

**SAUK COUNTY BOARD OF SUPERVISORS  
CONSERVATION, PLANNING, AND ZONING COMMITTEE  
Thursday, February 14, 2013 – Room 213, West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: J. Ashford, J. Dietz, J. Lehman, D. Nobs, D. Polivka, R. Puttkamer

Halfen had an excused absence.

Others present: D. Accola, G. Accola, S. Cohoon, J. Godfriaux-Leystra, T. Liebman, D. Luck, M. Krueger, B. Michalek, P. Pohle, B. Simmert, B. Vaillancourt

At 9:00 a.m. Chair Lehman called the Conservation, Planning, and Zoning Committee to order and certified to be in compliance with the Open Meetings Law.

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

Adopt minutes of previous meeting-January 22: Motion by Ashford/Polivka to adopt the minutes from the January 22 Conservation, Planning, and Zoning Committee meeting. Motion carried, all members in favor.

Public comment: Vaillancourt updated the Committee on the Lake Fair being held on Saturday, June 22. This will be a recreational, educational, fun event. The CPZ Department will participate.

Communications:

a. Department of Agriculture, Trade and Consumer Protection Clean Sweep letter – Letter was provided to the committee commending Sauk County's program.

Discussion and possible action on a conditional use permit for a Planned Unit Development (PUD) cluster lot located in S27,T.10N.R.6E, Town of Prairie du Sac, Sauk County by Dave Luck pursuant to Section 7.12 of the Sauk County Code of Ordinances: Simmert presented the staff report and background information. The Lucks are requesting approval for the creation of a 3-acre more or less lot that will be utilized to construct a single-family home for David. The property owners intend to retain the remaining land for continued crop production. Approximately 32 acres surrounding the proposed PUD cluster lot will be subject to a preservation area easement. In exchange for the creation of the lot, the town and county will hold a preservation area easement on the aforementioned 32 acres. Motion by Polivka/Ashford to approve the conditional use permit with the conditions mentioned and answering yes to the questions in Section III. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Unit Development (PUD) cluster lot located in S5,T.9N.R.6E, Town of Prairie du Sac, Sauk County by Switzer-Tal Farm, LLC, Dwight Accola, Manager pursuant to Section 7.12 of the Sauk County Code of Ordinances: Simmert presented the staff report and background information. The Accolas are requesting approval for the creation of a 2.75-acre lot that will be utilized to construct a single-family home. The applicant intends to retain the remaining land for continued crop production. The remaining land in the SE ¼ of the SW ¼ of Section 5 will be subject to a preservation area

easement. Motion by Nobs/Polivka to approve the conditional use permit with the conditions mentioned and answering yes to all the questions in Section III. Motion carried, all in favor.

Discussion and review of the draft Sauk County Zoning Ordinance: Corporation Counsel will finalize the ordinance soon. It was decided to hold a special CPZ Committee meeting on Thursday, March 7, at 1:00 p.m. to review the ordinance.

Update regarding the Sauk County Farmland Preservation Planning Process: Simmert and Godfriaux-Leystra updated the Committee on the Farmland Preservation Planning Process and noted that the discussion group is a very engaged group. Will email updates to the CPZ Committee in the future.

There was some discussion regarding participants leaving the Farmland Preservation Program because of the requirements to receive nutrient management plan approval and the cost being too high to justify the tax credit amount received.

Simmert briefed the Committee on the situation in the City of Reedsburg with their extra-territorial zoning boundary.

Discussed permits for tiling from the Corps of Engineers and DNR and possible changes.

Clarification of rezone boundary for Petition #1-2013 regarding land previously thought to be owned by the Wisconsin Department of Transportation (DOT): Simmert presented the Rezone Description from Orion Land Surveyors relating to Frey's rezone to a Commercial Zoning District which was approved at the January 22 CPZ Committee meeting. There was a mapping error; the DOT does not own the triangular property, and it is owned by the Freys. A copy of the Rezone Description will be provided to all the County Board members. A CPZ Committee member needs to make a motion on the County Board floor on February 18 to approve the rezone with the inclusion of this approximately .10- acre remnant and speak on the change.

