

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, September 26, 2017
County Board Room, Sauk County West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: D. Polivka, J. Ashford, C. Pettersen, C. Spencer, J. Dietz, M. Flint, S. Laubscher. E. Peterson (2:05 p.m.)

Absent: None.

Others present: L. Wilson, G. Templin, M. Keenan, S. Schroeder, B. Simmert, A. Bolin, S. Pate, S. Sorenson. See registration slips for others present.

At 2:00 p.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 amended agenda with the change to the next meeting dates. Motion carried, all in favor.

Motion by C. Spencer/C. Pettersen to approve the September 14th and September 18th CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:
None.

Communications:
None.

Presentation and possible action on 2018 Wildlife Damage Program Budget – Phil Peterson
Peterson appeared and presented an updated on the Wildlife Damage program, budget request for \$11,638.11. Motion by S. Laubscher/J. Ashford to approve the budget request by Peterson.

Discussion and possible action on 2018 to authorize Director of Conservation, Planning and Zoning to submit Grant application for DATCP Clean Sweep Grant Program Motion by M. Flint/C. Spencer to approve the resolution to authorize the Director of Conservation, Planning and zoning to submit Grant application for DATCP Clean Sweep Grant Program. 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. Petition 19-2017. A petition to consider a conditional use permit pursuant to s7.039(9)(i) for auto body, vehicle repair and maintenance. Said conditional use is located in the Town of LaValle, Sauk County. Lands affected by the proposed conditional use are located in the NW ¼ of the NE ¼, Section 27, T13N, R3E, Town of LaValle, and as further described in Petition 19-2017. Tax parcel 024-0743-00000, owned by Jill Mortimer, Robert Greenwood, applicant.

Sorenson appeared and provided the history and background of the request.

Dietz asked about the 7 days and getting deliveries to his location. Sorenson suggested asking the applicant.

Flint asked about the vegetative plan. Sorenson referred the question to the applicant.

Polivka asked about the hours of operation requirements and reservations on limiting him on when he can and can't work. Sorenson stated one of the neighbors are here and can address the hours and noise.

Robert Greenwood, applicant, appearing in favor of the request, stated that he would like to continue his small business at home and can not afford to rent a commercial space.

Polivka asked if he has any issues with the conditions by CPZ or the Town. Greenwood stated he does not. He did mention that the house of operation are for business hours, not necessarily the hours he would be working in the shop.

Spencer asked about the complaint against him, as spoke of in the staff report. Greenwood addressed.

Spencer asked what is done with the scrap and tires. Greenwood stated it is put into a truck and taken to Runic in Union Center.

Flint asked about the vegetative buffer on the east line. Greenwood stated it covers past the dwelling.

Spencer asked if he is ok with the fence. Greenwood stated he is.

April Holloway, appearing as interest may appear, stated that the noise was getting pretty bad and she is the one who put the complaint in and was having issues getting through the dead end road. She did suggest keeping the hours limited. She also questioned whether or not a 6 foot high fence is tall enough.

Spencer asked about not noticing noise at night and when it was noticed and what was noticed. Holloway stated they would hear hammering and engines reving. She did state that air tools have not been heard at night.

Polivka asked about what the photos show. Holloway stated they dug a trench to get rid of some of the water and noticed some coloring.

Greenwood, reappearing.

Pettersen asked if he rents the place he lives and asked if he plans to purchase the property. Greenwood stated that he hasn't discussed purchasing the property and would like to get a couple years under his belt and go from there.

Wilson, appearing, addressed the committee regarding the Town conditions.

Seeing as no one else wished to speak, Chair Polivka closed the public portion of the public hearing at 2:50 p.m. and went into deliberation.

Polivka spoke of the hours of operation and allowing him to work in the garage after hours of operation.

Flint spoke of hours of operation and that is the time he is open for new business, but his work hours are significantly more than that. He should be allowed to go out after dinner and work on vehicles in his shop.

Motion by M. Flint/C. Spencer to approve the CUP for an auto body, vehicle repair and maintenance shop, conditioned on the applicant meeting all conditions recommended by CPZ Department, with the understanding that the hours of operation are for business, not working in the shop. Motion carried, all in favor.

b. Petition 20-2017. A petition to consider a conditional use permit pursuant to s.7.037(6)(d) and s.7.075(3) for a second residential quarters on a tax parcel with an existing single family home and business. Said conditional use is located in the Town of Ironton, Sauk County. Lands affected by the proposed conditional use are located in the NW ¼ of the NE ¼, Section 9, T12N, R3E, Town of Ironton, and as further described in Petition 20-2017. Tax parcel 022-0209-00000, owned by Ben and Edna Miller.

