

**SAUK COUNTY BOARD OF SUPERVISORS
PLANNING, ZONING AND LAND RECORDS COMMITTEES
Tuesday, August 30, 2011 – LaValle Town Hall, LaValle, WI**

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

Others present: D. and Teresa Bass, M. Beisbier, S. Blakeslee, E. and L. Borleske, R. Churchill, J. Fish, R. Fish, D. Goldsmith, A. Humpal, B. Johansen, K. Margovsky, K. Mead, J. Mercier, B. Michalek, C. Mihlbauer, A. Morton, S. Pate, P. Pohle, B. Roloff, D. and L. Schommer, B. Simmert, E. and S. Strampe, Sr., F. and R. Strutz, J. Vosberg

At 6:30 p.m. Chair Lehman 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 Gaalswyk/Halfen to adopt the agenda. Motion carried, all members in favor.

Public comment: None.

Communications: None.

Land Records Modernization:

a. Review and possible action on 2012 budget: Pate presented the 2012 budget highlighting where there are increases. Motion to move to finance by Halfen/Gaalswyk. Motion carried, all in favor.

Discussion regarding an update to the Sauk County sign regulations: Simmert discussed the sign ordinance and the revision process. May have a meeting with the towns before the public hearing. Will hold a public hearing in October or November. Consensus of committee to move forward.

Public information meeting to discuss Petition #3-2011: A Petition to amend Chapter 9, the Sauk County Floodplain Zoning Ordinance, to adopt official maps and supporting information that identifies lands within the hydraulic shadow should the Lake Redstone Dam fail during a 100-year storm event and apply the provisions of Section 9.04 Floodway District:

Simmert discussed the map showing the area being affected and explained what could be done if a home is destroyed by the flood. He reviewed the ordinances and how they would affect the area involved. The county is required to adopt the study. If the county does not adopt it, the state will adopt it for them. A dam breach study is needed when you have a dam.

Presentation by Annette Humpal, USDA-NRCS Hydraulic Engineer, on the dam break analysis. Hope to avoid people building homes in this area in the future by doing this study. Explained why the dam is a high hazard rating. The stability of the dam is a separate issue and it is stable.

Some of the questions/concerns were:

What will we be able to do to our property, and what permits will be required?

Does FEMA or lending institutions require flood insurance from those in the dam breach area?

Why are the rural areas treated differently than incorporated areas in the state?

Why devalue our property?

If the county does not adopt this and the county does not have the funds to rebuild the dam, are there any sources (FEMA, state, etc.) of money to rebuild the dam?

Will the setbacks and existing structures be grandfathered in?

Is there a dam warning system?

Can I get a land use permit before this is approved?

How would this be enforced?

This was an informational meeting and people were encouraged to get as much detailed information as possible on how they would be affected.

Motion by Ashford/Gaalswyk to adjourn at 8:27 p.m. Motion carried, all in favor. Next meeting of the Planning, Zoning & Land Records Committee and Land Conservation Committee will be held on Thursday, September 8, at 9:00 a.m.

Respectfully submitted,

Joel Gaalswyk, Secretary