

**SAUK COUNTY BOARD OF SUPERVISORS  
LAND RESOURCES AND ENVIRONMENT COMMITTEE  
Tuesday, June 29, 2021  
Sauk County Board Room  
Sauk County West Square Building**

Land Resources and environment (LRE) committee member present: M. Krueger, R. Nelson, R. Curry, P. Kinsman, B. Lohr (arrived 9:04), V. McAuliffe, D. Polivka, R. Puttkamer

Others Present: L. Wilson, B. Simmert, L. Digmann, G. Templin/Steward, C. Fowler, W. Christensen, E. Soderberg, M. Lohse, T. Hillmann

Absent: None

At 9:00 am Chair Krueger called the Land Resources and Environment Committee meeting to order and certified to be in compliance with the Open Meeting Law.

**Adopt agenda** Motion by McAuliffe/Curry to adopt the agenda. Motion carried, all in favor.

**Adopt minutes of previous meeting- June 10, 2021** – Motion by Polivka/Nelson to approve the June 10, 2021 LRE Committee meeting minute. Motion carried, all in favor

**Public comment** None

**Communications** Wilson presented the monthly pollen flyer for the Month of June, also reminded everyone of the White Mound Pollinator Field Day on July 7, 2021 and Goerk's pasture walk on July 8 2021.

**Surveyor Department**

Department report – Dederich provided the department report.

Review and approval of vouchers – Motion by McAuliffe/Kinsman approve the vouchers in the amount of \$3,586.50. Motion carried, all in favor.

**Land Resources and Environment**

Review and approval of vouchers - Motion by Polivka/Curry to approve the vouchers in the amount of \$12,195.65 for LRE. Motion carried, all in favor.

**Discussion and possible action approving the work plan for the Great Sauk State Trail Corridor Plan.**

Simmert presented the work plan for the Great Sauk State Trail Corridor plan. Nelson asked how long it will take to complete. Simmert stated that the plan will take a few years to complete. Nelson would like to make sure Devils Lake is listed as part of the Stakeholders. Motion by Polivka/McAuliffe to approve the work plan for the GSST Corridor Plan. Motion carried, all in favor.

**Discussion and possible action approving the work plan for the County Farm Master Plan.**

Soderberg presented the County Farm Master Plan noting the three goals. Polivka and Puttkamer both noted their support of this plan. Kinsman said there is a lot of potential for this property and is also in favor. Nelson questioned if additional stakeholders could be added.

Soderberg stated that he could send those her way. McAuliffe stated that she would like acknowledgement that this was part of Ho Chunk Land. Motion by Polivka/Puttkamer to approve the County Farm Master Plan work plan. Motion carried, all in favor.

Discussion and possible action on a request by the Lake Redstone Projection District to Extend 2020 Lake District Funds for the Swallow Bay project to 2022.

Wilson outlined the request that the Lake Redstone Projection District would like an extension for submittal of their work plan for the Swallow Bay project 2022. Motion by Nelson/Kinsman to extend the 2020 Lake District Funds for the Swallow Bay projects to 2022. Motion carried, all in favor.

Discussion and possible action on a request from Dana Sechler to allow for re-submittal of a Conditional Use Application prior to the 365-day requirement as noted in Chapter 7 Zoning, Section 7.151(10).

Wilson provided background and history of the request. Nelson asked if Sechler would need a new application. Wilson said it would be a new application. Polivka asked if the town of Dellona is aware of the re-submittal. Wilson stated that the town had representation at a recent meeting with Mr Sechler. Chair Kruger stated that he spoke with Mr Sechler and suggested that he work closely with the Town and the County on the resubmittal application. Motion by McAuliffe/Curry to allow a re-submittal of a CUP application for an equestrian facility and that the applicant work with the Town and County for a complete application. 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)**

Chair Krueger opened the opened the public hearing portion of the agenda at 9:38 a.m. and presented the procedures for the hearing.

