

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, August 28, 2018
County Board Room, 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, G. Johnson.

Absent: S. Laubscher.

Others present: L. Wilson, M. Keenan, G. Templin, B. Bailey, T. McCumber, W. Christensen., J. Bula.

At 9:00 a.m. Wenzel 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 J. Dietz/C. Spencer to adopt the agenda as presented. Motion carried, all in favor.

Adopt minutes: Motion by J. Berlin/J. Dietz to approve the August 9, 2018 minutes CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:
None.

Communications:

Wilson introduced new staff, Will Christensen and Justine Bula. Christensen introduced himself and provided a background. Bula introduced herself and provided a background.

Wilson advised the committee that the Piece CUP application has been withdrawn, a letter of support will be provided to the farmer led initiative at Lake Redstone, and the committee field date has been set for October 10th from 9 a.m. to noon.

Wenzel stated the County Surveyor has a medical issue and he will not be able to present his budget.

Register of Deeds:

a. Discussion and possible action on 2019 ROD Budget. Bailey reviewed his proposed 2019 budget, with approximately \$1,100 increase between 2018 and 2019. He spoke of a primary initiative of incorporating parcel id numbers. Motion by G. Johnson/J Berlin to approved the 2019 ROD budget as presented. 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 16-2018. A petition to consider a conditional use permit pursuant to s.7.038(9), a mobile tower site. Said conditional use is located in the Town of Troy, Sauk County. Lands affected by the proposed conditional use are located in Section 26, T9N, R5E, Town of Troy, and as further described in Petition 16-2018.

Wilson, Director of CPZ, appearing, provided the history and background, reviewed the staff report, findings of facts and conclusion with the options for approval or disapproval of the request. She advised the committee that the Town of Troy recommended approval of the request.

Ken Frazen, agent, appearing as interest may appear, stated that the only point of clarification from the staff presentation is that the tower will have lighting, as required when over 200 feet. Permits have been applied for through the FAA and they have approval from the FCC, etc. He also explained the need for increasing the height.

Wenzel asked about who would be using for cellphone coverage. Franzen stated AT&T would be the main user for cellphone coverage.

Johnson asked if they have other towers in Sauk County. Franzen explained they do, as well as they are co-located on towers owned by others.

Spencer asked about the lighting. Franzen explained the lighting requirement and what would be placed.

Berlin asked about the coverage and the need for the height addition. Franzen explained.

Ken Hornung, appearing in favor of the request, stated he owns the property where the tower will be placed and feels the need is there for coverage in the county. He did ask that US Cellular be allowed to collocate on the tower.

Seeing as no one wished to appearing, Wenzel closed the public portion of the hearing and the committee went into deliberation.

Spencer feels the tower will be effective and work. Berlin felt the people in the area will have cell coverage and will also provide service to homeland security.

Motion by J. Dietz/C. Spence to approve the CUP request for the extension of the existing tower plan, with conditions as presented. Motion carried, all in favor.

Discussion and possible action on selection of a Southern Area Association (SAA) committee representative and alternate. Keenan explained the SAA and the need for a representative. J. Berlin volunteered to be a representative and C. Spencer has volunteered to be the alternate. Motion by J. Dietz/G. Johnson to approve Berlin and Spencer as the representative and alternate for the SAA. Motion carried, all in favor.

Discussion and possible action on an amendment to the Town of Merrimac Zoning Ordinance pursuant to Wis Stats 60.10(2)(c). Wilson deferred to Tim McCumber. McCumber explained the request for the zoning ordinance amendment.

Berlin asked how many people are affected by the change. McCumber stated there are 20 homes around there, but feels the only person affected would be the developer, who wants to develop the lands between this property and the homes.

Wenzel asked Wilson to explain the zoning relationship between Merrimac and the County. Wilson explained.

Motion by C. Spencer/G. Johnson to approve the amendment to the Town of Merrimac Zoning Ordinance pursuant to Wis Stats 60.10(2)(c). Motion carried, all in favor.

Discussion and possible action on a conditional use permit to construct a single family residence for Joseph &

Diane Reinfeldt in the Exclusive Agriculture zoning district on a parcel greater than 35 acres located in Section 10, T12N, R3E Town of Ironton, pursuant to Chap 7, s.7.074(3) of the Sauk County Code of Ordinances. Wilson reviewed the request and the reason behind the need for a conditional use permit for the construction of a residence. Berlin asked about erosion control. Wilson explained. Motion by C. Spencer/J. Berlin to approve the CUP request, provided there are no Town objections, including the recommended conditions by CPZ. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, September 13th at 9:00 a.m. and Tuesday, September 25th 2018 at 9:00 a.m. Committee changed the meeting on September 25th to September 26th at 9 a.m. Motion by G. Johnson/J. Dietz to adjourn the meeting at 10:10 a.m. Motion carried, all in favor.

Respectfully submitted,

Glen Johnson, Secretary