

**Land Resources and Parks Department
Staff Report**

Town Rezoning Petition # 2023-0371
Filing Date: May 15, 2023
Committee Review Date: June 12, 2023

Applicant:

Roger Linde
N7040 S Crystal Lake Road
Beaver Dam, WI 53916

Owner:

Roger and Russell Linde - ETAL
13744 Woodridge Ln
Orlando Park, IL 60642

Location:

PIN# 004-1114-0232-003
Part of the NW ¼ of the SW ¼, Section 2, T11N, R14E, Town of Beaver Dam, the site address being N7040 S. Crystal Lake Road.

Request:

Petition to rezone approximately 16-acres of land under the Town of Beaver Dam Zoning Ordinance, from the I-1 Industrial Zoning District to the R-1 Single Family Residential Zoning District has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors to allow for the creation of a non-farm residential lot at this location.

Land Use Code Provisions:

According to 60.62(3) Wisconsin Statutes, in counties having a county zoning ordinance, no Town zoning ordinance or amendment of a Town zoning ordinance may be adopted under this section unless approved by the county board. The Land Resources and Parks Committee is responsible for reviewing Town rezoning amendment requests and for recommending that the County Board of Supervisors approve or deny such petitions.

Physical Features of Site

The features of the property that relate to the granting or denial of the rezoning petition are as follows:

The proposed lots are not located within the County's Zoning Jurisdiction.

The topography of the site is gently rolling with slopes ranging from 0 to 6%;

Land Use, Site: Residential and agricultural.

Land Use, Area: Agricultural with scattered residences and a mixture of commercial and industrial uses along S. Crystal Lake Road.

Designated Archaeological Site: Yes No

The proposal is not consistent with the Dodge County Comprehensive Plan:

- The site is designated as Industrial according to the County's Future Land Use Map.
- The Dodge County Comprehensive Plan is not applicable in this case as the Town of Beaver Dam has not adopted the County's Land Use Code.

STAFF ADVISORY:

This staff advisory is only advice to the Land Resources and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

Town Rezoning Petition

It is the staff's position that the Town Board has followed the proper procedures outlined in their Zoning Ordinance in order to approve the rezoning request. However, the staff notes that the proposal is not consistent with the Town's Comprehensive Plan as this lot is designated as industrial according to the Town's Future Land Use Map. The staff notes that the County does not have authority over the enforcement or interpretation of the Town's Comprehensive plan and the staff notes that the proposed Single Family Residential Zoning District is consistent with the adjacent residential zoned properties to the north along S. Crystal Lake Road. If the Committee can make the findings necessary to determine that the Town Board followed the proper procedures in order to approve the Town rezoning petition, the staff recommends the committee report favorably on the town rezoning petition.

Dodge County Land Resources and Parks Committee Decision

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CONCLUSIONS OF LAW

Based upon the facts presented in the application and by the County staff, the committee concludes that:

Does the application contain sufficient information necessary to make a decision on the Town rezoning petition?

- Yes
- No - The following additional information is required:

Is there sufficient evidence in the record to show that the town has followed the proper procedures in order to recommend approval of the town rezoning petition?

- Yes – According to the information on record in this matter, the Town has followed the proper procedures in order to approve the Town rezoning petition;
- No; based on the information submitted with the application, it appears that the town did not follow the proper procedures in approving the rezoning petition.

Comments

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board regarding the town rezoning petition based upon the previously mentioned findings.

Motion second _____

Vote

Dale Macheel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Donna Maly	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Ben Priesgen	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Dan Siegmann	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Mary Bobholz – Chair	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present

Motion (Carried / Denied)

Dodge County Land Resources and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____

RESOLUTION NO. _____

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN

Members:

WHEREAS, Dodge County, a body corporate, under the laws of the State of Wisconsin, has adopted a comprehensive Zoning Ordinance which is in full force and effect, and

WHEREAS, the Town Board of the Town of Beaver Dam has adopted a Town Zoning Ordinance for said town, the power to adopt a town zoning ordinance having been granted by a referendum vote of the electors of the Town of Beaver Dam at the time of a regular annual town meeting, and

WHEREAS, pursuant to Section 60.62(3) of the Wisconsin Statutes, adoption and amendment of a town zoning ordinance by a town board is subject to approval of the county board in counties having a zoning ordinance in force and effect, and

WHEREAS, a public hearing as to the proposed amendment to the Town Zoning Ordinance of the Town of Beaver Dam was held by the Plan Commission of the Town of Beaver Dam on March 27, 2023 and the proposed amendment to the Zoning Ordinance of the Town of Beaver Dam having been adopted by the Town Board of the Town of Beaver Dam on April 11, 2023,

THEREFORE BE IT RESOLVED:

That the amendment to the Town Zoning Ordinance of the Town of Beaver Dam attached to and made a part of this resolution be and hereby is approved by the Board of Supervisors of Dodge County, Wisconsin.

All of which is respectfully submitted this 15 day of May, 2023.



County Board Supervisor

TOWN OF BEAVER DAM
REZONING PETITION

Property Address: N 7040 S. CRYSTAL LAKE ROAD

Tax Key Number: 004-1114-0232-003

Property Owner: ROGER P. LINDE, et al.
(Name)

N7040 S. CRYSTAL LAKE ROAD BEAVER DAM WI
(Address) (City, State, Zip) 53914

Phone Number: 708-638-8558

Email: roglinde@att.net

PROPOSED CHANGE OF ZONING FROM I-1 TO R-1
R-1

A-1 (Prime Agricultural)
A-2 (General Agricultural)
CO (Conservancy)

R-1 (Single Family Residential)
R-2 (Two Family & Multi-Family Residential)

C-1 (Commercial)
I-1 (Industrial)

Existing Property Use: INDUSTRIAL / RESIDENTIAL

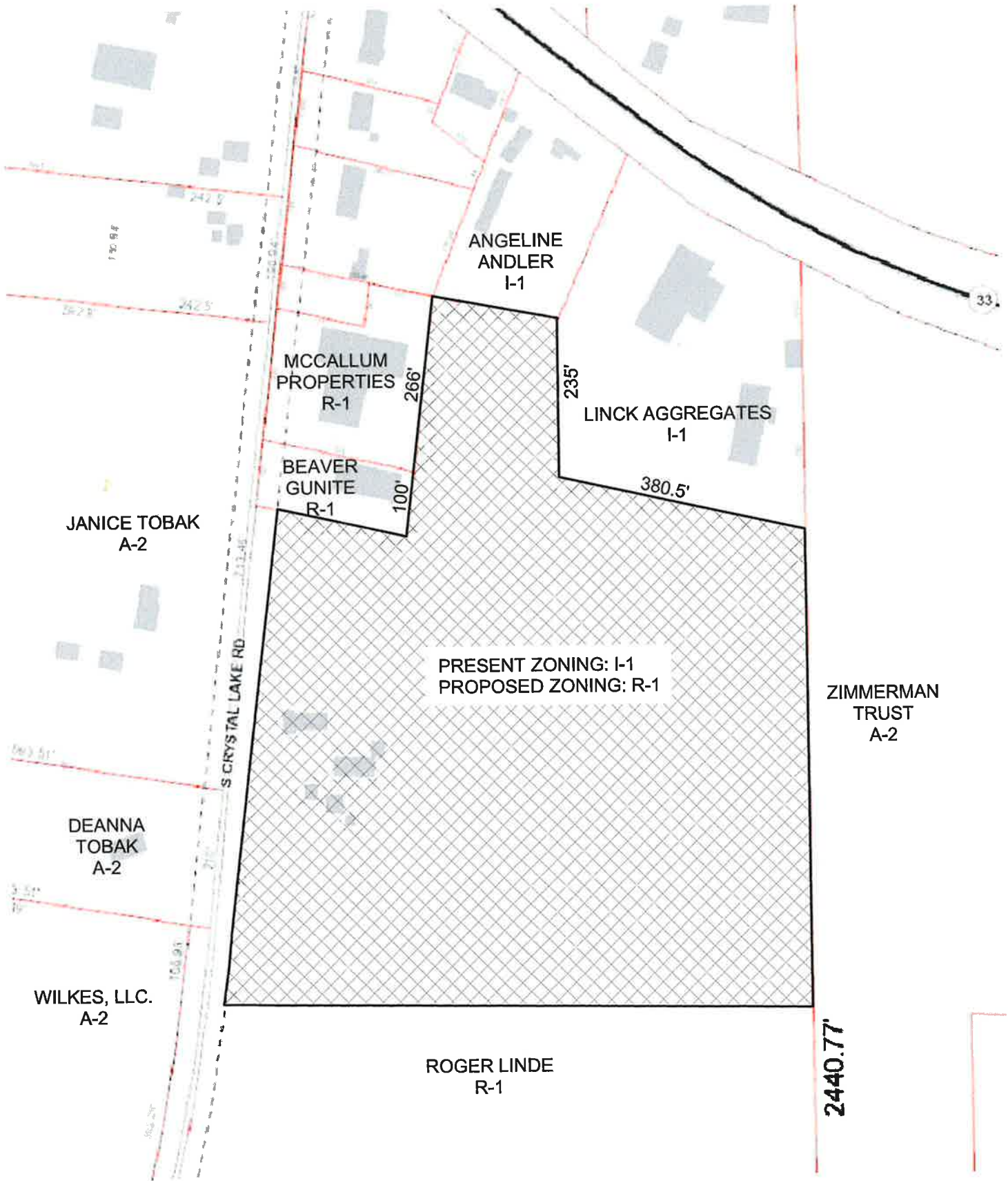
Proposed Property Use: RESIDENTIAL

Proposed time schedule for development and/or use of the property: ASAP

PROPERTY OWNER SIGNATURE Roger P. Linde DATE: 2/28/23

Petition must include:

- (1) Plot plan drawn to a scale of 1 inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties adjoining and/or within 500 feet of the area proposed to be rezoned is required. The town board or plan commission may at their request require the plot plan be prepared to scale by a registered surveyor licensed by the State of Wisconsin.
- (2) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be rezoned.
- (3) Check to **Town of Beaver Dam** for \$500 filing fee.



ANGELINE
ANDLER
I-1

MCCALLUM
PROPERTIES
R-1

LINCK AGGREGATES
I-1

BEAVER
GUNITE
R-1

JANICE TOBAK
A-2

PRESENT ZONING: I-1
PROPOSED ZONING: R-1

ZIMMERMAN
TRUST
A-2

DEANNA
TOBAK
A-2

WILKES, LLC.
A-2

ROGER LINDE
R-1

2440.77'

S CRYSTAL LAKE RD

33

130.98'

262.8'

242.5'

266'

235'

380.5'

100'

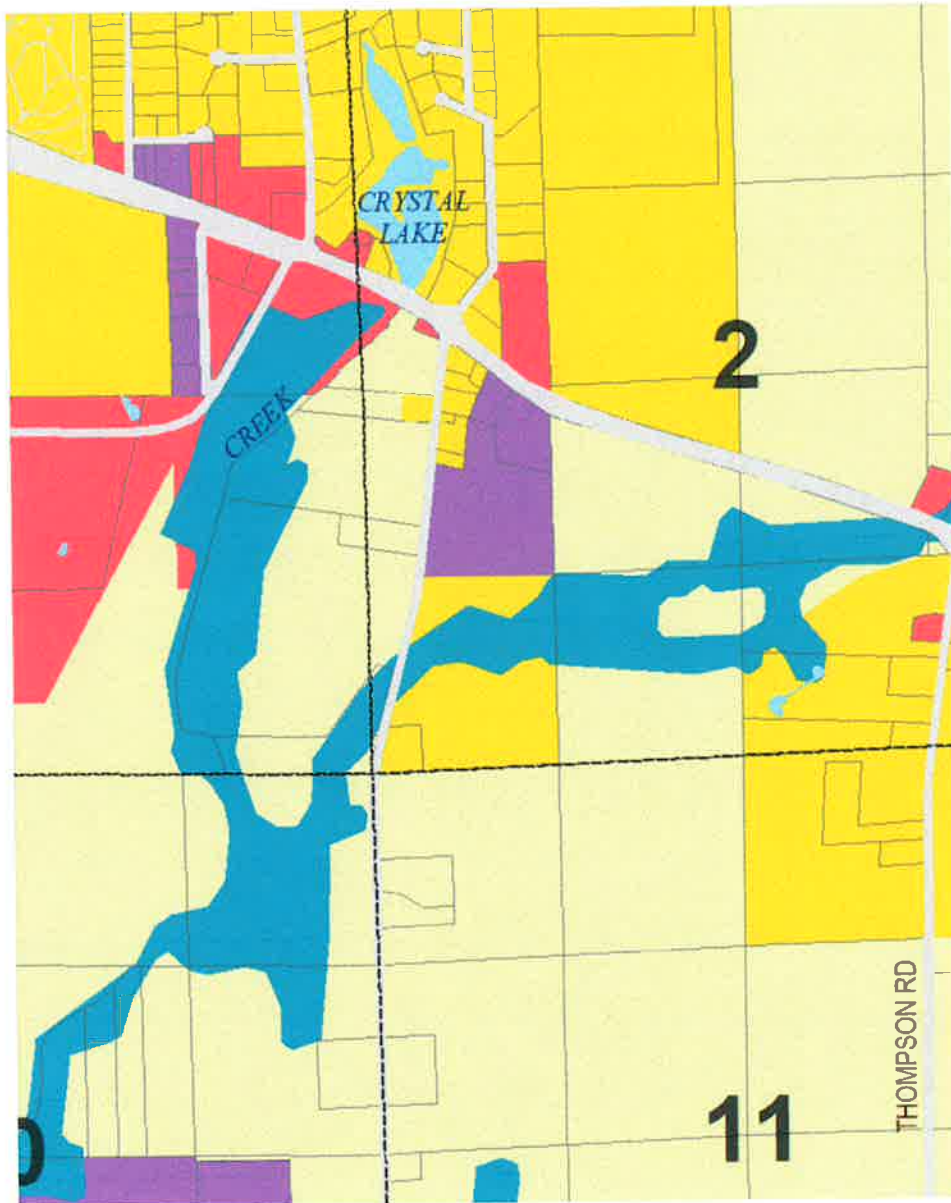
260.51'

3.51'

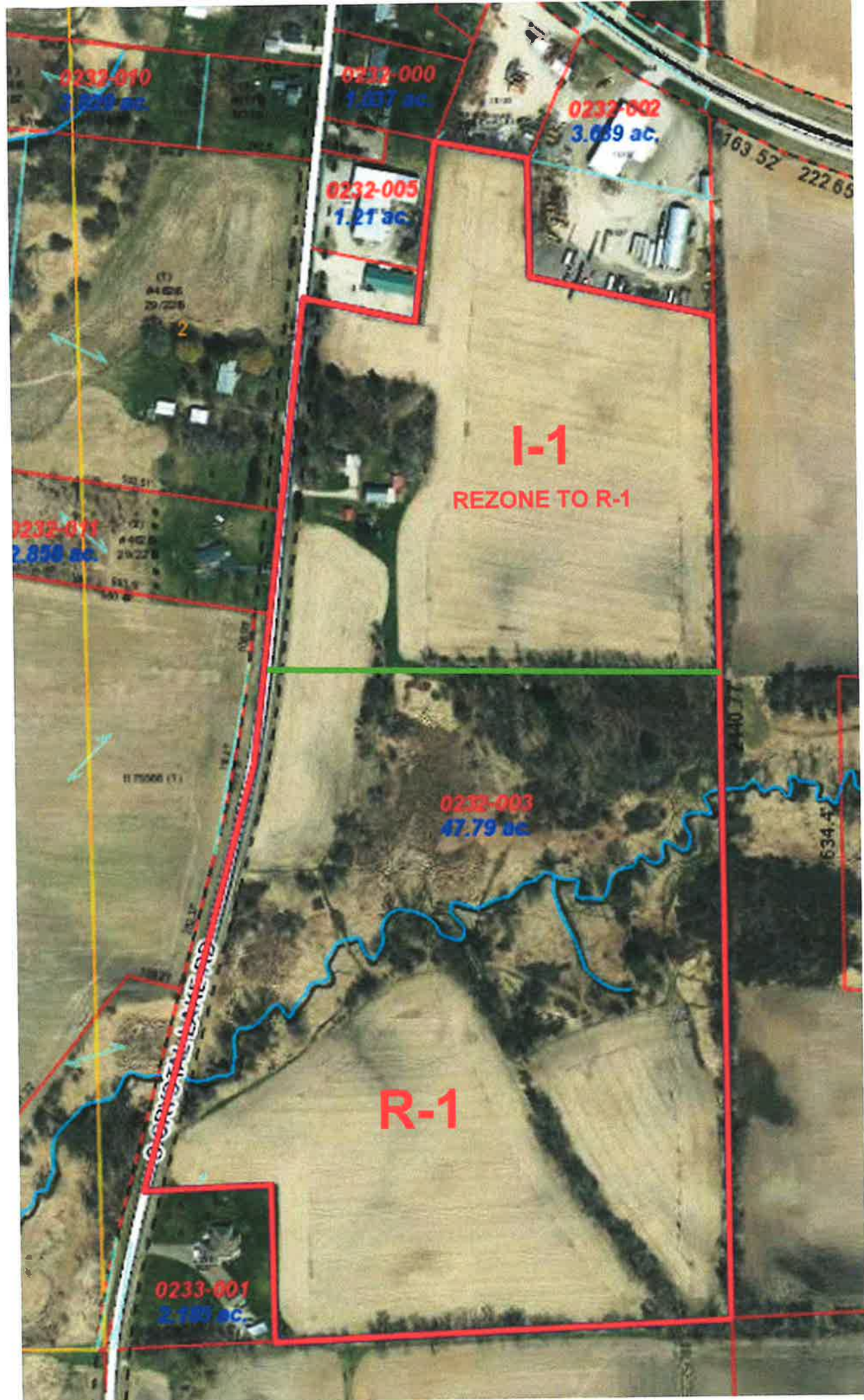
100.91'

56.24'

EXISTING ZONING



ZONING DISTRICT	SYMBOL
PRIME AGRICULTURAL	A-1
GENERAL AGRICULTURAL	A-2
CONSERVANCY	CO
COMMERCIAL	C-1
INDUSTRIAL	I-1
SINGLE FAMILY RESIDENTIAL	R-1
TWO FAMILY AND MULTI-FAMILY RESIDENTIAL	R-2



0232-010
3.828 ac

0232-000
1.037 ac

0232-002
3.689 ac

0232-005
1.2136 ac

I-1
REZONE TO R-1

0232-001
2.856 ac

0232-003
47.79 ac

R-1

0233-001
2.185 ac

163 52 222 65

534 ft

1170006 (1)

Description of Lands to be Rezoned
From I-1 Industrial to R-1 Single-Family Residential

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, T. 11 N., R. 14 E., Dodge County Wisconsin lying easterly of S. Crystal Lake Road more particularly described as follows:

Commencing at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ said Section 2; then westerly along the south line of the said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, 893 feet more or less to the easterly line of S. Crystal Lake Road; then northerly along said easterly line, 816 feet more or less to the southerly line of the parcel described in Volume 417 of deeds on Page 513; then easterly along said southerly line, 200 feet more or less to the southeast corner of said parcel; then northerly along the easterly line of said parcel and its northerly extension, 366 feet more or less to the southwest corner of the parcel described in document 1287107; then southeasterly along the southerly line of said parcel, 193 feet more or less to the southeast corner of said parcel; then southerly, along the westerly line of the parcel described in Volume 1323 Page 827, 235 feet more or less to the southwest corner of said parcel; then southeasterly, along the southerly line of said parcel, 380.5 feet more or less to the east line of the said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; then southerly along said east line, 776 feet more or less to the point of commencement. Said parcel contains 16 acres more or less.

Land Resources and Parks Department Staff Report

County Rezoning Petition # 2023-0303

Filing Date: April 21, 2023

Hearing Date: June 12, 2023

Applicant (Agent):

PIN# 024-1016-3414-001

Philip Pieper

W3740 Pieper Road

Watertown, WI 53098

Owner:

PIN# 024-1016-3414-000

Adam and Michelle Pieper

W3704 Pieper Road

Watertown, WI 53098

Location

Part of the SE ¼ of the NE ¼, Section 34, Town of Hustisford, the site address being W3740 Pieper Road.

Applicants Request

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 4-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the transfer of the 4-acres of land to the adjacent land owner (Applicant).

Land Use Code Provisions

1. Subsections 2.3.4.A through 2.3.4.J of the Land Use Code details procedural matters, the approval criteria and the form for the petition. The Committee must hold a public hearing and report to the County Board. The role of the Town boards in the process is also outlined in this section.
2. Subsection 2.3.4.B states that a petition for rezoning may be made by any property owner in the area to be affected by the rezoning.

Purpose Statements

The purpose of the A-1 Prime Agricultural Zoning District is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland, allow participation in the state's farmland preservation program, and accommodate changing practices in the agricultural industry, subject to appropriate standards.

The purpose of the A-2 General Agricultural Zoning District is to promote areas for agriculture which are transitional, allowing for expansion of urban areas limited to rural residential development, and the conversion of agricultural land to other related uses, subject to appropriate standards.

Physical Features of Site

The features of the proposed construction and property that relate to the rezoning request are as follows:

The applicant owns an existing 3+acre non-farm residential lot which contains an existing residence, accessory buildings and a fish pond. The 3-acre lot is currently zoned A-2 General Agricultural and is considered by the County as a non-farm residential lot. The applicant intends to purchase an additional

approximately 4-acres of land from the adjacent land owner to the east to combine with his existing lot. The applicant is requesting to rezone the 4-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to match the existing A-2 General Agricultural zoning district of his 3-acre non-farm residential lot.

The County has Zoning Jurisdiction over this site as the Town of Hustisford has adopted the County's Land Use Code. The land to be rezoned is located within the A-1 Prime Agricultural Zoning District.

The proposed area to be rezoned is not located within the County's Shoreland or Floodplain districts.

The topography of the area to be rezoned is gently rolling with slopes ranging from 0 to 6%;

Land Use, Area to be rezoned is Agricultural

Land Use, Area: Agricultural with scattered residences along Pieper Road.

Designated Archaeological Site: Yes No

The proposal is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan:

- The area to be rezoned is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.
- The area to be rezoned is designated as an "Area of Agricultural Use and Agriculture-Related Use".

Town Recommendation

A recommendation has not been forwarded to the Department regarding this petition.

