

**SAUK COUNTY BOARD OF SUPERVISORS**  
**Land Resources and Environment Committee**  
**Meeting Minutes**  
**Tuesday, November 28, 2023**  
**County Board Room**  
**Sauk County West Square Building**

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

**Others present:** B. Simmert, R. Meyer, M. McCarthy, W. Christensen, T. Hillmann

**Absent:**

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

**Adopt agenda** - Motion by Spencer / Puttkamer to adopt the November 28, 2023, agenda. Motion carried unanimously.

**Adopt minutes of previous meetings – November 9, 2023** - Motion by McAuliffe / Kinsman to approve the November 9, 2023, LRE Committee meeting minutes. Motion carried, unanimously.

**Public comment** – No public comment.

**Communications** – Bauer Farm Pasture Walk – Thursday, December 7<sup>th</sup>.

**Land Resources and Environment**

- a. **Review and approval of vouchers.** B. Simmert presented the vouchers in the amount of \$65,311.04. Motion by McAuliffe / Spencer to pay vouchers in the amount of \$65,311.04. Motion carried unanimously.
- b. **Discussion and presentation on installed conservation practice.** M. McCarthy gave a presentation on installed conservation practices.
- c. **Discussion and possible action to Authorize the LRE Committee Chair to Execute Cost-Share Funds Transfer Agreements for SEG Funds of \$17,760 to St. Croix County.** To be discussed after the public hearings.

**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 9:20 a.m.**

- a. **Petition 10-2023.** A petition to consider a rezone from an Agriculture zoning district to an Exclusive Agriculture zoning district. Said rezone use is located in the Town of Ironton, Sauk County. Lands affected by the proposed rezone are located at E4543B County Road K, in part of the NW ¼, SW ¼, of Section 13, T12N, R3E, Town of Ironton, Sauk County, and as further described in Petition 10-2023. Tax parcel identification numbers 022-0315-00000 and 022-0315-10000.

R. Meyer certified that the public hearing notice for Petition 10-2023 has been properly posted. R. Meyer read the public hearing notice.

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

Applicant, Linda White, stated the reason for the rezone is change 2 acres back to Exclusive Agriculture so the parcel can be cleaned up as it has become a spot zoning mess. This was rezoned from Exclusive Agriculture to General Agriculture in 2003 for employee duplex housing.

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

Public hearing for Petition 10-2023 closed at 9:34 am for committee deliberation.

Motion by Lohr / Spencer to approve Petition 10-2023 to rezone from Agriculture Zoning to Exclusive Agriculture Zoning located in Town of Ironton 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.

- b. **Petition 13-2023** A petition to consider a rezone from an Agriculture zoning district to a Commercial zoning district and conditional use permit pursuant to s. 7.040(4)(c) warehousing. Said conditional use is located in the Town of La Valle, Sauk County. Lands affected by the proposed rezone are located, in part of the SW ¼, SW ¼, of Section 21, T13N, R3E, Town of La Valle, Sauk County, and as further described in Petition 13-2023. Tax parcel identification number 024-0569-10000.

R. Meyer certified that the public hearing notice for Petition 13-2023 has been properly posted. R. Meyer read the public hearing notice.

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

Applicant, Jay Mittelsteadt, stated the reason for the rezone to commercial is to add 5 – 60 x 120 storage buildings to the property. These buildings would be used by Mittelsteadt Sports and Marine and Jay's Power Center to store customer boats, ATV's, UTV's, campers, etc.

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

Public hearing for Petition 13-2023 closed at 9:54 am for committee deliberation.

Motion by Kinsman / Spencer to approve Petition 13-2023 a rezone from Agriculture zoning to Commercial Zoning and Conditional Use Permit pursuant to s. 7.040(4)(c) warehousing in the Town of LaValle for storage buildings 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 14-2023** A petition to consider a rezone from an Exclusive Agriculture zoning district to an Agriculture zoning district and conditional use permit pursuant to s. 7.039(5)(i) kennel. Said conditional use is located in the Town of Westfield, Sauk County. Lands affected by the proposed rezone are located, in part of the NW ¼, NE ¼, of Section 35, T11N, R4E, Town of Westfield, Sauk County, and as further described in Petition 14-2023. Tax parcel identification number 040-0727-10000.

