

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Thursday, October 30, 2014
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: S. Atkinson, P. Burke, S. Burke, N. Cassity, B. Cunningham, P. Dederich, Carol Ecklund, Chuck Ecklund, D. Greenwood, R. Herman, K. Keegstra, S. Keegstra, M. Keenan, M. Krueger, N. Ladas, D. Lorenz, D. McCune, J. Mercier, M. Mercier, B. Michalek, C. Miller, P. Pohle, J. Prem, J. Quandt, B. Simmert, S. Sorenson, D. Sutcliffe, K. Sutcliffe, B. Vaillancourt

At 8:30 a.m. Chair Lehman called the Conservation, Planning, and Zoning Committee meeting to order and certified to be in compliance with the Open Meetings Law.

Adopt agenda: Motion by Polivka/Puttkamer to adopt the agenda, moving the Chapter 7 agenda item to the beginning of the agenda and removing the agenda item for Davis' conditional use permit (CUP). Motion carried, all in favor.

Adopt minutes of previous meeting-September 30 and October 9: Motion by Ashford/Dietz to adopt the minutes from the September 30 and October 9 Conservation, Planning, and Zoning Committee meetings. Motion carried, all members in favor.

Public Comment:

Jim Mercier, Chuck Ecklund, and Ken Keegstra spoke on Chapter 7.

There were other people present from the Town of LaValle area that did not wish to speak but supported what the others had said.

Update on Chapter 7 and amendments: Michalek and Simmert updated the Committee on Chapter 7 and presented history on short-term rentals. The Town of Ironton and Town of LaValle have not adopted Chapter 7 yet. There will be a public hearing on November 13 for the amendment package of Chapter 7.

Beverly Vaillancourt addressed Chapter 7. Copies of the letter/memo dated October 28 to the CPZ Committee/Marty Krueger/Brentt Michalek/Gerry Lehman/Nathan Johnson was provided to the CPZ Committee.

Motion by Peterson/Dietz to continue discussion of this agenda item until after the public hearing. Motion carried, all in favor.

Communications:

a. Michalek addressed the proposed budget amendments. Puttkamer spoke in support of the Regional Conservation Partnership Program (RCPP).

Adjourned to the public hearing.

Public hearing: To begin at approximately 9:00 a.m. (Committee to consider and take possible action at the conclusion of the respective hearing.)

a. Petition #12-2014. A conditional use permit pursuant to s.7.027(2) to authorize the location and operation of a proposed agricultural-related (milk hauling) business. This property is located in the Resource Conservancy zoning district, on real estate described as: E3518 Mercer Rd., lot 1 CSM 6020, part of the SW ¼, SE ¼, section 33, T9N, R3E, Town of Spring Green, tax parcel 032-1265, owned by Kate & Dustin Sutcliffe.

Lehman called the public hearing to order at 9:15 a.m. He explained the procedures for the public hearing and introduced the committee and staff members.

Simmert appeared and presented a staff report.

Dustin Sutcliffe, appearing in favor, answered questions from CPZ Committee members.

Kate Sutcliffe, appearing in favor, did not wish to speak.

Seeing no one else wished to appear, Lehman closed the public hearing at 9:28 a.m.

Polivka stated that the Town of Spring Green approved this and noted the road is currently heavily used by traffic.

Motion by Ashford/Polivka to approve the conditional use permit including the findings of fact. Motion carried, all in favor.

b. Petition No. 14-2014. A conditional use permit pursuant to s.7.027(3) to authorize the location and operation of a proposed agricultural tourism business (winery). This property is located in the Exclusive Agricultural zoning district, on real estate described as: E9120 Terrytown Rd., lot 1 CSM 4807, part of the SW ¼, SE ¼, section 23, T12N, R5E, Town of Excelsior, tax parcel 010-0911-1, owned by Frederick & Jill Quandt.

Lehman called the public hearing to order.

Lorenz appeared and presented a staff report. The email from the Town of Excelsior with their approval and three conditions was provided to the CPZ Committee.

Jill Quandt, registering and appearing in favor, spoke about her conditional use permit.

Fish stated this has been approved by the Town of Excelsior.

Neil Cassity, appearing in opposition, expressed his concerns for the winery.

Rebecca Herman, appearing in opposition, expressed her concerns.

Jill Quandt addressed the concerns expressed by Cassity and Herman.

Seeing no one else wished to appear, Lehman closed the public hearing at 10:03 a.m.

Motion by Fish/Polivka to approve Quandt's conditional use permit request and to include the Town of Excelsior's conditions.

Simmert discussed the Town of Excelsior's three conditions. Tracking the five-year permit is easily tracked, and will require them to come back before the CPZ Committee. Staff have concerns on the second and third conditions regarding traffic and signs. The CPZ Committee has the right to remove the restrictions made by the town.

