

**Minutes of the Richland County Zoning & Land Information Committee**  
**Thursday, September 1, 2016**

*Item #1*      CALL TO ORDER    The Zoning & Land Information Committee meeting was called to order by at 2:00 pm by Chairman Sebranek. Those that were present or signed up to speak were Richard Rasmussen, Gary Peters, Jim Huffman, Paul Kinney, Bill Thompson, Carol Clausius, Steve Williamson, Bernard Burke, Alex Novak, Bridget Gallagher, Jennifer Salisbury, Jeremiah Hege, Mary Jane Champagne, Alan Eggers, Bethany Helmich, Gordon Sebranek Todd Rummler with Mike Bindl taking minutes.

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

*Item #3*      APPROVE MINUTES OF THE AUGUST 1ST MEETING    Moved by Larry to approve the minutes as mailed. Motion carried

*Item #4*      TO HEAR A PETITION OF BERNARD & DEBORA BURKE AND SBA COMMUNICATIONS TO REZONE 13.00 ACRES FROM AGRICULTURAL-FORESTRY TO COMMERCIAL AND A CONDITIONAL USE PERMIT FOR A COMMUNICATION TOWER IN SECTION 7 TOWN OF RICHLAND    Michael mentioned this was the same tower that was requested on 10/5/2015, just that the land was being split less than 35 acres for the location of the Cell Tower. Alex noted that the tower will be 300 feet overall. Rebecca Johnson is concerned about the value of her land with this Cell Tower next door. Sebranek noted that due to recent law change, there is not much that a county can do other than pass the Conditional Use Permit. Moved by Clausius to approve the rezone/Conditional use permit and send to County Board, 2<sup>nd</sup> by Huffman. 6-1 vote with Rasmussen against. Motion carried.

*Item #5*      TO HEAR A PETITION OF BRIDGET GALLAGHER TO REZONE 10.00 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIEDTIAL IN SECTION 13 TOWN OF DAYTON    Bridget Gallagher was present to explain that the lot would be 8.66 acres and there is a buyer interested in building on the lot. Town in favor. Michael noted that the parcel could not be split and be legal. Moved by Williamson to approve the rezone and send to County Board, 2<sup>nd</sup> by Kinney. Motion carried.

*Item #6*      TO HEAR A PETITION OF JENNIFER SALISBURY TO REZONE 0.50 ACRES FROM COMMERICAL TO RESIEDTIAL-2 IN SECTION 14 TOWN OF MARSHALL    Jennifer mentioned that here parcel was zoned commercial and that the bank was making her rezone the parcel to residential. She purchased the residence several years prior and the bank had no issue with it and now wants to sell the lot and it is being required. Town zoned everything south of the road to Commercial when the town zoned the town prior to county zoning. Eveything north of the road was residential. Moved by Peters to approve the rezone and send to County Board, 2<sup>nd</sup> by Huffman. Motion carried.

*Item #7*      TO HEAR A PETITION OF JEREMIAH & ELISSA HEGE FOR A CONDITIONAL USE PERMIT FOR A FAMILY FARM BUSINESS (SMALL SAWMILL) IN SECTION 27 TOWN OF AKAN    Jeremiah stated he was had a small personal sawmill that he would like to have on his property in Akan. The sawmill would not be a large scale business as the one in Rockbridge. Town was in favor. Moved by Peters to approve the Conditional Use Permit, 2<sup>nd</sup> by Huffman. Motion carried.

*Item #8*      TO HEAR A PETITION OF MARY JANE CHAMPAGNE TO REZONE 17.00 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIEDTIAL IN SECTION 31 TOWN OF BUENA VISTA (9)    Mary Jane Champagne sated that she was selling her property when she found out that her parcel was zoned Agricultural-Forestry was had not been rezoned to Agricultural-Residential. She wants to bring her lot into conformity. Town was in favor. Moved by Rasmussen to approve the

rezone with the statement that it can not be further split unless approved by the county and send to County Board, 2<sup>nd</sup> by Williamson. Motion carried.

*Item #9*      TO HEAR A PETITION OF GORDON MATHER & JOHN SALOW TO REZONE 15.50 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 31 TOWN OF AKAN Michael stated this petition needed to be postponed until next month. Moved by Rasmussen to postpone, 2<sup>nd</sup> by Williamson. Motion carried

*Item #10*      ALAN EGGERS CUP FOR SAND PIT CONDITIONS Michael noted that this was a request from a neighbors stating that Alan Eggers did not put up his 10 foot berm and the 6 months is about due. The committee reviewed the minutes from the March 7 2016 meeting. Alan stated he did not know when he was to put up the berm and how long it was to be and where. Alan also did not know how wide the top of the berm was to be. There was discussion about planting 3 rows of trees on the berms so they should be at least 12 feet wide. Moved by Williamson to give an extension to November 1<sup>st</sup> to build the berm that had not been started. The berm will go along the north property line from the west corner to the east to a point 50 feet beyond the excavation. 2<sup>nd</sup> by Huffman. Motion carried.

