

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
April 15, 2019**

The Dodge County Land Resources and Parks Committee met on April 15, 2019 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 Joseph Marsik, William Muche, Tom Schaefer and Larry Schraufnagel. Members excused were Jeff Schmitt. The staff present at the request of the Chairman were Bill Ehlenbeck, Nate Olson and Joseph Giebel.

Other County Board members in attendance: **Allen Behl**

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

**PUBLIC HEARING**

**Bruce Degner, Agent for Degner Homestead Grain Farm LLC**, Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 28, Town of Lebanon, the site address being N516 Phillip Road.

Motion by William Muche to approve the Conditional Use Permit to allow for the creation of an approximate 2-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 5.75-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: 026-0916-2833-000; 026-0916-2834-000; 026-0916-2843-000
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 Larry Schraufnagel

Vote 4-0

Motion carried.

**PUBLIC HEARING**

**Dodge County Land Resources and Parks Committee** - Petition of the Dodge County Land Resources and Parks Committee to amend certain provisions of the Shoreland Protection Ordinance, Dodge County, Wisconsin. The proposed changes are intended to streamline and improve the permitting process required for standard filling, grading and excavation projects by changing the conditional use permit requirement for these type of projects to a land use permit requirement. The proposed changes are also intended to establish general standards for shoreline development and rain garden construction projects, to update the Committee name and to update outdated code references used in the Ordinance.

Motion by Joseph Marsik to submit a favorable recommendation to the County Board on the proposed amendments to the Shoreland Protection Ordinance, Dodge County, Wisconsin.

Second by William Muche    Vote 4-0        Motion carried.

**PUBLIC HEARING**

**Dodge County Land Resources and Parks Committee** on Monday, April 15, 2019 at 7:05 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin on the petition of the Dodge County Land Resources and Parks Committee to amend certain provisions of the Land Use Code, Dodge County, Wisconsin. The petition includes a series of miscellaneous housekeeping amendments that will update outdated section references used in the Code, adds "Homeless Shelters" to the Use table, amends miscellaneous definitions used in the code, updates the vision corner and street intersection connection standards used in the Code and creates fencing regulations for outdoor swimming pools, spas and hot tubs. The petition also includes reorganizing and renumbering the setback and measurement provisions of Chapter 5 by zoning topic in order to make the code more user friendly for the public.

Motion by William Muche to submit a favorable recommendation to the County Board on the proposed amendments to the Land Use Code as proposed.

Second by Larry Schraufnagel                      Vote 4-0        Motion carried.

**MINOR LAND DIVISION REQUEST**

**Matt Roth, agent for HBN Properties, Tim Moy and Dan Beal** - Part of the NE ¼ of the SW ¼, Section 3, T11N, R14E, Town of Beaver Dam. Request to create an approximate 13.8-acre and a 26.4-acre lot from an existing approximate 40.233 acre lot. The proposed 13.8-acre lot is intended for a commercial self-service storage facility. The remaining 26+acres will remain in agricultural use at this time. Access to the new lot will be by an easement over the adjacent property onto Raceway Road.

The Committee finds that the proposal does not meet the following provisions of the code:

**7.3.3 Side Lot Lines**

Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face.

**7.3.5 Access**

Every lot shall front or abut on a public street for a distance of at least 20 feet.

- The parent lot and the proposed lots do not have access onto a public road. The proposed lots have frontage on USH 151, however, no access is allowed onto this highway at this location. Access to the proposed lots will be by an easement over a private driveway located on the adjacent property.

William Muche abstained from any action on this matter.

No waivers were approved by the Committee. The request for approval of the land division request was denied for lack of a motion.

### **COMMITTEE REVIEW OF PENDING CONDITIONAL USE PERMITS – 7:45 PM**

**Laurie and Larry Sullivan** - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the conversion of the barn and other buildings on this site into an events facility for weddings, family reunions, staff meetings and other small events and gatherings. The request also includes the change in use of an existing remodeled garage to a tourist rooming house rental unit. The site is located in part of the NE ¼ of the NE ¼, Section 6, and part of the NW ¼ of the NW ¼, Section 5, Town of Hustisford, the site address being N4880 Arrowhead Trail.