STAFF ADVISORY:

This staff advisory is only advice to the Land Resources and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The staff has reviewed the petition for compliance with the approval criteria listed in Section 2.3.4.I of the Code with Chapter 91.48 of the Wisconsin State Statutes. The staff comments are listed in Exhibit A for the Committee review.

The staff believes that the committee can make the findings necessary under Section 2.3.4.I of the code and Chapter 91.48 of the Wisconsin State Statutes in order to submit a favorable recommendation to the County Board for this proposal.

Exhibit A

2.3.4.I Approval Criteria

In acting on a rezoning petition, the County Board of Supervisors shall consider the stated purpose of the proposed zoning district and shall approve the rezoning petition only if it finds that:

2.3.4.I.1 Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- It is the staff's position that there are adequate public facilities and services to serve the proposed area to be rezoned.

2.3.4.I.2 Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them;

- It is the staff's position that the proposed rezoning request and the transfer of the 4-acres of land from the adjacent land owner to be attached to an existing lot of record will not place an unreasonable burden on the ability of the Town to provide adequate public facilities or services;

2.3.4.I.3 The proposed development will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife, and vegetation;

- It is the staff's position that if the 4-acres of additional land to be added to the existing lot is developed in accord with the Land Use Code provisions, the development project will not have an unreasonable adverse effect on surrounding properties or the environment;

2.3.4.I.4 The land proposed for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;

- It is the staff's position that the area to be rezoned is suitable for development and if the land is developed in accord with the land use code provisions, the project will not cause unreasonable soil erosion;

2.3.4.I.5 The proposed rezoning is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code;

- It is the staff's position that the proposal is consistent with the Dodge County Comprehensive Plan as the site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.
- It is the staff position that the proposal is consistent with the Farmland Preservation Plan as the area to be rezoned is designated as an "Area of Agricultural Use and Agriculture-Related Use".

2.3.4.1.6 The proposed rezoning will not be used to legitimize, or “spot zone,” a nonconforming use or structure;

- It is the staff’s position that the proposed rezoning is consistent with the County’s Future Land Use Map as this site is designated as agriculture. Therefore it is the staff’s position that the proposed rezoning will not result in spot rezoning.

2.3.4.1.7 The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

- It is the staff’s position that the proposed rezoning is the minimum action necessary to accomplish the intent of the petition;

2.3.4.1.8 For all proposed rezoning petitions that will remove land from the A-1 Prime Agricultural Zoning District, the following additional findings shall be made:

2.3.4.1.8.a The land is better suited for a use not allowed in the A-1 Prime Agricultural Zoning District;

- The proposed 4-acres of land to be rezoned will be attached to an existing adjacent lot of record to allow for a buffer area between the non-farm residential lot and the adjacent agricultural land to the east. It is the staff’s position that the land is suited for non-farm residential and/or agricultural use.

2.3.4.1.8.b The rezoning is substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

- The property is designated as agriculture according to the County’s Future Land Use Map and is designated as an “Area of Agricultural Use and Agriculture-Related Use” on the Farmland Preservation Plan Map, and therefore it is the staff’s position that the proposed rezoning is substantially consistent with the Dodge County Comprehensive Plan and the Farmland Preservation plan;

2.3.4.1.8.c The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;

- It is the staff’s position that the proposed rezoning will not substantially impair or limit the current or future agricultural use of the adjacent parcels;

2.3.4.J Approval by Affected Town Boards

Approval of rezoning petitions by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- A recommendation has not been forwarded to the Department regarding this petition.



DODGE COUNTY
LAND RESOURCES & PARKS DEPARTMENT
 127 E. OAK STREET • JUNEAU, WI 53039
 PHONE: (920) 386-3700 • FAX: (920) 386-3979
 E-MAIL: landresources@co.dodge.wi.us

THIS AREA FOR OFFICE USE ONLY	
Activity No. 230303	Application Date: 4-21-2023
	Receipt #: 6996-0014

REZONING PETITION

Petition Fee: \$350 (Payable to Dodge County)

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Petitioner (Agent) <i>(314-001)</i> Philip Pieper	Parcel Identification Number (PIN) 024-1016-3414-001; 024-1016-3414-002
Street Address W3740 Pieper Rd	Town Hustisford
City • State • ZipCode Watertown, WI, 53098	Section 1/4 1/4 Acreage Lot (Block) 34 SE NE 3.05471
Property Owner (if different from petitioner) <i>(314-002)</i> Adam + Michelle Pieper	Subdivision or CSM (Volume/Page/Lot) Adding 4A to 1 CSM 1160
Street Address W3704 Pieper Rd	Address Of Property (DO NOT include City/State/ZipCode) W3740 Pieper Rd
City • State • ZipCode Watertown, WI 53098	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

CONTACT PERSON

Name and daytime phone number (include area code) of a person we can contact if we have any questions about your petition.

Name Philip Pieper Daytime Phone (920) 763 - 2212

PROPOSED REZONING

Current Zoning District <u>A-1 agriculture</u>	Proposed Zoning District <u>A-2 agriculture</u>
--	---

Reason For Rezoning

A land transfer is proposed between two adjacent landowners. An additional 4 acres will be added from the adjacent parcel (02410163414) to the above listed parcel. The above listed parcel has also recently been listed as an approved fish farm from WDATCP.

Please complete the site map on the reverse side of this sheet.

CERTIFICATE

I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature Philip Pieper Date 4-19-23

Daytime Contact Number (920) 763 - 2212

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Sketch Map – Attach a sketch map or aerial photo of the proposed land to be rezoned to the application. The sketch map or aerial photo shall be at a scale of 1" = 200' or other appropriate scale. This sketch map or aerial photo shall include the following information:

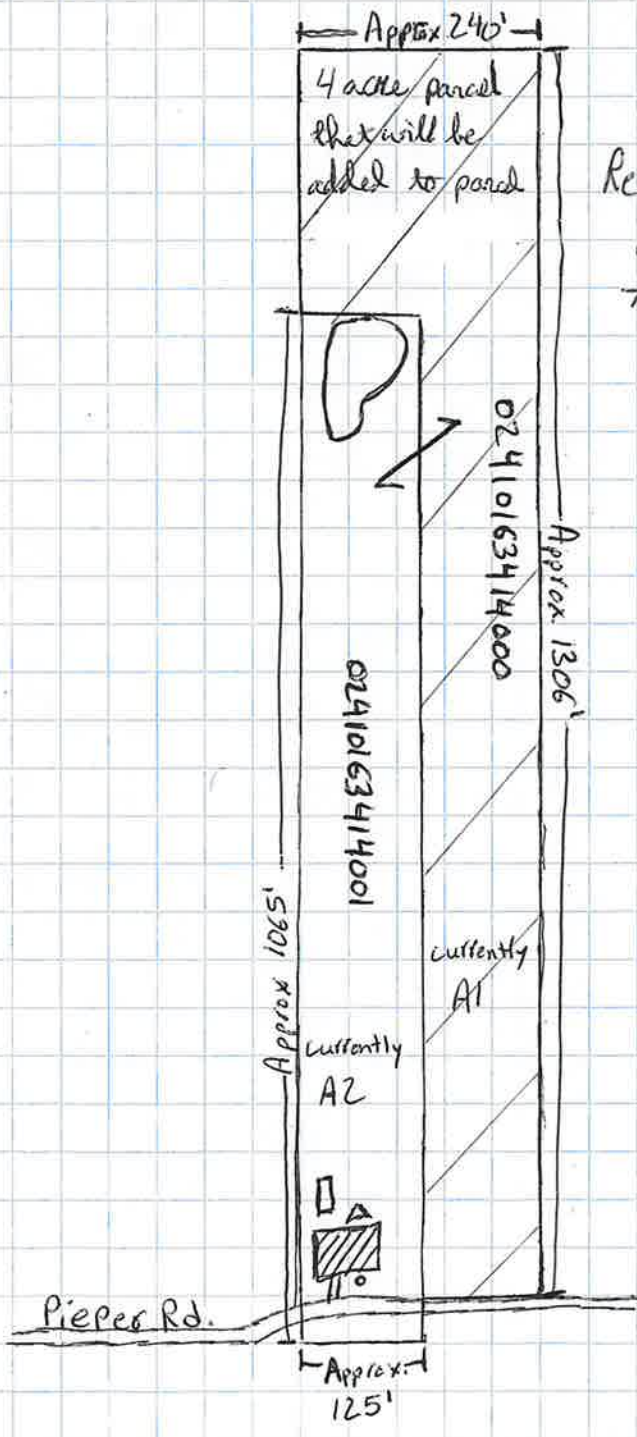
1. North arrow, date and scale;
2. Reference to a section corner or existing lot line;
3. The location and dimensions of the proposed area to be rezoned;
4. The location of the existing and proposed lot lines;
5. The location and dimensions of any existing or proposed easements;
6. The location of any existing buildings, water wells, septic systems, water courses, drainage ditches and other features pertinent to the rezoning petition;
7. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
8. The location of existing and proposed driveways;
9. Any other additional information pertinent to this rezoning petition;

(An aerial photo of your site may be available through the Dodge County Planning, Development and Parks Department. Please contact our office for additional information (920) 386-3700)

Please submit the application form, sketch map and the appropriate application fee (payable to Dodge County) to the address listed on the front of this form.



Scale: 1in = 200ft



Rezone 4 Acres of land from the A-1 District to the A-2 District to allow land transfer.

Legend:

- = pond
- = shed/out building
- = septic
- = well
- = private Driveway
- = House/Residence



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Handwritten text at the top center.

Handwritten text at the top right.

Handwritten text below the top center.



Faint handwritten notes on the left side of the page.

Handwritten text in the upper right quadrant.



Vertical handwritten text in the middle of the page.

Handwritten text in the lower left quadrant.

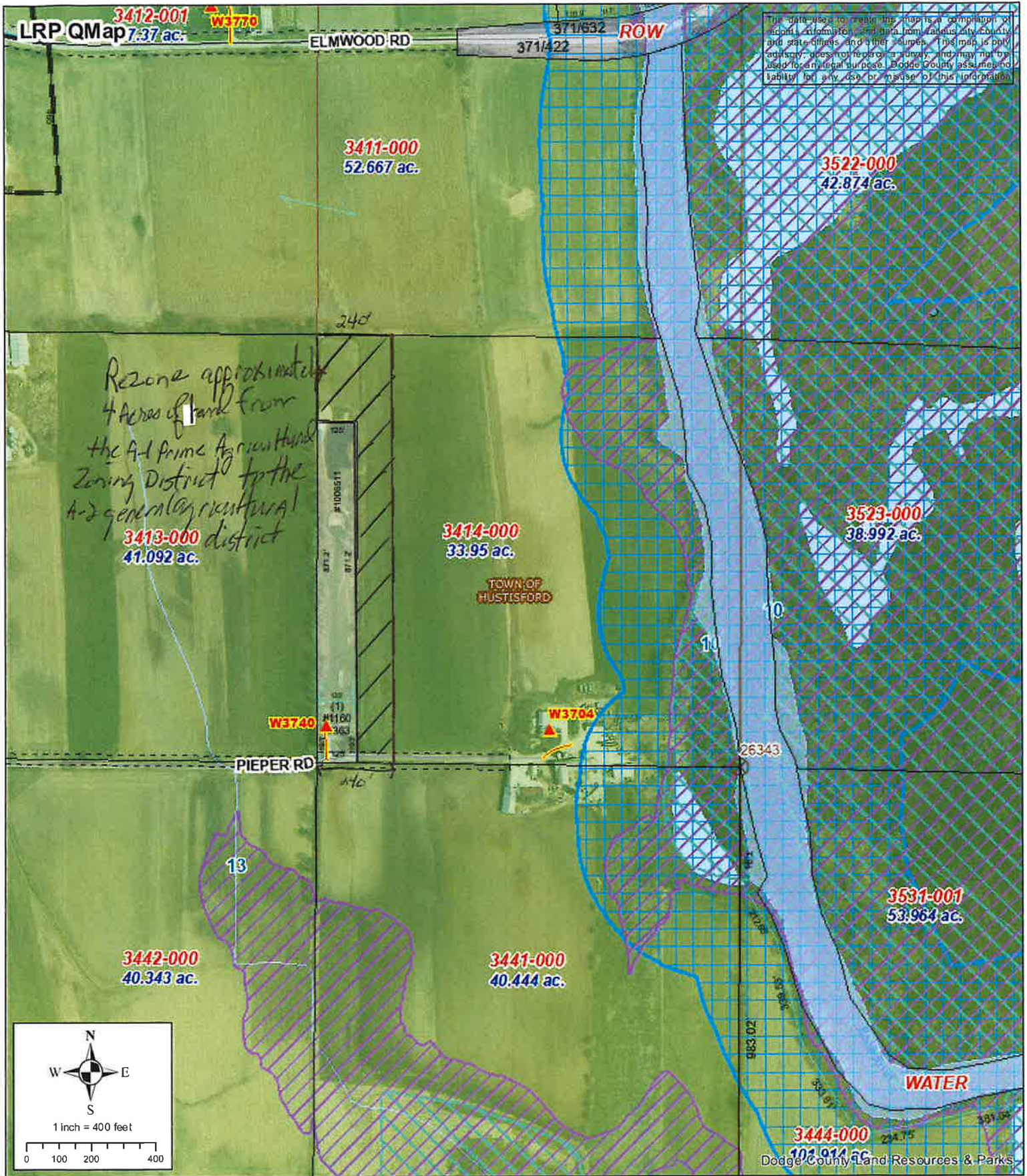
A list of handwritten notes or items in the lower left quadrant, some with small symbols next to them.

Vertical handwritten text in the lower middle of the page.

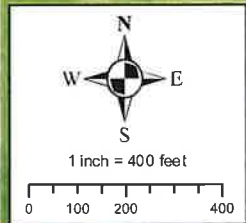
Vertical handwritten text in the lower right quadrant.



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The data used to create this map is a combination of aerial information, GIS data from various city, county, and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for a legal purpose. Dodge County assumes no liability for any use or misuse of this information.



General	WI Historical Society	Floodplain / Wetland	County Zoning
Urbanized Roads	Historic Structures	FEMA Floodplain/Storage/Dam Shadow	Planned Unit Development
Soils	Archaeological Sites	DNR Wetland Areas/Points	Hartford Extraterritorial
Airport Ordinance 3-Mile Buffer	Survey Areas	Shoreland Zoning	General Agricultural
Sewer Service Areas	Non-Metallic Mining	Shoreland Zoning Buffer	Prime Agricultural
Highly Developed Shoreline	Active Mining Area	Lakes/Ponds/Sloughs	One Family Residential
Elevation Contours	Approved Mining Area	Rivers/Streams/Creeks	Two Family Residential
	Mine Property Boundaries		Multi-Family Residential
			General Commercial
			Extensive Commercial
			Light Industrial
			Industrial
			Waterbody
			ROW/City/Village

Attachment 2

3411-000
52.667 ac.

3522-000
42.874 ac.

4 Acres
Upon the rezoning of parcel 02410163414000 from **M** to **A1** agriculture, the highlighted portion from parcel 0241016341400 will be added to the rezoned parcel.

34
HUSTSFORD
3413-000
41.092 ac.

3414-000
33.95 ac.

35
3523-000
38.992 ac.

WATER
0 ac.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

PIEBER RD
N

3441-000
40.444 ac.

3531-001
53.964 ac.

(1)
#4765

Alt. Parcel #: 024082200100

TOWN OF HUSTISFORD
DODGE COUNTY, WISCONSIN

Attachment 1A

Owner and Mailing Address:

PHILIP K PIEPER
W3740 PIEPER RD
WATERTOWN WI 53098

Co-Owner(s):

Physical Property Address(es):

* W3740 PIEPER RD

Districts:

Dist#	Description
2625	HUSTISFORD SCHOOL
1000	MPTC FOND DU LAC

Parcel History:

Date	Doc #	Vol/Page	Type
03/21/2019	1273383	/	QCD
08/18/2015	1227189	/	WAR
11/14/2003	1009679	/	WAR
10/08/2003	1006511	/	WAR

more...

Abbreviated Description:

Acres: 3.054

LOT 1 CSM 1160 IN V8 P363 BEING PT GL 2 IN SE1/4 NE1/4 SEC 34 ALSO THAT PT SD GL 2 AS DESC IN DOC# 1006511

Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg
* MB-METES AND BOUNDS	34-10N-16E SE NE	

2023 Valuations:

Values Last Changed on 09/25/2019

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	3.054	52,300.00	149,500.00	201,800.00

Totals for 2023

General Property	3.054	52,300.00	149,500.00	201,800.00
Woodland	0.000	0.00	0.00	0.00

Totals for 2022

General Property	3.054	52,300.00	149,500.00	201,800.00
Woodland	0.000	0.00	0.00	0.00

2023 Taxes

Taxes have not yet been calculated.

Key

* - Primary



Alt. Parcel #: 024082200000

TOWN OF HUSTISFORD
DODGE COUNTY, WISCONSIN

Owner and Mailing Address: ADAM PIEPER MICHELLE PIEPER W3704 PIEPER RD WATERTOWN WI 53098		Co-Owner(s): PIEPER, KATHLEEN PIEPER, KERRY PIEPER, MICHELLE	
Districts:		Physical Property Address(es): * W3704 + PIEPER RD	
Dist#	Description		
2625	HUSTISFORD SCHOOL		
1000	MPTC FOND DU LAC		
Abbreviated Description: THAT PT GL 2 (SE1/4 NE1/4) SEC 34 LYG W OF ROCK RIVER EX CSM 1160 IN V8 P363 EX PARC DESC IN DOC# 1006511		Parcel History:	
Acres: 33.950		Date	Doc #
		Vol/Page	Type
		10/04/2019	1280754 / LC
		10/05/2015	1228994 / PRD
		12/20/2007	1101899 / TDPI
		12/11/2007	1101413 / TDPI
		<i>more...</i>	

Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg
* MB-METES AND BOUNDS	34-10N-16E SE NE	

2023 Valuations: Values Last Changed on 04/21/2022

Class and Description	Acres	Land	Improvement	Total
G4-AGRICULTURAL	29.450	7,400.00	0.00	7,400.00
G5-UNDEVELOPED LAND	1.500	400.00	0.00	400.00
G5M-AGRICULTURAL FOREST	2.000	2,900.00	0.00	2,900.00
G7-OTHER	1.000	31,000.00	107,900.00	138,900.00
Totals for 2023				
General Property	33.950	41,700.00	107,900.00	149,600.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2022				
General Property	33.950	41,700.00	107,900.00	149,600.00
Woodland	0.000	0.00	0.00	0.00

2023 Taxes
Taxes have not yet been calculated.

Key * - Primary

Attachment 4



Wisconsin Department of Agriculture, Trade and Consumer Protection

2811 Agriculture Drive. PO Box 8911. Madison. WI 53708-8911

Effective Date: April 5, 2023

Expires: March 31, 2024

Statute: 95.60

Registration Number: 515651

Fish Farm Registration (Type 1)

Legal Name:

Philip Kerry Pieper, Crystal Pieper

W3740 Pieper Rd Watertown WI 53098-4026

Doing Business As:

Phystal Farm

Livestock Premises Code(s): 00RU722

W3740 Pieper Rd Watertown, WI 53098-4026 Dodge County

This is your license/permit/certification/registration document. Post or carry as required by law. Non-transferrable - subject to revocation or suspension as provided by law.

Remove this card and carry as identification.

bits-18.qxd (rev.03/16)

Philip Pieper, Crystal Pieper
W3740 Pieper Rd
Watertown WI 53098-4026



Wisconsin Department of
Agriculture, Trade and Consumer Protection

Fish Farm Registration (Type 1)

Philip Kerry Pieper, Crystal Pieper

Registration Number: 515651 **Expiration Date: March 31, 2024**

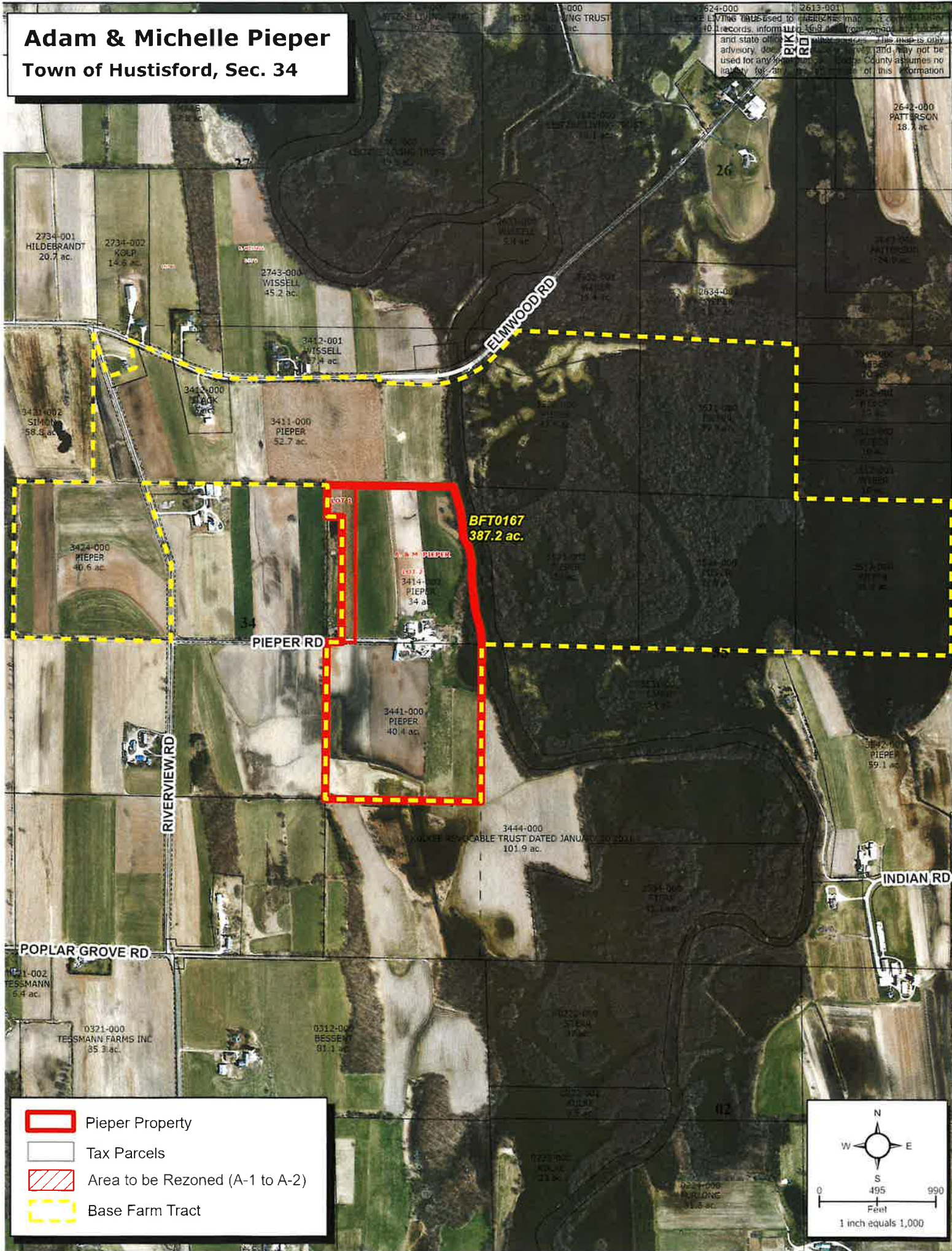
W3740 Pieper Rd Watertown WI 53098-4026
Primary Business Location: W3740 Pieper Rd
Watertown, WI 53098-4026

DATCP Contact: (608) 224-4887

Adam & Michelle Pieper

Town of Hustisford, Sec. 34

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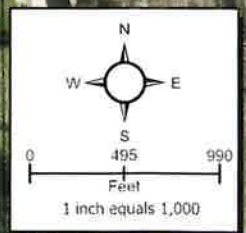


BFT0167
387.2 ac.