- a. Petition 12-2021. A petition from TWJ Properties, LLC, to consider a conditional use permit for a Retail Establishment, Outdoor, pursuant to s. 7.039(7) on land owned by TWJ Properties, LLC. Lands affected by the proposed conditional use are located in part of the NW¼, NE ¼, Section 3, T11N, R6E, Lot 1, Certified Survey Map 2385, Town of Baraboo, Sauk County, tax parcel identification number 002-0086-00000.

Templin appeared and provided a background and history of the request. Nelson questioned if the property was hooked up to City services. Templin stated that that would be a question for the applicant. Polivka questioned why it needed a CUP, if it is in a commercial zone. Templin explained. Kevin Schell, appearing as an agent of the applicant, stated they were not connected to the City water/sewer. Puttkamer, representing the Town of Baraboo, stated that the Town recommended approval and feels the applicant will take care of the property. Motion by Kinsman/Polivka to approve the Conditional Use Permit for TWJ Properties LLC based upon the findings of fact and conclusion, subject to the conditions as noted in the staff memo. Motion carried, all in favor.

- b. 13-2021. A petition from Dannie S. Miller to consider a rezone from an Exclusive Agriculture Zoning District to an Agriculture Zoning District and conditional use permit pursuant to s. 7.040(3)(i) for Wood Fabrication. Said rezone and conditional use is located in the NE ¼, NE ¼, Section 4, T12N, R3E, Town of Ironton, Sauk County, tax parcel identification number 022-0074-00000.

Soderberg appeared and provided a background and history of the request. Dannie Miller, provided comments regarding his request. Motion by Kinsman/Nelson to recommend approval of the rezone request and approval of the Conditional Use Permit for Dannie Miller based upon the findings of fact and conclusion, subject to the conditions as noted in the staff memo. Motion carried, all in favor.

- c. Petition 14-2021. A petition from Levi Borntrager to consider a rezone from an Exclusive Agriculture Zoning District to an Agriculture Zoning District and conditional use permit pursuant to s. 7.027 (7) (i) for a Landscaping Center. Said conditional use is located in the NE ¼, NW ¼, Section 17, T 12N, R3E, Town of Ironton, Sauk County, tax parcel identification number 022-0403-00000.

Lohse appeared and provided a background and history of the rezone request. Nelson asked if it is necessary to provide so many parking spots for a greenhouse. Christensen explained that the number a parking spaces are determined based upon the size of the greenhouses. Nelson asked how many greenhouses the application was for. Christensen explained the application was for 3 greenhouses. Levi Borntrager, outlined his request. Motion by Curry/McAuliffe to recommend approval of the rezone request and approval of the Conditional Use Permit for Levi Borntrager based upon the findings of fact and conclusions, subject to the conditions as noted in the staff memo. Motion carried, all in in favor.

- d. Petition 15-2021. A petition from Ray Mast to consider a conditional use permit pursuant to s. 7.027 (2) (g) for an Agriculture Related Business. Said conditional use is located in the SE ¼, SE ¼, Section 9, T 12N, R3E, Town of Ironton, Sauk County, tax parcel identification number 022-0236-00000.

Christensen appeared and provided a background and history. Ray Mast, provided comment his request. Motion by Kinsman/Lohr to approve the Conditional Use Permit for Ray Mast based upon the findings of fact and conclusions, subject to the conditions as noted in the staff memo. Motion carried, all in in favor.

- e. Petition 27-2020. A petition to consider the possible revocation of a conditional use permit for Michael Askey pursuant to s. 7.155(2)(a) for a Home-based Business. Said conditional use is located in the Town of Excelsior, Sauk County. Said conditional use is located in part of the NW ¼ of the NW ¼, Section 36, T12N, R5E , Town or Excelsior, and as further described in Petition 27-2020. Tax parcel identification number 010-1232-10000.

Fowler appeared and provided the background and history of the conditional use permit for Michael Askey. Nelson asked if the revocation would mean the business would need to close. Fowler said it would have to close. Lohr questioned structures in the photos. Fowler explained. Nelson wondered if the permit was revoked how the county would handle it if the business continued. Fowler explained citations would be written. Megan Askey, approached to speak on behalf of the business.

