle paths and lanes on county and local roads which connect places of residence, work, education, and leisure activities.
  - Design and construct infrastructure anticipating impacts of climate change, including increased frequency and severity of rainfall and storm events.
  - Design and construct infrastructure to connect waterways, streams, wetlands, and wildlife corridors.
  - Design and construct infrastructure to reduce the amount and velocity of storm water runoff.
  - Design and construct infrastructure to capture sediment and contaminants from runoff prior to discharge.
  - Implement policies and practices that minimize the use of salt and other chemical treatments of highways.

## 5. Empower Farmers to lead resilient land use practices in Richland County.

- Provide education and opportunities for farmer-led watershed groups.
- Ensure compliance with nutrient management plans
- Offer educational opportunities for practices and cost-effectiveness of regenerative practices such as cover crops and no tilling.
- Promote the use of farming practices which reduce the amount and velocity of runoff, and promote soil health and water quality, such as retention areas and buffer strips that utilize native vegetation to remove sediment and contaminants prior to discharge or absorption.
- Pursue private and public funding for programs that pay producers to adopt resilient land use practices.

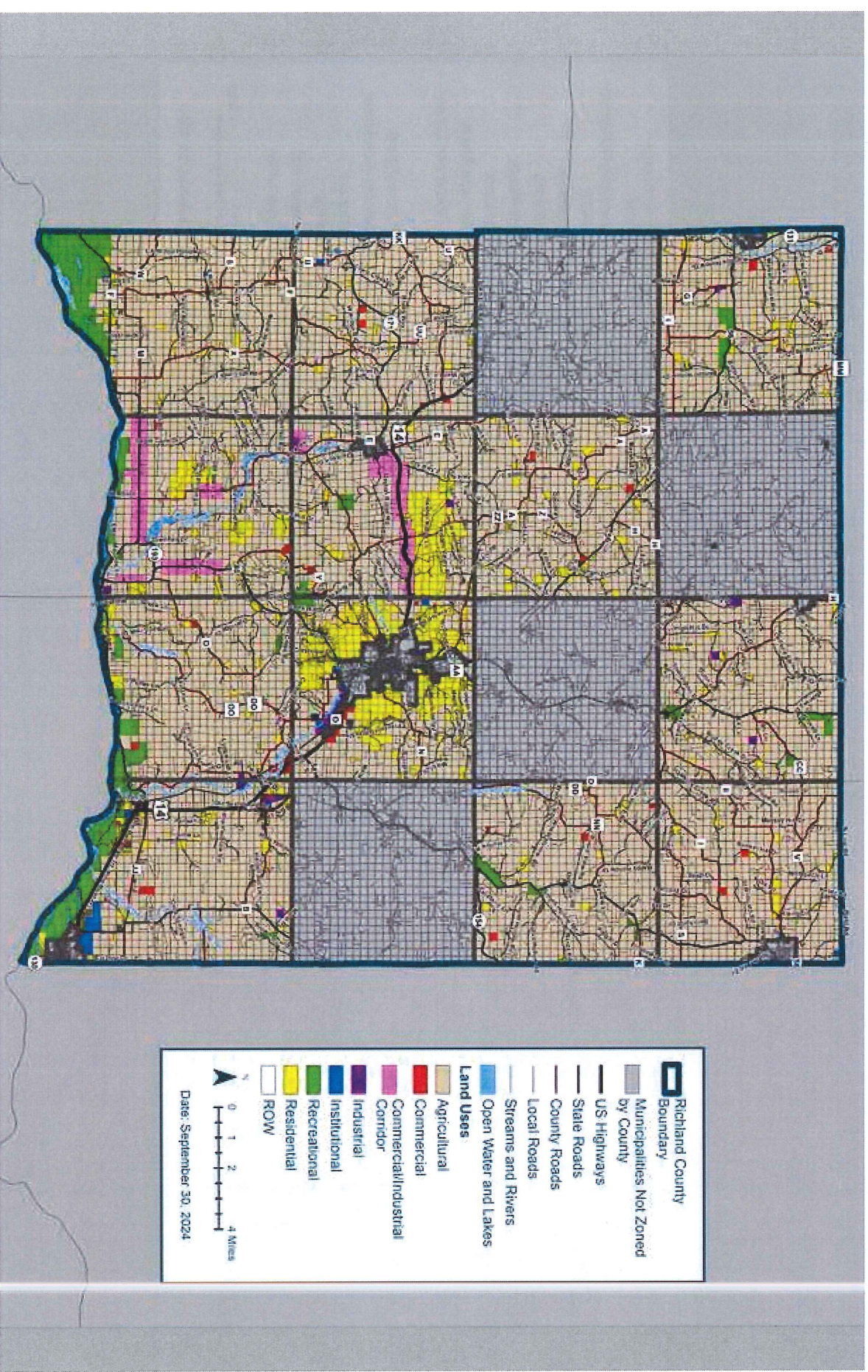


Richland County existing land use is predominantly agricultural, however there are pockets of the county designated for recreation and development.





The future land use map for the county was informed by feedback from town officials. Notable changes from existing land use are increased residential land use near Richland Center and commercial corridors identified near major highways. Some more remote parts of the county may have limited opportunities for development.





## **RESOLUTION NO. 26-XX**

Resolution Regarding Potential 765 kV Transmission Line Development By Transource LLC.

WHEREAS, the Midcontinent Independent System Operator (MISO) announced that Transource LLC has been selected to propose, build and own a 765 kV transmission line through Richland County; and,

WHEREAS, LRTP Project #26 proposed to pass through our area would be part of a 765 kV transmission "backbone" system continuing from Columbia (Portage, WI) to another regional electricity market that serves Chicago and points east; and,

WHEREAS, the 765 kV transmission line is likely to be proposed to pass through our area to Columbia (Portage, WI) and from there, continue to another, regional, electricity market that serves Chicago and points east; and,

