

SAUK COUNTY BOARD OF ADJUSTMENT

Thursday, March 28, 2024
County Board Room/Gallery
West Square Building

PRESENT: R. Meier, J. Phephles, D. Allen, J. Evert

ABSENT: R. Klitzke (excused)

OTHERS PRESENT: R. Meyer, T. Hillmann

Call to order and certify compliance with open meetings law

At 9:00 a.m. Chair R. Meier called the meeting to order and introduced the members of the Board, explained the procedures and order of business for the day. LRE Staff certified that the legally required notices were posted for the scheduled public hearings.

Adopt agenda

Motion by Evert / Phephles to adopt the March 28, 2024, Agenda. Motion carried, unanimously.

Adopt minutes of previous meeting – February 22, 2024

Motion by Phephles / Evert to adopt the minutes from the February 22, 2024, BOA meeting. R. Meier abstained. Motion carried, unanimously.

Communications

No communications were reported.

Discussion and possible action to approve the one time, 365-day extension for SP 02-23 for TJJ Holdings LLC for a lodging house approval at E12058 Steinke Rd pursuant to Sec. 7.152(8) of the Sauk County Zoning Ordinance. T. Hillmann explained the one time, 365-day extension request for SP 02-23. Motion by Phephles / Allen to approve a one time, 365-day extension for SP 02-23 for TJJ Holdings LLC for a lodging house at E12058 Steinke Rd. Motion carried unanimously.

APPEALS:

Chair R. Meier announced the process for the public hearing portion. Public hearing called to order at 9:05 a.m.

R. Meyer read the public hearing notice for Petition 02-24.

Petition 02-2024. Granting of a special exception permit pursuant to s. 7.036(5)(h) to authorize the operation of a lodging house. This property is located on real estate described as: E12482 Man Mound Rd, located in part of the SE ¼, NE ¼, Section 30, T12N, R07E, Town of Greenfield, as further described in Petition 02-2024. Tax parcel 018-0674-10000, owned by Jim Stamas.

T. Hillmann presented the staff report, background, and history. Town of Greenfield Plan Commission and Town Board recommended approval of the special exception permit without any further input. Sauk County LRE recommended approval of the special exception permit.

Applicant, Jim Stamas, provided information regarding the request to authorize the operation of a lodging house at E12482 Man Mound Rd.

No public comment in Favor of Petition 02-2024.

John Meitner spoke in opposition of Petition 02-2024. John Meitner has spoken with many neighbors regarding the lodging house in the neighborhood. This is a residential area, and he would like the area to

remain residential and single-family residences. Has concerns of roaming pets, increase traffic and noise.

Lynn Stuckey spoke in opposition of Petition 02-2024. Concerns with the quiet residential area changing to become a commercial business area along with the noise of renters and increased traffic.

Evelyn Hayes spoke in opposition of Petition 02-2024. Has concerns with the use of vacant area behind the lodging house and future development plans. Also, has concerns with camping on the vacant land and who to contact if there are loose pets.

Applicant, Jim Stamas, stated there are no pets allowed. Jim is willing to give all the neighbors his personal phone number to call him if there are any issues. Jim has no further plans to develop the area or allow tents or campers on the property to a renter.

Evelyn Hayes spoke again regarding there are 3 residences on the current well and water use. This is a different issue.

No public comment as an interested party of Petition 2-2024.

Seeing no one else wished to speak, Chair R. Meier, closed the public hearing for this appeal and the Board went into deliberation at 9:36 a.m.

Motion by Evert / Phephles to approve Petition 02-2024 granting a special exception permit to authorize the operation of a lodging house based upon the findings of fact and conclusion of law, subject to the staff analysis and recommend conditions as noted within the staff report. Motion carried, unanimously.

Next meeting date – Thursday, April 25, 2024 at 9:00 am

Adjournment – R. Meier called for a motion to adjourn. Motion by Allen / Evert to adjourn the meeting at 9:38 a.m. Motion carried, unanimously.

Respectfully submitted,

Jennifer Evert, Secretary

