

SAUK COUNTY BOARD OF SUPERVISORS
Land Resources and Environment Committee
Meeting Minutes
Tuesday, September 26, 2023
County Board Room
Sauk County West Square Building

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

Others present: M. Schlupp, B. Simmert, W. Christensen, M. Krautkramer

Absent: L. Eberl (excused)

At 9:01 a.m. Krueger called the Land Resources and Environment Committee meeting to order. B. Simmert certified the meeting to be compliant with Open Meetings Law.

Adopt agenda - Motion by Spencer / McAuliffe to adopt the September 26, 2023, agenda. Motion carried unanimously.

Adopt minutes of previous meetings

- a. **September 14, 2023** - Motion by McAuliffe / Puttkamer to approve the September 14, 2023, LRE Committee meeting minutes. Motion carried, unanimously.

Public comment – No public comment.

Communications – No communications.

Land Resources and Environment

- a. Review and approval of vouchers. M. Schlupp presented the vouchers in the amount of \$68,089.32. Motion by Spencer / Kinsman to pay vouchers in the amount of \$68,089.32. Motion carried unanimously.
- b. Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Gerald and Linda White, located in Section 13, T12N, R3E Town of Ironton, Sauk County, pursuant to Chapter 7 Subchapter IX, of the Sauk County Code of Ordinances. Motion by McAuliffe / Kinsman to approve a conditional use permit for a PRD lot for Gerald & Linda White subject to approval of a rezone located in the Town of Ironton.
- c. Discussion and possible action on a conditional use permit for a Planned Rural Development (PRD) lot for Rodney and Roberta Dischler located in the E ½ of the NE ¼ of Section 19, T9N, R5E, Town of Troy, Sauk County, pursuant to Chapter 7 Subchapter IX, of the Sauk County Code of Ordinances. Motion by Kinsman / Spencer to approve a conditional use permit for a PRD lot for Rodney & Roberta Dischler located in the Town of Troy.

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 9:15 a.m.

- a. **Petition 08-2023.** A petition from Paul Coblenz to consider a conditional use permit pursuant to s. 7.040(3)(i) for the expansion of an existing wood fabrication business. Lands affected by the proposed conditional use are located in part of the NE ¼, NE ¼, Section 23, T10N, R3E, Town of Bear Creek, Sauk County, tax parcel identification number 004-0781-10000.

B. Simmert certified that the public hearing notice for Petition 08-2023 has been properly posted. B. Simmert read the public hearing notice.

M. Krautkramer presented the staff report, background, and history. M. Krautkramer stated that the Town of Bear Creek Town Board recommended approval of the proposed conditional use permit as well as LRE Staff. M. Krautkramer clarified town requested conditions coming from the town's plan commission only.

Applicant, Paul Coblenz, stated the reason for the conditional use permit is for the expansion of a wood fabrication business.

There was no public comment in favor, opposition or as an interested party.

Public hearing for Petition 08-2023 closed at 9:39 am.

Motion by Polivka / Spencer to approve Petition 08-2023 to approve the conditional use permit for a wood fabrication business in the Town of Bear Creek as presented and including town requested signage requirements by the Town's Plan Commission based on the findings of fact and conclusion of law, subject to the staff analysis, and subject to conditions as noted in the staff report. Motion carried, unanimously.

- b. **Petition 09-2023.** A petition from Jerry Helmuth to consider a conditional use permit pursuant to s. 7.040(3)(i) for the establishment of a wood fabrication business. Lands affected by the proposed conditional use are located in part of the NW ¼, NE ¼, Section 35, T13N, R2E, Town of Woodland, Sauk County, tax parcel identification number 044-0702-20000.

B. Simmert certified that the public hearing notice for Petition 09-2023 has been properly posted. B. Simmert read the public hearing notice.

W. Christensen presented the staff report, background, and history. W. Christensen stated that the Town of Woodland Town Board recommended approval of the proposed conditional use permit as well as LRE Staff.

Applicant, Jerry Helmuth, stated the reason for the conditional use permit is for a wood fabrication business.

There was no public comment in favor, opposition or as an interested party.

Public hearing for Petition 09-2023 closed at 9:51 a.m.

Motion by Kinsman / McAuliffe to approve Petition 09-2023 to approve the conditional use permit for a wood fabrication business in the Town of Woodland as presented, based on the findings of fact and conclusion of law, subject to the staff analysis, and subject to conditions as noted in the staff report. Motion carried, unanimously.

- c. **Petition 10-2023.** A petition from Linda White to consider a rezone pursuant to s. 7.014 from and Agriculture to an Exclusive Agriculture zoning district. Lands affected by the proposed rezone are located in part of the NW ¼, SW ¼, Section 13, T12N, R3E, Town of Ironton, Sauk County, tax parcel identification numbers 022-0315-00000 and 022-0315-10000.

B. Simmert stated that the applicant is not present. Motion by Lohr / McAuliffe to place the item on the table at 9:56 a.m. Motion carried, unanimously.

- d. **Petition 11-2023.** A petition from Elvin Yoder to consider rezone pursuant to s. 7.014 from an Exclusive Agriculture to an Agriculture zoning district and conditional use permits pursuant to s. 7.029(1)(i) cemetery, s. 7.030(2)(i) school, and s. 7.029(6)(i) place of worship. Lands affected by the proposed rezone and conditional uses are located in part of the NE ¼, NW ¼, Section 26, T11N, R3E, Town of Westfield, Sauk County, tax parcel identification number 004-0553-10000.

B. Simmert certified that the public hearing notice for Petition 11-2023 has been properly posted. B. Simmert read the public hearing notice.

W. Christensen presented the staff report, background, and history. W. Christensen stated that the Town of Westfield Town Board recommended approval of the rezone proposed conditional use permits as well as LRE Staff.

Applicant, Elvin Yoder, stated the reason for the rezone and conditional use permits is for a cemetery, school and place of worship.

Spencer had questions about the proposed cemetery. Yoder clarified.

Jamie Brandt from Team Engineering, consultant spoke about the request and offered to answer questions about the site plan and erosion control plan.

Charles John Lichte spoke in opposition to the cemetery component of the request.

There was no public comment in favor or as an interested party.

Public hearing for Petition 11-2023 closed at 10:17 a.m.

Motion by Kinsman / Lohr to approve Petition 11-2023 to approve the rezone from an Exclusive Agriculture to an Agriculture zoning district and conditional use permits for a cemetery, school, and place of worship in the Town of Westfield as presented, based on the findings of fact and conclusion of law, subject to the staff analysis, and subject to conditions as noted in the staff report. Motion carried, unanimously.

Motion by Lohr / McAuliffe to take item 7c (Petition 10-2023) off the table and postpone to November 28, 2023. Motion carried, unanimously.

This concludes the public hearing portion of the meeting.

Next meeting dates –Thursday, October 12, 2023 at 9:00 a.m.; Tuesday, October 24, 2023 at 9:00 a.m.

Adjournment - Motion to adjourn by Puttkamer / Spencer at 10:20 am. Motion carried, unanimously

Respectfully submitted,

Brandon Lohr, Secretary