

**SAUK COUNTY BOARD OF SUPERVISORS  
CONSERVATION, PLANNING, AND ZONING COMMITTEE  
Tuesday, January 22, 2019  
County Board Room, Sauk County West Square Building**

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

Absent: None.

Staff present: L. Wilson, G. Templin, B. Simmert, W. Christensen, P. Petersen, S. Koenig.

Others present: See Registration slips.

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 C. Spencer/J. Berlin to adopt the agenda as presented. Motion carried, all in favor.

Adopt minutes: Motion by C. Spencer/G. Johnson to approve the January 10, 2019 minutes CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:  
None.

Communications:  
Wilson spoke of the Ray Archuleta conference.

Discussion and possible action on 2018 Wildlife Damage Claim – Phil Peterson APHIS/USDA  
Peterson appeared and discussed the claim for Frank Dwyer for \$3,159.10. Motion by J. Berlin/C. Spencer to pay the claim for Frank Dwyer. Motion carried, all in favor.

Discussion and possible action to approve reimbursement for training course (Introduction to Lakes) for Robert Newport. Wilson spoke of the training and finance policy. Motion by C. Spencer/G. Johnson to approve the reimbursement for the training course. 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 #01-2019. A petition to consider a conditional use permit pursuant to s7.036(1)(g) for a bed and breakfast establishment, located in the SE ¼, of the SW ¼, Section 36, T12N, R3E, Town of Ironton, tax parcel identification number 022-0788-00000, and owned by Dorothy Harms.

Christensen appeared and provided the history and background of the request as well as reviewed the staff report and findings of facts. Christenson recommended conditions to be considered should the committee chose to approve the request. He also verified that the Town of Ironton Plan Commission and Town Board recommended approval.

Dorothy Harms, applicant, appearing in favor, spoke of the background of her bed and breakfast use and how they use it to promote Sauk County agriculture.

Seeing as no one else wishes to speak, the Chair closed this portion of the hearing and went into deliberation.

Motion by G. Johnson/J. Berlin to approve the request for a bed and breakfast establishment with conditions requested by staff. Motion carried, all in favor.

- b. Petition #02-2019. A petition to consider a conditional use permit pursuant to s. 7.040(3)(i) for a wood fabrication business, located in the SW 1/4, NE 1/4 and SE 1/4, NW 1/4, Section 34, 13N, R2E, Town of Woodland, tax parcel identification number 044-0681-00000, and owned by Adin Yutzy.

Christensen appeared and provided the history and background of the request as well as reviewed the staff report and findings of facts. Christensen recommended conditions that should be considered should the committee chose to approve the request. He also verified that the Town of Woodland Town Board recommended approval.

Wenzel asked about the disposal of sawdust. Christensen confirmed that the conditions note needs to be recycled or removed from the property.

Adin Yutzy, applicant, appearing in favor of the property stated they are looking for a conditional use permit for the business. He stated his son in law will operate this property and the sawdust will be used for bedding for cattle and other scraps will be burnt in the wood stove in the shop.

Seeing as no one else wishes to speak, Chair Wenzel closed this portion of the hearing and the committee went into deliberation.

Motion by C. Spencer/B. Newport to approve the request for a wood fabrication business, with conditions requested by staff. Motion carried, all in favor.

- c. Petition #03-2019. A petition to consider a rezone from an Exclusive Agriculture zoning district to an Agriculture zoning district and conditional use permit pursuant to s. 7.027(7)(i) for a Landscape Center. Property is located in the SE 1/4, NW 1/4 and SW 1/4, NW 1/4, Section 29, T11N, R4E, Town of Westfield, tax parcel identification numbers 040-0615-00000 and 040-0616-00000, and owned by Norman and Clara Yoder.

Christensen appeared and provided the history and background of the request as well as reviewed the staff report and findings of facts. Christensen recommended conditions should the committee chose to approve the request. He also verified that the Town of Westfield Town Board has not submitted written documentation, however, the Town Chair did identify they met in December and there were no objections to the request.

