

**Richland County
Natural Resources Standing Committee**

Date Posted: February 23, 2026

NOTICE OF MEETING

Please be advised that the Richland County Natural Resources Standing Committee will convene on Monday, March 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 (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 February 2, 2026 Meeting
6. Public Comment
7. Zoning Petitions
 - A. Petition To Rezone A Portion Of Parcel 008-0841-3000
 - B. Petition To Rezone Parcel 006-3231-2000
 - C. Petition For A CUP For Non-Metallic Mining On Parcel 014-1914-1000 And Other Parcels
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: Updated Zoning Ordinance
10. Discussion & Possible Action: Updated Short-Term Rental Ordinance
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

February 2, 2026

The Richland County Natural Resources Standing Committee convened on Monday, February 2, 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, and Rod Perry. Committee member(s) absent: Alayne Hendricks and Julie Fleming. Supervisors Hendricks and Fleming arrived after roll at 9:31 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 Fleming to approve agenda. Motion carried and agenda declared approved with Supervisor Perry being in opposition.

Approval Of Minutes From January 5, 2026: Chair Carrow asked if there were any corrections or amendments to the minutes from the January 5, 2026 meeting. Hearing none, Chair Carrow declared the minutes from the January 5, 2026, meeting approved as presented.

Public Comment: None.

Zoning Petitions:

A. Petition To Petition To Split And Rezone Parcel 024-4011-3000: Jenn Fry, Zoning and Sanitation Technician and Cathy Cooper, County Conservationist provided a brief background on the petition and the need for two ordinances. Motion by Fleming, second by McKee to approve the petition. Brief discussion ensued. Motion carried and the petition to split and rezone parcel 024-4011-3000 was approved and moved on to county board for final approval.

B. Petition To Rezone Parcels 006-3043-1000 And 006-3034-1000: 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 to rezone parcels 006-3043-1000 and 006-3034-1000 was approved and moved on to county board for final approval.

Reports:

A. Zoning: Report & Departmental Activities: Jenn Fry, Zoning and Sanitation Technician, reported that she was working with the new attorneys on items left over from 2025. Cathy Cooper, Richland County Conservationist reported that Derrick Warner, Land and Water Technician, had completed his MSHA (Mining Safety Hazard Assessment) training, the project to enter data into Catalis continues, several staff members were planning to go to a septic training event, there is a new Unified Dwelling Code Inspector, GEC Inc out of Portage, WI, and a new County Surveyor, Steve Alt. Conservationist Cooper also reported that she was working with Southwestern Wisconsin Regional Planning Commission on the Farmland Preservation Plan and that various staff members were planning to attend the upcoming Land and Water Conference.

Richland County Natural Resources Standing Committee

B. Violations Report: Jenn Fry, Zoning and Sanitation Technician, reported that progress had been made regarding a house that was built without the correct permitting and septic and that the hope was to have the property brought into compliance, and that two other issues, a camper stored in a residential driveway and pile of fill being stored in a floodplain, had come up and were being worked on. Brief discussion ensued.

C. Land Conservation: Report and Departmental Activities: Conservationist Cooper reported on behalf of Kori Rogers on the creation of a producer lead group called the “Richland County Legacy Alliance”, an upcoming nutrient training, working was being done on the annual Land Conservation Report Survey and staffing grant, the 2025 staffing grant reimbursements were coming in, and Derreck Warner was working on various projects including manure runoff issues, streambank reinforcements, and taking a chainsaw training.

D. UW-Extension: Report & Departmental Activities: Mr. Adam Hady, Area 13 Extension Director reminded the committee of the upcoming “Get Real” event that is scheduled for March 19, 2026 and introduced Blake Roberts Crall a Rural Community Economic Development Specialist who’s range includes Crawford, Grant, Lafayette, and Richland Counties. Ms. Roberts Crall spoke to her emphasis on housing and childcare and made the committee aware of a program currently being implemented to foster interest in and growth of the agricultural tourism industry. Brief discussion ensued.

E. Real Property Lister: Report & Departmental Activities: Julie Lins, Real Property Lister, briefly reported that the 2025 transfers were completed, that the splits for 2026 were being worked on, she and Noel Schmitz, Office Systems Technician, were planning to attend the Wisconsin Land Information Association seminary, and expressed her thanks to Mr. Todd Rummler for his years of service and his help over the years.

Discussion & Possible Action: Approval Of Wildlife Damage Claim: Mr. Greg Cerven with the Wisconsin Department of Natural Resources presented the 2025 Wildlife Damage Claims to the committee. Motion by Fleming, second by Perry to approve the 2025 Wildlife Damage Claims. Extensive discussion ensued. Motion carried and the 2025 Wildlife Damage Claims were approved.

Discussion & Possible Action: Zoning Ordinance Updates: Conservationist Cooper reported that Jenn Fry was working with the new attorneys on this item and suggested it be tabled until the next meeting. Brief discussion ensued. Consensus was gained from the committee to table this item until the next meeting.

Discussion & Possible Action: Land Use Section Of The County Comprehensive Plan: Conservationist Cooper read through the section on page 42 of the County Comprehensive Plan and briefly noted she wanted the Zoning layer added to the County GIS map. No action was taken.

Discussion & Possible Action: Resolution Regarding Potential 765 kV Transmission Line: Conservationist Cooper presented the proposed resolution to the committee. Extensive discussion ensued. Supervisor Perry expressed strong concerns about the negativity of the wording of the resolution. Supervisor Fleming suggested that the request for information be placed closer to the beginning. Motion by Perry, second by McKee to postpone the resolution until next meeting. Motion carried and the resolution was postponed until the next meeting.

Richland County
Natural Resources Standing Committee

Correspondence: None.

Future Agenda Items:

Discussion & Possible Action: Zoning Ordinance Updates

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

Discussion & Possible Action: Resolution Regarding Potential 765 kV Transmission Line

Adjourn: Chair Carrow entertained a motion to adjourn. Motion by Fleming, second by Hendricks to adjourn. Motion carried and meeting adjourned at 10:43 AM.

Respectfully submitted by,



Myranda H. Hege
Deputy County Clerk

**Natural Resources Committee
Agenda Item Cover**

Agenda Item Name: To hear the petition to rezone a portion of parcel 008-0841-3000

Department:	Land Conservation & Zonir	Presented By:	Cathy Cooper & Jenn Fry
Date of Meeting:	03/02/026	Action Needed:	Ordinance
Date submitted:	02/23/2026	Referred by:	

Recommendation and/or action language:

Approve the rezone a portion of parcel 008-0841-3000 in section 8, Town of Dayton from Ag/Forest to Residential

Background:

The house and 2 outbuildings are being sold off. CSM is complete. The rest of the property will remain Ag/Forest.

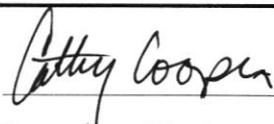
Attachments and References:

CSM, Map, township minutes, petition, 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

RECEIVED
FEB 05 2026
By

Customer # []
Petition # 26-006
COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

(I) (We) First Name(s) [] Last Name [] Phone []
 Address [] City [] State [] Zip [] 31
 First Name(s) [] Last Name [] Phone []
 Address [] City [] State [] Zip []

hereby petition the Richland County Zoning Committee for a:

Rezone from Agriculture/forest **Rezone to** residential
 CUP to permit []
 SUP to permit []
 Other []

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

Present description of the property involved in this petition is as follows: Parcel # 008-0841-300

Qtr NE Qtr SE Section 8 Town 10 Range 01 Township Dayton # of acres 2.38
 Lot [] Block [] Subdivision [] # of Acres Approved []

Present Use: Residence *with*

Present Improvements: House and two outbuildings.

Proposed Use: No change - CSM needed for land divide.

Legal Description: []

Petition Filed	<u>2/5/26</u>	Petitioner Notified	<u>2/13/26</u>	Rezoning Decision	[]	Ordinance #	[]
Category	Rezoning	Town Notified	[]	CUP Decision	[]	CB Date	[]
Fee Amount	\$500.00	<input type="checkbox"/> Township Approval	[]	CUP Expires	[]	CB Decision	[]
Meeting Date	<u>3/2/26</u>	Decision Date	[]	SUP Decision	[]	Amendment #	[]

Comments: The total acreage of the CSM is 2.38 Acres which includes right of way. The right of way is .38 acres. The land, house and outbuildings will reside on 2.0 acres.

County Clerk Approval

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



CERTIFIED SURVEY MAP No. _____

LOCATED IN
THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 WEST, TOWN OF DAYTON, RICHLAND COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, STEVEN A. ALT, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND LOCATED IN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 WEST, TOWN OF DAYTON, RICHLAND COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8;
THENCE S00°22'26"W, 1338.92 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO THE SOUTHEAST CORNER THEREOF;
THENCE S88°26'32"W, 890.37 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8 TO THE FORMER EASTERLY RIGHT OF WAY OF CTH "Z" AND THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTH LINE S88°26'32"W, 71.57 FEET TO THE WESTERLY RIGHT OF WAY OF CTH "Z";
THENCE ALONG SAID WESTERLY RIGHT OF WAY 36.96 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 528.35 FEET AND A LONG CHORD BEARING N20°14'19"E, 36.95 FEET TO A FOUND 3/4" IRON ROD;
THENCE N51°55'10"W, 158.92 FEET TO A FOUND 3/4" IRON ROD;
THENCE N13°01'53"E, 236.93 FEET TO A FOUND 3/4" IRON ROD;
THENCE N57°36'19"E, 426.75 FEET TO THE WESTERLY RIGHT OF WAY OF CTH "Z";
THENCE ALONG SAID WESTERLY RIGHT OF WAY S33°32'38"W, 29.48 FEET TO A FOUND 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY S25°40'48"W, 200.47 FEET TO A FOUND 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY S20°10'33"W, 101.44 FEET;
THENCE S59°58'04"E, 32.83 FEET TO THE EXISTING CENTERLINE OF CTH "Z";
THENCE ALONG SAID EXISTING CENTERLINE S30°01'56"W, 115.02 FEET;
THENCE CONTINUING ALONG SAID EXISTING CENTERLINE 9.59 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1039.64 FEET AND A LONG CHORD BEARING S29°46'05"W, 9.59 FEET;
THENCE S80°28'32"E, 29.95 FEET TO THE EASTERLY RIGHT OF WAY OF CTH "Z" AND THE FORMER EASTERLY RIGHT OF WAY OF CTH "Z";
THENCE ALONG SAID FORMER EASTERLY RIGHT OF WAY OF CTH "Z" S31°41'28"W, 87.98 FEET;
THENCE CONTINUING ALONG SAID FORMER EASTERLY RIGHT OF WAY OF CTH "Z" 84.76 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 462.35 FEET AND A LONG CHORD BEARING S26°26'38"W, 84.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.38 ACRES OF LAND, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF WAYNE M. GATHRIGHT, SHARON E. BLOHOWIAK, & PHILLIP M. GATHRIGHT, THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF. THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, THE LAND DIVISION AND SUBDIVISION ORDINANCE OF RICHLAND COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME. I FURTHER HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND MONUMENTED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF WISCONSIN ADMINISTRATIVE CODE A-E 7 AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE SURVEY PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 6TH DAY OF FEBRUARY, 2026.

STEVEN A. ALT P.L.S. S-3061



SURVEYOR'S NOTES

1. IMPROVEMENTS SHOWN HEREON WERE MEASURED AT RANDOM LOCATIONS AND ARE DISPLAYED FOR REFERENCE ONLY.
2. RIGHT OF WAY FOR CTH "Z" IS BASED OFF DOCUMENT #232466, THE EXISTING TRAVELED CENTERLINE AND RIGHT OF WAY PLAT DATED 12/97.
3. SURVEY FIELD WORK WAS PERFORMED ON 1-8-26.
4. FIELD WORK COMPLETED 1-23-26.
5. A 66' WIDE INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF PARCEL #008-0841-3000.

TEAM
ENGINEERING
Residential Commercial Agricultural Municipal
and Land Surveying
118 EAST MAIN STREET
REEDSBURG, WI 53959
PHONE: (608) 768-5075

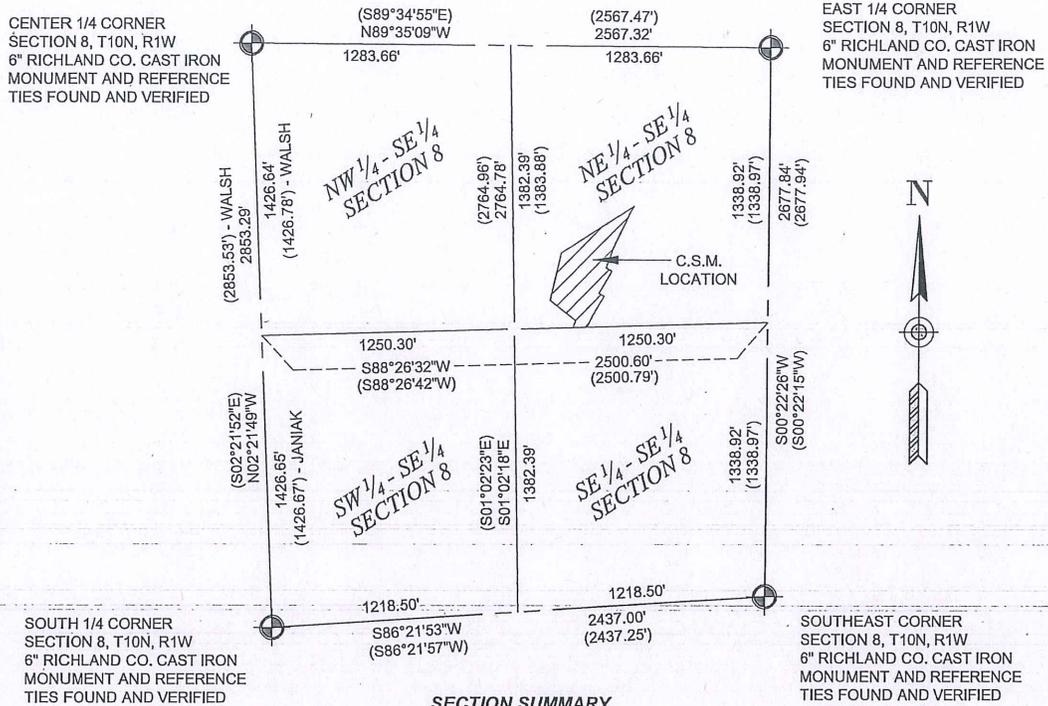
PREPARED FOR:

ON E.
GHT

DRAWN BY: SAA
CHECKED BY: POJ
DATE: 2/9/2026
SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP No. _____

LOCATED IN
THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 1 WEST, TOWN OF DAYTON, RICHLAND COUNTY, WISCONSIN



CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD	CHORD BRG	TAN BRG IN	TAN BRG OUT
C1	29°20'53"	270.63'	528.35'	267.68'	N23°31'27"E	N08°51'01"E	N38°11'54"E
C2	09°23'04"	86.54'	528.35'	86.44'	N13°32'33"E	N08°51'01"E	N18°14'05"E
C3	04°00'28"	36.96'	528.35'	36.95'	N20°14'19"E	N18°14'05"E	N22°14'33"E
C4	15°57'20"	147.13'	528.35'	146.66'	N30°13'13"E	N22°14'33"E	N38°11'54"E
C5	00°31'42"	9.59'	1039.64'	9.59'	S29°46'05"W	S30°01'56"W	S29°30'14"W
	(00°31'47")	(9.60')	(1039.64')	(9.60')	(N29°45'21"E)		
C6	10°30'13"	84.76'	462.35'	84.64'	S26°26'38"W	S31°41'44"W	S21°11'31"W

TEAM ENGINEERING
Transportation Environmental Agricultural Municipal and Land Surveying
 118 EAST MAIN STREET
 REEDSBURG, WI 53959
 PHONE: (608) 768-3075

PREPARED FOR: _____

DRAWN BY: SAA
 CHECKED BY: POJ
 DATE: 2/9/2026
 SHEET 3 OF 4 SHEETS

TOWN OF DAYTON BOARD MEETING MINUTES **DRAFT**

February 11, 2026 At 6:00 PM

Those present included Gary Manning, Kurt Monson, Paul Perkins, Corrina Mott, Tammy Newberry, Cody Sidie and members from the public.

Pledge of allegiance

1. Call to Order: Manning called the meeting to order at 6:00pm
2. Proof of Notification (Town Web Page, Town Hall and Boaz Store) was confirmed.
3. Approval of Agenda: Moved by Manning, 2nd by Monson to approve the February 11, 2026 agenda. All voting aye, motion carried.
4. Approval of minutes from previous meetings: Moved by Monson, 2nd by to approve minutes from the January Meetings. All voting Aye, motion carried.
5. Any public comments:
6. Treasurer Report:
7. Reports:
 - a. Fire: Duane Welte reported for Shirley who was out of state see full report attached to board minutes.
 - b. EMS: Duane Welte reported for Shirley who was out of state see full report attached to board minutes.
 - c. Patrolman: Machinery maintenance, cutting trees and brush,
 - d. Clerk: Working on end of year, W2's and 1099's mailed and tax reports filed.
8. Discussion and Possible Action: Continue work on the trash disposal solutions for Dayton Township Residents. Review of Contract for dumpsters. Discussion held, contract contents discussed and tweaked. Manning moved to accept the contract with GFL with the discussed changes, Perkins 2nd, all voting aye. Motion carried.
9. Discussion and Possible Action: Zoning request to split parcel 0841-3000 zone Agriculture/forest to G1 Residential. Manning moved a motion to approve the request, Monson 2nd, all voting ayes, motion carried
10. Discussion and Possible Action: Partners for Prevention Presentation- Moved to future mtg
11. Discussion and Possible Action: Richard Wastlick discuss Cemetery Sexton Duties and repairs to the headstones. Cemetery Books are updated, there are a few headstones to repair in Conkle and the Boaz Cemetery, Looking for a new cemetery sexton to take over Richard's duties as Dayton Sexton. And Richard would train them.
12. Discussion and Possible Action: Town Board to open sealed mowing bids. Announcement of accepted bid(s) at a future meeting. Bids were opened, names and bid amounts announced. The 2026 contractor will be announced at the March mtg.
13. Discussion and Possible Action: Request from Municipality of Boaz to purchase sand/salt from Town of Dayton. They do not have a sand/salt storage area as they are in the flood

plain. They are required to drive to Richland County Shop each time they need a truck of sand/salt. Discussion held. Manning moved a motion to sell sand/salt to Boaz, no seconds were given. Topic tabled.

14. Discussion and Possible Action: Make policy on cutting brush and trees. Discussion held on the why. Speakers spoke on what happened in past, currently in other townships & county. Decision at this time was there was no action needed.
15. Discussion and Possible Action: a second mower for the 3 point hitch tractor was discussed. Prices range around \$6,300. Which means with out changing our expenditure limit, we will need to bid these out. No action.
16. Approval of Bills: Moved by Monson, 2nd by Manning to approve the bills, all voting aye, motion carried.
17. Open Discussion: none
18. Future Agenda items: Trash, Mower for tractor
19. Adjournment: Moved by Manning to adjourn, 2nd by Monson. All Voting aye, motion carried. 9:34pm

Respectfully submitted.

Corrina Mott – Clerk Town of Dayton

Name Property	Title	Property Address	Mailing Address (if different)	City	State	Zip
	Blohowiak	Z				3527
<u>Neighbors</u> Mark & Carr Stoltz Glen Tritz Sam & June Ewers		Parcels 008-0844-1000, 008-0842-2000 Parcel 008-0841-1000 23483 County Hwy Z	13786 State Hwy 171 1406 Lake View Ave 22895 County Hwy E	Muscoda Madison Richland Center	WI WI WI	53573 53704 53581
Corinna Mott Gary Manning	Dayton Township Clerk Supervisory District 8		20654 Hidden Valley Rd 27321 Manning Ln	Richland Center Richland Center	WI WI	53581 53581

ORDINANCE NO. 26 - 6

Amendment No. 641 To Richland County Code of Ordinance Chapter 119- Zoning Relating To Portion of Parcel 008-0841-3000.

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 2.38 acre parcel in the Town of Dayton is hereby rezoned from Agricultural/Forestry (AF) to the Residential (R) District:

Commencing at the East Quarter Corner of said Section 8;
 Thence S00°22'26"W, 1338.92 feet along the East line of the Northeast Quarter or the Southeast Quarter of said Section 8 to the Southeast corner thereof;
 Thence S88°26'32"W, 890.37 feet along the South Line of the Northeast Quarter of the Southeast Quarter of said Section 8 to the former Easterly right of way of CTH "Z" and the Point of Beginning.

Thence continuing along said South line S88°26'32"W, 71.57 feet to the Westerly right of way of CTH "Z";
 Thence along said Westerly right of way 36.96 feet along a curve concave to the Southeast having a radius of 528.35 feet and a long chord bearing N20°14'19"E, 36.95 feet to a found ¾" iron rod;
 Thence N51°55'10"W, 158.92 feet to a found ¾" iron rod;
 Thence N13°01'53"E, 236.93 feet to a found ¾" iron rod;
 Thence N57°36'19"E, 426.75 feet to the Westerly right of way of CTH "Z";
 Thence along said Westerly right of way S33°32'38"W, 29.48 feet to a found 5/8" iron rod;
 Thence continuing along said Westerly right of way S25°40'48"W, 200.47 feet to a found 5/8" iron rod;
 Thence continuing along said Westerly right of way S20°10'33"W, 101.44 feet;
 Thence S59°58'04"E, 32.83 feet to the existing centerline of CTH "Z";
 Thence along said existing centerline S30°01'56"W, 115.02 feet;
 Thence continuing along said existing centerline 9.59 feet along a curve concave to the Southeast having a radius of 1039.64 feet and a long chord bearing S29° 46'05"W, 9.59 feet;
 Thence S60°28'32"E, 29.95 feet to the Easterly right of way of CTH "Z" and the former Easterly right of way of CTH "Z";
 Thence along said former Easterly right of way of CTH "Z" S31°41'28"W, 87.98 feet;
 Thence continuing along said former Easterly right of way of CTH "Z" 84.76 feet along a curve concave to the Southeast having a radius of 462.35 feet and a long chord bearing S26°26'38"W, 84.64 feet to the Point of Beginning.

Said parcel contains 2.38 acres of land, more or less.

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

DATED: MARCH 17, 2026
 PASSED: MARCH 17, 2026
 PUBLISHED:

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

FOR AGAINST

DAVID TURK, CHAIR
 RICHLAND COUNTY BOARD OF SUPERVISORS

STEVE CARROW
 JULIE FLEMING
 ROD PERRY
 RICHARD MCKEE
 ALAYNE HENDRICKS
 KEVIN NOLEN

RANDY SCHOONOVER

DEREK KALISH
RICHLAND COUNTY CLERK

**Natural Resources Committee
Agenda Item Cover**

Agenda Item Name: To hear the petition to rezone parcel 006-3231-2000

Department:	Land Conservation & Zoning	Presented By:	Cathy Cooper & Jenn Fry
Date of Meeting:	03/02/2026	Action Needed:	Ordinance
Date submitted:	02/23/2026	Referred by:	

Recommendation and/or action language:

Approve the rezone parcel 006-3231-2000 in section 32, Town of Buena Vista from Commercial to Ag/Residential

Background:

The previous owners used to have a junkyard and it is no longer used for that. The current landowners plan to raise chickens and bees

Attachments and References:

Map, township minutes, petition, 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		

Cathy Cooper

Department Head

[Signature]

Administrator, Tricia Clements

CASH

RECEIVED
FEB 13 2026

Customer # [redacted]
Petition # 26-007
Original Owner: [redacted]

COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

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

hereby petition the Richland County Zoning Committee for a: Mail Report

<input checked="" type="checkbox"/> Rezone from	Commercial	Rezone to	Ag. Res.
<input type="checkbox"/> CUP to permit			
<input type="checkbox"/> SUP to permit			
<input type="checkbox"/> Other			

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

Present description of the property involved in this petition is as follows:								Parcel #	000-3231-2000				
Qtr	NE	Qtr	SW	Section	32	Town	9N	Range	2E	Township	BUS	# of acres	10.00
Lot		Block		Subdivision				# of Acres Approved					

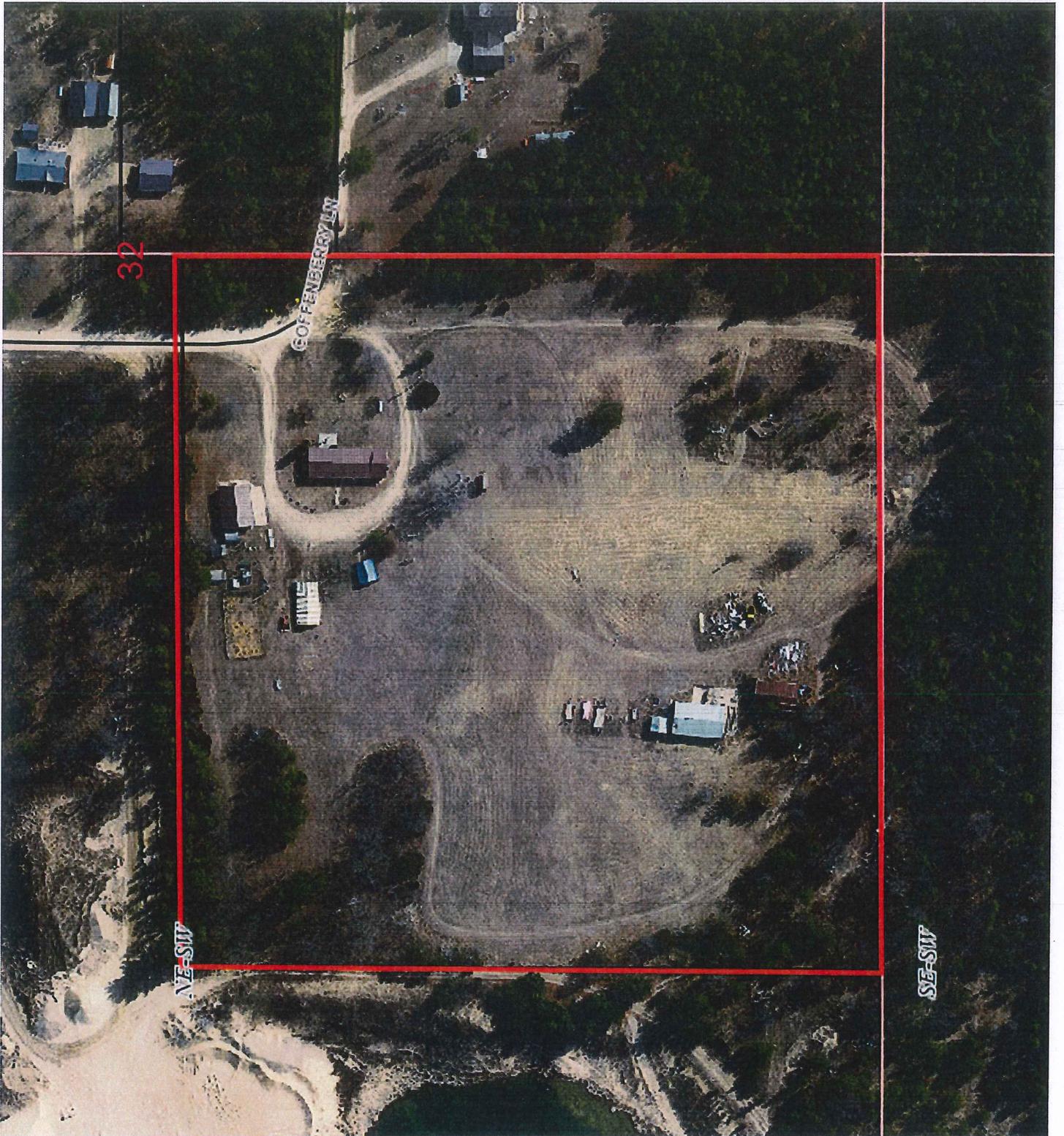
Present Use	Home, previous owners had junkyard here
Present improvements	House + outbuildings
Proposed Use	Plan to Raise chickens + bees
Legal Description	

Petition Filed	2/13/26	Petitioner Notified	2/13/26	Rezone Decision	<input type="checkbox"/>	Ordinance #	
Category	Rezone	Town Notified		CUP Decision	<input type="checkbox"/>	CB Date	
Fee Amount	\$125	<input checked="" type="checkbox"/> Township Approval		CUP Expires		CB Decision	<input type="checkbox"/>
Meeting Date	3/2/26	Decision Date		SUP Decision	<input type="checkbox"/>	Amendment #	

Comments: No new buildings planned at this time

County Clerk Approval

(Signed) Appellant(s) or Agent(s) *[Signature]*





Let us know if you have any other questions.