A.M. PIEPER
LOT 1
3414-000
PIEPER
34 ac.

3441-000
PIEPER
40.4 ac.

- Pieper Property
- Tax Parcels
- Area to be Rezoned (A-1 to A-2)
- Base Farm Tract



Land Resources and Parks Department Staff Report

County Rezoning Petition # 2023-0326

Filing Date: April 28, 2023

Hearing Date: June 12, 2023

Applicant (Agent):

Cheryl Bergmann
507 Gould St
Beaver Dam, WI 53916

Owner:

Cheryl Bergman, Daryl Hundt, Rhonda Hundt, Terry Hundt

Location

PIN# 024-1016-1334-000; 024-1016-1331-000;

Part of the SE ¼ of the SW ¼, Section 13, Town of Hustisford, the site address being W3066 State Road 60.

Applicants Request

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 10-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the addition of land to his existing lot at this location. The 10-acres of land to be rezoned is vacant agricultural land which will be attached to the existing 5.4-acre non-farm residential lot.

Land Use Code Provisions

1. Subsections 2.3.4.A through 2.3.4.J of the Land Use Code details procedural matters, the approval criteria and the form for the petition. The Committee must hold a public hearing and report to the County Board. The role of the Town boards in the process is also outlined in this section.
2. Subsection 2.3.4.B states that a petition for rezoning may be made by any property owner in the area to be affected by the rezoning.

Purpose Statements

The purpose of the A-1 Prime Agricultural Zoning District is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland, allow participation in the state's farmland preservation program, and accommodate changing practices in the agricultural industry, subject to appropriate standards.

The purpose of the A-2 General Agricultural Zoning District is to promote areas for agriculture which are transitional, allowing for expansion of urban areas limited to rural residential development, and the conversion of agricultural land to other related uses, subject to appropriate standards.

Physical Features of Site

The features of the proposed construction and property that relate to the rezoning request are as follows:

The County has Zoning Jurisdiction over this site as the Town of Hustisford has adopted the County's Land Use Code. The site is located within the A-1 Prime Agricultural Zoning District.

The applicant owns a recently created approximate 5.4-acre lot at this location which contains an existing non-farm residence and accessory buildings. The applicant intends to add an additional 10-acres of land to his existing lot in order to create a buffer area between his residence and the remaining agricultural land.

The proposed lots are not located within the County's Shoreland jurisdiction.

The proposed lots are not located within the County's Floodplain jurisdiction.

The topography of the site is rolling with slopes ranging from 0 to 12%;

Land Use, Site: Agricultural

Land Use, Area: Agricultural with scattered residences along STH 60.

The applicant owns an approximate

Designated Archaeological Site: Yes No

Density Standards

The base farm tract for this property contains 47.65-acres within the A-1 Prime Agriculture Zoning District. The Code would allow a maximum of 2.27-acres for non-farm residential use under the conditional use permit process. Therefore, in this case, rezoning is required to allow for the addition of 10-acres to a nonfarm residential lot at this location.

The proposal is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan:

- The site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature. No new non-farm residential lots are being created at this time.

Town Recommendation

A recommendation on the rezoning petition has not been forwarded to the Department regarding this petition.

STAFF ADVISORY:

This staff advisory is only advice to the Land Resources and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The staff has reviewed the petition for compliance with the approval criteria listed in Section 2.3.4.I of the Code with Chapter 91.48 of the Wisconsin State Statutes. The staff comments are listed in Exhibit A for the Committee review.

The staff believes that the committee can make the findings necessary under Section 2.3.4.I of the code and Chapter 91.48 of the Wisconsin State Statutes in order to submit a favorable recommendation to the County Board for this proposal.

Exhibit A

2.3.4.I Approval Criteria

In acting on a rezoning petition, the County Board of Supervisors shall consider the stated purpose of the proposed zoning district and shall approve the rezoning petition only if it finds that:

2.3.4.I.1 Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- The proposed area to be rezoned will be added to an adjacent non-farm residential lot in order to create a buffer area between the residence and the agricultural land. The existing residential lot is served by existing public facilities, therefore it is the staff's position that there are adequate public facilities and services to serve the proposed lots;

2.3.4.I.2 Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them;

- It is the staff's position that the addition of agricultural land to an existing non-farm residential lot which contains an existing residence, will not place an unreasonable burden on the ability of the Town to provide adequate public facilities or services;

2.3.4.I.3 The proposed development will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife, and vegetation;

- It is the staff's position the proposal will not have an unreasonable adverse effect on surrounding properties or the environment;

2.3.4.I.4 The land proposed for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;

- It is the staff's position that the area to be rezoned is suitable for development and if the land is developed in accord with the land use code provisions, the project will not cause unreasonable soil erosion;

2.3.4.I.5 The proposed rezoning is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code;

- It is the staff's position that the proposal is consistent with the Dodge County Comprehensive Plan as the site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.
- It is the staff position that the proposal is consistent with the Farmland Preservation Plan

2.3.4.I.6 The proposed rezoning will not be used to legitimize, or “spot zone,” a nonconforming use or structure;

- It is the staff’s position that the proposed rezoning is consistent with the County’s Future Land Use Map as this site is designated as agriculture. Therefore it is the staff’s position that the proposed rezoning will not result in spot rezoning.

2.3.4.I.7 The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

- It is the staff’s position that the proposed rezoning is the minimum action necessary to accomplish the intent of the petition;

2.3.4.I.8 For all proposed rezoning petitions that will remove land from the A-1 Prime Agricultural Zoning District, the following additional findings shall be made:

2.3.4.I.8.a The land is better suited for a use not allowed in the A-1 Prime Agricultural Zoning District;

- It is the staff’s position that the land is suited for non-farm residential use and provides a buffer area between the existing residence and the agricultural land.

2.3.4.I.8.b The rezoning is substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

- The property is designated as agriculture according to the County’s Future Land Use Map and therefore it is the staff’s position that the proposed rezoning is substantially consistent with the Dodge County Comprehensive Plan and the Farmland Preservation plan;

2.3.4.I.8.c The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;

- It is the staff’s position that the proposed rezoning will not substantially impair or limit the current or future agricultural use of the adjacent parcels;

2.3.4.J Approval by Affected Town Boards

Approval of rezoning petitions by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- A recommendation has not been forwarded to the Department regarding this petition

Dodge County Planning, Development and Parks Committee Decision

County Rezoning Petition # 2023-0326
Filing Date: April 28, 2023
Hearing Date: June 12, 2023

Applicant (Agent):
Cheryl Bergmann
507 Gould St
Beaver Dam, WI 53916

Owner:
Cheryl Bergman, Daryl Hundt, Rhonda Hundt, Terry Hundt

Location
PIN# 024-1016-1334-000; 024-1016-1331-000;
Part of the SE ¼ of the SW ¼, Section 13, Town of Hustisford, the site address being W3066 State Road 60.

Applicants Request
A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 10-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the addition of land to his existing lot at this location. The 10-acres of land to be rezoned is vacant agricultural land which will be attached to the existing 5.4-acre non-farm residential lot.

CONCLUSIONS OF LAW
Based upon the facts presented in the application and at the public hearing the committee concludes that:

2.3.4.I Approval Criteria

2.3.4.I.1 Are there adequate public facilities and services available to serve the subject property while maintaining adequate levels of service to existing development? (sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable)

(Yes / No / N/A);
Comments _____

2.3.4.I.2 Will the provision of public facilities to this project place an unreasonable burden on the ability of affected local units of government to provide them?

(Yes / No / N/A);
Comments _____

2.3.4.1.3 Will the proposed development result in significant adverse impacts upon surrounding properties or the natural environment? (air, water, noise, stormwater management, soils, wildlife, and vegetation)

(Yes / No / N/A);

Comments

2.3.4.1.4 Will the development of this land cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas?

(Yes / No / N/A);

Comments

2.3.4.1.5 Is the proposal consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code?

(Yes / No / N/A);

Comments

2.3.4.1.6 Will the proposed rezoning be used to legitimize, or “spot zone,” a nonconforming use or structure?

(Yes / No / N/A);

Comments

2.3.4.1.7 Is the proposed rezoning the minimum action necessary to accomplish the intent of the petition?

(Yes / No / N/A);

Comments

2.3.4.1.8 For all proposed rezoning petitions that will remove land from the A-1 Prime Agricultural Zoning District, the following additional findings shall be made:

2.3.4.1.8.a Does the Committee believe that the land to be rezoned is better suited for residential use or for agricultural use?

(Residential / Agricultural)

If the land to be rezoned is better suited for agricultural use, are there other areas on this property that would be better suited for the proposed residential use?

Comments

2.3.4.I.8.b Is the rezoning petition substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

(Yes / No / N/A);

Comments _____

2.3.4.I.8.c Will the rezoning substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;

(Yes / No / N/A);

Comments _____

2.3.4.J Approval by Affected Town Boards

Has the Town submitted a recommendation regarding this request?

(Yes / No)

Comments _____

Does the application contain sufficient information necessary to make a decision on the rezoning petition?

- Yes;
- No - the following additional information is needed before a decision can be made:

Committee Action

Based upon the facts presented in the application and at the public hearing, does the committee believe that the criteria in Section 2.3.4.I can be met for this proposal?

(Yes / No)

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board of Supervisors on the rezoning petition as proposed.

Motion second _____



DODGE COUNTY
LAND RESOURCES & PARKS DEPARTMENT
 127 E. OAK STREET • JUNEAU, WI 53039
 PHONE: (920) 386-3700 • FAX: (920) 386-3979
 E-MAIL: landresources@co.dodge.wi.us

REZONING PETITION

THIS AREA FOR OFFICE USE ONLY	
Activity No. 230326	Application Date: 4-28-2023
	Receipt #: CC

Petition Fee: \$350 (Payable to Dodge County)

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION			
Petitioner (Agent) Cheryl Bergmann		Parcel Identification Number (PIN) 024-1016-1334-000 024-1016-1331-000			
Street Address 507 Gould St		Town Hustisford	T 10	N 16	R 16
City • State • ZipCode Beaver Dam WI 53916		Section 13	1/4 SE	1/4 SW	Acreage 27.389
Property Owner (If different from petitioner)		Subdivision or CSM (Volume/Page/Lot) Hwy Desc. V350 P139 EXCSM 6383V43 P130			
Street Address		Address Of Property (DO NOT include City/State/ZipCode) W3066 Hwy 66			
City • State • ZipCode		Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

CONTACT PERSON

Name and daytime phone number (include area code) of a person we can contact if we have any questions about your petition.

Name **Terry Hundt** Daytime Phone (**920**) **285 - 7023**

PROPOSED REZONING

Current Zoning District

A-1 district

Proposed Zoning District

A-2 district

Reason For Rezoning

We would like to have more acreage to add to the house and buildings and keep it farmland.

Please complete the site map on the reverse side of this sheet.

CERTIFICATE

I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature

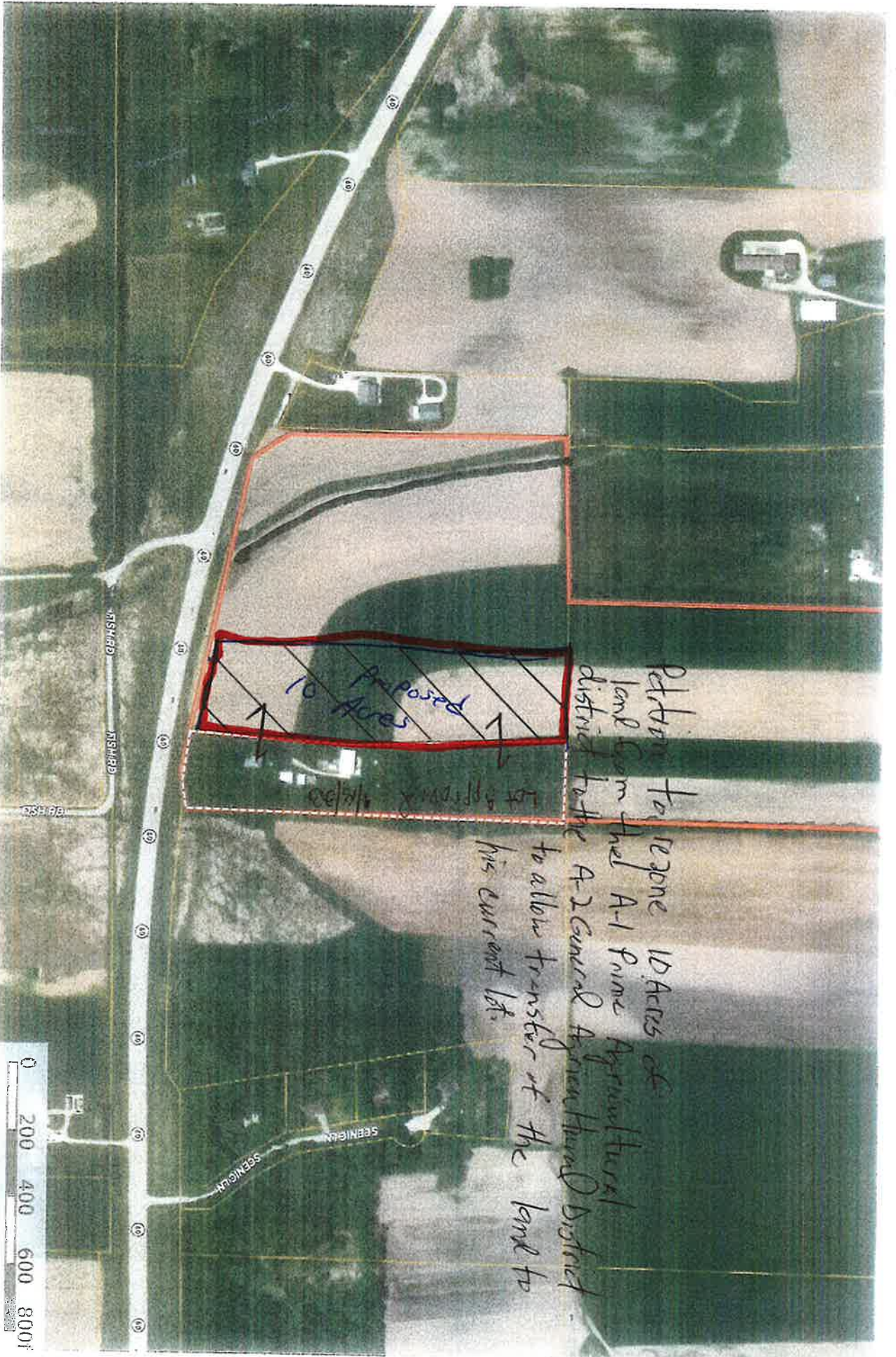
Cheryl Bergmann

Date

4/26/23

Daytime Contact Number (**920**) **960 - 1885**

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆



Return to receive 10 Acres of land from the A-1 Prime Agricultural District to the A-2 General Agricultural District to allow transfer of the land to his current lot.

Proposed Parcel 10 Acres

Lot Approx 4 1/2 Acres

4-25-2023

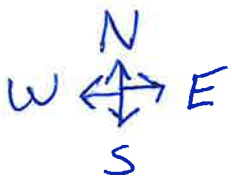
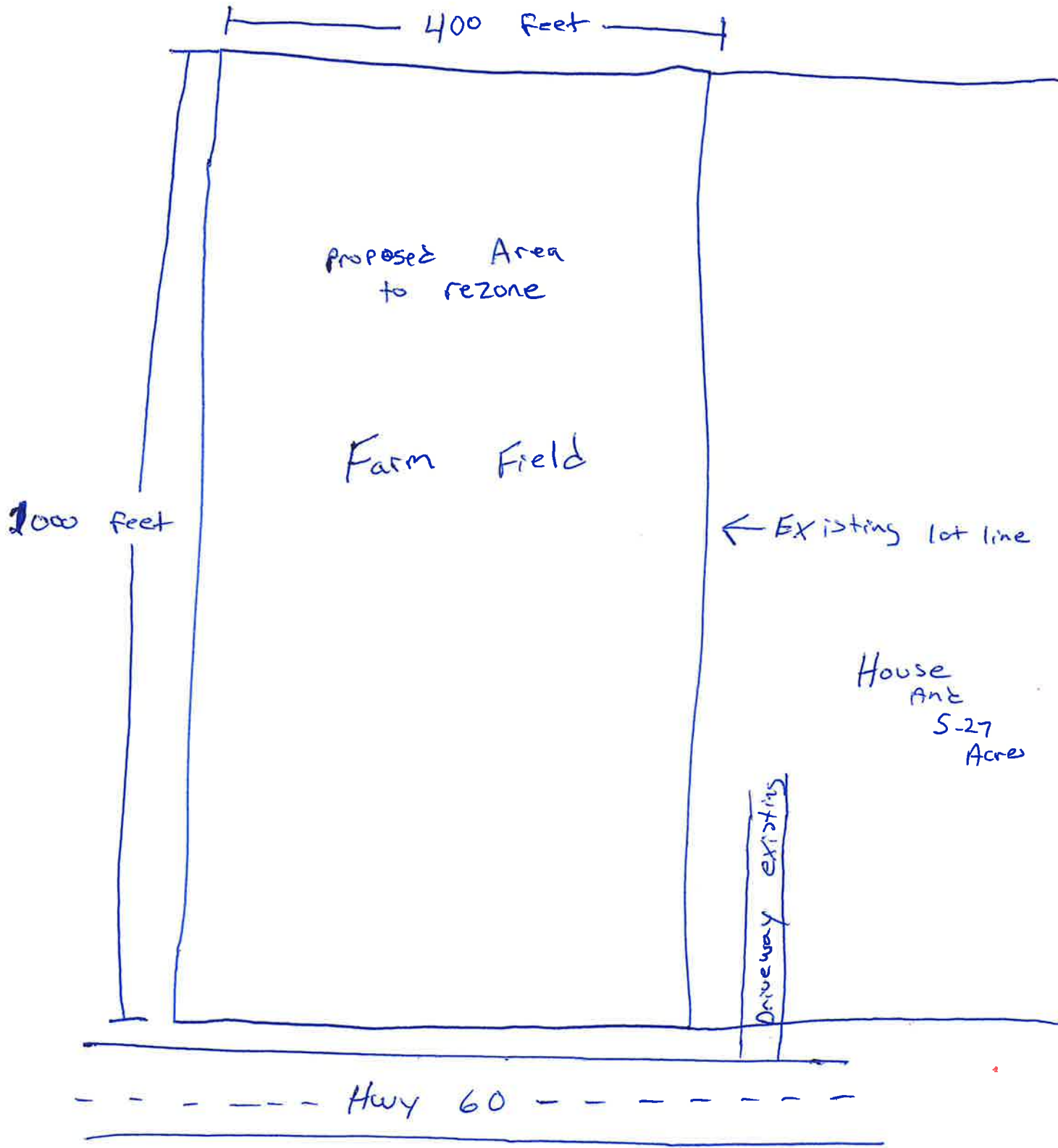


