

SAUK COUNTY BOARD OF SUPERVISORS
Land Resources and Extension Committee
Meeting Minutes
Monday, December 23, 2024
County Board Room
Sauk County West Square Building

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

Others present: M. Schlupp, R. Meyer, B. Simmert, W. Christensen, T. Hillmann, M. Krautkramer

Absent: R. Puttkamer, B. Prosser

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

Adopt agenda - Motion by Spencer / McAuliffe to adopt the December 23, 2024, agenda. Motion carried unanimously.

Adopt minutes of previous meeting – December 12, 2024 - Motion by Eberl / McAuliffe to adopt the December 12, 2024, LRE Committee meeting minutes. Motion carried, unanimously.

Public comment – No public comment

Communications – No Communications

Land Resources and Environment

- a. **Review and approval of vouchers.** M. Schlupp presented the vouchers for Land Resources and Environment Department in the amount of \$78,373.71. Motion by McAuliffe / Polivka to pay vouchers for the LRE Department in the amount of \$78,373.71. Motion carried unanimously.
- b. **Discussion and possible action on Supporting Refunding the Wisconsin Purchase of Agricultural Conservation Easement (PACE) Program.** M. Schlupp requested support on refunding the Wisconsin Purchase of Agricultural Conservation Easement (PACE) Program. Motion by McAuliffe / Kinsman to support refunding the Wisconsin Purchase of Agricultural Conservation Easement (PACE) Program. Motion carried unanimously.
- c. **Update on discussion of jump deterrents on the Wisconsin River Recreational Bridge.** M. Stieve presented an update of jump deterrents on the Wisconsin River Recreational Bridge.

Public Hearing: To begin at approximately 9:15 a.m. or soon thereafter. Committee to consider and take possible action at the conclusion of the respective hearing.

- a. **Petition 12-2024.** A petition to consider a conditional use permit pursuant to s7.037(4)(h) for a multi-family dwelling, 2 unit, on land owned by Lost Nation, LLC. Said conditional use is located in the Town of Freedom, Sauk County. Lands affected by the proposed conditional use are located part of the N 1/2 and SE ¼, of the SW ¼, Section 24, T11N, R5E, Town of Freedom, and as further described in Petition 12-2024. Tax parcel identification numbers 016-0514-00000, 016-0510-00000.

R. Meyer certified that the public hearing notice for Petition 12-2024 has been properly posted.
R. Meyer read the public hearing notice.

M. Krautkramer presented the staff report, background, and history. M. Krautkramer stated that the Town of Freedom Plan Commission recommended approval to the Town Board and the Town of Freedom Town Board recommended approval of the Conditional Use Permit as well as LRE Staff.

Daniel Miller spoke on behalf of the applicant, stating the reason for the Conditional Use Permit is for a multi-family dwelling in the Town of Freedom.

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

The public hearing for Petition 12-2024 closed at 9:33 am for committee deliberation.

Motion by Kinsman/McAuliffe to approve Petition 12-2024 for a Conditional Use Permit for a multi-family dwelling on land owned by Lost Nation, LLC in the Town of Freedom 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 13-2024**. A petition from Marx Family Enterprises LLC to consider a rezone pursuant to s. 7.150 from an Agriculture Zoning District to a Recreational Commercial Zoning District. Lands affected by the proposed rezone are located in part of the SW ¼, NE ¼, and SE ¼, NW ¼, Section 15, T10N, R6E, Town of Sumpter, Sauk County, tax parcel identification number 034-0170-08000.

R. Meyer certified that the public hearing notice for Petition 13-2024 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 Sumpter Plan Commission recommended approval to the Town Board and the Town of Sumpter Town Board recommended approval of the Rezone as well as LRE Staff.

Applicant, Mary Ann Marx, stated the reason for the Rezone from Agriculture Zoning District to a Recreational Commercial Zoning District in the Town of Sumpter is to preserve the history and to repurpose the existing buildings into a recreation / event center.

V. McAuliffe asked the applicant if the property is on a historic registry anywhere.

Applicant said they were not aware of any but were looking into it.

B. Lohr asked why the entire parcel is being applied for a rezone and not a portion of the property.

Applicant deferred to staff.

B Simmert-explained that proposed rezone is consistent with recently recorded subdivision plat. Legal description matches. If any other part of property would be used, it would also need to be consistent with zoning district.

Applicant stated they do plan to use the entire property.

B Lohr asked what purpose of bluff is? What do they want to do with it?

Applicant explained the currently there is no planned intention for bluff. Trails are present from the Sisters on the parcel.

