

**SAUK COUNTY BOARD OF SUPERVISORS  
CONSERVATION, PLANNING, AND ZONING COMMITTEE  
Tuesday, April 25, 2017  
County Board Room/Gallery, Sauk County West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: D. Polivka, E. Peterson, C. Spencer, J Ashford, J. Dietz, M. Flint, S. Laubscher.

Absent: None.

Others present: L. Wilson, B. Simmert, G. Templin, D. Lorenz. See registration slips for those in attendance for public hearing.

At 9:00 a.m. Polivka 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 M. Flint/C. Spencer to adopt the agenda as presented. Motion carried, all in favor.

Motion by S. Laubscher/M. Flint to approve the April 13<sup>th</sup> CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:  
None.

Communications:  
None.

Discussion and possible action on Mid-Term Assessment/Strategic Issues for the Conservation, Planning and Zoning Department. Wilson reviewed the Mid-Term Assessment/Strategic Issues document and spoke specifically of the Placemaking initiative and the Great Sauk Trail, grant funding opportunities, conserving the natural environmental with private property rights. Polivka spoke of a housing study to be done by SCDC and the need for them to work with Planning and Zoning and regulations that may need to be addressed. Motion by S. Laubscher/J. Ashford to adopt the Mid Term Assessment/Strategic Issues for the Conservation, Planning and Zoning Department. Motion carried, all in favor.

Discussion and possible action on the remand from the Board of Adjustment for the correction of the decision letter document – Finding of Fact – to accurately match the decision made by the Committee regarding CUP Petition 3-2017. Wilson spoke of the Board of Adjustment hearing and the decision to remand the Findings of Fact to match the decision that was made by the Committee. Motion by M. Flint/C. Spencer, to approve the correction of the decision letter document – Finding of Fact – to accurately match the decision made by the Committee. Motion carried, all in favor.

**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 #8-2017, granting of a Conditional Use Permit (CUP) pursuant to s. 7.038(10) aircraft landing field of Sauk County Zoning Ordinance. This property is located in Section 32, T13N, R2E, Town of Woodland owned by Richard Thompson.

Lorenz appeared and provided the background and history of the property and petitioner's request, as well as photos of the property. He confirmed the Department has not received any documentation from the Township, as well as conditions they requested be placed on the CUP.

Flint asked if there are any communication towers near the proposed airstrip. Lorenz explained a new tower has been erected near the site and explained the location.

Peterson asked how it did not previously meet the ordinance. Lorenz explained that the language for including aircraft landing fields were not included when the 2014 rewrite was done, however the ordinance was updated recently to allow for the use.

Polivka asked if there is any outstanding reason why the committee should not allow it. Lorenz stated he does not feel there is any reason not to approve.

Richard Thompson, -applicant, appearing in favor of the request, stated the airstrip provides his family the ability to supervise his farm, as he lives in Juneau County. He stated the airstrip will remain ~~in~~as grass, no development, will be used privately for him and his family and has approached the immediate neighbors with his request, with no one in objection. He also spoke of adhering to all State, Federal and local regulations.

Spencer asked about the location of the storage of the plans. Thompson stated the- aircraft is hangered at the Elroy airport. He confirmed that no aircraft will be stored on the property and no structures will be developed on the property.

Spencer confirmed that no storage of the aircraft is planned on the property. Thompson confirmed that he does not plan on any storage. He also spoke of the size of plan that could/would use the airfield.

Mike Kaufman, appearing in favor of the appeal, stated he is speaking on behalf of the applicant and sits on councils in Richland Center. He confirmed that the type of aircraft that is being proposed for the landing strip is appropriate, the landing strip is for personal use, and doesn't feel there are any safety issues with the proposed project.

Seeing as no one else wished to appear, Chair Polivka closed the public portion of the hearing at 9:35 a.m., and the committee deliberated.

Motion by E. Peterson/C. Spencer to approve the Conditional Use Permit to authorize the location of an aircraft landing field, subject to all conditions of the ordinance being met. Motion carried, all in favor.

Review and approval of a reduced access easement width pursuant to s.22.15 Identification of Street and Access Easement Rights-of-Way of the Sauk County Land Division and Subdivision Regulations Ordinance. The property is located in Section 7, T13N, R3E, Town of LaValle, owned by Craig Hillman. Simmert appeared and explained the request for a reduced access easement width for Mr. Hillman, located near the 400 Trail and an existing access on the property, with the intent to divide the property and as part of that process he will need to acquire access for both parcels. This request will make official the 20' access with the DNR and then ~~also~~ allow the future division. He also noted that the land is located in the floodplain and no building will be allowed to take place and can only be used for recreational purposes. Motion by M. Flint/C. Spencer to approve the reduced access easement width for said property owned by Craig Hillman. Motion carried, all in favor.

Discussion and possible action on a Conditional Use Permit for a Planned Rural Development (PRD) lot for Valera Accola located in Sections 36/24, T10N, R4/5E, Town of Honey Creek, Sauk County, pursuant to

Subchapter IX, of the Sauk County Zoning Code of Ordinances. Simmert appeared and reviewed the request for a conditional use permit for a PRD lot and the proposed easement area. He also confirmed it meets all the PRD standards as well as having approval from the Town of Honey Creek. Motion by M. Flint/J. Ashford to approve the request for a conditional use for a PRD lot for Valera Accola. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, May 11<sup>th</sup>, 2017, at 9:00 a.m. and Tuesday, May 23<sup>rd</sup>, 2017 at 9:00 a.m. Motion by C. Spencer/M. Flint to adjourn at 9:40 a.m. Motion carried, all in favor.

Respectfully submitted,

Judy Ashford, Secretary