

SAUK COUNTY BOARD OF SUPERVISORS
Land Resources and Environment Committee
Meeting Minutes
Tuesday, July 23, 2024
County Board Room
Sauk County West Square Building

Land Resources and Environment (LRE) Committee members present: M. Krueger, P. Kinsman, D. Polivka (via Zoom), V. McAuliffe, L. Eberl, B. Prosser, R. Puttkamer, B. Spencer

Others present: K. Felton, L. Wilson, B. Simmert, C. Fowler, R. Meyer, W. Christensen, T. Hillmann, B. Miller, B. Desmond

Absent: B. Lohr (excused)

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

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

Adopt minutes of previous meetings – July 11, 2024 - Motion by McAuliffe / Spencer to adopt the July 11, 2024, LRE Committee meeting minutes. Motion carried, unanimously.

Public comment – No public comment

Communications – L. Wilson requested helpers for Clean Sweep. L. Wilson also mentioned part of the conservation tour on July 31 was to visit the Mirror Lake dredging project, but with all the rain the dredging project has not started. There is a request for a cancellation of the current July 31 Conservation Tour and reschedule it for a later date. Committee members agreed to re-scheduling the tour.

Land Records

- a. **Review and approval of vouchers.** K. Felton presented the vouchers for Land Records in the amount of \$36,326.00 for Intrado NG9-1-1 GIS Services. Motion by Eberl / Spencer to pay vouchers for the Land Records department in the amount of \$36,326.00. Motion carried unanimously.

Land Resources and Environment

- a. **Review and approval of vouchers.** L. Wilson presented the vouchers for Land Resources and Environment Department in the amount of \$240,087.44. Motion by McAuliffe / Eberl to pay vouchers for the LRE Department in the amount of \$240,087.44. Motion carried unanimously.
- b. **Discussion and possible action to award a contract to Berglund Construction Company for renovations to the Firehouse at the Sauk County Farm. (Postponed from 07/11/24 Committee meeting).** C. Fowler presented the only bid received for a contract from Berglund Construction Company for renovations to the Firehouse at the Sauk County Farm. Motion by McAuliffe / Spencer to award the contract to Berglund Construction Company for renovations to the Firehouse at the Sauk county Farm. Motion carried unanimously.
- c. **Discussion and possible action to Accept Funding from the Alliant Energy Foundation Grant.** L. Wilson requested that we accept funds from the Alliant Energy Foundation Grant. Motion by Spencer / Kinsman to accept the Alliant Energy Foundation Grant in the amount of \$9,500. Motion carried unanimously.

- d. **Discussion and possible action on a Resolution to Support the Naming of an Unnamed Tributary of Narrows Creek on the Sauk County Farm to Aahuco Njışanakra.** This item will be addressed later as the zoom connection did not have the ability for sound, MIS will be working on it.

Chairman Krueger requested, with the committee's permission, that we continue with item 9b before the public hearings begin as MIS works on getting the zoom sound working to continue with 7d.

- 9b. **Review and possible approval of a class 1 subdivision plat called, Grant's Craigellachie Bluff located in Section 15, T10N, R6E, Town of Sumpter.** B. Simmert presented the class 1 subdivision plat called, Grant's Craigellachie Bluff located in Town of Sumpter. McAuliffe inquired about the number of lots to be created. B. Simmert noted possibly 7 sites would be created in the subdivision. Thomas Toro, Surveyor, spoke in favor of the subdivision plat. Motion by Kinsman / McAuliffe to approve a class 1 subdivision plat called, Grant's Craigellachie Bluff located in the Town of Sumpter. Motion carried unanimously.

Public Hearing: To begin at 9:15 a.m. or as soon thereafter for the Committee to consider and take possible action at the conclusion of the respective hearing. Committee reached the public hearing portion of the meeting at 9:17 am: The Committee introduced themselves.

- a. **Petition 04-2024. A petition from D Mitchell LLC to consider a conditional use permit pursuant to s. 7.037(4)(i) for a multiple family dwelling, 2 units. Lands affected by the proposed conditional use are located at S5655 Old Lake Rd, in part of the SE ¼, SW ¼, of Section 12, T11N, R6E, Town of Baraboo, Sauk County, tax parcel identification number 002-0350-31000. (Postponed from May 28, 2024 meeting).** B. Simmert noted that D. Mitchell is not currently present and asked for 8a. Petition 4-2024 to be moved to the end of the public hearing portion of the meeting. Motion by Spencer / McAuliffe to table item 8a. Petition 04-2024 to the end of the public hearing portion of the meeting. Motion carried unanimously.
- b. **Petition 05-2024. A petition from Blair Ransom of Buell Consulting LLC, agent for The Towers LLC, applicant, to consider a conditional use permit pursuant to s. 7.038(9)(i) for a mobile tower siting. Lands affected by the proposed conditional use are located in part of the NE ¼, SE ¼, of Section 18, T13N, R5E, Town of Dellona, Sauk County, tax parcel identification number 006-0367-00000 on land owned by Darren and Shannon Scherbert.**

R. Meyer certified that the public hearing notice for Petition 05-2024 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 Dellona Town Board recommended approval of the Conditional Use Permit as well as LRE Staff.

