

**SAUK COUNTY BOARD OF SUPERVISORS
LAND RESOURCES & ENVIRONMENT COMMITTEE
Tuesday, May 28, 2019
County Board Room, Sauk County West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: J. Dietz, J. Berlin C. Spencer, M. Krueger (10:03 a.m.) G. Johnson, C. Whitsell.

Absent: B. Newport, R. Puttkamer.

Others present: L. Wilson, G. Templin, B. Simmert, W. Christensen, B. Cunningham, C. Fowler, S. Gaeddert, J. Butteris

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

Adopt agenda: Motion by J. Dietz/J. Berlin to adopt the agenda as presented. Motion carried, all in favor.

Adopt minutes: Motion by C. Whitsell/G. Johnson to approve the May 9, 2019 minutes CPZ Committee meeting minutes with an amendment in the minutes to say “consideration of funding” regarding Lake Redstone. Motion carried, all in favor.

Public Comment:
None.

Communications:

- a. Adopt a Highway program. Wilson spoke the department adopting a highway and the location of the sponsorship.
- b..Committee tour – RSVP. Wilson spoke of the committee tour and the request for rsvps. Spencer, Berlin, and Whitsell indicated they would be present.
- c. Water Quality Task Force Listening Session. Wilson spoke of the Water Quality Task Force listening session on the 12th.

Public hearing: To begin at approximately 9:15 a.m. (Committee to consider and take possible action at the conclusion of the respective hearing.)

- a. Petition 08-2019. A petition to consider a rezone from an Agriculture zoning district to an Commercial zoning district and conditional use permit pursuant to s. 7.040(4)(d) for mini-warehousing. Said conditional use is located in the Town of Dellona, Sauk County, owned by Ken Kozlowski, parcel 006-0428-0000.

Brian Cunningham appeared and provided the staff report, history and background of the request. He reviewed a letter in opposition and concluded by reviewing the conditions if the CUP request is approved.

Johnson asked about the vegetative buffer. Cunningham addressed the vegetative buffer plan.

Whitsell asked about the buffer and merging traffic. Cunningham spoke of the traffic triangle.

Johnson asked about the species in the planting plan. Cunningham stated it will be pines.

Berlin asked about the stormwater plans. Cunningham stated the department will rely on the stormwater permit/plans that are approved by the DNR.

James Heyn, appearing in favor of the request, stated he has nothing more to add.

Jamie Brandt, Team Engineering, appearing in favor, stated they drafted the plans for the owner and will be applying for the stormwater plans for the applicant.

Susan Brott, appearing in opposition to the request, read a statement and provided photographs. She also asked for additional options to help protect her property and neighboring properties. She asks for lowest wattage in lighting, noise barriers including solid fencing, visual barriers including natural vegetative buffers, drainage/stormwater retention to keep water on their own property, reduction of dust run-off and erosion, security – gated facility, limited hours, safety access – use existing commercial driveway, restrictions on garbage and waste and gasoline or hazardous waste being stored.

Whitsell asked about the residential locations shown in the photos. Brott explained.

Whitsell asked about the plans for a gated facility. Cunningham stated he doesn't believe there are plans for a gated facility.

Berlin asked if there will be a retention pond for runoff. Cunningham stated the engineer could respond.

Johnson stated if there is a phase II or phase III do they need to come back. Cunningham stated they would have to come back.

Brandt reappearing.

Brandt stated that the applicant has looked into the cost for a chain-linked fence, but it would not be a solid barrier fence along that fence line.

Whitsell asked if the evergreens between the owners will provide screening. Brandt stated that would provide some shield.

Spencer asked if there is asphalt or concrete all the way around. Brandt stated he is not sure of future intentions, currently it is gravel.

Berlin stated if this will be accommodated within the stormwater runoff plan. Brandt stated currently there are two separate ponds in the front and stormwater catch-basins to bring it into the front, but the final plan needs to be submitted to the DNR.

Spencer verified if the applicant lives there as well. Brandt stated he assumes he will stay there.

Johnson asked if they plan to pave it, will the stormwater facilities provided hold the same amount of water. Brandt stated it will hold, as gravel and bituminous are calculated for the same.

Whitsell asked if there is a plan to expand, does the initial plan accommodate the expansion. Brandt stated it will not, they would have to add additional pond(s) to the north. He further explained the retention and stormwater system.

Johnson suggested giving the adjacent owners some guarantee that the lighting would not be directed at them. Brandt stated Service Electric is the contractor doing the lighting and a plan was submitted in the packet, but doesn't know any more than what is in that plan.

Cunningham read a letter of opposition into the record.

Paul Meister, appearing as interest may appearing, spoke of the amount of traffic.

Lynn Eberl, Clerk, Town of Dellona, appearing as interest may appear, spoke of the clearing of trees on the Kozlowski property. He also spoke of the request to rezone the Meister property at the Dellona Town level to make a change to commercial zoning, but he doesn't believe it has even made it to the County level to proceed.

