

**AGENDA**  
**Notice of Regular Meeting**  
**Sauk County Board of Supervisors**  
**Tuesday, November 14, 2023 – 6:00 p.m.**  
**County Board Meeting Room 326, 3<sup>rd</sup> Floor**  
**West Square Building, Baraboo, WI 53913**

Any person who has a qualifying disability that requires the meeting or materials at the meetings to be in an accessible location or format should contact the Sauk County Clerk's Office at 608-355-3286, between the hours of 8:00 AM and 4:30 PM, Monday through Friday, exclusive of legal holidays, at least 48 hours in advance of the meeting so that reasonable arrangements can be made to accommodate each request.

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**6:00 PM – PUBLIC HEARING ON PROPOSED 2024 SAUK COUNTY BUDGET**

Pursuant to Wis. Stats. § 65.90, for the purpose of soliciting comments from the public regarding the 2024 Sauk County Budget.

**1. CONVENE PUBLIC HEARING ON THE PROPOSED 2024 SAUK COUNTY BUDGET**

Tim McCumber, County Board Chair.

**2. BUDGET PRESENTATION**

Brent Miller, County Administrator and Lynn Horkan, Finance Director.

**3. PUBLIC COMMENT REGARDING THE PROPOSED 2024 SAUK COUNTY BUDGET – 3 MINUTE LIMIT**

Turn in *Registration Form* to the County Board Vice-Chair. (Forms on table in gallery of the Board Room)

**4. CLOSE PUBLIC HEARING**

Tim McCumber, County Board Chair.

**5. ADJOURN PUBLIC HEARING**

Tim McCumber, County Board Chair.

**ANNUAL MEETING: SAUK COUNTY BOARD OF SUPERVISORS**

**1. CALL TO ORDER AND CERTIFY COMPLIANCE WITH OPEN MEETING LAW**

**2. ROLL CALL**

**3. INVOCATION AND PLEDGE OF ALLEGIANCE**

**4. ADOPT AGENDA**

**5. ADOPT MINUTES OF PREVIOUS MEETING**

**6. GENERAL CONSENT AGENDA ITEMS**

**a. HUMAN SERVICES COMMITTEE:**

**i. Resolution 86 - 2023** To Commend Jan Schyvinck For Over 35 Years Of Service To The People Of Sauk County. (Pages 4-5)

**b. HIGHWAY COMMITTEE:**

**i. Resolution 87 - 2023** To Honor Charles Schell For Over 25 Years Of Faithful Service To The People Of Sauk County. (Page 6)

**7. SCHEDULED APPEARANCES**

## **8. PUBLIC COMMENT**

- a. Registration form located on the table in gallery of County Board Room 326 – turn in to the County Board Vice Chair. During Public Comment, any person who is not a member of the body may comment on a specific item or issue that is on the agenda. Any comments not related to the agenda should be sent to the County Clerk to forward to the County Board.

*We would like to remind the public that there will be no comment on the budget at this time.*

## **9. COMMUNICATIONS (All communications are attached to Granicus)**

## **10. APPOINTMENTS**

### **a. Property Committee:**

James Astle, District #18 Supervisor

Term: 11/14/2023-4/16/2024 (Concurrent with Board of Supervisors)

### **b. Sauk County Library Board:**

James Astle, District #18 Supervisor

Term: 11/14/2023-4/16/2024 (Concurrent with Board of Supervisors)

### **c. Land, Resources & Environment Director:**

Lisa Wilson

## **11. BILLS**

## **12. CLAIMS**

## **13. ELECTIONS**

## **14. PROCLAMATIONS**

## **15. REPORTS – INFORMATIONAL, NO ACTION REQUIRED**

- a. Rebecca C. Evert, Sauk County Clerk – Rezoning petitions filed with the office of the Sauk County Clerk as a requirement of Wisconsin State Statutes 59.69(5)(e):
  - i. Petition 13-2023, Applicant: Jay's Holdings LLC; Project Location: Town of La Valle; Current Zoning: Agriculture; Proposed Zoning: Commercial. (Pages 7-34)
  - ii. Petition 14-2023, Applicant: Clayton Yoder; Project Location: Town of Westfield; Current Zoning: Exclusive Agriculture; Proposed Zoning: Agriculture. (Pages 35-51)
  - iii. Petition 15-2023, Applicant: John Wells; Project Location: Baraboo; Current Zoning: Commercial; Proposed Zoning: Resource Conservancy. (Pages 52-57)
- b. Brent Miller
  - i. Administrator's report.
  - ii. Third Quarter Financial Report.
- c. Tim McCumber, County Board Chair
  - i. Board Chair Update.
  - ii. Election paperwork.
  - iii. Update from Committee on Consolidation of Committees - October Meeting.

## **16. UNFINISHED BUSINESS**

## **17. NEW BUSINESS**

### **a. LAND RESOURCES & ENVIRONMENT COMMITTEE:**

- i. **Ordinance 8 - 2023** Amendment To Approve A Map Amendment (Rezoning) Of Lands In The Town Of Freedom From An Agriculture To A Recreation-Commercial Zoning District Filed Upon Mid-Continent Railway Historical Society, Inc., Property Owner. (Pages 58-59)

b. **PERSONNEL & INSURANCE COMMITTEE**

i. **Resolution 88 - 2023** Create New Positions For The 2024 Budget. (Pages 60-62)

c. **FINANCE COMMITTEE:**

i. **Resolution 89 - 2023** Approving The 2024 Budget And Establishing Taxes To Be Levied In Sauk County For The Year 2023 (Payable In 2024). (Pages 63-64)

18. **REFERRALS**

19. **NEW AGENDA ITEMS (NO DISCUSSION). SUBMIT IN WRITING OR BY E-MAIL NEW BUSINESS ITEMS TO THE COUNTY ADMINISTRATOR AS SOON AS POSSIBLE FOR RULE III.A. REFERRAL.**

20. **ADJOURNMENT**

Respectfully,



Tim McCumber  
County Board Chair

County Board Members, County Staff & The Public – Provide the County Clerk a copy of:

1. Informational handouts distributed to Board Members
2. Original letters and communications presented to the Board.

[www.co.sauk.wi.us](http://www.co.sauk.wi.us)

Agenda mail date via United States Postal Service: November 9, 2023.

Agenda Preparation: Tim McCumber, County Board Chair, jointly with the County Clerk and the County Administrator.

s:/admin/Co Bd Agendas/2023/ctybdagendaNOVEMBER2023

RESOLUTION # 86 -2023

**Resolution to Commend Jan Schyvinck for Over 35 Years of Service to the People of Sauk County**

**Resolution offered by the Human Services Committee**

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

**BACKGROUND:** It is customary for the Sauk County Board of Supervisors to recognize employees who have served the people of Sauk County with distinction. Jan Schyvinck started working for Tri-County Human Services in May of 1978 where she handled Inpatient records and then moved to data reporting and tracking for the Intoxicated Driver Program. She continued through the merge with Sauk County Social Services in 1988. Jan reliably served this great county for the past 45 years (includes 10 years with Tri-County) in a variety of roles. Her job titles have included: Clerk/Typist, Data Systems Operator and most recently, Data Systems Technician. Jan was a person everyone went to due to her vast knowledge of the services and programs Human Services provides. A person with that many years of service leaves a vast hole in a department which is hard to replace.

**THEREFORE, BE IT RESOLVED,** that the Sauk County Board of Supervisors hereby expresses its sincere appreciation and admiration for Jan Schyvinck and her over 35 years of faithful service to the people of Sauk County.

**BE IT FURTHER RESOLVED,** that the Chairperson of the Sauk County Board of Supervisors is hereby directed to present Jan with an appropriate symbol of our appreciation for her services.

Approved for presentation to the County Board by the Human Services Committee, this 14th day of November, 2023.

Consent Agenda Item: [ X ] YES [ ] NO

Fiscal Impact: [ X ] None [ ] Budgeted Expenditure [ ] Not Budgeted

Vote Required: Majority = \_\_\_\_\_ 2/3 Majority = \_\_\_\_\_ 3/4 Majority = \_\_\_\_\_

The County Board has the legal authority to adopt: Yes \_\_\_\_\_ No \_\_\_\_\_ as reviewed by the Corporation Counsel, \_\_\_\_\_,  
Date: \_\_\_\_\_.

Offered and passage moved by:

\_\_\_\_\_  
Patricia Rego, Supervisor

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

\_\_\_\_\_  
Delmar Scanlon, Supervisor

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

\_\_\_\_\_  
Joel Chrisler, Supervisor

☐ Aye ☐ Nay ☐ Abstain ☐ Absent

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_____	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Jake Roxen, Supervisor				
_____	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Joan Fordham, Supervisor				
_____	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Valerie McAuliffe, Supervisor				
_____	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
Cliff Thompson, Citizen Member				
_____	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
James Bowers, Citizen Member				

Fiscal Note: No fiscal impact. 

MIS Note: No information systems impact.

RESOLUTION # 81-2023

**Resolution to Honor Charles Schell for over 25 years of Faithful Service to the People of Sauk County**

Resolution offered by the Highway Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

**BACKGROUND:** It is custom of the Sauk County Board of Supervisors to recognize staff members who have served the people of Sauk County with distinction. Charles Schell faithfully served the people of Sauk County by providing over 25 years of service for the Highway Department. Charles started on April 1, 1998 as a Patrolman's Helper. Charles became a Skilled Laborer on October 1, 2000, Skilled Operator on June 21, 2004, Patrolman on March 17, 2014 and currently a Highway Operator 1 starting on 1/1/2021. Charles maintained professional and ethical integrity while serving the County. Charles was an essential team member to the Highway Department and all of Sauk County.

**THEREFORE, BE IT RESOLVED,** that the Sauk County Board of Supervisors, met in regular session, hereby expresses its appreciation, and commends Charles Schell for over 25 years of faithful service to the people of Sauk County; and

**BE IT FURTHER RESOLVED,** that the Chairperson of the Sauk County Board of Supervisors is hereby directed to present Charles Schell an appropriate certificate and commendation as a token of our esteem.

Approved for presentation to the County Board by the Highway Committee, this 14<sup>th</sup> day of November 2023.

Consent Agenda Item: [ X ] YES [ ] NO

Fiscal Impact: [X] None [ ] Budgeted Expenditure [ ] Not Budgeted

Vote Required: Majority = \_\_\_\_\_ 2/3 Majority = \_\_\_\_\_ 3/4 Majority = \_\_\_\_\_


The County Board has the legal authority to adopt: Yes \_\_\_\_\_ No \_\_\_\_\_ as reviewed by the Corporation Counsel, \_\_\_\_\_, Date: \_\_\_\_\_

~~Offered and passage moved by:~~

 ☒ Aye ☐ Nay ☐ Abstain ☐ Absent  
Brian Peper

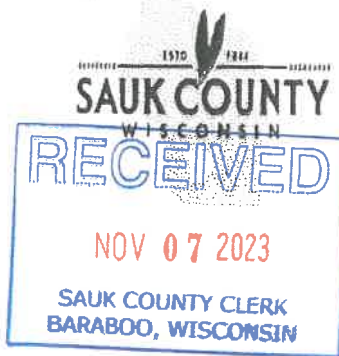
 ☒ Aye ☐ Nay ☐ Abstain ☐ Absent  
Terry Spencer

 ☒ Aye ☐ Nay ☐ Abstain ☐ Absent  
Smooth-Detter

 ☒ Aye ☐ Nay ☐ Abstain ☐ Absent  
Mike Flint

 ☐ Aye ☐ Nay ☐ Abstain ☐ Absent  
Kevin Schell

# EXHIBIT C



Land Resources & Environment  
Department  
505 Broadway, Ste. 248  
Baraboo, Wisconsin 53913  
Phone: (608) 355-3245  
Fax: (608) 355-3292  
www.co.sauk.wi.us

Application Accepted: 10-6-23  
Accepted By: Will C  
Petition Number: 13-2023  
Current Zoning: Agriculture  
Proposed Zoning: Commercial  
Committee Hearing Date: 11-28-23  
County Board Date: 12-19-23  
Supervisor District #: 4

## Zoning Map Amendment (Rezone) Application

### General Information

OCT 09 2023

Property Owner Name: Jay's Holdings Home Phone: 608-768-3297  
Mailing Address: 1515 East Main Street Reedsburg, WI 53959 Cell Phone: 608-393-4807  
E-mail Address: jay@jayspowercenter.com

Agent/Applicant Name: Doug Mittelstaedt Home Phone: 608-393-4807  
Mailing Address: 1151 Pineview Drive Reedsburg, WI 53959 Cell Phone: 608-415-0331  
E-mail Address: dmittelstaedt@ramchealth.org

### Site Information

Site Address: E3350 Minicreek Road  
Parcel ID: 0569-1000  
Property Description: SW ¼ SW ¼ Section 21, T 13 N, R 3 E  
Town of: LaValle  
Overlay District: ☐ Shoreland ☐ Floodplain ☐ Airport  
Current Use: Land is used for agriculture and buildings are used for storage  
Current Zoning: Agriculture/  
Commercial

Existing Structures/Improvements: 2 Pole Buildings use for storage

### Proposed Zoning

Proposed Ordinance Section	Proposed Zoning/Use Description
7.150	Commercial

Describe specifically the nature of the request (be sure to list all proposed uses of the property). What do you plan to do? Please attach additional sheets, if necessary.

We would like to add 5 60X120 storage buildings to the property. These buildings would be used by Mittelstaedt Sports and Marine and Jay's Power Center to store customers items in(boats,atv's, utv's, campers, etc.).

ck# 3150 \$250  
Per #010608

### General Application Requirements

<b>Applications will not be accepted until the applicant has met with department staff to review the application and determine if all the necessary information has been provided. All information from the checklist must be provided to the Department to be considered a complete application. Only complete applications submitted by the deadline will be noticed for a specific hearing date/time.</b>	
<input checked="" type="checkbox"/>	Completed Zoning Map Amendment Application Form.
<input type="checkbox"/>	\$500 application fee (non-refundable), payable to Sauk County LRE.
<input type="checkbox"/>	Town/County Scheduling Form completed by the applicant and Township.
<input checked="" type="checkbox"/>	A scaled map of the proposed rezone area (if the property is not vacant the location of buildings, driveways, etc. must be shown).
<input checked="" type="checkbox"/>	Legal description of the area to be rezoned (CSM, Metes & Bounds description)
<input type="checkbox"/>	Any other information as required by the zoning administrator to explain the request.

### Zoning Map Amendment Standards

Explain how the proposed rezone is consistent with the overall purpose and intent of the zoning ordinance.

The front portion of the property is currently zoned commercial and we would like to zone the remainder of the property to commercial as well.

If rezoning out of an Exclusive Agriculture Zoning District explain how the land is better suited for a use not allowed in the Exclusive Agriculture Zoning District and how the rezoning will not substantially impair or limit future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

The area that we we would like to change to commercial has sandy soil and is hard to use for agricultural.

The front part of the property is already zoned as commercial and is being used for storage so we thought it would make sense to keep the areas together rather than have storage areas all around.

### Certification

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Sauk County Land Resources & Environment Department to enter my property for the purpose of collecting information to be used as part of the public hearing process. I understand that the rezone fee is a non-refundable, regardless if the rezone is approved or denied. I understand that the fee for this application is only for the rezone request and if permits are required for the project that those will require separate application(s) and/or fee(s). I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda and the submittal deadlines will restart. I further agree to withdraw this application if substantive false or incorrect information has been included.

Applicant/Agent: Doug Mittelstaedt Date: 7/14/2023  
Property Owner Signature: Jay Mittelstaedt Date: 7/14/2023



## Zoning Map Amendment Procedures and Requirements

At the public hearing, the applicant may appear in person or through an agent or an attorney of their choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Land Resources & Environment Department, will remain in the file, and will be public record.

### What is a Zoning Map Amendment?

The purpose of a zoning map amendment is to alter, enlarge, or reduce a geographic extent of any zoning district, or to enact a new zoning designation for any particular parcel or real property. A change in zoning allows for different land uses and in some instances, different densities of development. The Land Resources & Environment Committee will recommend approval or disapproval of a rezone to the Sauk County Board of Supervisors in accordance with the standards and criteria set by the zoning ordinance.

### Standards and Criteria

In reviewing a Zoning Map Amendment request, the LRE Committee must follow four standards:

- a) The proposed map amendment is consistent with the overall purpose and intent of the zoning ordinance.
- b) The proposed map amendment is consistent with the Sauk County Comprehensive Plan and the Farmland Preservation Plan, if applicable.
- c) Factors have changed from the time of initial ordinance adoption that warrant the map change, or an error, inconsistency, or technical problem administering the zoning ordinance as currently depicted has been observed.
- d) In rezoning land out of any exclusive agriculture district, the agency shall find all of the following, after a public hearing:
  1. The land is better suited for a use not allowed in the exclusive agriculture district.
  2. The rezoning is consistent with the Sauk County Comprehensive Plan.
  3. The rezoning is substantially consistent with the Sauk County Farmland Preservation Plan.
  4. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

Note: Pursuant to Wis. Stat § 91.48(1) A political subdivision (Sauk County) with a certified farmland preservation zoning ordinance may not rezone land out of a farmland preservation zoning district (Exclusive Agriculture) without having the rezoning certified under Wis. Stat § 91.36 and provided that the standards (a) through (d) above are met.

### Process

1. Contact the LRE Department to schedule a meeting to review your potential request.
2. Complete the Zoning Map Amendment Application and provide all the supplemental items to the LRE Department by the filing deadline.
3. Review such application with the appropriate staff member to determine completeness.
4. If the application is complete, LRE staff will publish notice of your request for a zoning map amendment in the County's official newspaper noting the location and time of the required public hearing before the LRE Committee. Neighbors, town officials, and affected state agencies will be notified as well.
5. If the Town chooses to review the zoning map amendment request at the Town Planning Commission and Town Board level, you will need to attend such meetings to provide information regarding the request. Please request that copies of minutes/proceedings outlining the Town's recommendation be provided to the LRE Department for the file.
6. A public hearing will be held before the LRE Committee. Either the property owner or designated agent will need to be present at the hearing to provide testimony regarding the request. The LRE Committee must make a decision based only on the evidence that is submitted to it at the time of the hearing. Failure to provide representation may result in denial or postponement of your request.
7. The LRE Committee and Sauk County Board of Supervisors may approve, disapprove, or modify and approve the zoning map amendment request.

*Please Note: If a zoning map amendment application is disapproved by the LRE Committee and no appeal is filed, no new zoning map amendment application can be re-submitted for a period of 365 days from the date of the LRE Committee's decision, except on grounds of new evidence or proof of changes of factors found valid by the LRE Committee.*

14375

# PLAT OF SURVEY

A PARCEL OF LAND LOCATED IN THE NW1/4-SW1/4 AND THE SW1/4-SW1/4  
OF SECTION 21, T13N, R3E, TOWN OF LA VALLE, SAUK COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF THE SW1/4 OF SECTION 21,  
ASSUMED TO BEAR S89°23'05"E.

