

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
July 24, 2023**

The Dodge County Land Resources and Parks Committee met on July 24, 2023 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Call to Order: Chair Mary Bobholz called the meeting to order at 7:00 PM.

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

No other County Board members in attendance requesting a per diem.

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

Others present: Members of the public for the public hearings.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The hearing procedures were read into the record.

PUBLIC HEARING

Lawrence Fleischman – Request to rezone approximately 0.3-acres of land out of the wetland district under the Dodge County Shoreland Protection Ordinance associated with a DNR and Army Corp. Wetland Individual Permit to allow wetland fill or disturbance near the unnamed tributary of Kiefer Creek in order to resolve a filling violation. The site is located in part of the NE ¼ of the NW ¼, Section 15, Town of Lomira, the site address being 1101 Milwaukee St. Lomira, Wisconsin.

Motion by Dan Siegmann to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 0.3-acres of land out of the wetland district under the Dodge County Shoreland Protection Ordinance as proposed.

Second by Ben Priesgen Vote 5-0 Motion carried.

PUBLIC HEARING

Lynn and Ray Aumann – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 4-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 11, Town of Oak Grove, along the west side of N. Grove Road approximately 600 feet south of N6666 N. Grove Road.

Motion by Mary Bobholz to approve the conditional use permit request to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 9.5-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 034-1115-1131-000; 034-1115-1142-000; 034-1115-1141-000; 034-1115-1143-000; 034-1115-1144-000.
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee 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.
8. 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 Ben Priesgen Vote 5-0 Motion carried.

PARK SYSTEM

A. Pelican Path Presentation

Jerry Traugher – Co-Leader of the Pelican Path Team, provided a presentation on the Pelican Path Trail proposal. The Pelican Path Trail is proposed to be a 5 mile multi-use paved trail that will run from Hustisford to the Wild Goose State Trail along STH 60. The trail stems from over a year of strategic planning by the 20 planning and design professionals facilitated by UW extension as well as the PATH of Hustisford, a non-profit organization. The trail will start near the elementary and high schools in Hustisford which will provide a safe route to those schools. The trail will also give cyclists and hikers access to the Hustisford Library, Neider Park, downtown Hustisford area and Lake Sinissippi. It will also connect with the Wild Goose Trail and provide users with a safe, non-motorized travel connection between Hustisford and Juneau and beyond. The trail will join a network of County, State and Regional trail systems promoting economic and tourism links to surrounding communities, and will help increase the health and wellness of trail users.

The Pelican Path team is recently completed a feasibility study to determine the best route. The group is ready to move to the design and engineering phase but seeking County approval

before moving forward. The Pelican Path group is not seeking any County funds, but is looking for approval from the County to allow County staff involvement and technical assistance to work through the design phase and eventually the construction phase. The trail would then be turned over to the County to administer and maintain.

Bill Ehlenbeck indicated that staff time is extremely limited especially with overseeing the development of the Gold Star trail as the primary goal currently. However, staff fully supports this trail project and would like to work with the Path team to explore other opportunities for the management of this project, such as contracting with a private consultant to manage the different phases of the project. The Committee expressed support for the project and directed the group to work with staff to bring a County Board resolution of support back to the Committee for official consideration.

B. Park Plan Update

Bill Ehlenbeck explained that the Park Plan is in the final stage after holding of a public meeting recently. A few final changes were made based on recent Committee and staff input as well as the public meeting comments. Bill Ehlenbeck discussed the 2 page summary of the most recent changes that was in the packet. The Committee did not have further changes. A resolution for plan adoption will be presented to the Committee in August for adoption in September by the County Board.

ADMINISTRATIVE BUSINESS

A. Review and consider a proposed petition to amend the Dodge County Floodplain Zoning Ordinance. The proposed changes to the text of the Floodplain Ordinance will bring the Dodge County floodplain regulations into compliance with the current minimum floodplain standards that are required by state and federal law. The petition is also intended to incorporate the supplemental dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam that have been recently approved by the Department of Natural Resources. The dam is located in part of the SE ¼ of the SE ¼, Section 11, Town of Herman, the site address being N6615 State Road 67, Iron Ridge, WI 53035. The adoption of the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam will create new floodplain inundation boundary lines for the areas located downstream of the dam and any development which occurs within these boundaries will be required to comply with the Floodplain Zoning Ordinance regulations.

Motion by Dan Siegmann to sign the petition to amend the Dodge County Floodplain Zoning Ordinance and to set up a public hearing for public input and committee review.

Second by Donna Maly Vote 5-0 Motion carried.

B. Ordinance violation report and discussion.
Bill Ehlenbeck presented a "Violation Activity Report" to the Committee listing the violation activity processed by the Code staff for the years 2007 through June of 2023. The report lists the number of complaints received by the Department and the number and type of violations processed by the Code staff for each year. Approximately 89% of the violations are able to be resolved at the staff level, 10% of the violations are currently active and less than 1% of the violations are forwarded to the Corporation Counsel with a request for legal assistance. Approximately 85% of the zoning violations processed by the staff are related to complaints that are filed by the public. Approximately 89% of the sanitary and land division related violations are initiated by the staff.

The Committee would like to receive more frequent updates/listings of the current violations the staff is pursuing. Staff will provide monthly updates to the Committee on any new Certified violation notices.

OTHER BUSINESS

1. The minutes from the June 26, 2023 meeting were reviewed by the Committee.

Motion by Ben Priesgen to approve the minutes as written.

Second by Dale Macheel Vote: 4-0 (Bobholz abstained) Motion carried.

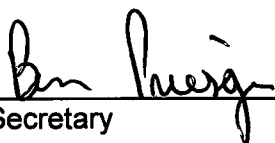
2. No Committee Member Reports

3. No additional Per Diems

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 8:49 p.m.

Respectfully Submitted,


Secretary

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