A request by Lauri Sullivan was made to table this matter for 1 month. The request was granted and a decision on this matter will be taken back up by the Committee at the May 20, 2019 Committee meeting.

### **PLANNING AND ECONOMIC DEVELOPMENT**

#### **A. Amend contract with Thrive.**

Nate Olson provided information to the Committee regarding a proposal that will be brought up to the County Board for review with a request to amend the existing contract for economic development services to be provided to Dodge County by Thrive. Nate indicated that there is a need for an additional person to provide services for the Dodge County area. The department will be requesting additional funding for the position for the 2019 budget. The funding set aside in the 2019 budget for the housing study could be shifted to cover funding needed for this position. The 2020-budget would need to be adjusted to account for this position.

#### **B. Resolution to Approve Write-Off of the Balance of the Loan Made to Maria Campbell and Mossflower Harbour, LLC.**

Nate Olson provided the Committee with an update on the status of the revolving loan fund that was granted to Maria Campbell, owner of the Mossflower Harbour, LLC. Currently the loan has an outstanding balance of \$24,126.31. Maria Campbell has filed for bankruptcy and all collection activities have ceased in accordance with the Automatic Stay. All collection efforts by the County have been exhausted. The Dodge County Revolving Loan Committee has recommended that said loan balance be written off. A resolution has been prepared to be presented to the County Board requesting that the loan made to Maria Campbell and Mossflower Harbour, LLC be written off.

Motion by Joseph Marsik to approve the resolution that approves the write-off of the balance of the loan made to Maria Campbell and Mossflower Harbour, LLC. as proposed.

Second by William Muche    Vote 4-0    Motion carried.

C. Resolution to dissolve the Revolving Loan Advisory Committee.

Nate Olson provided the Committee with an update on the status of the Revolving Loan Fund program. This program will soon end due to programmatic changes at the state and federal levels. With the end of the program, there is no need to maintain the Revolving Loan Advisory Committee for this program. Any future recommendations or actions that are needed for the final closure of this program can be made by the Executive Committee or the Land Resources and Parks Committee. A resolution has been prepared for presentation to the County Board of Supervisors to recommend dissolving the Revolving Loan Advisory Committee.

Motion by Larry Schraufnagel to approve the Resolution to dissolve the Revolving Loan Advisory Committee.

Second by William Muche    Vote 4-0    Motion carried.

1. PARK SYSTEM

A. Resolutions authorizing Snowmobile and ATV Trail Program Grant Applications

Motion by Larry Schraufnagel to approve the resolutions authorizing the Department to submit the grants for the annual Snowmobile and ATV Trail maintenance programs.

Second by Joseph Marsik    Vote 4-0    Motion carried.

B. Resolution authorizing Ledge Park Overlook Boardwalk Grant Application

Bill Ehlenbeck provided the Committee with an update on a proposed resolution that would authorize the Department to submit grants for a proposed overlook boardwalk at Ledge Park.

Motion by Larry Schraufnagel to approve the resolution authorizing the Department to submit a grant for the planned overlook boardwalk to be constructed at Ledge Park.

Second by Larry Schraufnagel    Vote 4-0    Motion carried.

ADMINISTRATION

1. The minutes from the March 18, 2019 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

Second by Larry Schraufnagel    Vote: 4-0    Motion carried.

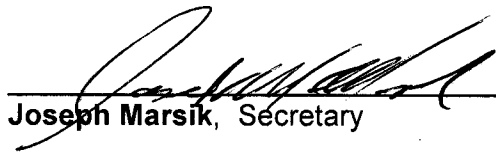
2. No Committee Member Reports

3. No additional Per Diems

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,



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Joseph Marsik, Secretary

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