FENCELINE

FORTY LINE

CLIENT'S  
BRIAN & JULIE RABUCK  
E3336 MINICREEK ROAD  
LAVALLE, WI 53941

## LEGEND:

- HARRISON CAST IRON MONUMENT F.D.
- 3/4" X 18" REBAR SET WEIGHING  
1.50 LBS./ LIN. FT.
- ▲ P.K. NAIL SET
- 3/4" REBAR FOUND
- △ COMPUTED POSITION

UNPLATTED LANDS  
OWNED BY CLIENT'S

## PARCEL 'A'

7.50 ACRES  
326,513 SQ. FT.

NOTE:  
PARCEL 'A' IS BEING PURCHASED  
BY AN ADJOINING LANDOWNER.

GRAPHIC 1" = 100' SCALE  
0' 50' 100' 200' 300'

SW CORNER OF  
SECTION 21

S89°23'05"E  
SOUTH LINE OF THE  
SW1/4 OF SECTION 21



## SURVEYOR'S CERTIFICATE

I, RICHARD T. BLAKESLEE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY  
THAT I HAVE SURVEYED, COMPILED AND MAPPED A PARCEL OF LAND LOCATED  
IN THE TOWN OF LA VALLE, AND THAT THE ABOVE PLAT IS A TRUE AND  
CORRECT REPRESENTATION OF THE LANDS SURVEYED TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

10 09-21-2009  
DATE

*Richard T. Blakeslee*  
RICHARD T. BLAKESLEE  
REGISTERED LAND SURVEYOR S-1614

## BLAKESLEE LAND SURVEYING

1228 EAST MAIN STREET

REEDSBURG, WI 53959

(608) 824-0402

AUGUST 21, 2009

DRAFTED BY J. MURPHY / CHECKED BY R. BLAKESLEE

### Legal Description of Parcel 'A'

A parcel of land located in the NW1/4-SW1/4 and the SW1/4-SW1/4 of Section 21, T13N, R3E, Town of La Valle, Sauk County, Wisconsin; being more fully described as follows:

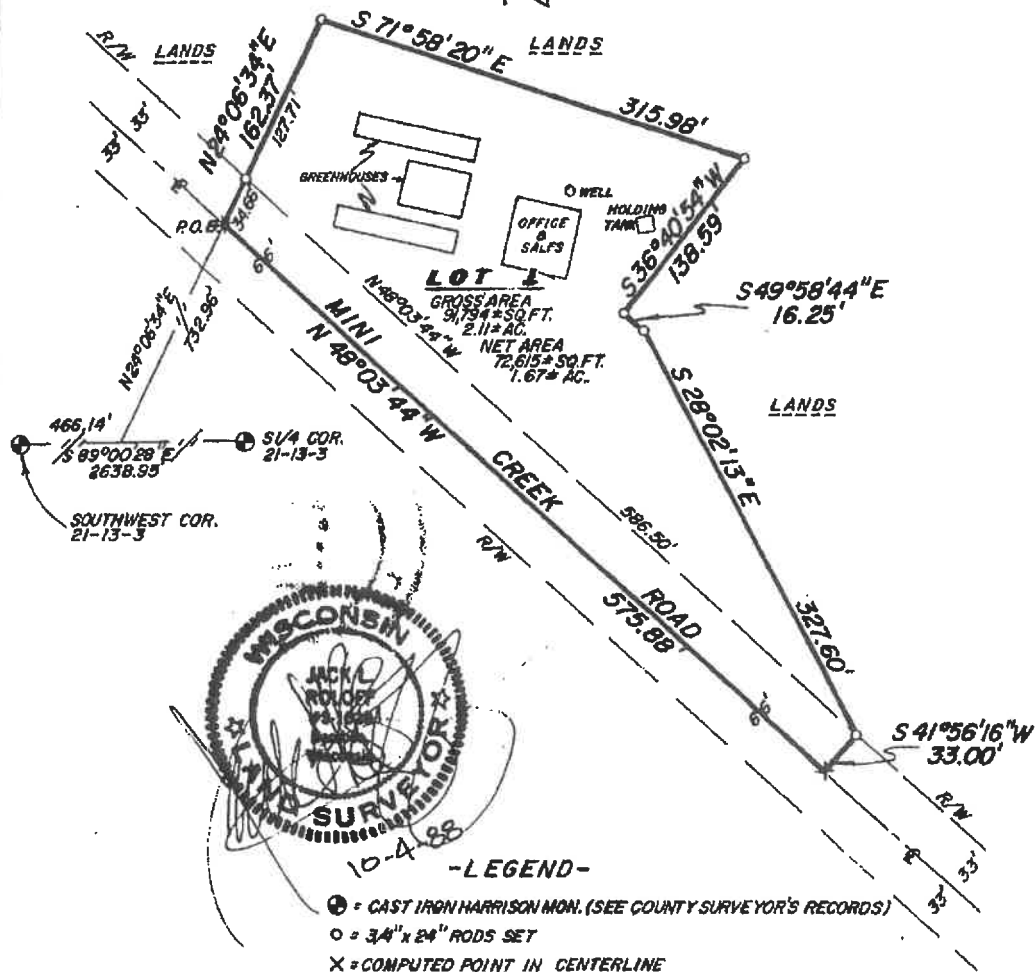
Commencing at the South  $\frac{1}{4}$  corner of Section 21; thence N89°23'05"W, 1319.50 feet along the South line of the Southwest  $\frac{1}{4}$  of Section 21 to the Southeast corner of the SW1/4-SW1/4 of Section 21; thence N00°31'00"E, 1008.54 feet along the East line of the aforesaid forty to the point of beginning; thence S36°21'46"W, 337.88 feet to the Northeast corner of Lot 1 of Certified Survey Map Number 2020; thence N72°22'07"W, 316.27 feet along the Northerly line of said Lot 1 to the Northwest corner thereof; thence S23°49'27"W, 162.31 feet along the Westerly line of said Lot 1 to the Southwest corner thereof, said point being located on the centerline of Minicreek Road; thence N49°15'37"W, 301.79 feet along said centerline; thence N40°44'23"E, 676.23 feet; thence S64°42'06"E, 394.42 feet to a point on the East line of the SW1/4-SW1/4 of Section 21; thence S00°31'00"W, 216.01 feet along the aforesaid East line to the point of beginning. .

Said parcel contains 7.50 acres, more or less, and is subject to the rights-of-way of Minicreek Road and all utility easements of record.

CLIENT: TOWNE & COUNTRY NURSERY  
STREET: E 3350 MINI CREEK ROAD  
CITY: LAVALLE, WISCONSIN 53941

SCALE 1"=100'  
SHEET 1 OF 1  
SIDE 1 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO. 2020



12

11/19/2020

SURVEYOR'S CERTIFICATE

I, Jack L. Roloff, Registered Land Surveyor hereby certify that I have surveyed, divided and mapped a certified survey located in the SW $\frac{1}{4}$ -SW $\frac{1}{4}$ , Section 21, T13N, R3E, Town of LaValle, Sauk County, Wisconsin, described as follows:

Commencing at the southwest corner of Section 21, T13N, R3E; thence S89°00'28"E, 466.14 feet along the south line of the SW $\frac{1}{4}$  Section 21, T13N, R3E; thence N24°06'34"E, 732.96 feet to the point of beginning;

thence continuing N24°06'34"E, 162.37 feet; thence S71°58'20"E, 315.98 feet; thence S36°40'54"W, 138.59 feet; thence S49°58'44"E, 16.25 feet; thence S28°02'13"E, 327.60 feet; thence S41°56'16"W, 33.00 feet; thence N48°03'44"W, 575.88 feet to the beginning.

Said parcel contains 2.11 acres more or less, and is subject to all easements and rights-of-way of record.

That I have complied with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Sauk County and A.E. 7 of the Administrative Code of the State of Wisconsin to the best of my knowledge and belief, in surveying, dividing and mapping the same;

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made;

That I have made such certified survey under the direction of TOWNE & COUNTRY NURSERY.

10-4-88  
Date

Jack L. Roloff  
Registered Land Surveyor



SAUK COUNTY PLANNING AGENCY APPROVAL

Resolved, that this certified survey map in the town of LAVALLE, be and hereby is approved in compliance with Chapter 236 of the Wisconsin State Statutes and the County Planning Agency Subdivision Regulations.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Sauk County Planning Agency and made effective this 17 day of October, 1988.

October 17, 1988  
Date

Administrator

REGISTER'S OFFICE  
SAUK COUNTY, WIS.  
RECEIVED FOR RECORD

OCT 17 1988

8:30  
10:00 A.M.  
My Division

516875

X  
X

602

Vol. 8 Pg 2020-A



Land Resources & Environment  
Department  
505 Broadway, Ste. 248  
Baraboo, Wisconsin 53913  
Phone: (608) 355-3245  
Fax: (608) 355-3292  
www.co.sauk.wi.us

Application Accepted:	10-6-23
Accepted By:	Will C
Petition Number:	13-2023
Hearing Date:	11-26-23
Supervisor District #:	4

RECEIVED  
SAUK COUNTY

OCT 09 2023

LAND RESOURCES &  
ENVIRONMENT DEPT

### Conditional Use Permit Application

#### General Information

Property Owner Name: Jay's Holdings	Home Phone: 608-768-3297
Mailing Address: 1515 East Main Street Reedsburg, WI 53959	Cell Phone: 608-393-4807
E-mail Address: jay@jayspowercenter.com	
Agent/Applicant Name: Doug Mittelstaedt	Home Phone: 608-393-4807
Mailing Address: 1151 Pineview Drive Reedsburg, WI 53959	Cell Phone: 608-415-0331
E-mail Address: dmittelstaedt@ramchealth.org	

#### Site Information

Site Address: E3350 Minicreek Rd.	
Parcel ID: 0569-1000	
Property Description: SW ¼ SW ¼ Section 21 , T 13N, R 3 E,	
Town of: LaValle	Zoning: Agriculture/
Overlay District: <input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport	Commercial
Current Use: Land is used for agriculture and buildings are used for storage	
Existing Structures/Improvements: 2 Pole Buildings use for storage	

#### Proposed Use

Applicable Ordinance Section	Description
7.040	warehousing

Describe specifically the nature of the request (be sure to list all proposed uses of the property). What do you plan to do?  
Please attach additional sheets, if necessary.

We would like to add up to 5 - 60X120 storage buildings to the property. These buildings would be used by Mittelstaedt Sports and Marine and Jay's Power Center to store customers items in(boats,atv's, utv's, campers, etc.).
14

ck# 3150 \$250

If your proposal has additional development or secondary standards, please explain how your proposal meets or exceeds those requirements. Please attached additional sheets, if necessary.

The front of the property is currently zoned as commercial and has two pole sheds that are being used for storage, we are looking to expand upon the amount of storage that we have on the property. We would like to be able to add up to 5 additional 60X190 sheds to the back side of the existing sheds. We have a growing need for indoor storage in our area and would like to keep our storage close to our shops and lakes for easy access in and out. We have placed the building on the property in a way to make sure that we stay out of any flood plans and have put in run off area and retention pond to accommodate the run off water. This area will have varying access, fall and spring when boats are coming out of the water and going in we will have a fair amount of traffic the rest of the time will be very minimal. We are planning on adding a fence to keep the area secure.

#### General Application Requirements

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all the necessary information has been provided. All information from the checklist must be provided to the Department to be considered a complete application. Only complete applications submitted by the deadline will be noticed for a specific hearing date/time.	
<input checked="" type="checkbox"/>	Completed Conditional Use Permit Application Form.
<input type="checkbox"/>	A completed Land Use Permit Application Form with appropriate fee, payable to Sauk County LRE
<input type="checkbox"/>	A completed Town/County Scheduling Form
<input type="checkbox"/>	\$500 application fee (non-refundable), payable to Sauk County LRE
<input checked="" type="checkbox"/>	A written narrative of the proposed conditional use; to include: a description of the proposed business activity; equipment used in the business activity; days/hours of operation; number of employees; noise, dust, vibration, fumes abatement measures; visual screening measures; and other features or characteristics (signs, fences, outdoor display/storage areas, etc.).
<input checked="" type="checkbox"/>	A scaled site plan which shall include the location of all existing and proposed buildings, driveways, entrances, sidewalks, trails, and signs; the location, size number and screening of all parking spaces.
<input checked="" type="checkbox"/>	Landscaping Plan, if applicable.
<input checked="" type="checkbox"/>	Stormwater and Erosion Control Plan, if applicable.
<input type="checkbox"/>	A detailed proposal including covenants, agreements, or other documents showing the ownership and method of assuring perpetual maintenance of land to be owned or used for common purposes.
<input checked="" type="checkbox"/>	Building elevation and floor plans, if applicable.
<input type="checkbox"/>	Any other information as required by the zoning administrator to explain the request.

#### Conditional Use Standards

##### Part A: Conditional Use Standards

Please explain how the establishment, maintenance, or operation of the proposed use may not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.

I do not see any health or safety risks around the proposed plans.

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Please explain how the use will be designed constructed, operated, and maintained so as to be compatible and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use may not change the essential character of the area by substantially impairing or diminishing the use, value or enjoyment of existing or future permitted uses in the area.

Currently there are two pole sheds at the front of the property and we would be putting the new sheds behind the existing ones. The land is currently being used for farming but the crop yield is low and hard to rent out due to the small size of the property. We will be using building colors to help make the building blend into the surroundings and not stick out.

#### Part B: Conditional Use Criteria

Please explain how the proposed conditional use is able to address the following:

- (a) Erosion potential of the site based on topography, drainage, slope, soil type, and vegetative cover and mitigation of erosion potential.
- (b) The prevention and control of water pollution, including sedimentation, and the potential impacts on floodplain and wetlands.
- (c) Whether the site has adequate utilities including, acceptable disposal systems.
- (d) Whether the site has access to roads and highways.
- (e) Whether the site has suitable ingress and egress.
- (f) Whether the site is designed to minimize traffic congestion, and the potential effect on traffic flow.

A) We will be installing a retention area for any water run off to help keep control any erosion

B) The way we have set up the water flow on the property will make potential for any impacts on the surrounding land to be minimal if any.

C) The buildings being added will not have any significant impact on utility's. No bathrooms, showers, or sinks the building will have minimal lighting so that you can navigate safely at night.

D) The current driveway off of Minicreek is going to be used to enter and exit the property.

E) The site is set up nicely for both ingress and egress

F) The additional sheds will not have a significant impact on any traffic flow on the road or surrounding areas

#### Certification

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Sauk County Land Resources & Environment Department to enter my property for the purpose of collecting information to be used as part of the public hearing process. I understand that the conditional use fee is a non-refundable, regardless if the conditional use is approved or denied. I understand that the fee for this application is only for the conditional use request and if permits are required for the project that those will require separate application(s) and/or fee(s). I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda and the submittal deadlines will restart. I further agree to withdraw this application if substantive false or incorrect information has been included.

Applicant/Agent: Doug Mittelstaedt Date: 7/14/2023

Property Owner Signature: Jay Mittelstaedt Date: 7/14/2023

At the public hearing, the applicant may appear in person or through an agent or an attorney of their choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Land Resources & Environment Department, will remain in the file, and will be public record.



## **Conditional Use Procedures and Requirements**

### **What is a conditional use?**

A conditional use is a land use that may be permitted in a respective zoning district only after approval is granted by the Land Resources & Environment Committee (LRE) in accordance with the standards and criteria set by the zoning ordinance. A conditional use is not suited to all locations in a zoning district, but may be allowed in some locations if it is not contradictory to the ordinance's standards/criteria and the general purpose statement for the particular zoning district. The Agency may approve such a request with conditions, which generally relate to the site's suitability and compatibility with neighboring land uses. Conditional uses must be custom tailored to a specific location and must be listed as such in the use table key of the zoning ordinance.

### **Standards and Criteria**

In reviewing a Conditional Use request, the LRE Committee must follow two standards:

- a) The establishment, maintenance, or operation of the proposed use may not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
- b) The use will be designed constructed, operated, and maintained so as to be compatible and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use may not change the essential character of the area by substantially impairing or diminishing the use, value or enjoyment of existing or future permitted uses in the area.

The LRE Committee must also consider the request based on the following:

- (a) Erosion potential of the site based on topography, drainage, slope, soil type, and vegetative cover and mitigation of erosion potential.
- (b) The prevention and control of water pollution, including sedimentation, and the potential impacts on floodplain and wetlands.
- (c) Whether the site has adequate utilities including, acceptable disposal systems.
- (d) Whether the site has access to roads and highways.
- (e) Whether the site has suitable ingress and egress.
- (f) Whether the site is designed to minimize traffic congestion, and the potential effect on traffic flow.

If the LRE Committee finds that the standards and criteria have been met, the committee has the authority to grant the conditional use permit. The Committee also has the authority to attach conditions and restrictions on the establishment, location, maintenance, and operation of the conditional use as it deems necessary to ensure that the proposed conditional use adheres to the purpose and review criteria within the zoning ordinance.

### **Process**

1. Contact the LRE Department to schedule a meeting to review your potential request.
2. Complete the Conditional Use Permit Application and provide all the supplemental items to the LRE Department by the filing deadline.
3. Review such application with the appropriate staff member to determine completeness.
4. If the application is complete, LRE staff will publish notice of your request for a conditional use in the County's official newspaper noting the location and time of the required public hearing before the LRE Committee. Neighbors, town officials, and affected state agencies will be notified as well.
5. If the Town chooses to review the conditional use request at the Town Planning Commission and Town Board level, you will need to attend such meetings to provide information regarding the request. Please request that copies of minutes/proceedings outlining the Town's recommendation be provided to the LRE Department for the file.
6. A public hearing will be held before the LRE Committee. Either the property owner or designated agent will need to be present at the hearing to provide testimony regarding the request. The LRE Committee must make a decision based only on the evidence that is submitted to it at the time of the hearing. Failure to provide representation may result in denial or postponement of your request.
7. If the LRE Committee grants your conditional use you must obtain a land use permit from the LRE Department. A conditional use must be initiated by securing a land use permit within 365 days of the date of the approval. Failure to do so will result in the conditional use being void. The permit will be issued if all of the requirements of the Department and any conditions of the Committee have been addressed.  
If the LRE Committee denies your conditional use, the decision will become final unless a written appeal is filed with the Zoning Administrator within 30-days of the decision. Appeals are heard before the Board of Adjustment.

