



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, April 5th, 2021

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 Marc Couey, Chad Cosgrove, Steve Williamson, Ingrid Glasbrenner, Gary Schildt, with Mike Bindl 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 Steve to approve the agenda, 2nd by Chad. Motion carried.

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

Item #4 TO HEAR A PETITION SIRA CORP TO REZONE 6 ACRES FROM AGRICULTURE-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 2, TOWN OF AKAN Gary Schildt explained that they have over 700 acres and they had purchased land with a residence on it last year and they would like to sell off the residence and some land from the rest of the property. Town approved. Moved by Chad to approve the rezone, 2nd by Steve. Motion carried.

Item #5 TO HEAR A PETITION OF RON & MARY EWING TO REZONE 3.68 ACRES FROM AGRICULTURAL FORESTRY TO RESIDENTIAL-2 AND REQUEST A CONDITIONAL USE PERMIT FOR RECREATIONAL RENTAL/AIRBNB IN SECTION 31, TOWN OF RICHLAND. Mike Bindl (representing Ron & Mary Ewing due to Covid-19 concerns) explained that the Ewing's owned around 167 acres which had two residences on it. They would like to make into an AIRBnB and rent it out but want to separate it from the rest of their property. The town had approved. Moved by Ingrid to approve the rezone and Conditional Use permit, 2nd by Steve. Motion carried.

Item #6 ZONING ORDINANCE AMENDMENTS Last Month Mike presented to the committee that there was some changes he wanted made to the Zoning Ordinance. One was to update the Richland County Zoning Classification of Highways map. The current one is dated 1995. In 2011, the map was updated but the county did not find out until recently it was changed. The proposed crossed out language would also be revised in the Zoning Ordinance.

- a. Classification of Highways: The public roads, streets, and highways of Richland County are hereby divided into the following five (5) zoning classifications in relation to the Richland County Functional and Jurisdictional Highway Plan ~~Update of 1995~~, as said Plan shall be amended from time to time ~~by the Southwestern Wisconsin Regional Planning Commission~~. The highways so classified are shown on the attached Highways Zoning Classification map.

Both of these amendments would be under section I G (a).

Also present under section IV E (3), the language cross out would be removed:



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3.Land use permits for an addition over ~~\$2,000~~ and less than 50% of original floor space \$ 75.00

Mike explained that some applicants state that a project is less than \$2,000 because they found used materials or basically are just stating the cost is below \$2,000. Then they believed they didn't need a permit.

Moved by Steve to approve the amendments, 2nd by Ingrid. Motion carried.

Item #7 FEES Mike is looking into what the committee feels on the fees for the solar project verses just regular permits fees for a solar array. Mike explained that if someone comes in for a solar array, the permit fee is \$50 per array. The proposed Solar project in Buena Vista were around 121,000 arrays. The land use permits would then be 121,000 @ \$50 an array. The question of what Iowa County did was brought up....the difference was, Iowa County was over 100MG and this is 49-50 Mg watt. The difference is once it is over 100 mg watt, the state gets involved. The committee wants Mike to look into how other situations have been handled. Moved by Marc to have Mike look into what the state did, 2nd by Ingrid. Motion carried.

Item #8 TO PAY BILLS There was no bills.

Item #9 OFFICE REPORT 2020 Mike had sent out the office report for 2020. He asked if there were any questions or anything should be changed. Committee members thought it looked OK.

Item #10 ZONING STATUS Mike informed the committee that there is a situation where a parcel was split off and should have been rezoned back in the late 1980's. In 2000, there was a land use permit submitted for a new residence and was issued. Now, the property owners are applying to put an addition onto the residence. Mike's determination is that since the permit was issued in error by the previous Zoning Administrator that the zoning be determined to be grandfathered in. The committee agreed.

Item #11 ADJOURN Next regular meeting Monday, May 3rd, 2021 @ 3:00 pm. Motion to adjourn by Steve, 2nd by Marc. Motion carried. Meeting adjourned at 3:29 pm

Minutes respectfully submitted by Mike Bindl