Search By Boundary

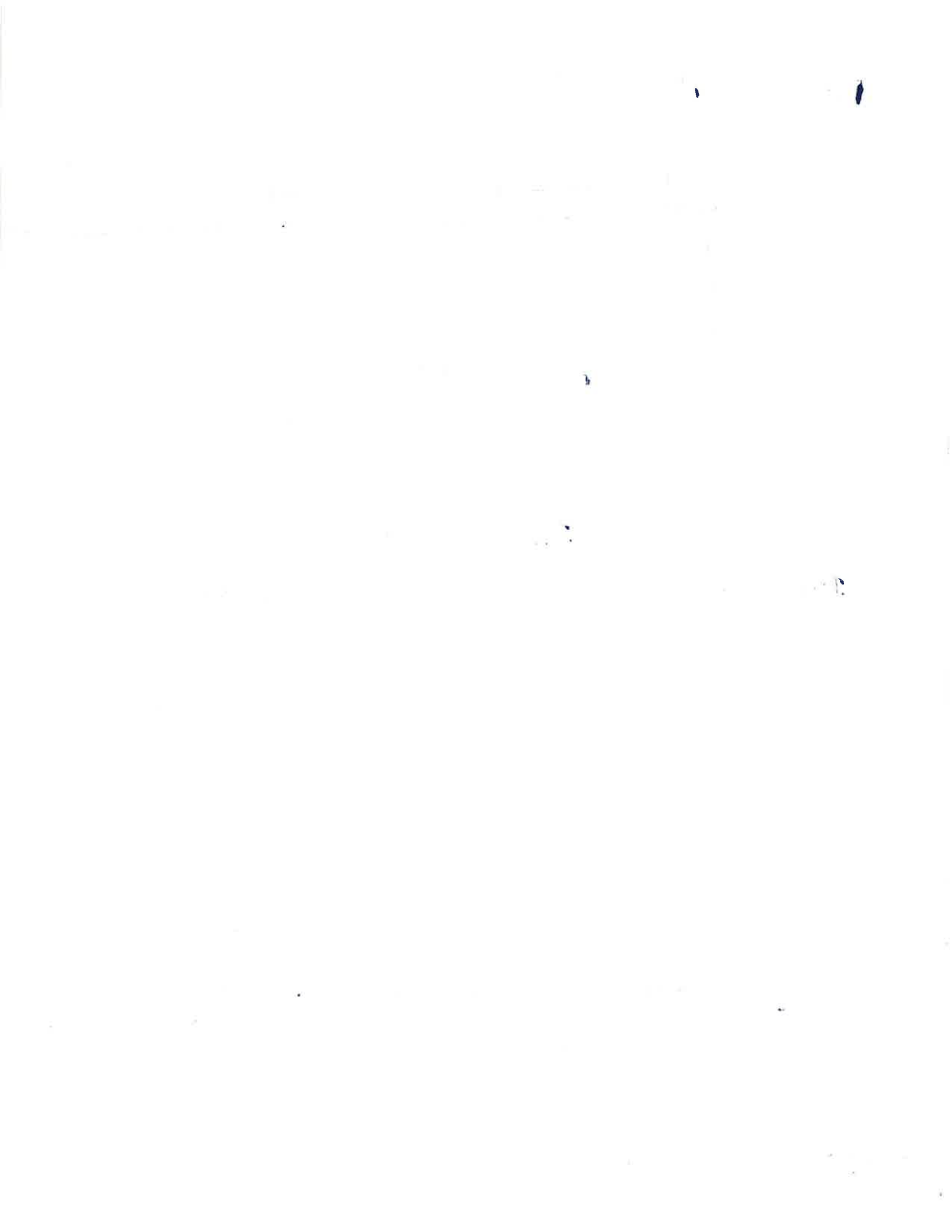
© 2023 Esri



Proposed Area to be rezoned 10 acres



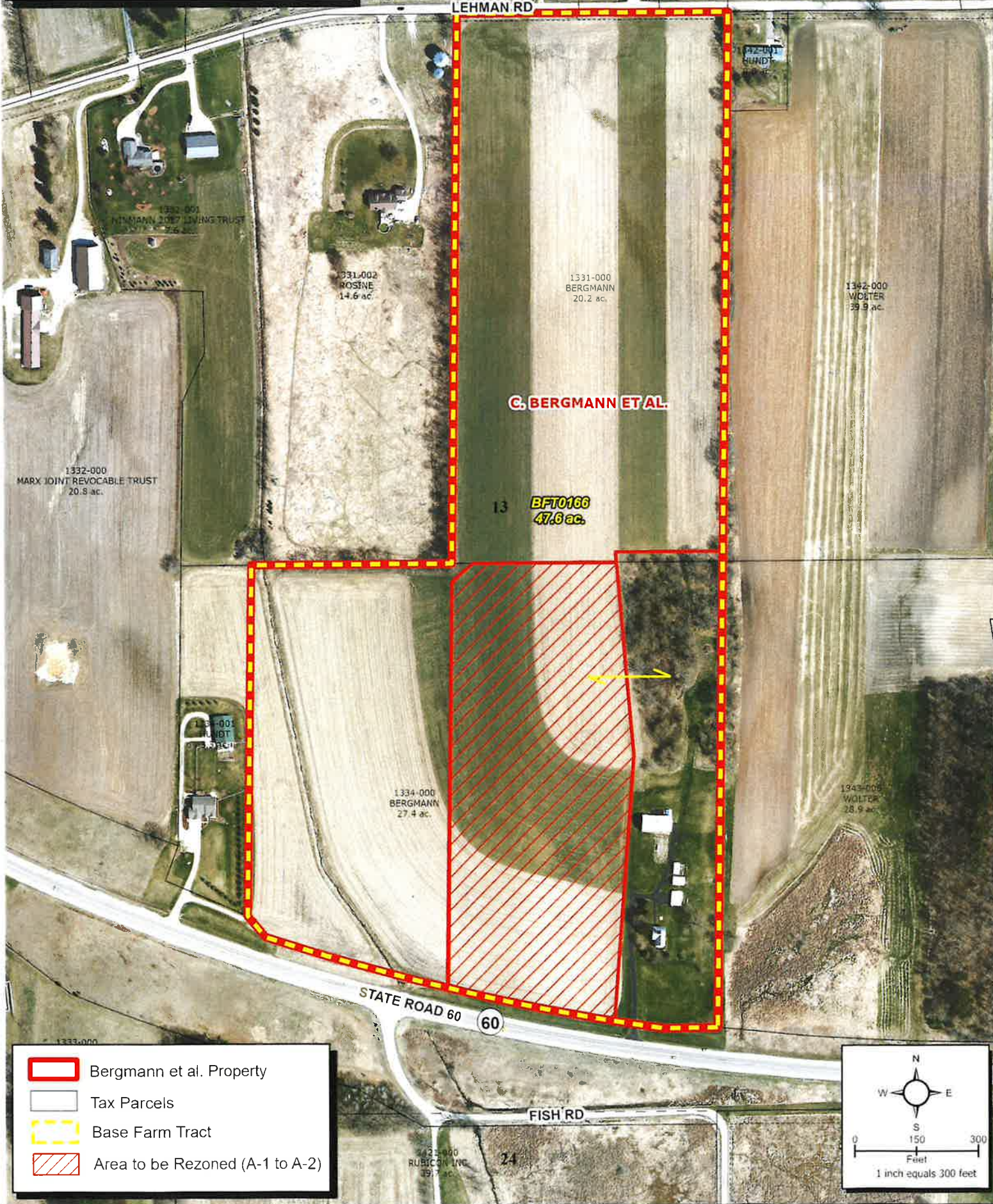
4-25-2023







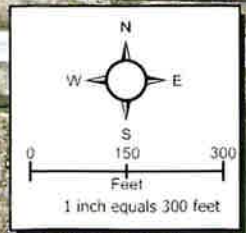
Cheryl Bergmann et al.

Town of Hustisford, Sec. 13

The data used to create this map is a compilation of records information and data from various city, county and state offices and other sources. This map is advisory, does not replace a survey and may not be used for any legal purposes. Dodge County assumes no liability for any use or misuse of this information.



-  Bergmann et al. Property
-  Tax Parcels
-  Base Farm Tract
-  Area to be Rezoned (A-1 to A-2)



Land Resources and Parks Department Staff Report

Final Plat Application # 2023-0373

Filing Date: May 16, 2023

Committee Review Date: June 12, 2023

Agent:

Jacob Land Surveying, LLC

W8057 Randallwood Lane

Fond du Lac, WI 54937

Owner(s):

See Attached list – Exhibit A

Former Ox-Bo Acres Condo Association

N5350 Club Grounds Road

Juneau, WI 53039

PIN#: 022-1116-3033- Ox-Bo Condominium

Location: Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 30, Town of Hubbard along the west end of Club Grounds Road.

Project Details

On May 8, 2023, the Committee granted conditional approval of the Preliminary Plat of Ox-Bo Acres. The final plat has now been submitted for review and approval by the Committee.

The owners of the Ox-Bo Acres Condominium Plat lots removed their condominium units and Condominium Plat property from the Condominium Plat form of ownership and these owners are requesting re-platting of the property as a subdivision plat. The existing private road (Club Grounds Road) is to be dedicated to the Town as a Town Road as part of this process. The proposed development will consist of 11 residential lots. Ten of the lots contain existing residential structures and one lot is currently a vacant lot. All lots are served by private septic systems and private wells.

Review Criteria

2.3.10.D.4 Committee's Review and Decision

The Committee shall review each Final Plat application and shall, within 60 days of the date of filing of the Final Plat with the County Clerk, unless the time is extended by agreement with the subdivider, act to approve or deny the Final Plat, based on the Approval Criteria of Section 2.3.10(D)(5). Failure of the Committee to act within 60 days, the time having not been extended, the plat shall be deemed approved.

2.3.10.D.5 Approval Criteria

The Committee may approve a Final Plat only if the Committee determines that the Final Plat complies with the approved Preliminary Plat and includes all corrections and conditions imposed by the Committee during their approval of the Preliminary Plat; and complies with this Code and all other ordinances, rules, regulations, plans, and plan components which may affect it.

Physical Features of Site

The features of the proposed subdivision and property that relate to the granting or denial of the preliminary plat request are as follows:

The property is not located within the County's Zoning Jurisdiction.

The property is located within the County's Shoreland Jurisdiction and portions of the property are also located within the County's Floodplain Jurisdiction.

- Portions of the lots are designated as floodplain.

The topography of the site is gently rolling with slopes ranging from 0 to 6%;

Land Use, Site: Residential

Land Use, Area: Agricultural, residential and a commercial marina.

Designated Archaeological Site: Yes No

On May 8, 2023, the review of the Preliminary Plat of Ox Bo Acres was approved by the Committee 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 Hubbard prior to approval of the preliminary plat;
2. All utility and drainage easements shall be shown on the Final Plat;
3. The subdivision shall be monumented in accord with s. 236.15(1) Wisconsin Statutes;
4. All of the above conditions shall be complied with prior to the approval of the preliminary plat.

Waivers:

1. Side lot line angle for lots 3, 4, 6, 7, 8, and 11;
2. Street lamps;
3. Cul-de-sac length;
4. Sidewalks;
5. Public Water Service;
6. Curb and Gutters;
7. Public lake access requirements.

Final Plat approvals

Town of Hubbard Approval:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	No Response	<input checked="" type="checkbox"/>
Dept. of Administration Plat Review:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	No Response	<input checked="" type="checkbox"/>

STAFF ADVISORY:

This staff advisory is only advice to the Land Resources and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The staff has reviewed the proposed Final Plat for compliance with Section 2.3.10.D.5 of the Code and it is the staff's position that the Final Plat substantially complies with the approved Preliminary Plat and the conditions and waivers imposed by the Committee during their approval of the Preliminary Plat. The staff recommends approval of the Final Plat of OX-Bo Acres subject to the following conditions and waivers:

1. The developer shall obtain all the necessary approvals from the applicable state agencies and from the Town of Hubbard prior to approval of the Final plat;
2. The following statement shall be shown on the certified survey map: "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.";
3. The subdivision shall be monumented in accord with s. 236.15(1) Wisconsin Statutes;
4. An approval certificate for the Land Resources and Parks Committee shall be shown on the Plat. (The County is an approving agency for plats).
5. All of the above conditions shall be complied with prior to the approval of the final plat.

Waivers:

1. Side lot line angle for lots 3, 4, 6, 7, 8, and 11;
2. Street lamps;
3. Cul-de-sac length;
4. Sidewalks;
5. Public Water Service;
6. Curb and Gutters;
7. Public lake access requirements.

Exhibit A

Lot Owners:

Lots 1, 2 & 3

Chad and Carla Buelter
N5350 Club Grounds Rd
Juneau, WI 53039

Lot 4

Jeffrey and Laura Brumm
N5288 Club Grounds Rd
Juneau, WI 53039

Lot 5

Mary Schaumberg
N5276 Club Grounds Road
Juneau, WI 53039

Lot 6

Ray and Nancy Billington
N5264 Club Grounds Road
Juneau, WI 53039

Lot 7

Richard and Ann Wolfe
N5260 Club Grounds Road
Juneau, WI 53039

Lot 8

Robert and Ann Angove
N5250 Club Grounds Road
Juneau, WI 53039

Lot 9

Nancy Mueller
N5230 Club Grounds Road
Juneau, WI 53039

Lot 10

Randall Krause
N5212 Club Grounds Road
Juneau, WI 53039

Lot 11

Tom and Nancy Merritt
W145N10170 Raintree Dr.
Germantown, WI 53022

Dodge County Land Resources and Parks Committee Decision

Final Plat Application # 2023-0373
Filing Date: May 16, 2023
Committee Review Date: June 12, 2023

Agent:
Jacob Land Surveying, LLC
W8057 Randallwood Lane
Fond du Lac, WI 54937

Owner(s):
See Attached list – Exhibit A
Former Ox-Bo Acres Condo Association
N5350 Club Grounds Road
Juneau, WI 53039

PIN#: 022-1116-3033- Ox-Bo Condominium
Location: Part of the SW ¼ of the SW ¼, Section 30, Town of Hubbard along the west end of Club Grounds Road.

Project Details

On May 8, 2023, the Committee granted conditional approval of the Preliminary Plat of Ox-Bo Acres. The final plat has now been submitted for review and approval by the Committee.

The owners of the Ox-Bo Acres Condominium Plat lots removed their condominium units and Condominium Plat property from the Condominium Plat form of ownership and these owners are requesting re-platting of the property as a subdivision plat. The existing private road (Club Grounds Road) is to be dedicated to the Town as a Town Road as part of this process. The proposed development will consist of 11 residential lots. Ten of the lots contain existing residential structures and one lot is currently a vacant lot. All lots are served by private septic systems and private wells.

CONCLUSIONS OF LAW

Based upon the facts presented in the application and by the County staff, the committee concludes that:

2.3.10.D.5 Approval Criteria

The Committee may approve a Final Plat only if the Committee determines that the Final Plat substantially complies with the approved Preliminary Plat and includes all corrections and conditions imposed by the Committee during their approval of the Preliminary Plat; and complies with this Code and all other ordinances, rules, regulations, plans, and plan components which may affect it.

Does the proposed final plat substantially comply with the approved Preliminary Plat conditionally approved by the Committee?

(Yes / No)

If not, what changes must be made to bring the Final Plat into compliance with the preliminary plat?

Is there evidence in the record to show that the proposed final plat complies with the standards and design requirements of this Code?

(Yes / No)

If not, what changes must be made to bring the final plat into compliance with the Code?

Does the application contain sufficient information necessary to make a decision?

Yes

No - The following additional information is required:

Are any conditions of approval necessary to ensure compliance with the code provisions or to mitigate any adverse impacts resulting from this proposal?

Yes - The following conditions of approval and waivers are necessary to ensure compliance with the code if this proposal is approved:

1. The developer shall obtain all the necessary approvals from the applicable state agencies and from the Town of Hubbard prior to approval of the Final plat;
2. The following statement shall be shown on the certified survey map: "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.";
3. The subdivision shall be monumented in accord with s. 236.15(1) Wisconsin Statutes;
4. An approval certificate for the Land Resources and Parks Committee shall be shown on the Plat. (The County is an approving agency for plats).
5. All of the above conditions shall be complied with prior to the approval of the final plat.

Waivers:

1. Side lot line angle for lots 3, 4, 6, 7, 8, and 11;
2. Street lamps;
3. Cul-de-sac length;
4. Sidewalks;
5. Public Water Service;
6. Curb and Gutters;
7. Public lake access requirements.

Others:

No conditions are necessary;

Motion by _____ to approve the Final Plat of Pox Bo Acres based upon the previously mentioned findings and conditions.

Motion second _____

Vote

Dale Macheel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Donna Maly	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Ben Priesgen	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Dan Siegmann	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Mary Bobholz – Chair	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present

Motion (Carried / Denied)

ORDER AND DETERMINATION

On the basis of the above findings of fact, conclusions of law and the record in this matter the committee

- Granted the Final Plat of Ox-Bo Acres subject to the 5 conditions and 7 waivers;
- Granted the Final Plat request as proposed;
- Denied the Final Plat request as proposed;
 - The committee finds that the proposal does not meet the following provisions of the code:

Expiration of Approval: Tentative approval of the final plat shall assure final approval if the Final Plat is submitted within 36 months of the last required approval of the Preliminary Plat.

Revocation. This order may be revoked by the Committee in accord with Section 11.4.4 of the Dodge County Land Use Code after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by any person or their agent aggrieved by this decision or by any officer, department, board or bureau of the County, or by any affected town board. Such appeals shall be filed with the Dodge County Land Resources and Parks Department or the review and decision making body from whom the appeal is taken within 30 days after the date of written notice of the decision or order of the review and decision making body. The County assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

Dodge County Planning, Development and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

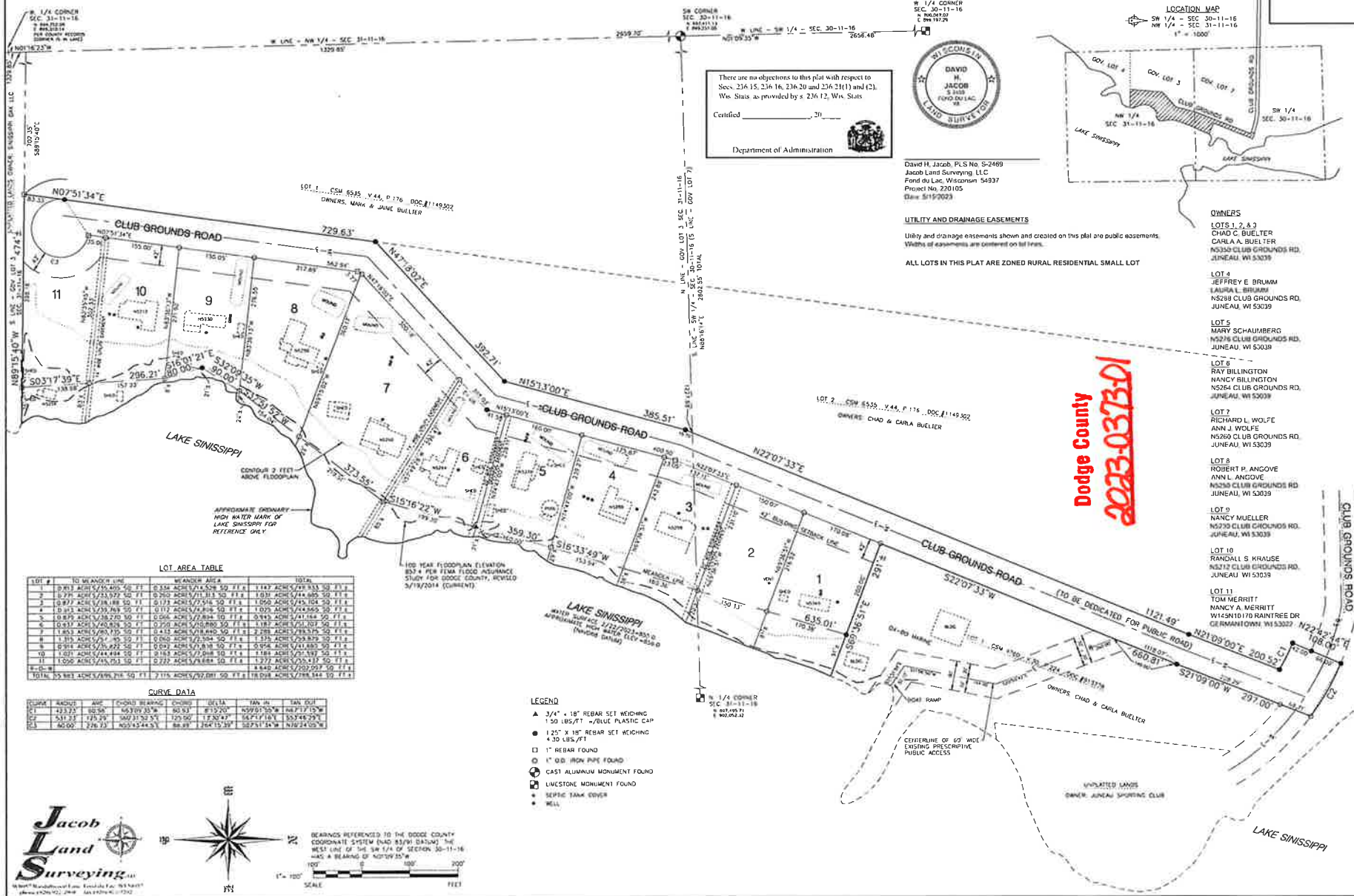
Dated: _____

Filed: _____

OX-BO ACRES

SHEET 1 OF 3 SHEETS

PART OF GOVERNMENT LOT 7 OF SECTION 30 AND PART OF GOVERNMENT LOT 3 OF SECTION 31, ALL IN T. 11 N.-R. 16 E., TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN, FORMERLY OX-BO ACRES CONDOMINIUM PLAT REMOVED BY DOCUMENT NO. 1325053 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2). We State as provided by s. 236.12, Wis. Stats.

Certified _____, 2011

Department of Administration



David H. Jacob, PLS No. S-2469
 Jacob Land Surveying, LLC
 Fond du Lac, Wisconsin 54937
 Project No. 220105
 Date: 5/15/2011

UTILITY AND DRAINAGE EASEMENTS

Utility and drainage easements shown and created on this plat are public easements. Widths of easements are centered on lot lines.

