



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, May 3rd, 2021

Item #1 CALL TO ORDER The Zoning & Land Information Committee meeting was called to order by at 3:00 pm by Supervisor Steve Williamson. Those that were present or signed up to speak were Chad Cosgrove, Steve Williamson, Ingrid Glasbrenner, Linda Gentes, Frank Wanek, Alan Eggers, Bethany Helmich, Bob Frank, Drew Gibbons, Mark Mauersberger, Erik Jensen, 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 Chad to approve the agenda, 2nd by Linda. Motion carried.

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

Item #4 TO HEAR A PETITION FRANK & KATHY WANER TO REZONE 2.14 ACRES FROM AGRICULTURE-FORESTRY TO RESIDENTIAL-2 IN SECTION 34, TOWN OF RICHWOOD Mike reported that Frank was looking to split off 2 acres for his son and daughter-in-law to build a residence. Town approved. Moved by Chad to approve the rezone, 2nd by Linda. Motion carried.

Item #5 TO HEAR A PETITION OF ALAN EGGERS FOR A CONDITIONAL USE PERMIT TO RENEW NON-METALIC MINING FOR CONSTRUCTION AGGREGATES IN SECTION 31, TOWN OF BUENA VISTA. Mike Bindl explained that every 5 years the CUP needs to be renewed. The original CUP was obtained in 2011 and renewed in 2016. The town had approved. Bethany Helmich questioned the Conditions placed on the CUP from 2016. Ingrid said she did not know the Conditions. Mike explained that one condition was a berm to be built and three rows of trees to be planted. There was concern that the trees were dying and then the concern of the berm being removed after the mining had stopped. The committee wanted to review the conditions again. Motion by Chad to postpone the hearing until the next meeting to review the conditions placed on CUP, Seconded by Linda. Motion carried.

Item #6 TO HEAR A PETITION DENVER & ROBERTA KAUFFMAN TO REZONE 20 ACRES FROM AGRICULTURE-FORESTRY TO AGRICULTURAL RESIDENTIAL IN SECTION 28, TOWN OF ORION Mike reported that Kauffmans had around 120 acres and are planning on selling off 100 acres and looking to keep about 20 acres with the residence and farm buildings. Town approved. Moved by Ingrid to approve the rezone, 2nd by Linda. Motion carried.

Item #7 TO HEAR A PETITION RODNEY SUSSEX TO REZONE 34.12 ACRES FROM AGRICULTURE-FORESTRY TO AGRICULTURAL RESIDENTIAL IN SECTION 34, TOWN OF WILLOW Mike reported that he was representing Mr Sussex due to Covid-19 concerns. Mike asked if everyone received and read the email he forward this morning from neighboring property owner Thomas Howe. Everyone stated they had. Mr Sussex currently has around 34 acres and wants to keep around 8 acres and sell off the remainder for a building site. There was discussion on how many building sites there could be on the parcel and what the county can do to prevent parcels from being split farther. Mr Bindl explained what Iowa County does and when suggested it to, at the time Corp Council, it was said that it



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could not be done that way. Mr. Bindl expressed his concern on placing Condition on a rezone versus a Conditional Use Permit. Town approved. Moved by Ingrid to approve the rezone, 2nd by Linda. Motion carried.

Item #8 UPDATE ON SOLAR PROJECT Drew Gibbons & Mark Mauersberger from Savion and Erik Jensen from Alliant Energy were present and handed put an update of the solar project happening in Richland County. Items on the handout were: Project Background, Permitting history, Project news, Economic Benefits Update and Construction Update. No action was taken

Item #12 LAND USE FEES (CONT) Mike had some examples of what other counties are starting to charge. The current way the ordinance reads is that every structure would need a permit and the cost of the Solar would be in the millions for the permit. Mike stated other counties are coming up with a flat fee that is different from the private/residential solar panels. Mike also stated that it would be best to define the two different types of solar for permits. Currently the fee is \$50 per panel, which is the cheapest fee. It was mentioned that several permits are at \$100 for residential structures. After discussion on a comparable fee and definitions, Chad made the motion the a permit fee of \$750 base rate for a Solar Farm being defined as producing energy primarily goes to the grid and that Solar private/residential land use permit would be \$100 and defined as producing energy that primarily does not go to the grid. Seconded by Ingrid. Motion carried

Item #9 TO PAY BILLS There was no bills.

Item #13 ZONING ORDINANCE AMENDMENTS (CONT) 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. Mike stated that he was working on the ordinance for county board and came across that the county Clerk nor the Highway commissioner knew of the "Richland County Functional and Jurisdictional Highway Plan Update of 1995". Looking back it looked like the old language use to just say State Highway Plan. Mike was thinking about going back to that language. No action taken since there needs to be more research to find out what "Richland County Functional and Jurisdictional Highway Plan Update of 1995" is.

Item #10 & 11 CLOSED SESSION Mike stated that something came up and the closed session planned with County Administrator would have to wait until another time

Item #14 ADJOURN Next regular meeting Monday, June 7th, 2021 @ 3:00 pm. Moved to adjourn by Steve, 2nd by Chad. Motion carried. Meeting adjourned at 5:29 pm

Minutes respectfully submitted by Mike Bindl