

**SAUK COUNTY BOARD OF SUPERVISORS
LAND RESOURCES & ENVIRONMENT COMMITTEE
Tuesday, August 27 2019
County Board Room, Sauk County West Square Building**

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

Absent: None.

Others present: L. Wilson, G. Templin, W. Christensen, J. Butteris. See Registration Slips for others.

At 9:01 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/J. Dietz to approve the August 8th LRE minutes with correction of adding G. Johnson. Motion carried, all in favor.

Communication: Wilson provided communication from Nicols and B. Vaillancourt.

Presentation by Caleb Rocha, student receiving Land Conservation camp scholarship. – Rocha appeared and provided a PowerPoint presentation of his experiences at camp.

Update on Badger RC&D – Newport Newport provided an update on budgets, projects and participation.

Review and approval of vouchers – Templin reviewed vouchers in the amount of \$13,664.65. Motion by C. Whitsell/G. Johnson to approve vouchers in the amount of \$13,664.65. Motion carried, all in favor.

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

a. Petition 11-2019. A petition to consider a conditional use permit pursuant to s7.029(6) for a Place of Worship. Located in the Town of Winfield, Sauk County, tax parcel 042-0058-20000.

Christensen appeared and provided the history and background of the request. He reviewed the staff report, conditional use permit, photos of the property and Town action. He concluded with staff recommendations to be considered should the conditional use permit be approved.

Whitsell asked about the restroom facilities. Christensen stated the residence would be used and felt the septic would be sized appropriately for a small gathering, but suggested the intensity of use should be directed to the applicant.

Whitsell asked about water added to the accessory structure. Christensen explained.

Dietz asked if the comments provided were from the adjacent neighbors. Christensen suggested asking the application.

Keith Moore, applicant appearing in favor.

Dietz asked about the comments. Moore stated they were all from the neighbors.

Johnson asked about what kinds of activities takes place in a course of a week and what is planned for the future. Moore stated ordained clergy live there and it is a monetary and at any given time there are 2-3 people that live there. The events that take place are about 6 times a year would not be larger than 6-10 people/day and would use the restrooms in the residence and would expand and use portable toilets if necessary. The events would include quiet time and meditation.

Spencer verified they are a 501(c)3 organization. Moore confirmed they are.

Seeing that no one else wishes to speak, Chair Spencer closed the public portion of the hearing at 9:36 a.m. and the committee began deliberation and reviewed the Findings of Fact.

Motion by M. Krueger/G. Johnson to approve the CUP with the conditions provided by the LRE staff. Motion carried, all in favor.

b. Petition 12-2019. A petition to consider a conditional use permits pursuant to s.7.036(2)(e) Campground and s.7.036(6)(e) Resort. Said conditional use is located in the Town of LaValle, Sauk County, Wisconsin, tax parcels 024-0147-00000, 024-0150-00000, 024-0129-00000, and 024-0125-00000

Christensen appeared and provided the history and background of the request. He reviewed the staff report, conditional use permit, photos of the property and Town action. He concluded with staff recommendations to be considered should the conditional use permit be approved.

Berlin asked about the non-metallic mining operation. Christensen explained.

Whitsell asked about park models at Christmas Mountain that have been added onto and asked about the difference between decks and garages attached and the issues they have. Christensen spoke about the need for land use permits and how the ordinance applies.

Krueger also spoke of the issues at Christmas Mountain and the intent to not allow this property to repeat the what is taking place at Christmas Mountain.

Newport asked about changing the speed on the highway. Christensen stated he is unaware how to address that, as it is a State Highway.

Dennis Plantenberg, applicant, appearing in favor, stated they do not operate year around and have 60 seasonal sites, from mid-april to October 31.

Whitsell asked if people leased a site for the summer and then for next year and if they can leave their camper year around. Plantenberg said they are allowed to leave them year around.

Spencer asked how they work. Plantenberg explained the lease.

Spencer asked what if they come after Oct 31st. Plantenberg staetd there is no electric, no water and he doesn't plow the roads.

Whitsell asked about the sites that allow connection to the sewage. Plantenberg stated he does have that.

Berlin asked if there is water, electric and sewer sites. Plantenberg stated he will offer that and that will be shut off by October 31st.

Berlin asked if he has a dump station. Plantenberg stated he has a dump station planned.

Johnson asked if most people will come in for a weekend at a time. Plantenberg state that is correct.

Johnson asked if there will be decks, garages allowed. Plantenberg stated he does allow small sheds on the other side of the road for storage of grills and such.

Spencer asked how 240 days is monitored and who is responsible.

Krueger asked if the committee would be able to put a stipulation in that campsites can only be occupied within 240 days. Staff verified a stipulation would be acceptable. Plantenberg stated he would fine with such a stipulation as well.

Richard Fish, appearing in favor of the request, representing the Town of LaValle Plan Commission, stated they recommended approval the CUP, and feel it is a great location due to its proximity to the 400 trail, Lake Redstone and Dutch Hollow.

Kruger asked if, as a member of the Plan Commission, does he have an issue with the stipulation. Fish stated he does not.

Tim McCumber, appearing as interest may appearing, spoke about the difference between Christmas Mountain and this campground.

Seeing as no one else wished to speak, Chair Spencer closed the public portion of the hearing at 10:22 a.m. and the Committee went into deliberation and reviewed the Findings of Fact.

Berlin agreed that the committee should put some language into effect that limits the time that campers can stay, but feel the plan is very good.