Thanks!

Jenn Fry
Zoning and Sanitary Technician
Richland County Zoning & Land Conservation
608-647-2447



RICHLAND COUNTY
Richland
Discover it here! —

Draft

Town of Buena Vista

February 12, 2026 Meeting Minutes

Attendees: J. Cox, K. Cox, G. Mick, B. Brockway, G. Brockway, Z. Thome, F. Bartow, M. Allen, R. Morris, R. Olson

Call to Order: 7:00 pm by Chair Bartow

Agenda and Posting: Motion to approve Supervisor Thome, 2nd Supervisor Brockway. Approved

January 8, 2026 Minutes: Motion to approve Brockway, 2nd Thome. Approved

Treasurer's Report: Treasurer B. Brockway gave report on all accounts. Transfer request of \$817,539.34 from the tax collection account to the general checking account. Motion to approve report and transfer of \$817,539.34 S. Brockway, 2nd S. Thome. Approved.

Town Chair:

a: Bear Creek: Solar Farm battery project beginning 2027

Reports:

a: Supervisors: Brockway nothing, Thome positive comments with the option of online tax payments, Bartow parking on 3rd st addressed with both parties

b: Clerk:

i: fiber optic wire permission request: Letter of consent motion to sign Brockway 2nd Thome. Carries

c: Patrolman/Roads: Nothing new, St. Killians Rd in the future

d: Lone Rock Fire: Chili Supper March 15, 2026 all elected officials invited, writing grants, next meeting April 28, 2026 at 7pm.

e: Richland Fire: Couple wrecks, issue with a town paying.

Cup Request Parcel #006-3333-2500: Request to remove current trailer and replace with a new one. Motion Brockway, 2nd Thome. Carries.

Variance Request Two Homes on One Residential Parcel- #006-3333-2500: Request to have two homes on one parcel to be able to replace the one home that was destroyed. Motion Brockway, 2nd Thome. Carries.

Rezone Request from Commercial to Ag/Residential Parcel #006-3231-2000: Motion Brockway, 2nd Thome. Carries.

Further Discussion/Action King Order to Raze – Parcel #006-3044-2500: Discussion with Attorney we have two options. 1. We demo and hope to recover money. Not advised. 2. We file suit against him and get an order placing a judgement for him to demo and if not compliant get a court order and hope to recover the money. Discussion was had and no action taken at this time.

Order to Raze Request from Richland County Zoning Parcel #006-3140-1700: A discussion was had and no action taken at this time.

Gotham Park Bathroom Building Upgrades: A few quotes sent to the board for new doors for the bathrooms. There were some questions by the board and no one was present from the Lions Club to answer. No action was taken and email will be sent to the Lions Club to request someone be present for next month's meeting.

Change Date/Time March 2026 Town Board Meeting: Due to Lone Rock Fire chili supper request to change March 2026 Board meeting to 5 PM instead of 7 PM. Motion Thome, 2nd Brockway. Carries.

Pay Bills: Motion to pay bills as presented Bartow, 2nd Thome. Paid.

Citizens Comments: None

Adjourn: Motion to adjourn Brockway, 2nd Thome. Adjourned 8:02 PM

Name	Title	Property Address	Mailing Address (if different)	City	State	Zip
Neighbors						
State of WI DNR/Karl Hansen		Parcels 006-3234-1000, 006-3234-2000, 006-3243-0000		Lone Rock	WI	53556
Alan & Kathleen Eggers		33552 Coffenberry Ln	101 S Webster St, PO Box 7921	Madison	WI	53707
Susan Newumann & Benjamin Bird		33796 Coffenberry Ln		Lone Rock	WI	53556
Patrick McIntyre		33748 Coffenberry Ln		Lone Rock	WI	53556
David & Linda Eveland		33700 Coffenberry Ln		Lone Rock	WI	53556
Brook & Kelly Pauls		Parcel 006-3240-3200	29625 Needle Ln	Lone Rock	WI	53556
Andrew & Heather Kurek		33639 Coffenberry Ln	30721 Locust Rd	Lone Rock	WI	53556
Michael Crichton		33591 Coffenberry Ln		Shannon	IL	61078
Melissa Allen	Buena Vista Township Clerk		33435 Howard Ln	Lone Rock	WI	53556
Vacant	Supervisory District 20					

ORDINANCE NO. 26 - 7

Amendment No. 642 To Richland County Code of Ordinance Chapter 119- Zoning Relating To Parcel 006-3231-2000.

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 10.00 acre parcel in the Town of Buena Vista is hereby rezoned from Commercial (C) to the Ag/Residential (AR) District:

The Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32), Township Nine (9) North, Range Two (2) East, Town of Buena Vista, Richland County, Wisconsin

Excepting and reserving unto the Grantor a Life Estate in said premises.

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

DATED: MARCH 17, 2026
PASSED: MARCH 17, 2026
PUBLISHED:

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

FOR AGAINST

DAVID TURK, CHAIR
RICHLAND COUNTY BOARD OF SUPERVISORS

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

DEREK KALISH
RICHLAND COUNTY CLERK

**Natural Resources Committee
Agenda Item Cover**

Agenda Item Name: To hear the petition to issue a Conditional Use Permit for a Non-metallic mine

Department:	Land Conservation & Zoning	Presented By:	Cathy Cooper & Jenn Fry
Date of Meeting:	03/02/2026	Action Needed:	Vote
Date submitted:	02/23/2026	Referred by:	

Recommendation and/or action language:

Approve the Conditional Use Permit for a non-metallic mine on parcel 014-1914-1000 and other parcels

Background:

A mine operator wants to re-open and expand a non-metallic mine in Henrietta township on several parcels. A reclamation plan has been submitted.

Attachments and References:

reclamation plan, ~~letter~~ petition

Financial Review:

(please check one)

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

Cathy Cooper

Department Head

[Signature]

Administrator, Tricia Clements

OK 42477

COUNTY OF RICHLAND ZONING COMMITTEE
NOTICE OF PETITION

FEB 09 2026

26-001

RECEIVED

(I) (We) First Name(s) [] Last Name [] Phone [] [] []
 Address [] City [] State [] Zip []
 First Name(s) [] Last Name [] Phone [] [] []
 Address [] City [] State [] Zip []

I hereby petition the Richland County Zoning Committee for a: Mail Report

Rezone from [] Rezone to []
 CUP to permit Non-metallic mine
 SUP to permit []
 Other []

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

Present description of the property involved in this petition is as follows: Parcel# 014-1914-1000
 Qtr SE Qtr NE Section 19 Town 12N Range 1E Township HRN # of acres 17.65
 Lot [] Block [] Subdivision [] # of Acres Approved []

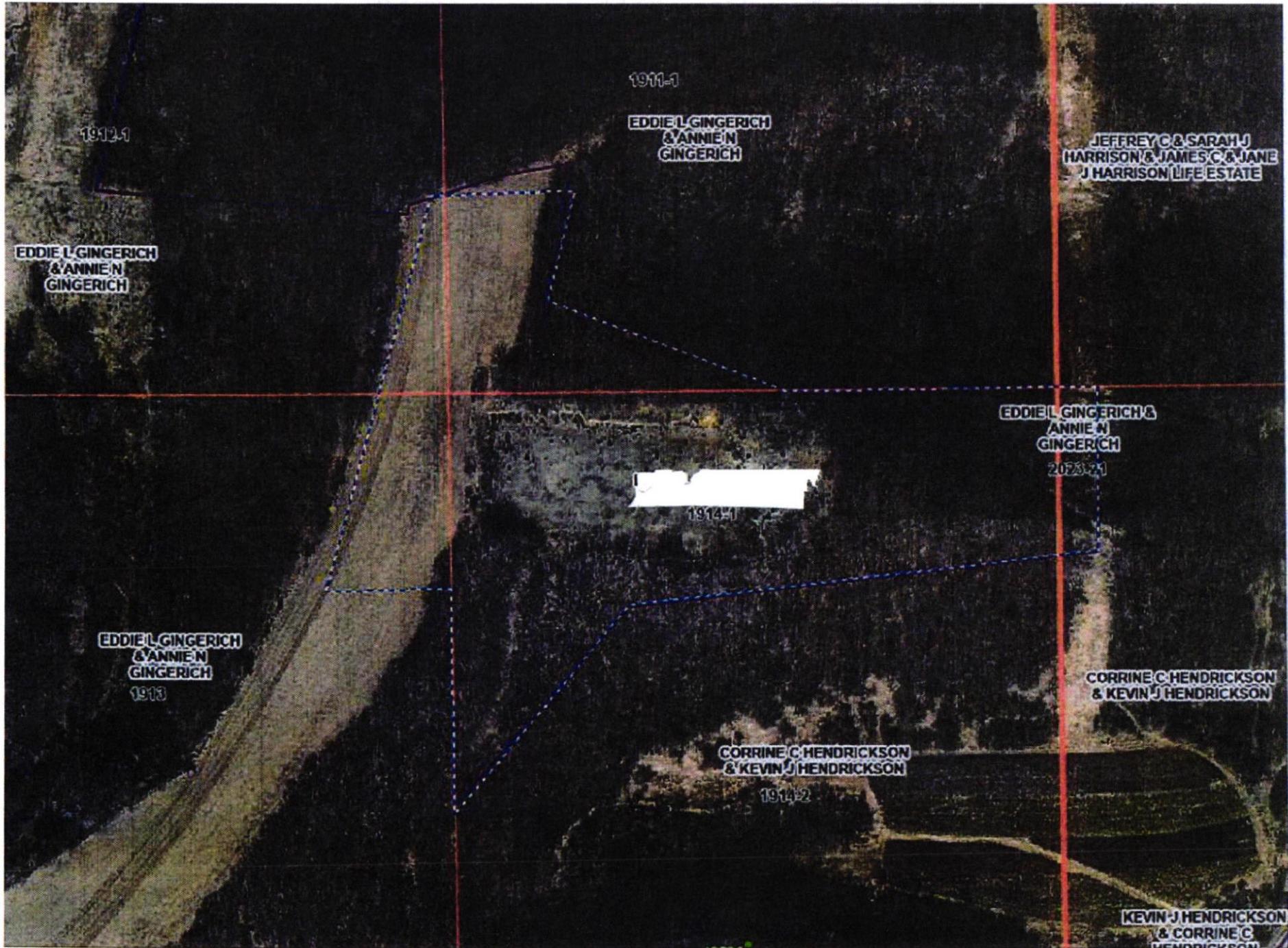
Present Use []
 Present Improvements []
 Proposed Use Non-Metallic mine
 Legal Description []

Petition Filed	<u>2/9/26</u>	Petitioner Notified	<u>2/13/26</u>	Rezone Decision	[]	Ordinance #	[]
Category	<u>CUP</u>	Town Notified	[]	CUP Decision	[]	CB Date	[]
Fee Amount	<u>\$500</u>	<input checked="" type="checkbox"/> Township Approval		CUP Expires	[]	CB Decision	[]
Meeting Date	<u>3/2/26</u>	Decision Date	[]	SUP Decision	[]	Amendment #	[]

Comments Also portions of parcels 014-1911-1000 014-1912-1000 014-1913-0000, 014-2023-2100

(Signed) Appellant(s) or Agent(s) [Signature]
[Signature]

County Clerk Approval



1911-1

EDDIE L GINGERICH
& ANNIE N
GINGERICH

JEFFREY C & SARAH J
HARRISON & JAMES C & JANE
J HARRISON LIFE ESTATE

1912-1

EDDIE L GINGERICH
& ANNIE N
GINGERICH

EDDIE L GINGERICH &
ANNIE N
GINGERICH

2023-21



1914-1

EDDIE L GINGERICH
& ANNIE N
GINGERICH

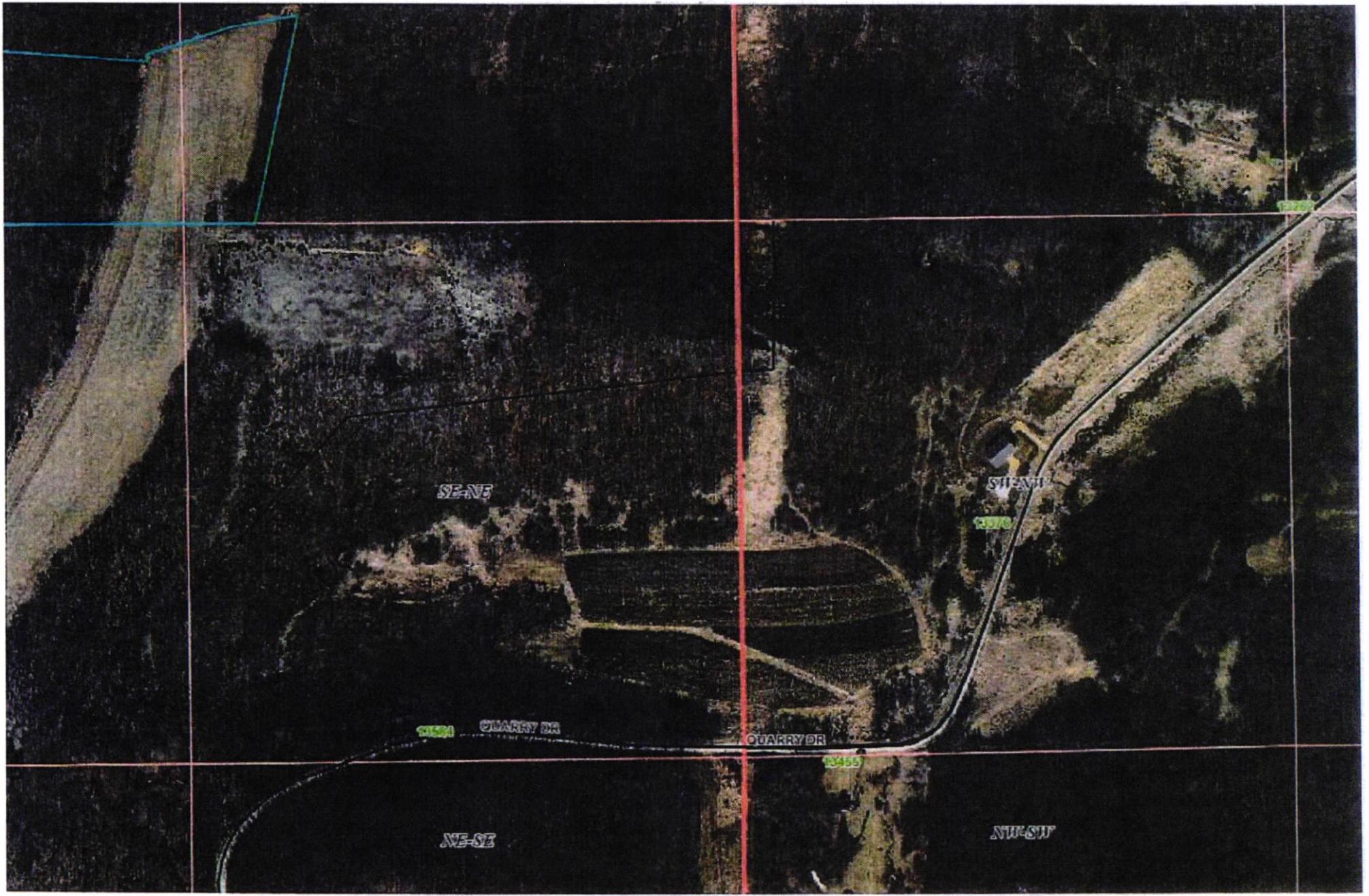
1913

CORRINE C HENDRICKSON
& KEVIN J HENDRICKSON

CORRINE C HENDRICKSON
& KEVIN J HENDRICKSON

1914-2

KEVIN J HENDRICKSON
& CORRINE C
HENDRICKSON



SE-NE

SE-NE

13454

QUARRY DR

QUARRY DR

13455

NE-SE

NW-SW

Town of Henrietta
13095 Cty Hwy C Hillsboro, WI
Meeting Minutes
November 5th, 2025

Town Officers present: Dan Timm, Dennis Brown, Rachael Aide, Diane Brown

Town Officer(s) excused absent: Ken Dvorak

Citizen(s) present: None

Guest(s) present: Nick Stekel

Chairman Timm called the meeting to order at 7:00 P.M.

Agenda read by Timm. Dennis Brown makes motion to approve the agenda with no additions or corrections, Timm seconds, no discussion, motion carried.

Aide reads meeting minutes from October 9, 2025, town meeting. Dennis Brown makes motion to approve October 9, 2025, meeting minutes with no additions or corrections, Timm seconds, no discussion, motion carried.

Diane Brown gives October 2025 financial report. Dennis Brown makes a motion to approve October 2025 financial report, Timm seconds, no discussion, motion carried.

Timm opened the meeting up for citizen comments. No citizen comments.

Diane Brown gave an update on the Soules Creek Cemetery. Attorney Hagen has stated the deed has been filed. Diane is continuing work on figuring out plots. Before winter Mike Simpson will need to tear down the building.

Nick Stekel approached the board in Lucas Winchell's absence. Green Tech has been working at the Quarry located on the property parcel numbers 014-1911-1000, 014-1912-1000, 014-1913-0000, 014-1914-1000 and 014-2023-2100. Milestone holds the mineral rights since 2003. Green Tech will pay Milestone \$25,000 to remove the deed restrictions. Dennis Brown approves mining in the Gingerich Quarry located at the parcel numbers above, Timm seconds, no discussion, motion carried.

In Supervisor Ken Dvorak's absence due to a medical emergency, Dennis Brown approves to appoint Sarah Ploeckelman as Temporary Supervisor to finish Dvorak's term ending in April 2027, Timm seconds, no discussion, motion carried.

Richland County EMS Service Revised Contract for 2026 was reviewed by the board. Contract is figured by the average number of calls for the previous four years at \$25 per call. The township of Henrietta's average call number was 18.75 at \$225 per call. Attorney Hagen has volunteered his time to negotiate contract in benefit of the municipalities. Dennis Brown approves the updated version of the Richland County EMS Services contract as presented, Timm seconds, no discussion, motion carried. Timm will sign and return the contract after the meeting set for Monday November 10th.

Clerk report given to Board. Clerk handed out a resignation letter. Aide has stated she will be resigning her position as Clerk as of December 31, 2025. The Richland Observer is up for renewal, Clerk stated the observer is not a necessary subscription due to the observer now sending a copy of each ad along with invoices. Dennis Brown makes motion to approve checks 1000, 1001 and 5756 – 5779, Timm seconds, no discussion, motion carried.

Next monthly meeting is set for December 11, 2025, at 7 P.M.

Dennis Brown makes motion to adjourn at 7:46 p.m., Timm seconds, no discussion, motion carried.

Respectively submitted this 5th day of November 2025

Rachael Aide, Town Clerk

Town of Henrietta

Meeting Minutes

February 13, 2025

Town Officers present: Todd Stittleburg, Ken Dvorak, Dennis Brown, Rachael Aide, Diane Brown

Town Officer(s) excused absent: None

Citizen(s) present: Daniel Timm

Guest(s) present: Lucas Winchel

Chairman Stittleburg called the meeting to order at 7:00 P.M.

Agenda read by Stittleburg. Dvorak makes motion to approve agenda with no additions or corrections, Dennis Brown seconds, no discussion, motion carried.

Aide reads meeting minutes from January 9, 2025, town meeting. Dvorak makes motion to approve January 9, 2025, meeting minutes with no additions or corrections, Dennis Brown seconds, no discussion, motion carried.

Diane Brown gives January 2025 financial report. Dvorak makes motion to approve January 2025 financial report, Dennis Brown seconds, no discussion motion carried.

Stittleburg opened the meeting up for citizen comments. No citizen comments.

_____ approached the board about opening the _____ Quarry on Quarry Dr. This quarry has been closed since 2004 and was never reclaimed. Winchel stated the trucks will be entering the quarry from Quarry Dr with plans to use the quarry as long as feasible selling anything from gravel to landscape rock. A bond and road agreement will need to be set in place between Lucas Winchel and Henrietta Township. Dvorak makes motion to open the Henrietta Johnson Quarry once the agreement has been signed by both parties, Dennis seconds, no discussion, motion carried.

Aide presented the rezone inquiry in Steve Beutler's absence. Butler contacted Aide about a possible rezone on parcel number 014-2611-2000. Parcel is currently zoned Class – G5 Undeveloped. Beutler is looking to bring the parcel into compliance by rezoning to agricultural residential. There are no plans to build but would like the option to put a small cabin on property at some point. Dennis makes motion to approve the rezone of parcel 014-2611-2000 to agricultural residential, Dvorak seconds, no discussion, motion carried.

Stittleburg gave an update on the Soules Creek Cemetery project. Attorney Hayes needs a copy of the Cemetery Association map to compare to the Platt map from Richland County. If they are the same a quick deed would be done if not the cemetery will need to be surveyed. Board will have to decide once the cemetery is owned by the township if it will just be maintained as is or if plots will still be sold.

Crofton LRIP funding has been approved with a one time waiver and will not cover patrolman's labor or township equipment used.

Culvert bids have been received from Richland County. Two have been approved for 50/50 cost share on Syresville and Woodstock Dr. Other bids were for Lebanksy Dr, Harmony Ln and Engine Creek Dr.

Clerk report given to Board. Dvorak makes motion to approve checks 100, 101 and 5523 - 5573, Dennis seconds, no discussion, motion carried.

Next monthly meeting is set for March 6, 2025, at 7 P.M.

Dvorak makes motion to adjourn at 8:09 p.m., Dennis seconds, no discussion, motion carried.

Respectively submitted this 13th day of February 2025

Rachael Aide, Town Clerk

Name	Title	Property Address	Mailing Address (if different)	City	State	Zip
<u>Property</u>						
		13584 Quarry Dr	12942 Navy Ln	Hillsboro	WI	54634
<u>Neighbors</u>						
Cornie & Kevin Hendrickson		13376 Quarry Dr	854 10th Ave	New Glarus	WI	53574
Jeffrey & Sarah Harrison	James & Jane Harrison Life Estate	13262 Quarry Dr	552 E Court St	Richland Center	WI	53581
Richard & Jean Cusulick		13761 Quarry Dr	5215 S Monitor	Chicago	IL	60638
Haldon Boe		13455 Quarry Dr	12050 Evergreen Dr	Trempeleau	WI	54661
Nevin Hillegass		13311 Beatty Dr		Richland Center	WI	53581
James & Gail Hughes		13257 Beatty Dr	839 Farwell Dr	Madison	WI	53704
Paul & Amy Pedersen		13223 Beatty Dr		Richland Center	WI	53581
Raymond & Virginia Brees		Parcel 014-1931-0000	1325 Otto Rd	Machesney Park	IL	61115
Rachael Aide	Henrietta Township Clerk		15814 Crofton Dr	Richland Center	WI	53581
Randy Schoonover	Supervisory District 3		25675 Rockbridge Cemetery Ln	Richland Center	WI	53581

TKC REAL ESTATE HOLDINGS, LLC

December 2, 2025

**RE: Henrietta Johnson Quarry
Use Restriction**

Dear Mr. and Mrs. Gingerich:

As you know, the real estate identified as Richland County Tax Parcel ID Nos. 014-2023-2100 and 014-1914-1000 (the "Property") was purchased by you from TKC Real Estate Holdings, LLC ("TKC") on March 30, 2023. The property conveyance was made by TKC subject to the agreed upon Restriction on Use ("Use Restriction") related to future mining activities on the Property. Such restriction was set out on Exhibit B of the Warranty Deed recorded on March 30, 2023, as Document Number 335713, a copy of which is attached hereto.

It has recently come to our attention, via the Richland County Natural Resources Standing Committee Notice of Meeting dated September 29, 2025, that you and/or Green Tech Enterprises LLC ("Green Tech") desire to operate a Non-Metallic Mine on the Property, which is a direct violation of the Use Restriction. In addition, the Reclamation Plan submitted to the county as a part of the Conditional Use Permit Application is a plagiarized copy of the plan previously submitted by The Kraemer Company, as predecessor to TKC.

Based on the foregoing facts, we request your cooperation in complying with the following:

- 1.) Immediately cease any and all participation in discussions, planning, and/or activity on the Property which violates the Use Restriction.
- 2.) In the event that you wish to make an application for Conditional Use Permit consideration by Richland County Natural Resources, TKC is willing to release the Use Restriction under the following conditions:
 - a. TKC shall be paid consideration in the amount of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) as a "Use Restriction Release Fee". Such fee may be paid by you, Green Tech, or a combination of the two, provided that the total Use Restriction Release Fee is paid in full.
 - b. A legal document effectively releasing the Use Restriction shall be prepared by an attorney procured by you, at your sole cost and expense. Such release documentation shall be subject to review and approval by TKC prior to signing.

