

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
September 21, 2015**

The Dodge County Planning, Development and Parks Committee met on September 21, 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, Randy Grebel and Janice Bobholz. Members Excused Allen Behl and Joseph Marsik. 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 two public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements. Giebel also noted that due to an error in the publishing of the hearing notice for the Brian Thorp, and Henry and Iris Steffen conditional use permit request in the Town of Lebanon, the hearing was rescheduled for October 5, 2015 at 7:00 PM.

The agenda was reviewed. Motion Bobholz to allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second by Grebel. Motion carried.

TOWN REZONING REQUEST

Patricia Lauersdorf – NE ¼, SW ¼, Section 32, T11N, R14E, Town of Lowell - Petition to rezone approximately 30-acres of land from the AG-1 General Agricultural Zoning District to the RC-1 Rural Residential Zoning District under the Town of Lowell Zoning Ordinance has been submitted to the Dodge County Board of Supervisors for approval. County Board Recommendation

Motion by Bobholz to submit a favorable recommendation to the County Board on the request of Patricia Lauersdorf, to rezone approximately 30-acres of land from the AG-1 General Agricultural Zoning District to the RC-1 Rural Residential Zoning District under the Town of Lowell Zoning Ordinance.

Second by Grebel Vote 3-0 Motion carried.

TOWN AMENDMENT REQUEST

Town of Williamstown Town Board – A petition to amend the text of the Town of Williamstown Zoning Ordinance has been submitted by the Town of Williamstown Town Board to the County Board of Supervisors for approval. The intent of the changes is to amend or clarify certain provisions and definitions used in the Town Zoning Ordinance. The petition includes the modification of the penalty provisions of the Ordinance, adds “Cemeteries” as a conditional use in the Agricultural Zoning District, makes a correction to the code references regarding “outlier” parcels and redefines the term “livestock”. County Board Recommendation

Motion by Schaefer to submit a favorable recommendation to the County Board on the petition to amend the text of the Town of Williamstown Zoning Ordinance as described in Exhibit A.

Second by Grebel Vote 3-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Brian and Leah Thorp, agents for Henry and Iris Steffen - SE ¼, NE ¼, Section 36, Town of Lebanon, the site address being N310 Steward Drive. Due to an error in the publishing of the hearing notice, the public hearing for Brian Thorp, agent for Henry and Iris Steffen was rescheduled for October 5, 2015 at 7:00 PM.

PUBLIC HEARING

New Frontier Land Surveying, agent for Mike Zimmerman – 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 SE ¼, SE ¼, Section 5, T12N, R14E, Town of Trenton, the site address being W8996 Breezy 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 1.9-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 constructed 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:
 - 044-1214-0544-000
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 Bobholz Vote 3-0 Motion carried.

PUBLIC HEARING

Peter and Cynthia McFarland – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of an animal confinement facility within the A-1 Prime Agricultural Zoning District with a maximum 998 animal units on this site. The property is located in part of SE ¼, NE ¼, Section 36, T09N, R14E, Town of Shields, the site address being N302 County Road K.

Motion by Schaefer to approve the conditional use permit to allow the establishment of an animal confinement facility within the A-1 Prime Agricultural Zoning District with a maximum 998 animal units on this site subject to the following conditions:

1. The applicant shall follow all terms/provisions/requirements set forth in the approved ATCP 51 Livestock Siting application.
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed operation on this site.
3. Any significant change to the existing or proposed facilities for this operation, any modification or addition of manure storage facilities and any future expansion of the facility that would exceed 998 Total Animal Units (AU), may require that a new or modified Conditional Use Permit (CUP) be approved.
4. The applicant shall obtain a Dodge County Land Use Permit for the proposed addition to the existing barn prior to the construction of the addition.

Second by Grebel Vote 3-0 Motion carried.

ADMINISTRATIVE BUSINESS

Parks

1. Astico Park update

Bill Ehlenbeck provided the Committee with an update on the cleanup for Astico Park. Bill indicated that the park was opened for camping on Labor Day weekend and has been full on weekends since this date. A portion of the park remains closed as the tree cleanup continues. DNR forester walked through the park and marked additional trees for removal. The contracts for both vendors were extended to accommodate the additional tree removal. The roofing projects for the pit toilet and the pump house were completed. The only remaining projects are the reconstruction of the shelter and the cemetery fence that were damaged in the storm. A 2016 budget sheet for the parks was reviewed with the Committee. The trail system for the park will be reviewed and some of the logging roads may be used to re-route the trails at the park. A grant request for \$10,000.00 was submitted to the DNR for forestry projects at Astico to include inventory and planting of trees. The construction of a second dump station is being considered for the park to alleviate the long wait times on weekends. The brochure for Fall Fest was distributed to the Committee.

2. Request to carryover sales tax funds for Trail rehab project

The trail rehab project in this year's budget will not be done this year due to lack of a matching grant. The project is now planned for next year. Finance Department recommended the funding for the project be placed within the 2016 budget rather than going through carryover requests since the funding has been approved and the project hasn't changed. Therefore no carryover request is needed from the Committee.

OTHER BUSINESS

1. The minutes from the August 17, 2015 meeting were reviewed by the Committee.

Motion by Grebel to approve the minutes as written.

Second by Bobholz Vote:3-0 Motion carried.

2. No Committee Member Reports

3. No additional Per Diems

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Allen Behl". The signature is written in black ink and is positioned above a horizontal line.

Allen Behl, Secretary

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