



# Richland County Zoning & Land Information

Richland County Courthouse

181 W Seminary St

Richland Center, WI 53581

Michael Bindl  
Zoning Administrator/Sanitarian

Lynn Newkirk  
GIS Specialist/Zoning Technician

Cheryl Dull  
Program Assistant

Notice is hereby given that the Richland County Zoning and Land Information Committee will be meeting on April 1st, 2019 at 3:00 p.m. in the County Board Rm, Richland County Courthouse, 181 W. Seminary St., Richland Center, Wisconsin for the following reasons:

1. To hear a petition of Fullerton Irrevocable to rezone 24 acres from Agricultural-Forestry to Agriculture Residential in Section 28, Town of Willow.
2. To hear a petition of Bruce Wheelock and Ryan Larsen to apply for a conditional use permit for an auto service station and maintenance facility (auto body shop) in Section 30, Town of Buena Vista.

Information concerning this property including legal descriptions, maps and applications are available for review at the Richland County Zoning Office at the above address.

## Agenda

1. Call to Order
2. Approve agenda and publication
3. Approve minutes of the last meeting
4. Fullerton petition
5. Wheelock/Larsen petition
6. Adjourn



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Office System Technician

## Minutes of the Richland County Zoning & Land Information Committee Monday, March 4<sup>th</sup>, 2019

*Item #1*      CALL TO ORDER      The Zoning & Land Information Committee meeting was called to order at 3:05 pm by Co-Chairman James Huffman. Those that were present or signed up to speak were Marc Couey, Jayme Walsh, Steve Williamson, Jim Huffman, John Rosenberg, JoEllen Rott, Susan Triggs, William Lewis, Mike Bindl with Cheryl Dull with taking minutes.

*Item #2*      APPROVE AGENDA AND PUBLICATION      Moved by Jim to approve the agenda as posted, Motion carried.

*Item #3*      APPROVE MINUTES OF THE FEBRUARY 4TH MEETING      Hearing no changes to the minutes Marc approve them as presented, 2<sup>nd</sup> by Steve. Motion carried.

*Item #4*      TO HEAR A PETITION OF WILLIAM LEWIS TO REZONE 4 ACRES FROM AGRICULTURAL-FORESTRY TO RESIDENTIAL-2 IN SECTION 21 TOWN OF EAGLE      William Lewis is present to represent the petition. Mike explained Bill want to divide off 3 acres and sell the remainder of his land.  
Moved by Jayme to approve the petition and send to County Board on March 19th, 2<sup>nd</sup> by Marc . Motion carried.

*Item #5*      TOWN OF ROCKBRIDGE REZONE - HAFFNER      Mike stated Scott Banker usually represents their petitions but is not present. They have their own zoning and this is a pass-through from the Zoning Committee to County Board. The Haffners are rezoning 3.8 acres. Moved by Steve approve the petition and send to County Board on March 19th, 2<sup>nd</sup> by Marc. Motion carried

*Item #6*      NEW COMPUTERS FOR REGISTER OF DEEDS      Susan Triggs is present. She stated at the last Finance and Personnel meeting Barb Scott requested that offices put money aside to buy new computers. Barb went on to say there is a computer in the County that is 8 years old and is having problems. When they found out it was the Register of Deeds office, Jeanetta stated that they could get the money for it out of the Land Information Fund. Sue stated all of that money is generated by her office so she felt it was fair. Sue stated the quote is for \$709.00 which should include everything. Mike stated this is driven by Jeanetta. The stipulation is it must directly enhance public access. The old computer will be moved to be a public access computer. Jamie recommends that they consider going with 2 monitors if the funds are available. Moved by Marc to approve the computer purchase with a dual monitor card and 2 monitors not to exceed \$1,100.00, 2<sup>nd</sup> by Steve. Motion carried.

*Item #7*      CLOSED SESSION UNDER SECTION 19.85 (1) (C) WISCONSIN STATUTES FOR PERFORMANCE EVALUATION      Moved by Jayme to go into closed session, 2<sup>nd</sup> by Steve. Roll call: Steve - yes; Marc – yes; Jayme – yes; Jim – yes. Motion carried. Mike Bindl was allowed to stay for closed session. Gary Peters arrived at this point.

*Item #8*      MOTION TO COME OUT OF CLOSED SESSION      Moved by Marc to return to open session, 2<sup>nd</sup> by Steve. Roll call: Steve – yes; Marc – yes; Jayme – yes; Jim – yes; Gary – yes. Motion carried.



