

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, September 23, 2014
Wild Rose Ranch and County Board Room/Gallery, West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: J. Ashford, J. Dietz, J. Fish, N. Johnson, G. Lehman, E. Peterson, D. Polivka, R. Puttkamer

Others present: D. Brush, A. Cady, K. Cady, C. Ecklund, K. Felton, J. Fleischmann, M. Frank, D. Gillette, M. Gillette, B. Hopper, K. Hoy, Z. Hoy, R. Kurtz, D. Lorenz, G. Lowrimore, J. Meitner, B. Michalek, C. Miller, M. Nechvatal, H. Nelson, S. Pittman, P. Pohle, N. Rompa, B. Simmert, L. Steffes, R. Stelling, T. Turnquist

At 8:30 a.m. Vice Chair Ashford called the meeting to order at Wild Rose Ranch and certified to be in compliance with the Open Meetings Law.

CPZ Committee walk through of Petition #13-2014 at Wild Rose Ranch: Daniel and Michelle Gillette and Terry Turnquist provided information on the property and their future plans to the CPZ Committee.

Meeting recessed at 8:47 a.m.

Lehman and Johnson arrived at the West Square Building by 9:15 a.m.

At 9:15 a.m. Chair Lehman reconvened the Conservation, Planning, and Zoning Committee meeting and certified to be in compliance with the Open Meetings Law.

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

Adopt minutes of previous meeting-September 11: Motion by Fish/Ashford to adopt the minutes from the September 11 Conservation, Planning, and Zoning Committee meeting. Motion carried, all members in favor.

Public Comment: Ecklund appeared on behalf of Town of LaValle Chair Bev Vaillancourt who was unable to attend and read her statement regarding the rewrite of Chapter 7. A copy was provided for the record.

Communications:

a. Email from Judd Maxwell regarding "Concerns about Conditional Use Permit for Gillette Property."

b. NRCS District Conservationist Chris Miller informed the CPZ Committee the operational agreement effective October 1, 2014, through September 30, 2015, will be presented for approval at the September 30 meeting.

c. Nick Rompa was introduced and is working in the Sauk County NRCS office three days a week and also works at the state office.

d. Lehman provided the Conditional Use Permit (CUP) application and payment for a sawmill in the Town of Franklin that is under enforcement action. CPZ Committee may amend how these CUPs are handled when they make revisions to the ordinance.

Land Records:

- a. Department reports and updates - Felton and Fleischmann have been working on migrating data into ArcGIS and new online system.
- b. Review and approval of vouchers - None.
- c. Review and possible action on resolution to acquire 2015 Orthophotography - Felton and Fleischmann presented the resolution and the nine bids received. The resolution will go before the October County Board. Recommended Sanborn to be selected. Sanborn also included 6" infra-red (shows moisture, health of vegetation, etc.) at no additional charge. Sanborn also will provide building footprints which Land Records has wanted to get previously. References have been checked. They are out of Colorado. Motion by Polivka/Peterson to approve the resolution authorizing the acquisition and purchase of county-wide color digital orthophotography and related services from Sanborn. Motion carried, all in favor. This is not tax levy money and has been in the 3-5 year plan.
- d. Review and possible action on resolution for setting fees for digital data, products and services - Land Records is trying to change the policy on digital data, update the changes on a new plotter, as well as other information. Motion by Johnson/Puttkamer to approve the resolution setting fees for all Land Records digital data products and services. Motion carried, all in favor.

Register of Deeds:

- a. Department reports and updates - Bailey was unable to attend but sent his monthly report for review.
- b. Review and approval of vouchers - Motion by Ashford/Fish to approve vouchers in the amount of \$2,996.66. Motion carried, all in favor.

Update on Chapter 7: Town of Ironton and Town of LaValle have not approved Chapter 7. CPZ Department will have a package for the October 9 meeting with amendments and will include the sawmill concern. No public hearing date set but it will be in November or December and will take to the County Board in December.

