

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
January 8, 2018**

The Dodge County Planning, Development and Parks Committee met on January 8, 2018 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, William Muche, Joseph Marsik and Janice Bobholz. Allen Behl was excused. The staff present at the request of the Chairman were Bill Ehlenbeck, Nate Olson 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: Joseph Marsik Motion carried.

TOWN REZONING REQUESTS

Jake Yerges, agent for Neal Yerges— Part of the NW ¼ of the SW ¼, Section 12, Town of Portland, Dodge County, Wisconsin, the site address being N1810 County Road BB. Petition to rezone 1.5-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of a nonfarm residential lot at this location has been submitted by the Town of Portland Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by William Muche to submit a favorable recommendation to the County Board for the request to rezone 1.5-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of a nonfarm residential lot at this location.

Second by Janice Bobholz Vote 4-0 Motion carried.

Minor Land Division Request

Walter Imes - Part of the SE ¼ of the NW ¼, Section 25, Town of Emmet. Land division request to create an approximate 18-acre lot and four - 2.25-acre lots from the existing approximate 27.3-acres located along the west side of County Road EM. The applicant has requested a waiver to the platting requirement for the proposed development project.

Motion by Janice Bobholz to approve the land division request as proposed subject to the following conditions and waivers:

1. A 1-lot certified survey map shall be submitted for the 18-acre lot;
2. A 4-lot certified survey map shall be submitted and approved for the four 2.25-acre lots;

3. The following statement shall appear on the certified survey map for the 18+acre lot:
"This lot is intended for agricultural and open space use only and no non-farm residential structures shall be constructed on this lot."
4. Approval for access to County Road EM is received from the County Highway Department prior to the approval of the certified survey map. The access locations shall be shown on the certified survey map;
5. The following highway/road setback line shall be shown on the certified survey map;
 - County Highway: 100 feet from the centerline or 67 feet from the road right-of-way, whichever distance is greater;
 - Town Road: 75 feet from the centerline or 42 feet from the road right-of-way, whichever distance is greater;
6. Soil tests are required for the four - 2.25-acre lots and these lots shall contain sufficient soil to accommodate an approved method of sanitary sewage disposal other than a holding tank in accord with Subsection 7.7.2.A.1. The soil test locations shall be shown on the certified survey map;

Waivers:

- Lot line angles;
- Platting;
- Soil tests for the 18+acre lot.

Second by Bill Muche Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Dodge County Planning, Development and Parks Committee –Petition of the Dodge County Planning, Development and Parks Committee to adopt revised flood hazard information, of an unnamed ditch draining to the Rock River, generally located between County Road CW to the south, up to just north of Hancock Drive, with Danburry Drive to the east and Huberbrooks Drive to the West. Specifically, the flood hazard information will be established along this unnamed ditch, from County Road CW north to a point approximately 800 feet south of County Road R. The floodplain study was performed by SEH Inc. at the request of Lake Country Engineer, LLC, associated with the development of a proposed subdivision plat.

Motion by Joseph Marsik to submit a favorable recommendation to the Dodge County Board of Supervisors on the petition to amend the Dodge County Floodplain Ordinance as proposed.

Second by Janice Bobholz Vote 4-0 Motion carried.

PUBLIC HEARING

Petition of the Dodge County Planning, Development and Parks Committee to amend the Dodge County Comprehensive Plan. *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 legislation.

One amendment is being proposed to Map 8-2, *Future Land Use Map* of the *Dodge County Comprehensive Plan*. The map amendment is listed below and will be available for review at the Land Resources and Parks Department on the third floor of the County Administration Building in Juneau and on the Department website at <http://www.co.dodge.wi.gov/government/departments-e-m/land-resources-and-parks>. Residents are encouraged to review the plan amendment and submit oral and/or written comments prior to the public hearing.

Comprehensive Plan – Map 8-2, Future Land Use Map Amendments

1. Town of Lebanon

Section 08 (Parcel #026-0916-0831-001)
From: General Residential
To: Commercial

Motion by Janice Bobholz to submit a favorable recommendation on the petition to amend the Dodge County Comprehensive Plan Map 8-2, Future Land Use Map as proposed.

Second by William Muche Vote 4-0 Motion carried.

PUBLIC HEARING

Craig Kuehl – Petition to rezone approximately 0.263-acres land from the C-1 General Commercial Zoning District to the C-2 Extensive Commercial Zoning District under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a motor vehicle sales and service type business on this site. The property is known as Lots 5 and 6, Uttech's 1st addition, located in part of the NE ¼ of the SW ¼, Section 8, Town of Lebanon, the site address being N1819 County Road R.

Motion by William Muche to submit a favorable recommendation on the petition to rezone approximately 0.263-acres land from the C-1 General Commercial Zoning District to the C-2 Extensive Commercial Zoning District as proposed.