B. Lohr asked what is the intent of the area on the map that is a soybean field?

Applicant replied that it is currently being farmed.

B. Lohr asked if parking is provided?

Applicant confirmed they have sufficient parking currently. They could expand if needed. Is not in intention at this time.

D. Polivka asked if it is on corner of Old Bluff Trail and Yankee Dr.

Applicant confirmed.

Tim Colby, Representative from the Town of Sumpter, spoke regarding the Town being in favor of the rezone based on their evaluation. T. Colby mentioned the benefits of the repurposing of the property and the historical preservation of the buildings.

B. Lohr provided a quote from a Town meeting by Tim Colby. Questioned Comprehensive Plan update by Town.

M Krueger stated that the hearing needs to stick to the application, not Town process.

M. Kruger noted there is a registration from Dan & Missy Zeigler in favor of the rezone.

Tammy Young @ S8116 Stones Pocket rd. spoke in opposition for the property to be turned into residential lots but supports the retreat and event center.

David Lohr @ S8541 Old Bluff Trail spoke in opposition of the Old Bluff Trail being repaired due to the amount of increased traffic the event center would cause.

A registration from Danielle Lohr @ S8541 Old Bluff Trail, spoke in opposition of the rezone regarding there are already 3 lodging options in the Sauk City and Baraboo areas.

There was no public comment as an interested party.

V. McAuliffe inquired about the house on Yanke Rd. being owned by the neighbors or the same property owners

M. Marx answered the question being the house in question is the priest house which is already a short-term rental with a conditional use permit.

B. Lohr asked about the operation be a 24 / 7 business.

M. Marx answered the question about the short – term rental being 24 hours a few days a week or month, but the event center would be a few hours per week.

The public hearing for Petition 13-2024 closed at 10:12 am for committee deliberation.

B. Lohr spoke in opposition of this property being rezoned due to there being 3 other changes that have come before the committee for changes to the zoning of this property.

Motion by McAuliffe / Polivka to approve Petition 13-2024 a rezone from an Agriculture Zoning District to a Recreational Commercial Zoning District in the Town of Sumpter 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. 6 Yay – 1 Nay. Motion carried.

- c. **Petition 14-2024**. A petition from Christian Christner to consider a conditional use permit pursuant to s. 7.027(2)(g) for Agriculture Related Business. Lands affected by the proposed conditional use are located in part of the SE ¼, SW ¼, of Section 26, T12N, R4E, Town of Reedsburg, Sauk County, tax parcel identification number 030-0906-00000. Postponed until further notice.

W. Christensen noted that the applicant has been on the agenda for the Town of Reedsburg the past two months, but Mr. Christner was unable to make it to the meetings.

M. Krueger stated that there has been no action from the Town of Reedsburg and would like to postpone this item until February 2025.

Motion by Polivka / Spencer to postpone Petition 14-2024 until February 2025. Motion carried unanimously.

- d. **Petition 15-2024**. A petition to consider conditional use permits pursuant to s.7.036(2)(e) and s.07.035(3)(e) for a Campground and Recreation Facility, Outdoor. Lands affected by the proposed conditional use are located in a part of the NW ¼, NW ¼, Section 13, T11N, R06E, and SW ¼, SW ¼, and NW ¼, SW ¼, Section 12, T11N, R6E, Town of Baraboo, and as further described in Petition 15-2024. Tax parcel identification numbers 002- 0384-00000 and 002-0349-00000.

R. Meyer certified that the public hearing notice for Petition 15-2024 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 Plan Commission recommended approval to the Town Board. At the time of the hearing, staff had not been informed if the Town of Baraboo Plan Commission and Town Board recommended approval of the Conditional Use Permit. The LRE Staff has recommended approval to the Land Resources and Extension Committee.

Applicant, Steve Higgins, stated the reason for the CUP is for a campground area and recreation facility, outdoor area in the Town of Baraboo. Mr. Higgins stated that the CUP had been recommended for approval by the Town of Baraboo with the condition of Erosion Control and Stormwater permits being obtained.

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

The public hearing for Petition 15-2024 closed at 10:45 am for committee deliberation.

Motion by Polivka/Eberl to approve Petition 15-2024 a conditional use permit for a campground area and recreation facility, outdoor area 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 with the conditions therein with the condition Q added with notice from the Town of Baraboo. Motion carried, unanimously.

Next meeting dates –Thursday, January 9, 2025, at 9:00 a.m.; Tuesday, January 28, 2025, at 9:00 a.m.

Adjournment - Motion to adjourn by Spencer / McAuliffe at 10:51a.m. Motion carried, unanimously.

Respectfully submitted,

Valeria McAuliffe, Secretary