



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, August 6, 2018

Item #1 CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 3:00 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, Virginia Wiedenfeld, Tiffany Lasse, Gary and Sandy Maxwell, Todd Rummier and Mike Bindl with Cheryl Dull with taking minutes.

Item #2 APPROVE AGENDA AND PUBLICATION Mike stated it was posted on the bulletin board downstairs and published in the paper for 2 weeks. Moved by Chairman Gary Peters to approve the agenda and publication. Motion carried.

Item #3 APPROVE MINUTES OF THE JULY 2 MEETING Hearing no changes to the minutes, Jim moved to approve as presented, 2nd by Steve. Motion carried.

Item #4 TO HEAR A PETITION OF KURT & TIFFANY LASSE AND RAY & ALICE HATFIELD TO REZONE 33 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 17 TOWN OF WESTFORD Tiffany Lasse is present to represent the petition. She stated it is under contract to be sold, then discovered when doing the research that it was zoned illegally. The township has approved. Moved by Steve to approve the rezone and send to County Board on August 21st, 2nd by Jim. Motion carried.

Item #5 TO HEAR A PETITION OF GARY AND SANDY MAXWELL TO REZONE 4.2 ACRES FROM AGRICULTURAL-FORESTRY TO RESIDENTIAL-2 IN SECTION 17 TOWN OF AKAN Gary and Sandy are present to represent the petition. They purchased this property in 1990 and in 1993 bought additional land next to it. They built a garage on part of it and was able to obtain a permit for it. The township approved the rezone. Moved Steve to approve the rezone and send to County Board on August 21st, 2nd by Jayme. Motion carried

Item #6 ITHACA REZONE Virginia is present to represent Ithaca Zoning Committee. She explained it is a very small piece of property that has a tower on it. This is a pass through to get to County Board. Ithaca has approved the rezone. Moved by Jim to approve the rezone and pass on to County Board on August 21st, 2nd by Marc. Motion carried

Item #7 LAND DIVISION ORDINANCE-COUNTY SURVEYOR Todd Rummier has not completed the changes for the committee to review yet. Motion carried

Item #8 ZONING ORDINANCE REVISION-SOLAR ARRAY Mike passed out aerials of where they want to install 300 acres of solar array panels in Buena Vista Township. They are not releasing much information about the project nor releasing owner names, but are asking what information we want with an application packet. They want to tie into the power unit going in. There are several subdivisions in Buena Vista that they could be close to. We are very limited on the conditions we can put on this project. The Town of Buena Vista had a public hearing and most people were not voicing concerns against the project. This company is waiting for the County to adopt the new Farmland Preservation plan to apply



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because solar panels are written into the plan. The committee asked Mike to contact Shannon Clark for more information on solar array panels.

Item #9 PLLS CORNER PROJECT Todd stated there are several corners left to do and there is grant money to do them. Todd has reviewed the print out that Lynn provided him and he is coming up with about 120 corners but he didn't feel it was correct. Mike stated they is actually around 72. Todd asked if the committee wanted to bid those corners out, with a completion date in the spring. That would allow the surveyors to work in the winter when the leaves were off the trees. Todd stated in 2016 they split the project up to cover several areas to be under \$5000.00 each. He anticipates the cost going up this year compared to past years. In 2012-2013 we had the corners bid out as one project and when the weather got nice out the projects weren't completed and we had to rebid the project. If we bid smaller projects then we have a better chance of getting them completed in time. In the past it has been by the lowest bidder, but we ran into problems getting them completed in time. The last contracts Todd prepared had penalties built in if not completed in time. Mike explained that after the 2018 budget period, Finance and Personnel took money out of the grant to pay Lynn's salary. Discussion followed explaining to the new members where the grant monies comes from. Marc moved that Todd prepare the bidding packets to get bids out for winter work and to also prepare and review the contracts, 2nd by Jim. Motion carried.

Item #10 WROC 2020 Mike stated he emailed out information to the committee members and passed Jim his information today concerning the WROC proposal. This is the same aerial photography which was last completed in 2015. Aries Associates is asking us to sign a contract to share cost with other businesses. We have gone with the 12" in the past at a cost of \$33,000.00. It is getting cheaper and better with new technology, so 6" is \$44,000.00 making the detail better. We are hoping to get some contributions to ease the cost. We can use grant money to pay for it. Mike stated a lot of counties that were on 5 year rotation are now going to 3 year because they are finding more illegally built buildings which increases their revenue. Move by Steve that we contract for the 6" aerial, 2nd by Marc. Motion carried.

Item #11 LIDAR MAPPING Mike explained that LIDAR mapping is when during the fly over they run laser to detect the elevation levels of the land. Mike originally did not feel that it was necessary to do it that often as the cost is \$225 per square mile. If they can get enough sponsors they are calculating our share to \$33,000.00. The new LIDAR would be from 2' contours to 1' contours. FEMA used our LIDAR to redo the most recent floodplain maps. Discussion followed on the benefits of redoing the LIDAR. Mike explained a lot of counties are using it for road construction projects and putting lands back on the tax role. Currently archeologists are working along Highway 60 to investigate archeology spots because of the talk of redoing Hwy 60. Mike is not sure of grant money right now to pay for the project so this is just in the discussion faze.

Item #12 PUBLIC COMMENT Todd Rummier asked, we talked about the section corner project, do we have any guarantees that we will have money for the project?

Item #13 OFFICE REPORT Mike stated he received notification today from the DNR concerning our Shoreland Ordinance, that they are requesting some changes to be made which resulted from graphical errors in their model ordinance.

Rules and Resolutions Committee is proposing all meeting must meet at 5:00. The Board of Adjustments Committee has asked why they must go to that time and, if their time is changed they will all have to



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resign. Jayme stated it has not been enforced and that the Committee has just discussed it to try to get qualified candidates for County Board. Marc and Steve felt a straight 5:00 is not feasible for all committees.

Item #14 PAY BILLS No bills to pay.

Item #15 ADJOURN After discuss because of Labor Day, the next meeting will be Tuesday, September 4th, at 3:00 pm. Moved by Jim to adjourn at 4:10 pm, 2nd by Marc. Motion carried.

Minutes respectfully submitted by Cheryl Dull