

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
March 6, 2017**

The Dodge County Planning, Development and Parks Committee met on March 6, 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 was 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

Randall and Carrie Wendling Trust – Part of the SW ¼ of the NW ¼, Section 30, T12N, R17E, Town of Theresa, Dodge County, Wisconsin, along the east end of Dunn Road. Petition to rezone approximately 2-acres of land under the Town of Theresa Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted by the Town of Theresa Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Allen Behl to submit a favorable recommendation to the County Board of Supervisors on the Town rezoning request to rezone approximately 2-acres of land under the Town of Theresa Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District.

Second by William Muche Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Notice of Public Hearing - Dodge County Comprehensive Plan - The Dodge County Planning, Development and Parks Committee will hold a public hearing on the proposed amendments to the *Dodge County Comprehensive Plan, Appendix B – Dodge County Farmland Preservation Plan*. The public hearing will be held on Monday, March 6, 2017 at 7:05 p.m. on the first floor of the Dodge County Administration Building, 127 E. Oak Street, Juneau. *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 law.

Amendments are being proposed to the Dodge County Farmland Preservation Plan Map, which is in Appendix B of the Dodge County Comprehensive Plan. The amendments are listed below and will be available for review at the Land Resources and Parks Department on the third floor of the County Administration Building and on the Department website at www.co.dodge.wi.us/landresources. Residents are encouraged to review the plan amendments and submit oral and/or written comments prior to or at the public hearing.

1. **Town of Theresa** – Sections 35 and 36. (Parcel #042-1217-3513-000; 042-1217-3542-000; 042-1217-3543-000; 042-1217-3622-000)

From: Area of Nonagricultural Development
To: Area of Agricultural Use and Agriculture-Related Use

For additional information regarding the proposed amendments to the *Dodge County Comprehensive Plan, Appendix B – Dodge County Farmland Preservation Plan* or to obtain a copy of the Plan amendments, contact Nate Olson at 920-386-3948 or nolson@co.dodge.wi.us.
Dodge County by Nate Olson

Motion by Joseph Marsik to submit a favorable recommendation to the County Board on the proposed amendments to the Dodge County Comprehensive Plan as proposed.

Second by Janice Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

Gregory and Kelli Rose – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a horse boarding and riding facility and an indoor storage facility on this site within the A-2 General Agricultural Zoning District. The site is located in part of the NE ¼ of the SW ¼, Section 36, T13N, R14E, Town of Trenton, the site address being N9869 US Highway 151.

Motion by Janice Bobholz to approve the Conditional Use Permit to allow the establishment of a horse boarding and riding facility and an indoor storage facility on this site within the A-2 General Agricultural Zoning District subject to the following conditions:

- 1) The horse boarding and riding facility and storage facility businesses shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community;
- 2) All state and local municipality permits or licenses to operate a horse boarding facility and the storage facility shall be obtained prior to establishing the boarding and riding facility on this site;
- 3) All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community. An outdoor lighting plan shall be submitted to the Dodge County Land Resources and Parks Department for review and approval prior to the construction of the out-door arena and the placement of out-door lights on this property;
- 4) There shall be no parking within the road right-of-way along STH 151;
- 5) Sanitary facilities shall be provided for the horse boarding and riding facilities in accord with State and County regulations prior to the establishment of the horse boarding facility on this site and prior to the issuance of the Conditional Use Permit;

- 6) A land use permit shall be obtained from the County Land Resources and Parks Department prior to the placement of any signs on this property;
- 7) Any significant change to the proposed horse boarding and riding facilities on this site, any future expansion beyond 10 horses on this site, and any significant change to the site plan dated April 25, 2017 may require that a new conditional use permit be issued;
- 8) The decision of the Committee is valid for one year.

Second by Joseph Marsik Vote 5-0 Motion carried.

PUBLIC HEARING

Steven Johnson, agent for Deere and Company – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within 300 feet of a navigable waterway and within a Shoreland and Floodplain district associated with the cleanout of an agricultural drainage ditch and the replacement of three culverts. The property is located in part of the SW ¼ of the NE ¼ and in part of the SE ¼ of the NE ¼, Section 22, Town of Burnett.

Motion by Joseph Marsik to approve the conditional use permit to allow filling, grading and dredging within 300 feet of a navigable waterway and within a Shoreland and Floodplain district associated with the cleanout of an agricultural drainage ditch and the replacement of three culverts subject to the following conditions:

1. It shall be the responsibility of the applicant to obtain all other permits or approvals that may be required (e.g., Wisconsin Department of Natural Resources and/or U.S. Army Corps of Engineers) for the proposed project prior to commencing construction;
2. All disturbed areas shall be leveled and graded (as needed) and seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway;
3. The proposed project shall not obstruct flow and shall not increase the regional flood height;
4. There shall be no change in the upstream or downstream water surface elevation of this waterway as a result of this project unless all of the applicable permits and approvals are obtained to allow for the change in surface water elevation and the regional flood height;
5. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices;
6. All work shall be done in accord with the plans and specifications submitted on February 01, 2017;
7. The decision of the Committee is valid for two years.

Second by William Muche Vote 5-0 Motion carried.

OTHER BUSINESS

1. The minutes from the February 20, 2017 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by Janice Bobholz Vote: 5-0 Motion carried.

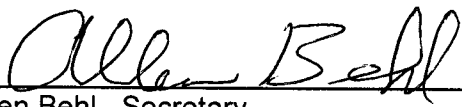
2. No Committee Member Reports
3. No additional Per Diems

Motion by order of the chairperson to adjourn the meeting.

Motion carried.

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.