WHEREAS, the cost of Project 26 that would be assumed by ratepayers has been estimated at \$10.6 billion; and,

WHEREAS, within MISO's most recent FAQ, the regional utility interests' estimate of costs and benefits from the Tranche 2.1 expansion lines (including a potential 765 kV project through our area) would lead to an expense of about \$13.50 per month for an electric customer using 1,000 kWh per month; and,

WHEREAS, Public Service Commission of Wisconsin staff engineers found that upgrades of existing transmission lines provided very comparable benefits with much less cost/expense to ratepayers for the MISO-designated Cardinal Hickory Creek transmission line; and,

WHEREAS, the official, Independent Monitor of the MISO wholesale electricity market and MISO transmission planning, Potomac Economics, has found that MISO's Tranche 2.1 transmission lines, including the Project:

- Assume a view of the future that is "extremely unlikely."
- Forecast potential benefits to the customer that are "overstated" or "invalid" in five of eight key categories.
- Would lead to "uneconomic investment (that) will raise costs and undermine investment in resources, storage and other alternatives to transmission."
- The MISO Board should "postpone approval of Tranche 2.1 transmission lines;" and,

WHEREAS, MISO's Tranche 2.1 transmission expansion planning requires a very large buildout of wind and solar facilities which, traditionally, have relied on very substantial federal tax credit incentives that are now scheduled for elimination in 2028 as determined in the July, 2025 Federal Reconciliation Budget Bill; and,

WHEREAS, use of electricity and summer peak demand in Wisconsin have been statistically flat over the last 20 years; and,

WHEREAS, An Environmental Impact Statement jointly authored by the Wisconsin Public Service Commission and the Wisconsin Department of Natural Resources found that even smaller 345 kV

transmission lines “may result in negative affects to property values, tax credits and heritage tourism”: and mentions studies showing devaluations from 10 to 45% depending on the proximity, visibility, size of parcel and whether sited in an industrial or natural setting; and,

WHEREAS, Richland County’s Comprehensive Plan and Land and Water Resource Management Plan both reflect the inherent and economic value of natural resources and farmland of the town; and,

WHEREAS, the karst geology in our county can be unstable for extremely heavy development such as the transmission towers, and vulnerable to potential ground water pollution during construction; and,

