

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, February 23, 2016
County Board Room Gallery, Sauk County West Square Building**

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

Excused absence: E. Peterson.

Others present: B. Cunningham, G. Templin, G. Greve, S. Sorenson, M. Keenan, M. Krueger, B. Simmert.

At 9:00 a.m. 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 D. Polivka/J. Dietz to adopt the agenda as amended. Motion carried, all in favor.

Adopt minutes of previous meeting: Motion by D. Polivka/C. Lehman to approve the February 11th CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment: No Comments.

Communications:

a. RCPP – South Sauk Water Quality Improvement Project. Cunningham spoke of the grant not being approved, however, there are opportunities to apply for future grants.

Public Hearing: To begin at approximately 9:15 a.m. (Committee to consider and take possible action at the conclusion of the respective hearing.)

a. Discussion and possible action on petition #3-2016, granting of a Conditional Use Permit (CUP) pursuant to s.7.028(1)and(2) to authorize the location and operation of an art gallery and art studio. This property is located in an Exclusive Agriculture zoning district, in Section 35, T9N, R4E, Town of Troy, owned by Gary and Susan Johnson.

Steve Sorenson 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 county conditions associated with the conditional use permit.

Polivka asked about the parking available.

Gary Johnson, owner, spoke of parking available at the site.

Sorenson stated that it is in the committee's right to allow for more parking if they go over for a special weekend.

Polivka asked if this was something they needed to put in the motion. Sorenson suggested they attach to the CUP.

Lehman and Johnson stated it should be addressed in the ordinance. Polivka stated they want to protect the owner if they are busy for a weekend if they happen to go over the parking regulations with the CUP.

Johnson stated they would like to be allowed to exceed during the Fall Art Tour and during Fermentation Fest.

Seeing as no one wished to speak on the hearing, Chair Ashford closed the public portion of the hearing at 9:22 a.m.

Motion by D. Polivka/N. Johnson to approve the Conditional Use Permit (CUP) to authorize the location and operation of an art studio and art gallery located in an Exclusive Agriculture zoning district, along with the conditions listed by the County, with the parking limitations to be exceeded only during the Fermentation Fest and Fall Art Tour weekends. Motion carried, all in favor.

b. Discussion and possible action on petition #4-2016, granting of a Conditional Use Permit (CUP) pursuant to s.7.027(10) and 7.040(3) to authorize the location and operation of a sawmill and wood fabrication business. This property is located in the Agriculture zoning district, in Section 33, T13N, R2E, Town of Woodland, owned by Abe and Sarah Miller.

Steve Sorenson 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 county conditions associated with the conditional use permit. He also stated the Town of Woodland has approved this request.

Johnson questioned how the site came to the office. Sorenson explained it was a complaint that came through the town.

Abe Miller appeared and spoke in favor of the project.

Seeing as no one wished to speak on the hearing, Chair Ashford closed the public portion of the hearing at 9:45 a.m.

Motion by N. Johnson/J. Dietz to approve the Conditional Use Permit (CUP) to authorize the location and operation of a sawmill and wood fabrication business located in an Agricultural zoning district, along with the conditions listed by the County. Motion carried, all in favor.

c. Discussion and possible action on petition #5-2016, granting of a Conditional Use Permit (CUP) pursuant to s.7.027(10) and 7.040(3) to authorize the location and operation of a sawmill and wood fabrication business. This property is located in the Agriculture zoning district, in Section 32, T13N, R2E, Town of Woodland, owned by Alvin Helmuth.

Steve Sorenson 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 county conditions associated with the conditional use permit. He also stated the Town of Woodland approved this request.

Fish asked about the building closest to the road, shown in the photos, if that is a residence. Sorenson explained it is a building used for dry storage at the moment.

Alvin Helmuth, owner, speaking in favor of the request, stated he plans on slicing the beams and then sending them back to Mr. Miller and using the by-products for bedding and wood for heat.

Ashford asked if he is a partner with Mr. Miller. Helmuth stated he is not and is merely getting paid for his services.

Dorinda Slaney, stated she is a neighbor of the land owner directly across from the property and is concerned with the noise level, especially with her husband working nights and sleeping during the day and that the hours of operation being respected. She is also concerned with additional traffic.

Seeing as no one wished to speak on the hearing, Chair Ashford closed the public portion of the hearing at 9:55 a.m.

Motion by C. Lehman/N. Johnson to approve the Conditional Use Permit (CUP) to authorize the location and operation of a sawmill and wood fabrication business located in an Agricultural zoning district, along with the conditions listed by the County. Motion carried, all in favor.

d. Discussion and possible action on petition #6-2016, granting of a Conditional Use Permit (CUP) pursuant to s.7.027(10) and 7.040(3) to authorize the location and operation of a sawmill and metal fabrication business. This property is located in the Agriculture zoning district, in Section 33 & 34, T13N, R2E, Town of Woodland, owned by Samuel & Ida Yoder.

Steve Sorenson 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 county conditions associated with the conditional use permit. He confirmed that the Town of Woodland approved the request.

Fish asked about the fabrication to be done. Sorenson explained the fabrication would be to make machine parts to replace parts that would be broken. Fish expressed concern on the size of the building for fabricating machine parts. Sorenson explained the majority of the building is used for storage of the pallets for the sawmill.

Samuel Yoder, owner, appeared in favor, explained the sawmill processes being the main business and then the metal fabrication is done in a small area of the building. He also explained what the scrap materials are used for.

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

Motion by C. Lehman/J. Fish to approve the Conditional Use Permit (CUP) to authorize the location and operation of a sawmill metal fabrication business located in an Agricultural zoning district, along with the conditions listed by the County. Motion carried, all in favor.

Update on Chapter 26 – Manure Management Ordinance. Keenan provided an update to the Committee on Chapter 26, where the Department is in the process of updating the ordinance, and what types of standards it would regulate.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Ray Brickl located in Section 19, T9N, R5E, Town of Troy, Sauk County pursuant to Subchapter IX, of the Sauk County Zoning Code of Ordinances. Simmert appeared and provided the background and history of the request. He also stated that the Town has approved the request and reviewed the conversion rate and total conversion YTD. Motion by C. Lehman/J. Dietz to approve the PRD. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, March 10, 2016 at 9:00 a.m. and Tuesday, March 22, 2016 at 9:00 a.m. Motion by J. Fish/J. Dietz to adjourn. Motion carried, all in favor.

Respectfully submitted,

Eric Peterson, Secretary