



# 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, November 5, 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 Marc Couey, Jayme Walsh, Steve Williamson, Drew Gibbons, JoEllen Rott, public sign ins (see attachments) Mike Bindl with Cheryl Dull with taking minutes.

*Item #2*      APPROVE AGENDA AND PUBLICATION    Moved by Gary to approve as posted, Motion carried.

*Item #3*      APPROVE MINUTES OF THE OCTOBER 1ST MEETING    Hearing no changes to the minutes Marc moved to approve as presented, 2<sup>nd</sup> by Steve. Motion carried.

*Item #4*      TO HEAR A PETITION OF GREENHECK FARMS LLC, TERRY AND DAWN SPRECHER, HARTUNG FARMS I, LLC AND CHRISTINA YAGJIAN FROM RICHLAND COUNTY SOLAR PROJECT, LLC FOR A CONDITIONAL USE PERMIT FOR A SOLAR ENERGY FACILITY IN SECTION 36 TOWN OF BUENA VISTA (9) AND SECTIONS 1, 2 & 3 IN TOWN OF BUENA VISTA (8)  
Drew Gibbons, Development Director for Tradewind Energy went through a Power Point presentation concerning the solar project and other projects that exist across the country. SEE ATTACHED

Public comments:

John Rosenberg – Went through a binder presentation he prepared. Against.

Michael Vickerman – From Renew Wisconsin, advocate for renewable energy. In favor.

Emily Truebner – Tradewind Energy, Inc. She addressed Glint and Glare study concerns and endangered species.

Donna O'Donnell – Concerns about birds and property plantings.

Melissa Vancrum – (Tradewinds) Legal counsel for Richland County Solar Project. She presented that Randy Schmidt, Buena Vista Township Chair has a financial interest in the property that was not disclosed and feels he heavily swayed the Township Board therefore their decision should not be considered.

Todd Muckler – What property owners in this area will benefit or will the energy be sold outside of the area?

Drew Gibbons – The energy will be used where needed and outside the area is likely possible.

Larry Sebranek – (County Supervisor) He has concerns of prime farmland being used for the project and the decommissioning after 35 years of use.

Rod Northway – (Tradewind Energy) The Performance Bond would be in either the Town or the Counties name.

Mark Gil – In favor.

Don Bennett – From Hartungs. They have done research and feel the county needs renewable energy.

Norbert Pulvermacher – (Neighbor) His sons property borders this land. They are concerned about pollution from galvanized pipe.

Dawn Sprecher – (Property Owner) Owner of some of the lands where the Solar Project will be located. They strongly support the project.

John Rosenberg – Is concerned about the publication of this project to the neighboring properties. He feels alternatives should be looked at.



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Dawn Judd – (Adjoining landowner) She is within view of the project but not the 300' distance. She questioned the data of studies on job created? Will the neighbors get choice of vegetation? The Township meeting was posted on the Townships board, at the Post Office and only 20 neighbors were notified.

John Rosenberg – Informed the Committee members that Septembers Township meeting was posted in the paper the day of the meeting.

Larry Sebranek – He is an Executor of an Estate that is within 300' of this project and didn't receive any notice of the Township meeting with Tradewind Energy.

Mr. Moore – He's a neighbor and didn't get any notice of a Township meeting.

Ryan Schmidt – He questioned, if a project is over 100 megawatts the Public Service Commission oversees the project, this is smaller than that so who oversees this project?

Emily Truebner – Responded that this is done in consultation with authorities of several agencies.

Joe Fargen – (adjoining neighbor) He questioned what would be done about the glare for traffic on Highway 130?

Drew Gibbons – Rows of trees would be planted along property lines to match existing vegetation. Trees would not be planted along Highway 130.

Steve Carrow – He stated he lives next to the Ash Ridge Solar Farm. There is no glare from that one and once built there is a revenue stream. He is in favor of the project.

Kim Barto – (adjoining neighbor) They did receive a letter of the Township meeting. The Tradewind Energy company representatives were very respectful to her and everyone else which she appreciates, but she still has concerns about the Solar Array project. She respects the farmers opinions and options that they have.

Joe Hartung – The Hartung Company is looking forward to the option of clean & green energy and farming the land again in the future after decommissioning.

Marc Couey – He is bothered that people feel this project was snuck in with very little notice to the public nor education of the project. He is also not happy how the hearings were not presented to the neighbors of the project.

Moved by Jayme to table acting on the petition until November 19<sup>th</sup> at 3:00 pm so the Committee and public can get more education on solar array projects, 2<sup>nd</sup> by Steve. Motion carried.

*Item #5*      ITHACA REZONE - MUNZ      Mike stated that Munz is splitting off some land and selling it. This was approved by Ithaca Township being the town has their own zoning. Moved by Marc to approve the rezone and send to County Board, 2<sup>nd</sup> by Jayme. Motion carried

*Item #6*      2019 WLIP GRANT APPLICATION      Nothing discussed.

*Item #7*      ESRI INVOICE      Mike stated in the past the invoice from ESRI has been split up and billed for each department. Now that Mike is the head of the Land Information Committee it is combined into one invoice which brings the total to over \$5000.00. Therefore in needs committee approval. Moved by Marc to pay the invoice, 2<sup>nd</sup> by Jayme. Motion carried

*Item #8*      PAY BILLS      No bills to pay

*Item #9*      ADJOURN      Next meeting will be Monday, November 19 at 3:00 pm in the County Board Room. Next regular meeting will be Monday December 3rd at 3:00 pm. Moved by Marc to adjourn at 4:47 pm, 2<sup>nd</sup> by Jayme . Motion carried.



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Minutes respectfully submitted by Cheryl Dull