

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
November 18, 2019**

The Dodge County Land Resources and Parks Committee met on November 18, 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 Jeff Schmitt. Members excused were Larry Schraufnagel. The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel. Corporation Counsel Kim Nass, Assistant Corporation Counsel Sean Donohue and David Addison were also present.

No other County Board members were 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 hearing procedures were read into the record.

**PUBLIC HEARING**

**Brent and Shannon Huizenga, agents for Grand Mack Sunny Creek Farms LLC** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2 to 3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the SE ¼, Section 18, Town of Fox Lake, the site address being N11009 Wiersma Road.

Motion by Jeff Schmitt to approve the conditional use permit to allow for the creation of an approximate 2 to 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 7.9-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. The lot lines for the proposed 2-3-acre lot shall be modified so that the lot contains direct access onto Wiersma Road.
4. 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;
5. 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;
6. 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:

- 018-1313-1841-000; 018-1313-1732-000; 108-1313-1844-001; 018-1313-1844-000; 018-1313-1843-001; 018-1313-1843-001; 018-1313-1842-000;
7. 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;
  8. The decision of the Committee is valid for one year.

Second by William Muche    Vote 5-0    Motion carried.

**PLANNING AND ECONOMIC DEVELOPMENT**

Report-Mayville Hotel Revolving Loan-Horicon Bank v. Mayville Hotel, LLC, Case No. 19CV199.

Assistant Corporation Counsel Sean Donohue provided the Committee with an update on the status of the Mayville Hotel Revolving Loan-Horicon Bank v. Mayville Hotel, LLC, Case No. 19CV199.

**BEAVER DAM LAKE DISTRICT**

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

Corporation Counsel Kim Nass, Bill Ehlenbeck and Dave Addison were present to answer any questions from the Committee. Kim Nass provided the Committee with an updated draft outline for the report for the Committee's consideration. The changes to the draft outline included a summary of the written statements submitted and a summary of the public hearing testimony along with minor format changes. Kim also provided the Committee with draft resolutions for both ordering and denying the Establishment of the Beaver Dam Lake District for review by the Committee.

- B. Review, Discuss, Consider the preparation of the Committee report to County Board.

Kim Nass discussed the preparation of the Committee report and discussed the contents that should be in the report for review by the Board. Kim explained that the report needs to contain certain findings of the Committee to support the decision of the Committee to order or deny the creation of the Lake District.

- C. Review, Discuss, Consider the Draft Resolution to County Board.

The Committee asked Kim to make certain changes to the report and to bring back the updated report at the December 2, 2019 Committee meeting for further discussion and consideration.

**PARK SYSTEM**

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

Bill Ehlenbeck reviewed the Nitschke Mounds Park Master Plan proposal from MSA Professional Services. The proposal would involve a public input process for improvements and potential facilities for Nitschke Mounds Park. Specifically, staff is looking for ideas and

recommendations regarding the future use of the 16-acre field on the west side of the park adjacent to the Wild Goose Trail. Staff is working with Corporation Counsel on the final terms of the proposal.

Motion by Joseph Marsik to move forward with the proposal.

Second by Jeff Schmitt Vote: 5-0 Motion carried.

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

Bill Ehlenbeck provided the committee with an update on the Ledge Park Timber Plan proposal. Natural Resources Innovations Firm would be hired to assess what needs to be done and to mark the timber in the park to be harvested. The plan is to harvest for a combination of forest health, aesthetics, hazards removal and some revenue. The proposal is based on 45 acres to be assessed and marked. The firm would also be hired to manage the timber harvest sales and administration on a commission basis. Staff is working with Corporation Counsel on the final terms of the proposal.

Motion by Jeff Schmitt to move forward with the proposal.

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

**OTHER BUSINESS**

1. The minutes from the November 4, 2019 meeting were reviewed by the Committee.

Motion by William Muche to approve the minutes as written.

Second by Jeff Schmitt Vote: 5-0 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 8:40 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.