

**SAUK COUNTY BOARD OF SUPERVISORS
PLANNING, ZONING AND LAND RECORDS COMMITTEES
Tuesday, October 25, 2011 – County Board Room, West Square Building**

Planning, Zoning, & Land Records (PZLR) Committee members present: J. Ashford, J. Gaalswyk, F. Halfen, G. Lehman, D. Nobs

Others present: T. Liebman, B. Michalek, P. Pohle, B. Simmert, G. Zellmer

At 9:02 a.m. Vice Chair Ashford called the Planning, Zoning and Land Records Committee to order and certified to be in compliance with the Open Meetings Law.

Adopt agenda: Motion by Halfen/Gaalswyk to adopt the agenda. Motion carried, all members in favor.

Adopt minutes of previous meeting: Motion by Halfen/Gaalswyk to adopt the minutes of the September 28 meeting. Motion carried, all members in favor.

Public comment: None

Communications: Simmert updated the committee on the dates that the sign ordinance will be presented to the towns. The presentation will be similar to what was given to the committee. Committee members decided on what meeting they will attend in order to prevent a quorum being present. Depending on town input, the public hearing to be held at the end of November and go before the County Board in December.

Lehman arrived.

Ashford updated on the Larry Mundth hearing. Attorneys have until November 10 to make their written arguments to the hearing officer. A decision will be made within 20 days. The next step will be to go to the courts.

Land Records Modernization

a. Department report: Pate presented the report.

b. Review and approval of vouchers: Motion by Halfen/Ashford to approve the monthly vouchers in the amount of \$3,360.44. Motion carried, all in favor.

Discussion and possible action on Petition 6-2011 by Garry Zellmer to change the zoning of his property from a Resource Conservancy 35 to a Commercial Zoning District. The land to be affected by the proposed rezone to Commercial is located in Section 21, T12N, R6E, Town of Baraboo. Said area to be rezoned contains .90 acres more or less: The PZLR postponed action at their September 28 meeting until the Town of Baraboo acted on the rezone. Simmert informed the Committee that the Town of Baraboo has approved the zoning change. Zellmer will need to put in an application for a sign permit after receiving approval on the rezone. There will be a meeting on November 10 at the highway department with the Department of Transportation (DOT) to discuss signage. Motion by Halfen/Gaalswyk to postpone action for two months to give time to go the DOT meeting, have the public hearing on sign ordinance, and go before the December County Board meeting. Motion by Halfen/Gaalswyk to change the

motion to postpone taking action until January 12. Motion carried with Ashford, Gaalswyk, and Halfen in favor; Nobs and Lehman opposed.

Surveyor Department:

a. Department report: Dederich noted that he has been in discussion with the American Transmission Company (ATC) about the Badger Coulee Line, and they will work with Dederich on placement. He is involved in ongoing discussions with DOT on the bypass and section corners.

b. Review and approval of vouchers: Motion by Nobs/Halfen to approve vouchers in the amount of \$1,650.00. Motion carried, all in favor.

Discussion and possible action for a conditional use permit to create a 3.41 acre residential lot in Section 2, T12N, R3E, Town of Ironton, for Jerry and Linda White, in accordance with the Farm Consolidation provisions in Sauk Co. Code § 7.05B(2)(c): Believe the town has approved this. Motion by Gaalswyk/Nobs to approve the farm consolidation. Motion carried, all in favor.

Committee took a five-minute recess and reconvened at 10:20 a.m.

Discussion and possible action on Sexually Oriented Businesses (SOB) Ordinance: Liebman informed the Committee that he does not favor hiring outside counsel for a SOB ordinance; can be handled by his department. This had been looked at years ago. It was decided not to do anything because there had not been a problem and did not see an upcoming problem. County can control where they go (distances from schools, churches, cemeteries, etc.) and can restrict where nude dancing takes place. Does not favor getting into licensing for these, and all we would do is simple zoning. Zoning and licensing are the way towns restrict them. They can adopt their own ordinance and may be more appropriate there. Consensus is to wait until next year since it is not a priority at this time.

Register of Deeds Department:

a. Department report: Bailey presented his departmental report. There was discussion regarding redaction fees and will look closer at the batch conversion.

b. Review and approval of vouchers: Motion by Ashford/Gaalswyk to approve the monthly vouchers in the amount of \$3,428.71. Motion carried, all in favor.

Conservation, Planning, and Zoning Department updates: Michalek noted they are looking for a replacement for Bob Roloff who will retire December 1 from the Board of Adjustment. Will have an outline for the November 10 committee meeting on the DOT Highway 12 money and will take to the County Board in December. Will have discussion and possible action regarding ATC in November to draft a resolution and take to the County Board in December.

Next meeting of the Planning, Zoning & Land Records Committee and the Land Conservation Committee will be held on Thursday, November 10, at 10:00 a.m.

Motion by Halfen/Ashford to adjourn at 11:07 a.m. Motion carried, all in favor.

Respectfully submitted,

Joel Gaalswyk, Secretary