8. *Please Note: If a conditional use application is denied by the LRE Committee and no appeal is filed, no new conditional use application can be re-submitted for a period of 365 days from the date of the LRE Committee's decision, except on grounds of new evidence or proof of changes of factors found valid by the LRE Committee*



19



*Jamie Brandt*  
9/27/23

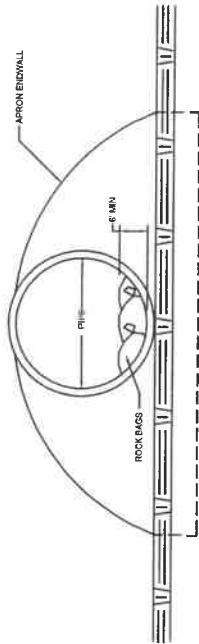
REVISION	DATE	REMARKS	JOB NUMBER	DRAFTER	CHECKED	DATE	SHEET NAME	PROJECT	CLIENT	SHEET
			23-2003-1	RTS	JL	9/27/23	EXISTING	EXISTING	JAY'S HOLDINGS LLC TOWN OF LAVALLE SAUK COUNTY	1 OF 9

Transcription: Engineering  
Architecture: Municipal  
and Land Surveying

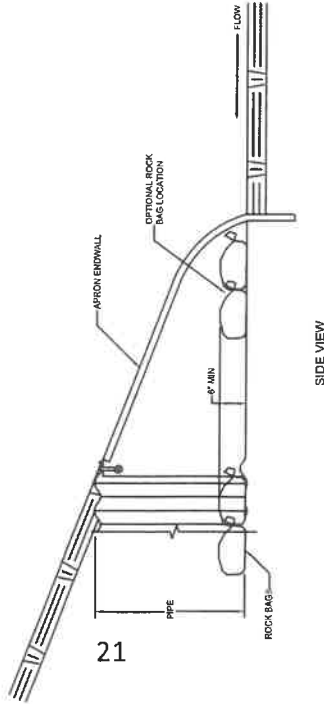
**TEAM**  
ENGINEERING

118 E. Main Street  
Reedsburg, WI 53659  
Phone: (608) 86-8074



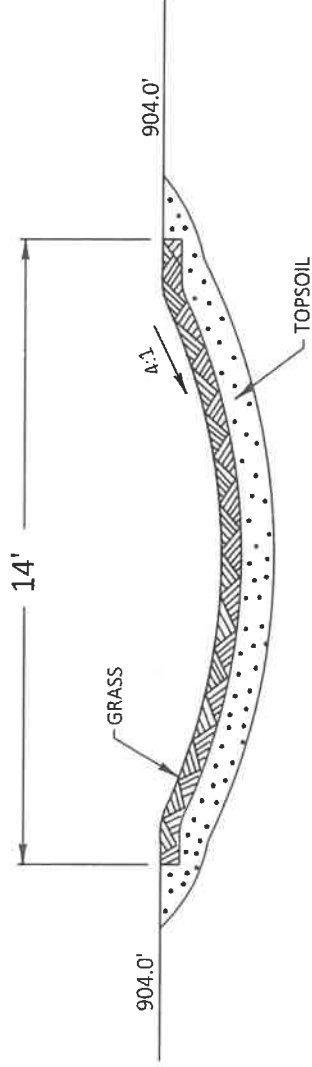


END VIEW



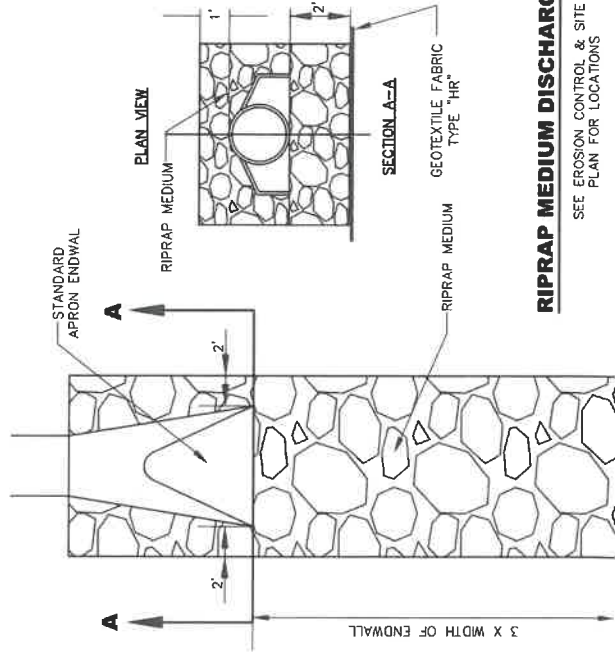
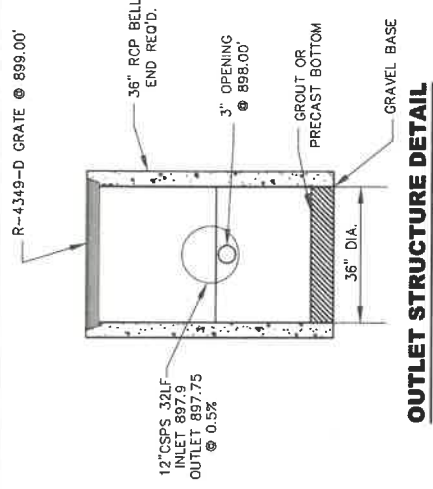
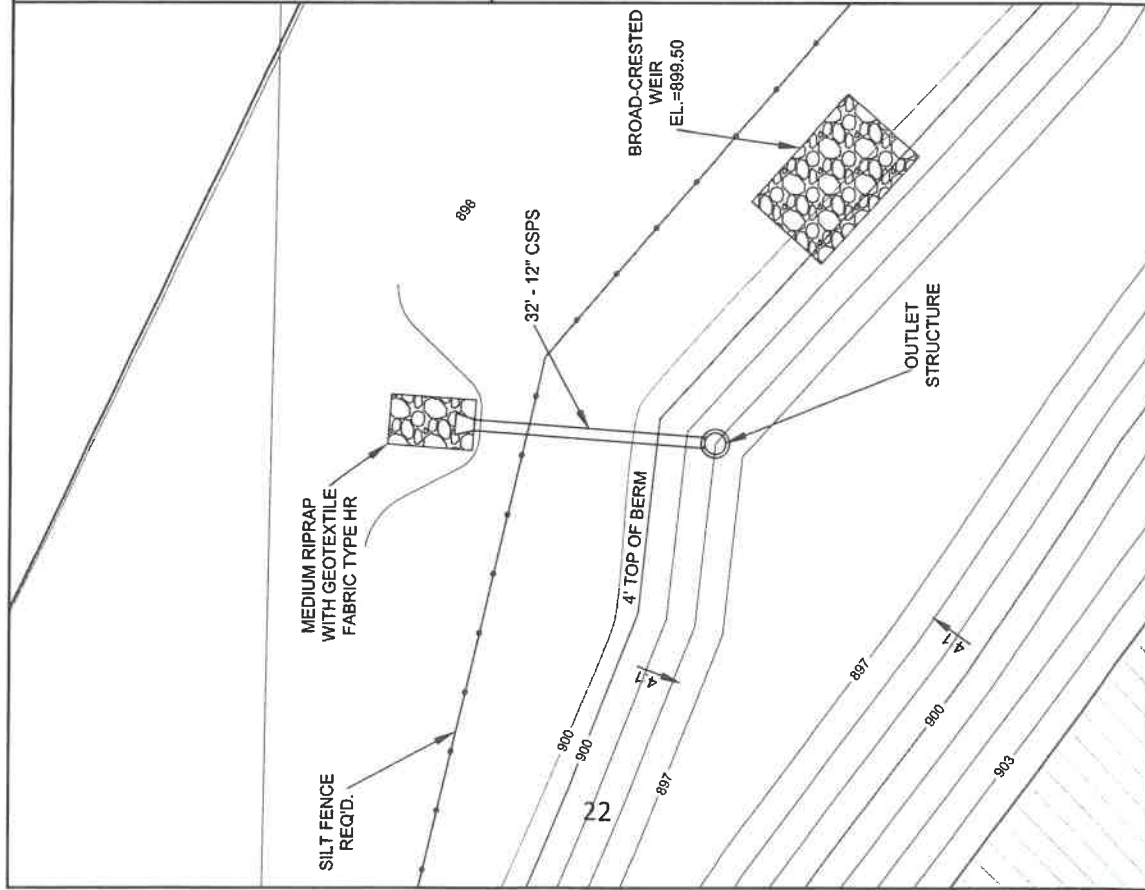
SIDE VIEW

CULVERT PIPE CHECK  
(INSTALL ON INLET END ONLY)



DETAIL OF GRASS SWALE

REVISION	DATE	REMARKS	JOB NUMBER	DRAFTER	CHECKED	DATE	SHEET NAME	118 E. Main Street Ridgely, WI 53559 Phone: (608) 788-5074	TRANSPORTATION: Environmental Engineering and Land Surveying	JAY'S HOLDINGS LLC TOWN OF LAVALLE SAUK COUNTY	STORM DETAIL 1	SHEET 3 OF 9
			23-2003-1	PTS	JLB	9/27/23	STORM DETAIL 1					



### RIPRAP MEDIUM DISCHARGE APRON

SEE EROSION CONTROL & SITE  
PLAN FOR LOCATIONS

110 E. Main Street  
Reedsburg, WI 53589  
Phone: (608) 69-5074



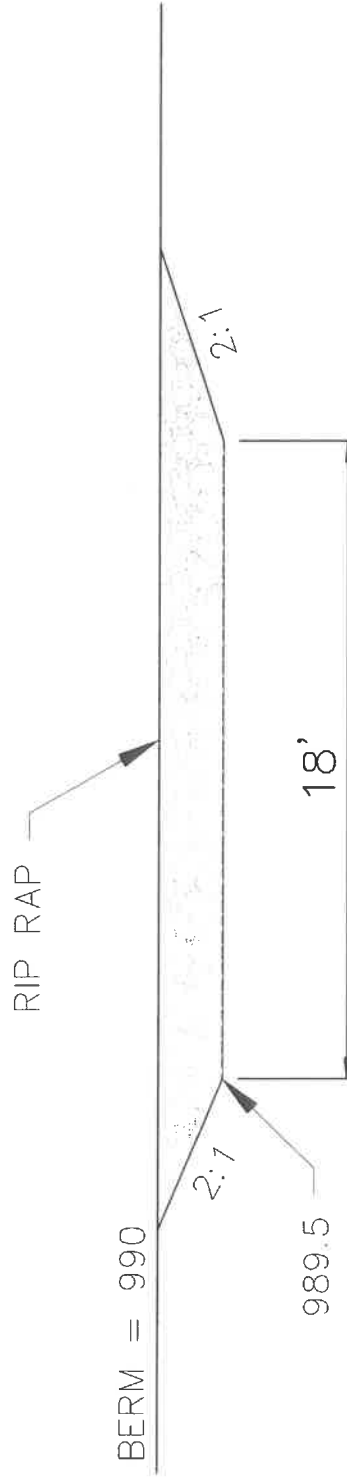
Transportation : Environmental  
Agricultural : Municipal  
and Land Surveying

JAY'S HOLDINGS LLC  
TOWN OF LAVALLE  
SAUK COUNTY

STORM DETAIL 2

SHEET  
4 OF 9

REVISION	DATE	REMARKS	JOB NUMBER	DRAFTER	CHECKED	DATE	SHEET NAME
			23-2003-1	RTS	JLB	9/27/23	STORM DETAIL 2



## BROAD-CRESTED WEIR DETAIL

REVISION	DATE	REMARKS	JOB NUMBER	DRAFTER	CHECKED	DATE	SHEET NAME	118 E. Main Street Potosi, MO 64659 Phone: (660) 865-5074	TEAM ENGINEERING	Transportation: Environmental Agriculture: Municipal and Land Surveying	JAY'S HOLDINGS LLC TOWN OF LAYALLE SAUK COUNTY	STORM DETAIL 3	SHEET 5 OF 9
			23-2003-1	RTS	JLB	9/27/23	STORM DETAIL 3						

# GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS OF THE STATE OF WISCONSIN, LATEST EDITION, OR THE STANDARD SPECIFICATIONS FOR HIGHWAYS OF THE STATE OF ILLINOIS, LATEST EDITION.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

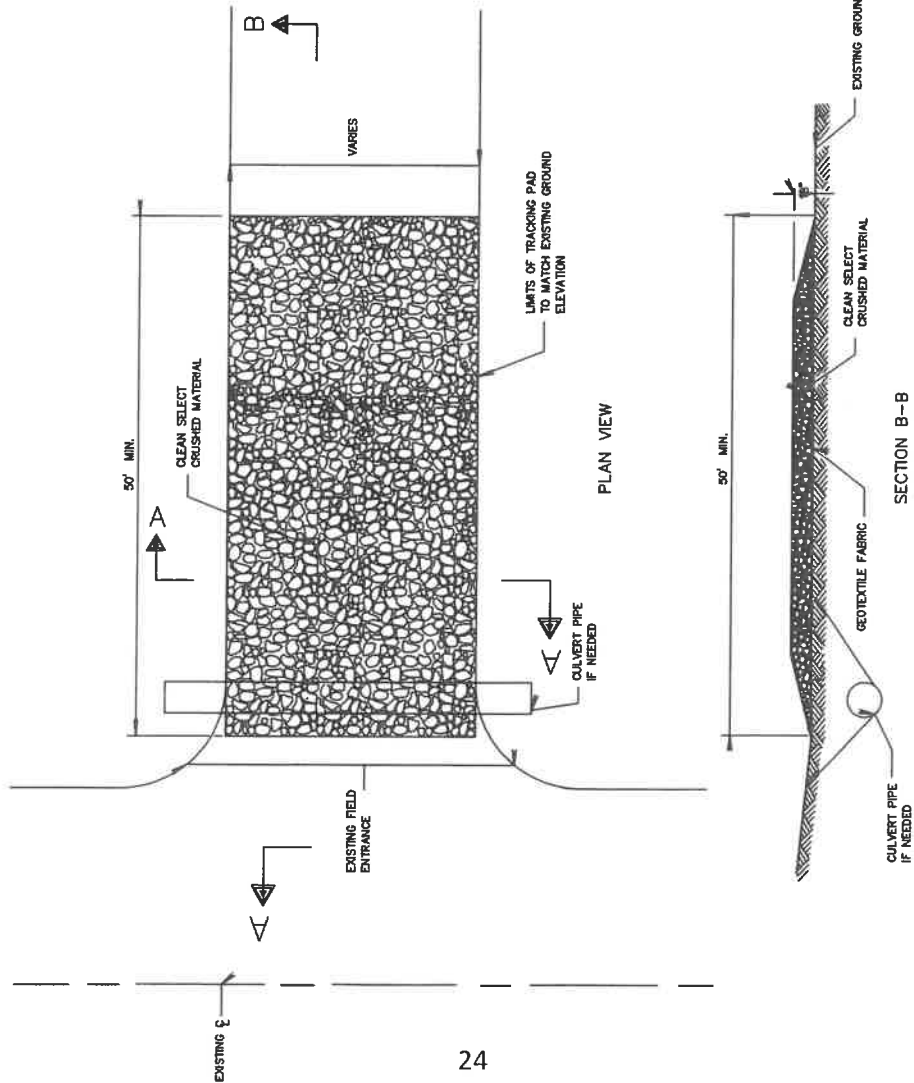
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.

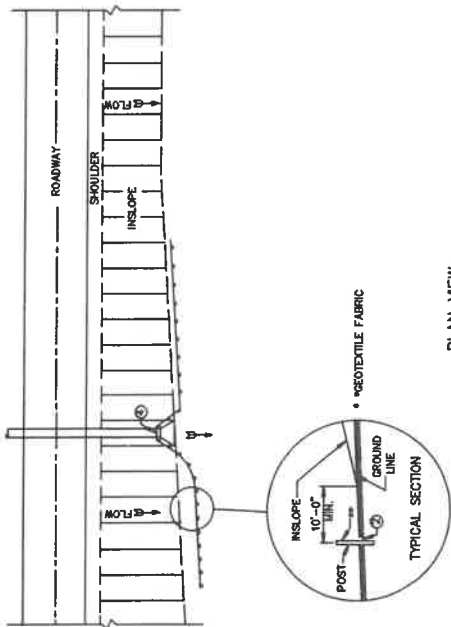
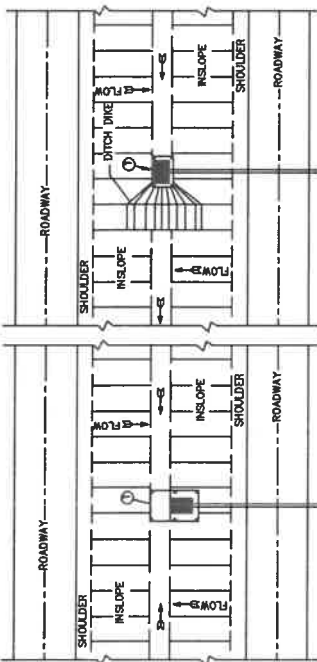


TRACKING PAD

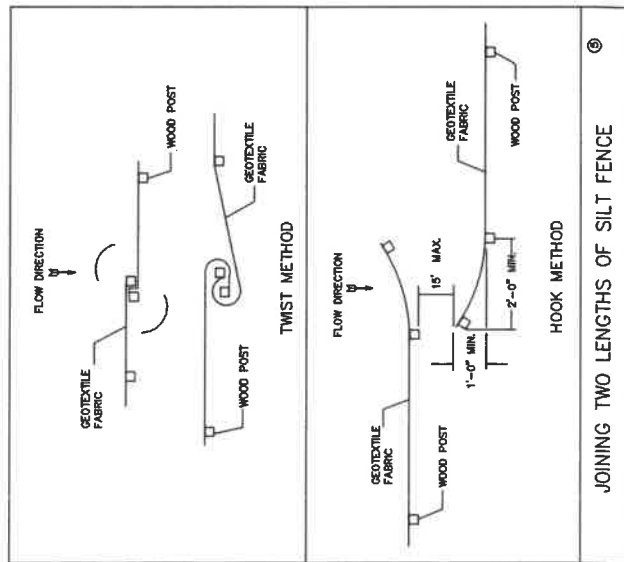
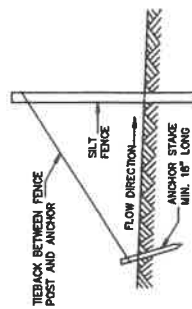
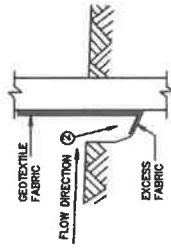
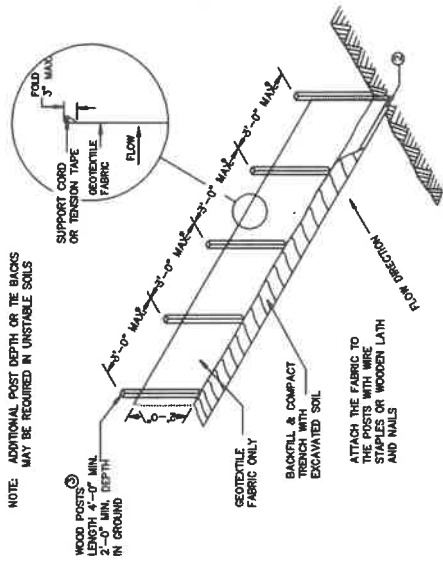
REVISION	DATE	REMARKS	JOB NUMBER	DRAFTER	CHECKED	DATE	SHEET NAME	119 E. Main Street Racine, WI 53409 Phone: (608) 788-5074	TRANSPORTATION: Environmental Agriculture: Municipal and Land Surveying	JAY'S HOLDINGS LLC TOWN OF LAVALLE SAUK COUNTY	TRACKING PAD	SHEET 6 OF 9
			23-2003-1	RTS	JLB	9/27/23	TRACKING PAD					



- GENERAL NOTES**
- DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
  - FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FILL MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 11/8" X 11/8" OF OAK OR HICKORY.
  - SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
  - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO MATCH THE TRENCH. IF NOT POSSIBLE, THE TRENCH SHALL BE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 90 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.



NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



**SILT FENCE**

REVISION	DATE	REMARKS	JOB NUMBER	DRAFTER	CHECKED	DATE	SHEET NAME	118 E. Main Street Readsburg, WI 53959 Phone: (608)788-5074	TRANSPORTATION: Environmental Agriculture: Municipal and Land Surveying	JAY'S HOLDINGS LLC TOWN OF LAVALLE SAUK COUNTY	SILT FENCE	SHEET 7 OF 9
			23-2003-1	RTS	ALB	9/27/23	SILT FENCE					

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

**SITE PREPARATION**  
BEFORE PLACING SEDIMENT LOGS, THE CONTRACTOR SHALL CERTIFY THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED, GRADED SMOOTH, HAS NO DEPRESSIONS, VIDS, SOFT OR UNCOMPACTED AREAS, IS FREE FROM OBSTRUCTIONS SUCH AS TREE ROOTS, PROTRUDING STONES OR FOREIGN MATTER, AND IS SEEDED AND FERTILIZED ACCORDING TO PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED UNTIL ALL UNSATISFACTORY CONDITIONS HAVE BEEN REMEDIED BY PERFORMING CONSTRUCTION, CONTRACTOR SIGNIFIES THAT THE PRECEDING WORK IS IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATION.

CONTRACTOR SHALL FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS.

NO VEHICULAR TRAFFIC SHALL BE PERMITTED DIRECTLY ON THE SEDIMENT LOG.

**INSTALLATION**  
SEDIMENT LOG SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, STAKING PATTERN GUIDE AND DETAILS. THE EXTENT OF SEDIMENT LOGS SHALL BE AS SHOWN ON THE PROJECT DRAWINGS.

SEDIMENT LOG SHOULD BE INSTALLED TO INTERCEPT WATER FLOW AND COLLECT SEDIMENT ON SITE. THEY MAY BE PLACED OVER BARE SOIL OR ON TOP OF EROSION CONTROL BLANKETS. SEDIMENT LOGS ARE TYPICALLY INSTALLED LAYING ON FLAT GROUND AND NOT TRENCHED.

THEY SHALL BE SECURED TO THE SUBGRADE BY WOOD STAKES EVERY TWO LINEAL FEET ACROSS THE LENGTH OF THE SEDIMENT LOG. THE STAKES SHALL BE INTERMIXED WITH THE OUTER MESH OF THE SEDIMENT LOG ONLY AND DRIVEN INTO THE GROUND A MINIMUM OF 16 INCHES ON THE DOWNSTREAM SIDE OF THE SEDIMENT LOG.

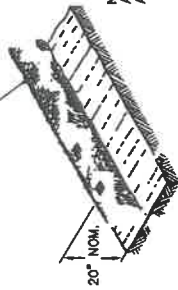
SIX INCH AND NINE INCH SEDIMENT LOGS CAN ALSO BE INSTALLED TO THE SUBGRADE WITH WIRE STAPLES. STAPLES SHALL BE INSTALLED EVERY TWO LINEAL FEET ACROSS THE LENGTH ON EACH SIDE OF THE SEDIMENT LOG. THE TWO ROWS OF STAPLES SHALL BE STAGGERED BY ONE FOOT ALONG THE LENGTH OF THE SEDIMENT LOG. ALL STAPLES SHALL BE FULLY INSERTED INTO THE SUBGRADE BELOW THE SEDIMENT LOG.

SEDIMENT LOG INSTALLED IN A SWALE OR CHANNEL BOTTOM SHALL ALLOW THE INSTALLATION TO CONTINUE UP THE SLOPES THREE FEET ABOVE THE ANTICIPATED HIGH WATER MARK AND PERPENDICULAR TO THE FLOW OF WATER.

SPACING OF SEDIMENT LOGS SHALL BE SUCH THAT THE ELEVATION OF THE BOTTOM OF THE SEDIMENT LOG UPSTREAM WILL BE EQUAL TO THE ELEVATION OF THE TOP OF THE DOWNSTREAM LOG.

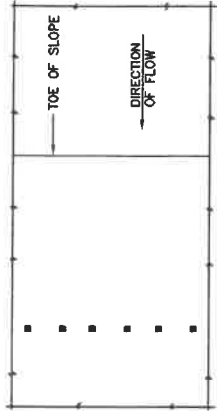
SEDIMENT LOG SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION AND ROOT SYSTEMS ARE PRESENT.

WOOD STAKES EVERY 2' NOMINAL 1 1/8" DIA. MIN. LENGTH OR EQUIVALENT

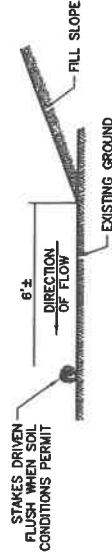


NOTE: ALL DIMENSIONS ARE APPROXIMATE

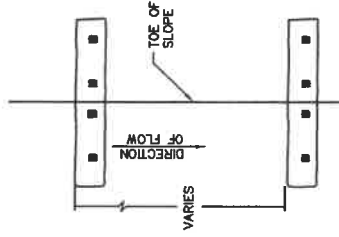
DETAIL OF SEDIMENT LOG INSTALLATION



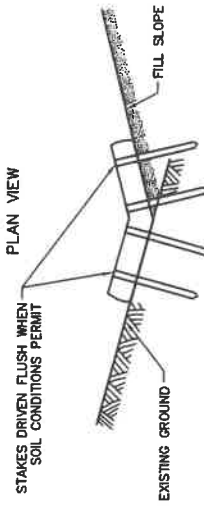
PLAN VIEW



FRONT ELEVATION  
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE EROSION LOGS AT TOE OF SLOPE



PLAN VIEW



FRONT ELEVATION  
WHEN EXISTING GROUND SLOPES TOWARD FILL SLOPE



PLAN VIEW

STAKES DRIVEN FLUSH WHEN SOIL CONDITIONS PERMIT



FRONT ELEVATION  
SEDIMENT LOG ACROSS DITCH BOTTOM

REVISION	DATE	REMARKS	JOB NUMBER	DRAFTER	CHECKED	DATE	SHEET NAME	118 E. Main Street Rice, MN 55569 Phone: (608) 768-5074	TEAM ENGINEERING	Transportation : Environmental Agriculture : Municipal and Land Surveying	JAY'S HOLDINGS LLC TOWN OF LAYALLE SAUK COUNTY	SEDIMENT LOGS	SHEET 8 OF 9
			23-2003-1	RTS	ALB	9/27/23	SEDIMENT LOGS						

REVISION	DATE	REMARKS	JOB NUMBER	DRAWER	CHECKED	DATE	SHEET NAME	SHEET	
			23-2003-1	RTS	ALB	9/27/23	EC NOTES	JAY'S HOLDINGS LLC TOWN OF LAVALLE SAUK COUNTY	9 OF 9

CONSTRUCTION SITE EROSION CONTROL

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. FURNISHING, INSTALLING, MAINTAINING, AND REMOVING EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES.

B. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE WORK SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.

1.02 REFERENCES

A. DNR STORM WATER MANAGEMENT TECHNICAL STANDARDS

1067 - SILT FENCE

1097 - STONE TRACKING PAD

1098 - SEEDING FOR CONSTRUCTION SITES

1099 - SEEDING FOR CONSTRUCTION SITES

1064 - SEDIMENT BASIN

1002 - SITE EVALUATION FOR STORMWATER INFILTRATION

1004 - BIORETENTION FOR INFILTRATION

B. WISCONSIN DEPARTMENT OF TRANSPORTATION, EROSION CONTROL PRODUCT ACCEPTABILITY LISTS FOR MULTIMODAL APPLICATIONS (PAL)

1.03 GENERAL

A. USE EROSION CONTROL FACILITIES AND MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY TO CONTROL THE MOVEMENT OF SURFACE WATER AND TO REDUCE THE POTENTIAL FOR EROSION. MAINTAIN THE FACILITIES AND MEASURES UNTIL PERMANENT VEGETATION IS ESTABLISHED.

B. ERODED SOIL MATERIAL SHALL NOT BE ALLOWED TO LEAVE THE CONSTRUCTION SITE OR TO ENTER A WATERWAY, LAKE OR WETLAND.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING THE EROSION CONTROL FACILITIES, AND IN GENERAL, SHALL USE CONSTRUCTION PRACTICES THAT MINIMIZE EROSION.

D. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.

E. PREVENT CONSTRUCTION SITE TRACKING WITH GRAVELED ROADS, ACCESS DRIVES, AND PARKING AREAS OF SURFACED WITH AND MAINTAINED WITH GRAVEL. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY.

1.04 SEQUENCING AND SCHEDULING

A. CONSTRUCT AND STABILIZE EROSION CONTROL MEASURES FOR DIVERSIONS OR OUTLETS PRIOR TO ANY GRADING OR DISTURBANCE OF THE CONSTRUCTION SITE.

B. INSTALL SILT FENCE AND STRAW BALE FENCES AND BARRIERS PRIOR TO DISTURBING THE AREA.

C. TURF AREAS THAT HAVE BEEN COMPLETED TO FINISH GRADE SHALL BE STABILIZED WITH PERMANENT SEEDING WITHIN SEVEN DAYS. TURF AREAS WHERE ACTIVITY HAS CEASED AND THAT WILL REMAIN EXPOSED FOR 30 DAYS OR LONGER SHALL BE STABILIZED WITH STRAW BALE FENCES AND SOIL STOCKPILES SHALL BE STABILIZED WITH TEMPORARY SEEDING OR SOIL STABILIZER.

D. OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DISTURBANCE OF THE CONSTRUCTION SITE AS APPLICABLE.

PART 2 - PRODUCTS

2.01 SILT FENCE

A. FABRIC SHALL BE A WOVEN OR NONWOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, OR POLYETHYLENE GEOTEXTILE WITH THE FOLLOWING MINIMUM PROPERTIES:

PROPERTY	TEST METHOD	REQUIREMENT
GRAB TENSILE STRENGTH, LBS MIN.	ASTM D4832	120
CROSS DIRECTION		
MAX. APPL. DIR. PERMITTIVITY, SEC-3 MIN.	ASTM D491	No. 30
MIN. UV STABILITY AT 500 HRS. %	ASTM D4335	70%

2.02 TEMPORARY SEEDING

A. ANNUAL OATS, AGRICULTURAL RYE OR WINTER WHEAT.

B. PROVIDE RYE OR WINTER WHEAT FOR PLANTINGS AFTER SEPTEMBER 1.

2.03 EROSION MAT

A. ALL EROSION MAT PRODUCTS SHALL BE OF THE CLASS AND TYPE INDICATED AND SHALL BE CHOSEN FROM THE EROSION CONTROL PRODUCT ACCEPTABILITY LISTS.

CLASS 1: A SHORT-TERM DURATION (60 MONTHS OR LESS), LIGHT DUTY, ORGANIC MAT, NETTING SHALL BE NON-ORGANIC, PHOTODEGRADABLE OR BIODEGRADABLE NETTING. THE WEIGHT OF THE NETTING SHALL NOT EXCEED 15% OF THE TOTAL BLANKED WEIGHT. THE NETTING SHALL BE SUFFICIENTLY BONDED TO THE FABRIC MATERIAL TO PREVENT SEPARATION FOR THE LIFE OF THE PRODUCT.

1. TYPE A: A NETTED PRODUCT FOR USE ON SLOPES 2:51 OR FLATTER WITH A MINIMUM PRODUCT PERMISSIBLE SHEAR STRESS OF 50 PA (1.0 LBS/6.7 F<sup>2</sup>). NOT TO BE USED IN CHANNELS.

2. TYPE B: A DOUBLE NETTED PRODUCT FOR USE ON SLOPES 3:1 OR FLATTER OR IN CHANNELS WITH A MINIMUM PRODUCT PERMISSIBLE SHEAR STRESS OF 70 PA (1.5 LBS/8.3 F<sup>2</sup>).

3. TYPE URBAN: A PRODUCT MEETING THE REQUIREMENT FOR EROSION MATS WITH THE FOLLOWING EXCEPTIONS:  
-NETTED PRODUCTS NOT ALLOWED  
-MINIMUM MAT THICKNESS OF 9 MM (3/8 INCH)  
-MINIMUM STITCHING OF 10 STITCHES PER INCH  
-MAXIMUM CENTERS IN THE LONGITUDINAL DIRECTION OF 12 INCHES  
-CAPABLE OF WITHSTANDING MODERATE FOOT TRAFFIC WITHOUT TEARING OR PUNCTURING.

THIS PRODUCT SHALL NOT BE USED IN CHANNELS

A. STAPLES: LASHED NO. 11 GAUGE OR GREATER WIRE WITH A SPAN WIDTH OF ONE TO TWO INCHES AND A LENGTH OF NOT LESS THAN 8 INCHES FOR FIRM SOIL AND 12 INCHES FOR LOOSE SOIL.

B. ANCHORS: FOR URBAN MAT, ANCHORS SHALL BE BIODEGRADABLE ANCHORS THAT WILL NOT SPLINTER OR SPEAR. THEY SHALL MAINTAIN THEIR ANCHORING ABILITY FOR AT LEAST TWO MONTHS.

2.04 SOIL STABILIZER

A. SOIL STABILIZER SHALL BE A POLYACRYLAMIDE (PAM) AND CALCIUM SOLUTION INTENDED TO REDUCE THE ERODIBILITY OF BARE SOILS. THE PRODUCT SHALL ACHIEVE 85% REDUCTION IN SOIL LOSS INDUCED BY A TWO INCH PER HOUR RAINFALL SIMULATOR.

B. PAM MIXTURES SHALL BE ENVIRONMENTALLY SAFE, HARMLESS TO FISH, AQUATIC ORGANISMS, WILDLIFE, AND PLANTS. ONLY ANIONIC PAM WILL BE PERMITTED.

C. ANIONIC PAM IN PURE FORM SHALL HAVE NO MORE THAN 0.05% ACTIVITY AS MEASURED BY WEIGHT, AS ESTABLISHED BY THE FOOD AND DRUG ADMINISTRATION AND THE ENVIRONMENTAL PROTECTION AGENCY. THE ANIONIC PAM IN PURE FORM SHALL NOT EXCEED 200 POUNDS PER BATCH.

D. SOIL STABILIZER SHALL BE GSA 2003 CONSTRUCTION FABRICS MATERIALS CORP. (GSA), COTTAGE GROVE MI, OR EQUAL. THE PRODUCT PROVIDED SHALL BE LISTED IN THE WISDOT PAL.

2.05 INLET PROTECTION

A. TYPE D INLET PROTECTION SHALL BE EQUAL TO THE WISCONSIN DOT TYPE D INLET PROTECTION AS SHOWN ON THE FACILITIES DEVELOPMENT MANUAL DRAWINGS. THE GEOTEXTILE FABRIC SHALL BE TYPE FF MEETING THE REQUIREMENTS OF THE LATEST EDITION OF PAL

PART 3 - EXECUTION

3.01 INSTALLATION OF OVERHURNS

TEMPORARY DIVERSIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH DNR TECHNICAL STANDARDS 1006.

3.02 INSTALLATION OF SILT FENCE AND STRAW BALES

A. INSTALL SILT FENCE AND STRAW BALE FENCES IN ACCORDANCE WITH THE DRAWINGS.

B. SILT FENCE AND STRAW BALE FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE. THE FENCE SHALL BE PLACED AT A DISTANCE OF ONE TO TWO FEET, WHERE THE MAXIMUM SIZE OF THE DRAINAGE AREA IS 0.25 ACRES PER 100 FEET OF FENCE LENGTH. THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE SHALL BE A FOLLOWS:

SLOPE	SLOPE LENGTH
<2%	100 FEET
2% TO 5%	75 FEET
5% TO 10%	50 FEET
10% TO 20%	25 FEET
>20%	15 FEET

3.03 TEMPORARY SEEDING

A. APPLY SEED EVENLY AT THE RATE OF ONE POUND PER 1,000 SQUARE FEET, RAKE OR DRAG TO COVER THE SEED TO A DEPTH OF 1/4 INCH. SEED ONLY THE AREAS THAT CAN BE MULCHED IN THE SAME DAY.

3.04 EROSION MAT INSTALLATION

A. REMOVE STONES, CLODS, STICKS OR OTHER FOREIGN MATERIAL THAT WOULD DAMAGE THE MAT OR INTERFERE WITH THE MAT BEARING COMPLETELY ON THE SURFACE.

B. INSTALL EROSION MAT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

C. AFTER SEEDING HAS BEEN COMPLETED, ROLL BALETTS OR PARALLELS TO THE DIRECTION OF WATER FLOW WITH THE NETTING ON TOP. SPREAD THE BLANKET WITHOUT STRETCHING, MAKING SURE THE FIBERS ARE IN CONTACT WITH THE SOIL. OVERLAP ADJACENT STRIPS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. OVERLAP STRIP EDGES A MINIMUM OF 10 INCHES WITH THE MAT ON TOP. BURY THE UPDRAKE END OF EACH STRIP IN A VERTICAL TRENCH AT LEAST 6 INCHES DEEP.

STAPLES THE MAT STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. STAPLES LONGITUDINAL OVERLAPS AND OVERLAP EDGES AT MAXIMUM INTERVALS OF 3 FEET. STAPLE STRIP END OVERLAPS SHALL BE 18 INCHES. PLACE STAPLES THROUGHOUT THE MAT AT MAXIMUM 3-FOOT INTERVALS. INSERT STAPLES FLUSH WITH THE GROUND SURFACE.

3.04 SOIL STABILIZER

A. THE MANUFACTURER SHALL PROVIDE DETAILED WRITTEN INSTRUCTIONS ON THE STORAGE, MIXING, AND APPLICATION PROCEDURES.

B. THE SOIL STABILIZER MAY BE APPLIED BY MIXING WITH WATER AND SPRAYING OR BY DRY SPREADING. APPLICATIONS RATES: RATES ARE FOR WET APPLICATION. RATES FOR DRY APPLICATION MAY NEED TO BE ADJUSTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

C. THE MAXIMUM APPLICATION RATE SHALL NOT EXCEED 2000 POUNDS PER ACRE PER YEAR.

D. DO NOT APPLY WITHIN 30 FEET OF A BODY OF WATER (I.E. LAKE, RIVER, STORMWATER POND).

E. INACTIVE FOR 7 DAYS OR LONGER.

F. PERMANENTLY STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS.

G. TEMPORARILY STABILIZE A PORTION OF THE SITE WITHIN 7 DAYS OF REACHING FINAL GRADE.

3.05 DITCH EROSION CONTROL

THE FOLLOWING EROSION CONTROL MEASURES ARE MINIMUM REQUIREMENTS FOR ALL DITCHES. THE DRAWINGS MAY INCLUDE MORE SPECIFIC MEASURES.

