



# 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  
Program Assistant

## Minutes of the Richland County Zoning & Land Information Committee Monday, June 5, 2017

*Item #1*      CALL TO ORDER    The Zoning & Land Information Committee meeting was called to order by at 9:00 am by Chairman Larry Sebranek. Those that were present or signed up to speak were Paul Kinney, Gary Peters, Steve Williamson, Jim Huffman, Todd Rummier, Bill Thompson, Tina Marshall, Melissa Burke, Mike Bindl with Cheryl Dull with taking minutes.

*Item #2*      APPROVE AGENDA AND PUBLICATION    Moved by Jim to approve the agenda, 2<sup>nd</sup> by Paul. Motion carried.

*Item #3*      APPROVE MINUTES OF THE MAY MEETING    Hearing no changes to the minutes Paul moved to approve as mailed, 2<sup>nd</sup> by Jim. Motion carried

*Item #4*      TO HEAR A PETITION OF JOE HALL TO REZONE 17.0 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 18 TOWN OF DAYTON    Tina Marshall is present to represent the petition. She stated they are subdividing the house from the other land and selling the vacant land. Mike explained there is a CSM for the house and land. There is also a CSM for the remaining land with an easement to get to it. Tina stated she has been to both Township Boards that it borders. Mike stated he received a phone call last week from a neighbor stating it was illegal to split up a farm; Mike could not find that in the statutes. Moved by Gary to approve the rezone with a Deed Restriction that it cannot be split any further and send to County Board on June 20<sup>th</sup>, 2<sup>nd</sup> by Jim. Motion carried.

*Item #5*      TO HEAR A PETITION OF FRED WEICHBROD TO REZONE 33.5 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 18 TOWN OF FOREST    No one was present, discussion followed on tabling the petition until someone is present. Mike explained it is an existing parcel and now he wants to build. The Township has approved. Moved by Jim to approve the rezone with a Deed Restriction that it cannot be further divided and send to County Board on June 20<sup>th</sup>, 2<sup>nd</sup> by Paul. Motion carried.

*Item #6*      TO HEAR A PETITION OF RYAN & STACEY ROTH TO REZONE 28 ACRES FROM AGRICULTURAL-FORESTRY TO AGRICULTURAL-RESIDENTIAL IN SECTION 29 TOWN OF AKAN    No one was present, discussion followed on tabling the petition until someone is present. Mike explained this is an existing parcel which is for sale and they want to have it legally zoned prior to sale. Moved by Gary to approve with a Deed Restriction that it cannot be further split and send to County Board on June 20<sup>th</sup>, 2<sup>nd</sup> by Steve. Motion carried. Stacey arrived at 9:45 after the rezone was approved.

*Item #7*      DEPARTMENT FEES/ORDINANCE CHANGES    Mike went over the fee spread sheet. He went over the request from Finance and Personnel to cut the budget 15% to update Melissa on the history. Mike was told by his committee he could raise fees to reduce the tax levy 15%. Departments either have to cut hours or staff if they cannot reduce the levy amount used. Mike stated Jeanette requested all fees be raised to the maximum amount. Discussion followed on which departments cannot reduce staff because of the services required and what fees look like compared to other surrounding



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Counties. The decision was made to put fees on hold until we get more feedback if increased fees can offset the 15% levy reduction.

*Item #8*      INTERPRETATION OF OWNER DWELLING (AG-FOREST) Mike stated there is a property coming up for sale that has a house and a mobile home. The Zoning Ordinance states the mobile home can only be for a hired hand. The farm is being broken down to less than 40 acres. A young person wants to buy it; he works out of state and is only home on weekend. The person buying was going to fix up the mobile home to rent out. When he found out he couldn't do that, he decided to live in the mobile home and rent the house out.

The Ordinance states:

*One single family dwelling for the owner or operator, additional single family dwellings for his/her parents and children, provided such farmstead does not require more than a single access to a Class A, B, or C highway. Pre-existing farm homes and dwellings, except mobile homes, may be rented for residential use throughout the properly maintained life of the structure provided such structure generally complies with the provisions of the Residential R-1 lot.*

*I. Temporary placement of a mobile home or manufactured home less than 24 feet wide placed on a foundation other than a basement, while a permanent dwelling is being constructed. Except in exceptional circumstances, temporary placement shall not exceed 3 years.*

They people buying say it is 24' wide because the appraiser put that on the appraisal. Mike stated there was never a permit issued for the addition. Mike drove out and measured the trailer with the addition to be 21'. The buyers are saying the house is for a hired hand to live in to feed and take care for the cattle. Dayton Township has been working hard to get rid of the mobiles home. Letters have been sent to the Executor of the Estate to get rid of the trailer.

The Zoning Ordinance reads a CUP is required for a mobile home. The buyer went to the township and the township denied it. They are now request a CUP while a house is being built; the township denied that because there is a house already there on the property.

Discussion followed on hire hand definitions being added to the ordinance.

The interpretation by the Zoning Committee is the land owner cannot live in a mobile home if there is a house on the property.

*Item #9*      OFFICE REPORT Bill Thompson presented his resignation letter to the committee. Bill stated he is leaving due to the budget constraint and his concerns of supporting his family. He has never been told he needs to cut his budget although the only thing he can cut is hours. He cannot raise a family on fewer hours. Bill's budget was over last year because Tim didn't take insurance and Bill has so it has put his budget over from last year. He is working 35 hours and yet the County has been giving people in other departments more the 35 hours after asking them to cut their budget. He is concerned about where his job and salary is headed. He explained what his job consists of and the concerns Julie Keller has at replacing him with someone that can understand the job.

Mike updated the Committee that a Wage study meeting is scheduled for the end of this month with department heads to go over what everyone in the department does.

Mike updated the Committee there is a lot of Citation going out and there will be more in the future for people building without permits.



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He told the Committee that both GPS units are now dead. Mike will have prices next month for a new unit.

Mike passed out a County population report from Howard Marklein. Richland County is the only County loosing people.

*Item #10*      PAY BILLS      No bills to present.

*Item #11*      ADJOURN      Next meeting Monday, July 3 at 9:00 am. Moved by Jim to adjourn at 10:20 a.m., 2<sup>nd</sup> by Gary. Motion carried.

Minutes respectfully submitted by Cheryl Dull