

SAUK COUNTY BOARD OF ADJUSTMENT

Thursday, August 28, 2025
County Board Room/Gallery
West Square Building

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

ABSENT: J. Evert (term expired)

OTHERS PRESENT: T. Kabat, B. Simmert, M. Walters, W. Christensen

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. T. Kabat certified that the legally required notices were posted for the scheduled public hearings.

Adopt agenda

Motion by Allen / Klitzke to adopt the August 28, 2025, agenda. Motion carried unanimously.

Adopt minutes of previous meeting – July 24, 2025

Motion by Phephles / Klitzke to adopt the minutes from the July 24, 2025, BOA meeting. Motion carried.

Communications – T. Kabat announced that volunteers are needed for the clean sweep on September 27 from 8 – noon.

APPEALS:

Chair R. Meier announced the process for the public hearing portion of the meeting. Public hearing called to order at 9:04 a.m.

T. Kabat read the public hearing notice for Petition VAR-25-06.

- a. **Petition VAR-25-06. Granting of a variance pursuant to s. 7.098(1) to reduce the minimum setback of a principal structure to a US Highway right-of-way. This property is located on real estate described as S3757 Loggers Lane, located in part of the N ½, NE ¼, Section 21, T12N, R6E, Town of Baraboo, as further described in Petition VAR-25-06. Tax parcel 002-0633-10000, owned by John H. Wells.**

B. Simmert presented the staff report, background, and history. The Town of Baraboo Plan Commission and Town Board recommended approval of the variance. Sauk County LRE staff recommended approval of the variance also.

Fiorella Niera, contractor for John Wells (applicant), provided information regarding the request for the variance to reduce the minimum setback of a principal structure.

No member of the public spoke in favor, opposition or as interest may appear of Petition VAR-25-06.

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 Phephles / Klitzke to approve Petition VAR-25-06 to Grant the variance to reduce the minimum setback of a principal structure to a US Highway right-of-way at S3757 Loggers Lane 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. Motion carried unanimously.

b. **Petition SEP-25-12. 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: S872 Christmas Mountain Road, located in part of the SE ¼, SE ¼, Section 11, T13N, R05E, Town of Dellona, as further described in Petition SEP-25-12. Tax parcel number 006-0956-00000, owned by Patrick O'Brien.**

B. Simmert presented the staff report, background, and history. The Town of Dellona recommended denial of the lodging house. Sauk County LRE staff recommends approval of the lodging house.

The applicant, Daniel Brodel, provided information regarding the request for the special exception permit to authorize a lodging house.

No member of the public spoke in favor, opposition or as interest may appear of Petition SEP-25-12.

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

Motion by Phephles / Klitzke to approve Petition SEP-25-12 the Granting of a special exception permit to authorize the operation of a lodging house at S872 Christmas Mountain Road, in the Town of Dellona, owned by Patrick O'Brien 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. Motion carried unanimously.

c. **Petition SEP-25-16. Granting of a special exception permit pursuant to s. 7.038(1)(i) to authorize the continued operation of a non-metallic mining site, one acre or greater and a Non-Metallic Mining Reclamation Permit pursuant to s. 24.05 of the Sauk County Non-Metallic Mining Reclamation Ordinance. This property is located on real estate described as: Part of the NW ¼ of Section 22, T11N, R5E in the Town of Freedom, Sauk County, WI, and as further described in Petition SEP-25-16. Including Tax Parcel 016-0461-00000, 016-0462-00000, 016-0464-00000, and 016-0466-00000 owned by KDK Properties LLC.**

M. Walters presented the staff report, background, and history. The Town of Freedom recommended approval of the non-metallic mining site. Sauk County LRE staff

recommends approval of the non-metallic mining site also.

Robin Loger, Yahara Materials representative, provided information regarding the request for the special exception permit to grant authorization to continue operation of a non-metallic mining site.

No member of the public spoke in favor, opposition or as interest may appear of Petition SEP-25-16.

Seeing no one else wished to speak, Chair R. Meier closed the public hearing for this appeal, and the Board went into deliberation at 9:50 a.m.

Motion by Klitzke / Allen to approve Petition SEP-25-16 to authorize the continued operation of a non-metallic mining site 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. Motion carried unanimously.

Next meeting date – To be determined as there is nothing for the September Agenda or currently pending for a future meeting.

Adjournment – R. Meier called for a motion to adjourn. Motion by Klitzke / Phephles to adjourn the meeting at 9:51 a.m. Motion carried unanimously.

Respectfully submitted,

Robin Meier, Chair