SLOPE RANGE	METHOD	DITCH EROSION CONTROL MEASURES	BALE CHECKS
0%-1%	SEED AND MULCH <td>NONE<td>NONE</td></td>	NONE <td>NONE</td>	NONE
1%-5%	SEED AND MULCH WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
5%-10%	STAPLED SOIL <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
10%-15%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
15%-20%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
20%-25%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
25%-30%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
30%-35%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
35%-40%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
40%-45%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
45%-50%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
50%-55%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
55%-60%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
60%-65%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
65%-70%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
70%-75%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
75%-80%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
80%-85%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
85%-90%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
90%-95%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'
95%-100%	STAPLED SOIL WITH EROSION MAT <td>EVERY 10'</td> <td>EVERY 10'</td>	EVERY 10'	EVERY 10'

3.07 INSTALLATION OF SOO IN DITCHES

A. LAY SOO THAT KNOTS OF ABUTTING ENDS OF STRIPS ARE NOT CONTIGUOUS. LAY EACH STRIP ENJOY AGAINST PREVIOUSLY LAY STRIPS.

B. ROLL OR FIRMLY TAMP SOO TO PRESS THE SOO INTO THE UNDERLYING SOIL.

C. TURN THE UPPER EDGES OF THE STRIPS INTO THE SOIL.

D. STAKE STRIPS ALONG THE LONGITUDINAL AXIS AT 16-INCH INTERVALS AND NEAR THE TOP EDGE OF THE STRIP. PROVIDE WOOD LATH OR SIMILAR STAKES, 12 INCHES LONG. LEAVE TOP OF STAKE APPROXIMATELY 1/2 INCH ABOVE SOO SURFACE.

3.08 INSTALLATION OF OTHER FACILITIES

INLET PROTECTION BARRIERS, CHANNEL STABILIZATION, GRASSED WATERWAYS, ROCK LINED WATERWAYS, AND OTHER FACILITIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH DNR STORM WATER MANAGEMENT TECHNICAL STANDARDS.

3.09 MAINTENANCE

A. INSPECT DIVERSIONS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OR DAILY DURING PERIODS OF PROLONGED RAINFALL UNTIL THE VEGETATIVE COVER IS ESTABLISHED. MAKE NECESSARY REPAIRS IMMEDIATELY.

B. INSPECT SILT FENCE FENCES AND BARRIERS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OR DAILY DURING PERIODS OF PROLONGED RAINFALL. NECESSARY REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FABRIC DUE TO WEATHERING. FENCE. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FABRIC DUE TO WEATHERING.

C. INSPECT STRAW BALE FENCES AND BARRIERS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OR DAILY DURING PERIODS OF PROLONGED RAINFALL. NECESSARY REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. REMOVE SEDIMENT DEPOSITS WHEN DEPOSITS REACH ONE-THIRD THE HEIGHT OF THE BALES. REPLACE BALES AFTER THREE MONTHS.

D. INSPECT ALL SEEDING, SOO, MULCHES, MATS AND NETS WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OR DAILY DURING PERIODS OF PROLONGED RAINFALL. ADDITIONAL MULCH, NETTING OR MATTING SHALL BE APPLIED IMMEDIATELY WHEN NECESSARY TO MAINTAIN SUITABLE COVERAGE. MAKE INSPECTIONS IMMEDIATELY. WATER SEEDING AND SOO WHEN NECESSARY TO PROMOTE ESTABLISHMENT.

E. ALL OTHER SOO EROSION CONTROL MEASURES SHOULD BE INSPECTED AND REPAIRED IMMEDIATELY IF REQUIRED. WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OR DAILY DURING PERIODS OF PROLONGED RAINFALL.

3.10 REMOVAL

A. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE BALES, SILT FENCES, AND OTHER EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.



Transportation : Environmental  
Agricultural : Municipal  
and Land Surveying

119 E. Main Street  
Racine, WI 53405  
Phone: (608)755-50754

D. STAPLE THE MAT STRIPS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. STAPLE LONGITUDINALLY, PLACING STAPLES THROUGHOUT THE MAT AT MAXIMUM 3-FOOT INTERVALS. KEEP STAPLES FLUSH WITH THE GROUND SURFACE.

#### 3.04 SOIL STABILIZER

- THE MANUFACTURER SHALL PROVIDE DETAILED WRITTEN INSTRUCTIONS ON THE STORAGE, MIXING, AND APPLICATION PROCEDURES.
- THE SOIL STABILIZER MAY BE APPLIED BY MIXING WITH WATER AND SPRAYING OR BY DRY SPREADING.
- APPLICATIONS RATES: RATES ARE FOR WET APPLICATION. RATES FOR DRY APPLICATION MAY NEED TO BE ADJUSTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
- THE MAXIMUM APPLICATION RATE SHALL NOT EXCEED 2000 POUNDS PER ACRE PER YEAR.
- DO NOT APPLY WITHIN 30 FEET OF A BODY OF WATER (I.E. LAKE, RIVER, STORMWATER POND).
- INSTALL PERIMETER CONTROL AROUND STOCKPILES AND STABILIZE STOCKPILES THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS.
- PERMANENTLY STABILIZE ANY PORTION OF THE SITE WITHIN 7 DAYS OF REACHING FINAL GRADE.

#### 3.06 DITCH EROSION CONTROL

- THE FOLLOWING EROSION CONTROL MEASURES ARE MINIMUM REQUIREMENTS FOR ALL DITCHES. THE DRAWINGS MAY INCLUDE MORE SPECIFIC MEASURES.

SLOPE RANGE		DITCH EROSION CONTROL MEASURES	
1:1 TO 1.5:1	1:1 TO 1.5:1	METHOD SEED AND MULCH	BALANCE CHECKS NONE
1.5:1 TO 2:1	1.5:1 TO 2:1	SEED AND MULCH WITH EROSION MAT	1%-2% EVERY 200'
2:1 TO 3:1	2:1 TO 3:1	STANDARD SCD	2%-4% EVERY 100'
3:1 TO 4:1	3:1 TO 4:1	STANDARD SCD AND/OR REPAIR AS SPECIFIED BY ENGINEER ON DRAWINGS	EVERY 75'
4:1 TO 6:1	4:1 TO 6:1		EVERY 75' FOR SCD

JAY'S HOLDINGS LLC  
STORAGE BUILDINGS 1 & 2  
E3350 MINICREEK ROAD  
LAVALLE, WI 53941

**PRESUMPTIVE SOIL DATA:**

SOIL TYPE:	SLT LOAM (CL)
SOIL LOAD BEARING VALUE:	1400 PSF
SOIL LATERAL PRESSURE:	120 PSF

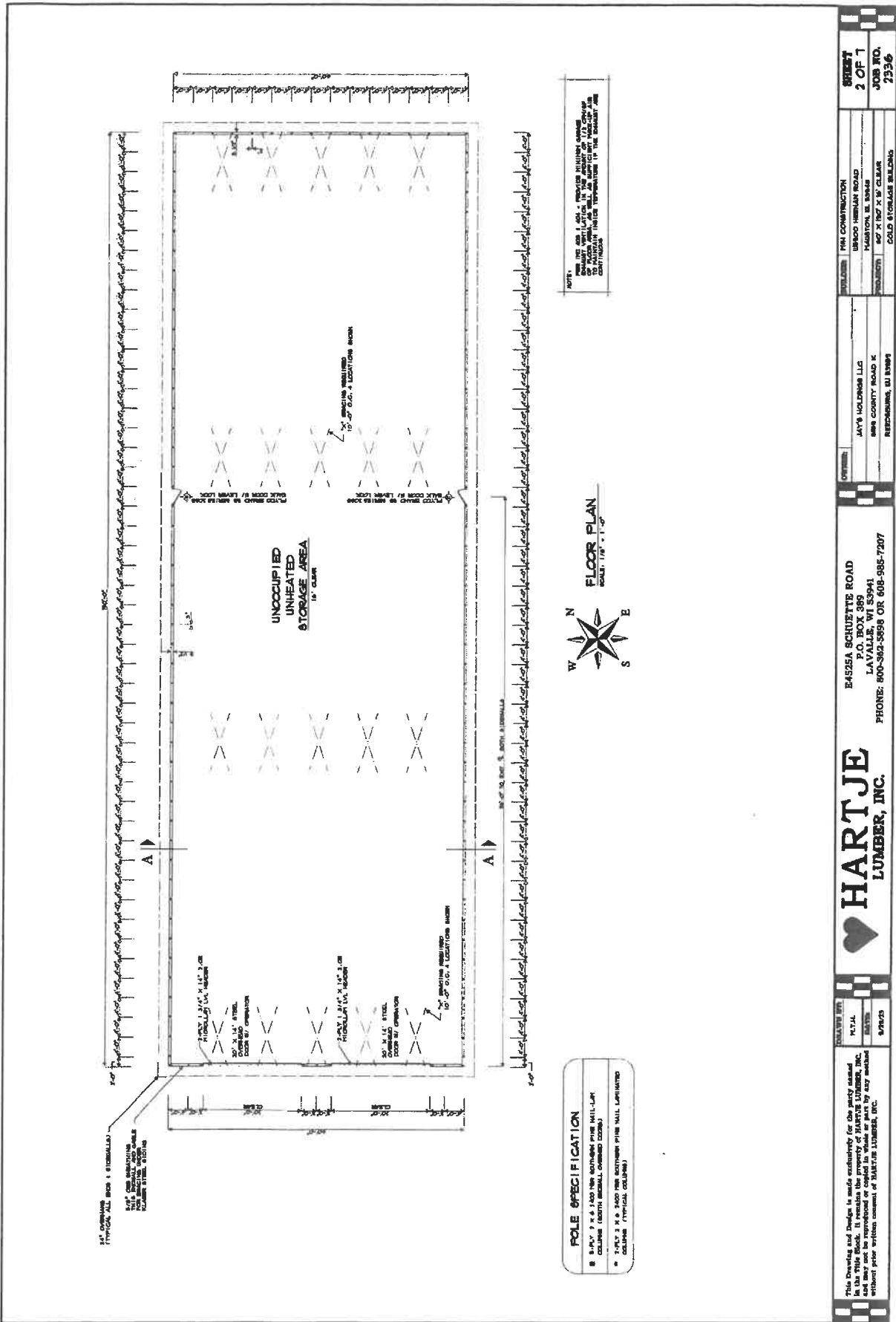
ORDINARY LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY HAZARD OCCUPANCY	ORDINARY HAZARD OCCUPANCY
MINIMUM RATED 2 1/2 TON MOTOR PER UNIT OF A MAXIMUM FLOOR LOAD OF 100 PSF	2-A 3,000 S.F. 11,250 S.F.	3-A-1 1,000 S.F. 11,250 S.F.
MAXIMUM TRAVEL DISTANCE TO FIRE FIGHTER	15 FEET	15 FEET
2 1/2 TON GALLON WATER-TYPE EXTINGUISHER	2 1/2 TON GALLON WATER-TYPE EXTINGUISHER	2 1/2 TON GALLON WATER-TYPE EXTINGUISHER

BRAD J  
SCHALTZ  
E-109  
LAWLE  
VR

1. SITE WORK: THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM BUILDINGS.
2. CONCRETE FLOORS: 4" GOOD 1500 PSI IN PLACE. SLABS NOT OVER 4". REINFORCE WITH CONCRETE TO MEET ALL CITY CODES.
3. WINDOWS: ALL WINDOWS TO BE 4/8" OR 5/8" SINGLE-PANE OR EQUAL UNLESS NOTED OTHERWISE ON PLANS.
4. FLOOR FINISH: SHALL BE PROVIDED OVER ALL FLOOR DOORS AND SHALL BE MATCHED THERE. DO NOT SEAM SHALL COMPLY WITH SECTION 032202 THROUGH DOORS OF THE UNUSION ENCLOSED COMMERCIAL DRAWINGS.
5. FLOOR JOIST LIGGING: THE INTERNAL JOIST LIGGING SHALL BE NOT LESS THAN 1" NOTCHABLE OR ILLUMINATION AT THE WALKING SURFACE LEVEL PER 2019 INTERNATIONAL BUILDING CODE.
6. CEILING OF ROOMS: CONCRETE, DOORS, GYMNASIUMS AND SLABS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 0505 OF THE UNUSION ENCLOSED COMMERCIAL DRAWINGS CODE.
7. FLOORS: IS NOT PART OF THE DRAWINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
8. HEATING, VENTILATING, AND AIR-CONDITIONING: IS NOT PART OF THE DRAWINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
9. ELECTRICAL: IS NOT PART OF THE DRAWINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
10. OTHER: TO PROVIDE BUILDINGS FIRE INSURANCE.
11. DRAWING FRONT PLANS: THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF HARTLEY UNUSION, INC.
12. FLOOR, DOOR, WINDOW, FIRE, AND VENTILATION: TO BE PROVIDED BY THE OWNER PER CODES AND MAINTAINED PER PERM 10.10.
13. DRAWING DESIGN: BUILDING DESIGN PERM 10.10, DRAWING DESIGN, PERMITS AND ACCORDED THOSE SHOWN ON FLOOR PLAN MUST BE APPROVED BY THE CITY ENGINEER.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND WITH ALL APPLICABLE CITY LOCAL ORDINANCES.
15. OWNER IS RESPONSIBLE FOR SATISFYING ANY AND ALL VENTILATION REQUIREMENTS OF THE BUILDING WITH THE INTERNATIONAL MECHANICAL CODE FOR AN ENCLOSED BUILDING.

SHEET INDEX		
1	OF	7 TITLE PAGE
2	OF	7 FLOOR PLAN
3	OF	7 ELEVATIONS
4	OF	7 FOUNDATION PLAN & DETAILS
5	OF	7 ROOF FRAMING PLAN
6	OF	7 CROSS SECTION A-A W/ DETAILS
7	OF	7 SITE PLAN

NEW CONSTRUCTION	SHEET	JOB NO.
3800 HERMAN ROAD	1 OF 7	2336
LAUNSTON, US 33948		
60' X 120' X 10' CLEAR		
COLD STORAGE BUILDING		







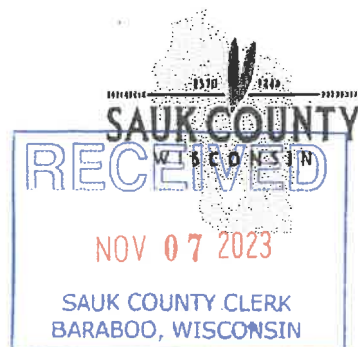












Land Resources & Environment  
Department  
505 Broadway, Ste. 248  
Baraboo, Wisconsin 53913  
Phone: (608) 355-3245  
Fax: (608) 355-3292  
www.co.sauk.wi.us

SEP 18 2023

Application Accepted: 10-6-23  
Accepted By: Will C  
Petition Number: 14-2023  
Current Zoning: Exclusive Ag  
Proposed Zoning: Agriculture  
Committee Hearing Date: 11-28-23  
County Board Date: 12-19-23  
Supervisor District #: 25

### Zoning Map Amendment (Rezone) Application

#### General Information

Property Owner Name: Clayton Yoder Home Phone: 608-495-1020  
Mailing Address: 56911 CR D Cell Phone: 608-495-1242  
E-mail Address:

Agent/Applicant Name: Home Phone:  
Mailing Address: Cell Phone:  
E-mail Address:

#### Site Information

Site Address: 56911 CR D Loganville, WI 53943  
Parcel ID: 040 - 0727-10000  
Property Description: NW 1/4 NE 1/4 Section 35, T 11 N, R 4 E,  
Town of: Westfield Current Zoning: EA  
Overlay District: ☐ Shoreland ☐ Floodplain ☐ Airport  
Current Use:

Existing Structures/Improvements: House, Barn, Garage

#### Proposed Zoning

Proposed Ordinance Section	Proposed Zoning/Use Description
7150	Agriculture (AG)

Describe specifically the nature of the request (be sure to list all proposed uses of the property). What do you plan to do? Please attach additional sheets, if necessary.

refer to letter

CR # 3981 - \$2500-  
R. H. 110607

To Whenever it may concern,

My desire is to have a family business at home to work with my 6 children living here at home. This is an ideal opportunity to instill work ethics to the younger generation that will benefit them for life. This is why I desire to have a Professional Dog Facility to teach my children the benefits of working & playing with canines in a way that will encourage them in proper relationships with people as well which seems to be lacking in this day and age.

We plan on being USDA & State licensed & also work with an attending veterinarian on regular basis with yearly inspections, or more if needed. Plus I go to meetings numerous times a year for more information concerning the improvements of care taking of my canines.

My facility will be totally fenced in for the protection of my canines with plenty of exercise room plus climate controlled indoor access at all times. Canines will be indoors overnight & waste will be disposed of properly every day by cleaning or decomposing of fecal matter. Canines will probably be on raised flooring indoors with some solid flooring as well or whatever is required by USDA regulations.

I will also follow township standards on Vegetative buffer plans and will use at least 75% evergreens or more at 20 foot spacing or less. There will be minimum traffic as sales are 90% wholesale and deliveries will be done by myself if done by private sales.

Another one of our goals is to raise healthy puppies for people who desire a life time companion, and are socialized to adapt to any age of human companions they will be in contact with. Our desire is that our canines go to loving homes where they will be well taken care of.

To Whomever it may concern,

My desire is to have a family business at home to work with my 6 children living here at home. This is an ideal opportunity to instill work ethics to the younger generation that will benefit them for life. This is why I desire to have a Professional Dog Facility to teach my children the benefits of working & playing with canines in a way that will encourage them in proper relationships with people as well which seems to be lacking in this day and age.

We plan on being USDA & State licensed & also works with an attending veterinarian on regular basis with yearly inspections, or more if needed. Plus I go to meetings numerous times a year for more information concerning the improvements of care-taking of my canines.

My facility will be totally fenced in for the protection of my canine with plenty of exercise room plus climate controlled indoor access at all times. Canines will be indoors overnight & waste will be disposed of properly every day by clearing or decomposing of fecal matter. Canines will probably be on raised flooring indoors with some solid flooring as well or whatever is required by USDA regulations.

I will also follow township standards on Vegetative buffer plans and will use at least 75% evergreens or more at 20 foot spacing or less. There will be minimum traffic as sales are 90% wholesale and deliveries will be done by myself if done by private sales.

I plan on having around <sup>37</sup> 50 adult dogs give or take according to USDA and State regulations for room required per dog.

### General Application Requirements

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all the necessary information has been provided. All information from the checklist must be provided to the Department to be considered a complete application. Only complete applications submitted by the deadline will be noticed for a specific hearing date/time.

☐ Completed Zoning Map Amendment Application Form.

☐ \$500 application fee (non-refundable), payable to Sauk County LRE.

☐ Town/County Scheduling Form completed by the applicant and Township.

☐ A scaled map of the proposed rezone area (if the property is not vacant the location of buildings, driveways, etc. must be shown).

☐ Legal description of the area to be rezoned (CSM, Metes & Bounds description)

☐ Any other information as required by the zoning administrator to explain the request.

