

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
October 16, 2017**

The Dodge County Planning, Development and Parks Committee met on October 16, 2017 at 7:00 p.m. on the 1<sup>st</sup> 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 were Bill Ehlenbeck and Terry Ochs.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Ochs 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 Allen Behl to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: William Muche Motion carried.

**TOWN REZONING REQUESTS**

**Earl and Roy Lichtenberg** – Part of the SE ¼ of the SW ¼, Section 17, Town of Theresa, Dodge County, Wisconsin, the site address being W1926 McArthur Road. Petition to rezone 2-acres of land under the Town of Theresa Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agriculture 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 of Theresa rezoning request to rezone 2-acres of land under the Town of Theresa Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agriculture Zoning District.

Second by William Muche. Vote 4-0 Motion carried.

**TOWN AMENDMENT REQUESTS**

**Town of Chester** – A petition to amend the text of the Town of Chester Zoning Ordinance and the Town of Chester Zoning Map has been submitted by the Town of Chester Town Board to the County Board of Supervisors for approval. The Town Zoning Ordinance and Zoning Map were revised by the Town in order create a Farmland Preservation Zoning District in order to bring the ordinance and map into compliance with the State farmland preservation program. County Board Recommendation

Motion by Joseph Marsik to submit a favorable recommendation to the County Board of Supervisors on the request of the Town of Chester Town Board to amend the Town Zoning Ordinance and Zoning Map as proposed.

Second by William Muche. Vote 4-0 Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Ray Beier** – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow grading and dredging within a Shoreland district associated with the correction of a filling violation on this site. The property is known as 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.

Motion by William Muche to approve the conditional use permit request to allow grading and dredging within a Shoreland district associated with the correction of a filling violation on this site 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. The fill removal area along the southeast corner of the property (Exhibit B) shall be reestablished with native wetland vegetation. The success of the reestablished wetland vegetation shall be determined by a professional Environmental Consulting agency and the following methods shall be used. (At the expense of the land owner
  - a. A randomly placed transect will be established and one-meter square quadrant will be placed every ten meters along said transect. Species identification and percent cover by species will be recorded in each quadrant.
  - b. Success will be determined by demonstrating an established desirable species dominance of 70 percent native wetland vegetation and a total desirable species cover of 70 percent with a 90 percent confidence interval. Final reclamation success is expected within expiration date of said Conditional Use permit.
3. The filled area along the southwest corner of the property (Exhibit B) as located and flagged by the County staff and the Department of Natural Resources Staff member in the presence of Mr. Beier on September 15, 2017, shall remain a “no-mow” area in order to allow this filled wetland area to be re-established with native wetland vegetation.
4. All disturbed areas located outside of the wetland boundary shall be leveled and graded (as needed) and re-vegetated to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway.
5. The proposed project shall not obstruct flow and shall not increase the regional flood height.
6. 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.
7. All work shall be done in accord with the plans and specifications submitted on September 13, 2017 with the Conditional Use Permit application.
8. The violation orders shall remain in effect until the certification of vegetation re-establishment success has been received by the county and all other conditions of this Conditional Use Permit approval have been met.
9. The enforceable obligations shall be evidenced by an instrument recorded in the office of the Register of Deeds prior to issuance of the Conditional Use Permit. *(Enclosed, Please sign and Notarize and return to our office with the required \$30.00 recording fee, check made out to “Dodge County Register of Deeds”)*

10. The decision of the Committee is valid for one year.

Second by Joseph Marsik. Vote 4-0 Motion carried.

### **ADMINISTRATIVE BUSINESS**

#### **Parks**

1. Consider, discuss and take action on construction bids for Gold Star Memorial Trail.

Bill Ehlenbeck provided the bid tally for the recent bid opening as well as fundraising and expense accounting for the project. There were 8 contractor bids ranging from \$824,885.53 to \$2,047,074.70. Current donated and grant funds available for construction are about \$581,000, leaving about a \$244,000 shortfall of funding based on the low bid. Bill met with both the low bid contractor and the citizen trail committee to discuss options to bridge the funding gap. These options will be worked on in the next few weeks and a revised status will be presented at the next Committee meeting for a decision on the bids.

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

Bill Ehlenbeck informed the Committee that County Corporation Counsel reviewed the proposed Addendum and suggested revisions. The revisions were sent to DOT for review and updating of the Addendum, however only some of the revisions were made. Further discussions with DOT are necessary before finalizing the Addendum. The Addendum will be brought back to the Committee for action at the November 6, 2017 meeting.

3. Consider, discuss and take action on mower replacement bids for Ledge Park.

Bill Ehlenbeck provided the Committee with details on the bids received for mower replacement. Bill informed the Committee that traditionally front mount mowers have been used at Ledge Park, but with increased use and efficiency of zero turn mowers in other parks, a decision was made to test other less expensive options. After testing and review of costs, staff believe a zero turn mower will be more cost effective at Ledge.

Resolved that the bid from Mid-State Equipment- Watertown, for a 2017 Scag Turf Tiger II-61V-31DFI Zero Turn Mower with a 61" deck for \$12,048 is determined to be the most advantageous for Dodge County based on cost, reliability, safety and fuel efficiency. The quote from Powersports Company for the 2017 Scag Turf Tiger II-61V-31DFI Zero Turn Mower was \$12,684 which was \$636 higher. Additionally, a Scag Turf Tiger II rear bumper accessory at a cost of \$197 is to be added to the order for a total cost of \$12,245.

The Director of Land Resources and Parks is hereby authorized to seek a purchase order for the Scag Turf Tiger II-61V-31DFI from Mid-State Equipment-Watertown according to the bid amount for use at Ledge Park. A sum of \$18,000 has been budgeted in 2017 for this purpose. Costs are to be charged to account 7867.5814- Motorized Equipment.

Motion by Joe Marsik, Second by Bill Muche Vote: 4-0 Motion carried.

Staff were further directed to explore and consider purchasing the Scag seat upgrade option for improved operator support and comfort.

**OTHER BUSINESS**

1. The minutes from the October 2, 2017 meeting were reviewed by the Committee.  
Motion by William Muche to approve the minutes as written.  
Second by Joseph Marsik. Vote: 4-0 Motion carried.

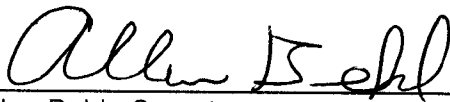
2. No Committee Member Reports

3. Per Diems None

Motion by Chairman Schaefer to adjourn the meeting.

Meeting adjourned at 8:15 p.m.

Respectfully Submitted,

  
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Allen Behl, Secretary

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