



# 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, October 5th, 2020

*Item #1*      CALL TO ORDER      The Zoning & Land Information Committee meeting was called to order by at 3:00 pm by Chairman Marc Couey. Those that were present or signed up to speak were Steve Williamson, Linda Gentes, Chad Cosgrove, Ingrid Glasbrenner, JoEllen Rott, Virginia Wiedenfeld, Clinton Langrick, Todd Rummier, Mike Bindl, with Cheryl Dull taking minutes.

*Item #2*      APPROVE AGENDA AND PUBLICATION      Mike stated it had been posted in the paper 2 weeks and on the bulletin board at the Courthouse. Moved by Chad to approve the agenda, 2<sup>nd</sup> by Steve. Motion carried.

*Item #3*      APPROVE MINUTES OF THE LAST MEETING      Marc asked if there were any corrections or additions to the minutes. Moved by Linda to approve the minutes from the last meeting as presented, 2<sup>nd</sup> by Chad. Motion carried.

*Item #8*      WAIVE LATE FEES      Marc presented this be taken care of first. Marc ask Mike to review the late land use permit fees and what the major complaints have been by everyone in the County. Mike explained that other counties compare aerals. In the past, the county has just done drive-bys. This year when we got new aerals our office decided to compare them to the 2015 aerals to treat everyone equally.

Mike reviewed the history of late fees. Discussion followed on what needs permits.

Kevin Bartels is present and ask to speak concerning his situation. He added on to a building with used materials. He asked the builder if he needed a permit and he was told "no" by the builder. He doesn't like the way it was handled with the aerial and thought the \$500.00 fee is quite steep.

Marc stated there is a high penalty because there are people that do not get their permits prior to building. He went through the history of fees and felt there must be a historical of problems otherwise fees wouldn't have consistently been increased in such a short time. He ask the committee to decide to either not charge the fee and not follow procedure or follow procedure as before and not waive any late fees.

Marc and Mike explained the intent of the aerial photos are not to spy on people, but is to view the county land.

Don Seep ask to speak. He felt the Zoning office is trying to do their job based on the tools that they have. He has 3 constituents in his area that have complained to him of which he has concerns about. He asked if the aerial photos covered the complete county or just certain sections? Mike explained how the aerals are completed and what areas are covered.

Linda questioned what are the size problems, are they basically the smaller buildings? Mike stated no all sizes.

Ingrid asked if there was ever a PSA in the past concerning new aerals coming out? Mike stated no.



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Steve stated he agrees with Don that we should put a PSA prior to sending out letters. Steve has also received a letter concerning a garage he built when he put a new foundation under the house. He got a permit for the foundation and somehow the garage was missed on the permit.

Don suggested that we go back to step one and allow everyone that didn't get a permit to get a permit by the specified date or pay the late fee.

Kerry Severson ask to speak. He asked if permits are required by State Statute? Mike explained why and when permits are needed to the committee and people in attendance. Mike added it is by County Ordinance in Zoned Townships. Unzoned Townships do not require permits for accessory buildings.

Marc explained the original intent of zoning in Richland County in the 80's was to preserve farmland. Now there are very few farmers and farmland properties are getting split smaller and smaller. He added that at every monthly zoning meeting they are approving rezones to split properties smaller and smaller.

Marc asked what does the committee want to do with these complaints asking to have the Late Fee waved? Moved by Linda to not wave any late fees and continue with the policy as written, 2nd by Ingrid. Motion carried. Steve abstained.

Marc stated he received a phone call about a property that needs to be rezoned. The owner purchased in 2008, refinanced in 2012 and it was not caught as being an illegal parcel until this refinance. Mike stated whether the appraiser never called in, we don't know as it was 8 years ago. They are now refinancing again and it was caught as being an illegal parcel. They are meeting with Mike on Thursday to fill out the application. Mike explained it was created in the 1990's. There was not a CSM completed so it was not caught. Also, Harriet's belief was, it was a legal parcel until they wanted to build than it would have to be rezoned to be conforming. As they have not built any buildings, it was not caught.

Marc misunderstood that they were getting penalized with a late fee which they are not. Mike state they are getting charged the regular rezone fee.

The homeowners concern was that they are trying to refinance and with the possibility of interest rates going up they may not get as good of a rate.