### Zoning Map Amendment Standards

Explain how the proposed rezone is consistent with the overall purpose and intent of the zoning ordinance.

Due to only having 5 acres and trying to support my family on this small acreage I desire to have another business that doesn't impair any ag use as far as raising livestock on land for tillage in any way, and will also protect property values & property tax base in every way.

If rezoning out of an Exclusive Agriculture Zoning District explain how the land is better suited for a use not allowed in the Exclusive Agriculture Zoning District and how the rezoning will not substantially impair or limit future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

As of right now this parcel is not used for ag in any way and will not impair the use of the rest of the property that is being used for livestock and tillage is our own personal garden as I portable kennel building for a family business should not impact any surrounding ag uses.

### Certification

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Sauk County Land Resources & Environment Department to enter my property for the purpose of collecting information to be used as part of the public hearing process. I understand that the rezone fee is a non-refundable, regardless if the rezone is approved or denied. I understand that the fee for this application is only for the rezone request and if permits are required for the project that those will require separate application(s) and/or fee(s). I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda and the submittal deadlines will restart. I further agree to withdraw this application if substantive false or incorrect information has been included.

Applicant/Agent: Clayton Yoder Date: 9-16-23  
Property Owner Signature: Clayton Yoder Date: 9-16-23



## Zoning Map Amendment Procedures and Requirements

At the public hearing, the applicant may appear in person or through an agent or an attorney of their choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Land Resources & Environment Department, will remain in the file, and will be public record.

### What is a Zoning Map Amendment?

The purpose of a zoning map amendment is to alter, enlarge, or reduce a geographic extent of any zoning district, or to enact a new zoning designation for any particular parcel or real property. A change in zoning allows for different land uses and in some instances, different densities of development. The Land Resources & Environment Committee will recommend approval or disapproval of a rezone to the Sauk County Board of Supervisors in accordance with the standards and criteria set by the zoning ordinance.

### Standards and Criteria

In reviewing a Zoning Map Amendment request, the LRE Committee must follow four standards:

- a) The proposed map amendment is consistent with the overall purpose and intent of the zoning ordinance.
- b) The proposed map amendment is consistent with the Sauk County Comprehensive Plan and the Farmland Preservation Plan, if applicable.
- c) Factors have changed from the time of initial ordinance adoption that warrant the map change, or an error, inconsistency, or technical problem administering the zoning ordinance as currently depicted has been observed.
- d) In rezoning land out of any exclusive agriculture district, the agency shall find all of the following, after a public hearing:
  1. The land is better suited for a use not allowed in the exclusive agriculture district.
  2. The rezoning is consistent with the Sauk County Comprehensive Plan.
  3. The rezoning is substantially consistent with the Sauk County Farmland Preservation Plan.
  4. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

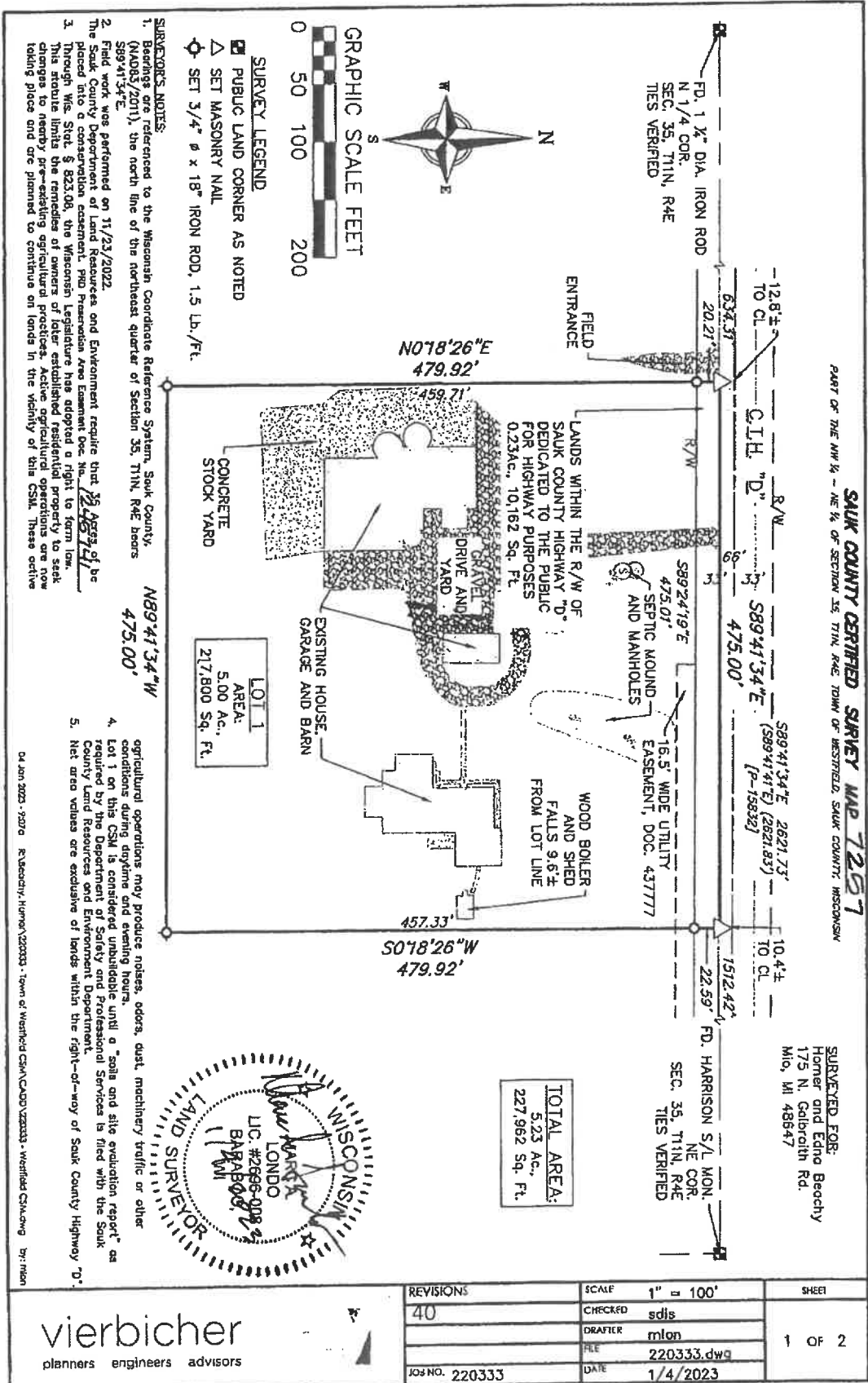
Note: Pursuant to Wis. Stat § 91.48(1) A political subdivision (Sauk County) with a certified farmland preservation zoning ordinance may not rezone land out of a farmland preservation zoning district (Exclusive Agriculture) without having the rezoning certified under Wis. Stat § 91.36 and provided that the standards (a) through (d) above are met.

### Process

1. Contact the LRE Department to schedule a meeting to review your potential request.
2. Complete the Zoning Map Amendment Application and provide all the supplemental items to the LRE Department by the filing deadline.
3. Review such application with the appropriate staff member to determine completeness.
4. If the application is complete, LRE staff will publish notice of your request for a zoning map amendment in the County's official newspaper noting the location and time of the required public hearing before the LRE Committee. Neighbors, town officials, and affected state agencies will be notified as well.
5. If the Town chooses to review the zoning map amendment request at the Town Planning Commission and Town Board level, you will need to attend such meetings to provide information regarding the request. Please request that copies of minutes/proceedings outlining the Town's recommendation be provided to the LRE Department for the file.
6. A public hearing will be held before the LRE Committee. Either the property owner or designated agent will need to be present at the hearing to provide testimony regarding the request. The LRE Committee must make a decision based only on the evidence that is submitted to it at the time of the hearing. Failure to provide representation may result in denial or postponement of your request.
7. The LRE Committee and Sauk County Board of Supervisors may approve, disapprove, or modify and approve the zoning map amendment request.

*Please Note: If a zoning map amendment application is approved by the LRE Committee and no appeal is filed, no new zoning map amendment application can be re-submitted for a period of 365 days from the date of the LRE Committee's decision, except on grounds of new evidence or proof of changes of factors found valid by the LRE Committee.*

DOCUMENT #: 1245740  
 Recorded: 01-25-2023 at 9:00 AM  
 BRENT BAILEY  
 SAUK COUNTY REGISTER OF DEEDS  
 REGISTRAR'S OFFICE  
 Sauk Co, WI  
 RECEIVED FOR RECORD  
 Fee Amount: \$30.00





**Sauk County Certified Survey Map 7257**  
PART OF THE NW 1/4 - NE 1/4 OF SECTION 35, T11N, R4E, TOWN OF WESTFIELD, SAUK COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the Town of Westfield, and under the direction of Homer D. Beachy, I have surveyed, divided and mopped this Certified Survey, that such map correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is located in the Northwest Quarter of the Northeast Quarter of Section 35, T11N, R4E, Town of Westfield, Sauk County, Wisconsin, containing 5.23 acres of land and described as follows:

Part the Northwest Quarter of the Northeast Quarter of Section 35, T11N, R4E, Town of Westfield, Sauk County, Wisconsin and bounded by a line described as follows:

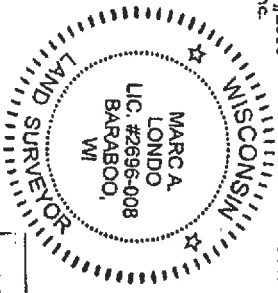
Commencing at the north one-quarter corner of said Section 35, T11N, R4E; Thence, S89°41'34"E, along the north line of the said Northeast Quarter of said Section 35, 634.31 feet, to a set masonry nail and the Point of Beginning, (P.O.B.) of this legal description;

Thence, S89°41'34"E, continuing along the said north line of the said Northeast Quarter of said Section 35, 475.00 feet, to a set masonry nail; Thence, S00°18'26"W, 479.92 feet, to a set 3/4" diameter iron rod; Thence, N89°41'34"W, 475.00 feet, to a set 3/4" diameter iron rod; Thence, N00°18'26"E, 479.92 feet, returning to the point of beginning;

Certified Survey Map contains 5.23 Ac., 227,962 Sq. Ft., (5.00 Ac., 217,800 Sq. Ft., Excluding the right-of-way of Sauk County Highway "D" and is subject to all other easements and rights of way of record.

*Marc A. Londo* 1/4/2023  
Date

Marc A. Londo, WI PLS #2696  
Vierbicher Associates, Inc.  
400 Viking Drive  
Reedsburg, WI 53959  
(608)524-6458  
mlon@vierbicher.com



NOTED  
ACTING  
1/10/2023  
D. Seckla

**OWNER'S CERTIFICATE OF DEDICATION**  
As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mopped and dedicated as represented on this map. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The Town of Westfield  
The Sauk County Department of Land Resources and Environment

WITNESS the hand and seal of said owners this 12 day of January 2023, in presence of:

*Homer D. Beachy* 1-12-23  
Homer D. Beachy Date

*Edna Mae Beachy* 1-12-23  
Edna Mae Beachy Date

STATE OF WISCONSIN  
COUNTY SS Oshkosh

Personally came before me this 12 day of January 2023, the above named Homer D. Beachy and Edna Mae Beachy, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

*John M. Nelson*  
John M. Nelson, Notary Public, Oshkosh County, Wisconsin

My commission expires 02-09-2023

**SAUK COUNTY DEPARTMENT OF LAND RESOURCES AND ENVIRONMENT**  
Resolved, that this Certified Survey Map in the Town of Westfield, Homer D. and Edna Mae Beachy, owners, is hereby approved by the Sauk County Department of Land Resources and Environment.

*B. J. [Signature]* 1-24-2023  
Planning Agent Date

**TOWN OF WESTFIELD APPROVAL CERTIFICATE**  
Resolved, that this Certified Survey Map in the Town of Westfield, Homer D. and Edna Mae Beachy, owners, is hereby approved by the Town of Westfield Board.

*Doug Wilkerson* 1-10-2023  
Board Chair Date

On Jan 2023 - 12:05 Edna Mae Beachy, Homer D. Beachy, Town of Westfield CAM/CADD 220333 - Westfield CAM.dwg by: mlon

REVISIONS	SCALE 1" = 100'	SHEET
1	CHECKED sdls	2 OF 2
	DRAFTER mlon	
	FILE 220333.dwg	
JOB NO. 220333	DATE 1/4/2023	

**vierbicher**  
planners engineers advisors

Dr 7257.1



Land Resources & Environment  
Department  
505 Broadway, Ste. 248  
Baraboo, Wisconsin 53913  
Phone: (608) 355-3245  
Fax: (608) 355-3292  
www.co.sauk.wi.us

Application Accepted:	10-6-23
Accepted By:	Will C
Petition Number:	14-23
Hearing Date:	11-28-23
Supervisor District #:	25

RECEIVED  
SAUK COUNTY

SEP 18 2023

LAND RESOURCES &  
ENVIRONMENT

Conditional Use Permit Application

General Information

Property Owner Name:	Clayton Yoder	Home Phone:	608-495-1020
Mailing Address:	56911 CR D Loganville, WI 53943	Cell Phone:	608-495-1242
E-mail Address:			
Agent/Applicant Name:		Home Phone:	
Mailing Address:		Cell Phone:	
E-mail Address:			

Site Information

Site Address:	56911 CR D Loganville, WI 53943
Parcel ID:	040-0727-10000
Property Description:	NW 1/4 NE 1/4 Section 35, T 11 N, R 4 W,
Town of:	Westfield Zoning: EA
Overlay District:	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport
Current Use:	
Existing Structures/Improvements:	House, Barn Garage

Proposed Use

Applicable Ordinance Section	Description
7.039 (5)(g)	Kennel (portable)

Describe specifically the nature of the request (be sure to list all proposed uses of the property). What do you plan to do?  
Please attach additional sheets, if necessary.

Refer to letter

CR # 3981- \$250<sup>00</sup>

If your proposal has additional development or secondary standards, please explain how your proposal meets or exceeds those requirements. Please attached additional sheets, if necessary.


### General Application Requirements

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all the necessary information has been provided. All information from the checklist must be provided to the Department to be considered a complete application. Only complete applications submitted by the deadline will be noticed for a specific hearing date/time.
<input type="checkbox"/> Completed Conditional Use Permit Application Form.
<input type="checkbox"/> A completed Land Use Permit Application Form with appropriate fee, payable to Sauk County LRE
<input type="checkbox"/> \$500 application fee (non-refundable), payable to Sauk County LRE
<input type="checkbox"/> A written narrative of the proposed conditional use; to include: a description of the proposed business activity; equipment used in the business activity; days/hours of operation; number of employees; noise, dust, vibration, fumes abatement measures; visual screening measures; and other features or characteristics (signs, fences, outdoor display/storage areas, etc.).
<input type="checkbox"/> A scaled site plan which shall include the location of all existing and proposed buildings, driveways, entrances, sidewalks, trails, and signs; the location, size number and screening of all parking spaces.
<input type="checkbox"/> Landscaping Plan, if applicable.
<input type="checkbox"/> Stormwater and Erosion Control Plan, if applicable.
<input type="checkbox"/> A detailed proposal including covenants, agreements, or other documents showing the ownership and method of assuring perpetual maintenance of land to be owned or used for common purposes.
<input type="checkbox"/> Building elevation and floor plans, if applicable.
<input type="checkbox"/> Any other information as required by the zoning administrator to explain the request.

### Conditional Use Standards

#### Part A: Conditional Use Standards

Please explain how the establishment, maintenance, or operation of the proposed use may not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.

*Our kennel will strictly involve family members & will not be closer than 1000 ft of neighbors (in fact closer to 1500 ft). We plan on having a vegetation buffer & trees for natural farm appearance, & possibly a privacy fence if needed. All animals will be confined in a way where there is no detriment to neighbors health, safety or general welfare.*

Please explain how the use will be designed constructed, operated, and maintained so as to be compatible and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use may not change the essential character of the area by substantially impairing or diminishing the use, value or enjoyment of existing or future permitted uses in the area.

By using a vegetative buffer and planting trees (and possibly using a privacy fence) and putting in a building just like our other farm buildings, then it will not be incompatible with surrounding landscape and will appropriate in appearance with surrounding area.

#### Part B: Conditional Use Criteria

Please explain how the proposed conditional use is able to address the following:

- Erosion potential of the site based on topography, drainage, slope, soil type, and vegetative cover and mitigation of erosion potential.
- The prevention and control of water pollution, including sedimentation, and the potential impacts on floodplain and wetlands.
- Whether the site has adequate utilities including, acceptable disposal systems.
- Whether the site has access to roads and highways.
- Whether the site has suitable ingress and egress.
- Whether the site is designed to minimize traffic congestion, and the potential effect on traffic flow.

We plan on doing slight landscaping to divert drainage around proposed building site and put in gravel & also concrete to sit portable building on. There are no adjacent water ways or flood plains that will be affected. Our dwelling house has existing facilities for family business & access is an existing access already off of CR D. There will be very minimum traffic flow as sales are 90% which are delivered by me in person.