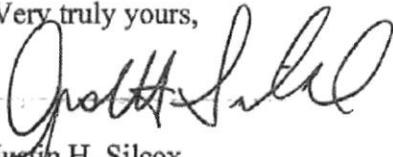
Eddie & Annie Gingerich
December 2, 2025
Page Two

Please be advised that TKC, and its related entities, take their business and real estate matters very seriously, and will take all necessary and appropriate steps to prevent any violation of the Use Restriction.

Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, or waiver of any of TKC's rights or remedies, either at law or in equity, in connection with any of the matters raised herein, all of which are expressly reserved.

If you have any questions or concerns please direct all future communications to my attention.

Very truly yours,



Justin H. Silcox
Senior Vice President and Chief Legal Officer

Enclosure

Document Number

**RELEASE OF
RESTRICTION ON USE**

TKC REAL ESTATE HOLDINGS, LLC, a Wisconsin limited liability company ("TKC") transferred real property to _____, via Warranty Deed dated March 30, 2023, recorded in the Richland County Register of Deeds Office on March 30, 2023 as Document No. 335713, wherein TKC reserved a Restriction on Use covering the property.

TKC hereby releases said Restriction on Use granted therein on the following described property:

All that part of the SW 1/4 of the NW 1/4 of Section 20 and that part of the SE 1/4 of the NE 1/4 of Section 19, all in Township 12 North, Range 1 East, Town of Henrietta, Richland County, Wisconsin, described as follows: Commencing at the East quarter corner of said Section 19; thence South 87° 36' 23" West, 1,320.39 feet along the South line of the SE 1/4 of the NE 1/4 of said Section 19 to an iron pipe at the Southwest corner thereof; thence North 02° 10' 57" West, 406.81 feet along the West line of said SE 1/4 of the NE 1/4 to an iron pipe, and the point of beginning; Thence continuing North 02° 10' 57" West, 915.92 feet to an iron pipe, being the Northwest corner of said SE 1/4 of the NE 1/4; thence North 87° 50' 48" East, 1,322.92 feet along the North line of said SE 1/4 of the NE 1/4 to an iron pipe, being the Northeast corner thereof; thence North 87° 30' 02" East, 85.00 feet along the North line of the SW 1/4 of the NW 1/4 of said Section 20, to an iron pipe; thence South 02° 04' 20" East, 353.28 feet to an iron pipe; thence South 80° 50' 12" West, 1,029.92 feet to an iron pipe; thence South 39° 10' 38" West, 582.57 feet to the point of beginning. TOGETHER WITH non-exclusive easement for ingress and egress as described in Warranty Deed dated June 6, 1997, and recorded on June 11, 1997, as Document No. 224430.

343694
02/10/2026 11:15 AM
DEBORAH J. MCCOY
RICHLAND COUNTY, WI
RECORDING FEE: 30.00
TRANSFER FEE: 75.00
EXEMPT#:
PAGES: 1

PLEASE RETURN TO:

Katie Klug
Mathy Construction Co.
920 10th Avenue North
P.O. Box 189
Onalaska, WI 54650

014-2023-2100 & 014-1914-1000

Parcel ID Number (PIN)

FOR INTEREST

Dated this 27th day of January, 2026.

TKC REAL ESTATE HOLDINGS, LLC

By: William Mathy
William Mathy, President

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

On this 27th day of January, 2026, before me, a Notary Public, personally appeared William Mathy, who acknowledged himself to be the President of TKC Real Estate Holdings, LLC, a Wisconsin limited liability company, and that he, being authorized to do so, executed the foregoing instrument on behalf of said corporation by its authority.

Katie Klug
Notary Public
La Crosse County, Wisconsin
My Commission Expires: 9/18/2028



THIS INSTRUMENT WAS DRAFTED BY:
Justin H. Silcox, Attorney at Law
P.O. Box 189, Onalaska, WI 54650

RICHLAND COUNTY PROPOSED RECLAMATION PLAN

SITE NAME: () Quarry

GENERAL INFORMATION:

Operator Name/Address: Green Tech Enterprises LLC
E16249 St. John's Avenue
Hillsboro, WI 54634

(608) 386-4826

Property Owner:

(608) 386-4826

Parcel Number/Site ID#: 014-1911-1000 014-1912-1000 014-1913-0000
014-1914-1000 014-2023-2100

Property Description: Refer to Maps 1, 2 and 3

SE ¼, NE ¼ (except land owned by others), Section 19, Henrietta Township, Richland County, Wisconsin.

S ½, NW ¼, Section 20, Henrietta Township, Richland County, Wisconsin (access lease only and will not be included in the reclamation plan).

Quarry Entrance is located west and north of Quarry Drive.

Total Site Acreage: 17.65 acres

SITE INFORMATION:

Current Property Description:

Elevation and protection of groundwater:

Refer to Map 4 - based on Well Construction Reports from the Bureau of Drinking Water and Groundwater (Wisconsin Department of Natural Resources, CD) and Scanned Images of Wisconsin Well Constructor's Reports of Richland County (Wisconsin Geological and Natural History Survey, CD) it is estimated that the elevation of groundwater at the property is between 794' and 869' above sea level. The aquifer in the area is Cambrian Sandstones. The quarry floor will be mined to a depth of approximately 1140' above sea level, which puts us above the water line.

The Quarry holds a WPDES Permit No. WI-00465115-3. The quarry is internally drained toward the southern and eastern portion of the undisturbed area and therefore the impact to the groundwater and neighboring property is negligible. Best management practices may consist of berm, silt fence, bale check and/or additional retention pond installation and will be utilized should any offsite drainage occur.

Green Tech Enterprises has implemented a spill prevention plan that includes steps to follow if a spill should occur. All fuel, oil, lubricant, and other chemicals are stored in containers in a portable trailer or building. All portable trailers are equipped with spill prevention materials including sorbent pads and booms. All foremen and specific site employees are trained in spill prevention and product use.

Geologic information:

Refer to Map 5 the cross section of the area in descending order includes silt loam underlain by red clay, underlain by dolomite, underlain by sandstone.

Existing surface waters:

Refer to Map 6 no surface waters exist within the property boundaries. Water usage is not planned for the site and water will not be pumped for dewatering at the site.

Drainage pattern at the site:

Refer to Map 7 the previously disturbed area of the quarry is internally drained. After a heavy rain or snow melt event, water will travel toward the southern boundary of the disturbed area. Water remains within the property boundaries (internally drained) until it infiltrates or evaporates. The undisturbed portion of the property drains toward the surrounding valleys to the north, east or south.

Existing structures:

Refer to Map 6 existing structures include a gravel haul road and a locking gate.

Description of Mineral Deposit:

Minerals to be extracted:

It is estimated that approximately 60' of dolomite will be extracted (Prairie du Chien Group, Ordovician Period). Overburden ranges from 8' to 10' thick.

Estimated volume to be removed:

The average yearly volume estimated to be removed from the site is 12,500 tons. The mine will be operated until it is no longer economically feasible to do so or when the dolomite is depleted. The mining operation will continue toward the west and north walls of the mine site.

Topsoil Distribution:

Distribution, thickness, and type of topsoil:

Refer to Map 8 (Soils Map) and Figure 8 (Soils Description).

Soils present include the Dubuque Silt Loam, deep phase (30, 0-6% slope), Dubuque Silt Loam, shallow phase (31, 0-6% slope), Norden Loam (71-C, 15-30% slope) and Steep Stony Land (42-D, 30+% slope).

Biological Resources:

Surrounding land use consists of:

Agriculture (pasture, row crops, etc.) and forested.

Types of plant life: (determined by site inspection and the Wisconsin DNR website for endangered species).

The native vegetation of the area is mainly sugar maple, basswood, beech, elm, and red oak. Plant species may include, but are not limited to, various ground layer species of herbs (trout lilies, spiraling beauty, toothwort, bloodroot, wild ginger and trilliums), shrubs and woody vines (woodbine, poison ivy, bittersweet, and gooseberries) and evergreen plants. No known rare or endangered plant species were observed to be on the mine property.

Wildlife species: (determined by site inspection and the Wisconsin DNR website for endangered species).

Wildlife usage may include white tail deer, fox, raccoon, rabbit, squirrel, skunk, chipmunk, bats, turkey, and various bird species (cerulean warbler, hairy woodpecker, red-bellied woodpecker and pileated woodpecker). No known rare or endangered species were observed to be on the mine property, by inspection of Lucas Winchel on 09-01-2025.

It is anticipated that the quarry floor will be covered with the remaining stockpiled overburden material. The depth of the overburden cover will depend on the availability of the material onsite. Topsoil will be spread evenly across the overburden, depending on availability. The quarry floor will be graded to facilitate proper drainage and will also be seeded and mulched. It is expected that a sufficient supply of both overburden and topsoil will be available from onsite stockpiles to successfully complete reclamation.

The highwall faces will be stabilized and all loose material will be removed. A security fence, typically a barbed-wire fence, will be placed along the highwall areas.

Description of Grading Methods:

Equipment:

Back hoes, haul trucks, loaders and scrapers.

Grading Methods:

Back hoes, haul trucks, front-end loaders and scrapers will be used to load and haul the overburden and topsoil to the reclamation area. Dozers will be used to achieve the final grade, slope, and drainage.

Proposed Final Features:

Refer to Map 10 - the proposed final features will include the gravel haul road and gate for the owners' use to access the property. The woodlands and crops that surround the active quarry area will remain undisturbed throughout the mining and reclamation process unless otherwise stated in the maps shown later in the reclamation plan.

Estimated cost of reclamation of the proposed site: It is anticipated that nonmetallic mining will disturb approximately 6.5 of the total 17.65 acres of the property. The cost to reclaim the entire 6.5 acres is estimated to be \$53,300 (grading site to achieve required slope, distributing stockpiled topsoil, soil condition to prep for seeding, seeding/revegetation, seed mulch and labor to install, reclamation success inspections, and labor costs).

The chart below shows the cost to reclaim all proposed 6.5 disturbed acres. Mining will progress to the north and west and reclamation will follow in 4 phases. The remaining site acreage will either be reclaimed or will not be disturbed by mining.

Financial Assurance Worksheet:

Activity:	Cost:
Highwall Stability	\$2,000.00
There are no highwalls intended to be left.	
Buildings and Equipment Removal	\$0.00
There are no buildings or equipment to be removed.	
Utilities abandonment/removal	\$0.00
There are no utilities on-site.	
Well abandonment	\$0.00
There are no wells on-site.	
Concrete roads/fixture removal	\$0.00
The roads will be left as the owner's property.	
Import Gravel	\$0.00
Gravel will not need to be imported to complete reclamation.	
Mobilization for Grading Equipment	\$1000.00
Grading site to stable slope	\$595.00 (per acre)
4.25 hours per acre @ \$140.00 an hour	
Import topsoil	\$0.00
Topsoil will not need to be imported to complete reclamation.	
Distribute stockpiled topsoil	\$750.00 (per acre)
1.5 hours per acre @ \$500.00 per hour	
Tilling	\$60 (per acre)
2.5 acres per hour @ \$150.00 per hour	
Seeding/revegetation	\$525.00
Seed mixture: \$2.00 per pound @ 50 pounds per acre = \$100.00 per acre	
Mulch: \$3.00 per straw bale @ 75 bales per acre = \$225.00 per acre	
Labor: 5 acres/day @ 10 hours /day @ \$100/hour = \$200.00 per acre	
Total Cost Per Acre: \$525 per acre	

Fencing (includes four strands of barbed wire fence and posts) \$3,002.00

2,870 linear feet @ \$68 per 1320 feet of fence wiring (one strand) = \$148

4 strands = $\$148 \times 4 = \592.00

Posts @ \$3.00 per post @ 270 posts = \$810.00

Labor: 2870 feet completed in 20 hours @ \$80.00 an hour = \$1,600

Material + Labor = $\$592 + \$810 + \$1,600 = \$3,002$

Stormwater/Drainage \$0.00

Stormwater controls to remain at end of mining

Drainage will be addressed when grading

Erosion control during reclamation \$605.00

Need a maximum of 50 straw bales for reclamation

Approximately 820 feet of silt fence

Straw Bales = $\$3 \text{ per bale} \times 50 = \150

Silt Fence = $\$0.25 \text{ per linear foot} \times 820 = \205

Labor = 5 hours @ \$50/hour = \$250

Total = $150 + 205 + 250 = \$605$

Reclamation Success Inspections (periodical) \$125.00

Labor = 5 hours @ \$25/hour = \$125

Total: \$16,389.50

It is anticipated that nonmetallic mining will disturb approximately 6.5 acres of the total 17.65 acres of the quarry. The cost to reclaim the entire 6.5 acres is estimated to be \$16,389.50. According to this figure, the cost to reclaim is \$2,521.47 per active acre. The reclamation bond amount should reflect the number of acres that are disturbed per year and should be modified annually to reflect changes. It is requested that the reclamation bond be set at \$16,389.50.

RE-VEGETATION MEASURES: *(Describe activities for re-vegetation of the property including grading, seed mixes, seedling rates, soil amendments, when seeding will occur, erosion control methods, etc.)*

Seed Mixes, Seeding Rates and Schedule: *(Included discussion on proposed time-frame for seeding to achieve best results. Seed mixes and rates may be submitted as an attachment)*

The graded berms, hills and quarry floor will be seeded with a mixture of "Pasture Perfect" seed mixture (50% orchard grass, 15% fescue, 15% perennial ryegrass, 10% brome, 7% medium red clover, 3% white clover) and 25% redtop. The seed mixture will be applied once all grading of the disturbed area is complete. Seed application typically occurs two to fourteen days after completion of grading to prevent erosion and is based on current weather conditions, season and availability of personnel. Seeding is not typically done in the winter months. To achieve the 3:1 seed mixture to the sod-forming red top and ensure that 160 seeds per square foot are met, we will mix the seed to 20 pounds of "Pasture Perfect" seed with 5 pounds of redtop.

Seed Bed Preparation Methods:

The seed mixture will be scattered uniformly over the graded areas with hand seeders and will be lightly raked to cover the seed with approximately ¼" of overburden material or topsoil. The seeded areas will be covered with mulch, usually consisting of hay or straw, immediately after seeding. The mulch will be uniformly spread over the seeded area to a loose depth of roughly ¼" or greater.

Erosion Control Methods:

Erosion control measures, such as berm construction, seeding, mulching, and water diversion, silt fence, and/or bale check installation, etc. will be implemented, as needed, to temporarily and permanently control drainage and erosion during the reclamation process. The quarry floor will be shaped to facilitate erosion control and proper drainage to control and/or minimize any offsite runoff. All erosion control measures will be inspected periodically to ensure proper operation and will be repaired or replaced as necessary. Temporary erosion control measures will be removed once the site shows evidence of stabilization.

CRITERIA FOR ASSESSING RECLAMATION: *(Describe what criteria will be used to determine that the reclamation is successful — including re-vegetation efforts. Examples include comparison to a reference plot, baseline data from photographs and plant counts, etc.)*

Revegetation at this site will consist of the planting of grasses on the quarry floor and slopes. Vegetative growth is expected to occur within 9 months of the seeding date. Green Tech personnel will inspect the seed growth on a regular basis. 70% vegetated cover within 9 months will be considered successful vegetation. If successful vegetation is not achieved by 9 months, additional seed will be added to unsuccessful areas until successful vegetation is achieved.

Berms will be graded to no steeper than 3:1 slopes (horizontal:vertical) and vegetated. If erosion occurs, those areas will be repaired and graded to blend in with the surrounding topography and will be re-seeded until the berm is stable. Reclamation on these slopes will be deemed successful when no evidence of major erosion is observed.

MAPS:

Maps must be provided which indicate the following information. In many cases, items can be combined onto one map to reduce the number of maps being provided.

- Γ **Maps 1, 2, and 3** General Location Maps, Property Boundaries
- Γ **Map 2** Location of Surface Waters and Manmade Features
- Γ **Map 4** Depth to Groundwater Information (5 Well Construction Reports included)
- Γ **Map 5** Geologic Composition and Depth of Deposit
- Γ **Map 6** Existing Site Characteristics, Aerial Extent, Existing Topography
- Γ **Map 7** Existing Drainage Patterns
- Γ **Map 8** Distribution, Thickness and Type of Topsoil
- Γ **Figure 8** Richland County Soil Descriptions
- Γ **Map 9** Designated Phases for Mining/Reclamation
- Γ **Map 9** Topsoil and Overburden Stockpile Locations
- Γ **Map 10** Final Site Topography (contours, drainage pattern, erosion control measures, etc.)
- Γ **Map 10** Final Site Characteristics and Schematic Cross-Section

Hours of Operation:

Sunday	6:00am-8:00pm
Monday	6:00am-8:00pm
Tuesday	6:00am-8:00pm
Wednesday	6:00am-8:00pm
Thursday	6:00am-8:00pm
Friday	6:00am-8:00pm
Saturday	6:00am-8:00pm

CERTIFICATION:

Operator:

As an authorized representative of Green Tech Enterprises, LLC, I certify that the proposed reclamation of the site referenced in this document will be carried out in accordance with the proposed reclamation plan and any subsequent, approved changes.



Applicant's Signature (Lucas Winchel, President/Owner)

03/10/2025
Date

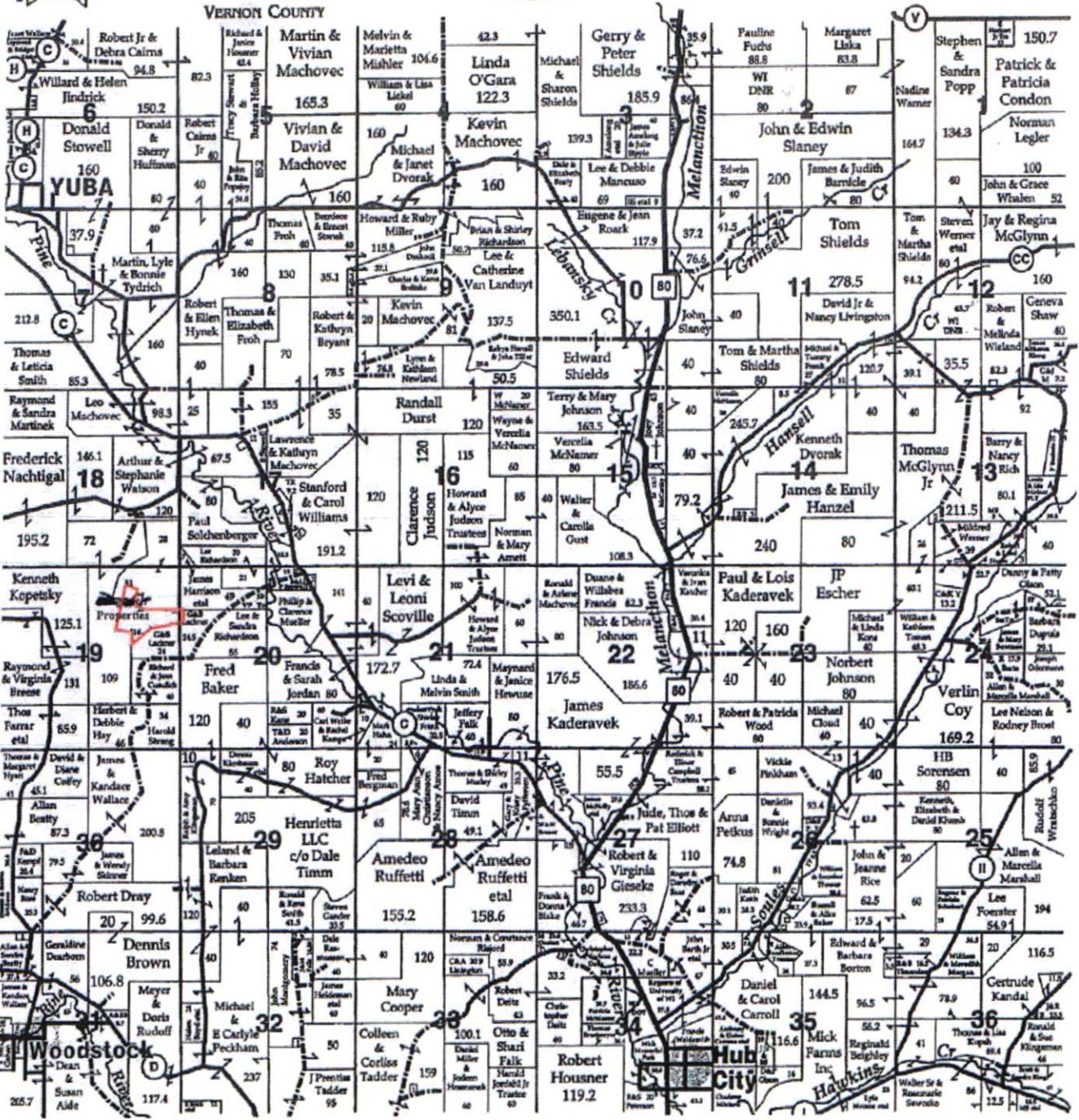
Owner and/or Lessee:

I certify that I concur with the reclamation plan submitted and will allow its implementation.

Same as above
Landowner's Signature

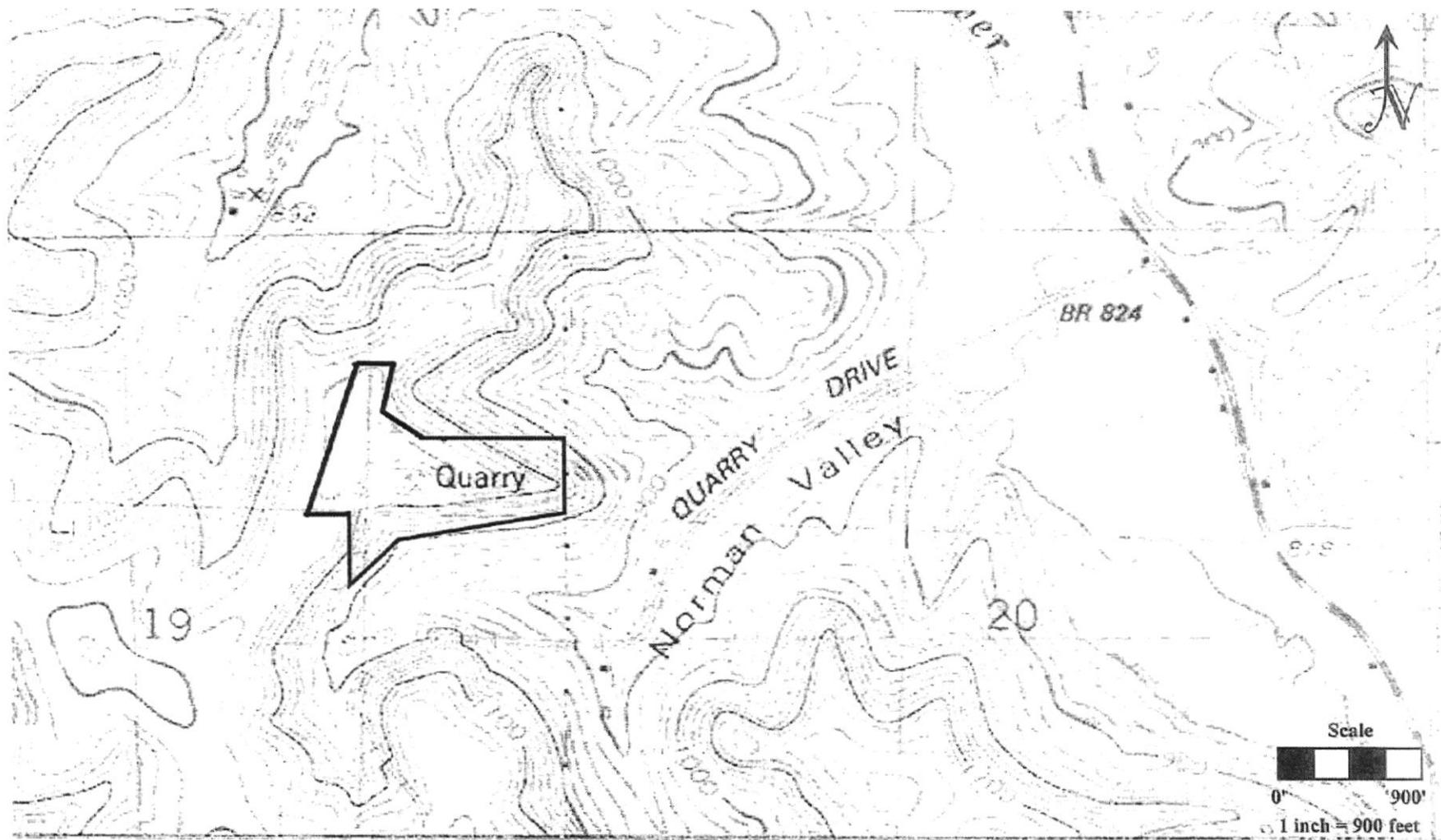
Same as above
Date

(If the mine operator has submitted a reclamation plan for an existing mine in accordance with an automatic permit or if the operator has submitted a reclamation plan for a new or reopened mine which is located on land for which a lease agreement or memorandum of lease between the landowner and applicant was recorded prior to August 1, 2001, a certification is not required from the owner or lessee. However, the operator must provide written evidence that the landowner and lessee, if different from the operator, has been provided with a written copy of the reclamation plan)



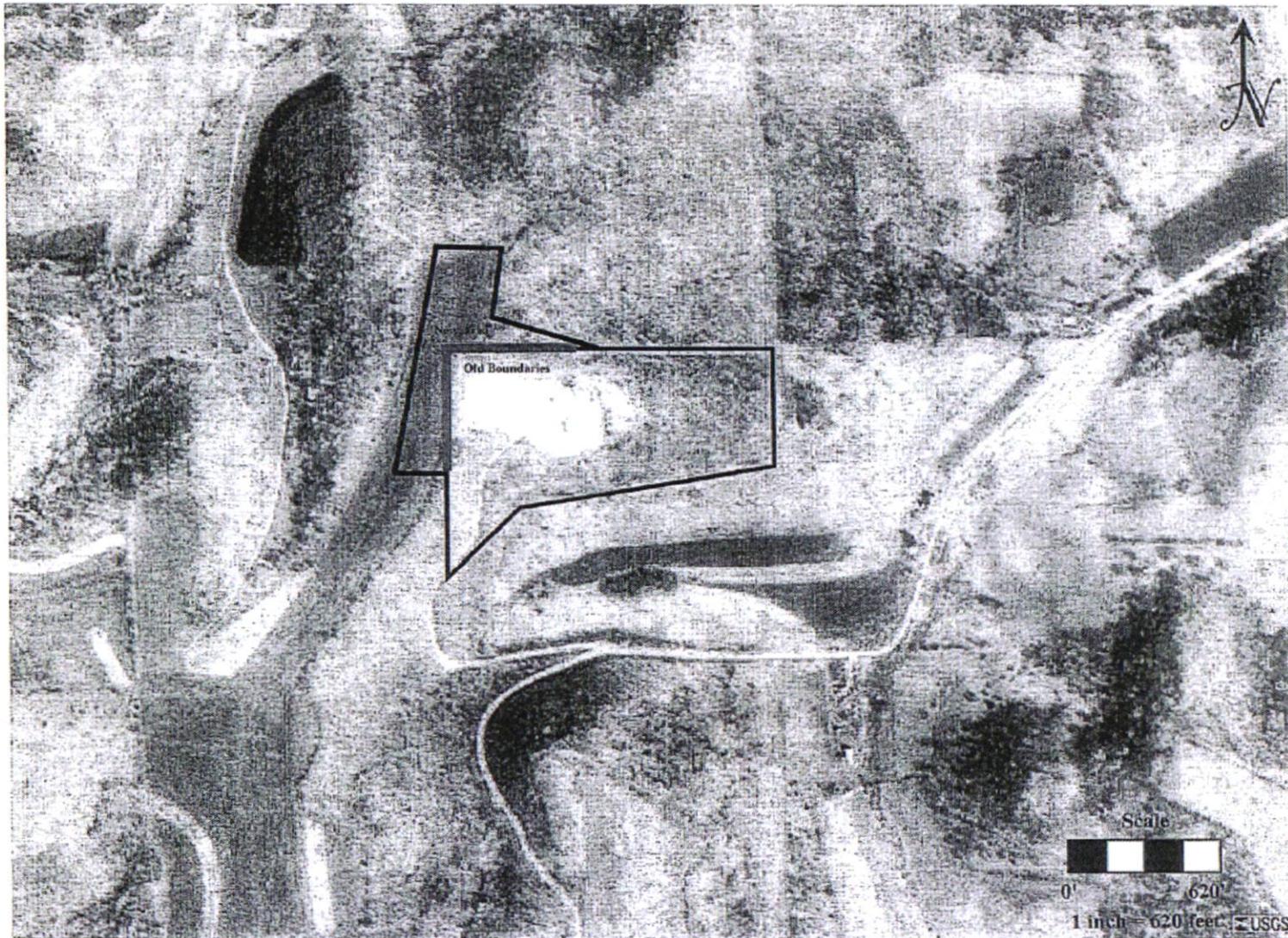
Map 1. Plat Map showing the location of: Quarry.

