

**SAUK COUNTY BOARD OF SUPERVISORS  
CONSERVATION, PLANNING, AND ZONING COMMITTEE  
Tuesday, October 24, 2017  
County Board Room, Sauk County West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: D. Polivka, E. Peterson, J. Ashford, C. Pettersen (left at 10:00), C. Spencer, J. Dietz, and S. Laubscher.

Absent: M. Flint

Others present: L. Wilson, G. Templin, M. Keenan, G. Johnson, B. Cunningham, A. Bolin, B. Simmert. See registration slips for others present.

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 C. Spencer/C. Pettersen to adopt the agenda as provided. Motion carried, all in favor.

Adopt minutes: Motion by C Pettersen/C. Spencer to approve the October 12<sup>th</sup> CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:  
None.

Communications:  
None.

Gus Johnson appeared and provided a presentation on the current and future RCPP projects.

Polivka spoke of the work that completed and congratulated Johnson on the excellent work.

Peterson asked about applying for the new grant and being ahead of schedule; and whether the success of the first grant would assist in getting the 2<sup>nd</sup> grant. He also spoke of the benefits of attending the conservation field trip.

Polivka spoke of the landowners selling the conservation programs.

**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 22-2017. A petition to consider a conditional use permit pursuant to s7.040(2)(h) for a storage yard. Said conditional use is located in the Town of Freedom, Sauk County. Lands affected by the proposed conditional use are located in the NE ¼ of the SW ¼, Section 6, T11N, R5E, Town of Freedom, and as further described in Petition 22-2017. Tax parcel 016-0118-40000, owned by Andy and Mary Huntamer, applicant.

Brian Cunningham, Conservation, Planning and Zoning, appeared providing the background and history of the request and confirmed that the Town of Freedom recommended approval of the conditional use permit. He concluded with recommendations if the committee approves the request..

Andy Huntamer, applicant, appearing in favor of the request, stated that stipulations stated by staff are exactly what they would like to do. They live in Reedsburg, but plan to move to the property in a couple of years. The property was used for maintenance of trucks and tractors and some day they plan to build their house there.

Polivka asked about the conditions the Town requested. Huntamer stated he is aware and has no issues with the conditions.

Mary Huntamer, applicant, appearing in favor of the request, stated that they are excited to move their business to this location. They agree with everything the Town of Freedom requested and will do everything they can to get the trees in yet this fall. She also stated they will not be doing any retail sales and there will not be any public coming and going, as well as started clearing on the property and explained that the driveway is over 800 feet long and the business will be very hidden.

Spencer asked about the corn shown on the map. Huntamer explained the ownership surrounding the property that the business is located on.

Pettersen asked if there are apple trees located on the property right now. Huntamer stated there are apple trees located on the property now.

Seeing as no one else wished to speak, Chair Polivka closed the public portion of the public hearing at 9:30 a.m. and went into deliberation.

Motion by C. Spencer/E Peterson to approve the Conditional Use Permit for a storage yard, with all conditions recommended by the Town of Freedom and the Conservation, Planning and Zoning Department. Motion carried, all in favor.

Discussion and possible action supporting the Legislative Study for Agricultural Use Value Assessment Protection and Enhancement by the Western Area Wisconsin Land and Water Conservation Association

Keenan appeared and discussed a legislative study for agricultural use value assessment protection and enhancement being considered by the Western Area Wisconsin Land and Water Conservation Association. The committee discussed whether they would be in support of the study and how it could possibly affect farmers in Sauk County. Polivka spoke of the taxation issue. Spencer was concerned that farmers will see the taxation issue as punishment. Laubscher asked about the larger business enterprise farmers that rent out their cropland and them being held accountable. Motion by E. Peterson/C. Spencer to take no action on supporting the Legislative Study for Agricultural Use Value Assessment Protection and Enhancement by the Western Area Wisconsin Land and Water Conservation Association. Motion carried, all in favor.

Review and possible approval of the removal of a PRD (formerly PUD) preservation area easement for Adele Buelow, located in S12, T11N, R4E Town of Westfield. Simmert appeared and explained the request for a removal of a PRD (formerly PUD) from the Buelow property.

Peterson left the meeting at this time (10 a.m.).

Dietz asked if the request was reviewed by the Corporation Counsels office. Simmert stated if the committee approves the request, he will have it reviewed then. He also confirmed it will go to the Town of Westfield for approval.

Motion by J. Ashford/C. Spencer to approve the request for the removal of a PRD (formerly PUD) preservation area easement for Adele Buelow, located in the Town of Westfield. Motion carried, all in favor.

Consideration of approval process for County Surveyor Invoices. Alene Bolin, Administrative Coordinator, appeared and discussed with the committee the approval process for invoices submitted by the county surveyor when he does work for Sauk County through his own business. She explained that the process of reviewing those invoices has not been followed, as well as the surveyor that was hired to review the county surveyor's work is a personal friend. She asked the committee for permission to hire a new surveyor for reviewing work done by the county surveyor to avoid possible conflict of interest. The committee agreed that the Administrative Coordinator and Director should begin the process to hire a new surveyor to review the county surveyors work when required.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, November 9<sup>th</sup> at 9:00 a.m. and Tuesday, November 28<sup>h</sup>, 2017 at 2:00 p.m.. Motion by C. Spencer/S. Laubscher to adjourn at 10:06 a.m. Motion carried, all in favor.

Respectfully submitted,

Judy Ashford, Secretary