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Item #9 ADJOURN Next meeting will be April 1<sup>st</sup> at 3:00 pm. Moved by Marc to adjourn at 3:45 pm, 2<sup>nd</sup> by Jayme. Motion carried.

Minutes respectfully submitted by Cheryl Dull

Customer # 9869

Petition # RZ2019-003

COUNTY OF RICHLAND ZONING COMMITTEE  
NOTICE OF PETITION

(I) (We) First Name(s) Last Name Fullerton Irrevocable Phone Owner  
Address 1143 Balmoral Way City Melbourne State FL Zip 32940

First Name(s) Tom Last Name Gavin Phone (608) 963-2216 Seller  
Address City State WI Zip

hereby petition the Richland County Zoning Committee for a:

☒ Rezone from Agriculture/Forestry Rezone to Agriculture/Residential  
☐ CUP to permit  
☐ SUP to permit  
☐ Other

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

Present description of the property involved in this petition is as follows: Parcel # 52032 2814-1000  
Qtr SE Qtr NE Section 28 Town 11N Range 2E Township WIL # of acres 24.00  
Lot Block Subdivision # of Acres Approved 0.00

Present Use vacant land being split off

Present Improvements vacant land

Proposed Use split off to be a buildable lot

Legal Description to come later

Petition Filed	2/15/2019	Petitioner Notified		Rezone Decision		Ordinance #	
Catagory	Rezoning	Town Notified		CUP Decision		CB Date	
Fee Amount	\$500.00	<input type="checkbox"/> Township Approval		CUP Expires		CB Decision	
Meeting Date	4/1/2019	Decision Date		SUP Decision		Amendment #	

Comments

County Clerk Approval

RECEIVED

MAR 20 2019

VICTOR V. VLASAK  
RICHLAND COUNTY CLERK

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

TOM GAVIN - FIRST WEBER  
135 hawn Street  
BARABOO, WI 53913

SEND INFO TO



**TOWN OF WILLOW**  
**FEBRUARY 6, 2019**  
**6:00 PM**

**ATTENDANCE:** Tim Willis, Dave Fry, Richard Wiedenfeld, Deb Dickey, Ann Rynes.

**CITIZENS PRESENT:** Tom Gavin, Randy Moe.

**CALL TO ORDER:** Tim Willis at 6:00 pm.

**READ & APPROVE AGENDA:** Read by Willis. Motion by Fry, 2<sup>nd</sup> by Wiedenfeld to accept. Motion carried.

**READ & APPROVE MINUTES:** Motion by Wiedenfeld, 2<sup>nd</sup> by Fry to approve minutes sent via email. Motion carried.

**ZONING:** Tom Gavin appeared before the board representing Doug Fullerton, POA for the Nancy Fullerton estate. A request was made to change the land use of 22 acres from ag/forest to ag/res. Documents were reviewed. Motion by Wiedenfeld, 2<sup>nd</sup> by Fry to allow the change and submit minutes to county zoning for their approval. Motion carried.

**BILL PAYING:** Motion by Fry, 2<sup>nd</sup> by Wiedenfeld to approve orders 7-31. Motion carried.

**ROADS & BRIDGES:** Moe not present due to weather conditions in the township. Willis noted that Steve Fuller had requested documentation of notes to date be provided to him. It was agreed by both parties that previous minutes would suffice. Rynes notes that salt inventory is sufficient at this time. Willis noted that the on-line reporting to state WHOPRS for Tier II products stored on township property was completed.

**FIRE & AMBULANCE:** Willis noted that Holets had emailed him an update, most notably is that many meetings were cancelled/re-scheduled due to weather conditions. Fry reported on Richland Center Fire Department. Noted that the department would rather have charges to townships be paid at earliest convenience instead of waiting for insurance or other third party payers reimburse the township. Subject of fire dues payments was brought up. Rynes to research status & get back to Fry.

**TOWN SHOP:** Willis gave update. Engineer not present due to weather. Willis noted an arched wooden truss structure near Hillsboro was visited. Moe noted that the engineering firm contacted is KD Engineering out of Dogeville. Contact person is Keith and phone number is 608-935-3310. Willis to attempt to set up an afternoon initial meeting between the board and the engineer to discuss plans.

**PUBLIC INPUT:** Willis presented a solicitation from an advocacy council promoted by Wisconsin Towns Association. No action taken. The community center clock has been repaired.

