

SAUK COUNTY BOARD OF ADJUSTMENT  
May 25, 2017 Session of the Board

PRESENT: Dan Kettner, Vice Chair  
David Allen  
Henry Netzinger  
Ron Lestikow, Alternate

ABSENT: Linda White, Chair

STAFF PRESENT: Dave Lorenz  
Gina Templin

OTHERS PRESENT: See Registration slips

Vice Chair Kettner called the session of the Sauk County Board of Adjustment (BOA) to order at approximately 9:00 A.M. The Vice Chair introduced the members of the Board, explained the procedures and the order of business for the day. The staff certified that the legally required notices had been provided for the scheduled public hearing. The certification of notice was accepted on a motion by Allen, seconded by Netzinger. **Motion carried, 4-0.**

The Board adopted the agenda for the May 25, 2017 session of the Board on a motion by Netzinger, seconded by Allen. **Motion carried, 4-0.**

The Board adopted the minutes from the April 2017 Board of Adjustment meeting on a motion by Netzinger, seconded by Allen. **Motion carried 4-0.**

COMMUNICATIONS:  
None.

APPEALS:

A. Patrick and Mary Ellen McCluskey (SP-10-17) requesting a special exception permit to authorize the location and operation of a lodging house.

Dave Lorenz, Conservation, Planning and Zoning, provided a history and background of the request, verified the Town of Bear Creek has recommended approval of the request, reviewed photos and a video of the project and property and concluded with conditions to be placed on the appeal if it is to be granted.

Kettner asked how far the house is from the road. Lorenz stated he does not know.

Kettner asked how far the parking is from the road. Lorenz stated he does not know, but feels there is enough parking.

Kettner asked Lorenz where he parked. Lorenz stated he parked next to the house in the parking lot of the old tavern.

49 Kettner asked if he parked in front of the house, would he be able to back onto the state highway  
50 to back out of the parking spot. Lorenz stated "possibly".

51  
52 Kettner asked if it will be a State permit even though the County does the inspection. Lorenz  
53 explained.

54  
55 Patrick McCluskey, applicant, appearing in favor of the request, stated they own the property and  
56 would like to use the property as a lodging house.

57  
58 Kettner asked what the building was used for previous to his purchase. McCluskey stated it was  
59 used for the owner of the tavern.

60  
61 Kettner asked about the about the aerial photograph and blacktop parking available perpendicular  
62 to the highway and what is the depth to the parking area. McCluskey stated he does not know,  
63 but he stated it is possible that you may have to back onto Highway G.

64  
65 Netzinger asked if he feels the rules of the house are adequate and if they have looked at any of  
66 the other rules on lodging houses. McCluskey stated they would need to ask his wife.

67  
68 Kettner stated they do have general guidelines that they use from another application.

69  
70 Lestikow asked if there has been any negative feedback from neighboring property owners.  
71 McCluskey stated he has not received any.

72  
73 Mary Ellen McCluskey, applicant, appearing in favor of the request, stated she spoke to other  
74 people that run lodging houses, and restricted to registered guest, no parties.

75  
76 Kettner asked how far from the lodging house is their residence. McCluskey stated they live  
77 about 2 miles away, but they are on the property daily due to farming.

78  
79 Kettner asked about no camping, fireworks, etc.

80  
81 Jean Berlin, Sauk County Supervisor, appearing in favor of the request, stated she has known the  
82 family for many years and stated they are an asset to the community and feel they would do a  
83 good job operating a lodging house.

84  
85 Lestikow asked what the status of the neighboring bar is.

86  
87 Patrick McCluskey, reappearing, stated the bar is currently closed, even though the license is  
88 current, the bar will not be in operation.

89  
90 Seeing as no one else wished to appear, Vice Chair Kettner closed the public portion of the  
91 hearing at 9:35 a.m. and the board went into deliberation.

92  
93 Netzinger stated they have allowed lodging houses in the past, but there are a standard set of  
94 rules such as the no camping, fireworks, notice to people within 1,000 feet of the property, etc.

95

96 Allen feels the rules that have been proposed are pretty adequate. He also feels that many of the  
97 lodging houses have been with closer neighbors.  
98

99 Kettner asked if the past guidelines should be suggested or included. Netzinger stated they  
100 should be suggested. Allen stated the past rules should be presented by the County staff when  
101 someone applies.  
102

103 Kettner stated the one thing that concerns him is the parking along the road. Allen spoke of the  
104 rules only allowing a maximum of 6 guests. Netzinger spoke of the bar being next door.  
105

106 Lestikow spoke of the rules only allowing a parking spot for 1 parking spot per bedroom. He  
107 also spoke of the requirements of previous lodging houses and staying consistent.  
108

109 Motion by Netzinger, seconded by Allen, to approve the special exception permit to authorize  
110 the proposed location and operation of a lodging house, and encourage the operator to look at the  
111 rules adopted by the other lodging houses, with the conditions requested by Conservation,  
112 Planning and Zoning in addition the conditions requested to include the two conditions presented  
113 by Lorenz referring to the State permits. **Motion carried, 4-0.**  
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115 Motion by Netzinger, seconded by Allen, to adjourn at 9:45 a.m. **Motion carried, 4-0.**  
116

117 Respectfully submitted,  
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119  
120

121 Henry Netzinger, Secretary  
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