



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, March 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, Todd Rummmler, Mr. Dedrick, Virginia Wiedenfeld, Gary Peters, Jim Lewis, Andrea Hendrickson, Paul Klawiter, Connie Chamnoise, Arthur Plachinski, Mike Bindl with Cheryl Dull taking minutes.

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

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

Item #4 COUNTY SURVEYOR-UPDATE ON CORNER PROJECT Todd stated he spoke with Jim Chitwood about digging. Jim stated he would do it after the frost is out of the road. Dedrick submitted 30 corners on February 12 which Todd has reviewed and submitted to Sue to record. Mr. Dedrick is present and ask to speak. He stated he has 3 corners in Henrietta to do, 4 in Bloom to do and Westford is done. He would like a 10 day extension. Also he has reviewed Blakeslee's previous markers and surveys of the problem corner. He thinks he can use what has been set to establish the corner without digging. Todd stated the project is near completion with 8 corners left. Todd recommended that we let Mr. Dedrick complete his project with the 10 day extension. If he can not establish the corner by the existing markers on the problem corner then we would have to wait for spring to do the digging. Paul is present and stated this is no problem with the grant if we give an extension. Moved by Gaylord to grant the 10 day extension with Todd's recommendation that the final payment be held until all the paperwork is turned in, 2nd by Gary. Motion carried.

Item #5 TO HEAR A PETITION OF ANDREA HENDRICKSON TO OBTAIN A CONDITIONAL USE PERMIT FOR AN AG STRUCTURE WITHIN 500 FEET OF A NON AG STRUCTURE UNDER SEPARATE OWNERSHIP IN SECTION 27 OF TOWN OF AKAN Mike explained she applied for a livestock structure for small calves up to 8 months of age. There is already and existing barn and other buildings on the property. Moved by Larry to approve the Conditional Use permit, 2nd by Virginia. Motion carried.

Item #6 CLARIFICATION ON ZONING ORDINANCE LAND USE OF MOBILE HOMES Mike stated that the Zoning office have been working on past conditional use permits. They found one from 1992 or 1993 where someone had a mobile home temporarily until they built their house. 7 years later they build their house and started using the mobile home as a storage structure. Larry stated he is not happy about it but it and is not a good precedence to set but it has been 20 years so how do you go back and ask them to remove it. Virginia made the motion that as long as no one lives in it to allow them to keep it, 2nd by Jim. Motion carried.



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Item #7 CLARIFICATION ON “REZONED LAND CANNOT BE FURTHER SPLIT” Mike passed out maps of Aaron Clinton’s land that was rezoned in October. When Ben did the ordinance he did not put a deed restriction on it. Now Jerome Durst wants to buy 15 acres and split the rest into 2 lots and sell those 2 keeping the remainder. Mike talked to Jerome before the new year started concerning the split of the land across the road and selling it. Mike told him it would not be buildable until it is rezoned. Jerome wants to sell the land across the road to his grandson. There has never been discussion about adjoining land owners buying it. Todd stated Jerome had come into to speak with him about the split and Todd explained to Jerome he knew about the restriction and didn’t know if it could be split any further. Jerome would like to split the land north of County Hwy A to keep with his land.

Discussion followed on the split or selling to adjoining land owner. Mike explained if it is not on a deed it is not caught. There was not a recorded deed.

Mike asked if Jerome or Aaron Clinton did split it and the town approved it, what could or would the Zoning Committee do?

Discussion followed on future splits and recommendation how to track them.

Moved by Gary to have Mike meet with Ben on recommendation of how to proceed, 2nd by Gaylord. Motion carried.

Item #8 DISCUSSION ON LAND USES IN THE A-F ZONING DISTRICT Mike explained that someone looking at land in Forest township has ask about what he could do to have a campground with small cabins. Then it changed to a very large building that could be used as a warehouse. Eventually changing to he would like to have a “special event” to raise money for a good cause. Finally advancing to he wants to have bands and maybe horseback riding. Mike advised him to come back with a business plan so we could decide how to proceed and what the zoning should be.

Item #9 FARMLAND PRESERVATION UPDATE Mike updated the Committee that when Richwood adopted County Zoning, Mike sent the information to DATCP. Someone from Richwood went to file their taxes and was told Richwood wasn’t zoned. He further explained the Town of Richwood people cannot get farm credits until we update our Zoning Ordinance changes and Farmland Preservation plan even though we have until December 2016 to rewrite it.

Item #10 CLOSED SESSION UNDER 19.85 (1) (C) FOR EVALUTION OF ZONING ADMINSTRATOR The Committee went into closed session at 10:33 am. Motion by Virginia, 2nd by Gary Peters. Motion carried.

Item #11 ADJOURN Next meeting will be Monday, April 6th @ 9:00. Moved by Virginia to adjourn at 11:15 a.m., 2nd by Jim . Motion carried

Minutes respectfully submitted by Cheryl Dull.