

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
August 19, 2013**

The Dodge County Planning, Development and Parks Committee met on August 19, 2013, 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, Randy Grebel, Joseph Marsik and William Muche. The staff present at the request of the Chairman were Bill Ehlenbeck 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 and approved as posted.

TOWN REZONING REQUESTS

Arthur Lenius – Part of the NW ¼, SE ¼, Section 20, Town of Emmet - A petition to rezone 11.437-acres of land from the A-G General Agricultural District to the E-C Extensive Commercial District under the Town of Emmet Zoning Ordinance has been submitted by the Town of Emmet to the Dodge County Board of Supervisors for approval - Committee review and recommendation.

Motion by Grebel to submit a favorable recommendation to the County Board of Supervisors for the Town rezoning petition of Arthur Lenius to rezone 11.437-acres of land from the A-G General Agricultural District to the E-C Extensive Commercial District under the Town of Emmet Zoning Ordinance.

Second by Marsik Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Richard Nass, agent for Lester and Doris Nass – Petition to rezone approximately 2.75-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the SW ¼, NE ¼, Section 30, Town of Lebanon.

Motion by Muche to submit a favorable recommendation to the County Board of Supervisors on the rezoning petition of Richard Naas to rezone approximately 2.75-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site.

Second by Behl Vote 5-0 Motion carried.

PUBLIC HEARING

Jerome Becker – Petition to rezone land from the R-1 Single Family Residential Zoning District to the R-2 Two Family Residential Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the conversion of a single family residential structure on this lot to a two family residential structure. The property is located in part of the SE ¼, SW ¼, Section 8, Town of Lebanon, the site address being W4675 Ivy Street.

Motion by Grebel to submit a favorable recommendation to the County Board of Supervisors on the rezoning petition of Jerome Becker to rezone land from the R-1 Single Family Residential Zoning District to the R-2 Two Family Residential Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the conversion of a single family residential structure on this lot to a two family residential structure.

Second by Marsik Vote 5-0 Motion carried.

PUBLIC HEARING

Sal Okon, agent for Harold and Lynn King and CT Castle Properties LLC – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow two single family residential structures to be located on one lot within the A-2 General Agricultural Zoning district along with a land division request to allow for the reconfiguration of lots 1 and 2 of Certified Survey Map 6726. The site is located in part of the NE ¼, NE ¼, Section 5, Town of Lomira, the site address being N12044, N12046 and N12048 County Road AY.

Motion by Muche to remove the land division restriction from these lots in order to allow the reconfiguration of the lots and to approve the conditional use permit request to allow two single family residential structures to be located on one lot within the A-2 General Agricultural Zoning district subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed reconfigured lots from the County and local municipalities if required, prior to the reconfiguration of the lots;
2. A new 2-lot certified survey map is submitted and approved for the reconfigured 1-acre and the 4.2-acre lots;
3. The following statement shall appear on the approved certified survey map for both lots: "These lots shall not be further divided for the purpose of residential use until after 15 years from the recording date of this certified survey map, unless the Official Dodge County Zoning Map is amended so that the subject lot is rezoned out of an agricultural zoning district or this restriction has been released in accordance with the provisions of the Dodge County Land Use Code" and the Town of Lomira.";
4. The residences on these lots shall be located in compliance with the required side yard setback lines.
5. A written release of the restriction on CSM 6726 shall be incorporated into a Correction Instrument, which shall be recorded with the Dodge County Register of Deeds Office to eliminate any future questions regarding the release of the restriction on the recorded certified survey map.
6. The decision of the Committee is valid for one year.

Second by Behl Vote 5-0 Motion carried.

PUBLIC HEARING

Lisa and Joel Behling – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a horse boarding and riding facility within the A-2 General Agriculture Zoning District. The site is located in part of the NE ¼, SE ¼, Section 22, Town of Rubicon, the site address being N3453 County Road P;

Motion by Marsik to approve the conditional use permit request to allow the establishment of a horse boarding and riding facility within the A-2 General Agriculture Zoning District subject to the following conditions:

1. The horse boarding and riding arena facility 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.
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed riding arena and boarding facility operation on this site.
3. The operation shall be conducted in accord with the plans & specifications submitted on July 29, 2013.
4. The applicant shall obtain the required County Land Use Permits for all proposed construction projects on this lot.
5. Sanitary facilities shall be provided for the horse boarding and riding arena in accord with State and County regulations prior to the establishment of the horse boarding and riding facility on this site.
6. The manure from the facility shall be disposed of using generally accepted agricultural practices.
7. Any significant change or expansion of the operation on this site or any future expansion of the commercial boarding facilities beyond 6 horses may require that a new Conditional Use Permit be obtained.
8. The decision of the Committee is valid for one year.

Second by Grebel Vote 5-0 Motion carried.

