

SAUK COUNTY BOARD OF SUPERVISORS
Land Resources and Environment Committee
Meeting Minutes
Tuesday, May 23, 2023
County Board Room
Sauk County West Square Building

Land Resources and Environment (LRE) Committee members present: M. Krueger, P. Kinsman, B. Lohr, D. Polivka, R. Puttkamer, B. Spencer, V. McAuliffe (9:02),

Others present: L. Wilson, B. Simmert, R. Meyer, W. Christensen, T. Hillmann, B. Witmer, C. Morgan, D. Howley, D. Houston, C. Palchite, J. Rule, D. Ross, J. Stevens

Absent: L. Eberl (excused)

At 9:00 a.m. Krueger called the Land Resources and Environment Committee meeting to order. R. Meyer certified the meeting to be compliant with Open Meetings Law.

Adopt agenda - Motion by Spencer / Kinsman to adopt the May 23, 2023, agenda. Motion carried unanimously.

Adopt minutes of previous meetings

- a. **May 11, 2023** - Motion by Kinsman / Spencer to approve the May 11, 2023, LRE Committee meeting minutes. Motion carried, unanimously.

Public comment – No public comment

Communications –

L. Wilson noted that there is an upcoming Pasture Walk at Bula's Pleasant Valley Farm (S4473 Scenic Rd., Baraboo) on May 31st @ 6:00 PM

L. Wilson Campground Discussion – RV Resort in the Town of Baraboo, T. Hillman will be presenting this as a petition later in the meeting.

M. Krueger noted that the DNR Budget has \$449,200.00 that will go to funding for Mirror Lake.

M. Krueger noted that the Committee members should remind him the next time there is a special meeting request for County Board to check LRE Committee meeting dates.

Land Resources and Environment

- a. **Review and approval of vouchers.** L. Wilson presented the vouchers in the amount of \$199,742.65. Motion by Polivka / Spencer to pay vouchers in the amount of \$199,742.65. Motion carried, unanimously.
- b. **Discussion and possible action on bid for streambank stabilization at the Sauk County Farm.**
L. Wilson stated that additional bids were requested and the bid that was received has been sent to the Engineer and Village for review. L. Wilson noted the department has not heard back from Loganville, so would request for this item to be postponed until the June 8th meeting. Motion by Lohr / Spencer to postpone discussion and possible action on a bid for streambank stabilization at the Sauk County Farm until the June 8, 2023 meeting. Motion carried unanimously.
- c. **Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Homer and Edna Beachy, located in Section 35, T11N, R4E Town of Westfield, Sauk County, pursuant to Chapter 7 Subchapter IX, of the Sauk County Code of Ordinances.**
W. Christensen presented a conditional use permit for a PRD lot for Homer and Edna Beachy. Motion

by Kinsman / McAuliffe to approve the presented conditional use permit for PRD lot for Homer and Edna Beachy located in the Town of Westfield. Motion carried unanimously.

d. **Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for D&K Dairy West LLC, located in Section 36, T10N, R5E Town of Honey Creek, Sauk County, pursuant to Chapter 7 Subchapter IX, of the Sauk County Code of Ordinances.**

W. Christensen presented a conditional use permit for a PRD lot for D&K Dairy West LLC. W. Christensen noted that on May 9th the Town of Honey Creek Plan Commission and Town Board have recommended approval. Motion by McAuliffe / Lohr to approve the presented conditional use permit for PRD lot for D&K Dairy West LLC located in the Town of Honey Creek. Motion carried unanimously.

e. **Discussion and possible action on parks presentation at the County Board Strategic Planning session.** M. Krueger requested that the presentation to take place at the County Board Strategic Planning session tonight be a changed approach from a presentation by Matt Stieve for the specific properties in question, to be a discussion to decide if there is an interest in expansion of the parks system. Motion by Polivka / Spencer to adopt the approach to delay the discussion on the purchase of additional park lands. Motion carried unanimously.

Public Hearing: To begin at 9:15 a.m. or as soon thereafter for the Committee to consider and take possible action at the conclusion of the respective hearing. The Public hearing began at 9:17 a.m.

Petition 05-2023. A petition from Brad Witmer of Ramaker & Associates, agent for Vertical Bridge VBTS LLC, applicant, to consider a conditional use permit pursuant to s. 7.038(9)(i) for a mobile tower siting. Lands affected by the proposed conditional use are located in part of the NE ¼, SE ¼, of Section 11, T13N, R5E, Town of Dellona, Sauk County, tax parcel identification number 006-0212-00000 on land owned by Daniel Howley.

