

SAUK COUNTY BOARD OF ADJUSTMENT

Thursday, June 25, 2026
County Board Room/Gallery
West Square Building

COMMITTEE MEMBERS PRESENT: R. Meier, M. Leuth, L. Eberl, D. Allen

COMMITTEE MEMBERS ABSENT: J. Phephles (excused),

STAFF MEMBERS PRESENT: T. Kabat, B. Simmert, W. Christensen, M. Walters, A. Ryan, H. Kovalaske, R. Meyer.

OTHERS PRESENT: Allen Tracy, Dana Tracy, James Shear, Maxine Shear, Nicole Moll, Laurie Hasenbalg, Charlie Chmielewski.

Call to order and certify compliance with open meetings law

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

Adopt agenda

Motion by Allen / Eberl to adopt the June 25, 2026, agenda. Motion carried unanimously.

Adopt minutes of previous meeting – May 28, 2026

Motion by Allen / Eberl to adopt the minutes from May 28, 2026, BOA meeting. Motion carried unanimously.

Communications – None.

APPEALS:

Chair R. Meier announced the process for the public hearing portion of the meeting. Public hearing called to order at 9:02 a.m.

R. Meyer read the public hearing notice for Petition SEP-26-8.

Petition SEP-26-8. Granting of a special exception permit pursuant to s. 7.036(5)(g) lodging house. This property is located in an Exclusive Agricultural zoning district, on real estate described as E9198 Terrytown Rd, part of the SE ¼, Section 23, T12N, R5E, Town of Excelsior, tax parcels 010-0910-00000, 010-0911-00000, and 010-0917-0000 and as further described in Petition SEP-26-8.

W. Christensen provided background and history for Petition SEP-26-8. The Town of Excelsior Plan Commission and Excelsior Town Board recommended approval of the request. Based on the evidence provided and review of standards, the LRE staff recommends approval of Petition SEP-26-8.

The applicant, Nicole Moll, noted she owns a wellness center and would like to use the property as a retreat for employees and would like to use it as a short-term lodging house rental when not in use by her wellness center staff.

Laurie Hasenbalg, representative from the Town of Excelsior, noted the Plan Commission and Town Board of Excelsior recommended approval with conditions of maximum occupancy of 6 and no parking on the town road.

No member of the public spoke in favor, in opposition, or as interest may appear of Petition SEP-26-8.

Seeing no one else wishing to speak, Chair R. Meier closed the public hearing for this appeal, and the Board went into deliberation at 9:15 a.m.

Motion by Eberl / Allen to approve Petition SEP-26-8 for a special exception permit to authorize the operation of a lodging house at E9198 Terrytown Rd. in the Town of Excelsior, Sauk County, WI based upon the findings of fact and conclusion of law, provided in the staff analysis within the staff report. Motion carried unanimously.

R. Meyer read the public hearing notice for Petition SEP-26-9.

Petition SEP-26-9. Granting of a special exception permit pursuant to s. 7.036(5)(g) lodging house. This property is located in an Exclusive Agricultural zoning district, on real estate described as S2723 Vogel Rd, part of the NW ¼, SW ¼, Section 4, T12N, R5E, Town of Excelsior, tax parcels 010-0081-00000 and as further described in Petition SEP-26-9.

W. Christensen provided background and history for Petition SEP-26-9. The Town of Excelsior Plan Commission and Excelsior Town Board recommended approval of the request with the condition of no parking on the town road or in the road right of way. Based on the evidence provided and review of standards, the LRE staff recommends approval of Petition SEP-26-9.

The applicant, Dana Tracy, noted this house was built by her parents. The property will be used mainly for immediate family members when visiting the area. Dana noted her brother is in the area and will be the emergency contact.

Laurie Hasenbalg, representative from Town of Excelsior, noted the Plan Commission and Town Board of Excelsior recommended approval with conditions of no parking on the town road or in the road right of way.

No member of the public spoke in favor, in opposition, or as interest may appear of Petition SEP-26-9.

Seeing no one else wishing to speak, Chair R. Meier closed the public hearing for this appeal, and the Board went into deliberation at 9:28 a.m.

Motion by Eberl / Leuth to approve Petition SEP-26-9 for a special exception permit to authorize the operation of a lodging house at S2723 Vogel Rd in the Town of Excelsior, Sauk County, WI with the conditions set forth by staff and town recommendations, based upon the findings of fact and conclusion of law, subject to the staff analysis within the staff report. Motion carried unanimously.

R. Meyer read the public hearing notice for Petition SEP-26-4.

Petition SEP-26-4. Granting of a special exception permit pursuant to s. 7.036(5)(i) to authorize the location and operation of a lodging house. This property is located on real estate described as S5667 Old Lake Road and further described as SE ¼, SW ¼, Section 12, T11N, R06E, Town of Baraboo, Sauk County, WI. Lands including tax parcel 002-0350-30000 owned by Rittenhouse Realty LLC as further described in Petition SEP-26-4.

A. Ryan provided background and history for Petition SEP-26-4. The Town of Baraboo Plan Commission and Baraboo Town Board recommended approval of the request. Based on the evidence

provided and review of standards, the LRE staff recommends approval of Petition SEP-26-4.

Randy Puttkamer, Town of Baraboo representative, spoke that the request follows all town ordinances. The property was a previous lodging house with no complaints.

The applicant, Charles Chmielewski, noted they have gone above and beyond the standards for emergency escapes, fire, and CO2 detectors.

No member of the public spoke in favor or in opposition

James Shear spoke as interest may appear of Petition SEP-26-4. J. Shear inquired about what is the difference between a single-family residence and a lodging house. Also, work began at the residence, J Shear thought no work was to begin until the lodging house permit was approved. J. Shear would also like to know what the maximum occupancy of the lodging house is.

M. Walters answered Mr. Shear's questions and stated that per the application, the maximum occupancy of the lodging house is 8.

Seeing no one else wishing to speak, Chair R. Meier closed the public hearing for this appeal, and the Board went into deliberation at 9:51 a.m.

Motion by Eberl / Lueth to approve Petition SEP-26-4 for a special exception permit to authorize the operation of a lodging house at S5667 Old Lake Rd in the Town of Baraboo, Sauk County, WI with the conditions set forth by staff and town recommendations, based upon the findings of fact and conclusion of law, subject to the staff analysis within the staff report. Motion carried unanimously.

Next meeting date –Thursday, July 23, 2026.

Adjournment – Motion by Allen / Leuth to adjourn the meeting at 9:52 a.m. Motion carried unanimously.

Respectfully submitted,

Lynn Eberl, Secretary