

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
September 18, 2017**

The Dodge County Planning, Development and Parks Committee met on September 18, 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 and Joseph Marsik. Members excused were 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 Behl to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Muche Motion carried.

TOWN REZONING REQUESTS

John and Joy Bosch – Part of the SW ¼ of the SW ¼, Section 6, Town of Theresa, Dodge County, Wisconsin, the site address being W2472 County Road TW. Petition to rezone approximately 2.6-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.

Motion by Marsik to submit a favorable recommendation on the rezoning request of John and Joy Bosch to rezone approximately 2.6-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 Muche Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Jessica Pike, agent for Richard and Linda Fieweger Trust – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow conversion of the barn and other buildings on this site into an events facility for weddings, family reunions, birthday parties and corporate events. The site is located in part of the NW ¼ of the SE ¼, Section 3, Town of Ashippun, the site address being N2201 County Road P.

Motion by Muche to approve the conditional use permit request to allow conversion of the barn and other buildings on this site into an events facility for weddings, family reunions, birthday parties and corporate events subject to the following conditions:

1. The business operation 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 and safety or general welfare of the immediate neighborhood or community;

2. The facility shall not be open after 12:00 midnight;
3. It shall be the responsibility of the applicant to obtain all Federal, State and/or local municipality permits, licenses and approvals that may be required for the construction and operation of the proposed private event facility on this site. The owner shall provide documentation to this Department that the applicable Federal, State and local municipality permits, licenses and approvals have been obtained to operate this facility and to document that the facility meets the required fire and building codes prior to use of the facility for a public event;
4. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. The applicant shall submit a detailed lighting plan in accord with Section 8.8 of the Code to the Department for review and approval prior to the issuance of the conditional use permit. The lighting for the proposed parking area shall be shielded along the east side to prevent glare or other safety hazards along County Road P;
5. A land use permit shall be obtained by the developer for the proposed construction project that is needed to bring the facilities into compliance with the applicable building and fire safety codes and for any signs to be located on said property prior to beginning construction of the project and prior to locating a sign on this property;
6. A code compliant private onsite wastewater treatment system or other approved method of sanitary sewage disposal facility shall be provided for the proposed facility prior to the issuance of the conditional use permit and prior to the use of the facility for a public event;
7. A detailed parking plan in accord with Section 8.2.6 of the County Land Use Code shall be submitted to the Department for review and approval prior to the issuance of the Conditional use permit. The aisles and spaces shall be clearly marked and shall be maintained in a manner so as to be readily visible and accessible at all times the private event facility is in operation in accord with Section 8.2.9 of the Code;
8. A minimum of 66 off-street parking stalls/spaces shall be provided;
9. There shall be no parking within the road right-of-way of County Road P;
10. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained;
11. The decision of the Committee is valid for one year.

Second by Behl Vote 4-0 Motion carried.

PUBLIC HEARING

Sal Okon, agent for Wondra Estate – 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 SW ¼ of the NW ¼, Section 25, Town of Leroy, the address being N10390 Dairy Road.

Motion by Behl to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by Marsik Vote 4-0 Motion carried.

LAND USE PERMIT APPLICATION REVIEW

Robert Schilling – Land Use Permit Application – Construction of rail road, tracks and decks to accommodate an amusement type train ride addition to the farm market / learning center use on this site. The property is located in part of the NW ¼ of the NW ¼, Section 23, Town of Lebanon, the site address being N1255 Hoard Road. Committee review to determine if a new unclassified use permit will be required for this project.

Motion by Marsik to require a new unclassified use permit for the addition of the proposed construction of rail road, tracks and decks to accommodate an amusement type train ride addition to the farm market / learning center use on this site in accord with condition #4 of the Unclassified Use permit #2000-1067.

Second by Behl Vote 4-0 Motion carried.

PARK SYSTEM

1. Consider, discuss and take action on revised Maintenance Agreement with WI DOT for Gold Star Memorial Trail.

The final wording for the agreement has not been completed at this time - withdrawn from consideration at this time.

OTHER BUSINESS

1. **Ray Beier** – Lot 2, CSM 6251, located in part of the NW ¼ of the NE ¼, Section 27, T13N, R13E, Town of Fox Lake, the site address being W10591 Hickory Grove Road. Request for preauthorization to allow grading and excavating work to be completed within a shoreland area on this site. The grading and excavation project will be part of a restoration plan to resolve an existing violation of the County Shoreland Protection Ordinance. Committee Review and action on request.

Motion by Muche to allow preauthorization to allow the grading and excavating work associated with Conditional Use Permit 2017-0737 to be completed within a shoreland area prior to the required Committee review and public hearing scheduled for October 16, 2017 as proposed in order to allow additional time for the disturbed area to be stabilized before winter 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.
2. 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.
3. All work shall be done in accord with the plans and specifications submitted on September 13, 2017 with the Conditional Use Permit application.

Second by Marsik Vote: 4-0 Motion carried.

2. The minutes from the August 21, 2017 meeting were reviewed by the Committee.

Motion by Schaefer to approve the minutes as written.

Second by Behl Vote: 4-0 Motion carried.

3. No Committee Member Reports

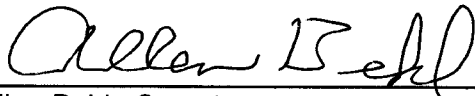
4. No Additional Per Diems

Motion by order of the Chair to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,



Allen Behl, Secretary

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