**NEXT MEETING:** March 6, 2019 at 6:00 pm.

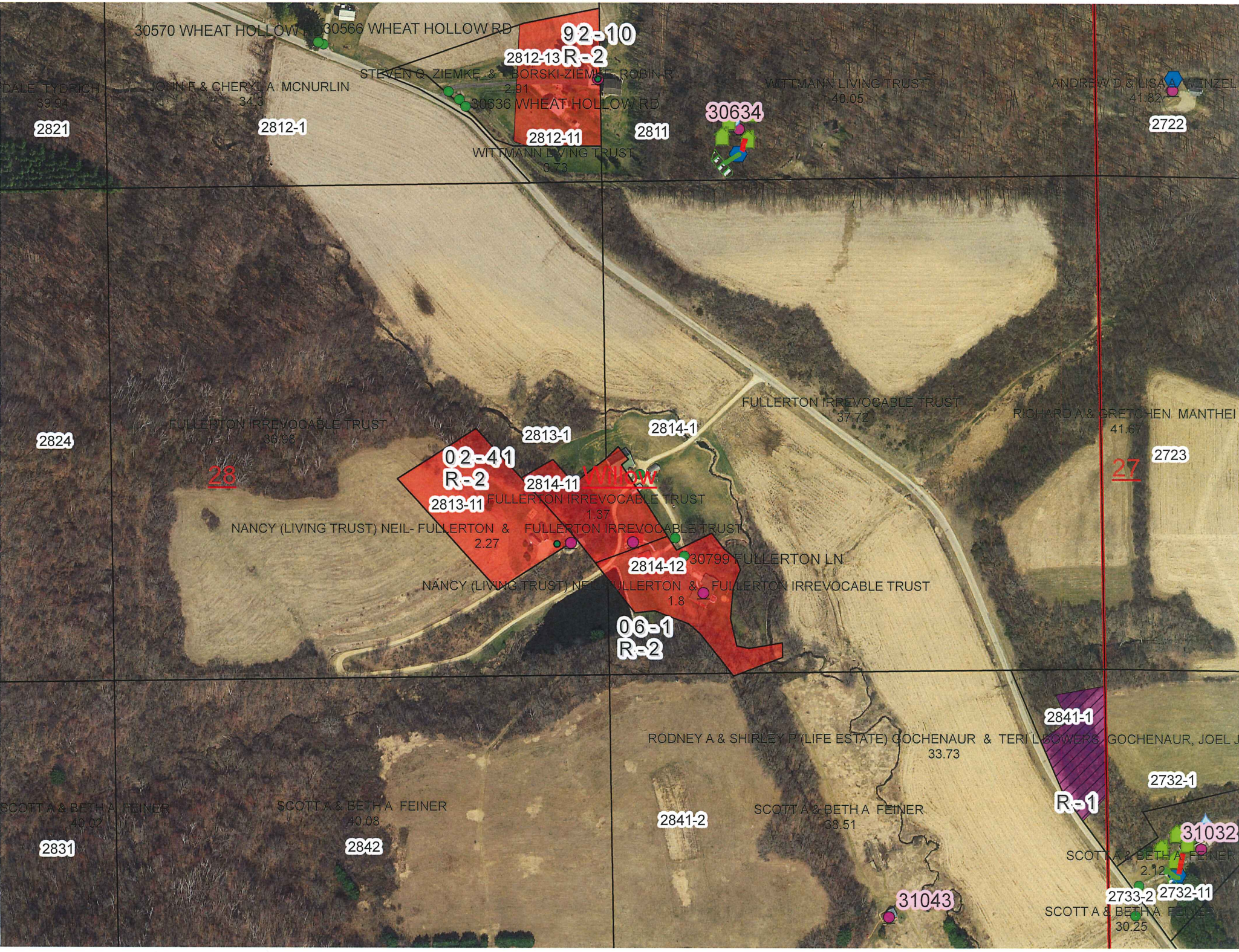
**ADJOURN:** Motion by Fry, 2<sup>nd</sup> by Wiedenfeld to adjourn. 6:42 pm. Motion carried.