*Item #11*      PUBLIC HEARING ON THE SHORELAND ORDINANCE REVISIONS Moved by Rasmussen to go into Open session, seconded by Williamson. Motion carried. Mike Bindl explained the Shoreland Ordinance had changes required to be approved by the state. They dealt with State Act 55, State Act 167 and Assembly Bill 582. Michael had handed out copies of the ordinance at previous meetings for review. No public was at the meeting. Once again, Michael mentioned that the county could not approve an ordinance more restrictive or less restrictive and this was the model ordinance that was distributed by the DNR. Michael mention he received a letter (and handed out) of items to change and had made those changes. Moved to close the public hearing by Peters, second by Williamson. Motion carried

*Item #12*      POSSIBLE ACTION ON SHORELAND ORDINANCE REVISIONS Moved by Williamson to approve the new model Shoreland Protection Ordinance. Seconded by Kinney. Motion carried

*Item #13*      UPDATE ON PLSS CORNER PROJECT Todd Rummler was present to update the committee that August 19<sup>th</sup> was the deadline date and all projects were completed. Todd was still reviewing them and hope to be done soon.

*Item #14*      FLOODPLAIN ORDINANCE REVISION Michael stated that that he took the floodplain off the agenda for this months since the meets were changing and with a full agenda, he did not want to make the agenda more confusing with the addition of the floodplain ordinance also. Michael stated it will be coming next week. Also the state sent back a letter stating the version of the ordinance was good.

*Item #15*      ZONING BUDGET Michael handed out a Budget Packet to the committee members. Michael mentioned that other than moving line items around to cover the cost, he mentioned that he was keeping the numbers the same as last year.

*Item # 16*      LAND RECORDS BUDGET Michael stated he changed some line item numbers and also added \$4,000 of income to the Land Records account. Michael stated that he had not heard about the grant money yet so he just used last years numbers.

*ITEM # 17*      SURVEYOR BUDGET Michael and Todd stated that they were just keeping the same numbers from last year.

*Item #18*      PAY BILLS Todd explained the bills that were handed out were the bills for the PLSS corners. Project E was turned in the month before since it was done in July. Moved by Huffman to pay the bills, seconded by Peters

*Item #19*      OFFICE REPORT

*ITEM #20*      ADJOURN Moved by Jim Huffman to adjourn at 3:36 pm, 2<sup>nd</sup> by Kinney. Motion carried.

Minutes respectfully submitted by Michael Bindl

**Minutes of the Richland County Zoning & Land Information Committee  
Thursday, Sept 1, 2016 – Cazenovia Dam Public Hearing**

*Item #1*        CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 1:45 pm by Chairman Sebranek. Those that were present or signed up to speak were Richard Rasmussen, James Huffman, Gary Peters, Steve Williamson, Paul Kinney, Carol Clausius, Larry Sebranek with Mike Bindl taking minutes.

*Item #2*        OPEN PUBLIC HEARING CONCERNING AMENDMENT OF THE RICHLAND COUNTY FLOODPLAIN ORDINANCE TO INCORPORATE THE DAM FAILURE ANALYSIS AND MAPS FOR THE CAZENOVIA DAM. Moved by Rasmussen to go into Open session, seconded by Williamson. Motion carried. Mike Bindl explained the Hydraulic Shadow map and study and the relationship of the study to the existing dam with the flooding that could happen if the dam would fail. Mr Bindl explained the DNR letter and the relation of reducing the Hazard level of the dam from “High Hazard” to “Low Hazard.”

*Item #3*        CLOSE PUBLIC HEARING Moved to close the public hearing by Williamson, seconded by Rasmussen. Motion carried.

*Item #4*        Amendment to Richland County Floodplain Ordinance No. 2011-9, Cazenovia Dam.  
Moved by Huffman except the data and to add

Cazenovia Dam

1. Floodway map dated February 25, 2016 and titled “Hydraulic Shadow Map-Cazenovia Dam”
2. Floodway profile undated and titled “Flood Profiles and Hydraulic Shadow-Little Baraboo River”
3. Floodway data table dated March 2000 and titled “Lee Lake -Dam Break Analysis”

Seconded by Carol Clausius. Motion Carried

*Item #5*        ADJOURN Moved by Kinney to adjourn at 1:55 p.m., second by Williamson. Motion carried.

Minutes respectfully submitted by Michael Bindl.