SE 1/4, NE 1/4 (except land owned by others), Section 19,
 T12N, R1E, Henrietta Township, Richland County, Wisconsin.

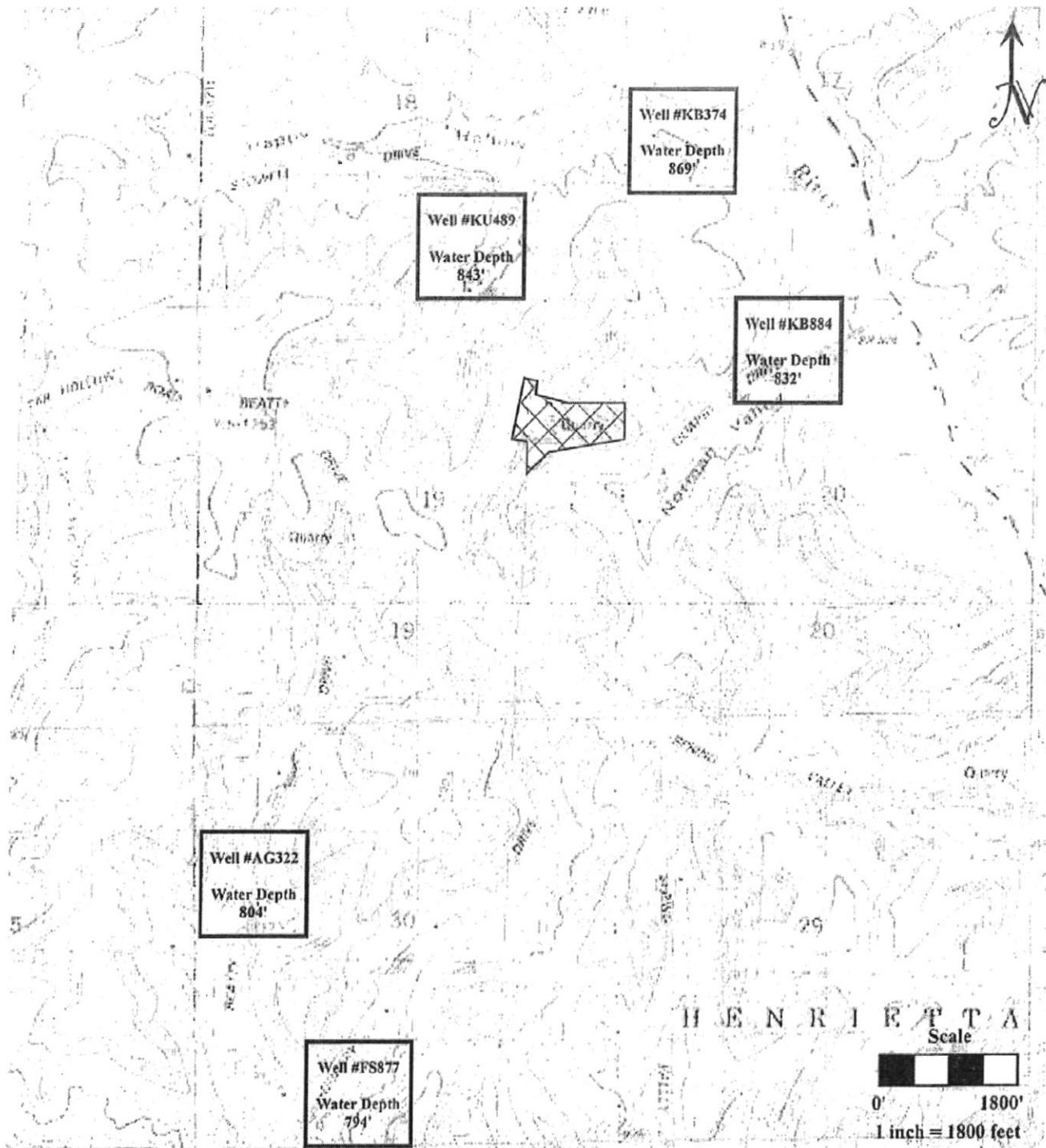


Map 2. Topographic Map showing the location of the Quarry as well as existing topography and the location of surface waters and manmade features.

SE 1/4, NE 1/4 (except land owned by others), Section 19,
T12N, R1E, Henrietta Township, Richland County, Wisconsin.



Map 3. Aerial Photograph showing the location of the Quarry.
SE 1/4, NE 1/4 (except land owned by others), Section 19, T12N, R1E, Henrietta Township, Richland County, Wisconsin.
Aerial Photograph April 1992.



Map 4. Topographic Map showing the approximate elevation of groundwater for the Quarry. Elevation of groundwater is estimated at between 794' and 869' (datum is mean sea level) based on surrounding well log information (see groundwater elevations plotted on topographic map).

(Information from the Bureau of Drinking Water and Groundwater CD, Wisconsin Department of Natural Resources & Wisconsin Well Constructor's Reports of Richland County CD, Wisconsin Geological and Natural History Survey)

Well Construction Report For
WISCONSIN UNIQUE WELL NUMBER **KB374**

Property Owner **JRD** Telephone Number _____

Mailing Address _____
 City _____ State _____ Zip Code _____

County of Well Location **RICHLAND** Co. Well Permit No. _____ Well Completion Date **November 20, 1996**

City **53** Well Constructor (Business Name) **CORPIAN WELL DRILLING INC** License # **61**
 Address **501 E OAK ST**
 City **BOSCOBEL** State **WI** Zip Code **53805**

Dist **1** M=Munic. O=OTM N=NonCom P=Priv Z=Other
 X=Non-Pot. A=Anode L=Loop H=Drillhole

1. Well Location ^{Flag}
T T=Town C=City V=Village Fire # (If avail.)
 of **HENRIETTA**
 Grid or Street Address or Road Name and Number _____

Subdivision Name _____ Lot # _____ Block # _____

Gov't Lot # _____ or **NW** 1/4 of **SE** 1/4 of
 Section **17**, T **12** N; R **1** E (E/W)

3. Well Type ^{Flag}
 1 = New 2 = Replacement 3 = Reconstruction
 of previous unique well # _____ constructed in 19 **0**
 Reason for new, replaced or reconstructed well?

NEW DWELLING
 1 = Drilled 2 = Driven Point 3 = Jetted 4 = Other

4. Well serves **1** # of homes and or
 (Ex: barn, restaurant, church, school, industry, etc.) High Capacity: Well? **N** Property? **N**

5. Well located on highest point of property, consistent with the general layout and surroundings?
 Well located in floodplain? **N**
 Distance in Feet From Well To Nearest:
 1. Landfill
 2. Building Overhang
 3. Septic or Holding Tank (circle one)
 4. Sewage Absorption Unit
 5. Nonconforming Pit
 6. Buried Home Heating Oil Tank
 7. Buried Petroleum Tank
 8. Shoreline/Swimming Pool

9. Downspout/Yard Hydrant **Y**
 10. Privy
 11. Foundation Drain to Clearwater
 12. Foundation Drain to Sewer
 13. Building Drain
 1 = Cast Iron or Plastic 2 = Other
 14. Building Sewer 1=Gravity 2=Pressure
 1 = Cast Iron or Plastic 2 = Other
 15. Collector or Street Sewer
 16. Clearwater Sump

17. Wastewater Sump
 18. Paved Animal Barn Pen ^{Flag}
 19. Animal Yard or Shelter
 20. Silo - Type
 21. Barn Gutter
 22. Manure Pipe 1=Gravity 2=Pressure
 1 = Cast Iron or Plastic 2 = Other
 23. Other Manure Storage
 Other NR 112 Waste Source
 24.

6. Drillhole Dimensions			Method of constructing upper enlarged drillhole only.
Dia. (in.)	From (ft.)	To (ft.)	
10.0	surface	42	1. Rotary - Mud Circulation X 2. Rotary - Air X 3. Rotary - Foam 4. Reverse Rotary 5. Cable-tool Bit _____ in. dia. 6. Temp. Outer Casing 10 in. dia. Removed? X 7. Other
6.0	42	80	

DNR USE ONLY	9. Geology Type, Caving/Noncaving, Color, Hardness, Etc.	Flag	From To (ft.) (ft.)	
			I	DIRT
C	CLAY		2	15
N	SANDROCK		15	80

7. ^{Flag} Casing, Liner, Screen Material, Weight, Specification Manufacturer & Method of Assembly			
Dia. (in.)	From (ft.)	To (ft.)	
6.0	surface	42	NEW BLACK STEEL PLAIN END SAWHILL USA ASTMA53B6 X 21

10. Static Water Level ^{Flag}
26.0 ft. **B** ground surface
 A=Above B=Below

11. Pump Test ^{Flag}
 Pumping Level **70.0** ft. below ground surface
 Pumping at **10.0** GPM **M** **2.00** hrs

12. Well Is: ^{Flag}
12 in. **A** Grade
 A=Above B=Below
 Developed? **Y**
 Disinfected? **Y**
 Capped? **Y**
 Depth (feet)

8. Grout or Other Sealing Material			
Method	From (ft.)	To (ft.)	# Sacks Cement
TREMIE PUMPED Kind of Sealing Material			
NEAT CEMENT	surface	42.0	17

13. Did you permanently seal all unused, noncomplying, or unsafe wells? **Y**
 If no, explain **NONE**

14. Signature of Point Driver or Licensed Supervisory Driller ^{Flag} **MB** Date Signed **11/26/96**
 Signature of Drill Rig Operator (Mandatory unless same as above) ^{Flag} Date Signed **11/26/96**

Additional Comments? _____ More Geo? Owner Sent Label? **Y**

Well Construction Report For
WISCONSIN UNIQUE WELL NUMBER **KU489**

Property Owner _____ Telephone Number _____

Mailing Address _____
 City _____ State _____ Zip Code _____

County of Well Location **RICHLAND** Co. Well Permit No. _____ Well Completion Date **June 16, 1993**

Cnty **53** Well Constructor (Business Name) **DONALD C KIRSCHBAUM** License # **170** 2. Dates **01/21/97** Rec'd

Dist **1** Address **16189 DUTCH HILL RD** **04/29/97**
 City **BOSCOBEL** State **WI** Zip Code **53805** **04/29/97**

P M=Munic. O=OTM N=NonCom P=Priv Z=Other **05/28/97** Last FM
 X=Non-Pot. A=Anode L=Loop H=Drillhole

1. Well Location ^{Flag}
T T=Town C=City V=Village Fire # (If avail.)
 of **HENRIETTA**
 Grid or Street Address or Road Name and Number

Subdivision Name _____ Lot # _____ Block # _____

Gov't Lot # _____ or **SW** 1/4 of **SE** 1/4 of
 Section **18**, T **12** N, R **1** E (E/W)

3. Well Type ^{Flag}
1 1 = New 2 = Replacement 3 = Reconstruction
 of previous unique well # _____ constructed in 19 **0**
 Reason for new, replaced or reconstructed well?

1 1 = Drilled 2 = Driven Point 3 = Jetted 4 = Other

4. Well serves # of homes and or _____ High Capacity: _____
 (Ex: barn, restaurant, church, school, industry, etc.) Well? **N** Property? **N**

5. Well located on highest point of property, consistent with the general layout and surroundings? **Y**

- Well located in floodplain? **N**
- Distance in Feet From Well To Nearest:
1. Landfill
 2. Building Overhang
 3. Septic or Holding Tank (circle one)
 4. Sewage Absorption Unit
 5. Nonconforming Pit
 6. Buried Home Heating Oil Tank
 7. Buried Petroleum Tank
 8. Shoreline/Swimming Pool
 9. Downspout/Yard Hydrant
 10. Privy
 11. Foundation Drain to Clearwater
 12. Foundation Drain to Sewer
 13. Building Drain
 1 = Cast Iron or Plastic 2 = Other
 14. Building Sewer
 1 = Gravity 2 = Pressure
 1 = Cast Iron or Plastic 2 = Other
 15. Collector or Street Sewer
 16. Clearwater Sump

17. Wastewater Sump
18. Paved Animal Barn Pen ^{Flag}
19. Animal Yard or Shelter
20. Silo - Type
21. Barn Gutter
22. Manure Pipe
 1 = Gravity 2 = Pressure
 1 = Cast Iron or Plastic 2 = Other
23. Other Manure Storage
 Other NR 112 Waste Source
- 24.

6. Drillhole Dimensions			Method of constructing upper enlarged drillhole only.
Dia. (in.)	From (ft.)	To (ft.)	
10.0	surface	60	1. Rotary - Mud Circulation X 2. Rotary - Air 3. Rotary - Foam 4. Reverse Rotary 5. Cable-tool Bit _____ in. dia. X 6. Temp. Outer Casing 10 in. dia. Removed? X 7. Other _____
6.0	60	100	

9. Geology	Flag	From (ft.)	To (ft.)
C CLAY		Surface	20
H SHALE ROCK		20	100

7. ^{Flag}	Casing, Liner, Screen Material, Weight, Specification	From (ft.)	To (ft.)
6.0	NEW BLACK STEEL SAWHILL PIPE ASTM A53B	surface	60

10. Static Water Level ^{Flag}	11. Pump Test ^{Flag}
52.0 ft. B ground surface A=Above B=Below	Pumping Level 53.0 ft. below ground surface Pumping at 7.0 GPM M 3.00 hrs

12. Well Is: ^{Flag}
12 in. A Grade A=Above B=Below
Developed? Y
Disinfected? Y
Capped? Y
Depth (feet)

8. Grout or Other Sealing Material	Method	Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
PRESSURE TREEMIE		CEMENT	surface	60.0	20

13. Did you permanently seal all unused, noncomplying, or unsafe wells? If no, explain _____

14. Signature of Point Driver or Licensed Supervisory Driller ^{Flag} **DCK** Date Signed **1/15/97**
 Signature of Drill Rig Operator (Mandatory unless same as above) **DDK** Date Signed **1/15/97**

Additional Comments? _____ More Geo? _____
 Owner Sent Label? **Y**

Well Construction Report For
WISCONSIN UNIQUE WELL NUMBER **AG322**

Property Owner _____ Telephone Number _____

Mailing Address _____
 City _____ State **WI** Zip Code _____

County of Well Location **RICHLAND** Co. Well Permit No. _____ Well Completion Date **May 16, 1988**

Only Well Constructor (Business Name) **HERBECK ALBIN R** License # **482** 2. Dates **05/19/88** Rec'd

Dist 1 Address **P O BOX 37** City **SEXTONVILLE** State **WI** Zip Code **53584**

M=Munic. O=OTM N=NonCom P=Priv Z=Other
 X=Non-Pot. A=Anode L=Loop H=Drillhole
 Create **10/10/89** Last FM

1. Well Location ^{Flag}
T T=Town C=City V=Village Fire # (If avail.)
 of **HENRIETTA**

Grid or Street Address or Road Name and Number
BEATTY DR

Subdivision Name _____ Lot # _____ Block # _____

Gov't Lot # _____ or **SW** 1/4 of **NW** 1/4 of
 Section **30**, T **12** N; R **1** E (E/W)

3. Well Type ^{Flag}
1 1=New 2=Replacement 3=Reconstruction
 of previous unique well # _____ constructed in 19 **0**
 Reason for new, replaced or reconstructed well?

NEEDED WATER
1 1=Drilled 2=Driven Point 3=Jetted 4=Other

4. Well serves # of homes and or **FARM USE** High Capacity: Well? **N** Property? **N**
 (Ex: barn, restaurant, church, school, industry, etc.)

5. Well located on highest point of property, consistent with the general layout and surroundings? **Y**
 Well located in floodplain? **N** > **10** 9. Downspout/Yard Hydrant

- Distance in Feet From Well To Nearest:
 1. Landfill
 > **10** 2. Building Overhang
 > **50** 3. Septic or Holding Tank (circle one)
 > **50** 4. Sewage Absorption Unit
 5. Nonconforming Pit
 6. Buried Home Heating Oil Tank
 7. Buried Petroleum Tank
 8. Shoreline/Swimming Pool

17. Wastewater Sump
 18. Paved Animal Barn Pen ^{Flag}
 19. Animal Yard or Shelter
 20. Silo - Type
 21. Barn Gutter
 22. Manure Pipe 1=Gravity 2=Pressure
 1=Cast Iron or Plastic 2=Other
 23. Other Manure Storage
 Other NR 112 Waste Source
 24.

6. Drillhole Dimensions			Method of constructing upper enlarged drillhole only.
Dia. (in.)	From (ft.)	To (ft.)	
10.0	surface	52	1. Rotary - Mud Circulation 2. Rotary - Air 3. Rotary - Foam 4. Reverse Rotary X 5. Cable-tool Bit <u>10</u> in. dia. 6. Temp. Outer Casing <u>10</u> in. dia. Removed? X 7. Other
6.0	52	115	

DNR USE ONLY	9. Geology	Flag	From To	
			Type, Caving/Noncaving, Color, Hardness, Etc.	(ft.) (ft.)
I	TOPSOIL		Surface	1
C	CLAY		1	12
SG	SAND W/GRAVEL		12	16
HN	FIRM SANDSTONE		16	115

7. Dia. (in.)	Casing, Liner, Screen Material, Weight, Specification Manufacturer & Method of Assembly	From To	
		(ft.)	(ft.)
6.0	SCED 40 18:47 P.E. PITLESS ASTM A53A 6 5/8 O.D.280 ERW V	surface	52

10. Static Water Level	Flag	From To	
		(ft.)	(ft.)
56.0	B	ground surface	
A=Above B=Below			

11. Pump Test	Flag	From To	
		(ft.)	(ft.)
Pumping Level 62.0		ground surface	
Pumping at 10.0 GPM		3.00 hrs	

8. Method	Grout or Other Sealing Material	From To		
		(ft.)	(ft.)	# Sacks Cement
TREMIE	BACKFILL W/NATIVE SOIL	surface	8.0	25
	NEAT CEMENT GROUT	8.0	52.0	

12. Well Is: ^{Flag}
8 in. **A** Grade
 A=Above B=Below

Developed? **Y**
 Disinfected? **Y**
 Capped? **Y**
 Depth (feet)

13. Did you permanently seal all unused, noncomplying, or unsafe wells? **N**
 If no, explain

14. Signature of Point Driver or Licensed Supervisory Driller ^{Flag} **AH** Date Signed **5/18/88**
 Signature of Drill Rig Operator (Mandatory unless same as above) Date Signed

Additional Comments? _____ More Geo? _____
 Owner Sent Label? **Y**

Well Construction Report For
WISCONSIN UNIQUE WELL NUMBER **FS877**

Property Owner _____ Telephone Number _____

Mailing Address _____

City _____ State _____ Zip Code _____

County of Well Location **RICHLAND** Co. Well Permit No. _____ Well Completion Date **July 27, 1994**

1. Well Location ^{Flag}
T T=Town C=City V=Village Fire # (If avail.)
of **HENRIETTA**
Grid or Street Address or Road Name and Number _____

City **RICHLAND** State **WI** Zip Code **53805**

Well Constructor (Business Name) **CORPIAN WELL DRILLING INC** License # **61** 2. Dates **08/10/94** Re'd _____

Address **501 E OAK ST**

City **BOSCOBEL** State **WI** Zip Code **53805**

High Capacity: Well? **N** Property? **N**

Subdivision Name _____ Lot # _____ Block # _____

Gov't Lot # _____ or **SE** 1/4 of **SW** 1/4 of Section **30**, T **12** N; R **1** E (E/W)

P M=Munic. O=OTM N=NonCorn P=Priv Z=Other X=Non-Pot. A=Anode L=Leop H=Drillhole

12/06/94 Last FM

3. Well Type ^{Flag}
1 1=New 2=Replacement 3=Reconstruction
of previous unique well # _____ constructed in 19 **0**
Reason for new, replaced or reconstructed well?
NEW HOME

4. Well serves ^{Flag} **1** # of homes and or (Ex: barn, restaurant, church, school, industry, etc.)

1 1=Drilled 2=Driven Point 3=Jetted 4=Other

5. Well located on highest point of property, consistent with the general layout and surroundings? Well located in floodplain? **N**

Distance in Feet From Well To Nearest:

1. Landfill	9. Downspout/Yard Hydrant	17. Wastewater Sump
15 2. Building Overhang	10. Privy	18. Paved Animal Barn Pen
50 3. Septic or Holding Tank (circle one)	11. Foundation Drain to Clearwater	19. Animal Yard or Shelter
75 4. Sewage Absorption Unit	12. Foundation Drain to Sewer	20. Silo - Type
5. Nonconforming Pit	13. Building Drain	21. Barn Gutter
6. Buried Home Heating Oil Tank	14. Building Sewer	22. Manure Pipe
7. Buried Petroleum Tank	1 = Cast Iron or Plastic 2 = Other	1 = Gravity 2 = Pressure
8. Shoreline/Swimming Pool	15. Collector or Street Sewer	1 = Cast Iron or Plastic 2 = Other
	16. Clearwater Sump	23. Other Manure Storage
		Other NR 112 Waste Source
		24.

6. Drillhole Dimensions			Method of constructing upper enlarged drillhole only.
Dia. (in.)	From (ft.)	To (ft.)	
10.0	surface	42	1. Rotary - Mud Circulation 2. Rotary - Air X 3. Rotary - Foam 4. Reverse Rotary 5. Cable-tool Bit _____ in. dia. 6. Temp. Outer Casing 10 in. dia. Removed? X 7. Other _____
6.0	42	85	

DNR USE ONLY	9. Geology	Flag	From (ft.)	To (ft.)
I	DIRT		Surface	3
C	CLAY		3	18
H	SHALE		18	31
SN	SOFT SANDROCK		31	40
HN	HARD SANDROCK		40	85

7. ^{Flag}	Casing, Liner, Screen Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6.0	NEW BLACK STEEL PLAIN END USA SAWHILL L X 21#18.97	surface	42

10. Static Water Level ^{Flag} **44.0** ft. **B** ground surface
A=Above B=Below

11. Pump Test ^{Flag}
Pumping Level **70.0** ft. below ground surface
Pumping at **10.0** GPM **M** **2.00** hrs

12. Well Is: ^{Flag} **12** in. **A** Grade
A=Above B=Below
Developed? **Y**
Disinfected? **Y**
Capped? **Y**
Depth (feet) _____

8. ^{Flag}	Grout or Other Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
	Method TREMIE Kind of Sealing Material NEAT CEMENT	surface	42.0	12

13. Did you permanently seal all unused, noncomplying, or unsafe wells? **Y**
If no, explain _____

14. Signature of Point Driver or Licensed Supervisory Driller ^{Flag} **MDB** Date Signed **8/1/94**

Signature of Drill Rig Operator (Mandatory unless same as above) ^{Flag} **MDB** Date Signed **8/1/94**

Additional Comments? _____ More Geo? _____ Owner Sent Label? **Y**

Well Construction Report For
WISCONSIN UNIQUE WELL NUMBER **KB884**

Property Owner		Telephone Number	
Mailing Address			
City		Zip Code	
County of Well Location	Co. Well Permit No.	Well Completion Date	
RICHLAND		June 14, 1997	

Cnty	Well Constructor (Business Name)	License #	2. Dates
53	CORPIAN WELL DRILLING INC	61	07/16/97 Rcd
Dist	Address		
1	501 E OAK ST		
	City	State	Zip Code
	BOSCobel	WI	53805

P	M=Munic. O=OTM N=NonCom P=Priv Z=Other X=Non-Pot. A=Anode L=Loop H=Drillhole	09/09/97 Last FM
---	---	------------------

1. Well Location ^{Flag}
 T T=Town C=City V=Village Fire # (if avail.)
 of HENRIETTA
 Grid or Street Address or Road Name and Number

Subdivision Name Lot# Block#
 Gov't Lot # _____ or NE 1/4 of NW 1/4 of
 Section 20, T 12 N; R 1 E (E/W)

3. Well Type ^{Flag}
 1 = New 2 = Replacement 3 = Reconstruction
 of previous unique well # _____ constructed in 19 0
 Reason for new, replaced or reconstructed well?
 NEW CABIN
 1 1 = Drilled 2 = Driven Point 3 = Jetted 4 = Other

4. Well serves ^{Flag} 1 # of homes and or
 (Ex: barn, restaurant, church, school, industry, etc.)
 High Capacity:
 Well? N
 Property? N

5. Well located on highest point of property, consistent with the general layout and surroundings?
 Well located in floodplain? N
 Distance in Feet From Well To Nearest:
 1. Landfill
 15 2. Building Overhang
 > 30 3. Septic or Holding Tank (circle one)
 > 50 4. Sewage Absorption Unit
 5. Nonconforming Pit
 6. Buried Home Heating Oil Tank
 7. Buried Petroleum Tank
 8. Shoreline/Swimming Pool

9. Downspout/Yard Hydrant Y
 10. Privy
 11. Foundation Drain to Clearwater
 12. Foundation Drain to Sewer
 13. Building Drain
 1 = Cast Iron or Plastic 2 = Other
 14. Building Sewer 1=Gravity 2=Pressure
 1 = Cast Iron or Plastic 2 = Other
 15. Collector or Street Sewer
 16. Clearwater Sump
 17. Wastewater Sump
 18. Paved Animal Barn Pen ^{Flag}
 19. Animal Yard or Shelter
 20. Silo - Type
 21. Barn Gutter
 22. Manure Pipe 1=Gravity 2=Pressure
 1 = Cast Iron or Plastic 2 = Other
 23. Other Manure Storage
 Other NR 112 Waste Source
 24.