Seeing as no one else wishes to speak, Chair Spencer closed the public hearing at 10:04 a.m. and the committee went into deliberation.

Whitsell stated he is inclined to vote for it; however he has some concerns similar to what the neighbors have that include the barriers.

Motion by C. Whitsell/G. Johnson to approve the rezone and CUP with the conditions as submitted. Motion carried 5-0, with Krueger abstaining.

b. Petition 09-2018. A petition to consider a conditional use permit pursuant to s.7.038(9)(i) for a mobile tower siting. Said conditional use is located in the Town of LaValle, Sauk County, Wisconsin, owned by Clinton and Vera Mihlbauer, parcel 024-0713-00000.

Christensen appeared and provided a history and background of the request. He verified the Town Board approved the request and concluded with any conditions if the request is to be approved.

Ken Franzen, Bug Tussel, applicant, appearing in favor of the request, spoke of the problems with the original request last year and the problems with bedrock and being able to place the tower. He then addressed the lighting on the tower and the FAA standards, as well as collocating other carriers.

Seeing as no one else wishes to speak, Chair Spencer closed the public hearing at 10:27 a.m. and the committee went into deliberation.

Motion by M. Krueger/C. Whitsell to approve the request as presented. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Craig and Tina Raschein, located in Section 24, T10N, R5E, Town of Honey Creek, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Fowler reviewed the PRD requested for Rachein. She confirmed the Town Board has approved the request. Motion by J. Berlin/G. Johnson to approve the PRD request as presented. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for JMB Farms LLC, located in Section 34, T12N, R3E, Town of Ironton, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Christensen reviewed the PRD requested for Meyer/JMB Farms. He confirmed that the Town Board has approved the request. Motion by G. Johnson/J. Berlin to approve the PRD as presented. Motion carried, all in favor.

Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Laverne Harms, located in Section 5, T11N, R4E, Town of Westfield, Sauk County, pursuant to Chap 7 Subchapter IX, of the Sauk County Code of Ordinances. Christensen reviewed the PRD request for Harms. He confirmed that the Town of Westfield approve the request. Motion by J. Berlin/J. Dietz to approve the PRD request as presented. Motion carried, all in favor.

Krueger requests that items 10 (a) and (d) be discussed during Sauk County Park's Tour and discuss once it is seen. Start at Whitemound, go to Hemlock and Lake Redstone and tour those parks on June 5th. See item (e).

Parks

- a. Discussion of 2020 budget projections. See item (e).
- b. Discussion and possible action on a Resolution Creating the Adhoc Sauk County Historical Society Committee on Man Mound/Yellow Thunder. The committee discussed the Adhoc committee resolution and the purpose behind the request. Motion by G. Johnson/C. Whitsell to lay the resolution on the table. Motion carried, all in favor.
- c. Discussion and possible action on a Resolution Approving Funding for a Feasibility Study to develop a multi-use recreational bridge connecting the Great Sauk State Trail with the Walking Iron Trail in Dane County. Motion by M. Kruger/C. Spencer to approve the resolution as presented. Motion carried, all in favor.
- d. Discussion on Hemlock Dam See item (e).
- e. Discussion and possible action on Sauk County Parks tour (May 30th, June 5th). Discuss item (a) and (d) during the tour on June 5th, starting at 8 a.m. Motion by M. Krueger/C. Whitsell to meet at Whitemound at 8 a.m. for the Parks tour and postpone discussions of item (a) and (d) to that meeting. Motion carried, all in favor.

Discussion and possible approval of a variance to s.22.07(a) Access Easement, Chapter 22 Land Division and Subdivision Regulations Ordinance allowing four lots to utilize a common access easement. Said access easement is located in Section 8, T12N R6E Town of Delton on land owned by Glen & Laura Bohl. Simmert appeared and explained the variance request and reviewed the ordinance. Motion by M. Krueger/J. Dietz to approve the variance to s. 22.07 access easement, as presented. Motion carried, all in favor.

Discussion on the merger between the Conservation, Planning and Zoning and Parks Departments Wilson spoke of the draft organizational chart into 2019 and service areas and managers. She spoke of job descriptions being drafted for Matt as a Parks and Recreational Manager and other minor changes to other descriptions that may need to take place, given the need to centralize some operations. She mentioned that the budgets will stay where they are at for 2019, but the 2020 budget will be merged.

- a. Discussion of mission, vision and goals for the Land Resources and Environment Department. She stated that she would like the two departments meet together and draft a mission, vision and goals and bring forward to the committee.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Wednesday, June 5th at Whitemound, Thursday, June 13th, Wednesday June 19th and Tuesday June 25th, 2019, at 9:00 a.m.. Motion by M. Kruger/C. Whitsell to adjourn the meeting at 11:31 a.m. Motion carried, all in favor.

Respectfully submitted,

Glen Johnson, Secretary