R. Meyer certified that the public hearing notice for Petition 05-2023 has been properly posted. R. Meyer read the public hearing notice.

T. Hillmann presented the staff report, background, and history. Hillmann stated that the Town of Dellona Town Board recommended approval of the proposed conditional use permit as well as LRE Staff. Conditions that apply to the conditional use permit include A – P.

Applicants, Brad Witmer & Chad Morgan, stated they were contacted by Verizon wireless for a need to have a mobile tower near this area.

Daniel Howley appeared and spoke in favor of the mobile tower siting on his property.

Don Houston appeared and spoke in opposition of the mobile tower siting near his property.

Cody Palchite appeared and spoke in opposition of the mobile tower siting near his property.

There was no public comment as an interested party.

R. Spencer inquired about movement of the tower site and health effects. C. Morgan provided information to address both concerns.

Public hearing for Petition 05-2023 closed at 9:57 am.

Motion by Polivka / Kinsman to approve Petition 05-2023 to approve the conditional use permit for a mobile tower siting in the Town of Dellona as presented, based on the findings of fact and conclusion of law, subject to the staff analysis, and subject to conditions of A-P in the staff report. Motion carried, unanimously.

Petition 06-2023. A petition from Baraboo RV Resort LLC, applicant, to consider a conditional use permit pursuant to s. 7.036(2)(e) for a campground. Lands affected by the proposed condition use are located in part of the NW ¼, NW ¼, of Section 28, T12N, R6E, Town of Baraboo, Sauk County, tax parcel identification number 002-0865-00000 on land owned by Baraboo RV Resort LLC.

R. Meyer certified that the public hearing notice for Petition 06-2023 has been properly posted. R. Meyer read the public hearing notice.

T. Hillmann presented the staff report, background, and history. Hillmann stated that the Town of Baraboo Plan Commission has recommended approval to the Town Board. The Town of Baraboo Town Board has not responded to the proposed conditional use permit. The presented conditional use permit is recommended by the LRE Staff. Exhibit F was handed out to the committee members.

Applicant, Jaynie Rule, manager of Baraboo RV Resort by R Journey, stated the reason for the conditional use permit for the Baraboo RV Resort Campground is to bring the campground into compliance.

V. McAuliffe asked how long J. Rule been in the Management position. J. Rule stated that January 1, 2022 is when she took residence on-site and then became manager when it was purchased by the new owners in May of 2022.

R. Spencer inquired about the removal of some of the shrubs in front that were used for sound guard. J. Rule provided a response.

Randy Puttkamer, Town of Baraboo representative, noted that the campground is a year behind on getting a Conditional Use Permit. The campground is out of compliance with many unreported structures on the property including a short-term rental unit. The Town of Baraboo recommends approval of the Conditional Use Permit to bring the campground into compliance so these other issues can be addressed.

David Ross, Owner of the Baraboo RV Resort R Journey, spoke in favor of the Conditional Use Permit and bring the campground into compliance. D. Ross noted that they are committed to working with the neighbors and being a good member of the community.

There was no public comment in opposition.

Joan Stevens, neighbor of campground, spoke as an interested party of the Baraboo RV Resort Campground noting that it is very important to have a vegetation sound barrier and quiet hours in place.

M. Krueger called J. Rule, the applicant, forward asking about the screening for sound control. J. Rule stated it is her intention to work with a landscaper to achieve that sound control and to bring in an assessor and building official to the property to look at the illegal buildings that were on the grounds before purchasing the grounds. M. Krueger stated the importance of working with the Town, County, and assessor to bring this property into compliance.

Public hearing for Petition 06-2023 closed at 10:30 am.

Motion by Kinsman / McAuliffe to approve Petition 06-2023 to approve the conditional use permit for Baraboo RV Resort campground owned by R. Journey as presented, based on the findings of fact and conclusion of law,

subject to the staff analysis, and recommend conditions in the staff report including A-J excluding K & L.
Motion carried, unanimously.

This concludes the public hearing portion of the meeting.

Next meeting dates –Thursday, June 8, 2023, Park Tour, Tuesday, June 18, 2023 and Tuesday, June 27, 2023
at 9:00 am

Adjournment - Motion to adjourn by Polivka / McAuliffe at 10:33 am. Motion carried, unanimously

Respectfully submitted,

Brandon Lohr, Secretary