

SAUK COUNTY BOARD OF ADJUSTMENT

Thursday, November 18, 2021

PRESENT: Linda White Chair  
Brian Peper Vice Chair  
David Allen  
James Boda  
Jamie Phephles

ABSENT: None

OTHERS PRESENT: G. Templin-Steward, L. Digmann, T. Hillmann,

At 9:04 a.m., Chair White called to order the session of the Sauk County Board of Adjustment. Staff certified that the legally required notices were posted for the scheduled public hearings. Motion by Phephles, second by Peper to accept the certification for the public hearings. Motion passed 5-0.

Motion by Peper, second by Phephles to adopt the agenda. Motion carried, 5-0

Motion by Meier, second by Peper to adopt the minutes from the October 28, 2021 meeting. Motion passed, 4-0 with White abstaining.

Communications: None.

Motion by White, second by Phephles to adopt the 2022 Board of Adjustment meeting schedule. Motion carried, 5-0.

APPEALS:

Chair White introduced the members of the Board and explained the procedures for the day.

a. Petition 15-2021. A petition to consider a variance request pursuant to s. 7.64(2) of the Sauk County Zoning Ordinance, for approval of locating a kennel within 1,000 feet from neighboring residences (reduced setback of 171' and 154' respectively). The variance request is associated with land described as part of the SE ¼ of the SE ¼ of Section 3, Township 10 North, Range 3 East, CSM 6239, Lot 1, including tax parcel 004-0429-00000, Town of Bear Creek, Sauk County, WI.

Templin-Steward appeared and notified the board that the request has been officially withdrawn by the applicant.

b. Petition 16-2021. A petition to consider a special exception permit request pursuant to s. 7.036(5) of the Sauk County Zoning Ordinance, for approval of operating a lodging house located at S5390 State Road 113. The special exception permit request is associated with land described as part of the NE ¼ of the NW ¼ of Section 7, Township 11 North, Range 7 East, including tax parcel 018-0212-00000, Town of Greenfield, Sauk County, WI.

Hillmann appeared and provided the staff report and analysis of the request. Department recommends postponing the decision until the December 29, 2021 Board of Adjustment to allow the Town of Greenfield to complete their public hearing process and provide recommendations to the board.

Meier ask if there are any requirements for a private well to be tested for safe water. Hillmann stated the well test can be a condition of approval. Peper asked if the board will have to go through another public hearing on December 29, 2021. Templin-Steward came forward and explained.

Michelle Gillette, Applicant, appearing in favor, gave the background of the property. Meier asked how many lodging houses the applicant has. Gillette says she own 2 lodging houses including this one. Peper asked if the septic has been inspected. Gillitte states it has been.

Jerry Sprecher, representing as an interest may appear, spoke on his concerns about the lodging house.

Fred Marquardt, representing as an interest may appear, spoke on his concerns about the lodging house.

George Maxwell, representing as an interest may appear, spoke on his concerns about the lodging house.

Michelle Gillette, reappearing, stated many comments are talking about 2 different properties. She states she is here for the lodging house permit. White asked if the other business that are on the property are zoned for that property. Gillette explained. Peper asked how far the Wedding venue was from the lodging house. Gillette explained.

Templin-Steward reappeared gave clarification on the properties that were discussed and the process to be followed if neighbors have complaints on any land uses.

White asked how department handles the complaints. Templin-Steward explained.

Michelle Gillette, reappearing, asked why there are no public concerns with other businesses in the area that have music that seem to go on much later in the evening that what she has at the wedding venue.

Jerry Sprecher reappeared and clarified is interest.

Chair White asked if there was anyone else who wish to speak. White close the public portion of the hearing at 10:04 a.m.

Motion by White, second by Peper to postpone the decision on the special exception permit of the lodging house until the December 29, 2021 Board of Adjustment hearing. Motion carried 5-0

Next meeting date – Thursday, December 29, 2021

Motion by Allen to adjourn, second by Peper. Motion passed, 5-0. Meeting adjourned at 10:07 a.m.

Respectfully submitted,

David Allen, Secretary