ALL LOTS IN THIS PLAT ARE ZONED RURAL RESIDENTIAL SMALL LOT

OWNERS

- LOTS 1, 2, & 3
 CHAD C. BUELLER
 CARLA A. BUELLER
 N5268 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 4
 JEFFREY E. BRUMM
 LAURIA L. BRUMM
 N5268 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 5
 MARY SCHAUMBERG
 N5276 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 6
 RAY BILLINGTON
 NANCY BILLINGTON
 N5264 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 7
 RICHARD L. WOLFE
 ANN J. WOLFE
 N5260 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 8
 ROBERT P. ANGOVE
 ANNE ANGOVE
 N5250 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 9
 NANCY MUELLER
 N5259 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 10
 RANDALL S. KRALUSE
 N5212 CLUB GROUNDS RD.
 JUNEAU, WI 53039
- LOT 11
 TOM MERRITT
 NANCY A. MERRITT
 W15N10170 RAIN TREE DR
 GERMAN TOWN, WI 53027

Dodge County
2023-03-13-01

LOT AREA TABLE

LOT #	TO W/ANDOR LINE	W/ANDOR AREA	TOTAL
1	0.813 ACRES/345,405 SQ FT	0.230 ACRES/101,528 SQ FT ±	1.043 ACRES/446,933 SQ FT ±
2	0.776 ACRES/323,977 SQ FT	0.260 ACRES/107,313 SQ FT ±	1.036 ACRES/431,290 SQ FT ±
3	0.977 ACRES/378,188 SQ FT	0.173 ACRES/72,576 SQ FT ±	1.150 ACRES/450,764 SQ FT ±
4	0.873 ACRES/329,269 SQ FT	0.177 ACRES/73,498 SQ FT ±	1.050 ACRES/402,767 SQ FT ±
5	0.895 ACRES/342,270 SQ FT	0.266 ACRES/107,884 SQ FT ±	1.161 ACRES/450,154 SQ FT ±
6	0.437 ACRES/149,825 SQ FT	0.270 ACRES/103,490 SQ FT ±	0.707 ACRES/253,315 SQ FT ±
7	1.183 ACRES/428,735 SQ FT	0.412 ACRES/157,480 SQ FT ±	1.595 ACRES/586,215 SQ FT ±
8	1.151 ACRES/379,175 SQ FT	0.260 ACRES/103,304 SQ FT ±	1.411 ACRES/502,479 SQ FT ±
9	0.994 ACRES/326,222 SQ FT	0.267 ACRES/103,418 SQ FT ±	1.261 ACRES/429,640 SQ FT ±
10	1.026 ACRES/344,484 SQ FT	0.183 ACRES/72,208 SQ FT ±	1.209 ACRES/416,692 SQ FT ±
11	1.026 ACRES/344,484 SQ FT	0.272 ACRES/103,488 SQ FT ±	1.298 ACRES/447,972 SQ FT ±
TOTAL	12.388 ACRES/446,216 SQ FT	7.176 ACRES/257,081 SQ FT ±	19.564 ACRES/683,297 SQ FT ±

CURVE DATA

CHORD	ARC LENGTH	ARC CHORD BEARING	DELTA	TAN IN	TAN OUT
CF	423.70'	80.50'	65.509°35"	80.93'	819.20'
CG	531.33'	125.89'	50.931°32.5"	129.50'	1,262.47'
CE	465.00'	726.23'	105.542°48.5"	88.89'	284.702'

- LEGEND**
- ▲ 3/4" x 18" REBAR SET WEIGHING 1.50 LBS./FT. -/BLUE PLASTIC CAP
 - 1/2" x 18" REBAR SET WEIGHING 4.30 LBS./FT.
 - 1" REBAR FOUND
 - 1" O.D. IRON PIPE FOUND
 - ⊕ CAST ALUMINUM MONUMENT FOUND
 - ⊙ Limestone Monument Found
 - ⊕ SEPTIC TANK COVER
 - WELL



BEARINGS REFERENCED TO THE DODGE COUNTY COORDINATE SYSTEM (NAD 83/91 DATUM), THE WEST LINE OF THE SW 1/4 OF SECTION 30-11-16. MAKE A BEARING OF N02°29'35"W

OX-BO ACRES

PART OF GOVERNMENT LOT 7 OF SECTION 30 AND PART OF GOVERNMENT LOT 3 OF SECTION 31, ALL IN T. 11 N.-R. 16 E., TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN, FORMERLY OX-BO ACRES CONDOMINIUM PLAT REMOVED BY DOCUMENT NO. 1325053 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

SURVEYOR'S CERTIFICATE

I, David H. Jacob, Professional Land Surveyor, hereby certify

That I have surveyed, divided and mapped OX-BO ACRES, being part of Government Lot 7 of Section 30 and part of Government Lot 3 of Section 31, all in T. 11 N.-R. 16 E., Town of Hubbard, Dodge County, Wisconsin, formerly OX-BO ACRES Condominium Plat, removed by Document No. 1325053 in the Dodge County Register of Deeds Office, and being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 31, thence North 01°14'03" West along the West line of the Northwest 1/4 of said Section 31, 1329.85 feet to the South line of said Government Lot 3, thence South 89°15'40" East along said South line, 702.35 feet to the Southeast corner of Lot 1 of Certified Survey Map Number 6535, recorded in Volume 44, Page 178 of Certified Survey Maps in the Dodge County Register of Deeds Office as Document Number 1149302 and to the point of beginning, thence North 07°51'31" East along the Easterly line of said Lot 1, 725.83 feet to the Southwest corner of Lot 2 of said Certified Survey Map Number 6535, thence North 47°18'02" East along the Southeastern line of said Lot 2, 292.71 feet, thence North 15°13'02" East along the Easterly line of said Lot 2, 385.51 feet, thence North 22°02'32" East along the Easterly line of said Lot 2, 1121.49 feet, thence North 21°09'00" East along the Easterly line of said Lot 2, 703.52 feet, thence along the Northerly line of said Lot 2, on a curve to the left having a radius of 423.23 feet, 60.98 feet along curve, to a point which is North 62°59'35" West, 60.93 feet from last described point, thence North 22°42'44" East along the Easterly line of said Lot 2, 108.00 feet to the North-south right-of-way line of Club Grounds Road, thence along said right-of-way line, on a curve to the right, having a radius of 531.23 feet, 175.29 feet along curve, to a point which is South 80°31'02.9" East, 125.00 feet from last described point, thence South 21°02'02" West along the Westerly line of Lot 1 of Certified Survey Map Number 4700, recorded in Volume 30, Page 224 of said Certified Survey Maps as Document Number 913728, 217.00 feet, thence South 22°07'33" West along the Westerly line of said Lot 1, 660.81 feet, thence South 69°30'51" East along the Southerly line of said Lot 1, 399.00 feet to a point which is 91 feet, more or less, Westerly of the Westerly ordinary high water mark of Lake Sengstacke and to the beginning of a meander line, thence South 18°33'49" West along said meander line, 635.01 feet to a point which is 29 feet, more or less, Westerly of said ordinary high water mark, thence South 15°16'22" West along said meander line, 359.30 feet to a point which is 85 feet, more or less, Westerly of said ordinary high water mark, thence South 37°51'42" West along said meander line, 373.55 feet to a point which is 24 feet, more or less, Westerly of said ordinary high water mark, thence South 32°40'35" West along said meander line, 90.00 feet to a point which is 21 feet, more or less, Westerly of said ordinary high water mark, thence South 16°01'21" East along said meander line, 80.00 feet to a point which is 8 feet, more or less, Westerly of said ordinary high water mark, thence South 03°17'30" East along said meander line, 295.21 feet to a point on the South line of said Government Lot 3, which is 10 feet, more or less, Westerly of said ordinary high water mark and to the end of the meander line, thence North 89°15'40" West along the South line of said Government Lot 3, 308.18 feet to the point of beginning and containing 13,083 acres (956,214 sq. ft.) of land, more or less, and in addition, including all land between said meander line and the Westerly ordinary high water mark of Lake Sengstacke, being an additional 2,115 acres (92,691 sq. ft.) of land, more or less.

That I have made such Survey, Land-Division, and Plat by the direction of Chad Buelter, of the former OX-BO ACRES Condominium Association.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinance of the Town of Hubbard and the Land Use Code for Dodge County in surveying, dividing and mapping the same.



David H. Jacob, PLS No. S-2469
Jacob Land Surveying, LLC
Fort Du Lac, Wisconsin, 54937
Project No. 220105
Dated this 15th day of May, 2023

TOWN OF HUBBARD APPROVAL CERTIFICATE

Resolved that OX-BO ACRES, a subdivision plat in the Town of Hubbard, Dodge County, Wisconsin, has been approved by the Town Board of the Town of Hubbard.

Dated this ___ day of _____, 2023.

Daniel Guentenberg, chairman

Carrie Nehl, clerk

CERTIFICATE OF TOWN OF HUBBARD TREASURER

STATE OF WISCONSIN
DODGE COUNTY) ss

I, Rebecca Schulz, being the duly appointed, elected, qualified and acting Treasurer of the Town of Hubbard, do hereby certify that the records in my office show no unredeemed tax sales and no past-due taxes or special assessments as of _____, 2023 on any of the land included in the plat of OX-BO ACRES.

Dated this ___ day of _____, 2023.

Rebecca Schulz, town treasurer

CERTIFICATE OF DODGE COUNTY TREASURER

STATE OF WISCONSIN
DODGE COUNTY) ss

I, Kris Keith, being the duly elected, qualified and acting Treasurer of the County of Dodge, do hereby certify that the records in my office show no unredeemed tax sales and no past-due taxes or special assessments as of _____, 2023 on any of the land included in the plat of OX-BO ACRES.

Dated this ___ day of _____, 2023.

Kris Keith, county treasurer

UTILITY EASEMENT PROVISIONS

An easement for electric, gas and communication facilities is hereby granted by the owners listed on this plat, the Grantors, to Wisconsin Power and Light Company and AT&T, the Grantees, their respective successors and assigns to construct, install, operate, repair, maintain and replace from time to time, said facilities and associated appurtenances used in connection with overhead and underground distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, and with underground distribution of natural gas products and all other by-products thereof. All in, over, under, across, along and upon the property shown within these areas on the plat designated as "utility easement areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements hereon, or on adjacent lots. Also the right of access to the easement. Also the right to trim and cut down trees, brush and roots as may be reasonably required incident to the rights herein given. Also the right to remove and clear all obstructions from the surface and subsurface as may be reasonable required incident to the rights herein given. The Grantee agrees to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the final installation of the above designated utility facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings, structures, obstructions and planting of trees shall not be placed within the lines marked "utility easement areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees.

The Grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

OWNERS CERTIFICATE OF DEDICATION

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We also certify to the creation of the utility and drainage easements shown on this plat along with the utility easement provisions. We also certify that this plat is in compliance with s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

- 1. Town of Hubbard (approving authority)
- 2. Dodge County Land Resources & Parks Dept. (objecting authority) Chad C. Buelter, owner Carla A. Buelter, owner
- 3. WI Department of Administration-Plat Review Program (objecting authority)

STATE OF WISCONSIN)
DODGE COUNTY) ss

Personally came before me this ___ day of _____, 2023, the above named Chad C. Buelter and Carla A. Buelter to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires _____

CONSENT OF MORTGAGEE

The undersigned, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

name of mortgagee _____ By _____ Its _____ Date _____

STATE OF WISCONSIN)
DODGE COUNTY) ss

Personally came before me this ___ day of _____, 2023, the above named _____, the _____ of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires _____

CONSENT OF MORTGAGEE

The undersigned, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

name of mortgagee _____ By _____ Its _____ Date _____

STATE OF _____)
COUNTY) ss

Personally came before me this ___ day of _____, 2023, the above named _____, the _____ of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires _____

OWNERS CERTIFICATE OF DEDICATION

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We also certify to the creation of the utility and drainage easements shown on this plat along with the utility easement provisions. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

- 1. Town of Hubbard (approving authority)
- 2. Dodge County Land Resources & Parks Dept. (objecting authority) Jeffrey E. Brumm, owner Laura L. Brumm, owner
- 3. WI Department of Administration-Plat Review Program (objecting authority)

STATE OF WISCONSIN)
_____ COUNTY) ss

Personally came before me this ___ day of _____, 2023, the above named Jeffrey E. Brumm and Laura L. Brumm to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires _____

CONSENT OF MORTGAGEE

The undersigned, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

name of mortgagee _____ By _____ Its _____ Date _____

_____ [print name]

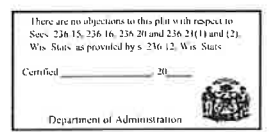
STATE OF WISCONSIN)
_____ COUNTY) ss

Personally came before me this ___ day of _____, 2023, the above named _____, the _____ of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI

My Commission Expires _____

Dodge County
2023-0513-01



OX-BO ACRES

SHEET 3 OF 3 SHEETS

PART OF GOVERNMENT LOT 7 OF SECTION 30 AND PART OF GOVERNMENT LOT 3 OF SECTION 31, ALL IN T. 11 N.-R. 16 E., TOWN OF HUBBARD, DODGE COUNTY, WISCONSIN, FORMERLY OX-BO ACRES CONDOMINIUM PLAT REMOVED BY DOCUMENT NO. 1325053 IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

OWNERS CERTIFICATE OF DEDICATION

As Owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. I also certify to the creation of the utility and drainage easements shown on this plat along with the utility easement provisions. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Hubbard (approving authority)
2. Dodge County Land Resources & Parks Dept. (objecting authority)
3. WI Department of Administration-Plat Review Program (objecting authority)

Mary Scheumberg, owner

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named Mary Scheumberg to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

OWNERS CERTIFICATE OF DEDICATION

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We also certify to the creation of the utility and drainage easements shown on this plat along with the utility easement provisions. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Hubbard (approving authority)
2. Dodge County Land Resources & Parks Dept. (objecting authority)
3. WI Department of Administration-Plat Review Program (objecting authority)

Ray Billington, owner Nancy Billington, owner

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named Ray Billington and Nancy Billington to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

CONSENT OF MORTGAGEE

The undersigned, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

By: _____ Its: _____ Date: _____
name of mortgagee _____ [print name]

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named _____, the _____ of _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

OWNERS CERTIFICATE OF DEDICATION

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We also certify to the creation of the utility and drainage easements shown on this plat along with the utility easement provisions. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Hubbard (approving authority)
2. Dodge County Land Resources & Parks Dept. (objecting authority)
3. WI Department of Administration-Plat Review Program (objecting authority)

Richard L. Wolfe, owner Ann J. Wolfe, owner

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named Richard L. Wolfe and Ann J. Wolfe to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

CONSENT OF MORTGAGEE

The undersigned, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

By: _____ Its: _____ Date: _____
name of mortgagee _____ [print name]

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named _____, the _____ of _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

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3. WI Department of Administration-Plat Review Program (objecting authority)

Robert P. Angove, owner Ann L. Angove, owner

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named Robert P. Angove and Ann L. Angove to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

OWNERS CERTIFICATE OF DEDICATION

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1. Town of Hubbard (approving authority)
2. Dodge County Land Resources & Parks Dept. (objecting authority)
3. WI Department of Administration-Plat Review Program (objecting authority)

Nancy Mueller, owner

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named Nancy Mueller to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

OWNERS CERTIFICATE OF DEDICATION

As Owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. I also certify to the creation of the utility and drainage easements shown on this plat along with the utility easement provisions. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Hubbard (approving authority)
2. Dodge County Land Resources & Parks Dept. (objecting authority)
3. WI Department of Administration-Plat Review Program (objecting authority)

Randall S. Krause, owner

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named Randall S. Krause to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

CONSENT OF MORTGAGEE

The undersigned, Mortgagee of the land described and represented on this map, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

By: _____ Its: _____ Date: _____
name of mortgagee _____ [print name]

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named _____, the _____ of _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____

OWNERS CERTIFICATE OF DEDICATION

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We also certify to the creation of the utility and drainage easements shown on this plat along with the utility easement provisions. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

1. Town of Hubbard (approving authority)
2. Dodge County Land Resources & Parks Dept. (objecting authority)
3. WI Department of Administration-Plat Review Program (objecting authority)

Tom Merritt, owner Nancy A. Merritt, owner

STATE OF WISCONSIN)
COUNTY)ss

Personally came before me this _____ day of _____, 2023, the above named Tom Merritt and Nancy A. Merritt to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires _____



David H. Jacob, PLS No. S-2468
Jacob Land Surveying, LLC
Fond du Lac, Wisconsin 54937
Project No. 220105
Dated the 15th day of May, 2023

There are no objections to this plat with respect to Sec. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____ 20____
Department of Administration



Dodge County
2023-03-13-01

Ox-Bo Acres

Town of Hubbard, Sec. 31



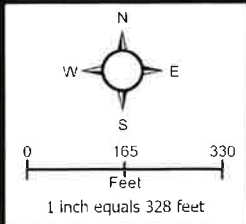
3033-003
BUELTER
57.1 ac.

3033-000
BUELTER
17.3 ac.

3032-001
BUELTER
63.1 ac.

3034-001
BUELTER
4.9 ac.

OX-BO ACRES



**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
May 22, 2023**

The Dodge County Land Resources and Parks Committee met on **May 22, 2023** at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Call to Order: Vice-Chairman Ben Priesgen called the meeting to order at 7:00 PM.

Members present: Dale Macheel, Donna Maly, Benjamin Priesgen and Dan Siegmann.

Members excused: Mary Bobholz

Other County Board members in attendance requesting a per diem: **None**

Staff present: Bill Ehlenbeck - Director, Joseph Giebel – Manager of Code Administration,

Others present: County Board Supervisor - Ed Benter and members of the public for the public hearings.

The Vice-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.

The minutes from the May 8, 2023 meeting were reviewed by the Committee.

Motion by Dan Siegmann to approve the minutes as written.

Second by Dale Macheel Vote: 4-0 Motion carried.

PUBLIC HEARING

Dale Hernke - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the construction of a non-farm residence within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the SW ¼, Section 1, Town of Shields, the site address being W7932 Walton Road.

Motion by Dan Siegmann to approve the conditional use permit request to allow for the construction of a non-farm residence within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. A County land use and sanitary permit shall be obtained for the proposed project prior to beginning construction of the residence;
2. Only one single family residential unit may be located on the lot unless this lot is successfully rezoned into a zoning district which allows more than one residential unit;

3. 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;
4. 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.
5. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Dale Macheel Vote 4-0 Motion carried

PUBLIC HEARING

Lectric Farms LLC - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the SW ¼, Section 12, Town of Shields, the site address being W7884 Wood Road.

Motion by Dan Siegmann to approve the conditional use permit request to allow for the creation of an approximate 1-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions and waivers.

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 total area of the proposed non-farm residential lots shall not exceed 22.4-acres in area unless the lots are successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. The following statement shall be shown on the certified survey map: "These lots shall not be sold separately".
4. Only one single family residential unit may be located on the proposed non-farm residential lot located along the north side of Wood Road unless this lot is successfully rezoned into a zoning district which allows additional residential units;
5. The following statement shall be shown on the certified survey map for the proposed lot located along the south side of Wood Road: "This lot is intended for the private onsite wastewater treatment system that serves the residence along the north side of Wood Road and no structures shall be constructed on this lot."
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:
040-0914-1231-000
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 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.
9. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.
10. If a waiver to the lot area and lot width standards is not granted, by the Committee, the proposed lot located along the south side of the road shall be modified to meet all of the required lot size requirements of the Code.

Waivers:

- Section 7.3.2 - Lot area requirements for the lot located along the south side of Wood Road;
- Section 7.3.7 - Lot width requirements for the lot located along the south side of Wood Road.

Second by Ben Priesgen Vote 4-0 Motion carried.

PUBLIC HEARING

Amendments are being proposed to the Future Land Use Map, Dodge County, Wisconsin, which is Map 8-2 of the *Dodge County Comprehensive Plan* and to the *Dodge County Farmland Preservation Plan Map*, which is in Appendix B of the *Dodge County Comprehensive Plan*. The map amendments 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 <https://www.co.dodge.wi.gov/departments/departments-e-m/land-resources-and-parks>.

For additional information regarding the proposed amendments to the *Dodge County Comprehensive Plan* contact Joseph Giebel at 920-386-3711 or jgiebel@co.dodge.wi.us.

Residents are encouraged to review the plan amendment and to submit oral and/or written comments prior to the public hearing. Written comments may be sent to the Dodge County Land Resources and Parks Department at 127 E Oak Street, Juneau, WI 53039 or by e-mail to jgiebel@co.dodge.wi.us no later than May 19, 2023.

Proposed Amendment to the Future Land Use Map

1. Town of Herman – Section 13 [Parcel # 020-1117-1341-000 (38.76 A)]
 - From: Industrial Designation
 - To: Agriculture Designation
2. Town of Fox Lake – Section 22 [Parcel # 018-1313-2244-003 (0.67 A)]
 - From: Single Family Residential Designation
 - To: General Residential Designation
3. Town of Lomira – Section 23 [Parcel # 030-1317-2342-001 (1.55 A)]
 - From: Industrial Designation
 - To: Agriculture Designation

Proposed Amendment to the Farmland Preservation Plan Map

1. Town of Herman – Section 13 (Parcel 020-1117-1341-000)
 - From: “Areas of Non-Agricultural Development”

- To: “Agricultural Use and Agricultural-Related Use”
2. Town of Lomira – Section 23 [Parcels 030-1317-2342-001 (1.55 A); 030-1317-2342-000 (32.34 A)]
- From: “Areas of Non-Agricultural Development”
 - To: “Agricultural Use and Agricultural-Related Use”

Committee Action:

Proposed Amendment to the Future Land Use Map

Town of Herman – Section 13 [Parcel # 020-1117-1341-000 (38.76 A)]

- From: Industrial Designation
- To: Agriculture Designation

Proposed Amendment to the Farmland Preservation Plan Map

Town of Herman – Section 13 (Parcel 020-1117-1341-000)

- From: “Areas of Non-Agricultural Development”
- To: “Agricultural Use and Agricultural-Related Use”

Motion by Dan Siegmann to submit an approval resolution to the County Board on the proposed amendments to the County Comprehensive Plan – Future Land Use Map and the Farmland Preservation Plan Map as proposed.

Second by Ben Priesgen Vote 4-0 Motion carried.

Proposed Amendment to the Future Land Use Map

Town of Fox Lake – Section 22 [Parcel # 018-1313-2244-003 (0.67 A)]

- From: Single Family Residential Designation
- To: General Residential Designation

Motion by Dan Siegmann to submit an approval resolution to the County Board on the proposed amendments to the County Comprehensive Plan – Future Land Use Map and the Farmland Preservation Plan Map as proposed.

Second by Dale Macheel Vote 3-1 (Ben Priesgen) Motion carried.

Proposed Amendment to the Future Land Use Map

Town of Lomira – Section 23 [Parcel # 030-1317-2342-001 (1.55 A)]

- From: Industrial Designation
- To: Agriculture Designation

Proposed Amendment to the Farmland Preservation Plan Map

Town of Lomira – Section 23 [Parcels 030-1317-2342-001 (1.55 A); 030-1317-2342-000 (32.34 A)]

- From: “Areas of Non-Agricultural Development”
- To: “Agricultural Use and Agricultural-Related Use”

Motion by Dan Siegmann to submit an approval resolution to the County Board on the proposed amendments to the County Comprehensive Plan – Future Land Use Map and the Farmland Preservation Plan Map as proposed.

Second by Donna Maly Vote 4-0 Motion carried.

PUBLIC HEARING

Kory Krieser, agent for Beckman Revocable Trust - Request to rezone approximately 0.67-acres of land from the R-1 Single Family Residential Zoning District to the R-2 Two-Family Residential Zoning District to allow for the reconstruction of a detached garage on this site to allow for use as temporary sleeping quarters. The site is located in part of the SE ¼ of the SE ¼, Section 22, Town of Fox Lake, the site address being N10590 Chief Kuno Trail.

Motion by Dan Siegmann to submit a favorable recommendation to the County Board on the request to rezone approximately 0.67-acres of land from the R-1 Single Family Residential Zoning District to the R-2 Two-Family Residential Zoning District to allow for the reconstruction of a detached garage on this site to allow for use as temporary sleeping quarters.

Second by Dale Macheel Vote 2-2 (Donna Maly and Ben Priesgen) Motion fails.

Motion by Dan Siegmann to reconsider previous motion. Second by Ben Priesgen
Vote 4-0 to reconsider the previous motion. Motion carried.

Motion by Dan Siegmann to lay over a decision on this rezoning request to the June 26, 2023 Committee meeting at 7:00 PM to allow the County Board time to act on the Comprehensive Plan Amendment for this lot before a recommendation is provided by the Committee on the rezoning petition.