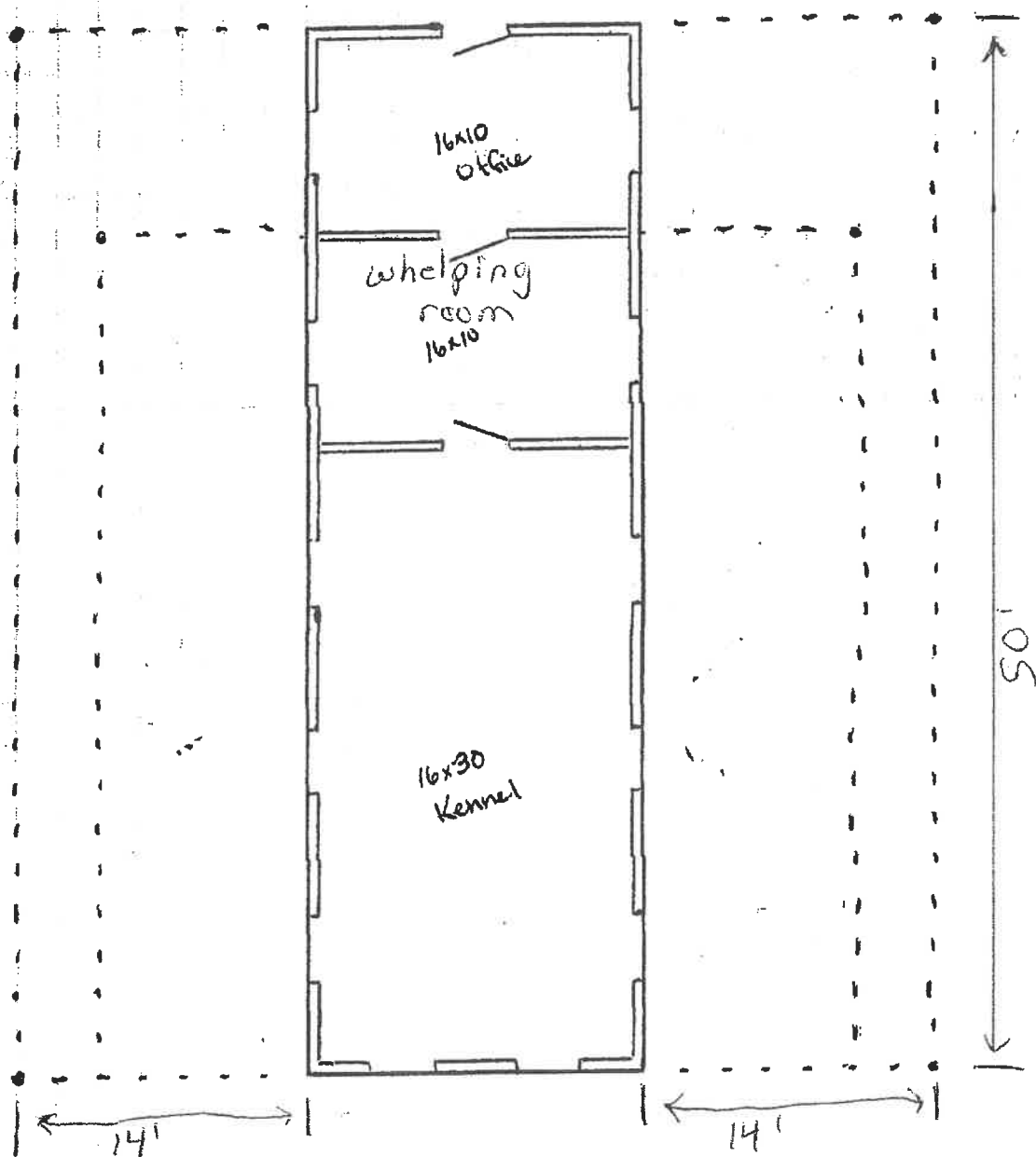
#### Certification

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Sauk County Land Resources & Environment Department to enter my property for the purpose of collecting information to be used as part of the public hearing process. I understand that the conditional use fee is a non-refundable, regardless if the conditional use is approved or denied. I understand that the fee for this application is only for the conditional use request and if permits are required for the project that those will require separate application(s) and/or fee(s). I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda and the submittal deadlines will restart. I further agree to withdraw this application if substantive false or incorrect information has been included.

Applicant/Agent: Clayton Yoder Date: 9-16-23  
Property Owner Signature: Clayton Yoder Date: 9-16-23

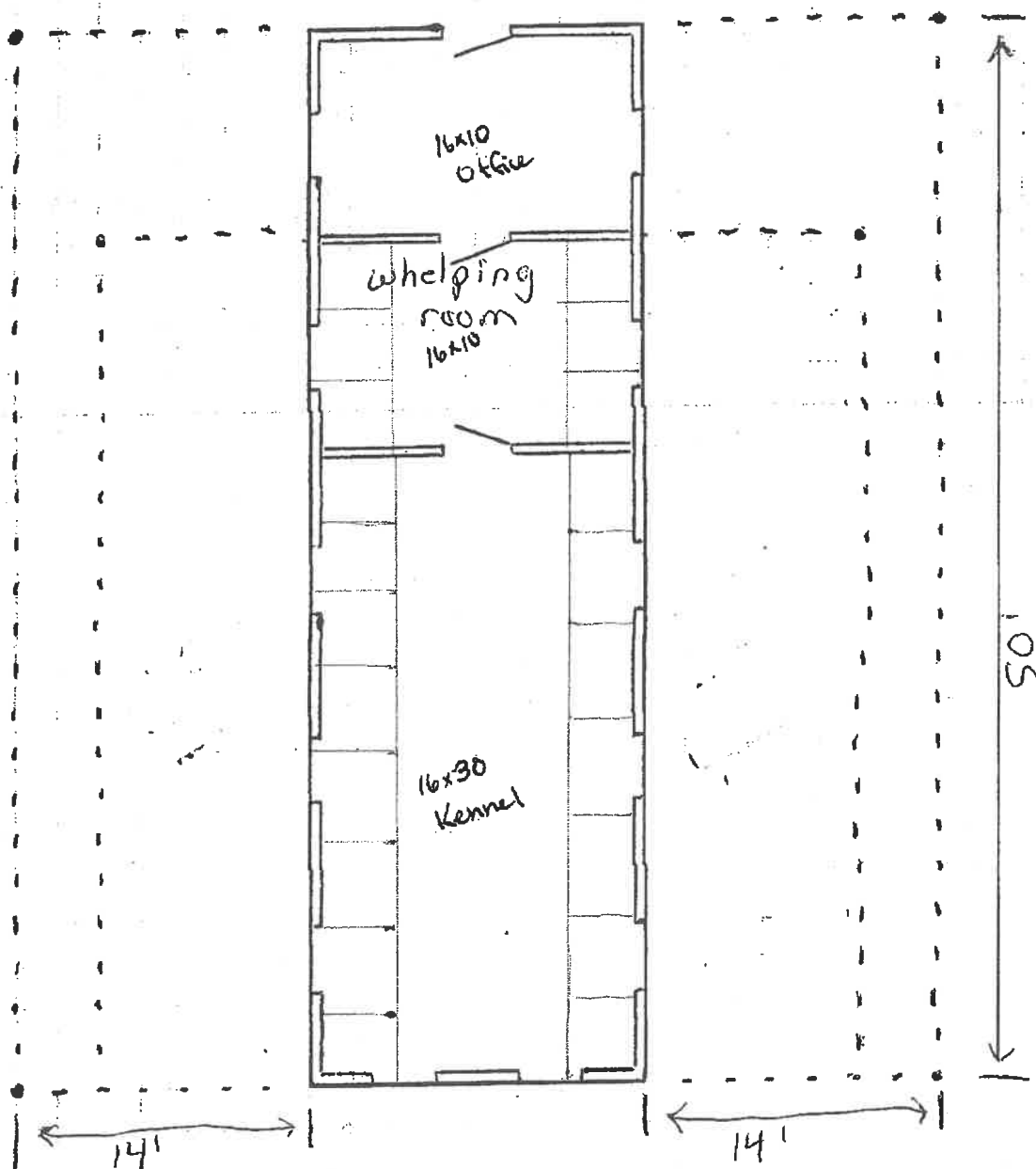
At the public hearing, the applicant may appear in person or through an agent or an attorney of their choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Land Resources & Environment Department, will remain in the file, and will be public record.

*Please Note: If a conditional use application is denied by the LRE Committee and no appeal is filed, no new conditional use application can be re-submitted for a period of 365 days from the date of the LRE Committee's decision, except on grounds of new evidence or proof of changes of factors found valid by the LRE Committee*



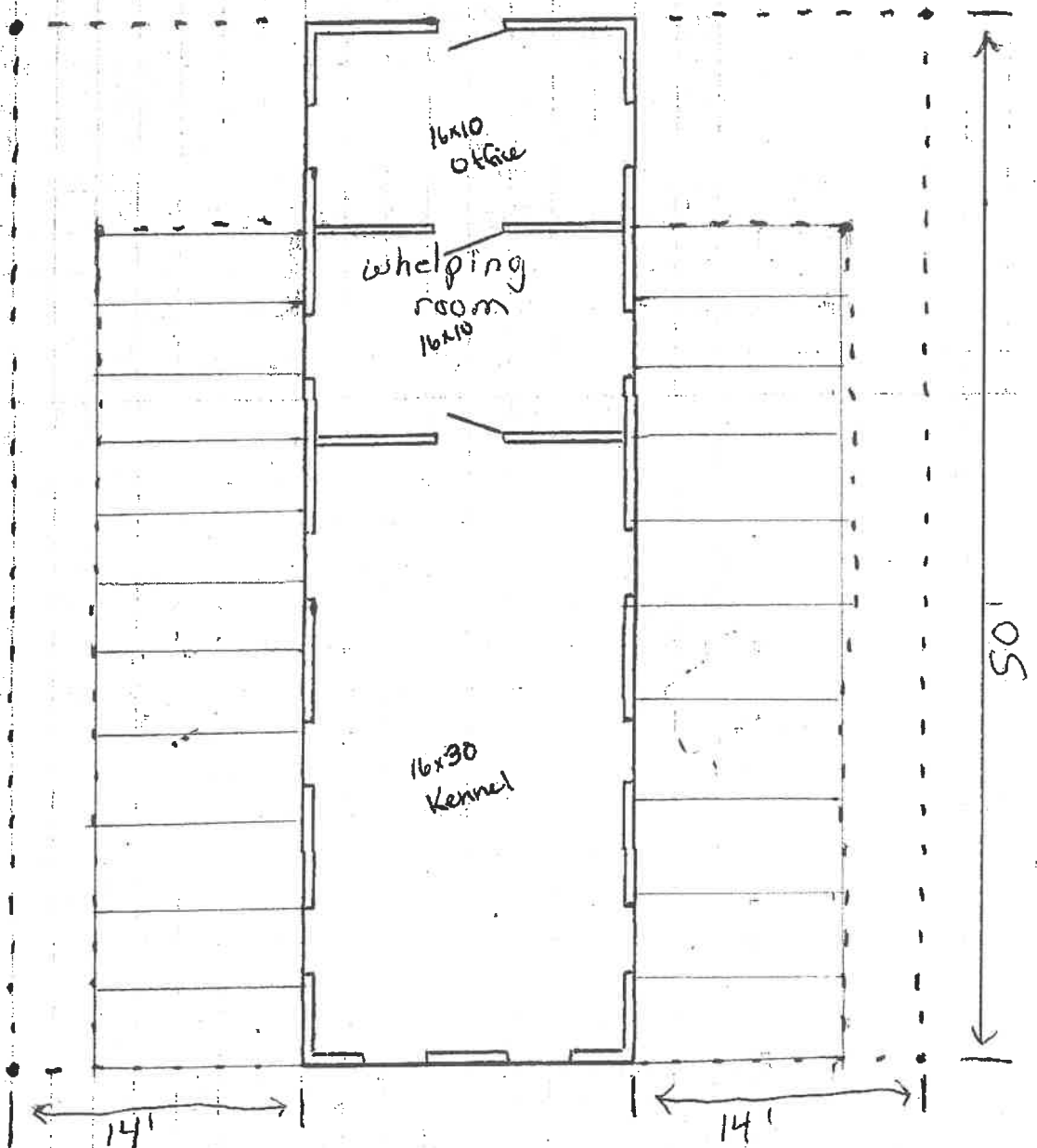


## Individual Indoor Kennel spaces





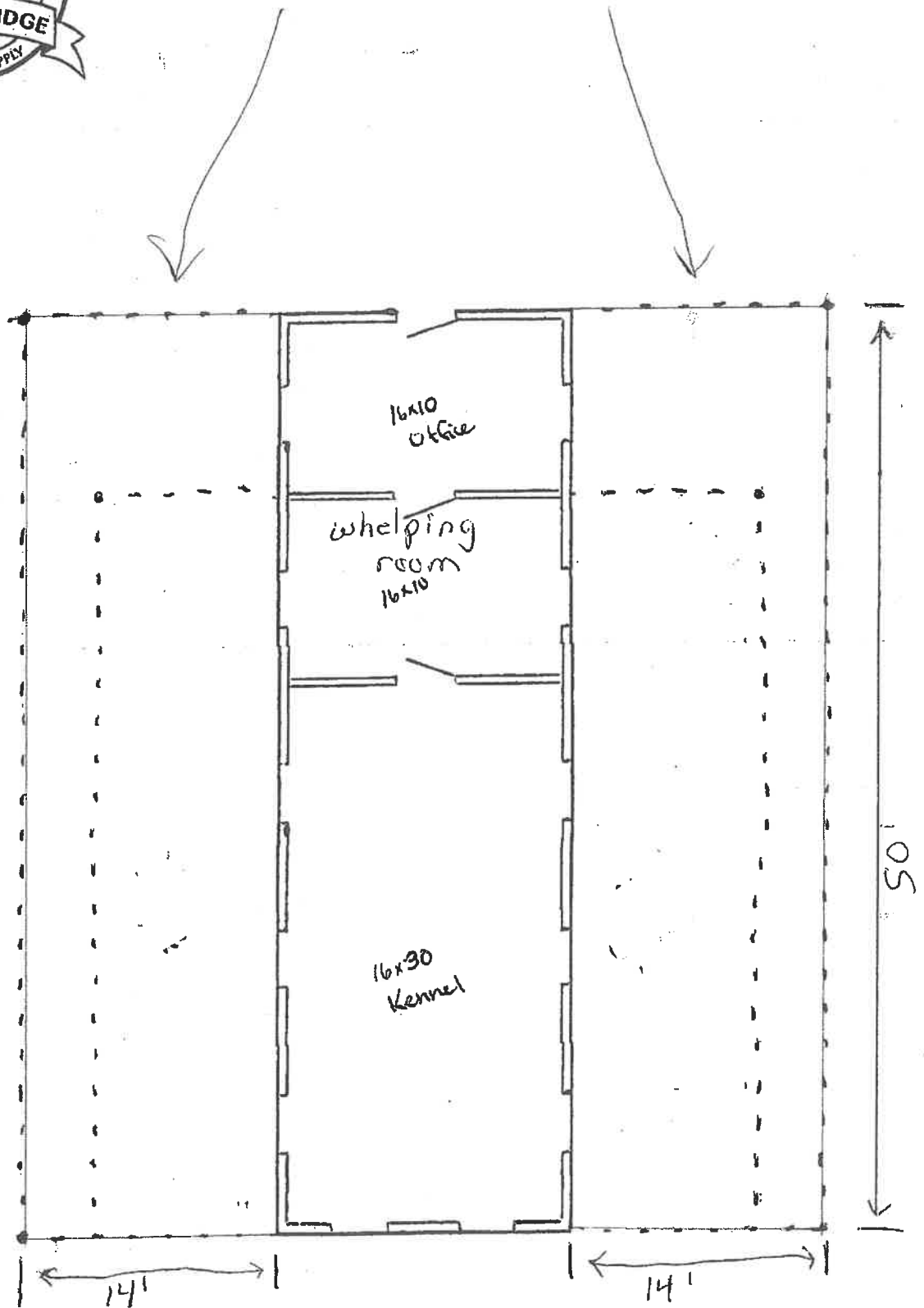
# Outside Kennel runs







# Roof Overhang



# Saukletter Landscape



Sec 26  
T11 R04

0565 SE

0566

Dedicated to Public - 0727-00001



00.0001 0.02 0.03 mi

SAUK COUNTY

Clayton Joder 10-6-23

10/6/2023

FOR INFORMATIONAL PURPOSES ONLY: Sauk County does not warrant the accuracy of the data contained herein and makes no warranty with respect to its completeness or validity. Data contained in this map is limited by the method and accuracy of its collection.

Sauk County Land Information/GIS



# SaukLetterLandscape



Red dots indicate tree planting

SAUK COUNTY  
WISCONSIN

Clayton Jordan 10-6-23 10/6/2023





Land Resources & Environment  
Department  
505 Broadway, Ste. 248  
Baraboo, Wisconsin 53913  
Phone: (608) 355-3245  
Fax: (608) 355-3292  
www.co.sauk.wi.us

Application Accepted: 10-16-23  
Accepted By: TIT  
Petition Number: Rez 15-23  
Current Zoning: Commercial  
Proposed Zoning: Resource Conservancy  
Committee Hearing Date: 11-28-23  
County Board Date: 12-19-23  
Supervisor District #: 27

RECEIVED

NOV 02 2023

SAUK COUNTY CLERK  
BARABOO, WISCONSIN

Zoning Map Amendment (Rezone) Application

OCT 12 2023

General Information

Property Owner Name: John Wells  
Mailing Address: 53927 Logans Ln, Baraboo, WI  
E-mail Address: patience\_rotondi@yahoo.com

Home Phone: 608-477-8881  
Cell Phone:

Agent/Applicant Name: Neira Custom Homes  
Mailing Address: 613 Broadway, Wisconsin Dells, WI  
E-mail Address: fiorella@niraco.com

Home Phone: 608-253-0319  
Cell Phone: 608-432-4624

Site Information

Site Address:

Parcel ID: 002-0633-10000

Property Description: NW 1/4 NE 1/4 Section 21, T12 N, R6 E,

Town of: Baraboo

Current Zoning: Commercial

Overlay District: ☐ Shoreland ☐ Floodplain ☐ Airport

Current Use: Empty lot

Existing Structures/Improvements: none

Proposed Zoning

Proposed Ordinance Section	Proposed Zoning/Use Description
7.015	Resource Conservancy

Describe specifically the nature of the request (be sure to list all proposed uses of the property). What do you plan to do? Please attach additional sheets, if necessary.

We'd like to build a single family home. In order to do so we have been recommended by Sauk County LRE to rezone to Resource Conservancy. as single family residence is not permitted in commercial zoning w/o a business located there first.

C.C. payment \$500<sup>00</sup>  
R. # 010624

General Application Requirements

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all the necessary information has been provided. All information from the checklist must be provided to the Department to be considered a complete application. Only complete applications submitted by the deadline will be noticed for a specific hearing date/time.

☐ Completed Zoning Map Amendment Application Form.

☒ \$500 application fee (non-refundable), payable to Sauk County LRE.

☒ Town/County Scheduling Form completed by the applicant and Township.

☐ A scaled map of the proposed rezone area (if the property is not vacant the location of buildings, driveways, etc. must be shown).

☐ Legal description of the area to be rezoned (CSM, Metes & Bounds description)

☐ Any other information as required by the zoning administrator to explain the request.

Zoning Map Amendment Standards

Explain how the proposed rezone is consistent with the overall purpose and intent of the zoning ordinance.

The property is currently commercially zoned which does not allow for single family residence. We would like to rezone to Resource Conservancy in order to be permitted to build a single family residence. adjacent parcels are zoned resource conservancy.

If rezoning out of an Exclusive Agriculture Zoning District explain how the land is better suited for a use not allowed in the Exclusive Agriculture Zoning District and how the rezoning will not substantially impair or limit future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

not applicable

Certification

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Sauk County Land Resources & Environment Department to enter my property for the purpose of collecting information to be used as part of the public hearing process. I understand that the rezone fee is a non-refundable, regardless if the rezone is approved or denied. I understand that the fee for this application is only for the rezone request and if permits are required for the project that those will require separate application(s) and/or fee(s). I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda and the submittal deadlines will restart. I further agree to withdraw this application if substantive false or incorrect information has been included.

Applicant/Agent:

Date: 10-11-23

Property Owner Signature:

DocuSigned by:

53

Date: 10/11/2023

0701821F34E444D...

## Zoning Map Amendment Procedures and Requirements

At the public hearing, the applicant may appear in person or through an agent or an attorney of their choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Land Resources & Environment Department, will remain in the file, and will be public record.

### What is a Zoning Map Amendment?

The purpose of a zoning map amendment is to alter, enlarge, or reduce a geographic extent of any zoning district, or to enact a new zoning designation for any particular parcel or real property. A change in zoning allows for different land uses and in some instances, different densities of development. The Land Resources & Environment Committee will recommend approval or disapproval of a rezone to the Sauk County Board of Supervisors in accordance with the standards and criteria set by the zoning ordinance.

