

MINUTES OF THE TOWN OF BARABOO PLAN COMMISSION MEETING

The Town of Baraboo Plan Commission held a meeting on Monday, January 6, 2025, at 6:15 pm at Baraboo Town Hall, 101 Cedar Street, West Baraboo, WI 53913.

AGENDA

1. Call meeting to order at 6:15 PM and Steve Hess verify compliance with Open Meeting Law, posting in three town posting boxes on January 2, 2025

2. Plan Commission Members Steve Hess, Pat Sprecher, Randy Puttkamer, Al Stanek, Lea Ann Gieck, and Town Clerk Morgan Olson were all present and introduced

3. Motion to adopt the agenda for this meeting made by Randy Puttkamer, seconded by Pat Sprecher. Motion passed unanimously.

4. Motion to adopt the minutes of the December 2, 2024 meeting made by Randy Puttkamer, seconded by Al Stanek. Motion passed unanimously.

5. No Citizens Appeared on Non-Agenda Topics.

6A . Motion made by Randy Puttkamer to table CSM for Larson LLC (Prepared by Kerry Zimmerman, MSA) on tax parcels 002-0634-00000 and 002-0639-00000, located at S3801 County Road BD, Baraboo, WI Until later in meeting to give time for applicant to arrive. Seconded by Al Stanek. Motion passed unanimously.

7. Motion made by Randy Puttkamer to move CSM for Mark and Kathy McCarthy (Matthew Fillus), tax parcel 002-1219-00000 and 002-1220-00000, located S5833 Lakewood Park Road Baraboo, WI to the town board for approval. Seconded by Lea Ann Gieck. Motion carried unanimously

8. Motion by Randy Puttkamer to move denial of a Certified Survey Map application including road vacation from owner Gary Kowalke of Glacier View, Inc. on tax parcel 002-1170-31110, located at E11617 Pen-Marc Court to the town board for confirmation of denial. Seconded by Al Stanek. Gary Kowalke appeared indicating that this denial allows him to move forward to Sauk County to apply for a variance. Motion carried unanimously.

6B. Motion made by Randy Puttkamer, seconded by Al Stanek to move the CSM for Larson LLC (Prepared by Kerry Zimmerman, MSA) on tax parcels 002-0634-00000 and 002-0639-00000, located at S3801 County Road BD, Baraboo, WI to the town board for approval with the following issues addressed/corrected

- A. There should be a bold line around the CSM boundary so we can see what it is the CSM encompasses.
- B. Tax parcels numbers shown added to document.

- C. Show access easement where the driveway connects to the existing County Road BD since this is a shared driveway.
- D. The storm water management for the dealership and parking lot and provided by a storm water pond on what will be Lot 2. There needs to be a storm water/drainage easement on Lot 2 for the benefit of Lot 1.
- E. Address i mortgage certificate is needed

Motion passed unanimously.

9. Communications and updates. Randy Puttkamer indicated Pond for Steve Higgs was approved contingent on Town approval minutes being forwarded to the County. Discussion about Point of Rocks campground advertising a campground that is not yet approved. Discussion Klaetsch Estates seems to be operating as a trailer park in the townships renting out brand new units. This trailer park was operating as. "grandfathered" park before the previous owner (Melvin Noisen) passed away. We have received no new information regarding a new CUP. Klaetsch Estates is currently advertising new trailers for rent on their website. Tate from Sauk county communicated he has been in conversation with William 'Bill' Klaetsch about potential ways to bring the property into compliance. Tate has emailed Bill the rezone and conditional use application materials in December. Tate indicated Bill He has been out of the state recently and said he would set up a time to stop in to complete the applications when he could.

10. Next meeting dates set for February 3, 2025 and March 3, 2025

11. Meeting adjourned at 7:15 PM.

A quorum of the Town Board of the Town of Baraboo was not present at this meeting.

Minutes by Steve Hess-Plan Commission Chairperson. If anyone has a question about an agenda item, contact the Town of Baraboo Clerk, Mr. Morgan K. Olson, via email at Clerk@tn.baraboo.wi.gov, or call (608) 356-5170