

SAUK COUNTY BOARD OF ADJUSTMENT

**Thursday, April 24, 2025
County Board Room/Gallery
West Square Building**

PRESENT: R. Meier, J. Evert, R. Klitzke, D. Allen

ABSENT: J. Phephles (9:08),

OTHERS PRESENT: T. Kabat, R. Meyer, B. Simmert, W. Christensen, T. Hillmann

Call to order and certify compliance with open meetings law

At 9:00 a.m. Chair R. Meier called the meeting to order and introduced the members of the Board, explained the procedures and order of business for the day. LRE Staff certified that the legally required notices were posted for the scheduled public hearings.

Adopt agenda

Motion by Klitzke / Allen to adopt the April 24, 2025 Agenda. Motion carried, unanimously.

Adopt minutes of previous meeting – March 27, 2025

Motion by Evert / Klitzke to adopt the minutes from the March 27, 2025, BOA meeting. Evert abstained. Motion carried.

Communications - No communications were reported.

A request for an extension of Special Exception Permit 04-20 a non-metallic mining site for LaValle Telephone Cooperative, one acre or greater pursuant to Sauk County Zoning Ordinance s. 7.060(5).

W. Christensen presented a request for an extension of Special Exception Permit 04-20 a non-metallic mining site for LaValle Telephone Cooperative, one acre or greater pursuant to Sauk County Zoning Ordinance s. 7.060(5) due to new owners and getting all the paperwork in order. Motion by Klitzke / Evert to grant an extension of Special Exception Permit 04-20 a non-metallic mining site for LaValle Telephone Cooperative, one acre or greater pursuant to Sauk County Zoning Ordinance s. 7.060(5). Motion carried unanimously.

APPEALS:

Chair R. Meier announced the process for the public hearing portion. Public hearing called to order at 9:05 a.m.

R. Meyer read the public hearing notice for Petition SEP-25-7.

- a. **Petition SEP-25-7.** Granting of a special exception permit pursuant to s. 7.036(5)(a) to authorize the operation of a lodging house. This property is located on real estate described as: S440 W Redstone Dr, located in part of the SW ¼, SE ¼, Section 2, T13N, R3E, Town of La Valle, Sauk County, WI. Lands including tax parcel number 024-2042-00000, owned by Phillip R Buttner and as further described in Petition SEP 25-7.

W. Christensen presented the staff report, background, and history. Town of LaValle Town Board recommended approval of the special exception permit without any further input. Sauk County LRE recommended approval of the special exception permit.

Applicant, Phillip Ross Buttner, provided information regarding the request to authorize the operation of a lodging house in the Town of LaValle.

No member of the public spoke in favor of Petition SEP-25-7.

Jan Wusso spoke in opposition due to the privacy and upkeep of visitors vs. landowners.

No member of the public spoke as an interested party of Petition SEP-25-7.

Seeing no one else wished to speak, Chair R. Meier, closed the public hearing for this appeal and the Board went into deliberation at 9:24 a.m.

Motion by Evert / Klitzke to approve Petition SEP 25-7 to authorize the operation of a lodging house located at S440 W Redstone Dr in the Town of La Valle, Sauk County, WI with the conditions set forth by staff, based upon the findings of fact and conclusion of law, subject to the staff analysis, and recommend conditions as noted within the staff report. Jamie Phephles abstained due to not hearing the entire staff report. Motion carried.

R. Meyer read the public hearing notice for Petition SEP-25-8.

- b. **Petition SEP-25-8.** Granting of a special exception permit pursuant to s. 7.036(5)(g) to authorize the location and operation of a lodging house. This property is located on real estate described as NE 1/4, NE 1/4, Section 14, T11N, R06E, Town of Baraboo, Sauk County, WI. Lands including tax parcel 002-0393-00000 owned by Kathryn Floyd and Reece Koenigs and as further described in Petition SEP-25-8.

T. Hillmann presented the staff report, background, and history. Town of Baraboo Plan Commission and Town Board recommended approval of the special exception permit without any further input. Sauk County LRE recommended approval of the special exception permit.

Applicant, Kathryn Floyd, provided information regarding the request to operate a lodging house in the Town of Baraboo.

Town of Baraboo representative, Randy Puttkamer, stated that the Town of Baraboo recommends approval for this property.

No member of the public spoke in favor, opposition or as an interested party of Petition SEP-25-8.

Seeing no one else wishes to speak, Chair R. Meier, closed the public hearing for this appeal and the Board went into deliberation at 9:39 a.m.

Motion by Allen / Phephles to approve Petition SEP-25-8, to authorize the operation of a lodging house located in the Town of Baraboo with the conditions set forth by staff, based upon the findings of fact and conclusion of law, subject to the staff analysis, and recommend conditions as noted within the staff report. Klitzke noted that the Town of Baraboo has been very thorough. Motion carried, unanimously.

- c. **Petition SEP-25-11.** Granting of a special exception permit pursuant to s. 7.036(5)(g) to authorize the location and operation of a lodging house. This property is located on real estate described as SE 1/4, SW 1/4, Sec 12, T11N, R06E, Town of Baraboo, Sauk County, WI. Lands including tax parcel 002-0351-00000 owned by D Mitchell LLC as further described in Petition SEP-25-11.

T. Hillmann noted that the LRE Department recommends postponing consideration of the special exception permit because the Town of Baraboo Town Board has not considered the matter. T. Hillmann presented the staff report, background, and history. T. Hillman noted that the Town of Baraboo Plan Commission recommended approval of the special exception permit but reiterated that the Town Board has not considered the matter because the applicant, D. Mitchell was unable to attend the April town board meeting. Sauk County LRE recommends postponing the special exception permit to the June 26,

2025 Board of Adjustment public hearing.

Motion by Evert / Klitzke to postpone Petition SEP-25-11, to the May Board of Adjustment public hearing to authorize the operation of a lodging house. The motion was clarified and amended to indicate the June 26, 2025, Board of Adjustment public hearing. Motion carried, unanimously.

Next meeting date – Thursday, May 22, 2025 at 9:00 am

Adjournment – R. Meier called for a motion to adjourn. Motion by Klitzke / Allen to adjourn the meeting at 9:55 a.m. Motion carried, unanimously.

Respectfully submitted,

Jennifer Evert, Secretary