Ann Rynes, Clerk

OWNER_NM	Title	MAILADDR	CITY	STATE	ZIP
FULLERTON IRREVOCABLE TRUST		1143 BALMORAL WAY	MELBOURNE	FL	32940
Tom Gavin	First Weber	135 Lynn St	Baraboo	WI	53913
ANDREW & LISA WENZEL		1412 MANOR DR	MT HOREB	WI	53572
RICHARD & GRETCHEN MANTHEI		635 E RUSSELL ROAD	JANESVILLE	WI	53545
TERI L BOWERS & JOEL GOCHENAUR		20808 STATE HWY 58	CAZENOVIA	WI	53924
WITTMANN LIVING TRUST		30634 WHEAT HOLLOW RD	CAZENOVIA	WI	53924
JOHN F & CHERYL A MCNURLIN		591 HILLTOP DR #32	REDDING	CA	96003
STEVEN & ROBIN BORSKI-ZIEMKE		30624 WHEAT HOLLOW ROAD	CAZENOVIA	WI	53924
DALE TYDRICH		30416 WHEAT HOLLOW RD	CAZENOVIA	WI	53924
SCOTT A & BETH A FEINER		302 S THOMPSON ROAD	SUN PRAIRIE	WI	53590
Ann Rynes	Willow Township Clerk	20391 Buckta Hill Rd	Richland Cente	WI	53581
Marty Brewer	Supervisory District 6	26766 County Hwy DD	Richland Cente	WI	53581