### Standards and Criteria

In reviewing a Zoning Map Amendment request, the LRE Committee must follow four standards:

- a) The proposed map amendment is consistent with the overall purpose and intent of the zoning ordinance.
- b) The proposed map amendment is consistent with the Sauk County Comprehensive Plan and the Farmland Preservation Plan, if applicable.
- c) Factors have changed from the time of initial ordinance adoption that warrant the map change, or an error, inconsistency, or technical problem administering the zoning ordinance as currently depicted has been observed.
- d) In rezoning land out of any exclusive agriculture district, the agency shall find all of the following, after a public hearing:
  1. The land is better suited for a use not allowed in the exclusive agriculture district.
  2. The rezoning is consistent with the Sauk County Comprehensive Plan.
  3. The rezoning is substantially consistent with the Sauk County Farmland Preservation Plan.
  4. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

Note: Pursuant to Wis. Stat § 91.48(1) A political subdivision (Sauk County) with a certified farmland preservation zoning ordinance may not rezone land out of a farmland preservation zoning district (Exclusive Agriculture) without having the rezoning certified under Wis. Stat § 91.36 and provided that the standards (a) through (d) above are met.

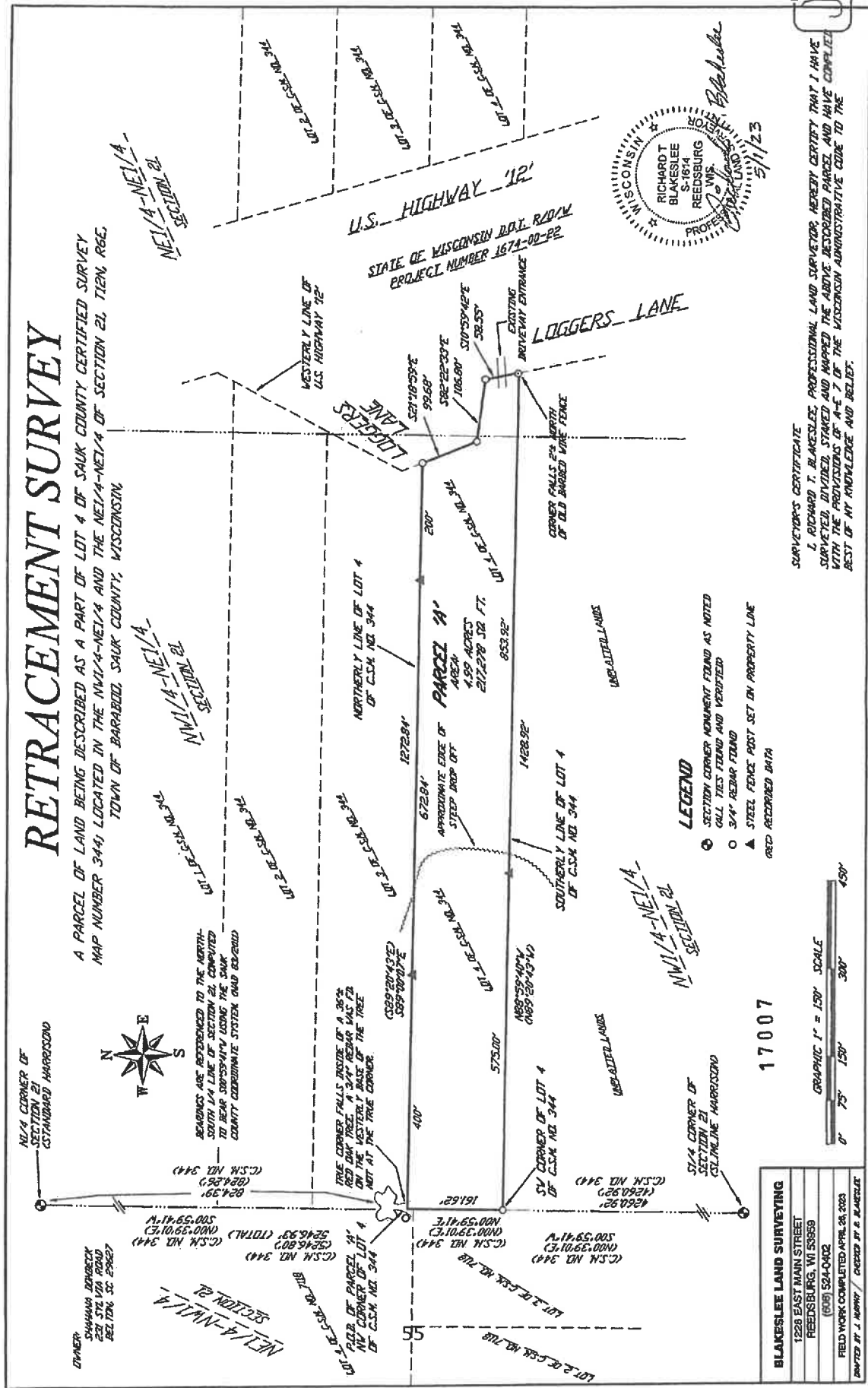
### Process

1. Contact the LRE Department to schedule a meeting to review your potential request.
2. Complete the Zoning Map Amendment Application and provide all the supplemental items to the LRE Department by the filing deadline.
3. Review such application with the appropriate staff member to determine completeness.
4. If the application is complete, LRE staff will publish notice of your request for a zoning map amendment in the County's official newspaper noting the location and time of the required public hearing before the LRE Committee. Neighbors, town officials, and affected state agencies will be notified as well.
5. If the Town chooses to review the zoning map amendment request at the Town Planning Commission and Town Board level, you will need to attend such meetings to provide information regarding the request. Please request that copies of minutes/proceedings outlining the Town's recommendation be provided to the LRE Department for the file.
6. A public hearing will be held before the LRE Committee. Either the property owner or designated agent will need to be present at the hearing to provide testimony regarding the request. The LRE Committee must make a decision based only on the evidence that is submitted to it at the time of the hearing. Failure to provide representation may result in denial or postponement of your request.
7. The LRE Committee and Sauk County Board of Supervisors may approve, disapprove, or modify and approve the zoning map amendment request.

*Please Note: If a zoning map amendment application is disapproved by the LRE Committee and no appeal is filed, no new zoning map amendment application can be re-submitted for a period of 365 days from the date of the LRE Committee's decision, except on grounds of new evidence or proof of changes of factors found valid by the LRE Committee.*

# RETRACEMENT SURVEY

A PARCEL OF LAND BEING DESCRIBED AS A PART OF LOT 4 OF SAUK COUNTY CERTIFIED SURVEY MAP NUMBER 3443 LOCATED IN THE NW1/4-NE1/4 AND THE NE1/4-NE1/4 OF SECTION 20, T12N, R6E, TOWN OF BARABOO, SAUK COUNTY, WISCONSIN.



**SUPERVISORS CERTIFICATE**

I, RICHARD T. BLAKESLEE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, STAKED AND MAPPED THE ABOVE DESCRIBED PARCELS AND HAVE COMPLETED THE SAME IN ACCORDANCE WITH THE WISCONSIN ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

17007

17007

**Legal Description for Parcel 'A'**

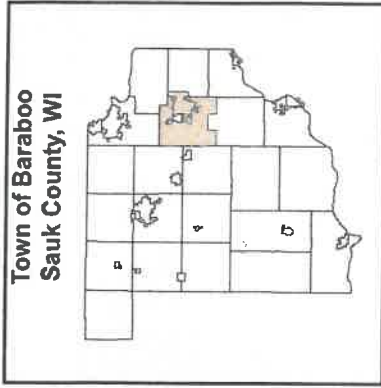
A parcel of land being described as part of Lot 4 of Sauk County Certified Survey Map Number 344; located in the NW1/4-NE1/4 and the NE1/4-NE1/4 of Section 21, T12N, R6E, Town of Baraboo, Sauk County, Wisconsin; being more fully described as follows:

Commencing at the North ¼ corner of Section 21; thence S00°59'41"W, 824.39 feet long the North-South ¼ line of Section 21 to the Northwest corner of Lot 4 of Sauk County Certified Survey Map Number 344, said point being the point of beginning; thence S89°00'07"E, 1272.84 feet along the Northerly line of the aforesaid Lot 4 to a point on a Westerly line of US Highway '12' as shown on State of Wisconsin D.O.T. R/O/W/ Project Number 1674-00-22; thence S21°18'59"E, 99.68 feet along the aforesaid Westerly line; thence S82°22'33"E, 106.80 feet along a Southerly line of the aforesaid State of Wisconsin D.O.T. R/O/W/ Project Number 1674-00-22; thence S10°59'42"E, 58.55 feet along a Westerly line of the aforesaid State of Wisconsin D.O.T. R/O/W/ Project Number 1674-00-22 to a point on the Southerly line of Lot 4 of Sauk County Certified Survey Map Number 344; thence N88°59'40"W, 1428.92 feet along the aforesaid Southerly line to the Southwest corner thereof; thence N00°59'41"E, 161.62 feet along the Westerly line of the aforesaid Lot 4 to the point of beginning.

Said parcel contains 4.99 acres, more or less, and is subject to all access restrictions and utility easements of record.

17007





### Legend

- Federal
- State Road
- County Road
- Town Road
- Ramp
- Tax Parcel Boundary
- John Wells Property

## APPENDIX A



FOR INFORMATIONAL PURPOSES ONLY  
Sauk County does not attest to the  
accuracy of the information shown  
and makes no warranty with respect to  
its correctness or validity. Data contained



1  
2  
3 **GENERAL CODE OF SAUK COUNTY, WISCONSIN**  
4 **ORDINANCE AMENDMENT # 8 - 2023**  
5

6 **Ordinance Amendment to approve a map amendment (rezoning) of lands in the**  
7 **Town of Freedom from an Agriculture to a Recreation-Commercial Zoning District**  
8 **filed upon Mid-Continent Railway Historical Society, Inc., property owner.**  
9

10 **Ordinance Amendment offered by the Land Resources and Environment Committee**  
11

12 **BACKGROUND:**  
13

14 Background: The Mid-Continent Railway Historical Society, Inc. owns property in the SW  
15 ¼, NW ¼, Section 2, T11N, R5E, Town of Freedom, and has requested a map amendment  
16 (rezoning) of property legally described pursuant to petition 12-2023 from Agriculture to  
17 Recreation-Commercial zoning. The intent of the map amendment (rezoning) is to allow  
18 the property owner to use the property in conjunction with and as an accessory to their  
19 adjoining property which houses the Mid-Continent Railway Museum.  
20

21 Pursuant to Wis. Stat. §59.69(5) Sauk County has the authority to develop, adopt, and  
22 amend a zoning ordinance. At a public hearing held by the Land Resources and  
23 Environment (LRE) Committee on October 24, 2023; the LRE Committee made findings  
24 pursuant to Sauk County Code of Ordinance §7.150(9) and recommended approval of the  
25 map amendment.  
26

27 Pursuant to Wis. Stat. §66.1001 Wisconsin Statutes, any program or action of a local  
28 governmental unit that affects land use shall be consistent with the comprehensive plan.  
29 The Sauk County Comprehensive Plan, adopted by the Sauk County Board of Supervisors  
30 in 2009, defines managing and focusing "on efficient land use patterns that promotes  
31 redevelopment of under-utilized lands. It sets limits on outward growth, incorporates  
32 permanent land preservation techniques, and achieves livable communities." Upon  
33 evaluation of the request, the Land Resources and Environment Committee found that the  
34 rezone request to a Recreation-Commercial Zoning district maintains this objective.  
35

36 **NOW, THEREFORE, THE SAUK COUNTY BOARD OF SUPERVISORS DOES**  
37 **ORDAIN AS FOLLOWS:**

38 Section 1. Any existing ordinances, codes, resolutions, or portions thereof in  
39 conflict with this ordinance shall be and hereby are repealed as far as any conflict exists.

40 Section 2. This ordinance shall take effect the day after passage and publication  
41 as required by law.

42 Section 3. If any claims, provisions or portions of this ordinance are adjudged  
43 unconstitutional or invalid by a court of competent jurisdiction, the remainder of this  
44 ordinance shall not be affected thereby.

45 Section 4. Section 7.005(2) Official Zoning Map of the General Code of Sauk  
46 County, Wisconsin, is amended as follows:  
47

48 Rezone of the approximate 1.33 acres of tax parcel 016-0026-00000 from an Agriculture  
49 Zoning District to a Recreation-Commercial Zoning District.  
50

51 Approved for presentation to the County Board by the Land Resources and Environment -

52 Committee this <sup>14th</sup> ~~24th~~ day of <sup>November</sup> ~~October~~, 2023.  
53  
54 Consent Agenda Item: [ ] YES [X] NO  
55  
56 Fiscal Impact: [X] None [ ] Budgeted Expenditure [ ] Not Budgeted  
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58 Vote Required: Majority = X 2/3 Majority = \_\_\_\_\_ 3/4 Majority = \_\_\_\_\_  
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60 The County Board has the legal authority to adopt: Yes X No \_\_\_\_\_ as  
61 reviewed by the Corporation Counsel, [Signature], Date:  
62 11.08.2023  
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65 Offered and passage moved by:

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67 [Signature]  
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69 MARTY KRUEGER, CHAIR  
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73 LYNN EBERL

74 [Signature]  
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77 BRANDON LOHR

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81 ROBERT SPENCER  
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PETER KINSMAN, VICE CHAIR

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DENNIS POLIVKA

[Signature]  
VALERIE MCAULIFFE

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89 Fiscal Note: <sup>No Impact</sup> [Signature]

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92 MIS Note:



RESOLUTION # 88-2023

Resolution to Create new positions for the 2024 Budget

Resolution offered by the Personnel and Insurance Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

**BACKGROUND:** In accordance with §13.013 of the Personnel Ordinance, "no regular position may be created except by resolution of the County Board." This resolution creates new positions allocated for the 2024 Sauk County budget.

**WHEREAS,** adoption of this resolution approves the new positions allocated to the 2024 Sauk County budget; and,

**WHEREAS,** the follow new positions have been reviewed and are recommended for inclusion in the 2024 Sauk County budget in accordance with §13.013 of the Personnel Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Sauk County Board of Supervisors, met in regular session, that the following positions are created effective January 1, 2024 as part of the 2024 Sauk County budget:

- Building Services – Public Safety Communications Technician, 1.0 FTE
- Building Services – Office Manager, 1.0 FTE (eliminating .50 Program Coordinator BS position)
- Clerk of Courts – Court Interpreter, 1.0 FTE
- Land Resources and Environment – Conservation Technician, 1.0 FTE
- Veteran Services – Veterans Receptionist, .50 FTE

Approved for presentation to the County Board by the Personnel and Insurance Committee, this 14th day of November 2023

Consent Agenda Item: [ ] YES [X] NO

Fiscal Impact: [ ] None [X] Budgeted Expenditure [ ] Not Budgeted

Vote Required: Majority = X 2/3 Majority = \_\_\_\_\_ 3/4 Majority = \_\_\_\_\_

The County Board has the legal authority to adopt: Yes X No \_\_\_\_\_ as reviewed by the Corporation Counsel, \_\_\_\_\_, Date:

11-08-2023

52 Fiscal / MIS Note: *mk*  
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	Wages & Benefits	MIS	Other	
<b>Building Services</b>				
Public Safety Communications Technician	\$82,007	\$0	\$0	100% levy
Office Manager	\$97,784	\$0	\$0	100% levy; eliminating .50 FTE Program Coordinator position; department headcount increase of .50 FTE with this addition.
<b>Clerk of Courts</b>				
Court Interpreter	\$86,874	\$0	\$0	2022 state reimbursement \$28,871. 2023 state reimbursement \$14,590.
<b>Land Resources and Environment</b>				
Conservation Technician	\$86,874	\$0	\$0	100% grant
<b>Veterans Services</b>				
Veterans Receptionist	\$26,097	\$0	\$0	100% levy; 1.0 FTE position - .50 FTE with Veterans Services (new), .50 FTE with MIS (current)

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 57 MIS Note: None

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Offered and passage moved by:

_____ Supervisor Carl Gruber	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
_____ Supervisor Terry Spencer	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
_____ Supervisor Peter Kinsman	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
_____ Supervisor Robert Prosser	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent
_____ Supervisor Jake Roxen	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay	<input type="checkbox"/> Abstain	<input type="checkbox"/> Absent

RESOLUTION #01-2023

RESOLUTION APPROVING THE 2024 BUDGET AND ESTABLISHING TAXES TO BE LEVIED IN SAUK COUNTY FOR THE YEAR 2023 (PAYABLE IN 2024)

Resolution offered by the Finance Committee

Resolved by the Board of Supervisors of Sauk County, Wisconsin:

**BACKGROUND:** This resolution adopts the 2023 property tax levy, which is a portion of the 2024 Sauk County Budget.

**WHEREAS,** adoption of this resolution approves the 2024 proposed County budget and establishes taxes to be levied herein for the taxable year of 2023,

**THEREFORE, BE IT RESOLVED,** by the Sauk County Board of Supervisors:

1. The sum of \$33,694,837.18 be levied as a County General Tax (*not including special purpose levies*).
2. The sum of \$260.82 be levied as State Special Charges upon the County for Charitable and Penal purposes.
3. The sum of \$30,000 be levied as a Veterans Relief Tax, under Wis. Stat. § 45.86
4. The sum of \$1,303,740.00 be levied upon all towns, and the villages of Cazenovia, Ironton, Lime Ridge, Loganville, Merrimac, and West Baraboo, as a County Library Tax under Wis. Stat. § 43.64
5. The sum of \$95,442 be levied upon all towns, and villages of Cazenovia, Ironton, Lake Delton, LaValle, Lime Ridge, Loganville, Merrimac, Plain, Prairie du Sac, Sauk City, and West Baraboo for a Bridge Tax under Wis. Stat. § 84.18.

Approved for presentation to the County Board by the Finance Committee, this 14th day of November 2023

Consent Agenda Item: [ ] YES [X] NO

Fiscal Impact: [ ] None [X] Budgeted Expenditure [ ] Not Budgeted

Vote Required: Majority = X 2/3 Majority = X 3/4 Majority = \_\_\_\_\_

The County Board has the legal authority to adopt: Yes X No \_\_\_\_\_ as reviewed by the Corporation Counsel, Boyd D. Smith, Date: 11.08.2023

Offered and passage moved by:

Martin F. Krueger ☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Martin F. Krueger, Chairperson

Thomas Dörner ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Thomas Dörner

Lynn Eberl ☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Lynn Eberl

Richard "Mike" Flint ☒ Aye ☐ Nay ☐ Abstain ☐ Absent

Richard "Mike" Flint

Timothy McCumber ☐ Aye ☐ Nay ☐ Abstain ☐ Absent

Timothy McCumber

Fiscal Note: Passage of this resolution establishes the 2023 County Levy totaling \$35,124,280.00, which is a portion of the total 2024 County Budget *amt*

MIS Note: Various MIS projects and acquisitions are included in the 2024 budget.