



# 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, May 4, 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, Gary Peters, Jim Lewis, Mary Ann Johanning Thomas, Connie Chamnoise, Clay Porter, Mike Bindl with Cheryl Dull taking minutes.

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

*Item #3*      APPROVE MINUTES OF THE APRIL 6 MEETING Hearing no additions or corrections to the April minutes Richard declared them approved as mailed.

*Item #4*      JOHANNING THOMAS PETITION To hear a petition of Mary Ann Johanning Thomas to rezone 5.5 acres from Agricultural/Forestry to Ag/Residential in Section 35 of Town of Eagle. Mary is splitting off land for her daughter and son-in-law, Clay Porter who is also present. Mike stated that under Ag/For zoning a family member can build a residence on the property. The rezone is for banking purposes because the bank doesn't want the whole 160 acres on the mortgage. Moved by Marilyn to approve the rezone, 2<sup>nd</sup> by Jim. Motion carried.

*Item #5*      APPROVAL TO STAY IN HOTEL ROOM OVER \$70.00 A NIGHT (PROPERTY LISTER) Mike stated the new Property Lister; prior to becoming the Property Lister; went to training in Madison for mapping. He was told to book a room but no one told him about the \$70.00 rule. He is requesting that the committee approve the additional charge so he can get reimbursed for the extra charge. Moved by Larry to approve paying the additional charge, 2<sup>nd</sup> by Gary. Motion carried.

*Item #6*      POSSIBLE ZONING ORDINANCE TEXT AMENDMENT-CONSTRUCTION NEW RESIDENCE WHILE LIVING IN EXISTING RESIDENCE ALLOWANCE Mike explained that under Ag/Res zoning you can only have 1 residence. Someone wants to build a new house and live in the old house while the new house is being built. Mike has provided information from another County with wording that you must remove the old house within 6 months. We have an instance where someone was allowed to do that and then never tore the house down. We have wording in our ordinance that they can have a mobile home while building but nothing to address an existing house. Larry questioned if 6 months was enough time. Mike stated you must have an occupancy permit in order to move in, this would be 6 months from the date on the occupancy permit. Moved by Gary to add the old residence must be removed 6 months from the date of the occupancy permit, 2<sup>nd</sup> by Larry. Motion carried.

*Item #7*      UPDATE ON FARMLAND PRESERVATION PLAN/ZONING ORDINANCE Mike has been working on the zoning changes. Harriet had gotten the changes ready, it was sent to DATCP and they approved it. There was a lot of disapproval from the public at the public hearing due to the ratios of property that could be rezoned and a fee associated with rezoning land out of Ag- For zoning district. Since that time that law was taken out of the budget.



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There has been disagreement around the state dealing with properties that are owned by an individual, that individual and their spouse and land owned by their Corporation.

Mike reviewed the proposed changes in the zoning ordinances. These changes will require a public hearing. The Zoning Ordinance must be done by the end of 2016, the Farmland must be completed by the end of 2015 but there is an extension for 2 years. With Richwood being rezoned, they cannot get credits until the new Farmland plan is in place.

*Item #8*      ANNUAL REPORT Mike passed out 2014 annual report. He has reduced it to 2 pages with the cover letter and a graph showing where the receipts have come from.

Larry questioned the "State required" septic inventory. Mike explained our current situation of inventory that we have some people that will not conform but most of the inventory has been updated. If everyone is happy with this report then Mike will present this to County Board as is.

Moved by Marilyn to present the current report to County Board, 2<sup>nd</sup> by Gaylord. Motion carried.

*Item #9*      PAY BILLS Mike passed out Todd Rummlers bill. Richard questioned if there is a signed contract yet? Todd stated there is still not a signed contract. Mike did provide Todd with a copy of Matt's contract so he knew how to handle the work load. Mike stated after the last meeting he prepared a letter to Personnel/Finance. Larry Sebranek delivered it to Jeanetta but Mike has not heard back from anyone. Gary stated he also sent a personal e-mail to Jeanetta about Zoning and other Committee situations where we can't get a response from Corp Council. Gaylord suggested that we use Matt's contract and change the name to Todd. Mike recommended that we approve the bill and let Victor's office handle it with Ben.

Todd stated he will change his office hours to reflect what Matt has done in the past.

The Committee recommended Mike use Matt's contract as a template and change the name to Todd Rummler and send to Ben for approval.

Moved by Gaylord to pay the bill, 2<sup>nd</sup> by Gary. Motion carried.

Todd reviewed the current corner status. He said MSA has a proposal in to put the data into the GIS.

Mike stated there was a DNR letter sent out with the packets. Next month we will have to have a public hearing concerning the results of the dam information. #1-3 will be added to the Floodplain ordinance after the approval.

The Committee decided to have public hearing at 8:45 and regular meeting at 9:00.

*Item #10*      ADJOURN Next meeting will be Monday, June 1st @ 9:00 with a Public Hearing at 8:45 a.m. Moved by Marilyn to adjourn at 9:53 a.m., 2<sup>nd</sup> by Jim. Motion carried

Minutes respectfully submitted by Cheryl Dull.