12 Agendas  
8 neighbors





30570 WHEAT HOLLOW RD 30566 WHEAT HOLLOW RD

92-10  
2812-13 R-2

DALE TYDRICH  
39.94

JOHN E & CHERYL A MCNURLIN  
34.3

STEVEN G ZIEMKE & BOBORSKI-ZIEMKE ROBIN R

WITTMANN LIVING TRUST  
40.05

ANDREW D & LISA A WENZEL  
41.82

2821

2812-1

30636 WHEAT HOLLOW RD  
2812-11  
WITTMANN LIVING TRUST  
8.73

2811

30634

2722

2824

FULLERTON IRREVOCABLE TRUST  
36.98

28

02-41  
R-2  
2813-11

2813-1

2814-1

FULLERTON IRREVOCABLE TRUST  
37.72

RICHARD A & GRETCHEN MANTHEI  
41.67

2723

27

NANCY (LIVING TRUST) NEIL- FULLERTON &  
2.27

FULLERTON IRREVOCABLE TRUST  
1.37

2814-11

FULLERTON IRREVOCABLE TRUST

NANCY (LIVING TRUST) NEIL- FULLERTON &

2814-12

30799 FULLERTON LN

FULLERTON IRREVOCABLE TRUST  
1.8

06-1  
R-2

RODNEY A & SHIRLEY P (LIFE ESTATE) GOCHENAUR & TERIL BOWERS GOCHENAUR, JOEL J  
33.73

2841-1

R-1

SCOTT A & BETH A FEINER  
40.02

SCOTT A & BETH A FEINER  
40.08

2841-2

SCOTT A & BETH A FEINER  
38.51

2831

2842

31043

SCOTT A & BETH A FEINER  
2.12

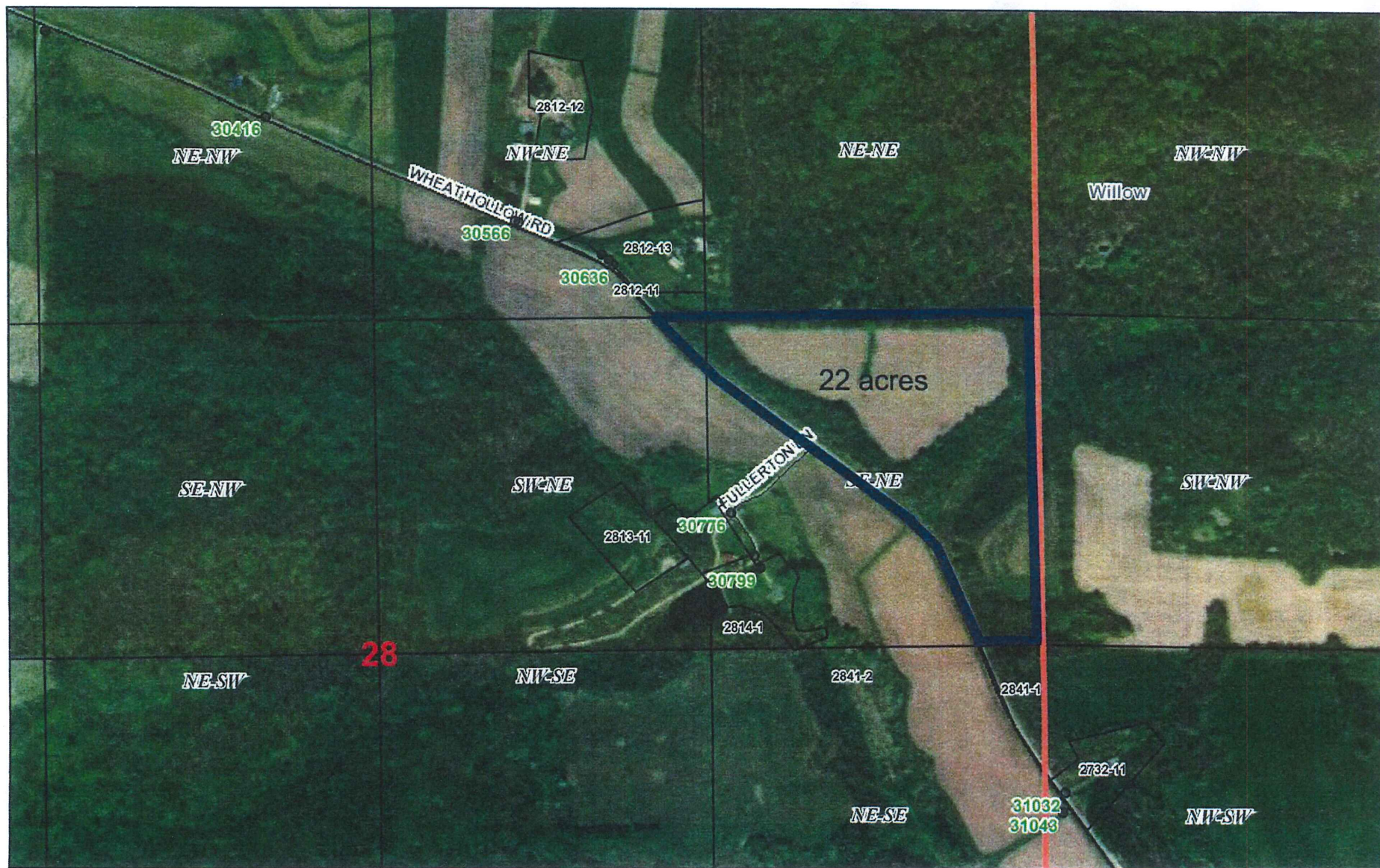
31032

SCOTT A & BETH A FEINER  
30.25

2733-2 2732-11



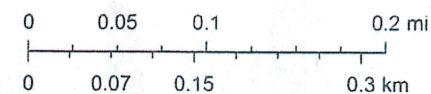
# ArcGIS Web Map



1/15/2019, 10:38:47 AM

- Municipalities
- Parcel Lines
- Town Roads
- State Highway
- Sections
- Roads
- US Hwy
- City Streets
- County Highway
- Address Points

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS  
Earthstar Geographics |



## Public Records Full

Vhms

## RICHLAND COUNTY PROPERTY

Owner Name	FULLERTON IRREVOCABLE TRUST	Parcel ID	032-2814-1000
CoOwner		Prop Address	
Owner Address	1143 BALMORAL WAY	CTV Municipality	T WILLOW
Owner City	MELBOURNE FL 32940	Postal City	WI
School District	ITHACA	Data Received	11/1/2017

## ACRES

Total Acres	37.56		
Property Class	Acres	Land Value	Improv Value
AGRICULTURAL	20.91	\$1,300.00	
OTHER	16.65	\$24,200.00	

## LEGAL DESCRIPTION

Section	28	Quarter	
Town	11N	Range	2E

## Legal Description

SE 1/4 NE 1/4..... EX CSM 687

## ASSESSMENTS

Assessment Year	2017	Prev Land Assessment	\$16,300.00
Land Assessment	\$25,500.00	Prev Impr Assessment	\$0.00
Improvements	\$0.00	Prev Tot Assessment	\$16,300.00
Tot Assessment	\$25,500.00	Assessment Ratio	0.977011
Land Percentage	100 %	Mill Rate	0.02151
Assessment Increase	56.44 %	Est Market Value	\$26,100.00