Discussion on Sauk County Health Care Center cropland rental: Michalek stated that the City of Reesburg approved a one-year conditional use permit to grow crops on the 12 acres near the new Health Care Center. The annual permit fee is \$400. If crops are not grown, the property needs to be maintained as lawn and mowed. The Committee and Liebman discussed being charged the \$400. Krueger will arrange a meeting with the Reedsburg City Administrator, Michalek, and himself to discuss this fee before the next meeting. Bids for the cropland rental will be presented at the March 14 meeting.

Dietz arrived at 9:55 a.m.

Authorization for approval of Farmland Preservation Program Certificates of Compliance: Michalek noted that until approximately 1.5 years ago, Certificates of Compliance were approved by the Land Conservation Committee. At that time DATCP informed staff that they could be signed by staff. Michalek recommends that this procedure continue but to have a motion authorizing staff to approve them and to report them in the department report. Motion by Polivka/Puttkamer to authorize staff to approve Certificates of Compliance and to report on them to the CPZ Committee. New signups should come through the Committee for approval. Motion carried, all in favor.

Review and approval of 2012 carryforwards: Michalek presented the final carryforwards. Committee questioned the Badger breakdown and requested that three years of County Board

minutes be reviewed. This will not change the total carryforward amount of \$470,829. Motion by Ashford/Nobs to approve the carryforwards. Motion carried, all in favor.

Review and approval of letter regarding state support for county land conservation departments: Michalek presented the support letter to Governor Walker, county assembly persons, and senators. The representatives are to be revised, and Lehman will sign the letter at the February 18 County Board meeting. Motion by Ashford/Puttkamer to approve the letter. Motion carried, all in favor.

#### Conservation, Planning, and Zoning Department

a. Department reports and updates: Michalek reviewed the department report and the annual report. Pohle updated the Committee on the County Board picnic.

i. Resource Conservationist position-There were 59 applicants, and interviews will take place next week.

Review and approval of vouchers: Motion by Polivka/Nobs to approve the 2012 and 2013 vouchers in the total amount of \$9,356.00. Motion carried, all in favor. The Committee noted they do not need to receive the year-to-date reports until later in the year.

#### Reports

a. Natural Resources Conservation Service (NRCS) report: Miller reported that Sauk County had a good signup, ranking is going well, and we should have a good amount of work under the Environmental Quality Incentives Program (EQIP) program. May receive Wildlife Habitat Incentive Program (WHIP) funds for the Bear Creek project. The Driftless Area Landscape Conservation Initiative Program will accept applications until March 15.

b. Farm Service Agency (FSA) report: Norgard spoke about the Farm Bill extension, the Continuous Conservation Reserve Program (CRP), and general CRP. There was a rental rate review, and the rates could increase. The milk program was extended, and the formula was changed for September 2012. The Direct and Counter-Cyclical Program (DCP) signup period will begin on Tuesday, February 19.

c. Foresters' report: None.

d. Economic Development Committee report: Polivka reported on the January 28 meeting with the Excelsior Town Board at the landfill.

e. Mirror Lake District report: Nobs noted there is nothing to report. They will not rent the county weed cutter.

f. Lake Virginia Management District report: Dietz noted there is nothing to report.

g. Lake Redstone Management District report: Dietz asked Michalek to check if the department will do sediment testing this winter.

Next meeting of the Conservation, Planning, and Zoning Committee will be held at 9:00 a.m. on Tuesday, February 26, and Thursday, March 14, and at 1:00 p.m. on Thursday, March 7.

Motion by Ashford/Puttkamer to adjourn at 10:55 a.m. Motion carried, all members in favor.

Respectfully submitted,

Don Nobs, Secretary