

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

The Dodge County Planning, Development and Parks Committee met on November 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 were Bill Ehlenbeck and Joseph Giebel. Jim Mielke was also in attendance.

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.

The hearing procedures were read into the record.

PUBLIC HEARING

Gerald Sitor - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2.3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NW ¼ of the NE ¼, Section 33, Town of Oak Grove, the site address being W6255 Shady Lane Road.

Motion by Bill Muche to approve the request to allow for the creation of an approximate 2.3-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 3.2-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:
 - 034-1115-3312-000; 034-1115-3311-000;

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 Janice Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

Karl Green, agent for Xtra Storage / The Space Store, LLC - Request to rezone approximately 7.7-acres of land from the A-2 General Agricultural Zoning District to the C-2 Extensive Commercial Zoning District and an application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the establishment of a propane distribution facility on this site and to bring the existing self-service storage facilities into compliance with the Code. The site is located in part of the E 1/2 of the NE ¼, Section 8, Town of Elba, the site address being N4400 State Road 73.

Rezoning Petition

Motion by Joseph Marsik to submit a favorable recommendation to the County Board of Supervisors to rezone approximately 7.7-acres of land from the A-2 General Agricultural Zoning District to the C-2 Extensive Commercial Zoning District.

Second by Allen Behl Vote 5-0 Motion carried.

Conditional Use Permit Request

Motion by Bill Muche to approve the conditional use permit request to allow for the establishment of a propane distribution facility on this site and to bring the existing self-service storage facilities into compliance with the Code subject to the following conditions:

1. The County Rezoning petition shall be approved by the County Board of Supervisors prior to the issuance of the conditional use permit and land use permits for these facilities.
2. 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.
3. It shall be the responsibility of the applicant to obtain all Federal, State and/or local municipality permits and approvals that may be required for the establishment and operation of the proposed propane distribution facility on this site.
4. The propane tank facility shall be located in compliance with all applicable Federal, State and/or local municipality regulations.
5. A County land use permit shall be obtained for the propane distribution facility prior to the location/construction of the propane tank, fence and lighting on this site.
6. A County land use permit shall be obtained for the construction of any self-service storage units on this site prior to the construction of said units.
7. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties.
8. All hazardous wastes used or generated in the operation of the proposed propane

business shall be handled, stored and disposed of in accord with the applicable regulations.

9. There shall be no storage of hazardous wastes within the self-service storage facilities.
10. Any significant change to or expansion of the propane distribution or self-service storage facility business operations may require that a new Conditional Use Permit be obtained.
11. The decision of the Committee is valid for one year.

Second by Janice Bobholz Vote 5-0 Motion carried.

OTHER BUSINESS

1. The minutes from the October 16, 2017 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

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

2. Committee Member Reports

Joseph Marsik reported on action that was taken by the Highway Committee and the Executive Board regarding proposed legislation that would allow wireless carriers to place their equipment in the County road right-of-ways without permits or approvals. The Highway Committee and the Executive Board voted not to support this legislation.

3. No additional Per Diems.

ADMINISTRATIVE BUSINESS

PARK SYSTEM

1. Consider, discuss and take action on construction bids for Gold Star Memorial Trail.
Bill Ehlenbeck indicated that there was no additional significant information to report at this time. Still have a funding gap of approximately \$240,000. The Gold Star Trail citizens group is still seeking out additional donations and still reviewing options to reduce the cost of the project. Bill is seeking information on the DOT TAP grant as an option for sufficient funding, but would put at least a 1 to 2 year delay on the project. Bill is also planning to request additional DNR grant funds in 2018. The current bid is good for 60-days, however Bill talked with the contractor and he stated he would be willing to extend the period if needed. No action to take at this time.
2. Consider, discuss and take action on an Addendum to the DOT Maintenance Agreement for Gold Star Memorial Trail.
Bill Ehlenbeck stated he is still working with DOT on the corrections and final wording for the document. No action to take at this time.
3. Consider, discuss and take action of Harnischfeger Park Homestead demolition and repurpose conceptual plan.

Bill reminded the committee that \$20,000 was budgeted for 2018 to demolish the old homestead at Harnischfeger Park. Bill reported that a meeting was held with the neighbors and others interested to inform them of the removal plan. Bill relayed that there was continued interest from the group, consistent with previous meetings and the

Master Plan survey, to preserve some architectural elements of the building if possible, rather than completely demolish the building. Participants of the meeting proposed an idea to save the front façade of the home and to construct a shelter or gazebo behind it within the footprint of the old home to turn the area into a unique useable public space. The proposal included interpretive displays, accessible path to the parking lot, reconstruction of the fireplace with salvaged bricks and either sale or reuse of the salvaged brick. A preliminary estimate of \$30,000 to remove the building and to save the wall was provided. An additional \$30,000 is estimated to construct the shelter and install a pathway. One option to fund this project was to amend the proposed 2018 budget by reallocating the \$40,000 sales tax funding for Neosho Highway Shop debt service to this project. The Committee discussed the benefits and long term maintenance and safety concerns of a project of this nature. The committee directed staff to develop a more detailed design proposal with cost estimates and present to the Committee at a later date for consideration.

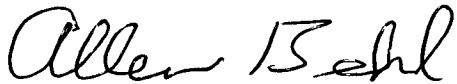
4. Parks report

Bill provided the committee with revenue reports for the department. Both code and parks revenues are significantly higher than last year and well above budgeted amounts with almost 2 months remaining in the year. The revenues for Land use and Conditional Use Permits, rezoning, Board of Adjustment and Astico Park camping and firewood are the primary items with the largest increases over budgeted amounts

Motion by order of the chair to adjourn the meeting.

Meeting adjourned at 8:25 p.m.

Respectfully Submitted,



Allen Behl, Secretary

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