



# 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, June 1st, 2020

*Item #1*      CALL TO ORDER    The Zoning & Land Information Committee meeting was called to order by at 3:00 pm by Steve Williamson, designated by Mike Bindl to Chair the Elections. Those that were present or signed up to speak were Marc Couey, Steve Williamson, Linda Gentes, Chad Cosgrove, JoEllen Rott, Mike Bindl, with Cheryl Dull by WebEx with taking minutes.

*Item #2*      ELECTION OF CHAIRMAN    Chad Cosgrove moved to elect Marc Couey as Chairman of the Zoning Committee, 2<sup>nd</sup> by Linda Gentes. Hearing no other nominations, Marc Couey was elected Chairman. Motion carried.

*Item #3*      ELECTION OF VICE CHAIRMAN    Moved by Linda Gentes to elect Steve Williamson as Vice Chairman, 2<sup>nd</sup> by Marc Couey. Hearing no other nominations, Steve Williamson was elected Vice Chairman. Motion carried.

*Item #4*      APPROVE AGENDA AND PUBLICATION    Mike stated it had been posted in the paper 2 weeks and on the bulletin board at the Courthouse. Hearing no correction Marc declared the agenda approved. Motion carried.

*Item #5*      APPROVE MINUTES OF THE LAST MEETING    Steve asked if there were any corrections or additions to the minutes. Hearing none, he declared them approved as presented.

*Item #6*      TO HEAR A PETITION OF TIFFANY LASSE FOR A CONDITIONAL USE PERMIT FOR RECREATIONAL RENTAL -AIRBNB IN SECTION 2, TOWN OF WILLOW    Tiffany Lasse is present to represent the petition. She stated she has made it into an Airbnb but due to the meetings been cancelled it has not been able to come before the committee for approval. Moved by Steve to approve the Conditional Use Permit, 2<sup>nd</sup> by Chad. Motion carried.

*Item #7*      TO HEAR A PETITION OF KEVIN KOCH AND YAHARA MATERIALS FOR A CONDITIONAL USE PERMIT FOR NON-METALLIC MINING IN SECTION 18, TOWN OF WILLOW    Tim Geoghegan is present to represent Yahara Materials. He explained it is approximately 64 acres on a ridge that will be a limestone quarry. There is 96' of rock depth in the area. It will be a 30 year operation. They will use the existing driveway as the property owners which will be gated and locked at the entrance to the quarry. There may be an asphalt plant added temporarily in the future. The met with the Highway Commissioner and will work with him on road conditions and bans when needed. They will retain a 50' distance from the water level. They provide a Preblast Inspection by engineers for neighboring homes including foundations and will include the wells also prior to starting operations. A letter was received from Royal Bank with concerns, one being the Reclamation plan. Tim stated the Reclamation Plan is in place. Linda Gentes – The bank is not in favor of this mine. Also ask if 12 hours a day was necessary? Could it be 8 AM – 4 PM Tim Geoghegan – 6 AM - 6 PM are normal operating hours. He added that that doesn't mean it will run that much. They will only blast and crush approximately 4 times a year. Marc Couey – How does this quarry compare to Householders?



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Mike Bindl – All other quarries are grandfathered.

Tim Geoghegan – The way the Ordinance is wrote, the permit must come back every 5 years for approval.

Linda Gentes – Why is there night work?

Tim Geoghegan – The DOT does require night work in some cases. Large municipalities require most of their road work to be done at night.

Linda Gentes – Explain the blasting procedure and how you notify neighbors.

Tim Geoghegan – They notify neighbors in the manor they request to be notified.

Linda Gentes – There must be reclamation approval.

Mike Bindl – Land Conservation has approved the reclamation plan.

Linda Gentes – Most old quarries get water and retain water in them.

Tim Geoghegan – This one will not. It has a sandstone floor so water will absorb in.

Linda Gentes – Is there any neighbor concerns?

Tim Geoghegan – Some neighbors have questions and concerns.

Steve Williamson – I have no questions.

Chad Cosgrove – I have no questions.

Marc Couey – We need to allow them to do business so we need to understand the operating hours are necessary.

Noah & Mary Ann Rothering – Neighbors – They have following concerns:

1. Safety – They have a blind driveway. They foresee this as a problem with dump trucks traveling the road.
2. Noise & blasting – Their house is 150 years old and their well is 165' deep. It will be hard on their house and could contaminate their well. Truck noise will be the worst, especially at 6 AM.
3. The road cannot handle that kind of heavy traffic.

James & Marcia Montgomery – They own property on the east, south and west side. Although they don't live in the area they are concerned with the property value.

Tim Geoghegan – They have several quarries around Madison. There have been a lot of studies concerning quarries and land value. The studies show the land value is not affected.