Wenzel asked about the reason for rezone. Christensen explained. Simmert verified the DATCP uses in Exclusive Agriculture.

Committee members asked by rezoning the property if this would open up uses that would allow them to do other things that may cause hardship to neighbors. Christensen stated he feels the uses being applied

for today are the only uses the applicant intends to do, but they could do other things, allowed in the ordinance.

Norman Yoder, applicant, appearing in favor of the request stated he received permits for the buildings from a previous town board chair. Yoder noted that the existing town chair and inspector identified the use and the need for permits. He explained the greenhouse operations, retail sales of flowers and vegetable plants grown on site, and potting soil bags and pots for resale. Yoder noted that no other items will be sold.

Jim Severance, appearing in favor of the request, stated he is an adjacent land owner and is in support of the application and feels it will not create a public nuisance and does not interfere with the neighbors.

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

Motion by J. Berlin/C. Spencer to recommend approval of the rezone to Agriculture and approve the conditional use permit for a Landscape Center, with conditions requested by staff. Motion carried, all in favor.

Discussion and possible action on Notice(s) of Non-Compliance for the Farmland Preservation Program: Nolden, Nobbs, Crahen, Litscher. Wilson reviewed the Notices of Non-Compliance and the process followed. Motion by C. Spencer/J. Dietz to accept the Notices of Non-Compliance and forward to DATCP for: Nolden, Nobbs, Crahen, and Litscher. Motion carried, all in favor.

Discussion and possible action on grazing plan for CREP perpetual easement: Sawle. Koenig appeared and explained the CREP program and perpetual easement. Koenig outlined the grazing proposal for the Sawle property. Committee asked about consequences if the grazing plan is not implemented. Koenig explained. Motion by C. Spencer/J. Berlin to approve the grazing plan for CREP perpetual easement for Sawle. Motion carried, all in favor.

Discussion and possible action to amend a conditional use permit (14-2018) for a Planned Rural Development (PRD) lot for Wollum/Peterson c/o David Greenwood in Section 5, T11N R7E, Town of Greenfield, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Simmert appeared and explained the background and history of the request, and verified that the Town of Greenfield does not object to the amendment. Motion by J. Dietz/G. Johnson to approve the amended PRD request. Motion carried, all in favor.

Discussion and possible action on a conditional use permit (22-2018) for a Planned Rural Development (PRD) lot for LaNell Jaquish located in Section 15, T9N R5E, Town of Troy, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Simmert appeared and explained the background and history of the request, and verified the Town of Troy has reviewed and recommended approval of the request. Motion by C. Spencer/G. Johnson to approve the PRD request. Motion carried, all in favor.

The committee recessed at 10:40 a.m.

The committee reconvened at 10:43 a.m.

Discussion and possible action on a conditional use permit (2-2019) for a Planned Rural Development (PRD) lot for Dean and Marian Burmester located in Section 8, T12N R3E, Town of Ironton, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Simmert appeared and

explained the background and history of the request, and verify the Town of Ironton has approved the PRD request. Motion by C. Spencer/J. Berlin to approve the PRD request. Motion carried, all in favor.

Discussion and possible action on a conditional use permit (3-2019) for a Planned Rural Development (PRD) lot for Scott and Linda Fuchs located in Section 23, T9N R5E, Town of Troy, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Simmert appeared and explained the background and history of the request, and verified the Town of Troy has approved the PRD request. Motion by J. Berlin/C. Spencer to approve the PRD request. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, February 14<sup>th</sup> at 9:00 a.m. and Tuesday, February 26<sup>th</sup> at 9:00 a.m.

Motion by C. Spencer/J. Dietz to adjourn the meeting at 10:55 a.m. Motion carried, all in favor.

Respectfully submitted,

Glen Johnson, Secretary