

SAUK COUNTY BOARD OF ADJUSTMENT

Thursday, February 27,
2025 County Board
Room/Gallery West
Square Building

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

ABSENT: J. Evert (excused)

OTHERS PRESENT: B. Simmert, 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 Klitzke / Allen to adopt the February 27, 2025 Agenda. Motion carried, unanimously.

Adopt minutes of previous meeting – January 23, 2025

Motion by Phephles / Allen to adopt the minutes from the January 23, 2025, BOA meeting. Motion carried, unanimously.

Communications - No communications were reported.

APPEALS:

Chair R. Meier announced the process for the public hearing portion. Public hearing called to order at 9:02 a.m.

R. Meyer read the public hearing notice for Petition 03-2025.

- a. **Petition 03-2025.** Granting of a special exception permit pursuant to s. 7.036(5)(g) to authorize the operation of a lodging house. This property is located on real estate described as: S3147 Mirror Lake Road, located in part of the NE ¼, SE ¼, Section 12, T12N, R05E, Town of Excelsior, as further described in Petition 03-2025. Tax parcel number 010-0605-20000, owned by Michael Licari.

T. Hillmann presented the staff report, background, and history. Town of Excelsior 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, Michael Licari, provided information regarding the request to operate a lodging house in the Town of Excelsior.

No member of the public spoke in favor, opposition or as an interested party of Petition 03-2025.

Seeing no one else wished to speak, Chair R. Meier, closed the public hearing for this appeal and

the Board went into deliberation at 9:14 a.m.

Motion by Phephles / Klitzke to approve Petition 03-2025 to authorize the operation of a lodging house with the conditions set forth by staff, 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.

R. Meyer read the public hearing notice for Petition 04-2025.

- b. **Petition 04-2025**. Granting of a special exception permit pursuant to s. 7.036(5)(b) to authorize the operation of a lodging house. This property is located on real estate described as: E9108 Holly Circle Unit 1, located in part of the SW ¼, SE ¼, Section 11, T13N, R05E, Town of Dellona, as further described in Petition 04-2025. Tax parcel number 006-0989-50000, owned by Aaron & Kathleen Thomson.

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

Applicant, Aaron Thomson, provided information regarding the request to operate a lodging house in the Town of Dellona.

No member of the public spoke in favor, opposition or as an interested party of Petition 04-2025.

Seeing no one else wishes to speak, Chair R. Meier, closed the public hearing for this appeal and the Board went into deliberation at 9:29 a.m.

Motion by Klitzke / Phephles to approve Petition 04-2025, to authorize the operation of a lodging house with the conditions set forth by staff, 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.

- c. **Petition 05-2025**. Granting of a variance pursuant to s. 7.098(3) to reduce the minimum setback of a principal structure to a Town road right-of-way. This property is located on real estate described as E11617 Pen-Marc Ct, located in part of the SE ¼, NE ¼, Section 11, T11N, R6E, Town of Baraboo, as further described in Petition 05-2025. Tax parcel 002-1170-31110, owned by Glacier View Inc.

T. Hillmann presented the staff report, background, and history. Town of Baraboo Plan Commission and Town Board recommended approval of the variance without any further input. Sauk County LRE recommended denial of the variance.

Applicant, Gary Kowalke, provided information regarding the variance request to reduce the minimum setback of a principal structure to a Town road right-of-way in the Town of Baraboo.

Randy Puttkamer, Town of Baraboo Representative, stated that the Town of Baraboo is in favor of the variance. R. Puttkamer noted that the Cul-de-sac might be removed and then the variance

would not be needed as all setbacks would be met.

No member of the public spoke in favor, opposition or as an interested party of Petition 05-2025.

Seeing no one else wishes to speak, Chair R. Meier, closed the public hearing for this appeal and the Board went into deliberation at 9:58 a.m.

Motion by Phephles / Klitzke to approve Petition 05-2025, to authorize the variance request to reduce the minimum setback of a principal structure to a Town road right-of-way based upon the findings that unnecessary hardship exists due to failure by the surveyor to locate the house correctly prior to construction, unique physical property limitation exists due to the cul-de-sac being removed during future expansion of the City of Baraboo thereby bringing the setback into compliance, and no harm to public interest being demonstrated. The approval was made with the conditions set forth by staff. Motion carried, 3 -yay, 1-nay.

Next meeting date – Thursday, March 27, 2025 at 9:00 am

Adjournment – R. Meier called for a motion to adjourn. Motion by Klitzke / Allen to adjourn the meeting at 10:14 a.m. Motion carried, unanimously.

Respectfully submitted,

Robin Meier, Chair

