

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, April 26, 2016
County Board Room, Sauk County West Square Building**

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

Absent: None.

Others present: B. Simmert, M. Krueger, G. Templin, B. Cunningham.

At 9:00 a.m. Chair Ashford called the Conservation, Planning, and Zoning Committee meeting to order and Templin certified to be in compliance with the Open Meetings Law.

Adopt agenda: Motion by D. Polivka/J. Fish to adopt the agenda as presented. Motion carried, all in favor.

Motion by C. Lehman/J. Fish to approve the March 10th CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:
None

Communications:

Marty Krueger provided communication from Marc Higgs, manager of Tri-County Regional Airport, regarding the development of a wetland near the airport and asked that this item be added to an upcoming meeting agenda. Polivka followed up.

Cunningham spoke of NBC meeting taking place concurrently with this meeting.

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 #8-2016, granting of a Conditional Use Permit (CUP) pursuant to s.7.058 mobile home parks and mobile homes to authorize the location of a mobile home park. This property is located in a multiple family residential zoning district, in Section 36, T13N, R5E, Town of Dellona, owned by Brian & Kim Campbell.

Brian Simmert appeared and provided a history and background of the property and request, reviewed a map and photos of the property and any conditions associated if the committee chooses to approve the conditional use permit. He noted that the Town recommended approval with conditions.

Polivka asked if there is a minimum distance between mobile homes. Simmert stated there is nothing in the ordinance, however, there could be something with fire and safety or other regulations.

Fish asked about the entrance to the park. Simmert explained.

Peterson asked about the non-compliance with the conditional use and the ability to revoke. Simmert explained the county has the ability to take enforcement action.

Polivka asked about the anchoring of the mobile homes. Simmert deferred to the applicant.

Brian Campbell, owner/applicant, spoke of the spacing on the mobile homes, anchoring would consist of concrete piers or slabs being 10" thick with tie downs, both being approved by the State, and feels this use fits into this area of the Township. He stated he owns other rental units and has experience with this type of property.

Peterson asked about the timing of the park being filled to capacity. Campbell stated he felt it will take longer to get filled, with Phase I being filled within 5 years.

Polivka asked what the width of each lot is. Campbell referred to the map.

Paul Bremer, Town of Dellona Chair, appearing in favor of the request, stated the Town is in full support of the request.

Gary Sworthout, appearing in opposition, spoke of the crime in the area, adding additional people, roads for traffic and is concerned with adding low income housing.

Rita J delValle, appearing in opposition, stated she is the onsite manager for Dellwood Estates, stated that the complex is in opposition to the request because it is overcrowding to the area, and overcrowding to the natural resources, concerned about the use of recreational vehicles and quality of life issues. She is concerned about managing a mobile home park, as she is onsite and the owner is not.

Daryl Jones, appearing in opposition, stated that he is opposed due to the number of people due to the rural road that can be hazardous and the number of people bringing to a rural setting.

Seeing as there was no one else that wished to speak, Chair Ashford closed the public hearing at 9:47 a.m.

Polivka spoke of the concerns raised today, discussed affordable housing, and discussed the management of the complex and the owner.

Lehman spoke of the traffic pattern and road conditions and the proximity to a State highway.

Johnson spoke of the zoning already in place for multi-family use.

Ashford spoke of the phased process.

Motion by D. Polivka/C. Lehman to approve the Conditional Use Permit (CUP) with the conditions recommended to authorize a mobile park and mobile homes within a multi-family zoning district in the Town of Dellona. Motion carried, all in favor.

b. Discussion and possible action on petition #9-2016, rezone from and Exclusive Agriculture to an Agriculture zoning district and granting of a Conditional Use Permit (CUP) pursuant to s.7.040(3) to

authorize a wood fabrication business. This property is located in Section 21, T12N, R3E, Town of Ironton, owned by Norman Beachy.

Brian Simmert appeared and provided a history and background of the property and request, reviewed a map and photos of the property and any conditions associated if the committee chooses to approve the conditional use permit. He noted that the Town of Ironton reviewed the request.

Fish asked if this was a sawmill. Simmert explained this wasn't a sawmill exactly, but a fabrication of the wood into a final product. Fish asked if the final product was on a semi. Simmert referred the question to the applicant.

Norman Beachy, appearing in favor, stated he has been working with Steve Sorenson, and has been doing construction work and would now like to do this work at home.

Ashford asked what car-siding is. Beachy stated it is similar to tongue and groove.

Peterson asked where the wood comes from. Beachy stated it comes from used barn beams and from Nelson Hardwoods from Richland Center.

Seeing as there was no one else that wished to speak, Chair Ashford closed the public hearing at 10:10 a.m.

Motion by C. Lehman/E. Peterson to approve the rezone request from Exclusive Ag to Ag, as submitted. Motion carried, all in favor.

Motion by N. Johnson/E. Peterson to approve the CUP Conditional Use Permit (CUP) to authorize a wood fabrication business located in an agricultural zoning district in the Town of Ironton. Motion carried, all in favor.

Introduction and project review: Brandon Bleuer, Stewardship Forester, Southwest Badger Resource Conservation and Development Council. Brandon introduced himself to the committee and spoke of the projects he is working on and grants he has received.

Discussion and possible approval of a single family residence pursuant to s.7.074(1) for Dale & Deb Schwanke located in S23, T10N, R4E, Town of Honey Creek. Simmert appeared and provided a background on the request and the need for the approval by committee. Motion by J. Fish/E. Peterson to approve the single family residence pursuant to s.7.074(1) for Dale and Deb Schwanke. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, May 12, 2016 at 9:00 a.m. and Tuesday, May 24, 2016 at 9:00 a.m. Motion by N. Johnson/C. Lehman to adjourn at 10:20 a.m. Motion carried, all in favor.

Respectfully submitted,

Eric Peterson, Secretary