

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
January 9, 2017**

The Dodge County Planning, Development and Parks Committee met on January 9, 2017 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, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Joyce Fiacco 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.

Motion by William Muche to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl; Motion carried.

TOWN REZONING REQUESTS

Charles Bengsch – Part of the NW ¼ of the SW ¼, Section 7, Town of Lowell, Dodge County, Wisconsin, the site address being N1862 Baker Road. Petition to rezone approximately 29-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Joseph Marsik to submit a favorable recommendation to the County Board on the rezoning petition as proposed.

Second by William Muche Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Steven and Alice Gentz – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2.4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the SW ¼, Section 19, Town of Oak Grove, the site address being N5887 High Point Road.

Motion by Janice Bobholz to approve the conditional use permit to allow for the creation of an approximate 2.4-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 10.259-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:
 - 034-1115-1931-000; 1934-000; 3012-000; 3021-000; 3024-000;
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 Allen Behl Vote 5-0 Motion carried.

ADMINISTRATIVE BUSINESS –Committee Review

1. **Jeff Juech** – Request to meet with the Committee regarding a complaint with the exterior lighting being used at W2296 Station Road, Section 29, Town of Rubicon.

Mr. Juech presented his concerns to the committee regarding the lighting used at W2296 Station Road. Mr. Juech indicated that the glare from the bright lighting adversely affects him and his wife. He currently uses a brick placed on his railing to block the glare and bright lights coming from the property on Station Road. He believes that the light is not code compliant and asked the committee if the owner could place shrouds over the lighting to block the glare from the lightbulbs. Mr. Juech indicated that the glare from the lighting creates a hardship for him and his wife and has asked for relief.

Kevin Barningham, owner of the property at W2296 Station Road was also present at the meeting. He indicated that the light fixtures meet the code requirements and the lighting is needed for safety and security reasons. He indicated that the lighting was not intended to create any adverse impacts on the neighbors but explained that the lighting is needed for safety and security reasons for his business.

Mr. Birmingham's electrician was also present at the meeting. The electrician explained how the existing lights operate and indicated that he has taken light readings at the site and the readings show that the lighting does not extend beyond the parking area and do not leave the site. The electrician believes that the lighting used on the site meets the code requirements. The electrician also explained why these lights were chosen by the owner. Options were discussed for possible changes to the fixtures. The electrician indicated that the light fixtures cannot be modified without adversely affecting the fixture. He also indicated that if changes are made to the unit, they will lose the manufacturers guarantee. No action was taken by the Committee. It is the Committee's position that the lighting meets the code requirements.

PARK SYSTEM

1. Discuss, consider and take action regarding resolution to County Board to carry forward funds from 2016 to 2017.

Joyce Fiacco presented the Committee with a handout and an update on the Department proposals to carry over funds from Budget Year 2016 to Budget Year 2017. She is working with the Assistant Corporation Counsel to draft a resolution to cover the carry over requests. The final version of the carryover requests will be given to the Committee at the February 6, 2017 meeting for review, approval, and recommendation to county board.

2. Discuss, consider and take action regarding purchase of replacement tractor for Ledge Park

Joyce Fiacco presented the Committee with an update on a Department request regarding a resolution to carryover Budget Year 2016 funds to Budget Year 2017 that would be used for a different purpose than budgeted. This resolution would authorize use of these funds to purchase a replacement tractor for Ledge Park. Work with the Assistant Corporation Counsel is underway so the final version of the resolution can be brought back to the Committee at the February 6, 2017 meeting for recommendation to county board.

OTHER BUSINESS

1. James Heuer Living Trust – SE ¼ SE ¼, Section 7, T12N R14E, Town of Trenton – Request for extension – Conditional use permit and Letter of Intent approvals.

Motion by Janice Bobholz to extend the conditional use permit and minor land division approvals for the James Heuer land division request subject to the same conditions of approval to allow for the closure of the estate.

Second by Joseph Marsik Vote: 5-0 Motion carried

2. The minutes from the December 19, 2016 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by William Muche Vote: 5-0 Motion carried.

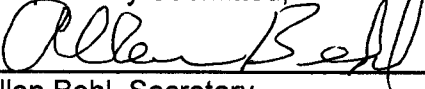
3. No Committee Member Reports

4. No additional Per Diems

Motion by order of the chair to adjourn the meeting. Motion carried.

Meeting adjourned at 8:20 p.m.

Respectfully Submitted,



Allen Behl, Secretary

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