



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, December 3, 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, John Gingerich, Mike Bindl with Cheryl Dull with taking minutes.

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

Item #3 APPROVE MINUTES OF THE NOVEMBER 19TH MEETING Hearing no changes to the minutes Marc approve them as presented, 2nd by Jayme. Motion carried.

Item #4 TO HEAR A PETITION OF JOHN & KATIE GINGERICH TO REZONE 5 ACRES FROM AGRICULTURAL-FORESTRY TO COMMERCIAL AND TO APPLY FOR A CONDITIONAL USE PERMIT FOR A SAWMILL/LUMBERYARD IN SECTION 7 TOWN OF RICHWOOD (9) John is present to represent the petition. Mike explained there is not an exact survey yet because John has not met with a surveyor concerning exact boundaries and they will have to determine the area for log storage. The application was for 5 acres but can be smaller. The township has approved the petition. Moved by Steve to approve the petition and send to County Board for approval, 2nd by Jayme. Motion carried.

Item #5 TO HEAR A PETITION OF RAINALD SCHURMANN TO APPLY FOR A CONDITIONAL USE PERMIT FOR A RECREATIONAL RESIDENTIAL RENTAL IN SECTION 14 TOWN OF WILLOW
No one is here to represent the petition. Mike explained Rainald is having by-pass surgery tomorrow so he is not here today. Mike explained he brought a cabin on to his property and hooked up to his septic, all without permits and advertised it on Airbnb. Mike explained this is not really a Bed and Breakfast since they are not being served breakfast and they are renting the cabin versus not just a bedroom. That is the reason for the C.U.P. of Recreational Rental to meet State definition. Discussion followed on how this happened and how it was discovered. Moved by Marc to postpone the petition, 2nd by Jayme. Motion carried

Item #6 PAY BILLS No bills

Item #7 OFFICE REPORT

STATUS REPORT ON REVIEW OF CONDITIONS OF APPROVAL FROM CORP COUNSEL

Ben is arrived at 3:12. Steve Williamson to abstain. Mike explained to Ben what needs to be done. Ben reviewed the Zoning Ordinance concerning Solar Farms and asked if the energy was to be used off site. Mike confirmed it was. Ben reviewed the Statutes concerning Solar Farms, the conditions of the ordinance and the proposed conditions.

#1) Ben was OK with.

#2) Ben was OK with but did not agree that the Language “Alternatively, the Project Company shall coordinate with individual property owners of the residential property identified above on specific solutions



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to enhance screening of the Project from their residences.” and #3) did not agree with the Language “with a total construction cost, including materials and installation, that shall not exceed \$250,000.” Ben thought that language should be removed.

#4) Ben was OK with.

#5) Ben did not see anything in the Zoning Ordinance concerning decommissioning of a Solar Farm. Marc stated that there had to be a decommissioning plan as a condition but not sure where the terminology came from.

#6) Ben had no problem with the kiosk but did not think the language “with a total construction cost not to exceed \$10,000.” should be placed in there.

#7) He found the property tax portion very courteous and not sure it is legal. He does not feel the County can accept payment in lieu of taxes. Ben explained City and Villages are Municipal Corporations and Counties are Semi-Municipal authorities. Ben explained there is a Permitting Statute but we don't have an Ordinance concerning that.

Jayme explained that Drew told them they do this with other Counties, Ben disagreed with other Counties being able to do this and doesn't feel it is legal. Ben added this is a zoning (land use) question not a revenue question. Discussion followed on what would be taxed in this area after the solar panels are installed. Ben went on to explain that the solar panels are not taxable only the equipment that is used to hold or run the system.

Mike explained the petition was approved with these conditions being offered by the Company and Ben was asked to review the conditions.

Ben added if this land is in the Farmland Preservation then the poles would be an allowed exemption per the Farmland Preservation Agreement. Mike explained per DATCP, solar facilities like this were to be a CUP and approved the language that way.

Bens recommended to the Committee that the proposed restriction be in the interest of preserving the Public Health and Safety of the community. Marc stated when they had the presentation either Ben have been there or an assessor to explain the yearly payment they proposed are irrelevant.

Marc explained regardless of the yearly payments, green energy is the right thing to go for the environment and protect the public health and safety from ground contamination and global warming.

Jayme questioned as #7 is out we need to review 1-6 including barriers from residences and from the highway. Ben recommended the amount of cost should be removed, the conditions need to be met regardless of cost.

Marc Couey left at 3:50. Moved by Gary to postpone discussion due to no quorum, 2nd by Jayme. Motion carried.

Item #8 ADJOURN Next meeting will be Monday January 7th at 3:00 pm. Moved by Gary to adjourn at 3:51 pm, 2nd by Steve. Motion carried.

Minutes respectfully submitted by Cheryl Dull