WHEREAS, LRTP Project #26, North Rochester-Columbia as designed would add hazardous obstacles for migrating and resident raptors, water fowl and songbirds that routinely utilize the Mississippi River Flyway; and,

NOW, THEREFORE, BE IT RESOLVED, that The Richland County Board of Supervisors hereby requests that Transource provide the following information either in written, electronic format or through an in-person presentation before our Board before March 16, 2026:

1. A map of eligible, existing transmission line routes for the considered 765 kV transmission line Project through Vernon, Crawford and Richland Counties.
2. Images of the types of towers that might be used for the transmission line Project in Vernon, Crawford and Richland Counties.
3. The range of the heights of these 765 kV transmission towers, in feet.
4. The range in total easement widths that these 765 kV transmission towers would require, in feet.
5. The name(s) of the entity or entities that would own the 765 kV transmission line from East of Bell Center to the Wisconsin line. of the Vernon, Crawford and Richland County sited portions of the 765 kV/161 kV transmission line.
6. The name(s) of the entity or entities that would own the 765 kV transmission line from mthe Wisconsin State line to the termination is the Chicago area.
7. Estimated date that Transource’s 765 kV transmission line application in Wisconsin is expected to be proposed to the Public Service Commission of Wisconsin.
8. Estimated total 20 year cost to the ratepayers for Transource’s “BECI,” segment including R>O>E>, financing costs and the costs of additional power plants that MISO planning assumes.
9. An estimate of the acreage of additional land required for the 765 kV right of way in Richland County by habitat types including forest, agriculture, water ways and conservation purposes.
10. A list of the “significant economic development benefits” with approximate monetary amounts that the 765kV line would deliver to the ratepayer, businesses and local economies Richland County.
11. Documentation explaining MISO’s calculation of a net monetary benefit for Wisconsin residential electric customers if the estimated cost of the Project is around \$27.50 per month, while returning only \$10 to \$14 per month to ratepayers.
12. A list of prior 765kV transmission projects that Transource LLC and its parent companies, have already installed with detailed locations.

VOTE ON FOREGOING RESOLUTION

AYES\_\_\_\_\_

NOES\_\_\_\_\_

RESOLUTION OFFERED BY THE NATURAL  
RESOURCES STANDING COMMITTEE

(2 February 2026)

RESOLUTION\_\_\_\_\_

FOR

AGAINST

DEREK S. KALISH  
COUNTY CLERK

DATED: FEBRUARY 17, 2026

STEVEN CARROW  
JULIE FLEMING  
RICHARD MCKEE  
RANDY SCHOONOVER  
ALAYNE HENDRICKS  
ROD PERRY

## Natural Resources Committee

### Agenda Item Cover

**Agenda Item Name:** Discussion and Possible Action: Resolution Regarding Potential 765

<b>Department:</b>	Land Conservation and Zoning	<b>Presented By:</b>	Cathy Cooper
<b>Date of Meeting:</b>	02/02/2026	<b>Action Needed:</b>	Ordinance
<b>Date submitted:</b>	01/27/2026	<b>Referred by:</b>	

**Recommendation and/or action language:**

Approve a resolution requesting more information on the potential 765kV/161kV transmission line project through Vernon, Crawford and Richland Counties

**Background:**

Dairyland Power Cooperative is proposing a large transmission line to go through Richland, Crawford and Vernon counties. The county is requesting information from Dairyland including:

A map of eligible, existing transmission line routes for the considered 765 kV/ 161 kV transmission line Project through Vernon, Crawford and Richland Counties.

The range of the heights of these 765 kV/161 kV transmission towers, in feet.

The range in total easement widths that these 765 kV/161 kV transmission towers would require, in feet.

The name(s) of the entity or entities that would be the owner(s) of the Vernon, Crawford and Richland County sited portions of the 765 kV/161 kV transmission line.

Estimated date that the 765 kV/161 kV transmission line is expected to be proposed to the Public Service Commission of Wisconsin.

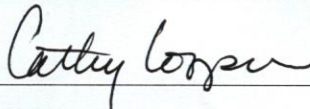
**Attachments and References:**

Resolution

**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		



Department Head



Administrator, Tricia Clements