Moved by Ingrid to not wave the rezone fee, 2<sup>nd</sup> by Chad. Motion carried.

*Item #4* TO HEAR A PETITION OF BRAD & DONNANNE MARVIN TO REZONE 33 ACRES FROM AGRICULTURAL FORESTRY TO AGRICULTURAL RESIDENTIAL IN SECTION 2, TOWN OF AKAN

Mike explained they thought they bought 35 acres and discovered it was 33 acres after it was surveyed. Moved by Steve to approve the rezone and send to County Board on October 20th, 2nd by Linda. Motion carried.

*Item #5* TO HEAR A PETITION OF LARRY FERGUSON AND BRIAN & RACHEL JELINEK TO REZONE 3.0 ACRES FROM AGRICULTURAL FORESTRY TO RESIDENTIAL-2 IN SECTION 10, TOWN OF DAYTON

Mike explained the Fergusons are selling land to the Jelinek's to build a new house. Moved by Chad to approve the rezone and send to County Board on October 20th, 2nd by Ingrid. Motion carried.

*Item #6* TO HEAR A PETITION OF JOHN & MARY KAUL TO REZONE 35 ACRES FROM AGRICULTURAL FORESTRY TO AGRICULTURAL RESIDENTIAL AND A CONDITIONAL USE



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## PERMIT HEARING FOR A PUBLIC PARK/BALL FIELD IN SECTION 1&2, TOWN OF BUENA VISTA (9)

Todd Rummmler is present to represent the petition. Todd stated the Kaul's are splitting the park off from the rest of the property and putting it into an LLC. After Todd spoke with Mike concerning this, they discovered it needed to be rezoned as well. The access lot will be surveyed into an outlot. The park parcel require a CUP to be a park. The Township has approved. Moved by Chad to approve the rezone and Conditional Use permit and send to County Board on October 20th, 2nd by Steve. Motion carried.

*Item #7*      ITHACA REZONE      Virginia is present to represent the petition. Virginia explained it is a strip of land that the Wiedenfelds are selling to the cemetery for expansion. Moved by Ingrid to approve the rezone and send to County Board on October 20th, 2nd by Linda. Motion carried.

*Item #9*      COUNTY SURVEYOR CONTRACT 2021-2022      Mike explained Todd has been the surveyor for 6 years. In the past, the committee has renewed Todd's contract. It was advertised one time back when Todd was hired. Moved by Chad to renew Todd's contract and send to County Board on October 20th, 2nd by Steve. Motion carried.

*Item #10*      2021 LIDAR      Mike stated last month he reviewed this with the committee. The cost is \$29,651.00 if completed in 2021. NRCS will cover the other 25%. The total is \$59,200.00 to be reimbursed from NRCS at 25%. Moved by Chad to proceed with the new lidar, 2nd by Ingrid. Motion carried.

*Item #11*      2021 WLIP GRANT APPLICATION      The County is eligible for \$123,000.00 if we choice to write for it. Mike covered the history of the grants, where it comes from and how it has increased over time. Moved by Ingrid to have Mike write for the grant, 2nd by Steve . Motion carried.

*Item #12*      OFFICE REPORT      Mike received a complaint about a communication tower going across the road from someone without notice to the neighbors. Mike explained to the committee the 66.04 Statute that communication towers cannot be denied.

Mike updated the committee about a homeowner that has built onto their shed, moved into it and turned his house into an assisted living residence without a permit. He hooked the shed up to the garage which he is now using as a residence without a permit.

Their septic has now failed because they are driving across it and overloading it with 2 residences. Now that they have created the garage to a residence there is 2 residences on the property and not enough land to put a septic in. They are trying to buy land from the neighbor but don't want to buy 4 acres to split it into 2 separate lots. They will not go back to the township for approval and can't make an agreement with the neighboring landowner about how much land will need to be surveyed.

The house is a registered as an assisted living. Mike stated they must be pumping their septic every month to keep it from failing completely.

*Item #13*      PAY BILLS      No bills.

*Item #14*      ADJOURN      Next regular meeting Monday, November 2nd @ 3:00 pm. Motion to adjourn by Steve at 5:06 p.m., 2<sup>nd</sup> by Chad. Motion carried.

Minutes respectfully submitted by Cheryl Dull