## TAXES

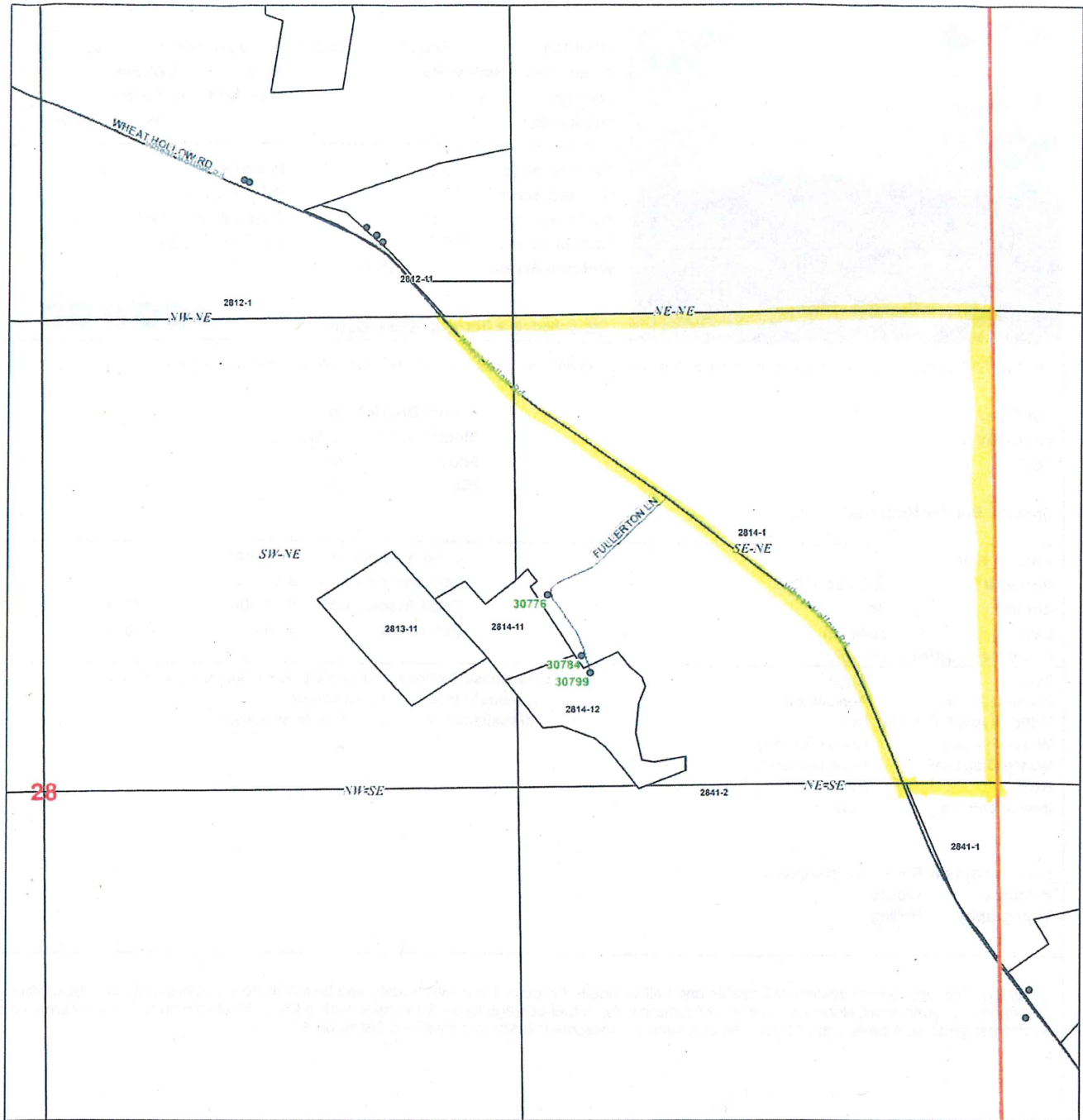
Tax Year	2017	NET Taxes	\$548.54
Lottery Credit	\$0.00	Total Specials	\$0.00
Other Taxes	\$0.00	Other Credits	\$0.00

Disclaimer:

Information is provided by the taxing municipality for this parcel. SCWMLS

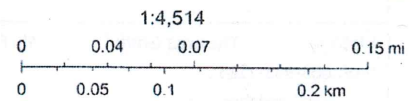
9869

# ArcGIS Web Map



11/5/2018, 11:38:16 AM

- Municipalities
- Sections
- Address Points
- Parcel Lines
- Roads
  - City Streets
  - Town Roads
  - US Hwy
  - County Highway
  - State Highway





1848040 Active Lots & Acreage Price: \$79,900  
 22 Ac Wheat Hollow Rd Town Willow O19  
 County: Richland Mailing City: Cazenovia  
 Subdivision: WI 53924

Total Acreage: 22.00 Other Price/Acre: \$3,631.82  
 Wooded Acres: 12.00 Price/SqFt:  
 Pasture Acres: 0.00 Number of Lots: 1  
 Tillable Acres: 10.00 Lot Number(s): 0  
 Wetland Acres: 0.00 Open

Schedule a Showing Show Date:



Hwy 58 N from Ithaca, 5 miles to left on Wheat Hollow Rd, stay to right on Wheat Hollow at 1st intersection. Property on right side of the road.