R. Meyer certified that the public hearing notice for Petition 14-2023 has been properly posted. R. Meyer 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 proposed rezone as well as LRE Staff.

Applicant, Clayton Yoder, stated the reason for the rezone is for a Professional Dog Facility Business.

There was no public comment in favor.

John Gerike @ E6833 Seeley Creek Rd., Loganville, spoke in opposition of the rezone due to family farming in the area and would like to have the lands remain Exclusive Agriculture instead of creating spot zoning and having businesses take over the farmland.

Brian Pepper @ E5139 Hillcrest Dr., Loganville, spoke in opposition of the rezone due to zoning laws being made to keep the Exclusive Agriculture as farmland.

Mark Judd @ S6909 Seeley Creek Rd., Loganville, spoke in opposition of the rezone due to reasons stated as above also a concern about setting a precedence regarding rezoning being easily changed and having multi spot zoning areas around.

There was no public comment as an interested party.

Public hearing for Petition 14-2023 closed at 10:45 am for committee deliberation.

Motion by McAuliffe / Kinsman to approve Petition 14-2023 to rezone from Exclusive Agriculture Zoning to an Agriculture Zoning District and a conditional use permit pursuant to s. 7.039(5)(i) Kennel 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 A-M as noted in the staff report with changes of items I & J to include annual notification of the USDA licensing and annual notification of DACTP licensing .

Committee chair calls for roll call vote. Krueger – Nay, Kinsman – Yay, Polivka – Nay, Spencer – Nay, Eberl – Nay, McAuliffe – Yay, Lohr – Nay. Motion fails, 2-5.

- d. **Petition 15-2023.** A petition to consider a rezone from a Commercial zoning district to a Resource Conservancy zoning district. Said rezone use is located in the Town of Baraboo, Sauk County. Lands affected by the proposed rezone are located in part of the NW ¼, NE ¼, and NE ¼, NE ¼, of Section 21, T12N, R6E, Town of Baraboo, Sauk County, and as further described in Petition 15-2023. Tax parcel identification number 002-0633-10000.

R. Meyer certified that the public hearing notice for Petition 15-2023 has been properly posted. R. Meyer read the public hearing notice.

T. Hillmann presented the staff report, background, and history. T. Hillmann stated that the Town of Baraboo Town Board recommended approval of the proposed rezone as well as LRE Staff.

Applicants Agent, Fiorella Neira, stated the reason for the rezone is to build a single-family residence.

Randy Puttkamer spoke as a representative of the Town of Baraboo in favor of the rezone due to this being a residential area vs. a commercial area.

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

Public hearing for Petition 15-2023 closed at 11:10 am for committee deliberation.

Motion by Polivka / Spencer to approve Petition 15-2023 to rezone from Commercial zoning district to a Resource Conservancy Zoning District located in the Town of Baraboo 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.

This concludes the public hearing portion of the meeting at 11:11 am.

Return to item 6C - **Discussion and possible action to Authorize the LRE Committee Chair to Execute Cost-Share Funds Transfer Agreements for SEG Funds of \$17,760 to St. Croix County.** M. Krueger presented the Transfer agreements for SEG Funds. Motion by Lohr / McAuliffe to authorize the LRE Committee Chair to Execute Cost-Share Funds transfer Agreements for SEG Funds of \$17,760 to St. Croix County. Motion carried unanimously.

**Next meeting dates** –Thursday, December 14, 2023 at 9:00 a.m.; Tuesday, December 26, 2023 at 9:00 a.m.

**Adjournment** - Motion to adjourn by Spencer / Puttkamer at 11:13 am. Motion carried, unanimously

Respectfully submitted,

Brandon Lohr, Secretary