Sorenson provided a history and background of the request.

Harvey Miller, applicant, appearing in favor of the request stated the staff report was complete and asked if the committee had any question.

Spencer asked if they were just taking part of the building. Miller stated they would take the shop and make it into living quarters.

Seeing as no one else wished to speak, Chair Polivka closed the public portion of the public hearing at 3:10 a.m. and went into deliberation.

Flint stated that it is common for the hired help to live on the farm.

Motion by C. Spencer/C. Pettersen to approve the CUP for a second residential quarters, conditioned on the applicant meeting all conditions recommended by CPZ. Motion carried, all in favor.

Land Records

- a. Departmental Report. Felton provided the Department report.
- b. Review and possible action on vouchers. Motion by E. Peterson/S. Laubscher, to approve the vouchers in the amount of \$1,108.66. Motion carried, all in favor.
- c. Review and possible action on participation in 2020 Local Update of Census Addresses Operation (LUCA). Felton reviewed the LUCA program and request to participate in the program. The committee question the time to be put in by staff and the benefit the county would receive from taking part in the program. Motion by J. Ashford/C. Pettersen to participate in the 2020 LUCA program. Motion carried, all in favor.
- d. Review and possible action on the 2018 Land Records Modernization budget. Pate appeared and presented the Land Records Modernization budget. Motion by C. Spencer/S. Laubscher to approve the proposed budget onto finance. Motion carried, all in favor.

Discussion and possible action on County Farm Lease Amendment. Wilson spoke of the decision of the committee last month and mentioned that the operator had some concerns. Jason Bergman appeared and stated his concerns. He suggested that a machine shed without concrete floor is \$40/sq. ft./ \$1,280/year average rent.

Flint asked how long he has rented at the county farm. Bergman stated this is the 3rd year on the lease.

Flint reviewed the numbers and verified the date of the loss of the use. Flint verified that option 2 seems fair based on lease.

Spencer asked if in the lease, these amounts were specified. Wilson stated they were separate amounts until 2015, however, after that, it was bundled together per year.

Spencer asked what dollar amount he feels is fair. Bergman stated he feels \$1,280 for the shed and \$860 for the barn would be fair and used the square footage amount.

Polivka stated based on the figures that have been suggested and the options that have been put forward, he agrees with Flint and feels option 2 is fair.

Dietz stated that while the survey is good, they have to use the prices that were agreed on and feels that they need to move forward with that.

Peterson asked about the options moving forward with the removal of the buildings.

Motion by E. Peterson/M. Flint to proceed with Option 2 for the loss of income at the County Farm. Motion carried with Spencer abstaining.

Review and possible 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 10, T9N, R6E, Town of Prairie du Sac owned by Mark Bender. Wilson reviewed the proposed access easement for Mark Bender. Motion by M. Flint/J. Ashford to approve the reduced access easement. Motion carried, all in favor.

Discussion and possible action on implementation of the Sauk County Solar Group Purchase Program. Sadie Schroeder appeared and spoke of the MRE information and Solar Purchase Program. Polivka asked if the committee approves the implementation, what does it put the county on the hook for. Schroeder stated it commits the department's time.

Peterson stated he objects to using solar as an objective to global warming.

Motion by M. Flint/C. Spencer to move forward on implementation of the Sauk County Group Solar Program. Motion carried, all in favor.

Possible closed session pursuant to Wis. Stat. § 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility: Performance evaluation of the Conservation, Planning and Zoning Director. Motion by J. Ashford/S. Laubscher. Roll call: Ayes: Polivka, Peterson, Spencer, Ashford, Petterson, Flint, Dietz, Laubscher. Nays: None.

Reconvene in open session immediately following closed session. Motion by M. Flint/C. Spencer to convene in open session. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, October 12th at 9:00 a.m. and Tuesday, October 24th, 2017 at 9:00 a.m. Motion by M. Flint/C. Spencer to adjourn at 4:20 p.m. Motion carried, all in favor.

Respectfully submitted,

Judy Ashford, Secretary