At 11:10 a.m., Chair Krueger asked for a five minute recess. At 11:15 a.m., the meeting proceeded.

Jean Miller read Askey's letter on her behalf. Polivka asked when the building was

complete. Askey stated the building was completed October 2020 and the electrical was done within the last 2 weeks. Askey noted that the contractors needed the building empty to work on it. Lohr asked what the hold up was with completing the project. Askey said weather and contractors had a hard time getting employees due to the pandemic. Nelson commented that he feels that some of the conditions could have been taken care of and some may not been able due to the pandemic. McAuliffe stated the pandemic has had an effect on a lot of businesses over the last year and now the demand is high.

Kurt Muchow, chair for the Town Plan Commission appeared and stated that the Town of Excelsior did approve the home based business. Muchow stated that the town has received complaints. Nelson questioned what kind of complaints. Muchow said the complaints were the hours of operation, erosion and the # of employees. Lohr asked if complaints were singular in nature. Muchow stated no it was multiple from various sources.

Krueger asked if the town was aware of the hours of operations. Fowler said home based business hours have standard operating hours which are from 8 am to 10 pm. Fowler presented 2 letters from Brad Wilson and Ron and Maureen Bula, which were in favor of the revocation of the conditional use permit. Ed Mortimer appeared not in favor of the revocation of the business. Mortimer stated that he felt it is harassment. Marv Mueller appeared and stated that this is not an Askey problem, it is a Bula problem. Mueller lives right next door to the business and he does not have any complaints. Jean Mueller is registered in opposition but did not speak.

Nelson asked what the options are. Fowler explained. Polivka asked about the silt fencing and Askey said it had to be taken down during the construction and was not put back up. Curry questioned if the business could be permitted as agriculture. Fowler explained. McAuliffe ask if there is an alternate CUP. Fowler explained. Askey wondered if they could rezone as agriculture. Fowler explained. Polivka asked Askey if they could load and unload the night before since they have until 10 pm. Askey said they could and they have been on some things but it is not good to leave that much weight on the vehicles for that long.

Nelson stated the business belongs on a commercial property. Lohr would like to see it go out to the 365 days. Kinsman feels more could have been done as far construction to meet their permit requirements. Curry stated that he would like to give them the 365 days and work on a new rezoning permit. McAuliffe would like to give them the 365 day and get rezoned with a new CUP. Krueger agrees with both sides but would like to see Askey work on getting into compliance by the November deadline. Motion by Polivka/McAuliffe not to revoke the CUP based upon the findings of fact and conclusion and subject to the original conditions approved for the CUP. Motion carried, (6-1 with Nelson opposed).

#### Discussion and possible action on proposed 2022 CIP projects.

Wilson noted the 2021 Budget contained \$28,000 for a bridge replacement at White Mound; however due to the aesthetics of the bridge additional funds are necessary. Wilson noted an additional \$30,000 for 2022 for a total \$58,000. Parks will need a mower replaced at a cost of \$15,000 and the 2012 Chevy Colorado is in need of replacement after being removed from the 2021 Budget. Wilson noted that quite a bit service has been done on the vehicle and will only continue. Nelson asked if the County would consider an electric vehicle. Wilson said that would

be a possibility as long as it fits the need. Motion by Curry/Kinsman to accept the Capital Improvement Projects and Outlay items noted. Motion carried, all in favor.

Discussion and possible action on a Resolution Authorizing Participation in the State of Wisconsin Off-Highway Motorcycle Trail Grant Program.

Wilson presented the Off Highway Motorcycle Trail resolution grant. Nelson stated that he is not in favor of this project given its location. Motion by Polivka/McAuliffe to approve the resolution authorizing participation in the State of Wisconsin Off-Highway Motorcycle Trail Grant Program. Motion carried, (6-1 Nelson opposed).

Next meeting dates: Thursday, July 8th, 2021 and Tuesday, July 27<sup>th</sup>, 2021

Motion by McAuliffe/Curry to adjourn the meeting at 12:28 p.m. Motion carried, all in favor

Respectfully submitted,

Ross Curry, Secretary