6. Drillhole Dimensions			Method of constructing upper enlarged drillhole only.
Dia. (in.)	From (ft.)	To (ft.)	
10.0	surface	21	1. Rotary - Mud Circulation X 2. Rotary - Air X 3. Rotary - Foam
6.0	21	80	4. Reverse Rotary 5. Cable-tool Bit _____ in. dia. X 6. Temp. Outer Casing 10 in. dia. Removed? 7. Other DROVE CASING

DNR USE ONLY	9. Geology	Flag	From To	
			Type, Caving/Noncaving, Color, Hardness, Etc.	(ft.) (ft.)
I	DIRT		Surface	6
C	CLAY		6	17
SY	LOOSE SAND @ GRAVEL		17	40
HN	HARD SANDROCK		40	80

7. ^{Flag} Casing, Liner, Screen Material, Weight, Specification Manufacturer & Method of Assembly			
Dia. (in.)	From (ft.)	To (ft.)	
6.0	surface	42	NEW BLACK STEEL PLAIN END SAWHILL USA ASTM A 53 B
6.0	42	42	6 X 21 # 18 97

10. Static Water Level ^{Flag}			
Dia. (in.)	screen type, material & slot size	From	To

11. Pump Test ^{Flag}
 Pumping Level 70.0 ft. below ground surface
 Pumping at 10.0 GPM M 2.00 hrs
 12. Well Is: ^{Flag}
 12 in. A Grade
 A=Above B=Below
 Developed? Y
 Disinfected? Y
 Capped? Y
 Depth (feet)

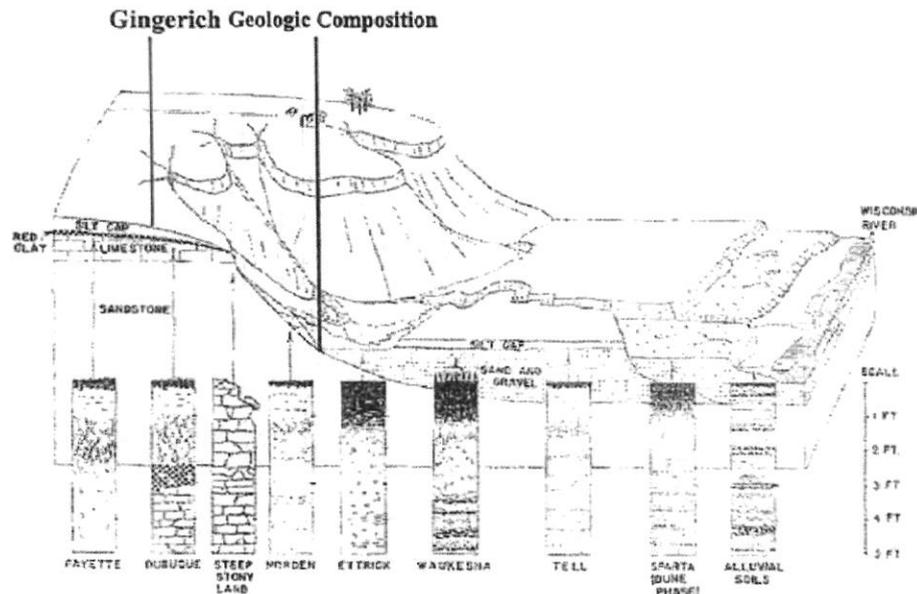
8. Grout or Other Sealing Material			
Method	Kind of Sealing Material	From (ft.)	To (ft.)
TREMIE PUMPED			
	NEAT CEMENT	surface	21.0

13. Did you permanently seal all unused, noncomplying, or unsafe wells? Y
 If no, explain ^{Flag}
 14. Signature of Point Driver or Licensed Supervisory Driller Date Signed
 MDB 7/10/97
 Signature of Drill Rig Operator (Mandatory unless same as above) Date Signed
 MDB 7/10/97

Additional Comments?	More Geo? Owner Sent Label? Y
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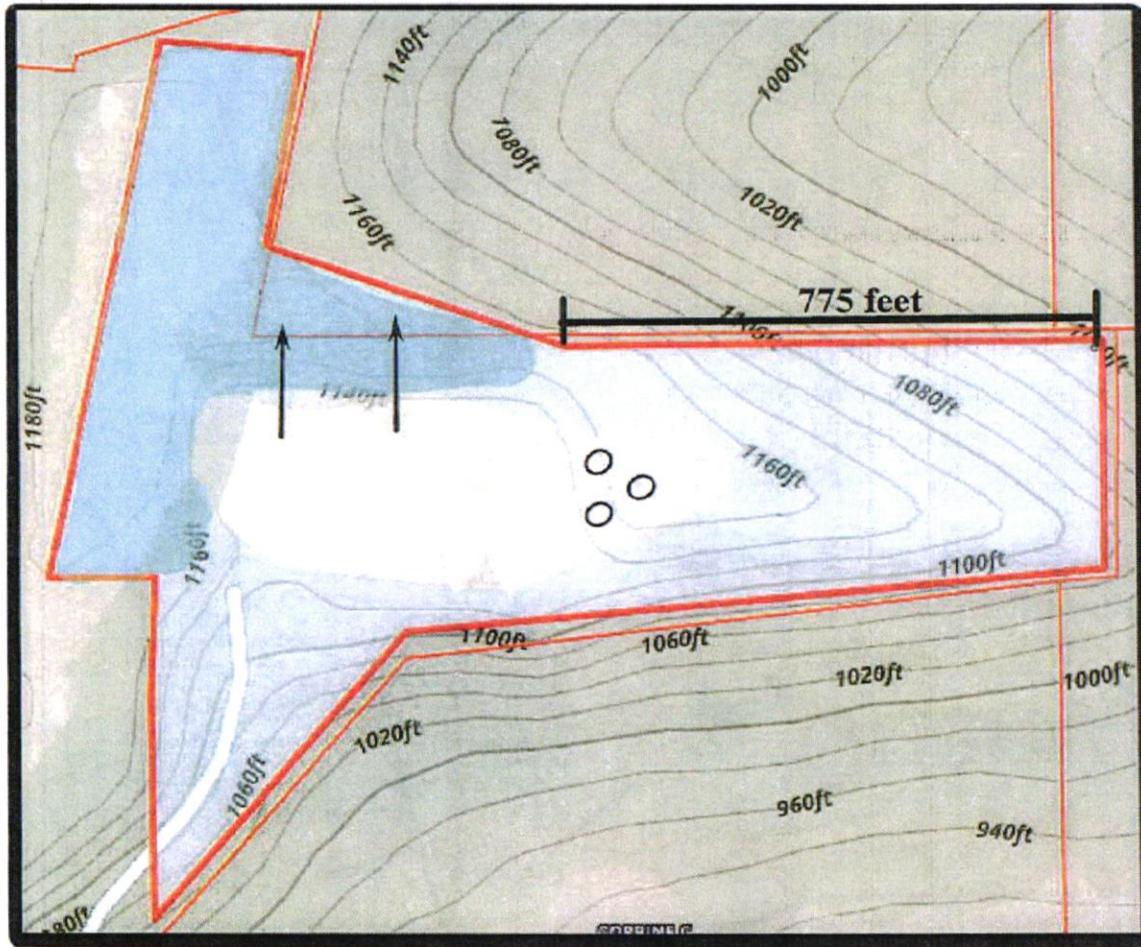
SOILS CHANGE FROM PLACE TO PLACE. As you cross a field, look for differences in soil. These differences may be in any one layer or in several layers of the soil profile. A buried sand bed may merge into a buried clay bed. Or the surface soil may change from a flour-like silt loam into a gritty sandy loam. Soil surveyors drew lines—soil boundaries—on the map wherever one kind of soil changes to another kind of soil. The diagram gives sketches of some of the kinds of soil found in various positions on the sides of the hills and valleys of Richland County.

LAY OF THE LAND. Richland County has (1) hilly upland and (2) valley flats. In the hilly upland are ridge tops and valley slopes. In the valley flats are low stream bottoms and high terraces.

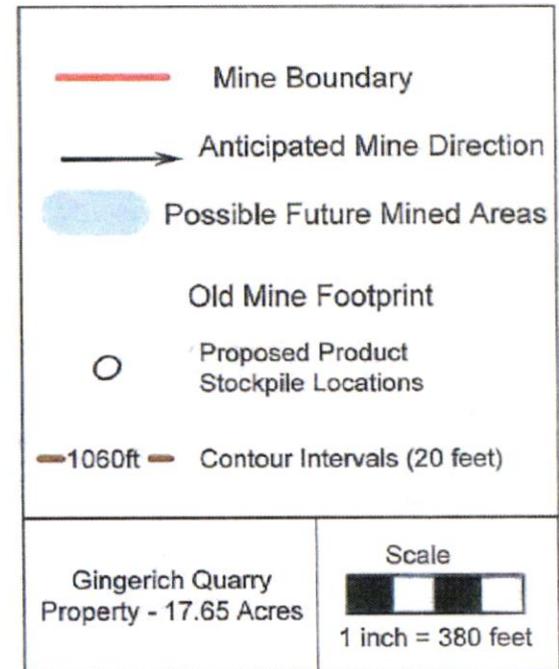


Map 5. General Geologic Composition of the Quarry.
 Overburden - Silt Loam and Red Clay
 Movable Unit - Dolomite (40' thick)
 Underlying Unit - Sandstone

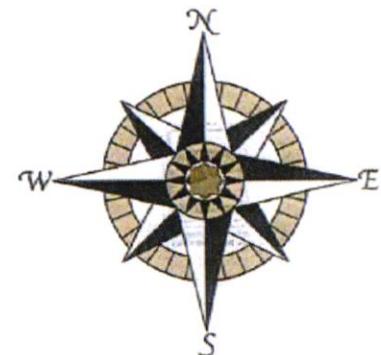
(Information from the Soil Survey of Richland County Wisconsin)

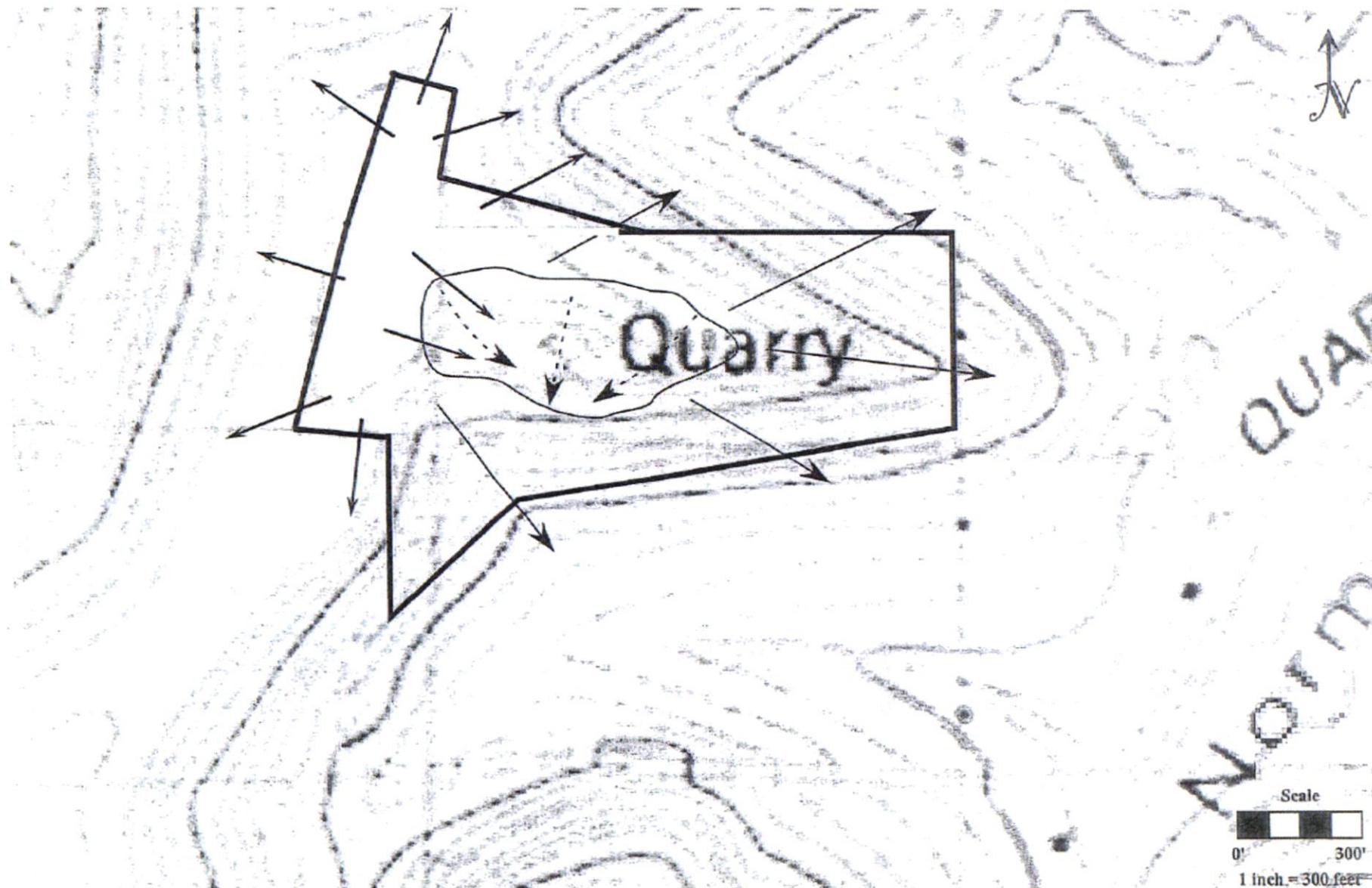


Legend



Map 6: Topographic Map showing the existing topography and site conditions, current mine footprint, possible future mined areas, intended direction of initial mine, and structure locations.





Map 7. Topographic Map showing the general drainage pattern at the Henrietta Quarry. The mined (disturbed) quarry area is internally drained (dashed arrow).

Quarry.

SE 1/4, NE 1/4 (except land owned by others), Section 19,
T12N, R1E, Henrietta Township, Richland County, Wisconsin.

Soil Number	Name of the Soil, Location and Color	Gen. Productivity Rating* For			Soil Number	Name of the Soil, Location and Color	Gen. Productivity Rating* For		
		Crops	Pasture	Forest†			Crops	Pasture	Forest‡
1	Dorchester silt loam (Stream bottom)	Good	Good	Good	50	Dakota fine sandy loam (Valley flats; brown)	Good	Good	Good
2	Walkkill silt loam (Stream bottom; black)	Fair	Good	Poor	52	Judson fine sandy loam (Ravine soil; black)	Good	Good	Good
3	Chaseburg silt loam (Ravine soil; brown)	Fair	Fair	Good	53	Stony colluvium (Ravine soil; stony)			Fair
4	Akan silt loam (Stream bottom; grey)	Poor	Good	Poor	59	Downs silt loam (Ridge; dark brown; deep)	Best	Best	Good
5	Lawson silt loam (Stream bottom; black)	Good	Good	Poor	61	Hixton loam (Valley slope; brown)	Poor	Good	Fair
6	Fairly well drained alluvium (Stream bottom)		Good	Fair	62	Hixton fine sandy loam (Valley slope; brown)	Poor	Good	Poor
10	Ray silt loam (Stream bottom; brown on black)	Fair	Good	Poor	66	Meridian loam (Valley flat; brown)	Good	Good	Fair
11	Poorly drained alluvium (Stream bottom)		Fair	Poor	70	Norden silt loam (Valley slopes; greensand below)	Good	Good	Good
11	Marsh		Fair		71	Norden loam (Valley slopes; greensand below)	Fair	Good	Good
12	Richwood silt loam (Valley flat; black)	Best	Best	Good	72	Norden fine sandy loam (Valley slopes; greensand)	Poor	Good	Fair
14	Bertrand silt loam (Valley flat; brown)	Best	Best	Good	73	Norden stony loam (Valley slope; greensand)			Fair
16	Meridian fine sandy loam (Valley flat; brown)	Good	Good	Fair	88	Tell silt loam (Valley flat; shallow)	Good	Best	Fair
18	Plainfield loamy fine sand (Valley flat; brown)	Poor	Poor	Fair	94	Sparta loamy fine sand, dune phase (V. flat; grey)			Poor
19	Plainfield fine sand, dune phase (Valley flat; brown)			Poor	121	Marshall silt loam (Valley flat; black; wet)	Fair	Good	Poor
20	Sparta loamy fine sand (Valley flat; black)	Poor	Poor	Poor	128	Dakota loam (Valley flat; dark grey)	Good	Good	Good
23	Judson silt loam (Ravine soil; black)	Good	Good	Good	136	Curran silt loam (Valley flat; dark grey)	Good	Good	Poor
24	Medary silt loam (Valley flat; brown on red)	Good	Good	Good	137	Chaseburg fine sandy loam (Ravine soil; brown)		Fair	Fair
25	Oshawa silt loam (Stream bottom; black; wet)		Fair	Poor	141	Jackson silt loam (Valley flat; dark brown)	Best	Best	Fair
27	Fayette silt loam (Ridge; brown; very deep)	Best	Best	Best	166	Cadott loam (Valley flat; dark grey)	Fair	Good	Poor
30	Dubuque silt loam, deep phase (Ridge; brown)	Best	Best	Good	195	Riverwash (Bottom; gravelly)			Poor
31	Dubuque silt loam, shallow phase (Ridge; brown on red)	Fair	Good	Fair	196	Toddville silt loam (Valley flat, black)	Good	Best	Fair
32	Rockbridge silt loam (High bench in valley)	Fair	Good	Fair	197	Orion silt loam (Stream bottom; grey)	Fair	Good	Fair
39	Boone loamy fine sand (Valley slope; sandstone)		Poor	Poor	211	Boaz silt loam (Stream bottom; dark grey; wet)	Poor	Good	Poor
40	Hesch loam (Valley slope; black)	Fair	Good	Fair	213	Etrick silt loam (Stream bottom; black; wet)	Poor	Fair	Poor
42	Steep stony land		Poor	Fair	270	Fayette silt loam, valley phase (V. slope; brown; deep)	Fair	Good	Best
48	Carlisle muck (Stream bottom)	†	Fair†		321	Dubuque stony silt loam, shallow phase (Ridge)		Poor	Poor
49	Lindstrom silt loam (Valley slope; dark grey)	Fair	Good	Good					

* Ratings group the soils into 4 grades: 1—Best, 2—Good, 3—Fair, 4—Poor. If no rating is given, the soil is unsuitable for each use. In areas where erosion is severe or slopes steep, the general rating given for the soil is too high. This is also true wherever good agricultural soils occur in areas too narrow for common field operations. Soil ratings for forest on valley slopes should be raised wherever there is plenty of water for the trees.

† When drained, Carlisle muck makes good cropland and good pasture land.

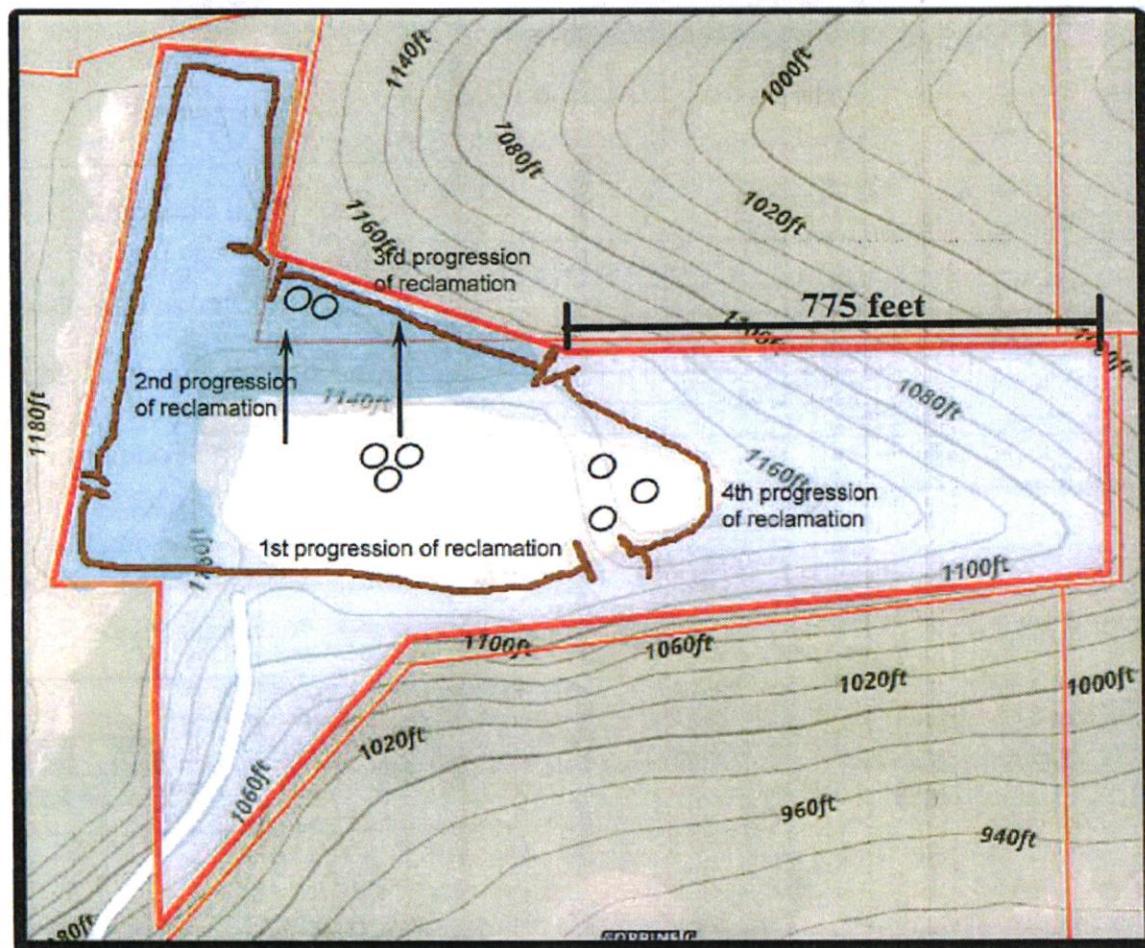
‡ General soil ratings for forest growth by C. T. Youngberg, in order to establish trees on soils numbered 12, 20, 23, 40, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 seedlings from long established nurseries.

Figure 8. Soil Descriptions of the Quarry.
Section 19, Marshall Township, Richland County.

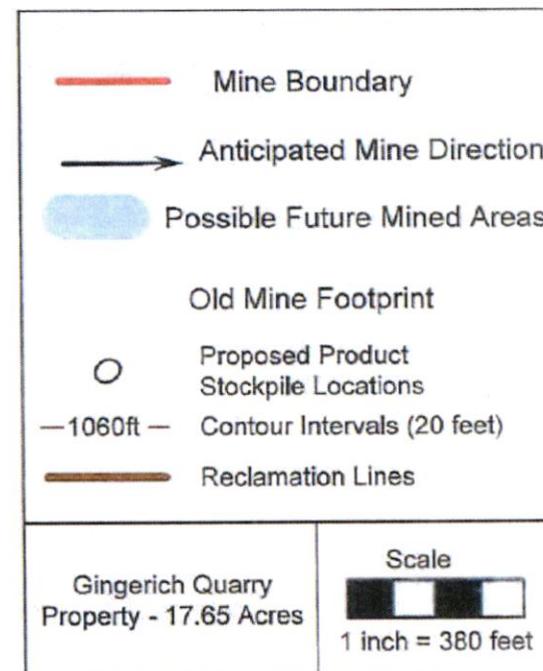
Soils present include the Dubuque Silt Loam, deep phase (30), Dubuque Silt Loam, shallow phase (31), Norden Loam (71-C) and Steep Stony Land (42-D).

(Information from the Soil Survey of Richland County, Wisconsin)

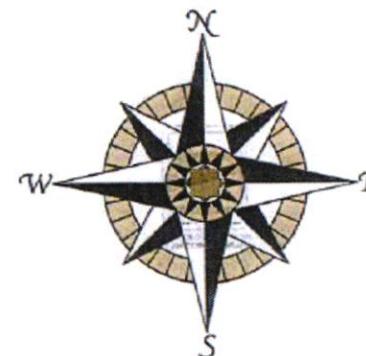
Map 9: Topographic Map showing the progression of mining and reclamation and the location of future topsoil and overburden stockpiles.



