

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
April 20, 2015**

The Dodge County Planning, Development and Parks Committee met on April 20, 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 members present at the request of the Chairman were Dean Perlick, Nate Olson 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

Economic Development

1. Discover Dodge Tourism Update

Dean Perlick provided the Committee with an update on the Discover Dodge Tourism group. The first visitor center has opened in the Town of Beaver Dam on East Plaza Drive. Information on Dodge County businesses will be available in the visitor center. 40,000 copies of the Dodge County Visitor guide were printed and are being distributed. The tourism group is planning different activities throughout the year to advertise Dodge County events. Two after-hour events have been planned including the annual breakfast at the Juneau Community Center. The group website is being kept up to date by the Department. Fall events will also be planned for later this year.

The hearing procedures were read into the record.

PUBLIC HEARING

PLEASE TAKE NOTICE THAT the Dodge County Planning, Development and Parks Committee of the Dodge County Board of Supervisors will hold a public hearing on the proposed *Dodge County Comprehensive Plan*. The *Dodge County Comprehensive Plan* will replace the existing *Dodge County Year 2030 Comprehensive Plan* as the official County Comprehensive Plan document. The public hearing will be held on Monday, April 20, 2015 at 7:05 p.m. or shortly thereafter in Rooms 1I & 1H located on the first floor of the Dodge County Administration Building, located at 127 E. Oak Street, Juneau, Wisconsin.

The Dodge County Comprehensive Plan is a policy document that is used by the County Board of Supervisors and the County Planning, Development and Parks Committee as a guide for making decisions regarding land use and development in the County. The plan contains background information and goals, objectives, policies and recommendations addressing each of the nine (9) plan elements required by Wisconsin's Comprehensive Planning legislation.

A "recommended draft" of the *Dodge County Comprehensive Plan* is available for review at the Dodge County Land Resources and Parks Department on the third floor of the County Administration Building in Juneau and on the County website at www.co.dodge.wi.us under the Land Resources and Parks Department. Interested persons are encouraged to review the Plan and submit oral and/or written comments prior to the public hearing.

For additional information regarding the proposed *Dodge County Comprehensive Plan* or to obtain a copy of the Plan, contact Dean Perlick at 920-386-3710 or dperlick@co.dodge.wi.us.

Dean Perlick provided a power point presentation on the proposed changes to the comprehensive plan and future land use map changes.

Motion by Marsik to provide a favorable recommendation on the proposed changes to the Dodge County Comprehensive Plan and maps as presented.

Second by Grebel Vote 4-0 Motion carried.

Decision – Rezoning Petition

Oechsner Farms LLC – Request to rezone approximately 57.7-acres of land from the A-2 General Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin in order to qualify this land for the farmland preservation program. The property is located in part of the SE ¼, Section 2, Town of Leroy, along the west side of County Road YY.

Motion by Behl to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 57.7-acres of land from the A-2 General Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin in order to qualify this land for the farmland preservation program.

Second by Grebel Vote 4-0 Motion carried.

PUBLIC HEARING

Daniel Prunuske, agent for Louis Nehls Trust and Lola Nehls Trust – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NW ¼, SE ¼, Section 18, Town of Oak Grove, the site address being N6218 High Point Road.

Motion by Grebel to approve the conditional use permit request to allow for the creation of an approximate 1-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 10.823-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;

4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 034-1115-1813-000; 1814-000; 1841-000; 1841-001; 1842-000; 1843-000 and 1844-000.
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Marsik Vote 4-0 Motion carried.

OTHER BUSINESS

1. The minutes from the April 6, 2015 meeting were reviewed by the Committee.

Motion by Grebel to approve the minutes as written.

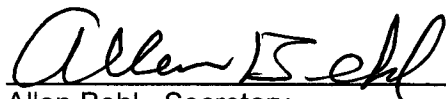
Second by Marsik Vote: 4-0 Motion carried.

2. No Committee Member Reports
3. No additional Per Diems

Motion by order of the chairperson to adjourn the meeting.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,



Allen Behl, Secretary

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