Motion by J. Berlin/C. Whitsell to approve with the recommended conditions, with the added condition to limit camping operation from March 1 to November 15 each year. Motion carried, all in favor.

Public Comment

None.

Discussion and possible action on Outside Agency Request for Lake Redstone Property Owners/Protection District for funding in 2020. – Mike Mittlesteadt, Chair of Lake Redstone Protection District, appeared and reviewed a copy of the presentation and project update.

Dietz stated that, as their Commissioner, the group has worked on this project for a long time. Mittlesteadt stated they reduced the project costs by over \$2 million.

Krueger verified this request is a one-time request and will not be made again next year. Mittlesteadt verified it is only a one time request and it will not be made again next year.

Spencer asked what the arrangement is for the loan repayment. Mittlesteadt stated it will be done through a tax levy.

Spencer asked if they have considered that this will be done in the future again. Mittlesteadt stated they have discussed that they will need to deal with looking at ways to control sediment and talked about things they have done already to learn about sediment and partnership with producers.

Krueger asked if the annual meeting was held and what happened to the mill rate/assessment ratio. Mittlesteadt stated \$1.85 was added to the mill rate.

McCumber asked about the \$250,000 and how much that would reduce the mill rate and would the county be better served to assist with preventative measures and investing their funds there. Mittlesteadt stated they are simply looking for assistance to drive the mill rate down and feels it is unfair to expect the Lake Redstone residence to bear the full cost of the dredging the project.

McCumber asked how much this would reduce the mill rate. Mittlesteadt stated he does not know. McCumber asked again about the prevention and feels that is where the county should spend their money otherwise we will be doing this again.

Fish stated that funding \$250,000 would decrease the mill rate about \$0.10 but is not sure.

Krueger stated his first term on the board, he served on the Lake Redstone board, but he has also served on Lake Virginia board and now on Mirror Lake Board. The county has put significant resources/funding into the Lake Redstone dam and Lake Virginia would love for the county to put money into their dam. He explained the needs of the other lakes and the requests that could be coming from them.

Dietz spoke of the coordination of projects with Juneau County.

Puttkamer talked about conservation measures for Sauk County to get involved and this committee needs to look into prevention down the road and encouraging farmers and subsidizing the expense.

Mittlesteadt spoke of the producer led coop that they are working with.

Krueger asked if we spending identified funds in the watershed with Juneau County and what is going on. Wilson stated the new grant process is in the Baraboo River Watershed and do education pieces ahead of time, however getting property owners to understand how clear cutting affects the lake is an issue. She also explained there are a lot of technical costs of staff working with these kinds of issues that you do not see on paper.

Spencer stated he has an issue with the logic, as they are asking for the county to contribute funds to lower the mill rate when their mill rate was historically low compared to the rest of the county.

Whitsell stated he is concerned with the future of the lake and he accepts the rationale of cleaning out the pathway of the boat landing.

Whitsell asked about the process. Spencer stated they can turn it down, approve it, or amend it.

Johnson stated he is not ready to vote on this.

Krueger stated that he understands every dollar counts and understands that funds should be put into prevention measures/programs. He supports laying the decision on the table until the first meeting in September.

Motion by M. Krueger/G. Johnson to postpone the decision until September 12th. Motion carried, all in favor.

Discussion and possible action on a request for Kaiyuk Services LLC on behalf of the Lake Redstone Protection District to utilize the North End Boat Landing as an off-loading site for the Redstone Dredging Project. Alan Dunn, Kaiyuh Services, spoke of the plan and scope of the intent for the use of the boat launch. Wilson spoke of the equipment to be used, insurance requirements that will be needed and the MOU that will need to be reviewed by Corporation Counsel prior to any approval given. She also advised that committee that the North End boat landing will be closed to all public access. Motion by C. Whitsell/G. Johnson to approve the North End boat landing, providing the MOU is approved by Corporation Counsel and signed by Wilson.

Discussion and possible action on a conditional use permit to construct a single family residence in the Exclusive Agriculture zoning district on a parcel greater than 35 acres located in Section 16, T12N, R3E, Town of Ironton, pursuant to Chap 7 s.7.074(3) of the Sauk County Code of Ordinances for Starr Living Trust. Christensen appeared and reviewed the conditional use permit to construct a single-family residence on a parcel greater than 35 acres. Motion by G. Johnson/C. Spencer to approve the conditional use permit. Motion carried, all in favor.

The committee recessed for 5 minutes.

Department report, program and projects update – Wilson provided brief project updates.

Discussion and presentation on SolSmart – Butteris appeared and provided a presentation on SolSmart. Members asked about permitting, regulations, and staff time.

Consideration and approval of an amendment to the Town of Merrimac Zoning Ordinance pursuant to Wis Stat. §60.62(3) related to wedding barns and also renumbering sections of the ordinance related to park fees and camping McCumber appeared and explained the ordinance revision and request. Motion by C. Whitsell/B. Newport to approve the amendment to the Town of Merrimac Zoning Ordinance. Motion carried, all in favor.

Discussion and possible action preliminary 2020 LRE budget Wilson reviewed the LRE proposed budget. Motion by G. Johnson/J. Berlin to approve the preliminary 2020 LRE budget. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, September 12th and Tuesday September 24th, 2019

Motion by J. Berlin/C. Whitsell to adjourn the meeting at 12:43 p.m. Motion carried, all in favor.

Respectfully submitted,

Glen Johnson, Secretary