He is with the condition that truck not be allowed in the quarry prior to 7 AM.

If driveways need repaired due to the quarry activity, Yahara will provide gravel to complete that.

Montgomery's asked when fencing would go up.

Goeghegan – Fencing will be done right away. The berm is created as the quarry is stripped and when the quarry is reclaimed the berm will go back on as cover. The woods line will be left as sound barrier.

Marc Couey – Does anyone that is logged on remotely have any questions? No one responded.

Mike Bindl – Tim Geoghegan and he have have reviewed the Ordinance together and feel Tim has an understanding of what is required.

He had emailed Ben about Royal Banks concerns with the quarry. Bens response was, "The Committee should consider the Bank's objection but is has no binding effect on the Committee."

Marc Couey – Conditions of approval:

1. The Bank must be satisfied.
2. Trucking to not start before 7 AM
3. Pre-Blast Survey request be done for neighbors houses and wells.
4. Annual reporting to the Township of status
5. Notification to adjoining landowners and Township Chairman of blasting.
6. Notification to adjoining landowners and Township Chairman of evening hauling projects after 6 PM.
7. Five year CUP renewal with Township and Zoning as required by the Ordinance.
8. Requirements by County to be copied to Township.
9. Pre-Blast assessment and inspection by an engineer completed prior to start.



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## 10. Follow the regulations per Richland County Zoning Ordinance Section III C

Tim Geoghegan agrees with all the conditions that were reviewed. He then went over the Pre-Blast Survey and what it consists of. An engineer inspects the condition of the homes within a ½ mile of the quarry. The engineer inspects the walls and foundation and documents the conditions with photos. Although they have never had a problem with damage to wells, they will include the wells in the inspection for this quarry. The Pre-Blast inspection must be signed off on by the landowners.

Yahara will do any repairs to damage caused by blasting. An agreement to this affect will be recorded with the Register of Deeds.

Tim will contact Royal Bank tomorrow to start working with them on the logistics.

Steve Williamson moved to approve the Conditional Use Permit with the above conditions being met and a letter from Royal Bank stating that it is satisfied with the agreement, 2<sup>nd</sup> by Chad Cosgrove, with no one was opposed; the Motion carried.

### Item #8 TO HEAR A PETITION OF PAUL PERKINS AND JEREMY CARTER TO REZONE 2.3 ACRES FROM AGRICULTURAL FORESTRY TO RESIDENTIAL-2 AND 34 ACRES FROM AGRICULTURAL FORESTRY TO AGRICULTURAL RESIDENTIAL IN SECTION 31, TOWN OF DAYTON

Jeremy Carter is present to represent the petition. He is purchasing land from a family member to build a house with the remainder also being rezoned. It is on a dead end road. The Township has approved. Moved by Chad to approve the rezone petition and sent to County Board on June 16th, 2<sup>nd</sup> by Steve. Motion carried.

### Item #9 TO HEAR A PETITION OF THOMAS & CODY JURGENSEN TO REZONE 3 ACRES FROM AGRICULTURAL FORESTRY TO RESIDENTIAL-2 IN SECTION 3, TOWN OF DAYTON

Cody Jurgensen is present to represent the petition. He is purchasing land from his parents to build a house and needs to rezone it. The Township has approved. Moved by Chad to approve the rezone petition and sent to County Board on June 16th, 2<sup>nd</sup> by Marc. Motion carried.

### Item #10 TO HEAR A PETITION OF STAN & RITA DILLEY TO REZONE 17.3 ACRES FROM AGRICULTURAL FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 15, TOWN OF RICHWOOD

The Dilley's are not present due to the pandemic fears. Mike explained to the Committee that they are selling land to their son and will need to rezone the portion they are keeping. The Township has approved. Moved by Steve to approve the rezone petition and sent to County Board on June 16th, 2<sup>nd</sup> by Chad. Motion carried.

Item #11 BOA MEMBER RENEWAL Mike explained there are currently 3 people on the Board of Adjustments. Tom McGlynn's term is up this year. As they cannot find a replacement he has agreed to run again for 3 years. The term will be 2020 – 2023. Moved by Chad Cosgrove to approve Tom McGlynn's renewal for 3 years, 2<sup>nd</sup> by Steve. Motion carried.

Item #12 PAY BILLS There are no bills to pay.

Item #13 ADJOURN Next regular meeting would be at Monday, July 6<sup>th</sup> @ 3:00 pm. Discussion followed on the best time to have meetings. It was decided to remain at 3:00 PM. Motion to adjourn by Steve Williamson at 4:03 PM, 2<sup>nd</sup> by Marc Couey. Motion carried.

Minutes respectfully submitted by Cheryl Dull