Discussion and possible action on purchase of streambank easement for James and Sandra Bender: Michalek informed the CPZ Committee that after the four easements being presented today, there is \$200,000 left to spend. There are eight or nine working through the process which should use up about \$160,000. The money needs to be used by the end of 2015. The Benders and Sorensens are in the Town of Freedom and Village of North Freedom. Motion by Polivka/Johnson to approve streambank easements for both Benders and Sorensens. Motion carried, all in favor. Puttkamer's name was not included on the four easement resolutions; will bring them to the September 30 meeting for signatures.

Discussion and possible action on purchase of streambank easement for Raymond and Judith Sorenson: Action taken with Bender agenda item.

Discussion and possible action on purchase of streambank easement for Daniel Howley: Howley and Nedobeck streambank easements are located in the Town of Dellona. Motion by

Polivka/Peterson to approve the streambank easements for Howley and Nedobeck. Motion carried, all in favor.

Discussion and possible action on purchase of streambank easement for Jack and Arlene Nedobeck Revocable Trust: Action taken with Howley agenda item.

Meeting recessed at 10:02 a.m.

Public hearing: To begin at approximately 10:00 a.m. (Committee to consider and take possible action at the conclusion of the respective hearing.)

a. Petition #13-2014. A petition to consider a conditional use permit for a recreation facility, outdoor pursuant to 7.035(3) and 7.053, eating establishment, with alcohol, liquor, or malt beverages pursuant to 7.031(2) and stable and equestrian facility pursuant to 7.027(12) of the Sauk County Zoning Ordinance by Daniel & Michelle Gillette. Said conditional use is located in the Town of Greenfield, Sauk County, Wisconsin.

Lehman called the public hearing to order at 10:06 a.m. He explained the procedures for the public hearing and introduced the committee and staff members.

Simmert appeared and presented a staff report.

Dan and Michelle Gillette, registering and appearing in favor, provided for the record a letter from the local Chamber of Commerce, petition from neighbors in support, petition from businesses in support, and a map showing distances to their neighbors. Noted that they have a plan, and it has been approved at the town level by plan commission and town board. Rezone was approved by the County Board. Approval of conditional use permit has been recommended by staff. They provided information regarding the conditional use.

Letter of support received from Jessica Holiday for the record.

Terry Turnquist, appearing in favor, noted that this passed both the Town of Greenfield plan commission and town board. Turnquist spoke in favor and provided some background.

John Meitner, appearing in favor, spoke in favor of the permit and concern of the CPZ Committee overruling the Town of Greenfield's decisions.

Richard Kurtz, registering and appearing in favor, spoke in favor of the permit and what the Gillette's have done to the property.

Ken Cady, registering in favor, supports this endeavor.

Harry Nelson, registering in favor, spoke in favor of the permit and addressed liquor versus wine and beer consumption.

Mike Frank, registering and appearing in opposition, noted he is not sure if in opposition. Goal is to come here and see and what is involved, hours of operation, etc. Questions have been answered.

Kimberly Hoy, registering and appearing in opposition, noted she voiced her opposition last time also.

Zachary Hoy, registering in opposition, did not wish to speak.

George Lowrimore, registering and appearing in favor, supports the permit.

Dennis Brush, registering in favor and appearing as interest may appear, did not wish to speak.

Alton Cady, registering in favor, did not wish to speak.

Brittany Hopper, registering in favor, did not wish to speak.

Marilyn Nechvatal, registering in favor, was no longer present.

Sharon Pittman, registering in favor, did not wish to speak.

Lacey Steffes, registering in favor, did not wish to speak.

Rebekah Stelling, registering in favor, did not wish to speak.

Public hearing closed at 10:45 a.m.

Motion by Polivka/Ashford to approve the conditional use permit for Daniel and Michelle Gillette.

CPZ Committee discussed the permit.

Motion carried, all in favor.

Update on CPZ Department budget: Michalek noted that the Finance Committee and Personnel Committee meet tomorrow at 1:30 p.m. for budget reviews.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Tuesday, September 30 and Thursday, October 9. Motion by Polivka/Ashford to adjourn at 11:13 a.m. Motion carried, all members in favor.

Respectfully submitted,

Dennis Polivka, Secretary