Applicant, Blair Ransom, from Buell Consulting LLC stated the reason for the Conditional Use Permit is to install a mobile tower site in the Town of Dellona. B. Ransom noted that sites are selected by Verizon giving a ½ mile radius of where a tower is needed. B. Ransom stated that the placement of this tower will cover dead spots, increase capacity, and increase 911 reliability and the business model is to have multiple carriers on the tower.

L. Eberl from the Town of Dellona responded that the Town Board recommended approval.

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

Public hearing for Petition 05-2024 closed at 9:45 am for committee deliberation.

Motion by Kinsman / Spencer to approve Petition 05-2024 for a Conditional use permit to install a mobile tower site in the Town of Dellona 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.

- c. **Petition 06-2024. Ordinance Amendment. A request to consider approving an amendment to Chapter 41 of the Sauk County Ordinances entitled Airport Zoning. The proposed amendment has the effect of removing all instances of and references to Iowa County from the ordinance as Iowa County has withdrawn from the Tri-County Airport.**

R. Meyer certified that the public hearing notice for Petition 06-2024 has been properly posted. R. Meyer read the public hearing notice.

L. Wilson stated the Ordinance Amendment to Chapter 41 of the Sauk County Ordinance entitled Airport Zoning is straight forward in the posting to remove Iowa County from the Amendment as they have withdrawn from the Tri-County Airport.

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

Public hearing for Petition 06-2024 closed at 9:52 am for committee deliberation.

Motion by McAuliffe / Spencer to approve Petition 06-2024 to approve an Ordinance Amendment of Chapter 41 of the Sauk County Ordinance entitled Airport Zoning to remove all instances of and references to Iowa County from the ordinance as Iowa County has withdrawn from the Tri-County Airport. Motion carried, unanimously.

- d. **Petition 07-2024. A petition from Kenneth and Donna Bradley to consider a rezone from an Exclusive Agriculture zoning district to an Agriculture zoning district. Lands affected by the proposed rezone are located at E6393 Ski Hill Rd, in part of the NW ¼, NE ¼, of Section 22, T12N, R4E, Town of Reedsburg, Sauk County, tax parcel identification numbers 030-0776-00000.**

R. Meyer certified that the public hearing notice for Petition 07-2024 has been properly posted. R. Meyer read the public hearing notice.

W. Christensen presented the staff report, background, and history. W. Christensen stated that the Town of Reedsburg Town Board recommended approval of the Rezone as well as LRE Staff.

Applicant, Donna Bradley, stated the reason for the Rezone is to sell the property at E6393 Ski Hill Road in the Town of Reedsburg.

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

Public hearing for Petition 07-2024 closed at 10:07 am for committee deliberation.

Motion by Prosser / Kinsman to approve Petition 07-2024 to rezone from Exclusive Agriculture to Agriculture located at E6393 Ski Hill Road in the Town of Reedsburg 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.

- e. **Petition 08-2024. A petition from Megan Schumann, agent of Top Tier LLC., to consider a rezone from an Agriculture zoning district to a Commercial zoning district and conditional use permit pursuant to s. 7.039(7)(d) retail establishment, outdoor. Lands affected by the proposed rezone and conditional use are located, in part of the NE ¼, NW ¼, of Section 22, T13N, R4E, Town of Winfield, Sauk County, tax parcel identification number 042-0454-00000 on land currently owned by Neal Pulvermacher.**

R. Meyer certified that the public hearing notice for Petition 08-2024 has been properly posted. R. Meyer read the public hearing notice.

W. Christensen presented the staff report, background, and history. W. Christensen stated that the Town of Winfield Town Board recommended approval of the Rezone and Conditional Use Permit as well as LRE Staff.

Applicant, Megan Schumann, stated the reason for the Rezone from an Agriculture zoning district to a Commercial Zoning District is to operate a plumbing establishment on Pine Rock Rd. for Top Tier LLC, in the Town of Winfield.

Jerry Moll, S2038 County Rd V, Supervisor I from Winfield Town Board verified that the Town of Winfield Plan Commission and Town Board has recommended approval for the proposed rezone.

Gerald Dorow, a member from the Town of Winfield, registered in favor of the rezone and Conditional Use Permit.

Neal Pulvermacher, a neighbor to Top Tier, LLC, spoke in favor of the rezone and Conditional Use Permit.

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

Public hearing for Petition 08-2024 closed at 10:36 am for committee deliberation.

