

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, June 23, 2015
County Board Room/Gallery, West Square Building**

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

Excused absence: G. Lehman

Others present: R. Angus, B. Cunningham, B. Hanson, M. Hasheider, P. Hasheider, B. Kinsman, M. Krueger, D. Lorenz, M. Lueck, R. Lueck, T. McCumber, B. Michalek, P. Pohle, B. Simmert, S. Sorenson

At 9:00 a.m. Vice Chair Ashford 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 Fish/Polivka to adopt the agenda. Motion carried, all in favor.

Adopt minutes of previous meetings—June 11 and June 16: Motion by Peterson/S. Johnson to approve the June 11 and June 16 CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment: None.

Communications:

a. Michalek presented a memorandum to Wisconsin State Legislators from 16 groups in “Opposition to Shoreland Zoning Language in the Budget (DNR Motion #520, Item #23)” along with what appears to be a canned response being sent from representatives.

b. Michalek presented a “Wisconsin Counties” article by him and Scott Godfrey regarding the “Roles of Elected Officials in Zoning.”

c. N. Johnson asked about assigning fire numbers to boat landings. Cunningham said the Town of LaValle is going to decide if they want fire numbers at the boat landings.

Discussion and possible action on an amendment to the Town of Merrimac zoning ordinance pursuant to Wis. Stat. 60.62(3) to create section 2.31 Mobile Tower Siting Permits: Tim McCumber updated the CPZ Committee on the amendment. It is going to the Town of Merrimac Board on July 1. Motion by N. Johnson/Fish to approve with the condition of Merrimac Town Board’s approval. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Phillip & Russell Hineman located in S30,T.12N, R.3E, Town of Ironton, Sauk County pursuant to Subchapter IX of the Sauk County Code of Ordinances: Simmert presented the staff report. Town of Ironton has approved the PRD. Motion by Polivka/Dietz to approve the conditional use permit with conditions. Motion carried, all in favor.

Discussion and possible action to reconsider a previously approved conditional use permit for a Planned Rural Development (PRD) lot for Robert and Amy Clyde located in S2,T.12N, R.4E, Town of Westfield, Sauk County pursuant to Subchapter IX of the Sauk County Code of

Ordinances: Simmert gave the staff report. Motion by Polivka/S. Johnson to approve with condition that final approval be received from the Town of Westfield. Motion carried, all in favor.

Land Records Modernization:

- a. Department report and updates: Felton presented department report.
- b. Review and approval of vouchers: Motion by Polivka/Peterson to approve vouchers in the amount of \$20,070.20. Motion carried, all in favor.

Register of Deeds:

- a. Department report and updates: Bailey presented department report.
- b. Review and approval of vouchers: Motion by Dietz/Peterson to approve vouchers in the amount of \$10,917.71. Motion carried, all in favor.

Discussion and consideration of program review form (mission, vision, goals, and performance measures) for 2016 budget: Michalek presented the report and will be discussed and possibly approved at the next meeting.

Adjourned to the public hearing at 9:53 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. Discussion and possible action on petition #11-2015, a rezone from an Agriculture to a Commercial zoning district and conditional use permit to authorize a retail establishment, outdoor in section 35, T.13N, R.3E, Town of LaValle by Robert Lueck.

Ashford called the public hearing to order at 10:00 a.m. She explained the procedures for the public hearing and introduced the committee and staff members.

Simmert appeared and presented a staff report. The Town of LaValle is asking for a postponement in order for them to discuss it at their July 13 Town Board meeting. The CPZ Committee can take action on it at their July 28 meeting.

Robert Lueck, applicant registering in favor, spoke in favor and explained what he wants to do.

Michelle Lueck, applicant registering in favor, did not wish to speak.

Seeing no one else wished to appear, Ashford closed the public hearing at 10:27 a.m.

Motion by Peterson/Dietz to postpone action until July 28 in order to receive all the information from the Town of LaValle. Motion carried all in favor.

Ashford reconvened the public hearing at 10:28 a.m.

- b. Discussion and possible action on petition #12-2015, a rezone from an Exclusive Agriculture to a Recreation Commercial zoning district and conditional use permit to authorize an eating

establishment with alcohol, liquor, or malt beverages and recreation facility, outdoor section 32, T.12N, R.3E, Town of Ironton by William and Debbie Kinsman.

Simmert appeared and presented a staff report. The Town of Ironton has approved. Conditional use permit will need to be approved by the County Board.

Bill Kinsman, applicant registering in favor, spoke in favor of the rezone.

Seeing no one else wished to appear, Ashford closed the public hearing at 10:43 a.m.

Motion by Polivka/Fish to approve the rezone. Motion carried, all in favor.

Motion by N. Johnson/Peterson to approve the Conditional Use Permit. Motion carried, all in favor.

Ashford reconvened the public hearing at 10:47 a.m.

c. Petition # 13-2015, a conditional use permit pursuant to authorize a metal fabrication business located at E5029 State Road 33, lot 1 CSM 5765, part of the SE ¼, SW ¼, section 31, T13N, R4E, Town of Winfield by Ron Angus.

Lorenz appeared and presented a staff report. The Winfield Town Board has approved the permit.

Ron Angus, applicant appearing in favor, spoke in favor.

Seeing no one else wished to appear, Ashford closed the public hearing at 10:56 a.m.

Motion by Peterson/Fish to approve the conditional use permit. Motion carried, all in favor.

Ashford reconvened the public hearing at 10:57 a.m.

d. Discussion and possible action on petition #14-2015, a zoning text change to amend Sauk County Code Chapter 7, Zoning Ordinance pertaining to communication towers, water extraction and storage, and sundry amendments.

Michalek appeared and presented a staff report. If approved today, the resolution or ordinance will be at the next meeting. The unified ordinance needs to be approved along with this. No comments have been received from the towns.

Mary Hasheider, registering and appearing in favor, spoke in favor of water extraction.

Philip Hasheider, registering and appearing in favor, spoke in favor of water extraction.

Brian Hanson, registering and appearing in opposition, spoke against water extraction.

Seeing no one else wished to appear, Ashford closed the public hearing at 11:29 a.m.

Motion by Peterson/Dietz to approve the changes. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, July 9, and Tuesday, July 28. Motion by Peterson/Dietz to adjourn at 11:30 p.m. Motion carried, all members in favor.

Respectfully submitted,

Dennis Polivka, Secretary