



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, January 7, 2019

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, Jim Huffman, Michelle Gilman, Drew Gibbons, John Rosenberg, Todd Rummler, 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 DECEMBER 3RD MEETING Hearing no changes to the minutes Jim approve them as presented, 2nd by Marc. Motion carried.

Item #4 CONT. 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)
Gary stated this will remain tabled until the next meeting as there is nothing to discuss. Jeanetta asked for clarification on what is happening with this petition. Gary explained there is nothing to discuss today because Attorney's are discussing the logistics so it will remain tabled until next meeting.

Item #5 CONT. 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 Not present at the time it was called. Rainald arrived at 3:03.

Rainald explain that he had put a cabin on the property to rent out. He has a new sewer system designed to accommodate his residence and an additional cabin. Gary questioned how long the cabin and sewer have been in place at which Rainald answered about a year. Mike informed the Committee that Schurmann has gone before the BOA for a residence being less than 24' wide, which was approved. Mike asked if the Township had approved any additional cabins? Rainald stated the township is fine with this cabin and any in the future. Steve ask if there are any neighbors present? One is present, Steve asked to hear from that neighbor. The neighbor stated he is not a fan of having additional rental units, and is not in favor of it. Moved by Jim to approve the petition, 2nd by Jayme. Motion carried

Item #6 DISCUSSION ON SOLAR ORDINANCE-DECOMMISSIONING Mike stated this had been brought to his attention. Should the County have a decommissioning ordinance? There are only a few states that have this so it would have to be created from scratch. It could be added to the Zoning Ordinance like we have for Non-Metallic mining. Marc felt a new ordinance should be created. Steve questioned if it would apply to this application, Mike stated no it cannot. Marc made the motion to continue to look into an Ordinance and bring back to the committee, 2nd by Steve. Motion carried.

Item #7 OPEN BIDS – PLSS CORNER PROJECT RFP Todd stated he worked with Lynn to identify approximately 80 corners that need to be remonumented yet. He split them out into 6 projects by geographical areas. Lynn opened the bids while the meeting was happening and created a spread sheet of bids. Todd explained that the committee does not have to take the lowest bid. Mike added most are



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over \$5,000 so this will have to go to County Board. Jayme moved to go with the low bids: A & B – MSA, C & D – Driftless, E – Walsh, 2nd by Jim. Motion carried. Sean stated he has about ¾ of F already complete. Moved by Jayme to rebid F, 2nd by Jim. Motion carried.

Item #8 DISCUSSION ON RESIDENCE/NON RESIDENCE STRUCTURES Mike stated Jayme ask for clarification on residences. Mike explained that any time a building is used to sleep overnight in, it is considered a residence. The problem the Zoning Office has is that people build sheds and then stay overnight in them. Also the other area of concern is the ETZ. Mike just looked at a cabin last week that does not have a septic, driveway permit nor address. Jayme questioned our authority? Mike stated we make them get their permits and bring them up to code. Jim brought up the mobile homes at Bunker Hill. Mike stated that is a state licensing issue.

Item #9 PAY BILLS Todd has turned in 2 invoices, 1 is office hours and the other is preparing the bid packets for the Corner projects. He also submitted an invoice for survey monuments. The monuments and bid packet prep will be paid out of grant money. Mike present bills from GCS, Land records pays \$1,750.00. This is our yearly bill from them and it is in the budget. Moved by Jim to pay the bills, 2nd by Marc. Motion carried.

Item #10 OFFICE REPORT Nothing for this meeting.

Item #11 ADJOURN John Rosenberg ask to speak. He wanted to point out that misinformation has gone out to Richland County Residents, he recommended another public hearing on the Solar farm project.

February meeting will be February 4th at 3:00 pm. Moved by Jayme to adjourn at 3:35 pm and meet on January 21st to continue discussion on the Solar farm, 2nd by Jim. Motion carried.

Minutes respectfully submitted by Cheryl Dull