Motion by Fish/Polivka to amend the original motion to drop the conditions to limit heavy truck traffic/monitor traffic for safety and put up signs as deemed necessary. Motion to amend the original motion carried, all in favor.

Vote on amended motion carried, all in favor.

c. Petition No. 15-2014. A conditional use permit pursuant to s.7.027(10) to authorize the location and operation of a sawmill. This property is located in the Exclusive Agricultural zoning district, on real estate described as: S7412 Lake Rd., lot 1 CSM 2152, part of the W ½, NW ¼, section 1, T10N, R3E, Town of Franklin, tax parcel 014-0478, owned by Jerry Jay Troyer.

Lehman called the public hearing back to order.

Lorenz appeared and presented a staff report. The Town of Franklin's conditions received this morning were presented to the CPZ Committee.

Joe Prem, registering in favor, spoke in favor. Discussed measuring the board feet.

Committee discussed the hours of operation for this sawmill and possibly changing the wording along with other Chapter 7 amendments.

Seeing no one else wished to appear, Lehman closed the public hearing at 10:30 a.m.

Motion by Polivka/Ashford to approve the conditional use permit with the conditions set forth by the town. Motion carried, all in favor.

CPZ Committee adjourned at 10:37 a.m. and reconvened at 10:41a.m.

Update on Chapter 7 and amendments (continued from before the public hearing): Discussion on Chapter 7 continued and the consensus was to hold the public hearing on November 13.

Surveyor:

a. Department reports and updates - Dederich presented an update.

b. Review and approval of vouchers - Motion by Ashford/Polivka to approve vouchers in the amount of \$1,400. Motion carried, all in favor.

c. Approval for surveyor to do work requested by Treasurer's Department correcting past Jaquish's surveys - Dederich explained the situation regarding Jaquish's surveys. Received a request from the Treasurer's Department to correct what is on the survey map. Dederich is the only one who can make the correction. The current correction will probably cost around a couple hundred dollars for his time. This work was not in the Surveyor's original agreement of responsibilities. Motion by Fish/Johnson to approve Dederich to correct Jaquish's surveys as necessary, be paid to do the work, and to submit an annual report to the CPZ Committee. Motion carried, all in favor.

Communications (continued from before the public hearing):

- b. Wildlife Action Plan and Fish, Wildlife, and Habitat Management Plan - information regarding ways the CPZ Committee can provide ideas for the future of fish and wildlife conservation was presented.
- c. Letter from Jim and Beth Morgan regarding CPZ Department staff assistance - Letter complimented Brian Sadler.
- d. David Allen's nutrient management plan is done. Michalek will check if he will get reinstated in the Farmland Preservation Program and on White's situation.
- e. Discussed Marty Pertzborn planting cover crops and his lease agreement.
- f. Lehman asked about the waterway at the county farm. Michalek will check on this with staff.
- g. Lehman provided a cover crop article.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for David Geffert et al located in S34,T.12N.R.4E Town of Reedsburg and S3,T11N.R.4E Town of Westfield, Sauk County pursuant to Subchapter IX of the Sauk County Code of Ordinances: Simmert noted it meets our ordinance, and there are no objections to the CUP. Motion by Ashford/Polivka to approve the CUP and include all findings of fact. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Unit Development (PUD) lot for Joseph & Donna Davis in S34,T.12N.R.3E Town of Ironton, Sauk County pursuant to Section 7.12 of the Sauk County Code of Ordinances: Removed from agenda.

Consideration of a conditional use permit pursuant to 7.074(3) of the Sauk County Zoning Ordinance for a dwelling in an area zoned exclusive agriculture on land located in S3,T.9N.R.4, Town of Franklin, Sauk County for Doris Tomas: Motion by Polivka/Dietz to approve the CUP and include all the findings of fact. Motion carried, all in favor.

Approval for attendance at Southern Area Association meeting: Motion by Johnson/Ashford to approve Polivka's attendance and forward the resolution to the County Board. Motion carried, all in favor.

Update on nutrient management funding transfers from other counties: Michalek noted we had roughly \$53,000 in funding requests this year. Originally we were allocated \$20,000 in SEG funds from DATCP. We received an additional \$33,014 in SEG funds from three other counties that were unable to use all of their funding.

Earth Day updates: Pohle noted the theme for the 2015 Earth Day is water and asked if the lake management districts may want to present at a mini-workshop. Pohle is to contact the lake management districts directly.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, November 13, and Tuesday, November 25. Motion by Fish/Johnson to adjourn at 11:49 a.m. Motion carried, all members in favor.

Respectfully submitted,

Dennis Polivka, Secretary