



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, April 6, 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, Virginia Wiedenfeld, Gary Peters, Jim Lewis, Fred Graf, Mike Bindl with Cheryl Dull taking minutes.

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

Item #3 APPROVE MINUTES OF THE MARCH 2 & 17 MEETING March 2 should state closed session was voted on by Roll Call with everyone in favor. With that addition Jim moved to accept the minutes of the March meetings as presented, 2nd by Gary. Motion carried.

Item #4 REQUEST TO REDUCE FEE FOR SCANNING AND PRINTING CONSTRUCTION DRAWINGS Mike explained Symons has 30 pages to be scanned at the size of 22" x 34", they are requesting a free or reduced fee. Fred from Symons is present to state the plans which are from 1986 are brittle. With the required fees it would cost around \$900.00. Fred stated that when they built 2 other projects and they got them scanned and printed for free by some else. Their machine is now broken and they will not be replacing it. As this is a County owned building he felt it should be done at a reduced fee. The Architect firm could do it but it would cost a substantial amount of money. Larry felt we cannot do it for free because there are still costs involved but maybe a reduced fee. Mike stated without looking at the prints it is hard to say how much time it would take. Cheryl estimated about 2 hours to scan. Larry moved that the Zoning office reduce the fee to \$700.00 assuming no repair is needed to the drawings prior to scanning, 2nd by Virginia. Motion carried with Gaylord opposed.

Item #5 CLARIFICATION ON "REZONED LAND CANNOT BE FURTHER SPLIT" Mike has still not heard back from Ben concerning this request from him. Mike has spoken to the property owner who has planned to rezone as needed. Todd stated that Jerome has closed on the property already and is the current owner. Jerome wants to add 2.5 acres to the property north of the road. The part south of the road he will sell the wooded part to his Grandson keeping the field land. Jerome will be taking it back to the township as such. South side of road will be 5.4 acres which is appropriate. The north side of the road 11.4 acres. The minutes of the meeting for this split requested a Deed Restriction which Ben did not do as requested by the Committee. After further discussion the committee felt that this particular scenario was a better split.

Item #6 CLARIFICATION ON MOBILE HOMES IN AG-FORESTRY ZONING DISTRICT Mike stated that Henrietta has a farm owned by someone who is not a County Residence. They have rented the farm land out and the current tenant wants to bring in a mobile home because the house is not livable. Mike read the zoning ordinance language "One single family dwelling for the owner or operator, additional single family dwellings for his/her parents and children and *one mobile home or one manufactured home incidental to a farming operation*" and that in reading it he felt there was nothing Zoning could do to stop it. The question that Mike had was if the existing residence is tore down, would the mobile home require a Conditional Use Permit then or not? The township of



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Henrietta does not want a mobile home. Larry felt that it should be at least 24' wide as they are only leaving the house to avoid the Conditional use because eventually the house will be removed as it will continue to be assessed until it is.

Moved by Larry to require it to be 24' wide because of the intent, 2nd by Gaylord.

Motion to table by Virginia, 2nd by Jim. Motion carried to table with Larry opposed.

Item #7 UW-EXTENSION PLAT BOOK Mike told the committee that per Rule 17 of County Rules of the Board, contracts over \$5000.00 must be approved by Committee. The first time the Zoning office designed the plat book it was taken to County Board because the total bill was over \$5,000.00 at that time the County Board requested it be put to General Funds. Mike stated this time the design was less than \$5,000.00 so it is not required to go to County Board therefore it would be receipted as mapping. Moved by Virginia to approve the Plat book design with money going to mapping, 2nd by Gary. Motion carried.

Item #8 PAY BILLS No bills to pay and Ben has not finished Todd's contract so he doesn't know what we can do if Todd submits a bill prior to that being completed. Mike sent an e-mail to Ben again asking about the contract. Todd cannot be paid until the Contract is completed although Todd did not submit a bill this month. Virginia recommended Mike talk to Jeanetta about getting the contract completed and what can be done because it has not been completed. Larry recommended Mike prepare a letter from the Zoning Committee to the Finance/Personnel Committee recommending that the Finance Committee make an immediate decision concerning Corp Counsel because of delays in contracts, etc.

Item #9 OFFICE REPORT Mike stated last week Willow township neighbor issue is still continuing. The complaint of the neighbor staying in a structure not approved as a residence. The neighbor called to say he knows that the deputies have not been up there in 2 weeks because they have a trail camera. Mike talked with the Sheriff who has sent a deputy out there twice, 1st time no one was there, the 2nd time the owner was there sleeping in his van which is not illegal by zoning rules.

Also Wisconsin Funds is on the chopping block in the new budget. Mike has met with Senator Marklein who is working to keeping it in the budget.

Item #10 ADJOURN Next meeting will be Monday, May 4th @ 9:00. Moved by Virginia to adjourn at 10:13 a.m., 2nd by Larry. Motion carried

Minutes respectfully submitted by Cheryl Dull.