

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
March 2, 2015**

The Dodge County Planning, Development and Parks Committee met on March 2, 2015 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel and Joseph Marsik. Janice Bobholz was excused. The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed and approved as posted.

ADMINISTRATIVE BUSINESS

Parks

1. Park Plan Update

Bill Ehlenbeck provided the committee with an update on the County Park Plan. Nate Olson and Bill have been working on updating the current County park plan. The current plan was approved in 2004 and expired on December 31, 2014. The County is required to approve an updated plan in order to remain eligible to receive park related grants. Mr. Ehlenbeck provided the committee with copies of a portion of the Park plan updates for the Committee's review. A complete draft plan will be ready for distribution to the Committee by the end of next week. The draft plan will be placed on the County website for public review. A public hearing is tentatively planned for April 6, 2015 and review by the County Board is planned for April 21, 2015.

Mr. Ehlenbeck also provided the committee with an update on the Winter Fest Fundraiser. The attendance was down approximately 75% due to the cold weather; however the net revenue from the fundraiser was close to a record high. This was due in part to an increase in the event sponsorships and an increase in the revenue from the silent auction and reduced costs from sleigh ride cancellation.

The hearing procedures were read into the record.

PUBLIC HEARING

Gordon Bertagnoli – Petition to rezone approximately 2.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the NE ¼ NE ¼, Section 27, Town of Leroy, the site address being N10443 County Road Y.

Motion by Grebel to submit a favorable recommendation to the County Board to rezone approximately 2.5-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District in order to allow for the creation of a non-farm residential lot.

Second by Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

David and Joan Siewert – Petition to rezone approximately 3.3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 3.3-acre lot on this site. The property is located in part of the SE ¼, SE ¼, Section 28, T13N, R14E, Town of Trenton, the address being W8516 County Road C.

Motion by Marsik to submit a favorable recommendation to the County Board to rezone 3.3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of an approximate 3.3-acre lot on this site.

Second by Behl Vote 4-0 Motion carried.

OTHER BUSINESS

1. Discuss “time of establishment” provisions for accessory structures on contiguous adjacent lots of record.

Mr. Giebel informed the committee of a potential problem that he has noticed dealing with the code provisions that deal with the time of establishment of accessory structures on lots. The current mortgage and land division trend is for owners to separate their existing residence and farm buildings from agricultural land in order to obtain better financing rates. The land division process would result in the creation of two separate legal lots of record. In many of the cases, the land owner retains ownership of both lots. Giebel noted that Section 6.3.2 of the Code states that no accessory use shall be established and no accessory structures shall be allowed on a subject parcel until all required permits and approvals for the principal use or activity have been obtained and the principal structure is under construction or has been established. Under the current code, non-farm related accessory structures would not be allowed to be constructed on the vacant agricultural lot without the principal agricultural structure being present. This type of situation (where the residence and accessory buildings are located on a separate lot from the agricultural land) is becoming become more common and therefore the staff is requesting input from the Committee on whether the code should be amended to allow accessory structures to be constructed on a vacant legal lot of record if the owners principal residence is located on an adjacent lot.

The Committee discussed the purpose and intent of Section 6.3.2 of the Code which is to not allow accessory buildings on a lot prior to the principal structures being present or under construction. The Committee also discussed the fact the it would be difficult in most situations for the Board of Adjustment to make the findings necessary in order to grant a variance to this type of situation because it would be difficult to show a hardship for a self-created situation. The Committee discussed possible options for amending the Code to address this situation. The Committee felt there is a need for this provision to remain in the Code and it was their general consensus that the conditional use permit process would be the better way to handle this type of situation rather than requiring a variance. The Committee asked the staff to prepare an amendment to the Code that would allow the construction of an accessory structure on a vacant lot prior to the construction of a principal structure as a conditional use.

2. The minutes from the February 2, 2015 meeting were reviewed by the Committee.

Motion by Grebel to approve the minutes as written.

Second by Marsik Vote: 5-0 Motion carried.

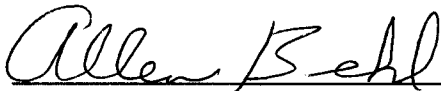
3. No Committee Member Reports

4. No additional Per Diems.

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.