

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
June 15, 2015**

The Dodge County Planning, Development and Parks Committee met on June 15, 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, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Joyce Fiacco, 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.

TOWN REZONING REQUESTS

HBN Properties LLC – Part of the NE ¼, SW ¼, Section 3, T11N, R14E, Town of Beaver Dam
- Petition to rezone approximately 40-acres of land under the Town of Beaver Dam Zoning Ordinance, from the A-2 General Agricultural Zoning District to the I-1 Industrial Zoning District has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors for approval.

Motion by Bobholz to submit a favorable recommendation to the County Board of Supervisors on the Town rezoning petition as proposed.

Second by Marsik Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Larry Bonack - Petition to rezone approximately 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 a non-farm residential lot on this site. The property is located in part of the NW ¼, SW ¼, Section 9, Town of Leroy, the address being W4011 N. Point Road.

Motion by Grebel to submit a favorable recommendation on the rezoning petition as proposed.

Second by Behl Vote 5-0 Motion carried.

ADMINISTRATIVE BUSINESS

Planning and Economic Development

1. Review Collateral Assignment Document – Mayville Hotels Loan

Joyce Fiacco provided the Committee with details of a collateral assignment agreement that was required as part of a Revolving Loan Fund loan application approved by the County.

Fiacco provided details of the loan agreement between the Mayville Hotels, LLC, and Dodge

County and indicated that the loan agreement included a Pledge of Collateral and a Pledge of a life insurance policy in the amount of the loan balance to the County. Fiacco also reviewed the proposed County Board Resolution 15-17 with the Committee which acknowledges, approves and accepts in the name of Dodge County, the Collateral assignment of Policy signed by Keith Hill and authorizes and directs the Dodge County Administrator and the County Clerk to accept, to sign and to affix the County seal to the Collateral Assignment of Policy.

Motion by Grebel to support the resolution and to submit the resolution as proposed to the County Board for approval.

Second by Marsik Vote 5-0 Motion carried.

Park System

1. Consider Special Use Permit Request for Dystopia Rising, WI events at Harnischfeger Park

Bill Ehlenbeck provided the Committee with information on a special use permit request by the Dystopia Rising, WI group to rent all of the shelters and the club house at Harnischfeger Park for 1 weekend a month for a year. The group activities include camping, cooking and group role-playing activities. Limited background information on the group activities was provided with the request. The group also requested two 1-day rentals of the park facilities on July 5, 2015 and August 30, 2015 as a trial run. These weekends were chosen because the park was not currently rented out for these dates yet. Attendance at the events could range from 50 to 150 campers and 40 to 150 cars. Revenue projections for the events were reviewed with the Committee. Concerns were voiced by the Committee with the limited background information provided by the applicants and concern was voiced over the possible negative effects on the public especially young kids using the park facilities on these dates. Additional concerns were expressed that by renting out the entire park one weekend a month, the group would somewhat dominate the park use and limit ability for general public usage of the buildings and facilities. The Committee supported the proposal to have a trial run before committing the park reservations for the entire year. Bill reviewed the list of conditions that would be placed on the permit with the Committee.

Motion by Bobholz to approve the special use permit request for the two trial dates of July 5, 2015 and August 30, 2015.

Second by Marsik Vote 4-1 (Grebel) Motion carried.

2. Gold Star Memorial Trail update and Parks report

Bill Ehlenbeck provided the Committee with an update on the Gold Star Memorial Trail group activities. Bill presented the logo that will be used for the trail. The group is holding an organization meeting to get more volunteers involved for the marketing and public outreach activities. Bill updated the Committee on the funds raised to date for the Phase 1 development of the trail – Mayville Theiler Park to Horicon Marsh Education and Visitor Center. A total of \$143,308 has been received or pledged to date. This includes a \$45,000 DNR grant recently received as a result of the 2014 grant application that was filed.

Bill provided the Committee with an update on the park revenues for the year. Campground usage is going strong and current revenues are well ahead of last year.

Bill indicated that the Glacier River Trail – asphalt path along Hwy 26, is now open for public use and has received its first mowing. The 3.5 mile trail only took staff about 3 hrs. to haul equipment, mow and return. A total of 5 mowing are anticipated for the year.

Bill also reported on some unanticipated equipment and facility problems that have occurred recently and are in process of being addressed, including a water heater and a pressure tank failure at Astico Park, a mowing deck failure on the John Deere mower at Astico Park and a water line problem at Harnischfeger Park.

Bill reported that the Wild Goose Trail resurfacing project is about half done with about 3 miles remaining north of Juneau. The Highway Department crews working on the project got pulled from the job to work on highway projects. Completion is not expected until fall.

3. Review Harnischfeger Park clubhouse flooring proposal.

Bill Ehlenbeck provided the Committee with a summary of flooring proposals to replace the upper floor and porch floor at the Harnischfeger park clubhouse. The existing floor which contains asbestos is breaking up and needs to be replaced. The lowest quote was from Kerns Carpet One for a total of \$12,545. A total of \$27,000 has been budgeted for Harnischfeger Park building projects which are mostly funded by the Friends of Dodge County Parks. County funds of \$3,500 were budgeted for the flooring with the balance of \$9,045 being funded by the Friends of group.

Motion by Behl to approve the resolution to allow for the replacement of the flooring.

Second by Marsik Vote 5-0 Motion carried.

Planning and Development

1. Review State Budget Bill Motion 520 paragraph 23 – Shoreland Ordinance Implications

Mr. Giebel informed the Committee members that the Joint Committee on Finance has passed Motion #520 as part of its discussion and deliberation on the State Budget Bill. Giebel noted that the motion contains proposed changes to the Shoreland Zoning Standards, (See paragraph 23, page 10). The changes will restrict cities, villages, towns and counties from adopting rules in the shoreland areas that are more restrictive than the rules promulgated by the DNR.

Giebel noted that the approved motion includes the following regulation changes:

- Local ordinances will not be able to regulate outdoor lighting placed in a shoreland area;
- Modifies the current laws regarding the restoration of certain nonconforming structures that are located within the shoreland setback area;
- Prohibits a local government from requiring a permit for the reconstruction, remodeling and replacement of certain nonconforming residences located within the shoreland setback areas;
- Restricts certain mitigation option requirements, restricts certain inspection requirements related to the sale or transfer of a property;
- Specifies that an ordinance cannot be more restrictive than the state standards;

- Restricts a county shoreland ordinance from requiring an owner to establish a vegetative buffer area;
- Specifies that the DNR may not appeal to a county board of adjustment; and
- Specifies that a county zoning ordinance, construction site erosion control and stormwater management and/or a wetland ordinance shall not apply to lands adjacent to artificially constructed drainage ditches, ponds or stormwater retention basins that are not hydrologically connected to a natural navigable body of water.

A copy of a position letter by the Wisconsin County Code Administrator group and a position letter supported by the Wisconsin Counties Association, Wisconsin Land and Water Conservation Association, Wisconsin County Code Administrators and the Wisconsin County Planning and Zoning Directors associations was given to the Committee for review.

The Committee indicated they would be willing to support a resolution that would request the repeal of Motion #520, paragraph 23. The Committee directed the staff to place this item on the July 6, 2015 Committee meeting for action and to forward the resolution to the County Board for approval at the July meeting provided the State budget has not been approved yet.

2. The minutes from the May 18, 2015 meeting were reviewed by the Committee. One correction was noted by Marsik.

Motion by Marsik to approve the minutes with the one correction noted.


Second by Bobholz Vote: 5-0 Motion carried.

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

Motion by the order of the Chairman to adjourn the meeting.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted,


Allen Behl, Secretary

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