

**Sauk County Planning, Zoning and Land Records Committee Meeting  
November 11, 2010**

Committee Members Present: Lehman, Ashford, Gaalswyk, Nobs and Halfen.

Others Present: Mark Steward, Gina Templin, Brian Simmert, Gary Cooper and Dennis Polivka.

Vice Chair Ashford called the meeting to order at approximately 9:00 a.m. and compliance to open meeting law was certified.

Motion by Gaalswyk, seconded by Halfen to adopt the agenda as provided. Motion carried 4-0, Lehman absent at this time.

Lehman present. Minutes from the October meetings were reviewed. Motion by Gaalswyk, seconded Halfen by to approve the minutes from the October 14, 2010 meeting. Motion carried 5-0.

Motion by Gaalswyk, seconded by Halfen, to approve the minutes from the October 26, 2010 minutes. Motion carried 5-0.

**Public comment:**

Mary Baker appeared and spoke about the ATC/Badger Cooley project and provided copies of maps for the project area. She stated she recognizes that the State needs adequate energy and in favor of wind energy to be used for this project. Written statements attached to minutes. She asked the committee to provide written guidelines for this kind of project.

Lehman asked if there are identifiable corridors in the county. Steward stated we do and Joe, the GIS Specialist has that information. The committee also discussed possible hazards from the towers. Halfen suggested providing comment or resolution once the Public Service Commission opens up communication on each proposal for the project. Simmert discussed the town Comprehensive Plans relating to new corridors. The committee discussed sending resolution to the County Board.

**Communications:**

Steward spoke of local officials meeting for Highway 33 project on November 15<sup>th</sup> from 5-7 p.m. in Reedsburg. He then spoke of annexation in Wisconsin Dells, Village of Plain, Village of Lake Delton and City of Reedsburg. He reviewed the solid waste expansion in BAAP.

**Departmental Updates:**

Discussion on the zoning ordinance as it relates to signs and potential ordinance changes. Simmert appeared and provided the most recent version of the sign ordinance language in draft form. The committee reviewed. The committee discussed what pre-existing is and

documentation to be provided by the owner to prove the sign was existing. Committee requested for corporation counsel opinion on requiring signs without permits to get a permit to become compliant.

Gary Cooper appeared and spoke of the lack of enforcing the current sign ordinance. He then provided photos of off premise signs that he feels are illegal. Halfen asked about a photo of a sign that was presented and what a permit charge would be for that. Steward explained.

Halfen asked if there are no staff resources to deal with it. Steward stated that priorities are somewhat different. Staff is down 30% over the last couple years and priorities have changed. He continued to explained costs.

The committee continued to review the draft ordinance with Simmert. Halfen suggested having an outside agency to identify illegal signs. Steward and the committee spoke of the use of GPS units to identify all signs in the county and provide the information within the GIS system.

Discussion of Programs and Priorities. The committee discussed the programs and priorities and reviewed budget documents and the need to think about priorities.

The committee then asked to move item D: Discussion on Floodplain Zoning ordinance amendment as it relates to the Special Flood Hazard Area in the Town of Spring Green. ahead. Steward discussed the floodplain ordinance and the flooding in the Town of Spring Green. The discussed a map showing elevations in the Spring Green area. He then spoke of a special flood hazard district being added to the floodplain ordinance.

Dennis Polivka appeared and spoke of the wishes of the Town of Spring Green involvement in the mapping and the special flood hazard district. He discussed the 2 foot requirement proposed in the ordinance and the soil types, high groundwater elevation and small pockets retaining water. He also stated that the Town currently has a moratorium on building in these areas until the County can pass an ordinance. The committee and Polivka verified that the water problem is so much flooding and water runoff, but the high groundwater and lack of saturation.

They then compared the Nelson Institute project that was discussed at county Board and the difference between these two projects, with the Nelson project specific to a small area. Polivka confirmed these are two separate projects.

The committee authorized staff to present the floodplain changes to the Town and then to public hearing.

Discussion on Department Restructuring. Steward provided a copy of a power point showing the program restructure. Committee discussed and suggested that option 1 be the structure that is taken to the Adhoc committee.

Discussion and consideration of departmental fee schedule. Steward provided the proposed fee schedule. Motion by Gaalsywk, seconded by Ashford to approve the proposed fee schedule. Motion carried 5-0.

Departmental Report. Lehman asked to speak about the Palmer issue. Steward discussed.

Motion by Ashford, seconded by Nobs to adjourn. **Motion carried, 5-0.**

Respectfully submitted,

Joel Gaalswyk, Secretary