

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, May 28, 2013 – County Board Room/Gallery, West Square Building**

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

Others present: B. Bailey, L. Borleske, P. Dederich, K. Felton, M. Krueger, R. Laukant, D. & D. Luck, B. Michalek, P. Pohle, K. Rummel, D. Schlieckau, B. Simmert

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 Polivka/Halfen to adopt the amended agenda. Motion carried, all members in favor.

Adopt minutes of previous meeting-May 16: Motion by Halfen/Ashford to adopt the minutes from the May 16 Conservation, Planning, and Zoning Committee meeting. Motion carried, all members in favor.

Public Comment: Committee agreed to allow attendees to speak when their agenda items are being discussed.

Communications:

a. Updates from last CPZ Committee meeting -

- i. Wells and decommissioning - Information will be provided at a future meeting.
- ii. Michalek informed the CPZ Committee that a Department of Transportation (DOT) application for airport site approval in Merrimac was received.

Puttkamer arrived at 9:02 a.m.

Discussion and possible action on a conditional use permit for a Planned Unit Development (PUD) cluster lot located in S24,T.12N.R.4E, Town of Reedsburg, Sauk County by Richard Laukant pursuant to Section 7.12 of the Sauk County Code of Ordinances: Simmert presented the staff report and background information. Laukant provided a map with additional information. The Town of Reedsburg approved the location of a new lot. Motion by Polivka/Nobs to approve the conditional use permit/PUD cluster lot for Richard Laukant with the conditions mentioned and answering yes to all the questions in Section III. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Farm Consolidated Lot located in S24,T.12N.R.4E, Town of Reedsburg, Sauk County by Richard Laukant pursuant to Section 7.05B of the Sauk County Code of Ordinances: Simmert presented the staff report and background information. Town of Reedsburg has approved farm consolidation. Section line runs through the building. There are two separate tax titles and want one to make it easier to sell off some of the land if ever desired. Motion by Ashford/Polivka to approve the conditional use permit farm consolidation with the conditions mentioned and answering yes to all the questions in Section III. Motion carried, all in favor with Halfen opposed.

Discussion and possible action on a conditional use permit for a Planned Unit Development (PUD) cluster lot located in S6,T.10N.R.4E, Town of Franklin, Sauk County by David Schlieckau pursuant to Section 7.12 of the Sauk County Code of Ordinances: Simmert presented the staff report and background information. House is existing and want to sell the property. The barn stays with the farm. The Town of Franklin has approved the lot and easement, and their preference is to vacate the road. Motion by Polivka/Halfen to approve the conditional use permit/PUD cluster lot by Schlieckau with the conditions mentioned and answering yes to all 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 S7,T.12N.R.4E, Town of Reedsburg, Sauk County by Kevin & Vicky Rummel pursuant to Section 7.12 of the Sauk County Code of Ordinances: Simmert presented the staff report and background information. This permit was approved by this committee in April 2012 with required documents to be completed within one year. Rummel was unable to complete the process but now he can complete the requirements. Motion by Ashford/Nobs to approve the conditional use permit/PUD cluster lot with the conditions mentioned and answering yes to all the questions in Section III. Borleske spoke on behalf of the Town of Reedsburg requesting Rummel to come back to the town for approval. If the town does not approve, it does not happen. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Unit Development (PUD) cluster lot located in S4,T.10N.R.6E, Town of Sumpter, Sauk County by Daryl & Diane Luck pursuant to Section 7.12 of the Sauk County Code of Ordinances: Simmert presented the staff report and background information. Town of Sumpter approved, but it has not been surveyed. Motion by Ashford/Halfen to approve the conditional use permit/PUD cluster lot with the conditions mentioned and answering yes to all the questions in Section III. Motion carried, all in favor.

Update on Chapter 7 Zoning Ordinance: CPZ Department staff are reviewing input from our towns, and the ordinance has been submitted to DATCP for review. Simmert has been in contact with Representative Ed Brooks who will talk to Secretary Ben Brancel regarding the ordinance's certification.

Update regarding the Sauk County Farmland Preservation Planning process: Simmert noted that it is being reviewed by other staff. FPP plan maps from each of the towns are needed. The draft plan will be submitted to DATCP for preliminary certification review.

(Agenda item removed) Update on Clark Creek and presentation of tree revetment design.

Review and possible approval of resolution authorizing seed purchase for prairie and wetland restoration at Clark Creek: Michalek noted they are converting farmland into a wet prairie system. The resolution to purchase seed needs to be approved in order to get the process moving forward. Motion to approve the resolution by Halfen/Nobs. Motion carried, all in favor.

Discussion on Health Care Center cemetery: Michalek discussed people driving through the cemetery due to it not being well marked or fenced. The Parks Department mows the property. One solution may be to do posts every six feet and to mark the cemetery. If the costs are under \$5,000, Michalek can approve the expenditures. If between \$5-\$10,000, the CPZ Committee needs to approve. It was suggested to possibly have the Highway Department assist. It was mentioned that UW-Extension is looking at historical markers for cemetery and fire house. The CPZ Department will work with them on proper signage. Will bring back to a future meeting.

Land Records Modernization:

a. Department reports and updates - Felton presented the department report. Joe Fleischmann will present the proposed Digital Data Fees to the CPZ Committee on June 13. The County Board will act on the fees in July. There were no price increases, but fees were restructured with some bundle packages being offered. Also discussed projects being worked on by the interns.

b. Review and approval of vouchers - Motion by Halfen/Ashford to approve vouchers in the amount of \$4,657.52. Motion carried, all in favor.

c. Felton discussed and provided copies of the draft stipulation "Register of Deeds Fees and Statewide Digital Parcel Map –LFB Paper #106, Substitute Alternative."

Register of Deeds:

a. Department reports and updates - Bailey presented the department report.

b. Review and approval of vouchers - Motion by Halfen/Ashford to approve vouchers in the amount of \$3,017.49. Motion carried, all in favor.

Surveyor:

a. Review and approval of vouchers - Motion by Halfen/Puttkamer to approve vouchers in the amount of \$2,800.00. Motion carried, all in favor.

b. Review of draft, further discussion, and possible action regarding proposed countywide Public Land Survey System (PLSS) Corner Ordinance - Dederich noted the language of the resolution should be done before that of the ordinance. Dederich met with Schauf regarding the ordinance and resolution and will be meeting with her, Muchow, and Liebman on June 10. The ordinance will protect the Public Land Survey System Corners. The ordinance will require the Surveyor be the contact and will layout a uniform process. It was agreed to remove the word "knowingly" in the Whereas stating that those who knowingly damage or destroy...

c. Review of draft, further discussion, and possible action regarding proposed PLSS Highway Corners Financial Responsibility resolution - Motion by Halfen/Dietz to approve both the preliminary drafts of the ordinance and the resolution, and they be taken to the June 10 meeting. Motion carried, all in favor.

Dederich received approval to not charge for the initial contact by private landowners when someone requests assistance in locating corners.

Next meeting of the Conservation, Planning, and Zoning Committee will be held at 9:00 a.m. on Thursday, June 13, and Thursday, July 11, at 9:00 a.m.

Motion by Ashford/Halfen to adjourn at 10:58 a.m. Motion carried, all members in favor.

Respectfully submitted,

Don Nobs, Secretary