

Minutes of the Richland County Zoning & Land Information Committee
Monday, December 5th, 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, Paul Kinney, Jim Huffman, Bill Thompson, Todd Rumlmer, 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 Paul. Motion carried.

Item #3 APPROVE MINUTES OF THE NOVEMBER MEETING Paul question #7, it states it has been on Ben's desk since February, has anything happened? Mike stated it will be discussed later in the meeting. Moved by Paul to approve as mailed, 2nd by Richard; Motion carried

Item #4 TO HEAR A PETITION OF CHARLES RASMUSSEN AND CRAIG MCGREW FROM C&K WIRELESS, LLC FOR A CONDITIONAL USE PERMIT FOR A COMMUNICATION CELL TOWER IN SECTION 30 TOWN OF BUENA VISTA (9) Craig is not here to represent the petition. This is Conditional Use Permit request for a cell tower. Mike stated 2-3 years ago Governor Walker passed a bill that Counties cannot deny permits for communication towers. They can only object if the fall down radius is too large but you must have this rule for every structure of this size in every zoning district. If the Board denies it, the Zoning Administrator must approve it anyway. Larry stated normally if the applicant is not here it is tabled. A neighbor is present to state it can be denied if it is new access on a main highway and that there cannot be any more access off this highway. Discussion followed about the easement and access from owner to owner. Cloud 1 would need get an easement from the owners and cannot have a new access point from the DOT. Robert Burch, a neighbor of the property asked that it be checked in to more. He thought it could be denied due to appearance and value of surrounding property. Rod and Kim, another neighbor of the property, is present and is not happy about the placement of the tower considering this tower is being placed there to benefit the coverage on the other side of the river. Richard abstained from voting. Larry advised the neighbors to contact their local assemblyman about their concerns. Moved by Peter to postpone until someone from Cloud 1 is here to represent the petition, 2nd by Paul. Motion carried.

Item #5 "RELEASE OF JUDGMENT LIENS AGAINST TAX PARCEL # 276-2100-1682") Ben is here to explain the request to the committee. He explained it is being taken on tax deed and there are 3 liens on the property by the County. Ben explained to the committee that there are septic liens against the property for not maintaining a septic on another property they own. Larry questioned if there is any value to the property to get their money back when it is sold. Ben explained the City issued a raze order on the property which has been released by the City. Mike stated the judgments were placed on by the Clerk of Courts not by the Zoning Office. Moved by Paul to send to County Board to approve the release of the lien, 2nd by Jim. Gary is opposed. Motion carried.

Item #6 FARMLAND PRESERVATION PLAN Mike handed out Drafts that have been sent to DATCP. He stated in September or October Ben finally signed off on it. The Draft now needs to go to County Board for approval. Town maps are able to be viewed if you would like and are available in the Zoning office. Paul questioned how many people are affected or eligible for this. Cathy Cooper stated anyone who is zoned Ag/F and are able to gross \$6000 off the land is eligible although there are additional requirements after that which is where Land Conservation comes in to make sure that they meet the additional requirements. Moved by Gary to approve and send to County Board, 2nd by Richard. Motion carried.

Item #7 OFFICE REPORT Mike stated the Floodplain Ordinance that was passed in October needs to go to the State now. Mike has not received a copy yet from Victor to send to the State. If it is not

to the State by Thursday we will be out of the Flood Insurance program. Mike will make every effort to get a copy today.

Item #8 PAY BILLS Mike presented Todd's bill of \$1,225.00. Moved by Paul to pay Todd's bill, 2nd by Jim. Motion carried.

Item #9 ADJOURN Next meeting Monday, January 9th at 9:00 am. Mike passed a schedule of 2017 years meetings. Moved by Jim to adjourn at 9:49, 2nd by Richard. Motion carried.

Minutes respectfully submitted by Cheryl Dull