Lot Size:  
 Lake/River  
 Feet

School District: Ithaca  
 Elementary: Ithaca  
 Middle: Ithaca  
 High: Ithaca

Specific Builder Required: No

Annual HOA  
 Parcel #: 032-2814-1000  
 Zoning: Ag  
 Owner: Fullerton  
 Legal Description: Lengthy

Land Assessmnt: \$ 16,300  
 Improvements: \$ 0  
 Total Assessmnt: \$ 16,300 / 2017  
 Net Taxes: \$ 549 / 2017

Type Rural  
 Present Zoning Agricultural  
 Utilities Avail. (To Lot) None  
 Water System None presently  
 Waste Disposal None presently  
 Road Paved  
 Improvements None

Purchase Options Sell entirely, Additional land available  
 Available Info Aerial photos  
 Miscellaneous Exp lower level possible

Lot Description Rural - not in subdivisn  
 Features Wooded  
 Topography Rolling

22 rolling acres with approximately half tillable and half wooded. Property filled with wildlife and beautiful views. A great place to build your dream home. Important Note: Acreage is an estimate only, actual acreage to be determined with a CSM. Final sale price to be determined on a price per gross acre basis upon completion of a survey. Assessment & tax information is based on 40 acres.

<b>ListAg:</b> Thomas Gavin	48760-90	<b>CoList:</b> Chelsey Bill	<b>List Date:</b> 1/10/2019	<b>Expire Date:</b> 7/10/2019
Pref: 608-963-2216		Pref: 608-434-1080	<b>Subagent Comm:</b> 3.0%	<b>Electronic Consent:</b> Yes
tfgavin@firstweber.com		BillC@FirstWeber.com	<b>BuyerAgent Comm:</b> 3.0%	<b>Exclusive Agency:</b> No
<b>First Weber Inc</b>		<b>First Weber Inc</b>	<b>DOM:</b> 10	<b>Licensee Interest:</b> No
608-524-2988 Fax #: 608-524-6255		608-524-2988 Fax #: 608-524-6255	<b>AO Date:</b>	<b>Limited Service:</b> No
2175 E Main St		2175 E Main St	<b>Closing Date:</b>	<b>Multiple Rep:</b> DA
Reedsburg WI 53959-9440		Reedsburg WI 53959-9440	<b>Financing:</b>	<b>Named Exceptions:</b> No
<b>Sale Agent:</b>		<b>Sold Price:</b>	<b>Sale Factors:</b>	<b>Policy Letter:</b> Yes
		<b>Concessions:</b>	<b>Competing Offers:</b>	<b>Variable Comm:</b> No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2018 SCWMLS Orig MLS: South Central WI

22 Ac Wheat Hollow Rd

\$79,900

1848040

Printed By Thomas Gavin

01/20/2019 10:53 AM

Not for Public Distribution



Customer # 9897

Petition # RZ2019-004

COUNTY OF RICHLAND ZONING COMMITTEE  
NOTICE OF PETITION

(I) (We) First Name(s) Bruce Last Name Wheelock Phone Owner  
Address 16530 Kanton Rd City Muscoda State WI Zip 53573

First Name(s) Ryan Last Name Larsen Phone Petitioner  
Address City State WI Zip

hereby petition the Richland County Zoning Committee for a:

- ☐ Rezone from Rezone to
- ☒ CUP to permit Auto service station and maintenance facility (Autobody shop)
- ☐ SUP to permit
- ☐ Other

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

Present description of the property involved in this petition is as follows: Parcel # 52006 3045-3110

Qtr Qtr Section 30 Town 9N Range 2E Township BVS9 # of acres 0.00  
Lot Block Subdivision # of Acres Approved 0.00

Present Use

Present Improvements Building

Proposed Use

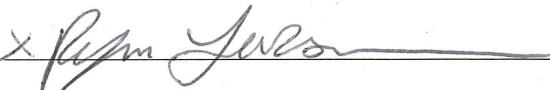
Legal Description existing commercial zoned lot

Petition Filed	2/18/2019	Petitioner Notified		Rezone Decision		Ordinance #	
Category	CUP	Town Notified		CUP Decision		CB Date	
Fee Amount	\$500.00	<input type="checkbox"/> Township Approval		CUP Expires		CB Decision	
Meeting Date	4/1/2019	Decision Date		SUP Decision		Amendment #	

Comments existing lot that was zoned commercial by township when adopted zoning.  
Applicant wants to start an autobody shop there.

