

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
November 4, 2019**

The Dodge County Land Resources and Parks Committee met on November 4, 2019 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 Joseph Marsik, William Muche, Tom Schaefer and Jeff Schmitt. Members excused were Larry Schraufnagel. The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel. Dave Addison, Chris Planasch and Corporation Counsel Kim Nass were also present.

Other County Board members in attendance: None

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.

TOWN REZONING REQUESTS

1. **Town Rezoning Petition – Henry and Mary Braatz** – Part of the SE ¼ of the SW ¼, Section 33, T13N, R15E, Section 33, Town of Chester, Dodge County, Wisconsin, the site address being W6398 County Road Cl. Petition to rezone approximately 37-acres of land under the Town of Chester Zoning Ordinance, from the FP Farmland Preservation Zoning District to the AG General Agricultural Zoning District has been submitted by the Town of Chester 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 of Supervisors on the petition to rezone approximately 37-acres of land under the Town of Chester Zoning Ordinance, from the FP Farmland Preservation Zoning District to the AG General Agricultural Zoning District.

Second by Jess Schmitt Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Dylan and Tasha Schultz, agent for Dale and Doreen Schultz – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2.4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the SE ¼, Section 33, Town of Elba, along the north side of Burr Oak Road approximately ¼ mile east of its intersection with County Road T. A copy of the proposed project is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700).

Motion by Joseph Marsik to approve the conditional use permit request to allow for the creation of an approximate 2.4-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 3.8-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 constructed 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:
 - 014-1013-3343-000; 014-1013-3342-001; 014-1013-3343-003.
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 shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.

Second by Jess Schmitt Vote 4-0 Motion carried.

REGISTER OF DEEDS

Quarterly Revenue and Activity Report

Chris Planasch provided the Committee with a Quarterly Revenue and Activity Report update for her Department.

BEAVER DAM LAKE DISTRICT

- A. Review, Discuss, Consider petition, public hearing comments, written submissions, hearing transcript.

Kim Nass, Bill Ehlenbeck and Dave Addison were present to answer questions from the Committee on the packet of information that the Committee received at their last meeting. A copy of the hearing transcripts were also given to the Committee for review.

- B. Review, Discuss, Consider the preparation of the Committee report-content and submission schedule.

Kim Nass discussed the preparation of the Committee report, the content of the report and the anticipated submission dates for the report. A draft outline for the report was also provided to the Committee for consideration. The Committee will work to get the report to the County Board at their December, 2019 meeting.

- C. Review, Discuss, Consider statutory timelines for Committee submittal and action by County Board.

The statutory timelines for the submission of the Committee report to the County Board was discussed. The Committee will meet on November 18, 2019 to review, discuss and draft the report. A November 25, 2019 Committee meeting date could be used if needed to finalize the report for submission to the County Board at their December meeting with a resolution for County Board action at their February 2020 Board meeting.

LAND INFORMATION

Quarterly Revenue and Activity Report

Dave Addison provided the Committee with the quarterly revenue and activity report for the Land Information, GIS and Surveying and Mapping divisions.

PARKS

Consider, discuss and take action on Nitschke Mounds Park Master Plan proposal.

Bill Ehlenbeck informed the Committee that he is not satisfied with the proposal and cost for the Nitschke Mounds Park Master Plan at this time, so he will seek some adjustments and bring back for Committee action at the next meeting.

Consider, discuss and take action on Ledge Park Timber Plan proposal.

Bill Ehlenbeck informed the Committee that he is still reviewing the Ledge Park timber plan proposal and is awaiting some information from the DNR forester before making a recommendation on the project to Committee.

ADMINISTRATION

1. Discuss Committee representation at the Board of Adjustment Hearing on November 14, 2019, regarding the appeal of ATC Sequoia LLC of a decision of the Dodge County Land Resources and Parks Committee conditionally approving a conditional use permit application by Cloud 1, LLC / Bug Tussel Wireless, agent for Cheryl and Gerald Jonas, owners, under the Mobile Tower Siting Overlay District provisions of the Dodge County Land Use Code to allow the construction of a 199 foot guyed wireless communications tower to be located in part of the NW ¼ of the SW ¼, Section 36, T13N, R13E, Town of Fox Lake along the east side of Spring Road.

Joseph Giebel provided the Committee with an update on the appeal of ATC Sequoia LLC of a decision of the Dodge County Land Resources and Parks Committee conditionally approving a conditional use permit application by Cloud 1, LLC / Bug Tussel Wireless, agent for Cheryl and Gerald Jonas, owners. The Appeal will be presented to the Board of Adjustment on November 14, 2019.

2. The minutes from the October 21, 2019 meeting were reviewed by the Committee.

Motion by Jeff Schmitt 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.

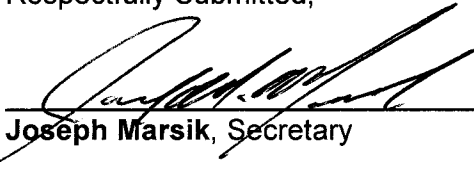
FUTURE MEETING SCHEDULE

1. Monday, November 18, 2019 – 7:00 p.m. • Rooms 1H/1I • 1st Floor, Administration Building • Juneau, WI – Public Hearings
2. Monday, December 2, 2019 – 7:00 p.m. • Rooms 1H/1I • 1st Floor, Administration Building • Juneau, WI – Public Hearings
3. Monday, December 16, 2019 – 7:00 p.m. • Rooms 1H/1I • 1st Floor, Administration Building • Juneau, WI – Public Hearings

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 8:28 p.m.

Respectfully Submitted,



Joseph Marsik, Secretary

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