



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, February 2, 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, Virginia Wiedenfeld, Marilyn Marshall, Todd Rummler, Scott Banker, Ross Halverson, Lee Marshall, Mike Bindl with Cheryl Dull taking minutes.

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

Item #3 APPROVE MINUTES OF THE JANUARY 5TH MEETING Richard moved to accept the minutes of the January meeting as presented. Moved by Gaylord to approve as present, 2nd by Larry. Motion carried.

Item #4 TO HEAR A PETITION OF MARTIN & LOIS CHRISTIAN TO REZONE 28 ACRES FROM AGRICULTURAL/FORESTRY TO AG/ RESIDENTIAL IN SECTION 23& 26 OF TOWN OF DAYTON Lee Marshall is present for the petition as the realtor. The Christians own 26 acres they need to split. Lois will maintain 5 acres with the buildings and the rest will be sold. Mike explained the aerial that was mailed out with the packets. Dayton Township has approved the split and rezone. Moved by Marilyn to approve the rezone and send to County Board on February 17th, 2nd by Gaylord. Motion carried.

Item #5 TO HEAR A PETITION OF ROSS & THERESA HALVERSON AND BRYON SCHROEDER TO OBTAIN A CONDITIONAL USE PERMIT FOR CHEESE FACTORY IN SECTION 29 OF TOWN OF BUENA VISTA Ross and Bryon are present to represent the petition. Richard ask if there is enough room to get trucks in and out of the location. Bryon stated they are looking at getting a 700 gallon trailer instead of having trucks coming in. Ross felt that a truck could back in off JJ parallel to Hwy 14. Bryon presented a floor plan for the building showing the location where the trucks would be backing in and unloading. Moved by Virginia to approve the petition, 2nd by Larry. Motion carried.

Item #6 TO HEAR A PETITION OF JEANETTE BAUER/SHARON BOUDRO TO REZONE 2.3 ACRES FROM AGRICULTURAL/FORESTRY TO RESIDENTIAL-2 IN SECTION 27 OF TOWN OF RICHWOOD Sharon is present for the petition. Her mother is ill and they need to sell off the crop land. They want to keep it small and more manageable. They also have a request into the BOA on Thursday for being less than 2 acres. Mike stated he has met with Sharon and discussed room needed for a septic replacement. Moved by Virginia to approve subject to the BOA approval and if approved by the BOA send to County Board, 2nd by Larry. Motion carried.

Item #7 WESTBROOK PETITION-TOWN OF ROCKBRIDGE Scott Banker is present for the petition. Scott stated there is 42 acres owned by the Westbrooks. Mr. Westbrook has terminal cancer. The Westbrooks want to keep 10 acres and sell the rest of the land to the neighbor. It has been approved by Rockbridge Township via public hearing. Moved by Gaylord to approve and send to County Board, 2nd by Marilyn. Motion carried.



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Scott continued to ask questions concerning a Zoning Ordinance review. Mike stated they will be doing one this year.

Item #8 WEB APPLICATION AND GIS WEB HOSTING CONTRACT Paul passed out a Service Agreement from MSA. He stated it is basically the annual Maintenance. MSA told them last year at budget time there would need to be an upgrade to the frame work. Task 1 has already been approved in the budget. Task 2 is the usual annual amount totaling \$5,500.00. Virginia questioned if this would need to go to County Board as it is over \$5,000.00. Mike stated it comes in several different bills. The money to pay this contract will come out of 2 different accounts. Moved by Virginia to approve after Mike checks to see if it must go to County Board, 2nd by Larry. Motion carried.

Item #9 GIS DATA REQUEST Mike stated he has a request from Polaris for information on the Snowmobile trails. Polaris has their own GPS system that they want to put our data in. Richard questioned if this should go to the Highway Department concerning the ATV trails. Discussion followed on if the Highway Committee needed to approve this because of the public road use. Virginia didn't feel that the snowmobile plotted trails was affected by the Highway Department or their Committee as Snowmobile trails don't run on the roads. Mike stated he can contact Jim at the Highway Department to see if there is anything he wants to have input on. Moved by Larry to approve sharing the Snowmobile trail and check with Highway Department if they have ATV's trails to share and if they have any objections, 2nd by Virginia. Motion carried.

Item #10 PAY BILLS No bills to pay.

Todd Rummel, the new County Surveyor is present. Friday he received a call for Azmark Surveying who stated there are 2 surveys in the middle of roads that would need to be excavated to verify them. Azmark told Todd that it is in the Contract that the County pays for the Excavating should it need to be done. Todd felt the markers are around 2 feet deep. He did find 2 reference markers that are undisturbed the other 2 have been destroyed. Todd told Azmark to use those reference markers as the correct references. One of the corner reference markers are on a Church building. He didn't feel that the reference markers would concrete enough to consider them as good markers. He didn't feel the Highway department would be real happy to dig a heavy traveled road to find a marker. Larry ask if another reference marker could be set? Todd stated yes, but Azmark didn't feel that they were confident enough to assume the mark is right without digging it up. Todd stated if the contract had been completed when it was suppose to, this wouldn't be a problem. Todd read the report from Azmark concerning the status of the Contract. 93 of 143 corners have been completed with 81 tie sheets have been submitted for filing. The remaining 50 have been found and research needs to be done. Azmark feels he will be done by February 28th deadline.

Todd asked how the billing process works? Has this come up before? Mike questioned if Ben should be contacted as this is the first time it has come up? Todd stated as a surveyor this comes up a lot but not that they have ever been located several feet down. There is a lot of equipment to do the digging but not this deep without a backhoe.

Todd felt that to get this contract finished we could give him another corner to do as a substitute. The other option is to hold back payment for 1 corner and have him finish it in the spring or there could be a reference marker put in place of it. But does this affect the grant money?

Cheryl asked Paul to come back to the meeting to answer questions about the corners and status of the remainder of the County. Paul wasn't sure if this was to finish the County or if there were more corners to do in the County?



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Paul stated the extension on the grant is until February 28th. Todd stated that we can tell Mr Dedrich that we will do the digging when the frost is out and to hold payment for that one corner.

Richard felt that Azmark has been dragging their feet anyway so if 20% is held, it is their own fault. Todd did agree that the weather has been very favorable for completing surveys and possibly it should have been completed in time.

Todd has had to have one monument dug up and it was found but not sure how the billing was handled.

Paul stated he felt the Land Information program has loosened up on how reports are done. It used to be that invoices had to be sent in for a draw. Now they are just asking for reports on how money is spent.

Gaylord recommended that Todd talk to the Highway Department about digging and find out how or when it can be handled.

Todd asked the committee if they would like him to be here for the whole meeting in the future or only to answer questions as needed or when needed.

Todd recommended he hold his office hours on meeting day and if needed can be ask to come back to the meeting if he doesn't have anything on the agenda and something comes up that needs answered. Todd felt 10-12 am would work best for him to complete work. Todd's plan is to be here for the start of the meeting and then go to the Register of Deeds office to complete his other work.

Next meeting Mike asked that the Committee be updated on the status of this contract.

Item #11 ADJOURN Next meeting will be Monday, March 2nd @ 9:00. Moved by Gaylord to adjourn at 10:20 a.m., 2nd by Larry. Motion carried

Minutes respectfully submitted by Cheryl Dull.