PUBLIC HEARING

Neil Stippich, agent for the Town of Beaver Dam - Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a navigable waterway, a wetland district and a floodplain district, associated with the replacement of an existing culvert under S. Crystal Lake Road. The site is located within the road right-of-way of S. Crystal Lake Road in part of the SW ¼, SW ¼, Section 2, T11N, R14E, Town of Beaver Dam approximately 1/2 mile south of its intersection with State Road 33;

Motion by Muche to approve the conditional use permit request under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a navigable waterway, a wetland district and a floodplain district, associated with the replacement of an existing culvert under S. Crystal Lake Road subject to the following conditions:

1. It shall be the responsibility of the applicant to obtain all other permits or approvals that may be required (e.g., Wisconsin Department of Natural Resources and/or U.S. Army Corps of Engineers) for the proposed project prior to commencing construction.

2. All disturbed areas shall be leveled and graded (as needed) and seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway.
3. The proposed project shall not obstruct flow and shall not increase the regional flood height.
4. There shall be no change in the upstream water surface elevation of this waterway as a result of this project unless all of the applicable permits and approvals are obtained to allow for the change in surface water elevation and regional flood height.
5. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
6. All work shall be done in accord with the plans and specifications submitted on July 30, 2013
7. The decision of the Committee is valid for two years.

Second by Marsik Vote 5-0 Motion carried.

ADMINISTRATIVE BUSINESS

PARK SYSTEM

1. Harnischfeger Restroom Project update

Bill Ehlenbeck provided the Committee with an update on the preliminary plans for the Harnischfeger restroom project. The building is to be a prefab concrete structure with an exterior façade that will be similar in style and color to the barn. The restroom building will include 2 private shower rooms and a family restroom with changing table. The project will include a campsite for the camp host, a dump station, parking stalls and connecting pathways. A separate camping registration / office building is also planned for 2014 construction to replace the office area currently in the barn which is not well suited for public access and use.

2. Review ATV trail requests

Bill Ehlenbeck informed the committee that the Marshview Riders ATV Club has made a request to consider opening the Wild Goose State Trail for use by UTV's during the normal ATV season as now allowed by State law. Bill has been gathering information and comments from other County's that allow UTV's to use their trail system to determine if there have been any adverse impacts or damage to the trails from UTV usage. No issues on other trails have been noted and he relayed that the DNR State Trails Coordinator recommended we allow UTV's with the ATV's. Bill still has concerns with potential problems that could result with the wider UTV's that would be allowed in the trails as the trail is only 10 foot wide and some of the wider UTV's can be over 5 feet wide. Bill suggested the Committee may want to consider holding a comment session at a future meeting to allow public input on the proposal before making a decision. Bill would also continue to gather information from other County's that have opened their trail system for UTV use.

The committee directed the staff to set up a meeting to allow the public to provide comments on the proposal to allow UTV's during the winter ATV trail season.

Bill also informed the Committee that the ATV club has made a request to open the Wild Goose Trail for use by ATV's during the month of August starting next year. Bill shared his concerns with possible conflicts with the summer trail users due to speed, noise and

dust. Bill also noted his concerns with potential damage to the surface of the trail during the months when the trail surface is not frozen – particularly when the trail is wet. The committee discussed the potential benefits and problems associated with opening the trail to ATV use in August.

Motion by Joe Marsik to deny the request to open the trail for use by ATV's in August due to the potential conflicts with the summer users (bikers and hikers) and due to the potential for damage to the surface of the trail.

Second by Randy Grebel – Vote 5-0 Motion Carried.

3. Parks Report

Bill Ehlenbeck provided the Committee with an update on the camping and other revenues for the parks. System wide, through the end of July the current revenues are 8% higher than the same time in 2012.

Bill reviewed the Fall Fest Pamphlet with the Committee and noted that there will be a few changes this year due to the difficulty in finding a sufficient number of volunteers to run the concessions at the festival. The Lions Club will be running the concessions this year.

Bill provided the Committee with an update on the proposed camping reconfiguration project at Ledge Park. Electrical upgrade and road configuration is planned for late fall which will increase the number of electric sites by 4 or 5. Total number of campsites will remain the same. The County Highway Department is slated to do the road and campsite work.

Bill reported being notified that the resurfacing grant application filed in spring was approved subject to the release of Federal Funds. This grant would provide 50% funding to resurface the trail from Burnett to Juneau. The County share is being proposed for 2014 budget with sales tax funding.

Bill also provided an update on the planned trail construction in the City of Juneau. This is expected to be a joint project with the City and likely will be done in 2 phases starting this fall.

OTHER BUSINESS

1. The minutes from the August 5, 2013 meeting were reviewed by the Committee.

Motion by Marsik to approve the minutes as written.

Second by Grebel Vote: 5-0 Motion carried.

2. No Committee Member Reports

3. No additional Per Diems

Motion by order of the Chair to adjourn the meeting.

Motion carried.

Meeting adjourned at 9:05 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Allen Behl". The signature is written in black ink and is positioned above a horizontal line.

Allen Behl, Secretary

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