

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, August 25, 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, J. Fish, E. Peterson.

Excused absence: S. Johnson.

Others present: B. Cunningham, B. Michalek, B. Simmert, G. Templin, D. Lorenz, S. Sorenson, J. Buck, P. Skwor, T. Turnquist, M. Terry.

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 D. Polivka/N. Johnson to adopt the agenda. Motion carried, all in favor.

Adopt minutes of previous meetings–August 13 and August 12th Joint Minutes with E&L: Motion by N. Johnson/J. Ashford to approve the August 13 CPZ Committee meeting minutes and August 12 Joint Meeting minutes. Motion carried, all in favor.

Public Comment: None.

Communications:

a. Wisconsin Deer Donation -2015. Michalek spoke of signing the Wisconsin Deer Donation, but the County currently has no one to process donations at this time due to the cost of processing and testing requirements associated with the program.

b. Letter from the Town of LaValle re: Chapter 7/8. Michalek addressed the letter from the Town of LaValle. The Committee discussed.

Michalek also let the Committee know that Shana Johnson is no longer able to commit to being the FSA representative on the CPZ Committee and FSA is currently looking to replace that seat.

Lehman spoke of pollution discharge permit for the Village of Lime Ridge.

Cunningham spoke of DNR/FEMA doing a Floodplain audit of the County permits and provided an update on the latest Ag Plastics program done by Aaron.

Discussion on Home Based Business. Michalek spoke of the purpose of home based businesses and the ability for people to use as a loop hole as it is currently written rather than what it was intended for. Simmert appeared and explained the difference between home based businesses and other requests and how they differ depending on zoning districts and uses. He also explained how they pertain to rules set by DATCP. The Committee discussed and advised staff

to bring draft language back to correct any possible loopholes that may exist and would tighten up the ordinance as it currently.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Scott Fuchs located in S22 and 24, T9N, R5E, Town of Troy, Sauk County, pursuant to Subchapter IX, of the Sauk County Code of Ordinances. Simmert appeared and provided the history and background of the request and stated the Town postponed action on the request, while in favor of the lot, questioned the easement. Simmert suggested the committee postpone action until the Town can take action on the easement. Motion by Polivka/Ashford to postpone action on this request until the Town takes action. Motion carried unanimously.

Conservation Planning and Zoning

a. Violation Updates - Sorenson appeared and gave a brief update on current violations the Department is handling.

b. Review and approval of vouchers. – Motion by Ashford/Fish to approve the voucher in the amount of \$28,200.00. Motion carried unanimously.

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 #16-2015, granting of a Conditional Use Permit (CUP) pursuant to s.7.039(5) to authorize the location and operation of a kennel, tax parcel 002-0710-00000, owned by Phillip Skwor.

Dave Lorenz appeared and provided the background and history of the request. He also reviewed the standards for the CUP to be approved, reviewed the photographs of the site and any conditions associated with the conditional use permit.

Phillip Skwor, applicant, appearing in favor of the request, stated he would like the conditional use permit to continue to offer full service kennel, grooming and training operations at this location. He explained the services and layout of the operations.

Polivka asked about the use and length of operation. Skwor explained.

Mike Terry, representing the Town of Baraboo, appearing as interest may appear, stated that the Town has not had the opportunity to meet with the applicant, but the Town is not opposed to the business, as they were in favor of the business previously.

Seeing as no one wished to speak on the hearing, Chair Lehman closed the public portion of the hearing at 10:19 a.m.

The committee discussed.

Motion by Polivka/Ashford to approve the Conditional Use Permit (CUP) to authorize the location and operation of a kennel, along with the conditions listed and meet with the Town of Baraboo and obtain a kennel license. Motion carried, all in favor.

b. Discussion and possible action on petition #17-2015, a rezone from Resource Conservancy to an Agricultural Zoning District and granting of a Conditional Use Permit (CUP) pursuant to s.7.039(9) to authorize the location and operation of an auto body, vehicle repair and maintenance facility, owned by John Buck.

Brian Simmert appeared and provided the staff report and background and history of the request. He also reviewed the standards for the CUP to be approved and any conditions associated with the conditional use permit.

Jeff Buck, applicant, appearing in favor of the request, spoke of taking their hobby and turning into a business, as well as waste handling and being compliant with the ordinance requirements.

Fish asked about the home located near the shed. Buck confirmed that is where he lives and all work will be done inside of the shed that is being rezoned. There will be no cars or work associated with the business located outside of the shed.

Lehman verified there will be no cars for sale outside. Buck confirmed there will not be retail sales and their intent is wholesale and repairable vehicles/motorcycles to sell to retailers with the goal to be restoration of cars and motorcycles.

Terry Turnquist, representing the Town of Greenfield, appearing as interest may appear, spoke of the history of the property, plan commission discussion, conditions requested by the Township, and is in favor of the request.

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

The Committee discussed.

Motion by N. Johnson/Fish to approve the request for a Rezoning from Resource Conservancy to Agriculture Zoning District and a Conditional Use Permit to authorize the location and operation of an auto body, vehicle repair and maintenance facility, along with the conditions listed by the Town and County. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, September 10 at 9:00 a.m. and Thursday, September 24, at 9:00 a.m. Motion by Ashford/Fish to adjourn at a.m. Motion carried, all members in favor.

Respectfully submitted,

Dennis Polivka, Secretary