



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

Minutes of the Richland County Zoning & Land Information Committee Monday, January 5, 2015

Item #1 CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 9:00 am by Chairman Rasmussen. Those that were present or signed up to speak were Richard Rasmussen, Gaylord Deets, Larry Sebranek, James Lewis, Paul Klawiter, Paul Breininger, Connie Champnoise Mike Bindl with Cheryl Dull taking minutes.

Item #2 APPROVE AGENDA AND PUBLICATION Moved by Larry to approve the publication and agenda, 2nd by Gaylord . Motion carried.

Item #3 APPROVE MINUTES OF THE DECEMBER 1ST MEETING Gaylord's name is spelled incorrectly in the adjournment. With that change Richard moved to accept the minutes of the December meeting as presented. Motion carried.

Item #4 CONDUCT INTERVIEWS OF THE POSITION OF RICHLAND COUNTY SURVEYOR

Sean Walsh is present for his interview at 9:05.

Todd Rummler is present for his interview at 9:22.

Interviews were completed at 9:50.

At 10:51 discussion followed concerning the hiring of the Surveyor.

Roll call:

Gary – Rummler

Gaylord – Rummler

Jim – Either would do a good job.

Larry – Rummler

Consensus is Rummler. Todd Rummler will be offered the job.

Item #5 REZONE OF MARK SUGGS PROPERTY IN ITHACA TOWNSHIP Mike stated it was approved last month by this committee. Ben brought to Mike's attention that the town of Ithaca rezoned the whole Quarter Quarter not by CSM. Virginia brought the correct description into the Zoning Office last week and it will go to County Board this month.

Item #6 AZMARK PROGRESS REPORT & EXTENSION REQUEST Mike stated he sent to the Committee the e-mail he received. They have asked for a 3 month extension. They have completed 66 of 143 corners. Discussion followed by the Committee on a penalty clause and repeated extension requests. Gaylord stated no more payments should be done. Paul informed the Committee that Matt passed this on to him without any information accompanying it. Paul stated there is a clause stating we would hold back 20% until all corners are completed. Paul did request an extension from the State which he stated was granted. Paul does not recall any other penalty in the contract but he would have to review the contract. Paul recommends giving them the 2 month extension because we will be penalized if we do not meet the deadline. The Committee request Paul retrieve the signed contract. Paul left the meeting to find the contract.

Paul returned, he stated he found the contracted and read what was in the contract.

The minutes from July 7th were read, they are as follows“Moved by Larry to revise his motion to added penalty clause of “if not completed by [date]” and prorated payment clause at 80% (hold 20% until



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completed), 2nd by Virginia. Matt asked that the “not completed by” not be decided on now as this is a Ben question.” and “Gary moved that 20% be forfeited if not completed in time, 2nd by Gaylord. Motion carried. “

After review of the signed contract, the motion concerning the 20% forfeiture was not added to it. Larry moved to grant the extension but if it is not completed by February 28th 20% must be forfeited from the contract, 2nd by Jim. Gaylord is opposed. Motion carried.

Item #7 ZONING ORDINANCE – ZONING DISTRICTS AND USES Mike state Ross Halverson has a parcel in Gotham that is currently zoned Commercial. Someone wants to buy it and start a cheese factory. Conditional use for Commercial does not allow cheese production. It would need to be rezoned to Industrial but the township does not want it be zoned Industrial. Larry questioned if we do allow cheese production what happens if that is not the use anymore? Mike stated allowed uses could still be done there. Mike informed the Committee they could have a deadline for the Conditional to be reviewed.

Ross informed the Committee that the whey would be hauled out. Ross stated he cannot find any history on the septic system. There may have been work done on it but there is no record of it. Ross feels there is room for a replacement field if or when it is needed. Gaylord questioned if the 33' ROW can be met? Ross felt from the markers he was looking at they were out of the ROW. There is an easement for the current septic and the buyers are ok with that. Mike stated options would be a CUP under Ag/F or, rezoned to Industrial, change the ordinance that cheese manufacturing be a permitted use under CUP for Commercial or go for a variance under BOA and prove a hardship.

Cheryl stated Highway department should be consulted concerning the trucks backing in off a County or State Road.

Mike explained the difference between a CUP for a Zoning District or a Variance because you can't meet the conditions.

Moved by Larry to add “Cheese Factory” as a Conditional use under Commercial Zoning and send to County Board on January 20th, 2nd by Gary. Motion carried.

Item #8 PAY BILLS No bills to pay

Item #9 FARMLAND PRESERVATION PLAN Mike stated last summer we got the grant to rewrite the Farmland Preservation Plan. In the new Plan they want to know farm history. Mike has been reviewing Sauk and Grant Counties Plans to find out what is necessary. He is trying to keep it as basic as possible. The difficult part will be that the Townships will need to look at their maps for residential areas, etc. Keep in mind we will write it but it will probably we sent back by DATCP at least once with questions. Rewriting of the Zoning Ordinance will be part 2 of the Plan.

Item #10 OFFICE REPORT Mike just received a letter from FEMA that the appeal period ends tomorrow.

Mike informed the Committee of the ongoing Willow township issue. The neighbor will be suing the County because it is too stressful for him to have his neighbor build a shed next to him. He has contacted an Attorney and is accumulating a list “issues” that he doesn't like also stating his property value is decreased because of the shed.

There is a request to waive the fee for a Shoreland Permit project being completed by the Campus. Discussion by the Committee followed and it was decided to not waive the fee.



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Item #11 ADJOURN Next meeting will be Monday, February 2nd @ 9:00. Moved by Gary to adjourn at 10:54 a.m., 2nd by Larry. Motion carried

Minutes respectfully submitted by Cheryl Dull.