Second by Joseph Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

Preliminary Plat of Christmas Tree View Subdivision, Leslie Huber, owner - A decision on this preliminary plat was originally laid over by the Committee on February 15, 2016 in order to allow the completion of a floodplain study and wetland delineation. The studies have been completed and a decision on the preliminary plat will be taken by the Committee at this meeting. The site is located in part of the SW ¼ of the SE ¼, Section 35, Town of Emmet, Dodge County, Wisconsin.

Motion by Janice Bobholz to approve the preliminary plat subject to the following conditions and waivers:

1. The developer shall obtain all the necessary approvals from the applicable state agencies, from the Town of Emmet and from the City of Watertown prior to approval of the preliminary plat;
2. Utility plans and installation to be satisfactory to the Plat Review Officer. Written assurances from the applicable utility companies that telephone, gas, cable and

electrical service are available to each proposed lot shall be required prior to approval of the preliminary plat;

3. The following restriction shall be shown on the final plat: "No new driveway access shall be allowed onto County Road "CW";
4. All utility and drainage easements shall be shown on the final plat;
5. The following statement shall be shown on the final plat: "Any land below the ordinary highwater mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the State Constitution."
6. An ordinary highwater mark shall be shown on the final plat in accord with s. 236.025 Wis. Statutes, as determined by the Department of Natural Resources/pursuant to law, or shall be shown as "approximate" on the plat. If the ordinary high water mark is approximated, the location shall be a point on the bank to which the presence and action of the water is so continuous as to leave a distinct mark. Such approximate ordinary high water mark must be labeled "for reference only".
7. The final plat shall contain the approved wetland boundary;
8. The final plat shall contain the approved floodplain boundary line and floodplain elevation;
9. In lieu of the required streetlights, each lot will be required to have and maintain a decorative yard light meeting the following requirements: Each lot shall contain one lamp post having the equivalent of a minimum 100 watt bulb to be located a minimum of 2' behind the road right-of-way and to be located adjacent to the building number and driveway entrance. The lamp post shall have a minimum height of 7 ½' as measured from the bottom of the lamp fixture to the ground and a maximum height of 14' and be lighted from dusk to dawn. The subdivision covenants shall include this requirement.
10. In lieu of requiring a stormwater management plan for the subdivision at this time, the individual lot owners shall be required to submit individual stormwater management plans to the Dodge County Land Resources and Parks Department for review and approval prior to the development of their lots. The stormwater management plans shall meet the minimum technical standards and specification as listed in Section 7.9.7 of the Dodge County Land Use Code and the minimum standards as required by the Department of Natural Resources. The lot owners will be solely responsible for the design, installation, upkeep and repair of the storm water management systems for each lot and any stormwater easements that are required for said stormwater management measures. In the event that the maintenance of the stormwater management measures is not undertaken by the owner/developer, the County would be authorized to perform the maintenance work in accord with the storm water maintenance agreement and to assess any costs associated with the maintenance to the owner. The subdivision covenants shall include the stormwater management plan requirements.
11. A final copy of the covenants whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development shall be submitted to the Land Resources and Parks Department for review and approval prior to the approval of a final plat.
12. Valid soil tests reports for the proposed lots shall be submitted to the Land Resources and Parks Department for review and approval prior to the approval of the final plat. Each lot shall contain sufficient soil to accommodate an approved method of sanitary sewage disposal other than a holding tank in accord with Subsection 7.7.2.A.1;
13. The subdivision shall be monumented in accord with s. 236.15(1) Wisconsin Statutes;
14. All of the above conditions shall be complied with prior to the approval of the preliminary plat.

15. The stormwater management plans for each individual lot shall be designed to include all of the proposed impervious surface area added to the lots.

Waivers:

1. Side lot line angle for lot 8;
2. Street lamps;
3. Sidewalks;
4. Public Water Service;
5. Curb and Gutters;
6. Stormwater management requirements

Second by William Muche Vote 4-0 Motion carried.

OTHER BUSINESS

1. Discuss, consider and take action on Broadband partnership;

Bill Ehlenbeck and Nate Olson provided an overview of a recent meeting with Keefe John of Ethoplex, a small internet service provider, regarding interest in expanding wireless internet service into the underserved or not served areas of Dodge County. Keefe John described his company and intention to apply for state PSC Broadband grants. He requested support from Dodge County to improve chances of receiving a grant. Staff explained the importance of the expansion to community and economic development activities and is supportive of the expansion plans. It was noted that Dodge County would not provide exclusive support of Ethoplex, Dodge County is supportive of all companies that want to expand broadband service in Dodge County. There was discussion on the potential to provide focused area service in the parks and maybe the airport if a need and interest are confirmed.

Motion by Janice Bobholz directing staff to write a letter of support for Ethoplex broadband expansion into areas of Dodge County that are not served or are underserved by broadband.

Second by Joseph Marsik Vote 4-0 Motion carried.

2. The minutes from the December 18, 2017, meeting were reviewed by the Committee.

Motion by Tom Schaefer to approve the minutes as written.


Second by William Muche 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.

Meeting adjourned at 8:28 p.m.

Respectfully Submitted,



Tom Schaefer, Chairman

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