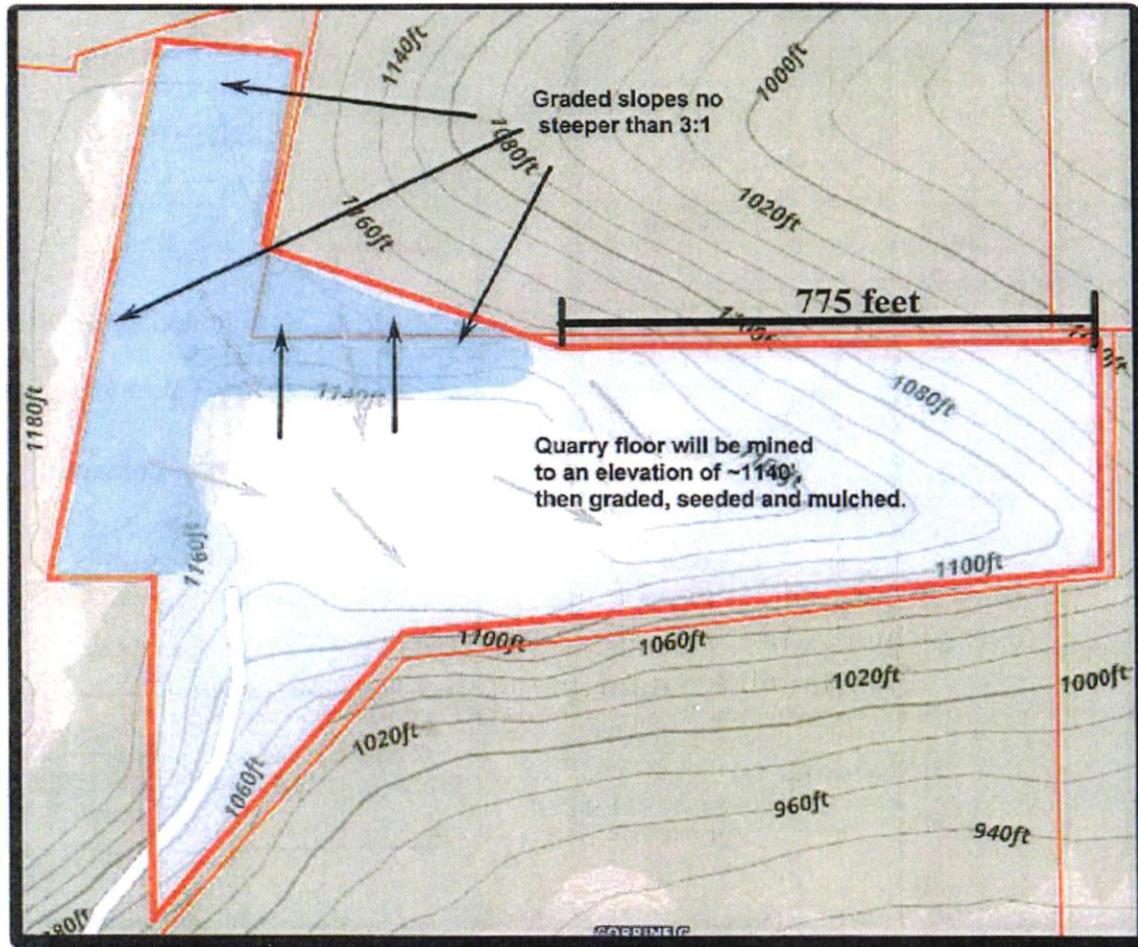
Legend



As mining progresses to the north and west, the stripped topsoil and overburden will be placed in stockpiles to prepare for reclamation OR used to begin reclamation in those areas that have been previously mined, starting in the southern area of the quarry. All stockpiled topsoil and overburden will be graded, erosion control measures will be installed and the material will be seeded to promote vegetation. Product stockpiles will typically be placed in the vicinity of the active highwall position. As space allows, progressive reclamation will begin, starting in the southern portion of the mined area (Phase 1), will then advance towards the north and along the west and a portion of the north highwall (Phase 2), will advance to the east along the north highwall (Phase 3), ending along the final position of the eastern highwall (Phase 4). All highwalls will be stabilized and slopes no steeper than 3:1 will be created along the base of the highwall. The quarry floor will be shaped to facilitate similar pre-mining drainage patterns. All created slopes and the quarry floor will be graded and vegetated. Erosion control measures will be temporarily installed and then removed once the site is stable.



Map 10: Topographic Map showing the final topography, slopes, drainage pattern and features. Final contours are subject to change and are dependent on the location of the actual, not proposed, mined dolomite.



Legend

	Mine Boundary
	Drainage Direction
	Anticipated Mine Direction
	Possible Future Mined Areas
	Old Mine Footprint
	Proposed Product Stockpile Locations
	Contour Intervals (20 feet)
	Reclamation Lines
<p>Gingerich Quarry Property - 17.65 Acres</p>	
<p>Scale </p>	

Quarry floor to be mined to an approximate elevation of 1140' and a rock highwall will extend up to a maximum of 1180'. Overburden and topsoil will be returned to the base of the highwall and to the bench created at the top of the highwall. The material and quarry floor will be graded and sloped to blend in with the surrounding topography and to facilitate proper site drainage. The slopes and quarry floor will then be seeded and mulched. See schematic cross-section to the right.



Map 10. Topographic Map showing the final topography, slopes, drainage pattern and features. Final contours are subject to change and are dependent on the location of the actual, not proposed, mined dolomite.



Agriculture

A series of nutrient management courses for farmers in collaboration with the UW Crops and Soils Program, DATCP, and county land and water departments to teach farmers the basics of nutrient management and how to use the SnapPlus program. The goal of this program series is to educate farmers on nutrient management plans and how to generate plans for their farms. A minimum educational requirement must be made per DATCP for farmers to certify their own plans. Having a nutrient management plan allows for participation in certain incentive programs and promotes responsible commercial fertilizer and manure application. (**Anastasia Kurth**)

A conference for FFA students and their advisors, where participants learned about animal behavior, careers that involve animal behavior, and careers within Extension and the UW system. This increased awareness of career options in the UW system and Extension and increased knowledge about animal behavior among FFA students and their advisors.

(**Beth McIlquham**)

A training session for manure applicators and farmers where participants learn to apply manure safely and accurately to keep themselves safe, protect the environment, and increase farm profitability. (Jerry Clark, **Anastasia Kurth**, Jordyn Sattler, Kevin Erb)

An article for beef producers on best management practices and current research in livestock systems. Articles like these keep livestock producers up to date with local and regional livestock news, market trends, and production ideas to help increase the economic viability of producers. (**Beth McIlquham**, Bill Halfman, Ryan Sterry, Sandy Stuttgart)

Human Development and Relationships

An 8-module class that provides people reentering communities with tools and tips for managing bills, identifying & prioritizing payments for both legal system-related debt and consumer debt, creating a spending & savings plan, understanding credit scores & reports, choosing financial products and services, and building other financial competencies. Through this, participants strengthen their financial literacy to support a prosperous reentry to their community. (**Sarah Kubiak**)

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

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

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

**Natural Resources Committee
Agenda Item Cover**

Agenda Item Name: Discussion and Possible action on Updated Zoning Ordinance

Department:	Land Conservation & Zonir	Presented By:	Cathy Cooper & Jenn Fry
Date of Meeting:	03/02/026	Action Needed:	Ordinance
Date submitted:	02/23/2026	Referred by:	

Recommendation and/or action language:

Review changes to zoning ordinance and approve going to public hearing on the updated ordinance

Background:

The zoning ordinance has been updated. Corp council has reviewed the changes and made a few changes. Need committee to approve the changes. After committee approval, it needs to have a public hearing at the next meeting.

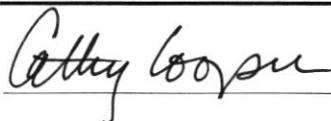
Attachments and References:

Zoning ordinance changes

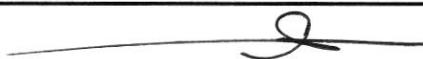
Financial Review:

(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

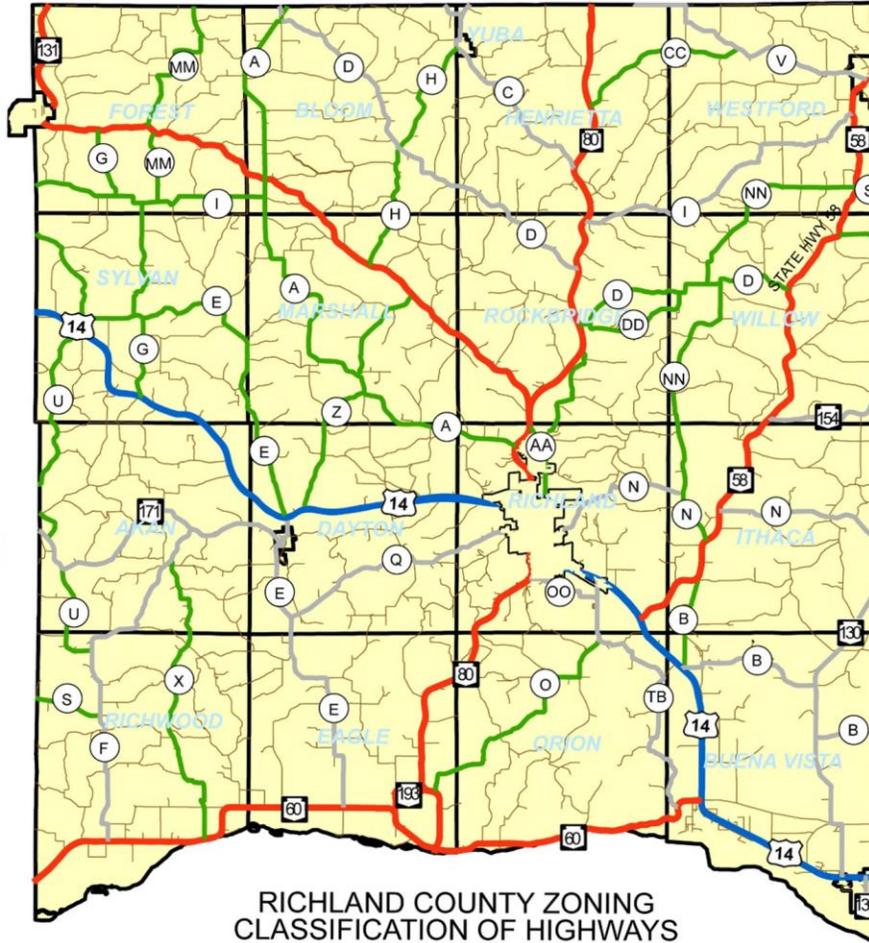
Zoning Ordinance Questions

1. A/F district farm residences: pg. 9 Accessory uses c.
 - a. Up to 2 farm residences → We need to look into the farmland preservation plan because you can have a certain number of farm and nonfarm residences per so many acres. Need to become familiar with this rule. We learned about it at the Fall WCCA Conference.
 - b. Chapter 91 of Wis. Stats. I added in the definition of farm residence to the ordinance. So long as that definition is followed, you can have as many farm residences as you want I think. It is non-farm residences that Ch. 91 really regulates.
 - c. We will discuss with our committee to see if we want to have a limit on the number of farm residences. It definitely helps us to have that definition!
 - d.
2. Accessory structures for R1: pg. 14 Permitted accessory uses a.
 - a. No accessory structure shall be built before the principal building in Residential districts. This statement specifies private garages, carports, and boathouses, so does this also include storage sheds that are less than 120 sqft? Because pg. 8 says 120 sqft non-permanent structures do not need a permit.
 - b. I added in “more than 120 sqft to make the message clearer
 - c. I’m not sure if we want this listed out separately. We were asking more as clarification on the rule. If we list it this way, I’m afraid it will encourage people to put up small structures just to get around this rule. Since we cannot require a permit for a structure that small, are we to understand that we cannot stop them from putting these structures up prior to the home?
3. Junkyards: pg. 22 General provisions
 - a. Junk and salvage material is subjective, so how can we enforce this with a clear definition?
 - b. I incorporated the one found in Wis. Stat. 84.31(2)(f), which is quite specific
 - c. We will discuss with our committee to see how they want to proceed. Questions on parcels that have a lot of junk/outside storage that are not considered junkyards or salvage yards

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. All right-of Ways are presumed to be 66 ft (33 feet from centerline) whenever practical. If not practical, the minimum width is 49.5 feet (24,74 feet from centerline).
- (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

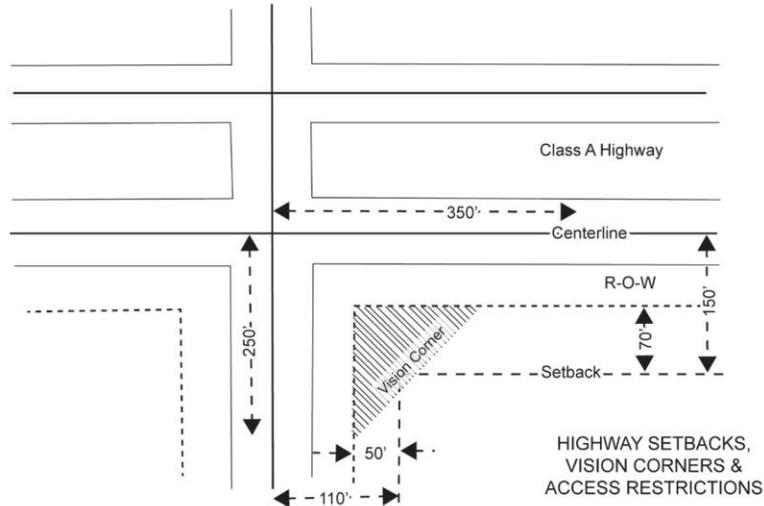
- b. *Minimum highway setback.* Unless otherwise permitted in this chapter, all buildings, structures, and other objects shall be set back from abutting public highways so as to comply with the minimum requirements set forth in this subsection (g)(1), or otherwise permitted or modified by the approval 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 **whenever boundaries are mapped** 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

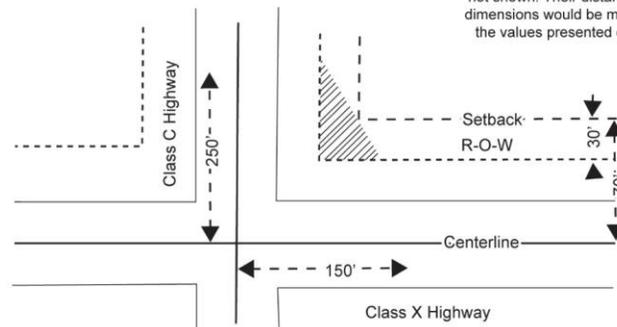
Class E Highways	30 feet	70 feet
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- (2) *Conditional modifications.* The above-listed highway setback requirements are subject to the following conditional modifications. When such conditions occur, the county director of land conservation and zoning 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 structures 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** **the structure that is closest to the road.** 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



Note: Class B and Class D Highways are not shown. Their distances are related dimensions would be mid-way between the values presented on this sketch.



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

Table 1. Yard, Area and Width Requirements

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

*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:
- a. The minimum lot area shall be 35 acres and the minimum lot width 200 feet at the building line.
 - b. There shall be a side yard for each principal building and accessory building. The minimum side yard setback for principal buildings shall be 20 feet. The minimum side yard for accessory buildings shall be ten feet.
 - c. A lot which does not contain sufficient area to conform to the dimensional requirements of this section, but which is at least 200 feet in width at the building line, and which is ~~43,560 square feet 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.*
- a. Any permanent, roofed structure serving as an accessory use if attached to the principal building by an enclosed structure shall be considered a part of the principal building. If such structure is a building and is not attached to the principal building it shall conform to the setback, and other dimensional requirements of the district within which it is located.
 - b. Accessory buildings permitted in residential districts, shall conform to the following requirements:
 1. No more than one accessory building shall be permitted on a lot, except by conditional permit.
 2. No accessory building shall have a floor area greater than 70 percent of the floor area of the principal building on the lot.
 3. No accessory building shall have a floor area in excess of ten percent of the total lot area.
- (11) *Storage restrictions.* No large object other than licensed passenger motor vehicles, and major recreational equipment, may be stored on a lot in a residential district, except within a garage or where it will, at all times, be completely shielded from the view from the street or adjoining properties, by landscaping, walls, or fencing. No such equipment shall be used for living or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use. The storage of such equipment shall only be permitted adjacent to a residence and shall never be the principal use of

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 that do not have a 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. Zoning district boundaries are kept as a digital layer on the County's GIS server.***

(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.

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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. A “farm residence” is a single-family or duplex residence that is the only structure on the farm or is occupied by any of the following: (1) An owner or proprietor 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 his or her gross income from the farm. Migrant work camps that are certified under Wis. Stat. 103.92 also qualify as a “farm residence” for purposes of this ordinance.
 - d. A business, activity or enterprise whether or not associated with an agricultural use that is conducted by the owner or operator of a farm, that requires no buildings, structures or improvements other than those described in subsection (c)(4)a or c of this section, that employs no more than four full-time employees annually and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland. No outside storage of stock in trade or vehicles, or other items related to the business, activity, or enterprise is permitted excepting those vehicles incidental to the permitted use of the property.
 - e. Prior nonconforming uses.
 - f. Transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses.
 - g. Undeveloped natural resources and open space areas.
 - 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 the Richland County short-term rental ordinance found in insert number here.
- (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.

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3. The use is designed to minimize the conversion of land at and around the site of the use from agricultural use or open space use.
 4. The use does not impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 5. Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- 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 or 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 meets 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.
 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).

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- 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 2 acres.
 - b. Minimum floor area: 600 square feet.
 - c. Minimum lot width: 200 feet at the building setback line.
 - d. Setbacks.
 - 1. Principal structure side yard: 20 feet.
 - 2. Secondary or accessory structure side yard: 20 feet.
 - 3. Rear yard, principal or secondary: 50 feet.
 - 4. Minimum highway setback shall be determined by subsection (c)(5)g of this section.
 - e. Open space requirements. Every part of the required area of a yard shall be open to the sky. In this regard, the setback and yard requirements shall apply to all projections, such as sills, cornices, steps, porches, ornamental features, and fire escapes.
 - f. Structures not buildings. Structures that are not buildings and which are six inches or more in height from the surface of the ground shall be subject to the setback and other dimensional requirements of this chapter. Excludes fences and public utility poles.
 - g. Accessory uses and structures. Any permanent, roofed structure serving as an accessory use if attached to the principal building shall be considered a part of the principal building. If such structure is a building and is not attached to the principal building, it shall conform to the setback, and other dimensional requirements of the district within which it is located.
- (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.

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- 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.
 - 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 the Richland County short-term rental ordinance found in 121.~~
- (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.

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

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- 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 **more than 120 sqft.** 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.
- c. **Recreational residential rental if consistent with Wis. Stats. § 91.01(1) and the Richland County short-term rental ordinance found in Section 121.**
- 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; and**
 7. **Coop/pen cannot be located in a 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.

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- 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.
 - 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.

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- 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, and 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.
 - 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 the Richland County short-term rental ordinance found in Section 121.
- (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).

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- 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.~~
 - 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.

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- (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 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.*
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- 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.
- (2) *Applicable regulations.* Any regulations applicable to the underlying district shall be applicable to any use permitted in this district.
- (3) *Permitted uses.*
- a. Any use permitted in the underlying districts, except for the following:
 - 1. Trailer houses, mobile homes, or any portable living quarters.
 - 2. Dump sites, whether public or private, for ashes, trash, rubbish, sawdust, garbage, offal, storage of vehicle bodies or parts, storage of junked farm implements or any other unsightly or offensive materials.
 - 3. Nonmetallic mining/quarrying, removal or storage of any surface or subsurface minerals or materials.
 - 4. Signs, billboards, outdoor advertising structures, or advertisements of any kind, except as provided in subsection (i)(3)b of this section.
 - 5. One off-premises directional sign for a business not located directly adjacent to the highway provided such sign is no more than 24 square feet in area and provided such directional sign is located near the intersection where the traveling public must turn to get to the place of business.
 - b. Signs.
 - 1. One on-premises sign of not more than 24 square feet in size may be erected and maintained to advertise the sale, hire, or lease of the property, or the sale or manufacture of any goods, products, or services upon the land.
 - 2. Off-premises signs shall be located no closer than 300 feet from the business or site advertised. One sign may be allowed from any direction to the business or site advertised.

Such sign shall be no more than 24 square feet in area and shall be located approaching the intersection where the traveling public must turn to get to the place of business.

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

Sec. 119.04.030. Special uses.

(a) *Mobile home parks and trailer parks.*

- (1) *Mobile home parks.* ~~Except for single mobile homes permitted in the agricultural and forestry zoning district,~~ No mobile home shall be located on any premises which is situated outside of an approved mobile home park, except where permitted as a conditional use. No mobile home park shall be developed until the plans for the park have been approved by the county Natural Resources Standing Committee and a conditional use permit has been granted. Mobile home parks shall meet the requirements stated below:
- a. Any person with two or more existing mobile homes on the premises shall submit a plan of the property to the county zoning department within three months of the effective date of the ordinance from which this chapter is derived, showing the location of all such mobile homes.
 - b. Any mobile home development which meets the minimum requirements stated below shall be designated as an "approved mobile home park" and the owner shall be permitted to locate additional mobile homes on approved mobile home sites. Those mobile home developments not able to meet these requirements shall be permitted to continue as nonconforming uses, but shall be subject to the following conditions:
 1. No additional mobile homes shall be located on the premises.
 2. The replacement of an existing nonconforming mobile home with a different mobile home shall only be permitted by the board of adjustment subject to the provisions of section 119.04.060.
 3. Minimum lot size shall be five acres.
 4. Maximum number of mobile home sites shall be six per acre.
 5. Minimum dimensions of a mobile home site shall be 50 feet wide by 100 feet long.
 6. Minimum distance between mobile home trailers shall be 15 feet.
 7. Minimum distance between mobile home and service road shall be ten feet.
 8. All drives, parking areas, and walkways shall be surfaced with dust-free material. There shall be two parking spaces for each mobile home.
 9. No mobile home sales office or other business or commercial use shall be located on the mobile home park site. However, laundries, washrooms, recreation rooms, maintenance equipment storage and one office are permitted.
 10. In addition to the highway setback requirements and setback requirement from the high water mark, there shall be a minimum setback of 40 feet from all other exterior lot lines.

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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.
- (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.

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- (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) *“Junkyard” or “Salvage Yard” means any place which is owned, maintained, operated or used for storing, keeping, processing, buying or selling junk, including refuse dumps, garbage dumps, automobile graveyards, scrap metal processors, auto-wrecking yards, salvage yards, auto-recycling yards, used auto parts yards and temporary storage of automobile bodies or parts awaiting disposal as a normal part of a business operation when the business will continually have like materials located on the premises, and sanitary landfills. The definition does not include litter, trash, and other debris scattered along or upon the highway, or temporary operations and outdoor storage of limited duration.*
 - (2) 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.
 - (3) 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.
 - 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.

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- 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.
 - 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.

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- 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.

(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 **Land Use Permit Placard** and certificates of compliance.

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- 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 and employees of the **Land Conservation and Zoning Department** 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.
 - 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. **Township approval is required before the Natural Resources Standing Committee will hear the petition.** 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.

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- (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.
 - 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

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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.
 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.

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- (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. ~~Approval for the placard shall take place before approval for a zoning permit.~~
- c. ~~Applicants must acquire an approved land use permit placard prior to the issuance of a zoning permit. Construction of a new build may not commence without an approved placard and an approved zoning permit.~~
- (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.
- (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 the Land Conservation and Zoning Department~~ ~~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 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.

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- (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 the Land Conservation and Zoning Department 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 the Land Conservation and Zoning Department 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.
- (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 the Land Conservation and Zoning Department**. 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.
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.

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- 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)

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 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 the Land Conservation and Zoning Department 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.

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, 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 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:

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- (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 non-collapsible 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 one or more pieces of land, or interests or rights in land, under the same ownership or control to be acquired or disposed of for a project and depicted on a plat.

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 converting 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 non-agricultural 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.

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)

setback and other dimensional requirements applicable to the district within which it is located.

4.9.2 Accessory buildings permitted in residential districts shall conform to the following requirements:

(1) No more than one accessory building shall be permitted on a lot, except by a conditional use permit.

(2) No accessory building shall have a floor area greater than seventy (70) percent of the floor area of the principal building on the lot.

(3) No accessory building shall have a floor area in excess of ten (10) percent of the total lot area.

4.10 LIMITATIONS ON OUTSIDE STORAGE.



4.10.1 Unregistered Motor Vehicles or Parts Thereof.

No unlicensed or unregistered motor vehicles or any part or component of a motor vehicle may be stored for more than seven (7) days in any zoning district at a location or in a manner in which said vehicle or vehicles or part or component are wholly or partially visible from any public street or highway or from any neighboring lot or parcel.

4.10.2 Additional Limitations on Outside Storage in Residential Districts.

(1) No item of moveable personal property not part of the landscape of a lot other than a currently registered passenger motor vehicle, a currently registered pickup truck or an item of major recreational equipment may be stored on a lot in an R-P District or in an AG-RES District unless it is enclosed within a garage or similar building or in a location where it will at all times be completely shielded from view from the street and from adjoining properties by landscaping, walls, or fencing.

(2) The storage of major recreational equipment or motor vehicles outside of a garage or similar building on a lot in an R-P or AG-RES District shall only be permitted as an accessory use to a dwelling. Such storage shall never be the sole or the principal use on an individual lot in an R-P or AG-RES District.

(3) No item of major recreational equipment shall be used for living or housekeeping purposes when parked or stored on a lot in an R-P or AG-RES District nor in any other location where such use is not a permitted use.

4.11 MINIMUM LOT WIDTH, MINIMUM YARD SETBACKS AND MINIMUM SIZE OF DWELLING UNITS: The following minimum requirements are hereby imposed for lot widths, side yard setbacks, rear yard setbacks and floor area of dwellings in the several zoning districts. Front yard setbacks from public streets and highways are as set forth in paragraph 4.2 of this Ordinance.

**TABLE 4.11
MINIMUM LOT WIDTHS; MINIMUM SIDE AND REAR YARD SETBACKS; MINIMUM SQUARE FEET OF DWELLINGS**

DISTRICT	A-F	R-P	AG-RES	C	I
MINIMUM LOT WIDTH AT THE BUILDING LINE:					

**Natural Resources Committee
Agenda Item Cover**

Agenda Item Name: Discussion and Possible action on Updated Short-term rental ordinance

Department:	Land Conservation & Zoning	Presented By:	Cathy Cooper & Jenn Fry
Date of Meeting:	03/02/2026	Action Needed:	Ordinance
Date submitted:	02/23/2026	Referred by:	

Recommendation and/or action language:

Review changes to short-term rental ordinance and approve going to public hearing on the updated ordinance

Background:

Corp council has reviewed the the short-term rental ordinance and recommended a few changes. Need committee to approve the changes. After committee approval, it needs to have a public hearing at the next meeting.

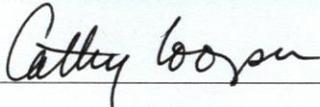
Attachments and References:

Short-term rental ordinance changes

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

Ordinance ~~121-XXX~~. ~~Short-Term Rental~~Short-Term Rentals

§ ~~121-XXX XXX~~-1. Purpose and Authoritys.

