

**SAUK COUNTY BOARD OF SUPERVISORS
CONSERVATION, PLANNING, AND ZONING COMMITTEE
Tuesday, February 28, 2017
County Board Room/Gallery, Sauk County West Square Building**

Conservation, Planning, and Zoning (CPZ) Committee members present: D. Polivka, E. Peterson, N. Johnson, J Ashford, J. Dietz, S. Laubscher.

Absent: M. Flint, C. Lehman.

Others present: L. Wilson, B. Simmert, B. Sadler, D. Lorenz, G. Templin, I. Crammond. See registration slips for those in attendance for public hearing.

At 9:00 a.m. Polivka called the Conservation, Planning, and Zoning Committee meeting to order and Templin certified to be in compliance with the Open Meetings Law.

Adopt agenda: Motion by J. Ashford/S. Laubscher to adopt the agenda as presented. Motion carried, all in favor.

Motion by J. Dietz/E. Peterson to approve the February 9th CPZ Committee meeting minutes. Motion carried, all in favor.

Public Comment:
None.

Communications:
None.

Welcome/Introduction: Lisa Wilson, Director, Conservation, Planning and Zoning.

Discussion and possible approval to submit a Wisconsin Wetland Conservation Trust grant application for wetland restoration work on the Sauk County Farm. Sadler appeared and discussed a grant from the DNR and the impact and costs benefits versus risks involved. After discussions the committee and staff decided not to pursue the grant opportunity.

Public hearing: To begin at approximately 9:15 a.m. (Committee to consider and take possible action at the conclusion of the respective hearing.)

a. Discussion and possible action on petition #1-2017, granting of a Conditional Use Permit (CUP) pursuant to s.7.038(9) to authorize the location of a mobile tower site. This property is located in a Resource Conservancy zoning district, in Section 21, T12N, R6E, Town of Baraboo, by AT&T.

Lorenz appeared and provided the background and history of the property and request. He confirmed that the City of Baraboo hold all FAA approvals prior to permitting.

Ashford asked if this will be a privately owned tower. Lorenz explained this is owned by AT&T, but the land is leased from the Christophersons.

Polivka asked if the Town of Baraboo has approved the request. Lorenz explained that he has not received anything from the Town of Baraboo.

Rick Cogswell, AT&T, appearing in favor, spoke of how they arrived at the location of the site, collocation opportunities, airport restrictions and FAA determinations and approvals.

Peterson asked if they ever considered putting emergency communication equipment on their towers. Cogswell stated they do consider that and have put that equipment on their towers in the past.

Jim Jermain, AT&T, appearing in favor, stated collocation is always their first choice, however, in this situation that wasn't available for the coverage needed.

Randy Puttkamer, Town of Baraboo, appearing as interest may appear, stated that the Town is waiting to make sure that it meets FAA rules and has not issues with the Baraboo Airport. He stated that they also ask that a driveway permit be issued through the Town of Baraboo prior to a land use permit being issued for the Tower.

Tom Pinion, City of Baraboo, appearing as interest may appear, also representing the Baraboo Airport, spoke of the FAA review and will not be required to be lit due to the new height.

Peterson asked if it can be required to be lit. Pinion stated as a regulatory agency he feels they can require it be lit, but the FAA does not require it be lit due to the height.

Seeing as no one else wished to appear, Chair Polivka closed the public portion of the hearing at 9:33 a.m., and the committee deliberated.

Peterson asked if they can require a light for other aircrafts, however, he doesn't want to upset the neighbors with adding a light.

Motion by J. Ashford/J. Dietz to approve the Conditional Use Permit to authorize the location of a mobile tower site, subject to all conditions of the ordinance being met. Motion carried, all in favor.

b. Discussion and possible action on petition #5-2017, granting of a Conditional Use Permit (CUP) pursuant to s.7.027(10) sawmill of the Sauk County Zoning Ordinance. This property is located in Section 21, T12N, R6E, Town of Baraboo, owned by Michael & Tammy Wilm.

Lorenz appeared and provided the background and history of the property and request.

Peterson asked what is considered a sawmill. Lorenz explained.

Randy Puttkamer, Town of Baraboo, appearing as interest may appear, stated the applicant wishes to come into compliance, spoke of all of the neighbors, and they are a top notch business for the Town and they request that the CUP be approved.

Seeing as no one else wished to appear, Chair Polivka closed the public portion of the hearing at 9:40 a.m., and the committee deliberated.

Peterson stated the property is very meticulous and neat.

Motion by E. Peterson/C. Spencer to approve the CUP to continue the operation of a sawmill, subject to all conditions of the ordinance being met. Motion carried, all in favor.

Review and approval of the 12th Addendum to Lake View Estates Condominiums pursuant to s Ch. 22 Sauk County Land Division & Subdivision Regulations Ordinance. Simmert spoke of the condo plat for review, which is changing back what was approved in the 9th Addendum, splitting unit 55 and 56 and also showing the as built conditions. Motion by J. Ashford/E. Peterson to approve the 12th Addendum to Lake View Estates. Motion carried, all in favor.

Review and approval of a reduced access easement width pursuant to s.22.15 Identification of Street and Access Easement Rights-of-Way of the Sauk County Land Division and Subdivision Regulations Ordinance. The property is located I Section 29, T12N. R7E, Town of Greenfield owned by Barry Holloway. Simmert appeared and reviewed the request for a reduced access easement width of 50 feet to provide access to Lot 1. Motion by S. Laubscher/C. Spencer to approve the request for a reduced access easement. Motion carried, all in favor.

Discussion and possible action on responsibility for green technology contracting and oversight of contract with Hoffman Planning Design and Construction. Polivka spoke of the issue brought to him under the rules of the Board and the responsibilities of the committee and discussed another committee reviewing the contracting and oversight of the green technology. Peterson spoke of the need to have oversight and be included in the decisions being made. Crammond appeared and spoke of the signed contract with Hoffman Planning and Design. Motion by E. Peterson/J. Ashford for Chair Polivka to write a letter to the Chair of the P&I Committee to jointly meet, discuss and be a part of continuing discussions and decisions regarding the oversight of green technology contracting and the contract with Hoffman Planning Design and Construction. Motion carried, all in favor.

Next meetings of the Conservation, Planning, and Zoning Committee will be held on Thursday, March 9, 2017, at 9:00 a.m. and Tuesday, March 28, 2017 at 9:00 a.m. Motion by E. Peterson/J. Dietz to adjourn at 9:50 a.m. Motion carried, all in favor.

Respectfully submitted,

Judy Ashford, Secretary