



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, June 1, 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 Rummel, Virginia Wiedenfeld, Gary Peters, Jim Lewis, Marilyn Marshall, Brian Keller, Jerome Durst, Mike Bindl with Cheryl Dull taking minutes.

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

Item #3 APPROVE MINUTES OF THE MAY MEETING Hearing no corrections or changes, Richard declared the minutes approved as mailed.

Item #4 TO HEAR A PETITION OF JEROME DURST TO REZONE 2.5 ACRES FROM AGRICULTURAL/FORESTRY TO AG/ RESIDENTIAL, 0.9 ACRES FROM AGRICULTURAL/RESIDENTIAL TO AG/ FORESTRY AND TO SPLIT AN EXISTING AGRICULTURAL/RESIDENTIAL ZONED LOT INTO 2 SEPARATE LOTS IN SECTION 29 OF TOWN OF MARSHALL Mike presented maps of the proposed rezone. Jerome is present to address the Committee on his plans. He presented that the land is and will continue to be under 2 different owners, Jerome and Sandra Durst Ltd and Jerome Durst. Jerome said he is trying to understand why the land north of the road would be zone Ag/R when it is over 10 acres. The 5.4 acre parcel south of the road would be sold to a grandson. The .9 acres that is south of the road can be rezoned back to Ag/F. Mike explained the breakdown of the proposed rezone and other possibilities that could be considered. Moved Larry to rezone the 5.4 acres South of the road by CSM to remain Ag/R, the .9 Southwest of Hwy A of the road back to Ag/F and the parcel North of the road to be a separate parcel by CSM to remain by Ag/R , 2nd by Gary. Motion carried.

Item #5 TO HEAR A PETITION OF SCENIC BLUFFS TO OBTAIN A CONDITIONAL USE PERMIT FOR FARM IMPLEMENT SALES IN SECTION 34 OF TOWN OF HENRIETTA Brian is present, he explained that the petition should be repair and sales. Mike explained the petition is for repair and sales although the posting was for just sales. Mike explained the lot is already zoned commercial; the CUP is for the repair. On Thursday they will be going before the BOA for a variance to setbacks and vision corner. There will be discussion at that time on what is front yard and side yard assuming the Highway is always the front yard but in this case the building will not face the Highway. Brian stated when they met with the township they told them that they have a very strict rule concerning debris, junk, and trash and will enforce it. Moved by to Virginia to approve the CUP for of Sales and Repair, 2nd by Marilyn. Larry made a motion to revise Virginia's motion that unused or junk material must be kept inside a fenced area, 2nd by Virginia. Motion carried to amend petition. Motion carried to approve the petition as amended.

Item #6 CONTRACT WITH MSA ON PLSS CORNER DATABASE GIS IMPROVEMENTS Mike informed the committee he passed out a contract this morning. Mike stated Matt Filus filled out table 3 with Cheryl and Lynn completing tables 1, 2, and 4. The original approval was for Matt to do Table 3 for Buena Vista township as a test, bring back to committee for approval and have MSA put it on line as a



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test run. Instead Matt went ahead and completed 6 townships and never brought it back to the Committee for approval of continuation. When Matt left he handed over his information on paper and had not entered it into the table as he was supposed to do. Also Mike advised the Committee that Paul and Matt had told the Committee that the County monumentation was almost complete. Todd explained that there are monuments on almost every corner then presented to the committee a map of the completed monuments marked on it which showed not all were completed as believed to have been. Some of those represented as having been completed and updated when bid out are actually old surveys.

Mike explained that to keep cost down the Committee had decided to have Lynn and Cheryl do tables 1, 2, and 4. Lynn and Cheryl used only 1/3 of allowed expenses allocated for them. Matt wanted to do Table 3 because he wanted to do the adjustments to the Northing and Easting that are done by NDS every 2-3 years. Todd explained that he knows of no calculations to adjust the coordinates that Matt was trying to do which would only move the marks by 1/2" to 1" at best. Todd discovered what was being proposed and stopped that project immediately.

Todd Halverson came down to meet with the LIO to explain what will be done. This contract is to upload what we have for 6 townships and train Lynn and Tim to enter and build on what is there.

Moved by Jim to approve the contact, 2nd by Virginia. Motion carried.

Item #7 PAY BILLS Mike has a bill for Ayres for Orthos. \$20,000 is coming out of the 2014 grant. This bill is for \$11,000 which is 60%.

Moved by Larry to pay Ayres bill for 60%, 2nd by Jim. Motion carried.

Item #8 OFFICE REPORT Mike stated that after the last County Board meeting Ben finally started working on Todd's contract. Todd had a couple minor changes that needed to be done to the contract.

Mike is dealing with a septic issue that started in 2008 when Harriet was out to a site for a soil test that was completed, representing soils there showed the existing system failed. The pumper for this same site is not filling out the form completely because they don't like the form and will not mark the form as failed or passed. The pumper is the same person who did the soil test in 2008 that is complaining verbally that the system is failed and that we won't do anything about it. This pumper has contacted the State complaining that they should not be expected to mark if the system is failed or passed. Thus the State and Mike are disagreeing about our pumping forms because the State doesn't feel we can ask the pumper to state if the system is failed. The State also says we can only ask if the ground is spongy and our office then must make the determination on if the system is failed by the paper report. This same homeowner is saying she is being harassed because of her previous interaction with the County. Mike went out to the site to deal with the complaint and could not lift the lid because it is too heavy.

Larry stated he was told over the weekend that there are duplicate address numbers and wanted to know if it correct? Mike explained to the Committee the numbers may be identical but the road names are not, that being the distinction.

Item #9 ADJOURN Next meeting will be Monday, July 6th @ 9:00. Moved by Virginia to adjourn at 10:35 a.m., 2nd by Marilyn. Motion carried.

Minutes respectfully submitted by Cheryl Dull.