

**SAUK COUNTY BOARD OF SUPERVISORS  
CONSERVATION, PLANNING, AND ZONING COMMITTEE  
Tuesday, July 24, 2018  
County Board Room 326A, Sauk County West Square Building**

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

Absent: G. Johnson

Others present: L. Wilson, G. Greve, Brian Simmert, Brian Cunningham, Waldo Peterson, A. Pulling, O. Boukhankov, P. Schlieckau

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

Adopt agenda: Motion by Dietz, second by Spencer to adopt the agenda as presented. Motion carried, all in favor.

Adopt minutes: Motion by Spencer, second by Berlin to approve the July 12 CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:  
None.

Communications:  
None.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Thomas Ernstmeier located in Section 7, T12N R3E, Town of Ironton, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Simmert explained the background of the request for the PRD for Ernstmeier. He reviewed the findings of fact and confirmed the Town of Ironton has approved the request. Motion by Berlin/Spencer to approve the PRD/CUP for Ernstmeier in the Town of Ironton with the recommended conditions. 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 13-2018. A petition to consider a conditional use permit pursuant to s7.039(7)(d) for a Retail Establishment, outdoor. Said conditional use is located in the Town of Baraboo, Sauk County. Lands affected by the proposed conditional use are located in the SW ¼, of the SW ¼, Section 22, 12N, R6E, Town of Baraboo, and as further described in Petition 13-2018. Tax parcel identification number 002-0694-30000.

Brian Cunningham, Conservation, Planning, and Zoning, appeared to provide the background and history of the request for the committee, findings of facts and standards.

Anna Pulling, representing applicant Oleg Boukhankov, appearing in favor, stated that they have leased office space to conduct used car sales under the name “Absolute Auto.” The current zoning is commercial and the applicant is applying as the new owner of a business currently operating on the premises. There will be no new construction. There will be about 20-30 cars parked for sale. The applicant does have a car

repair agreement with Caflisch Auto in Baraboo, but repairs will not be done at the site. The Town of Baraboo recommends approval of the CUP with no additional conditions. CPZ staff recommends it be constructed in accordance with plans. If approved, the applicant must obtain a land use permit within 365 days of approval, the decision will be considered void if a land use permit is not obtained.

Berlin asked what type of auto repair would be done. Pulling replied there would be no repairs, just sales of used autos.

Wenzel asked which space would be leased. Pulling said office suite #2 at S4066 County BD.

Dietz asked if this a continuing business. Pulling replied just the owner is changing, the business remains the same.

Spencer asked if there is a new contract with the new owner. Pulling stated, yes, they have a new contract.

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

Motion by Spencer/Dietz to approve the CUP if all specified conditions are met. Motion carried, all in favor.

b. Petition 14-2018. A petition to consider a rezone from an Exclusive Agriculture zoning district to an Agriculture zoning district and conditional use permits pursuant to s.7.039(1) Animal Grooming and s.7.039(5) Kennel. Said rezone and conditional use is located in the Town of Honey Creek, Sauk County, Wisconsin. Land to be affected by the proposed rezone and conditional use are located in Section 13, T10N, R4E, Town of Honey Creek and further described in Petition 14-2018. Tax parcel identification number 020-0104-00000.

Brian Cunningham, Conservation, Planning, and Zoning, appeared to provide the background and history of the request for the committee, findings of facts and standards. Zoning is consistent with the purpose and the Town of Spring Green recommends approval with no additional conditions.

Penny Schlieckau, the applicant appearing in favor, stated the purpose of the request is to raise a few litters of English Bulldogs and have a small dog grooming business. She uses an invisible fence system to keep the dogs on her land. Her son cleans up after the dogs and disposes of the waste in the woods near her home or in the trash. Because she has a job at the Sauk Prairie hospital, she would only do the dog grooming part-time, about five or six dogs per week.

Berlin asked how many puppies are in a litter. Schlieckau stated four to eight is typical. She plans on having fewer than 25 puppies per year, as the state allows.

Wenzel asked how the dogs handle the invisible fence arrangement. Schlieckau stated that there are collars that receive a signal from a unit in the garage. The fence signal unit costs about \$300 + \$130/collar. The dogs stay very close to home. She considers herself a hobby breeder. The dogs are a lazy, happy breed with a very calm temperament.

Seeing as no one else wished to speak, Wenzel closed the public portion of the hearing at approximately 9:50.

Cunningham, reappearing, spoke about the type of fence as a requirement to prevent escape. Feels the applicant has met the intent.

Berlin stated she has some concerns with the fence, that animals escape when they have an opportunity or sense a system failure.

Berlin asked how far is the setback from the road. Simmert estimated 100 feet.

Wenzel has spoken with the Town Chair and the area to be rezoned really only occupies about .08 acres.

Simmert clarified that the procedure needs to be completed in two parts: first, the Committee must make a recommendation on the rezone, as it needs to be approved by the County Board. Then the Committee may approve/deny the CUP based upon the findings of fact contingent upon the approval of the rezone by the County Board.

Motion by Newport/Dietz to recommend approval of the rezone from Exclusive Agriculture to Agriculture. Motion carried, all in favor.

Motion by Berlin/Newport to allow a CUP for the dog kennel as stated in the request with staff conditions. Motion carried, all in favor.

c. Petition 15-2018. A petition to consider a conditional use permit pursuant to s7.037(7)(h) for a temporary secondary dwelling for dependency living arrangements. Said conditional use is located in the Town of Freedom, Sauk County. Lands affected by the proposed conditional use are located in the NW ¼, of the SW ¼, Section 16, 11N, R5E, Town of Freedom, and as further described in Petition 15-2018. Tax parcel identification number 016-0323-10000.

Wilson asked to postpone the hearing to a date certain due to an incomplete application. Motion by Dietz/Spencer to postpone the hearing to the August 28, 2018 CPZ Committee Meeting, providing a complete application is received. Motion carried, all in favor.

Wenzel closed the public hearing at approximately 10:03 am.

#### Discussion and possible action on 2019 CPZ preliminary budget.

Wilson presented the preliminary budget, noting the Outside Agency requests from the Mirror Lake Association for \$10,000 for a storage building, from Redstone Lake District for \$1M for dredging, and from the Conservation Congress for \$1400. Wilson noted that the request from the Conservation Congress will be part of the levy request, rather than use of fund balance.

W. Peterson spoke about the request being necessary for equipment storage at Mirror Lake State Park. The main piece of equipment is valued at \$200,000. Committee discussed the one-time request. Krueger considers it a good request as Mirror Lake is an economic driver in Sauk County. Committee is supportive.

Wilson noted changes between the 2018 and 2019 budget. Wilson outlined areas of the budget that are still in question and could change, which would affect the revenues, expenditures, and levy amounts for 2019.

Committee members discussed the Lake Redstone outside agency request. Committee members agreed that additional information and feedback from the lake district is necessary.

Motion by Krueger, second by Spencer to accept the preliminary budget as presented to include the \$1M outside agency request from the Lake Redstone District at this time, but require a representative of Lake Redstone report back to the Committee after Lake Redstone District's August 4 annual meeting so Committee can further discuss and decide whether to have the \$1 million line item remain or be removed at Aug. 9 CPZ meeting. Motion carried.

Committee members agreed that Newport and/or Dietz will attend Aug. 4 meeting.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, August 9 at 9:00 a.m. and Tuesday, August 28, 2018 at 9:00 a.m. Motion by Laubscher/Berlin to adjourn the meeting at 10:37 a.m. Motion carried, all in favor.

Respectfully submitted,

Glen Johnson, Secretary