This Short-Term Rental Ordinance is adopted pursuant to Wis. Stat. 66.1014.

The purposes of this ordinance ~~are is~~ to ensure that the quality of ~~short-term rental~~Short-Term Rentals operating within the County ~~is adequate for protecting and adequately protect~~ public health, safety and general welfare by establishing:

- a. minimum standards of space for human occupancy and parking
- b. ~~adequate level~~minimum standards of property maintenance and upkeep
- c. the responsibilities of owners and ~~property manager~~Property Managers operating or managing these rental properties for tourists or transient occupants

In addition, it is the intent of this ~~O~~rdinance to determine the responsibility of Property Owners and ~~/property manager~~Property Managers to expeditiously and personally respond to, stop, mitigate, or prevent the reoccurrence of unreasonable activities on, or conditions, uses or misuses of, these rental properties which adversely impact or substantially annoy, disturb, threaten, harm, offend or interfere with the residential uses, nature, or values of other properties in the neighborhoods in which these rental properties operate.

§ ~~121-XXX XXX~~-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

DWELLING UNIT~~RESIDENTIAL DWELLING~~

Any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others."

~~One or more rooms designed, occupied, used, or intended to be occupied or used, as separate living quarters, with a food preparation area and sleeping and sanitary facilities provided within such room(s).~~

ENTITY

A corporation, investment company, limited partnership, limited-liability partnership, limited- liability company, cooperative association, unincorporated cooperative association, common law trust, or any other group or organization licensed to do business in this state.

NATURAL RESOURCES STANDING COMMITTEE

Committee of the Richland County Board of Supervisors with oversight of the Zoning Department and responsible for due process for appeals. Also referred to as Committee.

LICENSE

A permit issued by the Richland County Zoning Administrator licensing the holder to operate a Short-Term Rental on the licensed property. ~~The~~ This short-term rentalShort-Term Rental license issued under § ~~121-XXXX~~121-XXX-4 will be valid for a term of 2 years. Each license issued under § 121-XXX can be renewed for an additional period of two years following the expiration of the initial license term under the

provisions of § 121-XXX.

2-YEAR LICENSE

~~License Duration. Each permit shall expire on June 30, except that licenses initially issued during the period beginning April 1 and ending on June 30 shall expire on June 30 twenty-four two (2) years later. Example: license issued April 1, 2024 would expired June 30, 2026.~~

OCCUPANT

Any person, over one year of age, living, sleeping, cooking or eating in, or having actual possession of, a ~~dwelling unit~~Residential Dwelling.

PERSON

An individual, group of individuals, or an entity.

PROPERTY MANAGER

Any person who is not the ~~property owner~~Property Owner and is authorized by the ~~property owner~~Property Owner, expressly or impliedly, to act as agent and as the local contact person on behalf of the ~~property owner~~Property Owner for one or more short-term rentalShort-Term Rental, for the duration of the License term. Property Managers and must be prepared to take remedial action and promptly respond to any violation of this chapter.

PROPERTY OWNER

The owner of a ~~short-term rental~~Short-Term Rental property.

RENEWAL LICENSE

~~Any license issued under this Ordinance after the initial 2-year license has expired.~~

SHORT-TERM RENTAL

The rental of a ~~tourist rooming house~~Tourist Rooming House for a period of ~~twenty-nine (29) consecutive days or less~~six (6) or more days but less than thirty (30) days.

TOURIST ROOMING HOUSE

All lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under Ch. ATCP 73, Wis. Admin. Code.

ZONING ADMINISTRATOR

Richland County Zoning Department employee or designee that is responsible for issuing licenses and renewals under this Ordinances.

§ ~~121-XXXXXX~~-3. Operation of ~~short-term rental~~Short-Term Rentals. Each ~~short-term rental~~Short-Term Rental shall comply with this chapter's requirements and any other applicable state, county or local laws, codes, rules or regulations. Each ~~short-term rental~~Short-Term Rental shall comply with the following standards:

- A. No ~~P~~person may maintain, manage or operate a ~~short-term rental~~Short-Term Rental within Richland County for more than 10 nights each license year without a ~~short-term rental~~Short-Term Rental licenseLicense. Every ~~short-term rental~~Short-Term Rental shall be operated by a ~~property owner~~Property Owner or a ~~designated property manager~~Property Manager.
- B. Each ~~short-term rental~~Short-Term Rental ~~property owner~~Property Owner is required to have the following licenses:
 - (1) A state of Wisconsin ~~tourist rooming house~~Tourist Rooming House license. Information can be found at https://datcp.wi.gov/Pages/Programs_Services/TouristRoomingHouses.aspx

(2) A ~~license~~License from Richland County issued pursuant to this ~~O~~ordinance.

C. Each ~~short-term rental~~Short-Term Rental shall comply with all of the following:

- (1) The number of ~~Occupants~~ Residential Dwelling shall not exceed the limits set forth in Wis. Admin. Code § ATCP 72.14 for hotels, motels, and ~~tourist rooming house~~ Tourist Rooming Houses. ~~Add language about septic capacity, what should be allowed SPS 383~~
- (2) No recreational vehicles (RVs), campers, tents or other similar temporary lodging arrangements shall be permitted on site as a means of providing additional accommodations for paying guests or other invitees. ~~Exceptions can be made if septic is appropriately sized to handle additional guests~~
- (3) If the ~~property owner~~ Property Owner resides within 60 miles of the ~~short-term rental~~ Short-Term Rental property, a local ~~property manager~~ Property Manager is not required to be designated. The ~~property owner~~ Property Owner shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the licensed Short-Term Rental property is rented. The ~~property owner~~ Property Owner must notify the Zoning Administrator within three business days of any change in the ~~property owner~~ Property Owner's contact information and shall submit the revised contact information to the Zoning Administrator within the same time period.
- (4) Unless the ~~property owner~~ Property Owner resides within 60 miles of the ~~short-term rental~~ Short-Term Rental property, a local ~~property manager~~ Property Manager must be designated for contact purposes. The contact information and name of the proposed Property Manager and his or her name must be included in the application filed with the Zoning Administrator. The local ~~property manager~~ Property Manager must reside within 60 miles of the ~~short-term rental~~ Short-Term Rental property and shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented. The ~~property owner~~ Property Owner must notify the Zoning Administrator within three business days of any change in the ~~property manager~~ Property Manager's contact information ~~for the short-term rental~~ and shall submit the revised contact information to the Zoning Administrator within the same time period.
- (5) Each Short-Term Rental property must have designated parking that abides by all laws and provides enough parking for the Occupants.
- (6) The Property Owner, Property Manager, or Licensee Applicant is required to display their Richland County Short-Term Rental county license License number on any advertising or online reservation system.

~~§ 121-XXXXXX-4. Short-term Rental License. A license is required for each individual unit of rental. Follow DATCP procedure. Discuss further. Ask datcp~~

- A. The Zoning Administrator shall issue a ~~short-term rental~~ Short-Term Rental License if an applicant demonstrates compliance with the provisions of Richland County Ordinance 119.040.030XXX. A ~~short-term rental~~ Short-Term Rental License ~~is shall be~~ issued for an initial term of two years and may be renewed biennially as provided in § 121-XXXXXX-6. The

License application shall contain the following information:

- (1) The name of the ~~property owner~~Property Owner, with contact information including mailing address and a telephone number at which the ~~property owner~~Property Owner is available. If the ~~property owner~~Property Owner is also acting as the ~~property manager~~Property Manager, then the requirements of Section 3 Subsection C (3) shall apply to the ~~property owner~~Property Owner.
- (2) The name of the ~~property manager~~Property Manager, with their contact information, ~~including~~ mailing address, physical address (if different from mailing address) and a telephone number

at which the ~~property manager~~Property Manager shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented.

- (3) Description of the property and maximum occupancy allowed.
- (4) The License term.
- (5) The ~~state of Wisconsin~~ DATCP tourist rooming houseTourist Rooming House License number.

§ ~~121-XXXXXX~~-5. Short-term rentalShort-Term Rental License Application Procedure.

- A. All applications for a ~~short-term rental~~Short-Term Rental License shall be filed with the Zoning Administrator on forms provided by the Administrator. Applications must be filed by the ~~property owner~~Property Owner or the ~~property manager~~Property Manager. No License shall be issued unless the completed application form is accompanied by payment of the ~~required non-refundable~~ application fee, ~~which fee shall be nonrefundable.~~
- B. Each application shall include the following information and documentation for each ~~S~~short- ~~T~~term ~~R~~ental unit in order to demonstrate compliance with all requirements of this chapter, including, but not limited to, § ~~121-XXXXXX~~-8:
 - (1) The name of the ~~property owner~~Property Owner, with contact information including mailing address and a telephone number at which the ~~property owner~~Property Owner is available. If the ~~property owner~~Property Owner is also acting as the ~~property manager~~Property Manager, then the application shall include mailing address, physical address (if different from mailing address), and a telephone number at which the ~~property owner~~Property Owner shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented. ~~Including a brief description of the unit and maximum occupancy allowed.~~
 - (2) A brief description of the Residential Dwelling unit and its maximum occupancy.
 - ~~(2)~~(3) A copy of ~~a~~ the Residential Dwelling's most recent completed State Lodging Establishment Inspection form.
 - ~~(3)~~(4) A copy of the state of Wisconsin ~~tourist rooming house~~Tourist Rooming House License issued under Wis. Stats. § 97.605; or proof that such state License has been applied for, in which event a provisional ~~short-term rental~~Short-Term Rental License may be issued under this chapter for a period of thirty (30) days but shall be conditioned upon the Zoning Administrator's receipt of a copy of such state License from the applicant within that thirty day period. ~~said thirty day period,~~ and if a copy of such a state License is not received by the Zoning Administrator within said the thirty-day period, then ~~such the~~ provisional License shall expire and be void at ~~and after~~ the end of said the thirty-day

period.

- (4) — Designation of a ~~property manager~~Property Manager, unless the ~~property owner~~Property Owner is acting as the ~~property manager~~Property Manager, with contact information, ~~including~~ mailing address, physical address (if different from mailing address), and a telephone number at which the ~~property manager~~Property Manager shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented. ~~Additionally, and~~ an affirmative statement that the ~~property manager~~Property Manager is authorized to act as agent and as the local contact person for the ~~property owner~~Property Owner's Short-Term rental shall also accompany the application. with respect to operation of the short-term rental, including taking

~~remedial action and promptly responding to any violation of this chapter or the County Ordinance relating to the licensed premises, and receiving service of notice of violation of this chapter's provisions.~~

- (5) Written certification by the ~~property owner~~Property Owner that the ~~short-term rental~~Short-Term Rental meets the requirements of this chapter and applicable state and county laws, ordinances and regulations.
- (6) Written certification by the ~~property owner~~Property Owner that the ~~short-term rental~~Short-Term Rental meets the requirements of this chapter and applicable state and county laws, ordinances and regulations.

C. Unless earlier revoked, each License period shall be valid for a term of two (2) years beginning ~~run from on~~ July 1 of ~~one the application~~ year ~~to and expiring on~~ June 30 of the second licensed year. This Short-Term Rental License ~~and~~ may be renewed for additional two-year periods following the expiration of the initial two (2) year term under § 119.040.030-6.

C.D. The non-refundable application fee for the License shall be paid upon filing of the application. Any application that does not include all of the information, ~~and~~ supporting documentation, and the application fee required by this chapter shall will not be considered as complete by the Zoning Administrator for licensure.

D.E. When the Zoning Administrator determines that an application is complete and meets the requirements of this chapter, the Zoning Administrator shall approve the application and issue a ~~short-term rental~~Short-Term Rental License (or, if applicable, a provisional ~~short-term rental~~Short-Term Rental License) to the applicant. If the Administrator determines that the application is incomplete or does not meet the requirements of this chapter, the Administrator shall deny the application and inform the applicant, in writing, of the reason(s) why the application was denied and what further action is needed to obtain approval of the application.

E.F. If the ~~short-term rental~~Short-Term Rental property has outstanding fees, taxes, special charges or forfeitures owed to Richland County this may be a factor the Zoning Administrator considers when determining ~~in~~ whether ~~or not~~ the application will be approved. The Zoning Administrator may refuse to issue or renew a ~~short-term rental~~Short-Term Rental License for any ~~property or owner~~Property Owner or applicant that has violated this Chapter ~~any time~~ within a period of twelve (12) months prior to the date of the ~~permit~~License application or if the property has had three (3) or more calls for law enforcement services in ~~a the preceding~~ twelve (12) month period before application.

- (1) No ~~short-term rental~~Short-Term Rental License (or, if applicable, a provisional ~~short-term rental~~Short-Term Rental License) shall be issued if the applicant or ~~short-term rental~~Short-Term Rental property is found to be subject to one of the grounds for revocation as provided in § 121-XXXXXX-89D. ~~(check reference).~~

F.G. A ~~short-term rental~~Short-Term Rental License is nontransferable and shall automatically expire upon a transfer of legal control of the licensed Short-Term

~~Rental tourist rooming house~~ property. The holder of any permit or License shall promptly notify the Zoning Administrator in writing of any transfer of the legal control of any property ~~covered licensed~~ by the ~~permit~~License. A transfer of property to an ~~entity~~Entity or trustee shall not be considered a transfer of legal control as long as the ~~owner(s)~~Property Owner(s) continue to have a majority control of the ~~entity~~property or are trustees of the trust with control of the property; however, any such new form of ownership shall be identified on any subsequent permit renewal application after such a transfer. No prior application fee refunds will be issued following a change in ownership.

§ ~~121-XXXXXX~~-6. Biennial Renewal of Short-Term Rental License.

A. Each application for renewal of a ~~short-term rental~~Short-Term Rental License shall include updated contact, mailing, phone, and occupancy information for the ~~documentation on file with property the Zoning Administrator,~~ and payment of the non-refundable renewal fee shall accompany the application for the application to be considered by the Zoning Administrator. A renewal application must be filed with, and a non-refundable renewal fee must be paid to, the Zoning Administrator at least 90 days prior to the License expiration date to allow the Zoning Administrator adequate time to review the application.

~~A.B.~~ The Zoning Administrator shall determine whether the information provided in the renewal application is complete and meets the requirements of this chapter. The Zoning Administrator may also request reports from the Building Inspector, the Sheriff's Department, and ~~other~~ law enforcement agencies regarding any enforcement actions taken with respect to the ~~short-term rental~~Short-Term Rental propertyies and operations, ~~and~~ their owners, tenants, ~~o~~Occupants or visitors.

~~B.C.~~ The Zoning Administrator shall review the renewal application and may approve or deny the application after taking into consideration the number, frequency and/or severity of law violations relating to the ~~short-term rental~~Short-Term Rental property, its and operations, and its owner(s), tenant(s), ~~O~~occupant(s) or visitor(s), ~~and~~ The Zoning Administrator shall consider whether such law enforcement violations substantially harm or adversely impact the predominantly residential uses and nature of the surrounding neighborhood. If, after such consideration the Zoning Administrator determines not to renew the License, the Administrator shall notify the applicant in writing of the reason(s) for such a denial decision, and the applicant's right to appeal the decision to the Richland County Land and Zoning Committee as provided outlined in § ~~121-XXXXXX~~-8.

~~C.D.~~ No Short-Term Rental License shall be renewed if the ~~short-term rental~~Short-Term Rental property is under an order issued by the Building Inspector or a local health officer, or his or her designee, to bring the premises into compliance with state, county or local laws, codes, rules or regulations.

§ ~~121-XXXXXX~~-7. Display of permit.

Each Short-Term Rental License shall be displayed on the inside of the main entrance door of each ~~short-term rental~~Short-Term Rental in Richland County.

§ ~~121-XXXXXX~~-8. Appeal of licensing decisions; license revocation; appeal procedure; judicial review.

A. The Zoning Administrator's decision to deny an initial application for a short-term rentalShort-Term Rental License or to deny renewal of a ~~Sshort-T-term Rrental~~License shall specify the reason(s) for such denial, in writing. Prior to the time for the renewal expiration of a current Short-Term Rental License~~of the license~~, the Zoning Administrator shall notify the licensee in writing of the County's intention not to renew the License and notify the licensee of his or her right to an appeal hearing as provided in § ~~121-XXXXXX~~-89B.

B. The Zoning Administrator's decision to deny an initial License application or to deny renewal of a License may be appealed to the Natural Resources Standing Committee by filing a written appeal with the Zoning Administrator within 21 calendar days (excluding legal holidays) after the date of ~~mailing of the written notice of the Zoning Administrator's decision denying such license or renewal license~~the Zoning Administrator's denial letter. The Natural Resources Standing Committee shall conduct a due process hearing and issue a written decision on the appeal within 30 calendar days of the County's receipt of the written appeal, or the License shall be deemed granted. If the appellant appears at the hearing, he or she may produce and cross-examine witnesses, present relevant evidence, and be represented by counsel of his or

her choosing, at his or her expense. If the Natural Resources Standing Committee finds the Zoning Administrator's reason(s) for his or her decision sufficient, the decision denying licensure shall be affirmed. If the Committee finds the Zoning Administrator's reason(s) for his or her decision insufficient, the decision denying licensure shall be reversed, and the License shall be granted and issued to the Property Owner. If the appellant does not appear at the hearing and the Committee finds the Zoning Administrator's reason(s) for his or her decision sufficient, the decision denying licensure shall be affirmed.

The Committee's written decision on the appeal must specify the reason(s) for its determination. The Zoning Administrator shall give written notice of the Committee's decision to the applicant or licensee.

A License may be revoked by the Natural Resources Standing Committee at any time during the term of a License year. To revoke a Short-Term Rental License, the Natural Resources Standing Committee shall hold a and following a due process hearing for based on one or more of the following reasons:

- (1) Failure by the licensee-Property Owner to make payment of delinquent fees, taxes, special charges, forfeitures or other debt owed to the County on the licensed property.
- (2) Failure to maintain all required local, county, and state licensing requirements.
- (3) Any violation of local, county or state laws or regulations which, based upon their number, frequency and/or severity, and their relation to the short-term rental/Short-Term Rental property, its owner(s), tenant(s), Occupant(s) or visitor(s), substantially harm or adversely impact the predominantly residential uses and nature of the surrounding neighborhood.

C. **Revocation.** Any resident of or owner of property within Richland County may file a sworn written complaint with the Zoning Administrator alleging one or more of the reasons set forth in § 121-XXXXXX-89B (1-3) as grounds for revocation of a short-term rental/Short-Term Rental License issued under this chapter. Upon the filing of the complaint, the Natural Resources Standing Committee shall notify the Licensee of the complaint by certified mail, with return receipt requested, and provide the Licensee with a copy of the complaint. The notice shall direct the Licensee to appear before the Committee on a day, time, and place included in the notice, not less than 10 days and not more than 45 days from the date of the notice, and show cause why his or her License should not be revoked. The hearing shall be conducted as provided outlined in § 121-XXXXXX-8B. If a License is revoked at the revocation hearing held by the Committee, the Zoning Administrator shall give notice of revocation to the licensee by certified mail, with return receipt requested. No part of the fee paid for any License so revoked may be refunded.

D. **Judicial review.** The Any action of the Natural Resources Standing Committee in granting or renewing, refusing to grant or renew, or revoking a License under this chapter may be appealed to the full Richland County Board. Final appeal can be reviewed by the Richland County Circuit Court upon appeal by the applicant, licensee, or a resident of or owner of property/Property Owner

within the County. Such an appeal shall be filed within ~~30~~90 days of the date of mailing by the Zoning Administrator of the notice of the Natural Resources Standing Committee's action granting or renewing, refusing to grant or renew, or revoking a License. The procedure on review shall be the same as in civil actions commenced in the circuit court pursuant to Wis. Stats. Chs. 801 to 807. ~~This section needs to be reviewed by Mr. Windle.~~

§ 121-XXXXXX-9. Penalties.

~~A.—Any short-term rental license holder who violates any provision of this chapter shall be subject to revocation of their short-term rental license under § 121-XXX-8. Any person who knowingly and willfully operates a Tourist Rooming House without a valid Short-Term Rental license described in this ordinance shall be subject upon conviction thereof to a forfeiture of not less than \$250 nor more than \$750 for each offense, together with the costs of prosecution. Failure to comply with an order of correction issued under this ordinance shall constitute a violation of this ordinance and each day of continued violation shall constitute a separate offense. Any person who violates any provision of this chapter shall be subject upon conviction thereof to a forfeiture of not less than \$250 nor more than \$750 for each offense, together with the costs of~~

~~prosecution, and in the event of default of payment of such forfeiture and costs shall be imprisoned in the Richland County Jail until such forfeiture and costs are paid, except that the amount owed is reduced at the rate of \$25 for each day of imprisonment and the maximum period of imprisonment is 30 days. Each violation and each day a violation occurs or continues to exist shall constitute a separate offense. Mr. Windle said could just reference fee language from zoning ordinance.~~

B.A. The penalties set forth in this section shall be in addition to all other remedies of injunction, abatement or costs, whether existing under this chapter or otherwise. ~~ASK MIKE IF NECESSARY~~

§ ~~121-XXXXXX~~-10. Fees.

Any person applying for an initial ~~short-term rental~~Short-Term Rental License or renewing a License pursuant to this chapter shall be subject to the fees as established by resolution of the Richland County Board.

§ ~~121-XXXXXX~~-11. Severability.

Should any portion of this chapter be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any other provisions of this chapter.

§ ~~121-XXX-XXX~~-12. Bringing a Current Short-Term Rental Into Compliance. ~~TITLE???~~

Owners of ~~short-term rental~~Short-Term Rental units that are already renting on the date of the passage of this ~~o~~rdinance will have 60 days to notify the Richland County Zoning Department that they are currently operating a ~~short-term rental~~Short-Term Rental unit in Richland County and ~~will~~ shall come into compliance with this ordinance by within one (1) year of the passage of this Ordinance. ~~(insert date one year from approve of ordinance).~~

§ 121-XXX. Application to Richland County.

This Ordinance shall apply to all municipalities that have opted into the Richland County Zoning Ordinances within the boundaries of Richland County pursuant to Wis. Stat. 59.69.

Ordinance 121-XXX Short-Term Rentals

§ 121-XXX-1. Purpose and Authority.

This Short-Term Rental Ordinance is adopted pursuant to Wis. Stat. 66.1014.

The purpose of this ordinance is to ensure that the quality of Short-Term Rentals operating within the County and adequately protect public health, safety and general welfare by establishing:

- a. minimum standards of space for human occupancy and parking
- b. minimum standards of property maintenance and upkeep
- c. the responsibilities of owners and Property Managers operating or managing these rental properties for tourists or transient occupants

In addition, it is the intent of this Ordinance to determine the responsibility of Property Owners and Property Managers to expeditiously and personally respond to, stop, mitigate, or prevent the reoccurrence of unreasonable activities on, or conditions, uses or misuses of, these rental properties which adversely impact or substantially annoy, disturb, threaten, harm, offend or interfere with the residential uses, nature, or values of other properties in the neighborhoods in which these rental properties operate.

§ 121-XXX-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

RESIDENTIAL DWELLING

Any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.”

ENTITY

A corporation, investment company, limited partnership, limited-liability partnership, limited- liability company, cooperative association, unincorporated cooperative association, common law trust, or any other group or organization licensed to do business in this state.

NATURAL RESOURCES STANDING COMMITTEE

Committee of the Richland County Board of Supervisors with oversight of the Zoning Department and responsible for due process for appeals. Also referred to as Committee.

LICENSE

A permit issued by the Richland County Zoning Administrator licensing the holder to operate a Short-Term Rental on the licensed property. This Short-Term Rental license issued under § 121-XXX-4 will be valid for a term of 2 years. Each license issued under § 119.040.030-4 can be renewed for an additional period of two years following the expiration of the initial license term under the provisions of § 121-XXX-6.

OCCUPANT

Any person, over one year of age, living, sleeping, cooking or eating in, or having actual possession of, a Residential Dwelling.

PERSON

An individual, group of individuals, or an entity.

PROPERTY MANAGER

Any person who is not the Property Owner and is authorized by the Property Owner, expressly or impliedly, to act as agent and as the local contact person on behalf of the Property Owner Short-Term Rental for the duration of the License term. Property Managers must be prepared to take remedial action and promptly respond to any violation of this chapter.

PROPERTY OWNER

The owner of a Short-Term Rental property.

SHORT-TERM RENTAL

The rental of a Tourist Rooming House for a period of six (6) or more days but less than thirty (30) days.

TOURIST ROOMING HOUSE

All lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. It does not include private boarding or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under Ch. ATCP 73, Wis. Admin. Code.

ZONING ADMINISTRATOR

Richland County Zoning Department employee or designee that is responsible for issuing licenses and renewals under this Ordinance

§ 121-XXX-3. Operation of Short-Term Rentals.

Each Short-Term Rental shall comply with this chapter's requirements and any other applicable state, county or local laws, codes, rules or regulations. Each Short-Term Rental shall comply with the following standards:

- A. No Person may maintain, manage or operate a Short-Term Rental within Richland County for more than 10 nights each license year without a Short-Term Rental License. Every Short-Term Rental shall be operated by a Property Owner or a designated Property Manager.

- B. Each Short-Term Rental Property Owner is required to have the following licenses:
 - (1) A state of Wisconsin Tourist Rooming House license. Information can be found at https://datcp.wi.gov/Pages/Programs_Services/TouristRoomingHouses.aspx
 - (2) A License from Richland County issued pursuant to this Ordinance.

C. Each Short-Term Rental shall comply with all of the following:

- (1) The number of Occupants in any Residential Dwelling shall not exceed the limits set forth in Wis. Admin. Code § ATCP 72.14 for hotels, motels, and Tourist Rooming Houses.
- (2) No recreational vehicles (RVs), campers, tents or other similar temporary lodging arrangements shall be permitted on site as a means of providing additional accommodations for paying guests or other invitees.
- (3) If the Property Owner resides within 60 miles of the Short-Term Rental property, a local Property Manager is not required to be designated. The Property Owner shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the licensed Short-Term Rental property is rented. The Property Owner must notify the Zoning Administrator within three business days of any change in the Property Owner's contact information and shall submit the revised contact information to the Zoning Administrator within the same time period.
- (4) Unless the Property Owner resides within 60 miles of the Short-Term Rental property, a local Property Manager must be designated for contact purposes. The contact information and name of the proposed Property Manager must be included in the application filed with the Zoning Administrator. The local Property Manager must reside within 60 miles of the Short-Term Rental property and shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented. The Property Owner must notify the Zoning Administrator within three business days of any change in the Property Manager's contact information and shall submit the revised contact information to the Zoning Administrator within the same time period.
- (5) Each Short-Term Rental property must have designated parking that abides by all laws and provides enough parking for the Occupants.
- (6) The Property Owner, Property Manager, or License applicant is required to display their Richland County Short-Term Rental License number on any advertising or online reservation system.

