

## Minutes of Plan Commission Meeting November 16, 2021

**Call to Order** – Mike Palm called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, and Dee Marshall. Matthew Boeggner was absent.

Also in attendance were Tom Pinion, Scott Zirzow, and Mikala Turner.

### **Call to Order**

- a. **Note compliance with the Open Meeting Law.** Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. **Agenda Approval:** It was moved by Wedekind, seconded by Marshall to approve the agenda as posted. Motion carried unanimously.
- c. **Minutes Approval:** It was moved by O’Neill, seconded by Kolb to approve the minutes of October 19, 2021 meeting. Motion carried unanimously.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

### **New Business**

- a. **Consider General Development Plan in accordance with Steps 3 of the Planned Development for Sauk County Agricultural Society for the development and redevelopment of the Sauk County Fairgrounds, located at 700 Washington Avenue, in the City of Baraboo, Wisconsin** – Pinion presented the background to the Commission. He said this is a unique situation, because there is not anything on the fairgrounds proper that would meet the definition of a principal structure. He said a principal structure is something through which everything flows on a premise. He said not one building serves that capacity. Pinion said that it is his contention, as the Zoning Administrator is it is a collection of accessory structures, and they are all accessory to the use of the premise. He said the challenge becomes trying to site the building, because under zoning standards, the building has to be able to meet the setbacks. He said accessory structures are not allowed in any front yard. Pinion then gave the definition of front yard. He said the fairgrounds has four front yards that all go back to the same point. Pinion said that he believes the cleanest way for the Ag Society to build any new building or replace any existing building is to rezone the property with a Planned Unit Development Overlay. It was moved by Kolb, seconded by O’Neill to forward to Council with a favorable recommendation for the GDP. On roll call vote for the motion, Ayes – Wedekind, Franzen, O’Neill, Kolb, Marshall, and Palm. Nay – 0, motion carried 6-0.
- b. **Consider Specific Implementation Plan in accordance with Step 4 of the Planned Development for Sauk County Agricultural Society for their planned 2022 project that will include the removal of two existing animal buildings, relocation of a show ring and manure handling facility, and construction of a new Swine, Sheep, Goats, and Exotics Barn and Show Ring building on the Sauk County Fairgrounds at 700 Washington Avenue, in the City of Baraboo, Wisconsin** – Kolb stated that normally with the SIP, the Commission looks at lighting, type of building materials being used, etc. It was stated that the Ag Society did have the proposed building materials in the packet, some elevations, but no color renderings. Zirzow said that the building would probably be white; however, they have not gotten that far at this time. It was stated that the project is out for bidding at this time as far as vinyl materials. Palm and Kolb said that it would be nice to see fake brick or something along the bottom of the building. Pinion said that there would be minimal, if any increase in impervious surface, the stormwater is handled on-site now, discharges to the storm system, and should not create any particular issues with that. O’Neill has about the manure. Zirzow said that it is in a storage facility and then they have a contractor farmer that comes and gets it. Pinion said that the Ag Society could submit color renderings later and they would be shared with the Commission. It was moved by Wedekind, seconded by Marshall to approve the SIP as presented. On roll call vote for the motion, Ayes – Franzen, O’Neill, Kolb, Marshall, Palm, and Wedekind. Nay – 0, motion carried 6-0.

**Adjournment** - It was moved by O’Neill, seconded by Kolb to adjourn at 5:27 p.m. The motion carried unanimously.

Mike Palm  
Plan Commission Chair (Mayoral Designee)