

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, July 28, 2015
County Board Room Gallery, Sauk County West Square Building**

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

Excused absence: J. Fish, E. Peterson

Others present: B. Cunningham, B. Michalek, B. Simmert, G. Templin, S. Lorenz, S. Pate, B. Bailey.

At 9:00 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 J. Ashford/S. Johnson to adopt the agenda. Motion carried, all in favor.

Adopt minutes of previous meetings—July 9: Motion by N. Johnson/J. Dietz to approve the July 9 CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment: None.

Communications: Lehman spoke of an event at the Jerry and Linda White farm on August 13.

Register of Deeds:

a. Department report and updates. Bailey appeared and presented a monthly report.

b. Review and approval of vouchers: Motion by Ashford/Polivka to approve vouchers in the amount of \$11,206.72. Motion carried, all in favor.

c. Review and approval of Mission, Vision, Goals and Performance Measures. Bailey reviewed the mission, vision and goals. He also spoke of the desire to purchase a copier/printer next year, as well as receipting station printers. Motion by N. Johnson/S. Johnson to approve the Mission, Vision, Goals and Performance Measures. Motion carried, all in favor.

Land Records

a. Authorization for employee to travel to Redlands, California for an Esri Holistic Testing event, August 10-13. Pate appeared and explained the event and training that would take place. Motion by Polivka/Dietz to approve travel to Redlands, California for an Esri Holistic Testing event August 10-13. Motion carried, all in favor.

Discussion and action on resolution honoring Penny Pohle for 29 years of service to Sauk County. Motion by Polivka/Ashford to approve the resolution. Motion carried, all in favor.

Review of and possible action on Department software updates. Michalek explained to the committee that the Department is updating its main department software. Pate also explained the history of the software and database and explained security risks as well as other limitations that the current database has. Michalek/Pate will bring forth resolution at the next meeting.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Ken Pierce located in S33, T12N, R6E, Town of Baraboo, Sauk County pursuant to Subchapter IX of the Sauk County Code of Ordinances. Simmert appeared and reviewed the property and the request. Motion by Polivka/Ashford to approve the conditional use permit for a PRD for Ken Pierce with all the conditions. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Tim Markley located in S27, T10N, R5E, Town of Honey Creek, Sauk County pursuant to Subchapter IX of the Sauk County Code of Ordinances. Simmert appeared and reviewed the property and the request, as well as how the conversion rate is calculated for the property. Motion by Polivka/N. Johnson to approve the conditional use permit for a PRD for Tim Markley with all the conditions. Motion carried, all in favor.

Discussion and possible action to approve the 9th Addendum to Lake View Estates Condominiums in S8, T10N, R7E, Town of Merrimac, Sauk County. Simmert appeared and explained the addendum to the condominium plat as requested. The committee discussed the lots, the setbacks and future possible addendums. Motion by Ashford/N. Johnson to approve the 9th Addendum to Lake View Estates Condominiums. Motion carried, all in favor.

Discussion and action of petition #11-2015, a rezone from an Agriculture to a Commercial Zoning district and conditional use permit to authorize a retail establishment, outdoor in S35, T13N, R3E, Town of LaValle, by Robert Lueck. Simmert provided an update on this request, which had the public hearing held at a previous committee hearing. He reminded the committee that the Town requested the decision to be postponed due to several issues. He then updated the committee where the request stands with outstanding issues that were to be provided to the staff and the options the committee has statutorily, based on the Town denying the rezone. Lehman asked about the driveway approval from WDOT. Simmert explained.

Ms. Lueck spoke to the committee about the application process. Simmert addressed the comments. Lueck asked to withdraw her request at this time and come back after she can talk to the Town.

Motion by Polivka/N. Johnson to postpone a decision on the rezone until the applicant can provide a complete application and the Town has a chance to provide feedback and a decision to the committee. Motion carried, all in favor.

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 #15-2015, a zoning text change to amend Sauk County Code Chapter 9, Floodplain Zoning Ordinance to update Flood Insurance Maps and the Flood Insurance Study Report dated October 2, 2015.

Brian Cunningham appeared and provided the staff report and background and history of the petition.

Seeing as no one wished to speak on the hearing, Chair Lehman closed the public portion of the hearing at 10:20 a.m. Motion by Polivka/Ashford to approve the zoning text change to amend Sauk County Code Chapter 9. Motion carried, all in favor.

b. Discussion and possible action on petition #14-2015, granting of a Conditional Use Permit (CUP) pursuant to s.7.030(2)(g) to authorize the location and operation of a private elementary school. This property is located in the Exclusive Agricultural zoning district, on real estate described as E5144 Friendship Drive, Lot 1, CSM 6156, part of the W1/2, SE1/4, Section 30

Dave Lorenz appeared and provided the staff report and background and history of the request.

Ashford asked if there is a school there now and if it is a private school or operates under the Department of Public Instruction. Lorenz stated there is not a school there now and is a private school and does not operate under the Department of Public Instruction.

Norman Mast, applicant, appearing in favor of the request, stated he gave the property to the community to put a school on it for the children of the area.

Tom Broughton, Town Board Chair, stated that the town board voted to approve the school and the driveway, as well as requesting a fence along the property as a condition of the approval.

Polivka asked about signage. Broughton spoke of signage along the road for safety, as the school will be along a direct route to White Mound County Park.

John Bontrager, appearing in favor, stated that he represents the building committee for the community/school.

Polivka asked if they are intending to have it built for the start of school this year. Bontrager stated they plan to.

Jim Severance, appearing in favor, stated he is an adjoining land owner to the school and there was a school on that road in the past, but is no longer operating. He feels this will reduce accidents in area with the children traveling a lesser distance for schooling.

Seeing as no one else wished to speak, Lehman closed the public portion of the hearing at 10:40 a.m.

Motion by Ashford/N. Johnson to approve the request for a Conditional Use Permit to authorize the location and operation of a private elementary school, along with the condition of the fencing as requested by the Town. Motion carried, all in favor.

Consideration of a conditional use permit pursuant to s7.074(3) of the Sauk County Zoning Ordinance for a dwelling in an area zoned exclusive agriculture on land located in S29, T12N, R5E, Town of Excelsior, Sauk County for Jan and Claudia Lease. Simmert appeared and provided history, background and other information on the request. Motion by Ashford/N. Johnson to approve the conditional use permit for a dwelling in an area zoned exclusive agriculture. Motion carried, all in favor.

Receive budget packets and review the 2016 Conservation, Planning and Zoning Department Budget. Cunningham provided the committee with the draft budget packets. Michalek reviewed the proposed budget, levy impacts, carryforwards and the loss of funding from the State.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, August 13 at 8:30 a.m. and Tuesday, August 26, at 9:00 a.m. Motion by Polivka/S. Johnson to adjourn at 11:43 a.m. Motion carried, all members in favor.

Respectfully submitted,

Dennis Polivka, Secretary