

**SAUK COUNTY BOARD OF SUPERVISORS  
CONSERVATION, PLANNING, AND ZONING COMMITTEE  
Tuesday, April 24, 2018  
County Board Room/Gallery, Sauk County West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: J. Dietz, C. Spencer, S. Laubscher, M. Krueger, G. Johnson, B. Newport, J Berlin, and W. Wenzel.

Absent None.

Others present: L. Wilson, G. Templin, B. Simmert, M. Keenan, B. Cunningham.

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

Election of Officers: Motion by Berlin to nominate Wenzel for Chair. Motion carried to elect Wenzel as Chair.

Motion by Berlin to nominate Spencer as Vice Chair, seconded by Dietz. Motion by Laubscher/second by Dietz to close nominations be closed and elect Spencer.

Motion by Spencer to nominate Johnson for Secretary. All in favor of the nomination to elect Johnson as Secretary.

Selection of regular meeting date and time: Spencer requested to continue with the existing schedule, 2<sup>nd</sup> Tuesday and 4<sup>th</sup> Thursday of the month. Motion by Wenzel to accept the existing meeting schedule, seconded by Berlin. Motion carried, all in favor.

Committee member assignment on Mirror Lake Association, Lake Virginia Lake Association District, Lake Redstone Association District. Dietz requested to remain on Lake Redstone District. Johnson requested Lake Virginia. Krueger requested Mirror Lake. Motion by Spencer/Newport to accept the member assignments. Motion carried, all in favor.

Adopt agenda: Motion by C. Spencer/G. Johnson to adopt the amended agenda as presented. Motion carried, all in favor.

Adopt minutes: Motion by C. Spencer/J. Dietz to approve the April 12, 2018 CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:  
None.

Communications:

Simmert provided a communication regarding an analysis of Act 67. Simmert reviewed the information and what it means to the department and committee.

**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 08-2018. A petition to consider a rezoning (map amendment) pursuant to s.7.150 from Agriculture to Commercial. Lands affected by the proposed rezone are located in the NE ¼ of the SE ¼, Section 7, T12N, R5E, Town of Excelsior, and as further described in Petition 08-2018.

Brian Cunningham, Conservation, Planning and Zoning, appeared to provide the background and history of the request for the committee, findings of facts, standards and proposed map change. He provided hard copies of the findings of fact.

Steve Blakeslee, applicant, appearing in favor, stated that he is applying for a rezone and the property has been identified in the Town of Excelsior's comp plan to be commercial. The intent is to be used for contractor storage, mini warehouse, and the possible building of a commercial building to move the septic business to this location. He discussed existing screening and berms, existing gravel, and stormwater recharge area.

Wenzel asked about the topography. Blakeslee spoke of a previous DOT project and the gravel/stone floor that was left behind as well as the previous uses of the property.

Berlin asked when the future planning of the septic business would take place. Blakeslee explained that Shea Geffert owns the majority of the business and he would be the one to arrange that and then there is also a process that he himself has to do for additional permits and approvals.

Berlin asked about the high capacity well. Blakeslee spoke of a mining permit he has on a portion of the property.

Linda Johnson, appearing as interest may appear, stated her property is adjacent to the applicant's property.

Blakeslee, reappearing, stated the berm located on the aerial photography is between Johnson's property and his property which is 50-100 feet away and he does not plan to disturb the berm. Blakeslee showed committee members on the map.

Wenzel verified where the berm is and where the rezone location is. Blakeslee verified that the rezone location is going up to Johnson's property line.

Wenzel asked which area of the rezoned parcel is the recharge area. Blakeslee explained there is a basin off the east of the driveway, as well as one to the north off the berm and a berm off the northwest corner the length of the parcel, which is 6 ft deep, 250 yards long.

Johnson asked about the NE corner of the lot where water goes into the ditch. Blakeslee stated that when the hill was graded and taken out, water continues to the ditch, but he plans to address that in a future stormwater plan to control run off.

Johnson re-appearing, stated she has a survey of her property and the yellow line doesn't show what her survey does.

Cunningham, reappearing, stated the yellow line is an approximate line and the rezone will take place based on a legal description and will not overlap onto Johnson's property.

Seeing as no one else wished to speak, Wenzel closed the public testimony portion of the hearing at approximately 10:10 a.m. and the Committee went into deliberation.

Wenzel reviewed the Finding of Facts with the committee and noted that the applicant specifically has met each item. Wenzel then reviewed the secondary standards with the committee.

Motion by C Spencer/M Krueger to approve the rezone (map amendment) from Agriculture to Commercial zoning district based upon the findings of fact and conclusion of law subject to the staff analysis. Motion carried, all in favor.

b. Petition 09-2018. A petition to consider a conditional use permit pursuant to s7.036(1)(i) for a bed and breakfast establishment. Said conditional use is located in the Town of Spring Green, Sauk County. Lands affected by the proposed conditional use are located in the SE ½, of the NW ¼, Section 30, T9N, R4E, Town of Spring Green, and as further described in Petition 09-2018.

Brian Cunningham, Conservation, Planning and Zoning, appeared to provide the background and history of the request for the committee as well as recommended conditions if the CUP is approved. He confirmed the Town of

Spring Green has recommended approval with a condition of no more than 7 day stays, however, staff did not feel this condition met the intent of Act 67.

Johnson asked about the notification to adjacent landowners. Cunningham explained what the adjacent landowners are provided. He also provided an email from Rod Hammons in support of the request (Wenzel read into the record).

Jeff Ganser, applicant, appearing in favor of the request, handed out a presentation for a short-term room rental. He explained they would rent two rooms that are available in their home. He explained their home location and advertisement through Air BnB, with their target customers coming to APT or House on the Rock, etc., and intend to use the income to be able to remodel and upkeep on the property. Ganser explained that rentals would be short term.

Spencer asked about Air BnB. Ganser explained the reservation process.

Berlin asked about the clientele they are looking to attract. Ganser explained.

Dietz spoke of the Town's recommendations.

Seeing as no one else wished to speak, Wenzel closed the public testimony portion of the hearing at approximately 10:39 a.m. and went into deliberation.

Wenzel reviewed the Finding of Facts with the committee and determined the applicant has specifically met each one. Wenzel then reviewed the secondary standards with the committee.

Motion by J Dietz/C Spencer to approve the CUP for a bed and breakfast, based upon the findings of fact and conclusion of law subject to the staff analysis and conditions from the Conservation, Planning and Zoning Department. Motion carried, all in favor.

Discussion and possible action on conservation camp scholarship application. Keenan spoke of the conservation camp applicant, the opportunity the camp provides, and the follow up that will take place by the student after they attend the camp. She also briefly explained the scholarship(s) offered to teachers. Motion by C Spencer/J Berlin to send the applicant to conservation camp. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, May 10<sup>th</sup> and Tuesday, May 22<sup>nd</sup> at 9:00 a.m. Motion by C Spencer/B Newport to adjourn the meeting at 10:45 a.m. Motion carried, all in favor.

Respectfully submitted,

Glen Johnson, Secretary