County Clerk Approval

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



21



## Cheryl Dull

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**From:** Microsoft Store <vannelson2@hotmail.com>  
**Sent:** Friday, February 15, 2019 9:46 AM  
**To:** Cheryl Dull  
**Subject:** Town of Buena Vista

Feb 14, 2019 Buena Vista Town Board approved request from Ryan Larsen for CUP for auto body shop in Gotham, property owned by Bruce Wheelock.

Van Nelson  
Town Clerk

006 3045 - 3110

28771 STA 60

9897

Town zoned Commercial  
C.U.P. automotive repair shop.

OWNER_NM	MAILADDR	CITY	STATE	ZIP
BRUCE WHEELLOCK	28766 STATE HWY 60	LONE ROCK	WI	53556
Ryan Larsen				
MATTHEW RASMUSSEN	7193 HILLDALE RD	LANCASTER	WI	53813
MARK & MARGARET TIMMERMAN	32834 COUNTY HWY TB	LONE ROCK	WI	53556
KENNETH & CYNTHIA GRUBER	PO BOX 24	GOTHAM	WI	53540
ARIES SUN INC	11797 EXCELSIOR RD	BLUE RIVER	WI	53518
DAVID KING	234 N GROVE ST APT 5	REEDSBURG	WI	53959
JOSEPH HARSHA	PO BOX 35	GOTHAM	WI	53540
RICK & JULIE PINE	PO BOX 85	GOTHAM	WI	53540
CHAD OVERMAN	780 RACHAEL ST UNIT 202	NORTH LIBERTY	IA	52317
DANIEL COLEMAN	PO BOX 28	GOTHAM	WI	53540
KENNETH & MARLENE MEYERS	PO BOX 174	GOTHAM	WI	53540
SCOTT SANDER	19088 E BASSWOOD RD	MUSCODA	WI	53573
BONNIE HOLLANDS	32817 FULTON ST	GOTHAM	WI	53540
CECIL & GLORIA SCOTT	PO BOX 95	MARQUETTE	WI	53947
DAVID NORSMAN & LINDA BADGER	4742 NORA LN	MADISON	WI	53711
SHAWN UNDERWOOD	25245 JEFFERSON ST	RICHLAND CENTER	WI	53581
ANTHONY OLSON	PO BOX 51	GOTHAM	WI	53540
ROSS & THERESA HALVERSON	33511 OLD MILL DR	LONE ROCK	WI	53556
TERRY & BARBARA PLINER	28829 STATE HWY 60	LONE ROCK	WI	53556
DENNIE & DANNIE JAX & DEBBIE FERGUSON	PO BOX 96	GOTHAM	WI	53540
ROBERT & JULIE RINGELSTETTER	PO BOX 153	GOTHAM	WI	53540
MARY ROWE	899 S COAST HWY #2	LAGUNA BEACH	CA	92651
Van Nelson	Buena Vista Township Clerk 29440 US Hwy 14	Lone Rock	WI	53556
Larry Sebranek	Supervisory District 20 32742 Cold Springs Ln	Lone Rock	WI	53556

25 Agendas  
21 Neighbors





3043-12

32817

3045-25

BONNIE HOLLANDS  
0.3

BRUCE G WHEELLOCK DAVID W NORSMAN & BADGER, LINDA I  
0.1

3045-27

28766

3045-271

32832

32832 3RD ST

CHAD R OVERMAN  
0.4

3045-15

28766 STATE HWY 60

7.29

ROW

28771 STATE HWY 60

28789 STATE HWY 60

3045-32

BRUCE G WHEELLOCK  
0.21

30

3045-311

Buena Vista

BRUCE G WHEELLOCK  
0.18

3045-31

SHAWN P UNDERWOOD  
0.11

32853

3045-43

32853 3RD ST

3044-13

RICHLAND COUNTY (RR)  
3.21

3045-33

ANTHONY S O'BON

32874

32874 3RD ST

32885 3RD ST

3045-45

ROBERT R & JULIE A RINGELSTETTER  
0.4

3045-36

ROSS A & THERESA M HALVERSON  
0.19

TOWN OF BUENA VISTA  
0.22

3045-35

32886

32886 3RD ST

MATTHEW C RASMUSSEN  
20.79

ARIES SUN INC  
0.83