Motion by Eberl / McAuliffe to approve Petition 08-2024 to Rezone from an Agriculture zoning district to a Commercial zoning district and a Conditional Use Permit in the Town of Winfield as presented based on the findings of fact and conclusion of law, subject to the staff analysis, and subject to conditions with the striking of conditions E & F as noted in the staff report. Motion carried, unanimously.

Motion by Spencer / Kinsman to take item 8a off the table for consideration. Motion carried unanimously.

- a. **Petition 04-2024. A petition from D Mitchell LLC to consider a conditional use permit pursuant to s. 7.037(4)(i) for a multiple family dwelling, 2 units. Lands affected by the proposed conditional use are located at S5655 Old Lake Rd, in part of the SE ¼, SW ¼, of Section 12, T11N, R6E, Town of Baraboo, Sauk County, tax parcel identification number 002-0350-31000. (Postponed from May 28, 2024 meeting).**

R. Meyer certified that the public hearing notice for Petition 04-2024 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 Town Board recommended denial of the Conditional Use Permit. The LRE Staff recommends approval of Petition 04-2024

R. Puttkammer spoke as a Town Board member from the Town of Baraboo as to reasons of recommended denial of the Conditional Use Permit to create a multiple family dwelling being the lack of approval from the Sanitary District. R. Puttkammer noted that the Plan Commission recommended approval if there was a letter from the Sanitary District for approval prior to the Town Board meeting. There was not a letter of approval from the Sanitary District therefore the Town Board recommends the Conditional Use Permit is denied. L. Eberl inquired about the reasoning behind the denial for a multiple family unit being connected to the Sanitary District. R. Puttkamer commented that the Sanitary District is for Single Family Residential use.

Applicant, D. Mitchell, stated the reason for the denial of his request from the Town of Baraboo is because of the unknown capacity of the pumps and lift stations for the Baraboo Sanitary District. D. Mitchell stated he has spoke with someone from the Sanitary District and they have verbally confirmed that the lift stations and pumps would be suitable for the use of the multiple family dwelling and a written statement is forthcoming.

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

Public hearing for Petition 04-2024 closed at 11:09 am for committee deliberation.

Motion by McAuliffe / Kinsman to approve Petition 04-2024 a Conditional Use Permit to create a multiple Family with 2 dwellings at E5655 Old Lake Rd in the Town of Baraboo with emphasis on Condition D – The Owner shall receive approval from the Baraboo Sanitary District to connect the proposed structure to municipal sewer or variance to install a new code compliant POWTS 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.

This concludes the public hearing portion of the meeting at 11:15 am.

Chairman Krueger noted that the meeting will proceed with finishing up items 7d and 9a then continuing the remainder of the meeting in closed session.

- 7d. **Discussion and possible action on a Resolution to Support the Naming of an Unnamed Tributary of Narrows Creek on the Sauk County Farm to Aahuco Nijšanaakra.** C. Fowler presented a Resolution to support the naming of an unnamed Tributary of Narrows Creek on the Sauk County Farm to Aahuco Nijšanaakra. Originally it was to be named Ho-Chunk Blue Wing. C. Fowler noted that a Language specialist felt to have Ho-Chunk in front of Blue Wing to name the creek was repetitive, so it was recommended to name the creek Aahuco which means Blue Wing and Nijšanaakra which means creek giving the name of Aahuco Nijšanaakra . Motion by Prosser / Spencer to approve the Resolution to support the naming of an unnamed Tributary of Narrows Creek on the Sauk County Farm to Aahuco Nijšanaakra. Motion carried unanimously.

Land Resources and Environment Continued

- a. **Discussion and possible action on a Resolution to Adopt the Sauk County Comprehensive Outdoor Recreation Plan 2024-2029.** C. Fowler presented a resolution to adopt the Sauk County Comprehensive Outdoor Recreation Plan (CORP) 2024- 2029. Motion by Spencer / Eberl to adopt the resolution for the Sauk County Comprehensive Outdoor Recreation Plan (CORP) 2024- 2029. Motion carried unanimously.

It is anticipated that the Committee may enter closed session pursuant to Wis. Stats. s. 19.85(1)(e) for the purposes of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. (Topic: Options to Repair the Great Sauk State Trail retaining wall in Prairie du Sac). A roll call vote will be taken to go into closed session and return to Open Session. The Committee will go into closed session with a roll call vote @ 11:20 – Krueger Yes, Kinsman – Yes, Puttkamer – Yes, Spencer – Yes, Eberl – Yes, McAuliffe – Yes, Prosser – Yes.

Reconvene in open session immediately following closed session. Motion by Prosser / Spencer to reconvene in open session at 12:00 pm. Motion carried unanimously.

Next meeting dates –Thursday, August 8, 2024, at 9:00 a.m.; Tuesday, August 27, 2024, at 9:00 a.m.

Adjournment - Motion to adjourn by McAuliffe/Prosser at 12:01 a.m. Motion carried, unanimously

Respectfully submitted,

Valeria McAuliffe, Secretary