Section by Ben Priesgen Vote 4-0 Motion carried.

PUBLIC HEARING

McKayla Tjepkema, agent for Gerald Tjepkema – Request to rezone approximately 3-acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot. The site is located in part of the SW ¼ of the SW ¼, Section 4, T13N, R14E, Town of Trenton, the site address being W8900 Lake Emily Road.

Motion by Ben Priesgen to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 3-acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot.

Second by Dan Siegmann Vote 4-0 Motion carried.

Dodge County
Park, Outdoor Recreation, and Open Space Plan (POROS)
Land Resources and Parks Committee
Draft #1 Review Meeting 6.12.23

Project Schedule

Task	Proposed Timeline
Kickoff Meeting with Staff	October 17
Park Tour + LRP Committee and Friends Board Kickoff Meeting	October 25
Online Survey	November 14 – December 16
Focus Group Meeting <ul style="list-style-type: none"> • Nitschke Mounds Friends Group Advisory Meeting 	November 16
Focus Group Meetings <ul style="list-style-type: none"> • Towns, Cities, and Villages • Trails • Harnischfeger and General Park Interest 	November 30
Complete Draft #1 + Staff Review	December – May
LRP Committee Review Meeting	TODAY
Public Open House Review of Final Draft	June 29
LRP Committee Recommendation and County Board Adoption Meeting	July/August

Focus Group Summary

- 30 total participants
- Identity and role of Dodge County parks and trails is outdoor recreation and protection of natural resources
- Significant interest in seeing expanded bicycle facilities and improving waterway access across Dodge County, in addition to a park master plan for Nitschke Mounds
- Key is to leverage partnerships across the community to increase parks-related tourism to establish the county as a premier destination for outdoor recreation and wildlife viewing
- Need to expand coordination, communication, and distribution of information about Dodge County parks and trails across the region

Online Park Plan Survey Summary

- 219 total respondents
- Top priorities for the parks included improving or expanding campsites, improving or expanding interior trails/boardwalks, expanding water access, and improving or expanding bathrooms/showers
- 80% of survey respondents noted that their main use of Dodge County Parks and Trails was for walking, hiking, or jogging
- Majority of people are happy with the maintenance and safety of the existing parks
- Just over 45% of respondents indicated that they have a desire to see the County increase its social media presence with updates related to County Park facilities

Annual Camper Survey Summary (completed by County staff)

- 740 total respondents in 2022
- Half camped more at Dodge County parks in 2022 than they did in 2021
- 28% of respondents spent between \$51-\$100 on expenses during camping trips to the County, with an additional 14% of respondents indicating spending over \$100 on expenses
- Respondents indicated very high satisfaction with most park services, especially the quality and usefulness of the website, the ease of making camping reservations, and the ease of registering and checking in at facilities
- Many comments indicated the need for improvements to various park facilities
- The vast majority of respondents at each park indicated that they were not interested in winter camping at County Park facilities in the future

Dodge County Comparison

Municipality	2022 Population	Total County Area (Square Miles)	Number of Parks	Residents Per Park	Total Acres*	Acres Per 1,000 People	Residents Per Acre
Dodge County	88,822	907	6	14,803	477	5.4	186
Fond Du Lac County	104,162	766	14	7,440	928	8.9	112
Ozaukee County	92,623	233	12	7,719	1,227	13.2	75
Jefferson County	86,576	583	22	3,935	1,180	13.6	73
Manitowoc County	81,442	589	8	10,180	543	6.7	150
Average of Comparable Communities	91,201	543	14	7,319	970	10.6	103

Dodge County Park Standards

Facility Type	2023 Total Acres/Miles	2023 Total Acres/Miles Per 1,000 Residents	Dodge County Standards For Acres/Miles Per 1,000 Residents	Total Acres/Miles Needed to Meet Dodge County Standards	Additional Acres/Miles Needed to Meet Dodge County Standards
2023					
Regional	391	4.4	5.4	480	89
Conservation	86	0.9	1.0	87	1
Trails	25	0.3	0.5	44	19
2033					
Regional	391	4.4	5.4	488	97
Conservation	86	0.9	1.0	90	4
Trails	25	0.3	0.5	45	20
2024					
Regional	391	4.4	5.4	495	104
Conservation	86	0.9	1.0	92	6
Trails	25	0.3	0.5	46	21

Summary of Plan

- The document is split into two parts to increase user-friendliness (plan and appendix). All background information, data, and existing conditions can be found in the appendix.
- Chapter 4 is all community-wide goals, objectives, and policies that guide the plan's recommendations
- Maps 4 and 7 depict the existing service areas of the developed park system
- Chapter 5 provides an overview of park standards in the region and projected need for new park acres and trails
- Chapter 7 and 8 includes the recommended improvements to all existing and new facilities
- New parkland evaluation tool has been created in Chapter 7
- Conceptual park development plans for Astico Park are in Chapter 7
- Estimated cost projections for new parks/facilities have been completed in Chapter 9
- Chapter 10 includes the implementation action items

Key Discussion Topics

- Parkland Standards (p. 22)
 - Are you comfortable with using 5.4 acres per 1,000 residents for regional parks?
 - This results in the need for 97 more acres by 2033 and 104 acres by 2043
- Existing Parks and Trails Recommendations (p.31-40)
 - The plan provides recommendations for each existing parks and trails. A few overarching recommendations include improving campsites, expanding interior park paths and county-wide trails, and adding/improving water access points.
 - What do you think of the recommended park improvements?
- Park Acquisition Maps (Part 7 of Appendix)
 - The appendix contains a series of maps that outline potential long term-expansion areas for each individual park.
 - Are there any potential long-term expansion opportunities that are missing?
- Parkland Evaluation Tool (p.41-42)
 - We developed an evaluation tool to help provide staff and committee members with the ability to assess proposed parkland during future neighborhood development processes.
 - Are there any missing criteria? Any changes to the proposed criteria or prioritization?
- Conceptual Astico Park Development
 - What do you think of the proposed new layout and amenities?
- Recommendations for Key Facility Types (p.46-49)
 - Boardwalk trails, disc golf, paddling opportunities and waterway activation, expanded placemaking and events, ADA accessibility, campsite improvements and expansion, food forests, winter trails, UTV trails, splash pad, off-leash dog exercise areas
 - Is there anything missing or that should be expanded upon here?
- Implementation Planning
 - A summary of estimated cost figures for facilities to assist in annual CIP (p.53-54)
 - A draft CIP over the next 5-years is also included
 - Are there priority items that should be included in the draft CIP?
- Implementation Action Items (p.57-59)
 - Any changes needed to the list of implementation action items?

Next Steps

- Update plan to reflect today's discussion
- Public Open House draft plan review on June 29
- Committee recommendation and County Board in July/August

**2023 Dodge County Parks,
Outdoor Recreation, and Open
Space Plan
Public Draft #1
Date: May 26, 2023**

**Executive Summary and Chapter 7 Recommendations
For Land Resources & Parks Committee Mtg 6/12/23**

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EXECUTIVE SUMMARY

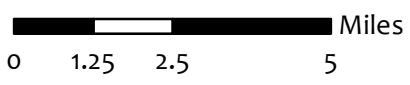
The 2023 Dodge County Parks, Outdoor Recreation, and Open Space Plan was prepared in accordance with the guidelines that will make it certifiable by the State of Wisconsin Department of Natural Resources and qualify Dodge County for matching grant funds.

- The County has grown over the past two decades and in 2022 had a population of 88,822. By 2033, it is projected that Dodge County will have a population of 90,346 and by 2043 a population of 91,754. See Chapter 1 and Appendix.
- Dodge County owns and/or maintains 391 acres of developed parkland in five parks, approximately 25 miles of multi-use trail along three different trail corridors, and 86 acres of undeveloped conservation areas. Additionally, there are approximately 114 total miles of water trails in Dodge County. See Chapter 2 and Appendix.
- Multiple forms of public participation were utilized in this planning process including coordination with the County's Land Resources and Parks Committee to guide the process, stakeholder interviews, a community-wide online survey, and public open house review of the Final Draft Plan. See Chapter 3 and Appendix.
 - An online survey was utilized to gather over 215 people's opinions on current usage, prioritized park improvements, new facilities, and more.
 - Annual camper surveys conducted by the Land Resources and Parks Department were completed and used to develop the plan's recommendations. 740 responses were collected through the camper survey in 2022.
 - Focus group interview sessions were conducted with County staff, Land Resources and Parks Committee members, the Nitschke Mounds Friends Group, municipal and school district staff, trails and public health representatives, and Harnischfeger Park representatives and Dodge County park donors. Overall, over 30 people participated in the interviews.
 - The Land Resources and Parks Committee and County Board also participated in the review of the draft document and provided feedback on key components of the plan.
 - A public open house was held on....
- In comparison to other neighboring counties, Dodge County falls behind in terms of residents per park as well as slightly behind in the amount of total park acres per 1,000 residents. See Chapter 5.
- A service area analysis was conducted to explore the geographic distribution of existing facilities in relationship to population. There are a few identified existing gaps within Dodge County as shown on Map 4.
- As of 2023, Dodge County provides approximately 4.4 Regional Park acres and 0.3 miles of multi-use trails per 1,000 residents. The new proposed standard for the County moving forward is the provision of approximately 5.4 Regional Park acres and 0.5 miles of multi-use trails per 1,000 residents. See Chapter 5.
- To meet the future population demand for developed park acres and multi-use trail miles, it is projected that the County will need to acquire 97 new park acres and 20 miles of multi-use trails by 2033 and 104 new park acres and 21 miles of multi-use trails by 2043. See Chapter 5.
- A new parkland evaluation tool was developed to assist the County in assessing new parkland acquisition opportunities as they may arise over the planning period. See Chapter 7.
- A complete list of recommended improvements to existing facilities was also established in Chapter 7 and 8. Cost estimates for these recommended park improvements were created in Chapter 9 to assist in future budgeting and capital improvement planning.
- Conceptual park development plans were created for Astico Park. New and improved recreational opportunities have been identified for the site. See Chapter 7 and the Appendix.
- A detailed set of action steps were identified to assist the County in advancing the goals and recommendations of this plan through implementation. See Chapter 10.

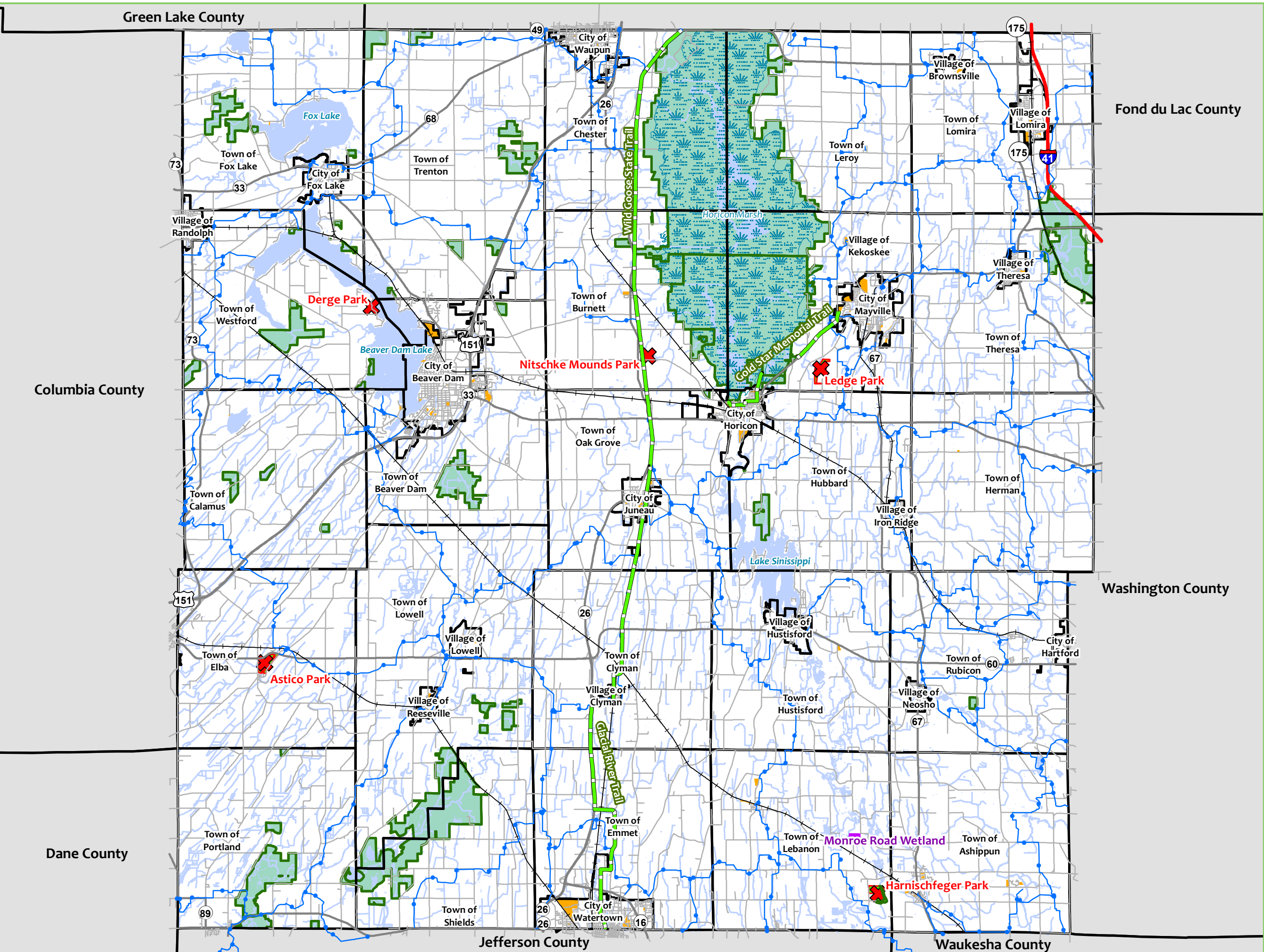
Dodge County Park, Outdoor Recreation, and Open Space Plan

Map 3: Existing Facilities

-  Existing Bike/Pedestrian Trails
-  Existing Snow-Mobile Trails
-  Rail
-  Interstate
-  US or State Highway
-  Other Road
-  Municipal Boundaries
-  County Park
-  County Park Footprint
-  County Special Use Area
-  Municipal Parks
-  Horicon Marsh
-  Surface Water
-  State or Federal Recreation Area



Date: 6/5/2023
Sources: WI DNR, Dodge County, FEMA, USDA



CHAPTER 7: PARK FACILITY AND TRAIL RECOMMENDATIONS

This chapter provides detailed recommendations to expand and improve Dodge County's existing park and open space system based on current deficiencies and opportunities identified in the preceding chapters of this Plan. These recommendations are also guided by the vision, goals, objectives, and policies outlined earlier in this Plan.

Based on the County's projected population in 2033 (90,346 residents) and 2043 (91,754 residents), and its local standard of 5.4 acres per 1,000 residents, Dodge County will need to provide approximately 97 additional acres of Regional Parkland by 2033, and 104 new acres by 2043. This recommendation assumes that Dodge County will continue to grow at a moderate rate, and that park and open space planning will be oriented toward serving a steadily growing population. It is also recommended that various improvements to existing parks also be made.

Additionally, an evaluation tool was created to help score and compare proposed parkland when it is presented to Dodge County in the future. See Figure 7.4 and 7.5 for the evaluation tool, criteria, and scorecard. It is recommended that the evaluation criteria be used in all future discussions regarding potential parkland acquisition.

RECOMMENDED IMPROVEMENTS TO EXISTING PARKS

Recommended park improvements were developed through feedback from the Land Resources and Parks Committee, County staff, and the public, a review of the goals, objectives, and policies of existing plans, and the inventory and analysis of existing park and recreation system conditions within Dodge County. This comprehensive analysis led to the following list of existing park recommendations. Particular emphasis should be placed on acquiring important lands adjacent to existing parks to protect them from incompatible or potentially conflicting developments. The goal for each County Park should be to acquire enough land, where feasible, for each respective park's acreage to exceed 100 acres. For each park listed below, potential park expansion opportunities have been identified.

Over the next 5 years, it is unrealistic to think that all projects for each park and trail will be implemented. To account for this, the recommendations provide a broad range of projects that can be implemented incrementally in the short, medium, and long term as deemed feasible by the County. Chapter 9 further refines and prioritizes the projects that fall within average County budgetary constraints. The Capital Improvements Plan should be used as the foundation of the annual budgetary requests from the Parks Division. The list below should be used to develop longer-term projects (beyond 5 years), offer guidance to the Dodge County Friends Groups and other local groups, and provide an opportunity to leverage unique funding situations that may present themselves over the next 5 years.

FIGURE 7.1 RECOMMENDED GENERAL OVERARCHING COUNTY PARK IMPROVEMENTS

Existing County Parks and Trails

Recommended Improvements

- Complete an update of the Dodge County Bicycle and Pedestrian Plan in partnership with local jurisdictions.
- Update individual Park Master Plans at least every 10 years. These plans should indicate the future use of the facilities, equipment, and park grounds. Master Plans should be prioritized for existing parks and trails where no plan exists today.
- Pursue becoming a designated Wisconsin Healthy Community (see Chapter 8 for more information).
- Improve park entrance, circulation, and wayfinding signage – especially for interior park trail routes and facilities. Interpretive and educational signage should be developed and installed along all significant trails and areas of special interest within County parks. Update and replace all entrance signage with permanent materials.
- Expand and improve existing campsites in all parks to provide greater privacy between sites, easier access, and better facilities.
- Improve and expand bicycle connections and connectivity throughout Dodge County through on-street facilities and off-street multi-use trails. Add bicycle racks and promote bicycle rental at all existing parks and trailheads.
- Add additional trees and native plantings throughout all parks. Trees, native vegetation, and wildflower planting should be incorporated to help reduce mowing areas and costs, improve aesthetics, and create buffer areas, especially along property lines, use areas, and between campsites to provide better separation. Consider the addition of edible fruit and nut plantings, where appropriate. Expand the size and use of the existing tree nursery and establish a formal memorial tree planting program to assist in these efforts.
- Conduct a detailed ADA Assessment and Improvement Plan of all existing facilities and pursue recommended improvements. Additionally, incorporate and improve ADA accessibility with any new facility or improvement to an existing facility.
- Continue to evaluate existing facilities and perform systematic routine maintenance in each park.
- Expand enforcement of on-leash dog requirements and consider the development of a dedicated off-leash dog run or dog park facility.
- Improve and increase the marketing and communication of Dodge County parks and trails to better inform residents and visitors of their offerings and share information with other local governments, groups, and similar entities.
- Expand access opportunities along all lakes, rivers, streams, and other natural waterways within Dodge County.
- Develop boardwalk trail segments in existing and future County parks to provide recreational access to wetland areas and other unique natural features.
- Protect and preserve sensitive environmental features through property acquisition and conservation easements.
- Develop all recreational trails to accommodate multiple user groups, as feasible to reduce user conflicts.
- An extensive plan modeled after the Rock River Water Trail Plan should be established for the Crawfish River and Beaver Dam River to provide mapping and information on non-motorized boat routes, access points, and maintenance. Where appropriate, Dodge County staff should take the lead in identifying and making improvements to water access points.
- Shoreline stabilization should be implemented with landscaping and native vegetation for improved and safer access to the waterfronts, better aesthetics, goose control, and shoreline erosion protection.
- Improve park security through cameras or the establishment of a night security patrol position to oversee late night activity in the parks and prevent middle-of-the-night problems and unauthorized park entry.
- Expand opportunities for non-motorized winter trail users by providing groomed trails within all parks, where appropriate.
- Continue to support and assist the Friends of Dodge County Parks, Inc. in their efforts to organize and run park events and fundraisers.
- Conduct a Playground Management Plan to identify the condition and deficiencies in all existing playground equipment and surfacing. Following completion, pursue the recommended improvements needed.
- Install and upgrade drinking fountains in prominently used locations such as bathrooms, showers, trailheads, and shelters, where able.

FIGURE 7.2 RECOMMENDED REGIONAL COUNTY PARK IMPROVEMENTS

Existing Regional Parks
Astico Park Recommended Site Improvements
<ul style="list-style-type: none"> • Improve park entrance, traffic, and wayfinding signage – especially for park trail routes and to key park facilities and features* • Increase tree planting throughout park • Increase ADA accessibility to park facilities, especially bathrooms with paved parking and pathways to all facilities • Install fencing, security cameras, and lighting on the east side of the park • Redevelop and improve the east side parking lot and access drive • Improve the east side of the park with vault toilet facilities and consider the development of primitive canoe-in campsites and/or disc golf • Develop and install entrance sign for east side of the park highlighting the historic bridge and trails access. Install a kiosk or new signage near the historic bridge for interpretive and park information • Establish new park entryway and additional parking area with trail connections off of County Road T for winter access • Develop a portage area for paddlers around the existing dam on Danville Mill Pond • Update and expand playground equipment at key locations within the park, ensure that updates include ADA accessible facilities and equipment ground cover • Increase the number of picnic tables within picnic areas throughout the park • Develop a natural amphitheater area for naturalist programs and group activities and gatherings • Where able, expand existing campsite sizes and electric hookup accessibility* • Improve internal trail connections and quality, interpretive trail signage, and wayfinding signage* • Add an ADA accessible kayak platform to the canoe/kayak launch pier* • Improve landscape buffering between campsites, shelters, and other use areas • Finalize the trail system identified in the Master Plan by completing any remaining trail gaps* • Reconfigure the area adjacent to Shelter 1 as a shelter, bathroom, shower, paved parking area, and/or trailhead for the entire park’s internal trail network • Redevelop the trail segment leading from the Shelter 1 area down to the historic bridge on the Crawfish River to include switchbacks to increase accessibility and reduce maintenance associated with erosion and washouts of steep sections • Reconfigure both park entryways per the Astico Park Concept Plan • Build a concessions kiosk or store to provide camping equipment such as bug spray, charcoal, ice, and firewood • Construct a covered firewood storage structure • Increase (as able) the number of ADA accessible campsites throughout the camping area • Develop another dump station to lesson congestion at the current dump station site • Complete prairie area restoration, increase native plantings, and expand invasive species management • Establish signage along Bassett Street to prohibit vehicular parking • Complete campsite electrical upgrades to 50 amp service pedestals, where able • Reconfigure campsite loop 41-53 and pave the camp road • Repave the upper road from shelter area 1 to the river point and widen the road where needed to develop pull-off areas for picnic sites
Astico Park Potential Park Expansion Opportunities (See Appendix for Map)
<ul style="list-style-type: none"> • Acquire the 10-acre property west of the cemetery and complete an Astico Park Master Plan update to determine future use, programming, and development • Acquire approximately 1.5 acres on the east side of the dam to facilitate portaging around the dam from the river

Recommendations demarked with an asterisk () represent recommendations from the existing Astico Park Master Plan (1997).