§ 119.040.030-4. Short-term Rental License.

A. The Zoning Administrator shall issue a Short-Term Rental License if an applicant demonstrates compliance with the provisions of Richland County Ordinance 121-XXX. A Short-Term Rental License shall be issued for an initial term of two years and may be renewed biennially as provided in § 121-XXX-6. The License application shall contain the following information:

- (1) The name of the Property Owner, with contact information including mailing address and a telephone number at which the Property Owner is available. If the Property

Owner is also acting as the Property Manager, then the requirements of Section 3 Subsection C (3) shall apply to the Property Owner.

- (2) The name of the Property Manager, with their contact information, mailing address, physical address (if different from mailing address) and a telephone number at which the Property Manager shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented.
- (3) Description of the property and maximum occupancy allowed.
- (4) The License term.
- (5) The Wisconsin DATCP Tourist Rooming House License number.

§ 121-XXX-5. Short-Term Rental License Application Procedure.

- A. All applications for a Short-Term Rental License shall be filed with the Zoning Administrator on forms provided by the Administrator. Applications must be filed by the Property Owner or the Property Manager. No License shall be issued unless the completed application form is accompanied by payment of the non-refundable application fee.
- B. Each application shall include the following information and documentation for each Short-Term Rental unit in order to demonstrate compliance with all requirements of this chapter, including, but not limited to, § 121-XXX-8:
 - (1) The name of the Property Owner, with contact information including mailing address and a telephone number at which the Property Owner is available. If the Property Owner is also acting as the Property Manager, then the application shall include mailing address, physical address (if different from mailing address), and a telephone number at which the Property Owner shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented.
 - (2) A brief description of the Residential Dwelling unit and its maximum occupancy.
 - (3) A copy of the Residential Dwelling's most recent completed State Lodging Establishment Inspection form.
 - (4) A copy of the state of Wisconsin Tourist Rooming House License issued under Wis. Stats. § 97.605; or proof that such state License has been applied for, in which event a provisional Short-Term Rental License may be issued under this chapter for a period of thirty (30) days but shall be conditioned upon the Zoning Administrator's receipt of a copy of such state License from the applicant within that thirty day period. If a copy of such a state License is not received by the Zoning Administrator within the thirty-day period, then the provisional License shall expire and be void at the end of the thirty-day period.

- (5) Designation of a Property Manager, unless the Property Owner is acting as the Property Manager, with contact information, mailing address, physical address (if different from mailing address), and a telephone number at which the Property Manager shall be available between the hours of 8:00 a.m. and 11:00 p.m. on those days when the property is rented. Additionally, an affirmative statement that the Property Manager is authorized to act as agent and as the local contact person for the Property Owner's Short-Term rental shall also accompany the application.
 - (6) Written certification by the Property Owner that the Short-Term Rental meets the requirements of this chapter and applicable state and county laws, ordinances and regulations.
 - (7) Written certification by the Property Owner that the Short-Term Rental meets the requirements of this chapter and applicable state and county laws, ordinances and regulations.
- C. Unless earlier revoked, each License period shall be valid for a term of two (2) years beginning on July 1 of the application year and expiring on June 30 of the second licensed year. This Short-Term Rental License may be renewed for additional two-year periods following the expiration of the initial two (2) year term under § 121-XXX-6.
- D. The non-refundable application fee for the License shall be paid upon filing of the application. Any application that does not include all of the information, supporting documentation, and the application fee required by this chapter will not be considered by the Zoning Administrator for licensure.
- E. When the Zoning Administrator determines that an application is complete and meets the requirements of this chapter, the Zoning Administrator shall approve the application and issue a Short-Term Rental License (or, if applicable, a provisional Short-Term Rental License) to the applicant. If the Administrator determines that the application is incomplete or does not meet the requirements of this chapter, the Administrator shall deny the application and inform the applicant, in writing, of the reason(s) why the application was denied and what further action is needed to obtain approval of the application.
- F. If the Short-Term Rental property has outstanding fees, taxes, special charges or forfeitures owed to Richland County this may be a factor the Zoning Administrator considers when determining whether the application will be approved. The Zoning Administrator may refuse to issue or renew a Short-Term Rental License for any Property Owner or applicant that has violated this Chapter within a period of twelve (12) months prior to the date of the License application or if the property has had three (3) or more calls for law enforcement services in the preceding twelve (12) month period before application.
- (1) No Short-Term Rental License (or, if applicable, a provisional Short-Term Rental License) shall be issued if the applicant or Short-Term Rental property is found to be subject to one of the grounds for revocation as provided in § 121-XXX-8.

G. A Short-Term Rental License is nontransferable and shall automatically expire upon a transfer of legal control of the licensed Short-Term Rental property. The holder of any permit or License shall promptly notify the Zoning Administrator in writing of any transfer of the legal control of any property licensed by the License. A transfer of property to an Entity or trustee shall not be considered a transfer of legal control as long as the Property Owner(s) continue to have a majority control of the property or are trustees of the trust with control of the property; however, any such new form of ownership shall be identified on any subsequent permit renewal application after such a transfer. No prior application fee refunds will be issued following a change in ownership.

§ 121-XXX-6. Biennial Renewal of Short-Term Rental License.

- A. Each application for renewal of a Short-Term Rental License shall include updated contact, mailing, phone, and occupancy information for the property and payment of the non-refundable renewal fee shall accompany the application for the application to be considered by the Zoning Administrator. A renewal application must be filed with, and a non-refundable renewal fee must be paid to, the Zoning Administrator at least 90 days prior to the License expiration date to allow the Zoning Administrator adequate time to review the application.
- B. The Zoning Administrator shall determine whether the information provided in the renewal application is complete and meets the requirements of this chapter. The Zoning Administrator may also request reports from the Building Inspector, the Sheriff's Department, and law enforcement agencies regarding any enforcement actions taken with respect to the Short-Term Rental property and operations, their owners, tenants, Occupants or visitors.
- C. The Zoning Administrator shall review the renewal application and may approve or deny the application after taking into consideration the number, frequency and/or severity of law violations relating to the Short-Term Rental property, its operations, and its owner(s), tenant(s), Occupant(s) or visitor(s). The Zoning Administrator shall consider whether such law enforcement violations substantially harm or adversely impact the predominantly residential uses and nature of the surrounding neighborhood. If, after such consideration the Zoning Administrator determines not to renew the License, the Administrator shall notify the applicant in writing of the reason(s) for such a denial, and the applicant's right to appeal the decision to the Richland County Natural Resources Standing Committee as outlined in § 121-XXX-8.
- D. No Short-Term Rental License shall be renewed if the Short-Term Rental property is under an order issued by the Building Inspector or a local health officer, or his or her designee, to bring the premises into compliance with state, county or local laws, codes, rules or regulations.

§ 121-XXX-7. Display of permit.

Each Short-Term Rental License shall be displayed on the inside of the main entrance door of each Short-Term Rental in Richland County.

§ 121-XXX-8. Appeal of licensing decisions; license revocation; appeal procedure; judicial review.

- A. The Zoning Administrator's decision to deny an initial application for a Short-Term Rental License or to deny renewal of a Short-Term Rental License shall specify the reason(s) for such denial, in writing. Prior to the expiration of a current Short-Term Rental License, the Zoning Administrator shall notify the licensee in writing of the County's intention not to renew the License and notify the licensee of his or her right to an appeal hearing as provided in § 121-XXX-8.

- B. The Zoning Administrator's decision to deny an initial License application or to deny renewal of a License may be appealed to the Natural Resources Standing Committee by filing a written appeal with the Zoning Administrator within 21 calendar days (excluding legal holidays) after the date of the Zoning Administrator's denial letter. The Natural Resources Standing Committee shall conduct a due process hearing and issue a written decision on the appeal within 30 calendar days of the County's receipt of the written appeal, or the License shall be deemed granted. If the appellant appears at the hearing, he or she may produce and cross-examine witnesses, present relevant evidence, and be represented by counsel of his or her choosing, at his or her expense. If the Natural Resources Standing Committee finds the Zoning Administrator's reason(s) for his or her decision sufficient, the decision denying licensure shall be affirmed. If the Committee finds the Zoning Administrator's reason(s) for his or her decision insufficient, the decision denying licensure shall be reversed, and the License shall be granted and issued to the Property Owner. If the appellant does not appear at the hearing and the Committee finds the Zoning Administrator's reason(s) for his or her decision sufficient, the decision denying licensure shall be affirmed.

The Committee's written decision on the appeal must specify the reason(s) for its determination. The Zoning Administrator shall give written notice of the Committee's decision to the applicant or licensee.

A License may be revoked by the Natural Resources Standing Committee at any time during the term of a License year. To revoke a Short-Term Rental License, the Natural Resources Standing Committee shall hold a due process hearing based on one or more of the following reasons:

- (1) Failure by the Property Owner to make payment of delinquent fees, taxes, special charges, forfeitures or other debt owed to the County on the licensed property.

 - (2) Failure to maintain all required local, county, and state licensing requirements.

 - (3) Any violation of local, county or state laws or regulations which, based upon their number, frequency and/or severity, and their relation to the Short-Term Rental property, its owner(s), tenant(s), Occupant(s) or visitor(s), substantially harm or adversely impact the predominantly residential uses and nature of the surrounding neighborhood.
- C. **Revocation.** Any resident of or owner of property within Richland County may file a sworn written complaint with the Zoning Administrator alleging one or more of the reasons set forth in § 121-XXX-8B (1-3) as grounds for revocation of a Short-Term Rental License issued under this chapter. Upon filing the complaint, the Natural Resources Standing Committee shall notify the Licensee of

the complaint by certified mail, with return receipt requested, and provide the Licensee with a copy of the complaint. The notice shall direct the Licensee to appear before the Committee on a day, time, and place included in the notice, not less than 10 days and not more than 45 days from the date of the notice and show cause why his or her License should not be revoked. The hearing shall be conducted as outlined in § 121-XXX-8B. If a License is revoked at the revocation hearing held by the Committee, the Zoning Administrator shall give notice of revocation to the licensee by certified mail, with return receipt requested. No part of the fee paid for any License so revoked may be refunded.

- D. **Judicial review.** Any action of the Natural Resources Standing Committee in granting or renewing, refusing to grant or renew, or revoking a License under this chapter may be appealed to the full Richland County Board. Final appeal can be reviewed by the Richland County Circuit Court upon appeal by the applicant, licensee, or a resident of or Property Owner within the County. Such an appeal shall be filed within 90 days of the date of mailing by the Zoning Administrator of the notice of the Natural Resources Standing Committee's action granting or renewing, refusing to grant or renew, or revoking a License. The procedure on review shall be the same as in civil actions commenced in the circuit court pursuant to Wis. Stats. Chs. 801 to 807.

§ 121-XXX-9. Penalties.

Any short-term rental license holder who violates any provision of this chapter shall be subject to revocation of their short-term rental license under § 121-XXX-8. Any person who knowingly and willfully operates a Tourist Rooming House without a valid Short-Term Rental license described in this ordinance shall be subject upon conviction thereof to a forfeiture of not less than \$250 nor more than \$750 for each offense, together with the costs of prosecution. Failure to comply with an order of correction issued under this ordinance shall constitute a violation of this ordinance and each day of continued violation shall constitute a separate offense. .

- A. The penalties set forth in this section shall be in addition to all other remedies of injunction, abatement or costs, whether existing under this chapter or otherwise.

§ 121-XXX-10. Fees.

Any person applying for an initial Short-Term Rental License or renewing a License pursuant to this chapter shall be subject to the fees as established by resolution of the Richland County Board.

§ 121-XXX-11. Severability.

Should any portion of this chapter be declared invalid or unconstitutional by a court of competent jurisdiction, such a decision shall not affect the validity of any other provisions of this chapter.

§ 121-XXX-12. Bringing a Current Short-Term Rental Into Compliance.

Owners of Short-Term Rental units that are already renting on the date of the passage of this ordinance will have 60 days to notify the Richland County Zoning Department that they are currently operating a Short-Term Rental unit in Richland County and shall come into compliance with this ordinance by within one (1) year of the passage of this Ordinance.

§ 121-XXX-13. Application to Richland County.

This Ordinance shall apply to all municipalities that have opted into the Richland County Zoning Ordinances within the boundaries of Richland County pursuant to Wis. Stat. 59.69.

**Natural Resources Committee
Agenda Item Cover**

Agenda Item Name: Discussion and Possible action on land use section of County Comprehensive Plan

Department:	Land Conservation & Zoning	Presented By:	Cathy Cooper & Jenn Fry
Date of Meeting:	03/02/2026	Action Needed:	No Action Needed
Date submitted:	02/23/2026	Referred by:	

Recommendation and/or action language:

Review the land use section of the County Comprehensive Plan

Background:

The committee wants to review the land use section of the County Comprehensive plan.

Attachments and References:

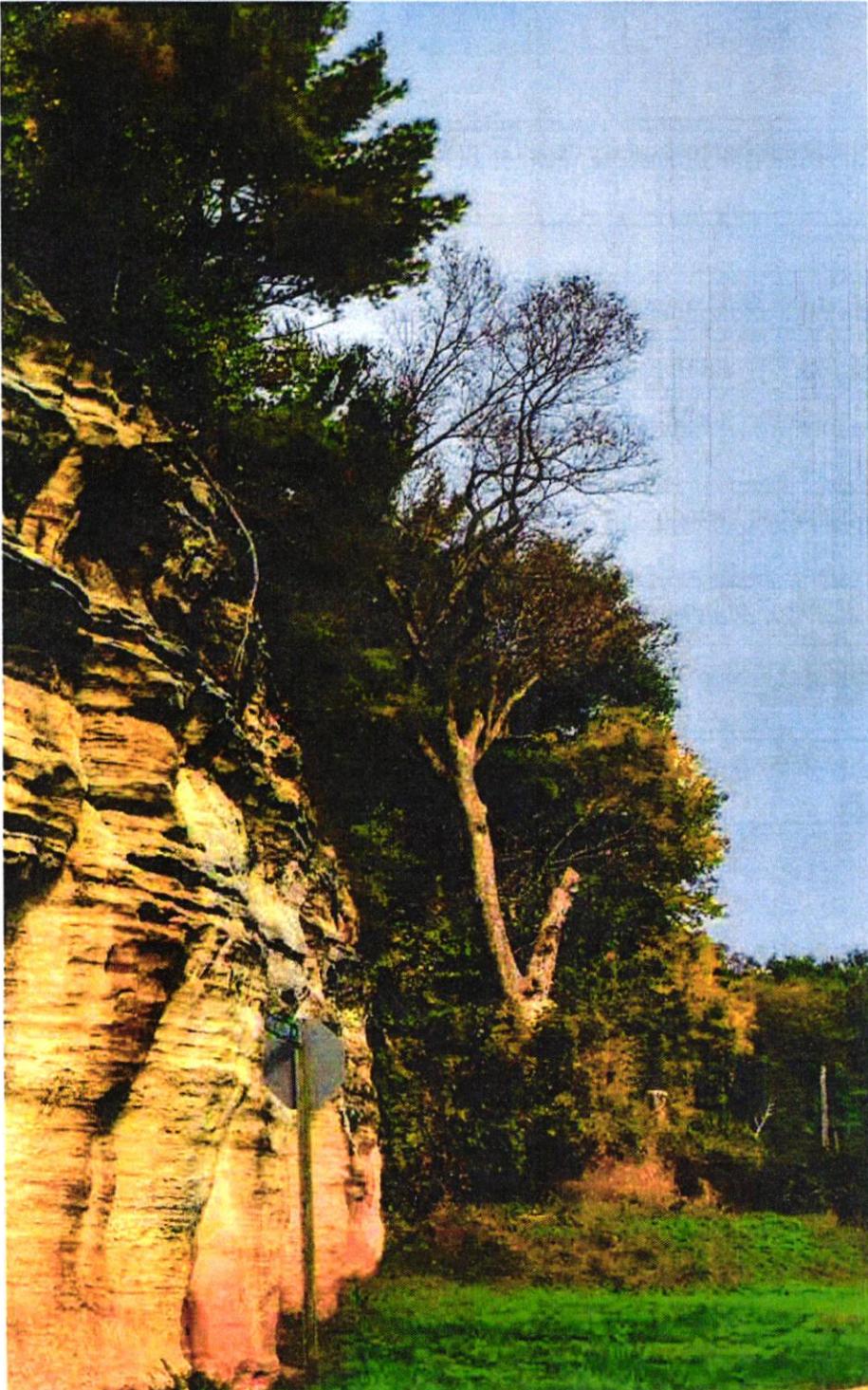
Land use section of land use plan

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
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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

Action 1: 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.
Action 2: Review the zoning code annually to ensure fairness of administration.
Action 3: Complete a comprehensive update of the public GIS application, including the addition of all recent zoning changes and data layers.
Action 4: Revise internal GIS data management processes and update all key data layers to improve service efficiency for county residents.
Action 5: Update the farmland preservation plan, incorporating new agricultural trends and climate resilience strategies to support local farmers and preserve farmland.
Action 6: Develop and implement climate resilience strategies, focusing on floodplain management and tree canopy expansion, with measurable goals.
Action 7: Identify and prioritize brownfield sites for redevelopment, with an annual review of progress.
Action 8: Complete a groundwater quality study, assessing water quality conditions in the county and provide a comprehensive report with recommendations for improvement.
Action 9: 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:

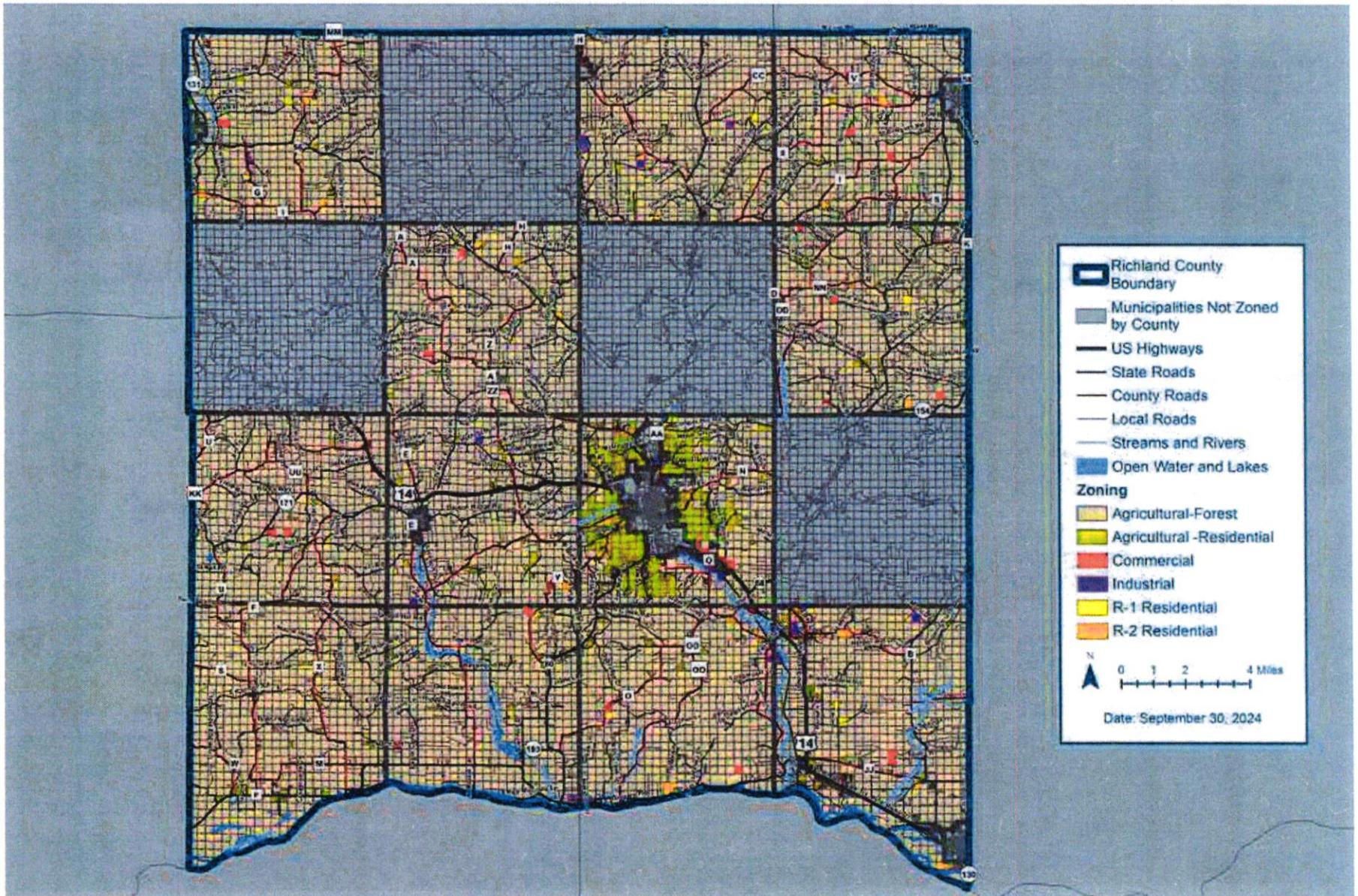
- Zoning and Land Conservation Department:
 - Restore entrenched streams to their floodplains.
 - Promote the installation of conservation practices that prevent water runoff, including vegetative buffer strips and tree planting.

- 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.

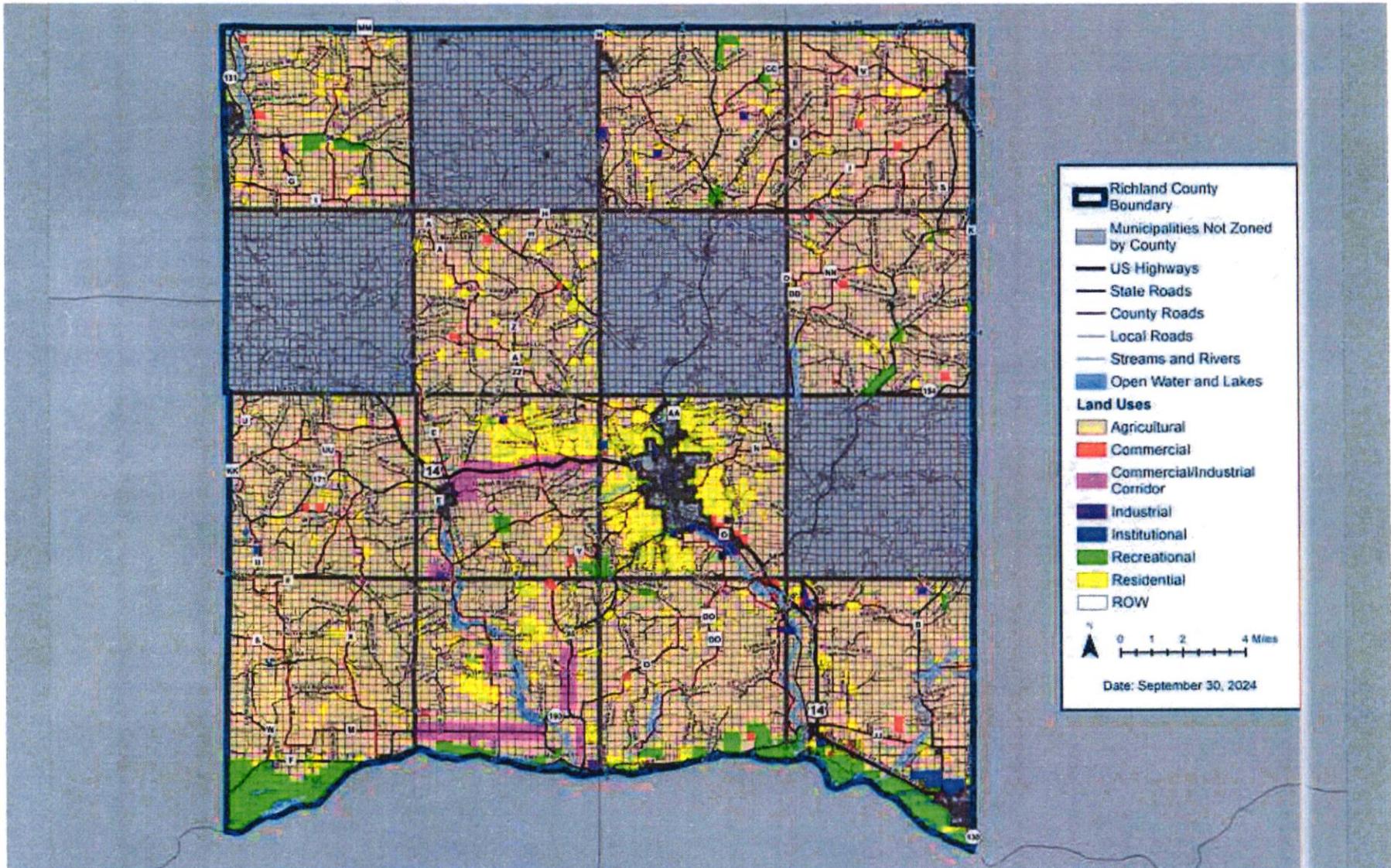
5. Empower Farmers to lead resilient land use practices in Richland County.

- 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.



**Natural Resources Committee
Agenda Item Cover**

Agenda Item Name: Discussion and Possible action on resolution regarding potential 765kV transmission line through Richland County

Department:	Land Conservation & Zoning	Presented By:	Cathy Cooper & Jenn Fry
Date of Meeting:	03/02/2026	Action Needed:	Resolution
Date submitted:	02/23/2026	Referred by:	

Recommendation and/or action language:

Approve the resolution asking for more information on a potential 765kV transmission line going through Richland County

Background:

There is a proposed 765kV transmission line going through Richland County. The county is requesting more information on this proposed line

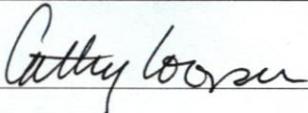
Attachments and References:

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

RESOLUTION NO. 26 - XX

Resolution Requesting Information Regarding the 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 cost of Project 26 that would be assumed by ratepayers has been estimated at \$10.6 billion; 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 _____

DEREK S. KALISH
COUNTY CLERK

DATED: MARCH 17, 2026

RESOLUTION OFFERED BY THE
NATURAL RESOURCES STANDING COMMITTEE
(2 MARCH 2026)

FOR AGAINST

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