



# 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 4, 2016

*Item #1*      CALL TO ORDER    The Zoning & Land Information Committee meeting was called to order by at 9:00 am by Chairman Sebranek. Those that were present or signed up to speak were Richard Rasmussen, Gary Peters, Jim Huffman, Paul Kinney, Bill Thompson, Daniel Timm, Sarah Ploeckelman, John & Janet Matthes, Greg Wankowski, Paul Breininger, Mike Breininger, Todd Rummeler, Mike Bindl with Cheryl Dull with taking minutes.

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

*Item #3*      APPROVE MINUTES OF THE MARCH MEETING    Moved by Paul to approve the minutes as mailed, 2<sup>nd</sup> by Jim. Motion carried

*Item #4*      TO HEAR A PETITION OF TIMOTHY MILLER TO REZONE 1.55 ACRES FROM AGRICULTURAL-FORESTRY TO RESIDENTIAL (2) IN SECTION 10 TOWN OF EAGLE (9)  
Paul Breininger is representing the Miller petition. This was split up when his father passed away and paperwork was completed by attorneys. They did not follow up with the Zoning Department at the time of the split to see if it needed to be rezoned so this is an after the fact. Paul stated the presented survey is not correct, it will go by the fence line instead. Mike stated the BOA approved the variance of less than 2 acres. Moved by Gary to approve the request, 2<sup>nd</sup> by Richard. Motion carried and will be sent to County Board on June 21<sup>st</sup>.

*Item #5*      TO HEAR A PETITION OF JOHN & JANET MATTHES TO REZONE 3 ACRES FROM AGRICULTURAL-FORESTRY TO RESIDENTIAL-2 IN SECTION 31 TOWN OF FOREST    John & Janet are present for their petition. They are doing estate planning and want to make it possible for their son to buy the remainder of the land with them keeping 3 acres. Moved to approve by Jim, 2<sup>nd</sup> by Paul. Motion carried and will be sent to County Board June 21<sup>st</sup>.

*Item #6*      TO HEAR A PETITION OF GREG WANKOWSKI TO REZONE 9.83 ACRES FROM RESIDENTIAL-1 TO AGRICULTURAL-RESIDENTIAL IN SECTION 15 TOWN OF WILLOW    Greg is present to represent the petition. He purchased the property 3 years ago. There was a trailer on there when he bought the property which has since been removed and now he wants to build a pole shed. Rezoning will allow him to put the pole shed up prior to the residence being built. There is currently a fairly new septic that was installed by the previous owner. Mike stated in 2009 it was rezoned to R-1 due to the mobile home. Under Residential 1 you can only build a accessory building at 70% of the floor space of the primary residence and cannot be built before the residence. Also Mike stated with the acreage it fits into is the Ag/Res district. Moved to approve by Jim, 2<sup>nd</sup> by Gary. Motion carried and will be send to County Board June 21<sup>st</sup>.

*Item #7*      TO HEAR A PETITION OF JACOB & SARAH PLOECKELMAN FOR A CONDITIONAL USE PERMIT FOR PLACEMENT OF A MANUFACTURED HOME LESS THAN 24 FEET WIDE IN SECTION 28 TOWN OF HENRIETTA    Jacob and Sarah are present for the petition. Sarah stated they have been farming since December 2013. The house is not livable and the septic has been abandoned.



# 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

They want to place a 16' x 80' manufactured home on the property for 5 years. They want to build there eventually but can't afford to right now. Jim asked if they had gone before the town board prior to purchasing? Sarah stated "No". She stated she had talked to the township and they told her she could do what she wanted. She stated she talked to the township again who stated it was up to the Zoning office. She contacted the Zoning office and they told her she didn't need to rezone and there was no restrictions on the property. Mike stated she talked to Lynn, who was under the understand that it was a house. Todd Rummler questioned the Ordinance which allows a secondary structure if used for farming operation. Mike read the wording of the Ordinance which allows for a mobile home only if the primary residence is used for farming. Daniel stated there is only a couple of people that don't want it and they are the elected officials. The Ploeckelman's have signatures from people that would accept it for a residence of the Township. Sarah said the Township said the County will approve it if they want. Larry asked if they were aware that the Township denied it and does not want mobile homes in their township. Daniel read some wording from the Ordinance and felt they should approve it. Mike Breininger asked to speak, he stated his children have worked on farms and it is a great experience for them. He feels the farms are vanishing and this should be approved. Jim stated that not too far from where these people own there was another family that was fixing up a house and the town board approved for them to do that. Jim feels this is the same sort of situation. Mike stated the Zoning Ordinance only allows for 3 years for a CUP, you can make it less but not more. Moved to approve by Jim. Motion to amended by Gary for a condition of a maximum of 3 years, 2<sup>nd</sup> by Jim. Richard feels that we are not setting a good precedence of not following the townships wishes.