Derge Park Recommended Site Improvements

- Develop a volleyball court on the lake side of the park
- Expand shoreline path to the north portion of the property and install a fishing platform
- Consider the development of boat-in camping sites along the shoreline of the Beaver Dam Lake
- Establish another pier and fishing area along the shoreline
- Develop a small loop trail through the northern part of the park connected to existing paths
- Remove and replace the Quonset building with rentable event space, new park office, and equipment building
- Complete campsite electrical upgrades to 50 amp service pedestals, where able
- Increase (as able) the number of ADA accessible camp sites throughout the camping area
- Install a drinking fountain or water bottle filling station
- Construct a stormwater detention area on the lake side to help slow and filter nutrient runoff, but also incorporates amenities such as a gazebo, trail, or picnic area
- Purchase and install an information and display board for west side park entry area
- Plant more trees along the west side of the County Road CP frontage between the road and the northern trail areas
- Replace the existing playground equipment in the lakeside picnic area, ensure that it is ADA accessible
- Install a bollard to block vehicular access to the pathway leading from County Road CP to the parking lot area
- Install a dumpster area or fish cleaning station on the lake side of the park or near the dump station
- Construct a foot bridge along the north/south pathway over the swale just north of showers and Quonset building
- Develop a paved pathway connection from the ADA kayak launch to the parking lot
- Improve security with cameras and lighting at key facilities and parking lots
- Install lighting on the park entrance sign
- Install speed bumps along the park entrance drive to increase traffic calming
- Upgrade the enclosed dumpster corral screening
- Pave campsites and repave sections of the main road and parking areas, where needed

Derge Park Potential Park Expansion Opportunities (See Appendix for Map)

- If camping and other recreational opportunities need to be expanded, as much as 75 acres of open space could be acquired to the north and east
- Acquire a 50' minimum buffer strip between campsites and adjacent farm field and acquire approximately 3 acres to square off the park in the northwest portion

**Recommendations demarked with an asterisk (*) represent recommendations from the existing Derge Park Master Plan (1999).*

Harnischfeger Park Recommended Site Improvements

North Side of Park

- Consider expansion of the northern parking area to better accommodate horse trailers
- Establish a community garden program in the north end of the park
- Rehab the old homestead site for potential reuse. Possible uses could include a fire pit, event space, or pergola structure to add amenities suitable for events and gatherings*
- Design and install interpretive signs for the antique equipment displays, agricultural education trail, and edible harvest food forest
- Finish the north barn rehabilitation and restoration project with accessible pathways, flooring, and stair improvements*
- Construct a bandshell or performance space with a gazebo adjacent to the boardwalk entrance and playground area
- Work with Friends of Dodge County Parks to establish an off-leash dog area in the north end of the park. Establishment of a dog owners' group to help fund and maintain such a facility is a critical component to the creation of an off-leash dog area*
- Evaluate the existing pond at the north end of the park for depth, fish stocking quality, and other potential recreational opportunities
- Develop permanent restroom facilities to serve the north trails and north barn area
- Pave the north parking lot, driveway, and paths

South Side of Park

- Create areas along the river for shoreline fishing and an additional permanent pier. Development of fishing areas may include the construction of fishing platforms, shoreline stabilization, and removal of brush*
- Expand the existing boardwalk trail north along the river and repair existing boardwalk and signage*
- Consider expansion of horse trail development on adjacent private lands via easements to increase horse trail length
- Improve both park entrances with upgraded signage, landscaping, and lighting
- Increase the campsite parking pads to 20' x 60', install 50 amp electric pedestals, and water hook-ups, as able
- Increase the mini golf course to 18 holes with at least 9 holes that are wheelchair accessible. Develop a sponsor signage program to help fund course expansion and improvements*
- Establish a paved ADA accessible path to the concession building from the shelter
- Increase (as able) the number of ADA accessible camp sites throughout the camping area
- Replace the existing drinking fountain near the canoe/kayak launch area
- Consider developing additional campsites adjacent to current camping areas along the main camp road
- Further formalize and define disc golf fairway locations with vegetative buffers, develop/update sponsors for hole signage, and expand disc golf into the north area open space the was the former baseball field*
- Develop an additional sand volleyball court adjacent to the existing north pavilion, consider dual use as an ice-skating rink*
- Construct a wetland pond in the old rifle range field with a boardwalk or adjacent path to connect with the trail system
- Improve and expand the clubhouse (interior and exterior) to increase ADA accessibility, replace stairs, better accommodate group rentals and events, expand paved parking area, and add an exterior water fountain*
- Relocate and expand the existing tree nursery to serve the entire County park system with new trees

Harnischfeger Park Potential Park Expansion Opportunities (See Appendix for Map)

- Acquire adjacent vacant land out to Highview Road
- Acquire land on the east side of the river for new horse trails, hiking trails, and non-motorized multi-use winter trails with a bridge connection over the river*
- Acquire land or easements on the east side of the river opposite of the park to preserve park views and provide remote facilities for river paddlers*
- Acquire land to the south around the pond and river inlet for expanded campsite areas

Recommendations demarked with an asterisk () represent recommendations from the existing Harnischfeger Park Master Plan (2008).

Ledge Park Recommended Site Improvements

- Continue to improve the park's trail system by closing off unwanted user-created trails, constructing new trail sections along the ledge, and installing interpretive signs about the significance of the Niagara Escarpment*
- Develop the northeast portion of the park for additional campsites if additional land can be acquired
- Upgrade and improve interior trail signage, including additional educational signage along trails and caution signage for the escarpment and cave trails*
- Increase (as able) the number of ADA accessible camp sites throughout the camping area
- Improve drinking water options in the park at shower facilities, the pumphouse, and near campsites
- Pave and repair campsites throughout the park and upgrade sites to 50 amp electric pedestals, where able
- Install additional on-road painted traffic directional signage throughout the internal roadway network to improve traffic flow, install speed bumps to slow vehicle speeds, and reconfigure camper registration area drive aisles
- Repave entire northeast loop
- Redevelop the Red Trail segments running north along the ledge to increase trail setback from the ledge; add small lookout platforms along it to allow for scenic viewing
- Extend the Red Trail further south to minimize slope and connect to the existing walking trail near the ranger station to provide ADA accessible loop
- Construct stairs from the lower park area to the upper park ledge at the beginning of the Red Trail segment
- Establish a unique art feature at the lookout and boardwalk, possibly in partnership with local school districts and classes
- Develop interpretive signage at the Contemplation Tree and other unique elements of the park
- Improve existing water drainage issues at the dump station, campsites 18, 19, 22, and P
- Develop a forest management plan to ensure variety of tree types and sizes and to provide revenue from periodic timber harvesting. Sparingly clear trees and brush to improve views of the Horicon Marsh. Perform selective cutting of potentially hazardous or diseased trees in the upper campsite areas to promote more under-story vegetation
- Develop paved pathways between the main facilities and features of the park where needed to improve ADA accessibility
- Upgrade existing vault toilets to accommodate ADA accessibility
- Reconstruct and pave the non-electric campsite road loop to improve access and safety for larger camping units and vehicles
- Redevelop and pave the parking area on the east side of the Electric Campsite Loop for better shelter and playground access
- Expand the roadway to the lower park area to two lanes
- Establish a drive-thru lane for camp registration at the split in the road north of the firewood station on the upper park area entrance roadway, near the ADA campsite
- Upgrade or replace the lower park area playground and ensure that it is ADA accessible
- Replace shelter structure east of the Electric Campsite Loop; consider moving it farther north to picnic area or the edge of the forest
- Upgrade dumpster location to include a screening corral
- Develop a water management plan to improve the quality and aesthetics of the spring and pond
- Expand areas for multi-purpose turf play areas if adjacent lands can be acquired
- Complete a boardwalk/dock over and across the lower pond; improve water containment structure on pond's west side

Ledge Park Potential Park Expansion Opportunities (See Appendix for Map)

- Seek to acquire the open area to the east of the playground and the adjoining wooded areas along the upper portion of the park
- Seek to acquire any lands along the top and base of the Niagara Escarpment
- Seek to acquire lands along the pond below the ledge at the north end of the park

Recommendations demarked with an asterisk () represent recommendations from the existing Ledge Park Master Plan (2000).

Nitschke Park Recommended Site Improvements

- Develop a Park Master Plan to guide future development of the park, focusing on development of the west side of the site and on accentuating the historical, cultural, and educational importance of the archaeological resources within the park (the National Parks Service, Ho-Chunk Nation, and Wisconsin Historical Society should be partners in this development process)
- Coordinate planning, decision-making, and any future development with UW-Milwaukee and the Ho-Chunk Nation
- Improve the path from the Wild Goose State Trail to the mound trails and shelter (possibly by utilizing the County Road E right-of-way) and develop wayfinding and directional signage to and from the trail and park
- Consider developing primitive bike-in campsites adjacent to the Wild Goose State Trail
- Replace and continue to develop and install interpretive signage related to the cultural and historical significance of the effigy mounds within the park in conjunction with the Ho-Chunk Nation
- Construct public art, informational signage, and other educational features or event spaces in conjunction with the Ho-Chunk Nation that feature the cultural and historical significance of the Archaeological Preserve Area and associated burial mounds
- Construct a boardwalk along the east side of the pond to complete the trail loop around it and install boardwalks where needed to complete trail loops through the wet areas
- Develop recreational facilities in the western portion of the park that are compatible, harmonious with, and that do not disturb the Archaeological Preserve Area and effigy mounds, such as off-leash dog exercise areas, disc golf courses, and trails
- Promote the development of a “Friends” group committee for funding and operational assistance of the park in conjunction with the Ho-Chunk Nation
- Ensure that the west side of the park is developed to include a permanent bathroom and parking area to accommodate Wild Goose State Trail visitors
- In conjunction with the Ho-Chunk Nation, consider the development of an elevated platform to enhance mound viewing
- Realign existing trails with a minimum 10’ buffer from mound borders
- Complete and implement a vegetation management plan
- Install electricity at the shelter structure and program it with educational events for school groups
- Replace the existing portable toilet unit with a permanent vault toilet
- Develop an interpretive plan to enhance educational use of the park for area schools
- Promote professional archaeological investigation of the area under the pond
- Continue to promote the professional archaeological investigations of the property

Nitschke Park Potential Park Expansion Opportunities (See Appendix for Map)

- Acquire land to the north of the property and along the Wild Goose State Trail as property may become available. Although surfaced damaged, dozens of mounds are suspected to exist in the field north of the mounds precinct. Remaining subsurface mounds should be protected from further destruction.

**There is no existing Nitschke Park Master Plan.*

Nitschke Mounds Park Master Plan

The process for park master planning is further outlined below, however, Nitschke Mounds is a unique park given its cultural resources. As such, any future park master planning effort undertaken for this facility should be expanded to include the National Parks Service (NPS). [The Rivers, Trails, and Conservation Assistance program](#) through the NPS provides a unique and cost-effective way to leverage federal assistance in park master planning for this site. In particular, this resource could provide assistance in bringing interested parties together to implement shared goals through collaboration services provided by the NPS. While it is not a grant-funding program, NPS offers its services to help communities identify potential funding sources with the dedication of staff time during a master planning process. It is recommended that this approach be explored and leveraged during any future park master planning associated with Nitschke Mounds Park.

(Source: National Parks Service, 2023)

FIGURE 7.3 RECOMMENDED CONSERVATION AREAS PARK IMPROVEMENTS

Existing Community Parks
Monroe Road Wetland Recommended Site Improvements
<ul style="list-style-type: none"> • Install signage to identify public property for canoe rest stops • Consider rustic opportunities to provide bench and seating areas at canoe rest stops • Consider opportunities for canoe-in campsites on higher area or on platforms
Monroe Road Wetland Potential Park Expansion Opportunities (See Appendix for Map)
<ul style="list-style-type: none"> • Acquire adjacent lands as may be available over the planning period to provide road access to the property

**There is no existing Monroe Road Wetlands Park Master Plan.*

RECOMMENDED NEW PARKS

Additional park and recreation facilities should be considered for acquisition and development when the opportunity presents itself and where it is appropriate to serve the needs of Dodge County residents. Future new parkland acquisitions should generally be at least 100 acres in size unless the property contains a unique natural or recreational feature or has the likely potential for expansion to 100 acres. Sites that are State Land Legacy Places should receive the highest priority for acquisition as should sites that provide access to recreational surface water, especially along the Rock River. Emphasis in development should be placed on passive, nature-based recreation. Park facilities should include a system of paved roads as well as adequate parking areas, camping areas, hiking and cross-country skiing trails, picnic areas with shelters, restroom facilities, and additional facilities to address identified deficiencies or needs. For sites with water frontage, boat/canoe launch facilities and fishing opportunities should be accommodated. Large and expensive park developments should be completed in phases, when possible, in order to spread costs over a reasonable period of time. The most effective tool that can be utilized directly following any future park acquisition is the completion of a Park Master Plan. This plan will assist in identifying future programming and developing the phased implementation approach as mentioned above. See the call out box below for more details on Park Master Plans.

Park Master Planning

What are the benefits of park master plans?

- Park master plans build on the goals, recommendations, analysis, and action items of the County-level Parks, Outdoor Recreation, and Open Space Plan.
- A park master plan uses its own dedicated planning process focused on a single site to provide details that would not otherwise be possible at a County-wide scale.
- Park master planning involves and gathers feedback from the public, stakeholders, and park users on the future development of the site.
- The results of the process yield a detailed site plan that is the basis for facility, trail, and site upgrades, maintenance, and development.

Throughout this Plan, it is recommended that the County develop new or update existing park master plans. This can be done in-house by County staff members, through the selection of outside consultants, or using interns or college-based classroom projects. Park master planning typically requires significant time, experience, technical proficiency, and planning process knowledge. Additionally, due to budget constraints, its often cost prohibitive to hire outside consultants for all park master planning needs. Where appropriate and feasible, college-level interns or capstone classroom projects could be leveraged to assist in park master planning. Dodge County is located near several major institutions which could provide these types of services including UW-Madison, UW-Milwaukee, UW-Oshkosh, UW-Whitewater, etc. This strategy may not work for all park master planning efforts, but could increase the pace of park master planning efforts in Dodge County.

The following recommend new parks for potential acquisition over the planning period include:

- Land acquisition for a new park in the northeast section of the County to address the services gaps in Map 4, highlight areas of unique topography, improve the parkland service provision as detailed in Chapter 6, and potentially be used to connect future portions of the County's regional trail system.
- Land acquisition for a new park in the northwest section of the County to address the limited capacity and services

available at Derge Park for this populated area within the County. Developing additional park facilities in this region would better serve this part of the County, which is one of its most populated areas.

- Land acquisition for a new park in the central portion of the County south of Juneau between STH 26 and Hartford to address service area gaps as shown on Map 4. This could correspond or connect to the planned Pelican Path along STH 60.
- Land acquisition directly adjacent to existing parks as further described above in Figure 7.2. This could provide increased recreational opportunities in each park, further protect surrounding natural resources, and improve buffering between existing parks and neighboring properties.

FIGURE 7.6 RECOMMENDED TRAIL FACILITY IMPROVEMENTS

Existing Trails

Wild Goose State Trail Recommended Site Improvements

- Develop paved parking area and trailhead along CTH E west of Nitschke Mound Park. Install signage at CTH E crossing to discourage users from parking along the trail
- Install bike route sign and provide Glacial River Trail information in the kiosk at STH 60 parking area to the paved portion of the Glacial River Trail
- Improve the Minnesota Junction parking lot, trailhead, and directional/wayfinding road signage to the trailhead
- Construct new trailhead signage at all parking lots
- Promote Gold Star Memorial Trail development from the Wild Goose State Trail to the Cities of Beaver Dam, Horicon, Mayville, and a trail connection to the City of Waupun
- Establish a written agreement with the City of Juneau regarding the rights and responsibilities of both the County and the City in regard to the portions of trail owned by the City of Juneau
- Develop permanent vault toilet buildings at STH 60, 33, and 26 trailhead parking areas
- Develop a horseback trail loop, if feasible
- Develop a covered bridge along the trail as a unique feature and tourist attraction
- Pave the trail segment within the City of Juneau
- Maintain an annual resurfacing schedule and rotation to reduce overall maintenance costs and keep trail surfaces safe and in good condition
- Install interpretive signage for historical and environmental information along the trail
- Continue efforts to develop and maintain effective drainage along the trail to reduce trail degradation over time
- Work to identify and control invasive vegetation along the trail
- Update the Trail Master Plan
- Install fitness stations along the trail in Juneau in cooperation with the County Employees Fitness Committee, Clearview, and City of Juneau organizations and groups
- Complete the final trail segment in Juneau from Oak Street to Center Street
- Encourage the Friends group or other organization to develop an interpretive guidebook for the history, natural resources, and unique features along the trail
- Install water stations for trail users at trailheads
- Improve identification of parking areas suitable for trailer access and parking
- Review existing signage and update as necessary
- Install picnic table and replace existing horse hitching post at Minnesota Junction parking and picnic area
- Install a horse hitching post at STH 60 and STH 33/26 parking areas
- Improve and pave the parking lot and trailhead in Waupun for year-round trail use
- Upgrade and develop a river access point at the bridge over the Rock River in Waupun within the excess trail right of way. The Horicon Marsh Federal Wildlife Refuge begins to the east of the Rock River bridge on the Wild Goose State Trail and prohibits canoe and kayak use.

Wild Goose State Trail Potential Trail Expansion Opportunities

- Work with WisDNR to acquire clear title to remaining reversionary property in the East Waupun area and complete development of that segment

Glacial River Trail Recommended Site Improvements

- Install bike route signage along trail and road connections to Watertown and the Wild Goose State Trail
- Identify public parking access points for the trail, especially in the Village of Clyman
- Seek opportunities for off-road trail connections to replace the current road routes where feasible. The railroad corridor from Clyman Junction to Watertown may hold some opportunities in some sections
- Encourage the installation of 5' paved shoulders along HWY CJ to connect the path to the Village of Clyman
- Encourage the widening of Junction Road as feasible from the Village of Clyman to the Wild Goose State Trail at STH 60
- Encourage bike-friendly facilities (signage, pavement markings, etc.) along the road route connections

Glacial River Trail Potential Trail Expansion Opportunities

- Acquire lands that may become available and suitable for development of an off-road path to close the gap between the Wild Goose State Trail and the City of Watertown. The railroad corridor from Clyman Junction to Watertown could hold opportunities for trail development upon abandonment or upon consideration of a trail alongside the active line in some areas
- Coordinate efforts with Jefferson and Rock Counties on the promotion and improvement of the trail

Gold Star Memorial Trail Recommended Site Improvements

- If the property at the corner of CTH TW and STH 28 is developed into a residential neighborhood, encourage the development of a trail connection into the new development
- Improve the trailhead at the planned trail connection to the Wild Goose State Trail to include a National Gold Star Monument, paved parking area, and effective wayfinding signage
- Complete Phase 2 design and construction from the City of Horicon to the Wild Goose State Trail
- Continue working with the WisDNR to provide bicycle access from the Horicon Marsh Visitors Center to the City of Horicon (considered to be Phase 5 of the Gold Star Memorial Trail Development Plan)

Gold Star Memorial Trail Potential Trail Expansion Opportunities

- Complete the Phase 3 trail design and construction from the Wild Goose State Trail to the City of Beaver Dam
- Explore opportunities to further expand trail north and east to the City of Fox Lake
- Work with the WisDNR to establish the Phase 5 section that will allow bicycling through the Horicon Marsh

Proposed Paths and Trails

Ensuring that interior park trails are connected, expanded, and improved throughout existing parks should be a main priority of the County. Public feedback indicated a very strong desire amongst park users to see incomplete trail segments connected and existing trail networks significantly expanded as a key priority within all existing County parks. In conjunction with efforts to improve the existing trail system, the County should also update internal wayfinding signage for each park's trail network to ensure effective traffic flow and ease of accessibility to and from each park's many features.

This Plan also recommends several off-street paths and trail segments within the County to connect local municipalities and townships to regional trail networks. These trails and paths are essential to linking the communities within Dodge County to on-street bicycle routes, parks and environmental corridors, and the regional multi-use trail corridors. Paved paths serve developed parks to connect on-site park facilities or connect multiple recreational locations together. This type of trail is recommended to connect new parks as they are developed to strategically link new residential developments with each other and create connections between existing and recommended new parks. Community connections to Fox Lake, Waupun, Watertown, Hustisford, and Lebanon were specifically identified during the public input portions of this planning process.

A key paved trail opportunity is a connection between the City of Beaver Dam to the City of Mayville via the planned and partially completed Gold Star Memorial Trail (GSMT). In 2018, Phase 1 of the project was completed and open for use. Recent efforts towards the completion of the trail included a 2019 feasibility study for Phases 2 and 3 and grant writing and submittal for funds to complete Phase 2. Dodge County was awarded a WisDOT Transportation Alternatives grant for Phase 2 engineering and construction from the west side of Horicon to the Wild Goose State Trail. Additional grant writing for Phase 3 development will be undertaken in 2023. Pending successful grant funding, Phase 3 development is slated for 2026-2027. The total estimated cost of Phase 2 and 3 is anticipated to be around \$6,500,000.

When complete, this proposed trail project will provide an important recreational trail facility by providing approximately 15 miles of new trailways for non-motorized uses (primarily biking and hiking). The trail will be designed to accommodate cross-country skiing and snowshoeing in the winter. Establishing the GSMT will eventually create an important trail connection from the City of Mayville to the Horicon Marsh State Wildlife Area, the City of Horicon, the Wild Goose State Trail, and the City of Beaver Dam.

COMMUNITY-WIDE BENEFITS OF TRAILS

Trails provide tangible benefits to communities across the county as they promote physical and mental health, offer inclusive and equitable outdoor recreation opportunities, stimulate economic development, and provide sustainable transportation infrastructure. Together, these benefits increase the local quality of life for all residents and visitors of the County.

Physical and Mental Health: A 2014 study by the American Journal of Public Health found that there is a direct and significant measurable correlation between how close people live to bicycling and pedestrian infrastructure and the amount of weekly exercise people get. Additionally, a 2011 study by the American Heart Association found that every \$1 invested in building trails is a direct correlation to \$3 of saved medical costs. Finally, a 2019 study by University of Exeter published in the Scientific Report found that 2 hours a week in the outdoors has a measurable impact on mental health. Proximity also matters, as most people studied lived within 2 miles of trail.

