



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
Office System Technician

Minutes of the Richland County Zoning & Land Information Committee Monday, July 2, 2018

Item #1 CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 3:30 pm by Chairman Gary Peters. Those that were present or signed up to speak were Jim Huffman, Marc Couey, Gary Peters, Jayme Walsh, Steve Williamson, JoEllen Rott, Michael Downey, Ted Greenheck, Edward Burkhamer, Bethany Helmich and Alan Eggers with Mike Bindl taking minutes.

Item #2 APPROVE AGENDA AND PUBLICATION Moved by Chairman Gary Peters to approve, 2nd by Huffman. Motion carried.

Item #3 APPROVE MINUTES OF THE MAY 7 MEETING Hearing no changes to the minutes Gary Peters moved to approve as presented, Motion carried.

Item #4 TO HEAR A PETITION OF MICHAEL DOWNEY TO REZONE 2 ACRES FROM AGRICULTURAL-FORESTRY TO RESIDENTIAL 2 IN SECTION 17 TOWN OF BUENA VISTA (9)
Michael Downey stated that he purchased some more land around his house to build a shed. The acreage was just under 2 acres and had applied for a variance to be less than 2 acres. Town approved. Moved Huffman to approve the rezone and send to County Board on July 17th, 2nd by Couey. Motion carried.

Item #5 TO HEAR A PETITION OF MATT GIBBON TO REZONE 5.8 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 21 TOWN OF EAGLE
Ted Greenheck representing Matt Gibbon stated that the applicant was keeping the building and several acres for time being and selling the remainder of the land to the neighboring farmer. There was question from Williamson and Couey about access to the ag field land. Town approved. Moved by Williamson to approve the rezone and send to County Board on July 17th, 2nd by Couey. Motion carried

Item #7 TO HEAR A PETITION OF EDWARD AND SUSAN BURKHAMER TO REZONE 6.1 ACRES FROM AGRICULTURAL-FORESTRY TO RESIDENTIAL-2 IN SECTION 12 TOWN OF FOREST
Ed Burkhamer was present to represent the petition. There is some land across the creek from the rest of their land which they do not use. They would like to sell off the land. Moved by Huffman to approve the rezone and send to County Board, 2nd by Walsh. Motion carried

Item #8 EGGERS SAND PIT- REQUEST ABOUT PLANTING TREES Michael had informed the committee about the past hearing on the conditional use permit, for non-metallic mining of sand and one conditions placed on the Conditional Use Permit was that a ten foot berm be placed to block the view and sound of the trucks and mining of sand. Mr Eggers was told to place three rows of trees on the berms. In spring of 2017, the county looked at the absence of the trees being planted. Mr Eggers at the time stated he had already ordered the trees from the DNR and was waiting for them to come in. The request for the meeting was from neighbor Bethany Helmich who stated "Still no trees planted, or at least not successfully."

Mr Eggers had taken pictures and had photo copies of the pictures of trees on the berm and that he had a drip line with trees planted every five feet. Mr Eggers stated 39 trees died and he replanted them. Mr Eggers also stated that the west end, both the trees and cover vegetation seems to be eaten by the wildlife and is not doing so well on that end. The committee members thought the intention of the condition was to meet and also commented to give the trees time to grow. Moved by Couey to go ahead and come with a draft ordinance with the changes and bring them back, 2nd by Huffman. Motion carried.

Item #8 MOTION TO CONVENE A PUBLIC HEARING TO RECOMMEND ADOPTION OF TWO DAM FAILURE ANALYSES FOR SEQUOIA (BERNSTEIN#4) DAM AND THE WINDWARD FARMS DAM
Moved by Couey to convene to a public hearing of the two dam analyses. 2nd by Walsh. Motion carried. Michael Bindl went over the process of adoption of the two dam analyses and that when approved, will go into the appendix of the Floodplain Ordinance. No public was in the attendance. Moved by Williamson to close the public hearing for the two dam analyses, 2nd by Couey. Motion Carried

Item #8 POSSIBLE ACTION ON ADOPTING THE TWO DAM FAILURE ANALYSES FOR SEQUOIA (BERNSTEIN#4) DAM AND THE WINDWARD FARMS DAM Moved by Williamson to adopt the two dam analyses and add them to the Floodplain Ordinance No. 2011-9:

Sequoia (Bernstein #4 Dam)

Amendment to Richland County Floodplain Ordinance No. 2011-9, Sequoia (Bernstein #4) Dam

1. *Floodway map dated March 1, 2018 and titled "Hydraulic Shadow Map- Sequoia Dam Break Analysis"*
2. *Floodway profile dated March 1, 2018 titled "Sequoia Dam Flood Profile". The existing dam break 100" profile should be used.*
3. *Floodway data table dated March 1, 2018 and titled "Floodway Data Table- Sequoia Dam Break Analysis". The floodway data for the Hydraulic Shadow (Dam Failure) should be used.*

Amendment to Richland County Floodplain Ordinance No. 2011-9, Windward Farms Dam

1. *Floodway map dated March 12, 2018 and titled "Hydraulic Shadow Map- Windward Farms Dam Break Analysis" and includes the dam field file (12.04) and key sequence number (881).*
2. *Floodway profile dated March 12, 2018 titled "Windward Farms Dam" The "hydraulic shadow" profile should be used.*
3. *Floodway data table dated March 12, 2018 and titled "Floodway Data Table- Windward Farms Dam Break Analysis". The floodway data for the Hydraulic Shadow (Dam Failure) should be used.*

2nd by Couey. Motion Carried.

Item #8 LAND DIVISION ORDINANCE – COUNTY SURVEYOR Todd Rummel, the County Surveyor, spoke about some changes he would like to see. Main one being that the state also review the Certified Survey Maps. The State is more familiar with SS 236 and would cost another \$100. Michael Bindl mentioned that it would be nice to bump up the requirement for a CSM to 35 acres versus 10 acres for more accurate descriptions. Moved by Couey to go ahead and come with a draft ordinance with the changes and bring them back, 2nd by Huffman. Motion carried.

Item #10 OFFICE REPORT Michael mentioned that there will be a hearing from last month that will be on this County Board agenda, not to be confused.

Item #11 PAY BILLS One bill by County Surveyor



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
Office System Technician

Item #12 ADJOURN Next meeting Monday, August 6th at 3:30 pm. Moved by Huffman to adjourn at 4:40 pm, 2nd by Williamson. Motion carried.

Minutes respectfully submitted by Michael Bindl