Larry called for a roll call vote: Jim – Yes, Paul- Yes, Larry – No, Gary – Yes, Richard – No.

Roll for the conditions of 3 years maximum: Jim – Yes, Paul- Yes, Larry – No, Gary – Yes, Richard – No  
Motion carried with a 3 year maximum while a house is being built.

*Item #8*      UPDATE ON PLSS CORNERS Todd updated the Committee that Azmark is making good progress on the river bottom. Pat has his field research done and will start the field work. Todd has his research started and will start field work towards the end of the week.

*Item #9*      COMMUNICATION TOWERS/CUP Mike stated under Ag/F, Communication tower is by CUP. Any other zoning district it is not. Burkes now want to rezone their property to Ag/R. Had this been Ag/R prior they wouldn't have needed a CUP. Larry felt the Committee should always have the right to speak concerning the tower. Todd stated that if there is a neighboring landowners opposed, they can file a lawsuit. Mike questioned if the CUP should be removed from the Ag/For or should it be added to other Zoning Districts? Gary felt that all Districts should be by CUP. Moved by Gary to add CUP for Communication Towers to all Zoning Districts, 2<sup>nd</sup> by Jim. Motion carried.

*Item #10*      POSSIBLE ZONING ORDINANCE REVISIONS Mike stated that Ben hasn't gotten back to us on the Adult Entertainment. Mike suggested that splitting land further should be by CUP not by Deed Restriction.

Mike recommending changing the Ordinance to remove the mobile home out of permitted use in the Ag/For District and move it to Conditional use but leave the 2<sup>nd</sup> residence for family member or hired hand, adding that the mobile home must be removed when it is not a farm hand residence and cannot become rental property if no longer used for farm hands.

Richard stated there was a mobile home placed somewhere for a hired man and when the hired man left it was sold and no follow up was done.



# 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

Moved by Richard to move mobile home or manufactured home less than 24' wide to CUP, 2<sup>nd</sup> by Jim. Motion carried.

*Item #11*      PAY BILLS Todd has no bill.

*Item #12*      OFFICE REPORT Mike emailed Ben on May 13 and June 1<sup>st</sup> concerning Adult Entertainment, Shoreland and Farmland Preservation and has not heard back from him. Mike stated he heard rumors that they want to change County Board to evenings. Richard added it was on Rules and Resolutions agenda. Gary stated some of the new board members didn't realize some meetings were during the day and it doesn't work for them. Mike informed the Committee that by State Statutes there must be 10 days between rezones to Resolution date.

*Item #13*      SANITATION ORDINANCE REVISION Mike found an error. Variance is in the Ordinance is stated as \$150.00, it should be \$350.00 but it was never updated. Also it is not COMM anymore it is SPS. Numbers need to be changed to update the Ordinance. This will have to be taken to County Board for the change.

Discussion followed on how to get this approved in a timely manner and most effectively with the lack of Corp Council not responding to guidance requests.

Larry will prepare an e-mail to Jeanetta from the Zoning Committee concerning our Corp Councils response time. Richard will add it to Rules and Resolutions agenda.

*Item #14*      FACEBOOK PAGE Mike stated the idea is to get information out. Jim felt it was a great way to get info out quickly and effectively. Cheryl stated the offices wants get out educational information out to the public. Moved by Gary for the Zoning Facebook page to be developed by the Zoning Office, 2<sup>nd</sup> by Jim. Motion carried.

*Item #15*      NEXT MEETING-PICK NEW DATE...JULY 4<sup>TH</sup> Discussion followed on other Committee meeting dates. Next meeting will be June 30<sup>th</sup>.

*Item #16*      ADJOURN Next meeting will be June 30 at 9:00 am. Moved by Jim to adjourn at 10:14 am, 2<sup>nd</sup> by Richard. Motion carried.

Minutes respectfully submitted by Cheryl Dull