Equity: Trails promote social, racial, gender, and economic equity through strengthening the community, building sustainable interactions and outdoor recreation opportunities, and improving quality of life. Trails are potent tools in maintaining and improving viability and appealing to a broad range of demographic groups in choosing where they live, work, play, and visit.

Economic Development: The outdoor recreation economy generates over \$887 billion dollars in consumer spending each year across the United States, including over \$59 billion in state and local tax revenue. Beyond just tax revenue, other economic benefits include property value increases and creation of jobs. In fact, pedestrian and bicycle infrastructure projects create 8-12 jobs per \$1 million of spending. (Garrett-Peltier, 2011)

Sustainable Transportation: Trails are truly infrastructure that enhances quality of life through connecting communities and destinations, spurring economic development locally and regionally, reducing our collective carbon footprint, and preserving the natural environment.

Source: American Trails, 2022

Most of the trail is planned to be 10' wide, asphalt paved, and located within highway rights-of-way separated from vehicle travel lanes. Grass roots efforts developed in 2013 to initiate this project, with residents, business leaders, and stakeholders gathering together to form a project committee and partnership with Dodge County and the Friends of Dodge County Parks laid the foundation for the project and currently carry out funding, planning, and development of the proposed trail. The project is broken into five development phases and the County stands to benefit significantly from this project's completion. Approximately 40-50% of Dodge County residents will have easy access to the trail. The trail will also improve access to healthy lifestyle activities and recreational pursuits, reduce automobile trips, improve bicyclist and hiking safety, and enhance economic development as a regional tourism resource.

Additionally, there is significant grass-roots support for the development of a trail called the Pelican Path to connect the Village of Hustisford to the Wild Goose State Trail along STH 60 right-of-way. The idea was developed and adopted as part of the recent Design Hustisford project that was a collaborative effort between the Village of Hustisford, Town of Hubbard, and the Town of Hustisford. This connection is viewed as a high priority project to increase multi-modal connections, boost tourism and economic development, and provide safe bicycling and walking facilities to this key regional asset. Further coordination and planning between the local trail group, area stakeholders, Dodge County, and WisDOT is currently underway. A feasibility study is underway as of the writing of this plan. The proposed route as of 2023 has been identified on Map 6.

Proposed On-Street Bicycle Routes

This Plan also recommends continuing to develop an on-street bike route system along existing and proposed streets. Building on existing routes, it is recommended that additional on-street sharrows, paved shoulders, bicycle lanes, and buffered bicycle lanes be added to roadways where applicable to provide local communities with bicycle network facilities that connect to the County's regional trail network. Map 6 builds upon the adopted Dodge County Bicycle and Pedestrian Plan to include greater on-street connectivity options to existing and planned parks, multi-use trail corridors, and destinations throughout Dodge County.

Overall, a consistent theme that emerged from the public feedback gathered throughout this process was the need for increased bicycle connections between communities. In particular, on-street bicycle routes that connect to off-street multi-use trails. This plan prioritizes an improved interconnected network of bicycle facilities as a critical component of Dodge County's future public health, tourism, and recreation goals.

NATURAL AND OPEN SPACE AREAS RECOMMENDATIONS

Dodge County residents prioritized more natural recreation areas in the 2022 public survey during the creation of this plan. The County should consider accepting any quality land donations for conservancy or natural and open space uses, where they may be most appropriate and can be developed in some capacity for recreational use.

SPECIAL USE FACILITIES RECOMMENDATIONS

Through the planning process, additional unique recreational opportunities were identified. In the future development and upgrades of existing and new parks, it is recommended that the County consider the following unique opportunities and partnerships as population and demand increase:

Boardwalk Trails

Dodge County's terrain and topography provide ample opportunities for boardwalk trails which are best suited to traverse wetlands, marshes, bogs, river and lake shores, or other similar situations. Two boardwalk trails exist within Dodge County Parks today, including Harnischfeger Park and Ledge Park. Additionally, a large boardwalk has been installed at the Horicon Marsh, which attracts visitors from all over the country. There are several opportunities to build on these existing trails, the county's unique natural resources, and further develop boardwalks across Dodge County, with the goal of becoming a boardwalk trail destination. It is recommended that, in conjunction with new boardwalk trail development, the county actively promotes and markets this recreational opportunity to further define itself as a recreational destination in Wisconsin for boardwalk enthusiasts.

Trail Network Benefits of Boardwalks

Dodge County's regional ecology contains many low-land prairie marshes and wetlands. As a result, many areas in existing park and conservation areas feature trail segments and natural features that are prone to saturation and flooding at various times throughout the year. The County must manage the dual goals of providing recreational access to sensitive environmental areas, while also ensuring their long-term protection and preservation, making it difficult to further establish traditional trail networks through many park areas.

The development of an expansive boardwalk trail system throughout Dodge County parks should be a priority over the planning period and will create a more sustainable trail system, offering several important advantages over traditional trail development.

- Boardwalk trails naturally control foot traffic and restrict movement to the pathway, protecting sensitive wetlands and reducing environmental damage from foot traffic. Since boardwalks are constructed above ground, they allow for exploration of these sensitive areas without continued damage or erosion of the environment by reducing impacts to vegetation and wildlife underneath and around the facility.
- Boardwalks are also effective in reducing ground erosion and compaction, two key issues that must be dealt with in the development of trails. On traditional trails, heavy foot traffic will often widen pathways and destroy vegetation, which is avoided by elevating trailways on boardwalk segments.
- Ground erosion and compaction from traditional trail development can be both detrimental to the environment and trail itself, causing it to wear down over time. Boardwalks are alternative infrastructural investment that allow for the natural environment below them to remain largely untouched and safe from disruption, better allowing for natural ground infiltration of water, the preservation of wetland hydrology, and less harm to the environment.

Source: American Trails, 2022

Disc Golf

Disc golf has become an increasingly popular hobby and recreational pastime over the course of the last decade. Many communities across the state have enjoyed the benefits of increased recreational tourism from disc golf courses, as enthusiasts often travel outside of their own communities to play on professionally designed courses of varying difficulty. The County currently has a growing population of residents interested in the sport. Community feedback indicates the desire for expanded or new facilities within Dodge County. Developing a full-length disc golf course takes up approximately 10 acres of land, which could be accommodated within a new or existing park. There may also be

opportunities to expand and further improve the existing course at Harnischfeger Park or develop a new course on the east side of Astico Park or the west side of Nitschke Mounds Park.

Paddling Opportunities and Waterway Activation

Throughout Dodge County, community feedback indicated the desire for more opportunities to connect with key waterways throughout the region, such as Beaver Dam Lake and River, Crawfish River, Rock River, Horicon Marsh, and Sinissippi Lake. Providing more improved access points along the County's main rivers would expand recreational options, harnessing these waterways as additional key sources for both active and passive natural recreation. Expanding the number of locations with kayak and canoe rentals could also increase user accessibility to County water bodies and provides more drop-off points for rentals allowing paddlers to experience through-paddling opportunities.

Additionally, expanding paddle-in or boat-in campsites, scenic overlooks, fishing areas, and other recreational amenities accessible and complementary to water use will help increase water-related uses and further establish the County's lakes and rivers as vital components of the park system. Any future facilities at or connections to the Beaver Dam, Crawfish, and Rock rivers should be developed so that they are integrated into the County's continuously developing park and trail network to create regional connections via these important water resources. To ensure that paddling amenities are effectively integrated into the park system, the County must make sure that information about these new facilities can be easily accessed online and marketed to the public on County websites, social media, and via updated maps.

Expanded Placemaking and Events

To provide space for community programming and further activate the County's park and recreation system, the County should consider the creation of permanent outdoor events venues within its existing parks and future park developments. Popular around the country for creating space for active community use, dedicated events space could be designed to host summer concert series, outdoor educational events, plays, food truck events, festivals and celebrations, beer gardens, and facilitate community gathering. The survey conducted as part of this planning process confirmed that residents desire to have additional programming and more meaningful gathering opportunities. In considering the incorporation of such an amenity into the parks and recreation network, it is recommended that the County identify a central, widely accessible location for such a facility within appropriate parks. A permanent outdoor events venue could be used to activate a central or unique park feature or location or could be located to provide users with access to the County's water resources such as Beaver Dam Lake, the Crawfish River, or the Rock River, further cementing the natural feature as a key characteristic of the County's park system.

To further enhance the appeal, identity, and visitor experience at each County park, opportunities and partnerships to create public art pieces and unique facilities that complement key park features should be explored. Leveraging public art helps create a unique sense of place where installations are found, sparks curiosity, and draws people to particular locations, helping to further activate public spaces. By developing uniquely designed park structures or features and public art pieces that explore Dodge County's history, culture, and ecological features in conjunction with improvements to entertainment and recreational opportunities, the County can create even more compelling park amenities. The potential to leverage public art and entertainment uses, programming, or facilities along the County's multi-use trail corridors could greatly increase the user experience. Serving as regionwide active transportation facilities, the trails would greatly benefit from coordinated efforts to increase wayfinding signage, public art piece integration, and exposure to local historical, arts-related, entertainment, and recreational points of interest in communities along the trail corridor. Multi-community efforts to increase placemaking efforts or further identify interesting locations along the route will increase tourism and use of the facility.

ADA Accessibility

Although parks and recreation areas throughout the County exist in a natural environment with significant topography and vegetation, consideration should be given to making as many of these areas as accessible as possible to all persons. Hard surface paths, park shelters, restroom facilities, and camping areas should be maintained or developed to provide adequate access. Some camping facilities at each County park location should be maintained so as to be ADA accessible, and all upgrades to and new development of playground equipment should meet ADA accessibility standards and provide accessible ground cover. Consideration should be given to developing various portions of the trail systems in the County as handicapped accessible. Furthermore, all future buildings must be designed to meet or exceed minimum code requirements for accessibility.

Campsite Improvements and Expansion

The largest trend identified through public participation in the development of this plan was for improved, expanded, and increased camping opportunities and campsites across the County park system. Already one of the Dodge County park

system's key use attractions, continued investment in existing and future park campsites, providing varied camping experiences, and accommodating various types of campers will be key to the system's future success. Exploring opportunities to provide a diverse range of camping experiences, from RV-style camping with utility hookups, to primitive hike-in campsites, paddle-in campsites, and ATV-in locations will appeal to a wide variety of recreationists. It is recommended that the County continue to improve its existing park campsites, expanding individual campsite sizes, paving and providing utility connections and electricity where applicable, and adding additional campsites to each park facility to increase camping capacity.

Food Forests

A food forest or forest garden is a diverse planting of edible plants that attempts to mimic the ecosystems and patterns found in nature. By imitating forest-like structures and establishing a forest ecosystem for edible plant life, food forests have numerous benefits over traditional gardens and farming techniques, including increase biodiversity, efficiency, and sustainability of food production.

While farms and gardens tend to grow along the ground in long, flat planes, food forests capitalize on natural processes and the structure of forests by growing three-dimensionally. Designed to grow vertically as well as horizontally, they create a complex layering of plant life from the tree canopy to the ground that allows for much more life (and much more produce) in a single area.

This abundance of life makes food forests healthy and resilient sources of food. In forests, pest management, fertilization, weed suppression, pollination, nitrogen fixation, and water retention all occur naturally as ecosystem functions created by the benefits of layered vegetation and plant species. When soil is regularly disrupted and exposed (as in common farming and gardening practice) it loses its ability to retain water, prevent erosion, cycle nutrients, build fertility, offer habitat, and to attract beneficial microbes that not only nourish plants, but hold carbon. So, a key feature of food forests is the ongoing presence of perennial plants such as fruit and nut trees, medicinal shrubs and flowers, and self-seeding annuals— plants that remain, year after year, building increasingly diverse ecosystems and producing food. Because of this, food forests do not have to be re-planted each year. Once established, they are generally very resilient and require much less management and care than common farming and gardening practices.

Establishing food forests in County parks can create another amenity for park users to enjoy. Developing a sustainable, low-maintenance source of food that can be picked fresh while on a trail hike or camping trip would offer a unique, convenient, and fun opportunity for Dodge County park users to connect with the natural environment and nutritious food sources. Establishing food forests in County parks would also be a major educational resource for local schools and environmental education groups.

The County should work in partnership with the Friends of Dodge County Parks in the expansion of food forests throughout the County's park and trail system. Friends of Dodge County Parks are already in the process of establishing an "edible harvest" food forest area in Harnischfeger Park.

Winter Trails Development

Developing or converting existing trail segments to accommodate winter activities will activate County Parks more consistently year-round. Converting existing trails and developing new network connections that allow for cross-country skiing, snowshoeing, and other winter activities could become a significant tourist attraction, drawing people from the surrounding metropolitan regions to the county to experience networks of trails that allow for active winter activities that cannot be found in other parts of the area. Careful planning and consideration should be given to developing cross-country skiing routes that do not create conflicts with other trail uses, such as hiking. Additionally, the development of facilities that provide easy access to active winter activities encourages healthier lifestyles during a significant part of the year when many do not frequent park facilities, supporting health initiatives within Dodge County.

UTV Trails

There is a critical need Statewide for more UTV riding areas, trails, and camping. Some additional trail miles for UTV use could be provided, however, the greater need seems to be for riding areas with varied terrain and large acreages. Many municipalities and towns throughout the County allow UTVs to operate on the roads. Because of this, the expansion of UTV trails should be focused less on developing network connections to get people to County park facilities and more on developing UTV-specific use opportunities within existing and future parks. The development of dedicated UTV trail segments and UTV-in campsites could benefit the County park system. Such facilities must be connected to and from park areas with roadway access to the greater transportation network. The expansion of UTV trails received some support in the public input survey, but trail expansion should be developed strategically, due to the high perception of noise conflicts and conflicts with other types of trail users.

Splash Pad

A splash pad has become a very popular alternative to waterbody access and swimming pools because they are far less expensive to build and maintain, and because they are safer and do not require constant lifeguard supervision. Splash pads also function as interesting features of park spaces.

When planning for a new splash pad, it is important to consider the intended size of the facility, its proposed location in relationship to water and stormwater infrastructure, and long-term operating expenses. The only splashpad type that may be feasible to develop within a Dodge County park is a flow-through facility. This type of splashpad brings new water each day through the features and then drains that water into stormwater sewers. This type of facility is less expensive to construct and operate (\$350,000-\$400,000), but is limited in size to 2,400-3,000 square feet because the maximum water capacity of a flow-through is 50,000 gallons per day. Due to the rural location of most Dodge County parks that are served by on-site well and septic systems, with no stormwater infrastructure present, it may be difficult to accommodate a new splashpad in an existing Dodge County park. However, the County should consider adding a splash park to a future County Park, if there is existing or planned infrastructure to support it.

Off-Lease Dog Exercise Areas

The majority of Dodge County parks and trails allow on-lease dog opportunities. However, there are often instances in which visitors choose to use the park and trail facilities for off-lease dog exercise. To address this issue, a new fenced, off-lease dog exercise area should be developed. This could potentially occur within an existing park or be a part of a new facility developed. A new off-lease dog exercise facility should provide accessibility, signage, amenities, and limit impacts to existing surrounding uses.

What Makes a Great Off-Lease Dog Exercise Area?


















Many communities all over the country have tackled the question of how to develop off-lease dog exercise areas that best fits the needs of the population. While it is unlikely that it will be feasible to include every one of the following amenities in any given facility, it is recommended that each of these attributes be considered:

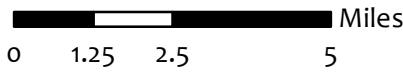
- 20 acres in size
- Water source for both humans and dogs
- On-site parking
- Relatively flat land with some naturally shaded areas (or shade structure)
- Clearly posted guidelines and rules for the park users
- Designated walking path in addition to an open space area
- Separate small and large dog areas
- Benches, waste containers, and bag holders are dispersed throughout the park
- Perimeter fencing and double-gated entryway
- On-site restrooms
- Partnership with the Humane Society, nonprofit, private entity, or volunteer organization to help operate, maintain, and sustain the park long-term

planning period to collaboratively work to improve community-wide public health that aligns strongly with the goals and objectives of the Dodge County Land Resources and Parks Department. Other examples include maintaining or improving the designated Wisconsin Healthy Community status (see below).

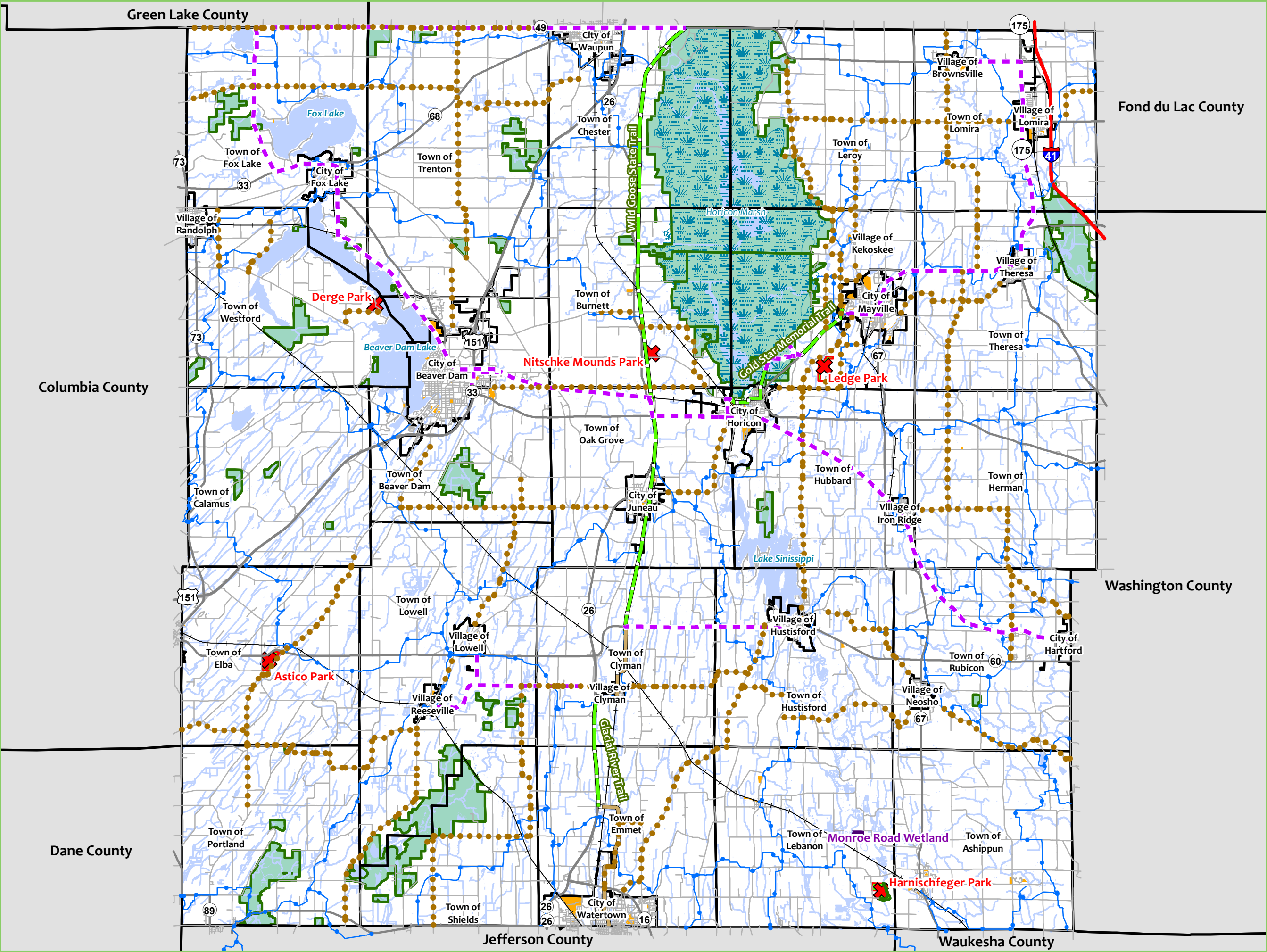
Dodge County Park, Outdoor Recreation, and Open Space Plan

Map 6: Recommended Trails

-  Existing Off-Road Bike/Pedestrian Trail
-  Existing On-Road Bike/Pedestrian Trail
-  Proposed Bike/Pedestrian Trails
-  Other Existing On-Road Bike Route
-  Existing Snow-Mobile Trails
-  Rail
-  Interstate
-  US or State Highway
-  Other Road
-  Municipal Boundaries
-  County Park
-  County Park Footprint
-  County Special Use Area
-  Municipal Parks
-  Horicon Marsh
-  Surface Water
-  State or Federal Recreation Area



Date: 6/5/2023
Sources: WI DNR, Dodge County, FEMA, USDA



Columbia County

Dane County

Jefferson County

Waukesha County

Fond du Lac County

Washington County

OTHER BUSINESS

1. Review and consider submission of a petition to the Dodge County Board to amend Appendix 1 of the Floodplain Zoning Ordinance of Dodge County to incorporate the dam failure analysis and floodplain maps for the Karsten #2 Dam, located in Section 11, Town of Hubbard, the site address being N6615 State Road 67, Iron Ridge, WI 53035.

This proposed amendment was withdrawn at this time and will be brought back to the committee at a later date. Joseph Giebel indicated that the Department has received notice from the State Department of Natural Resources that the DNR has requested that the County amend the text of the County Floodplain Zoning Ordinance along with the recently approved dam failure analysis for the Karsten No. 2 Dam, located across Oliver Creek in order to bring the floodplain ordinance into compliance with the current floodplain regulations.

2. Quarterly Budget Report
Bill Ehlenbeck provided the committee with a 1st quarter report for the Land Resources and Parks Department budget. The total balance for the Department is currently well under budget for the 1st quarter. Bill pointed out that Ledge Park had an unbudgeted expense of about \$7600 to replace septic tank pumps that burned out. But revenues in the parks are slightly outpacing last year through the 1st quarter and are ahead of budget projections. Permit revenues are slightly below last year through the 1st quarter but have been strong starting in April.
3. No Committee Member Reports
4. No additional Per Diems
5. The next meeting is June 12, 2023 at 7:00 PM

Motion by the Vice-Chairman to adjourn the meeting.

Second by Dan Siegmann

Motion carried.

Meeting adjourned at 8:50 PM p.m.

Respectfully Submitted,

Secretary

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