

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
August 28, 2023**

The Dodge County Land Resources and Parks Committee met on August 28, 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, Benjamin Priesgen and Dan Siegmann.

Members excused: Donna Maly

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

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.

TOWN REZONING REQUESTS

Town Rezoning Petition – Todd and Sarah Feltner – Lot 1, CSM 2197, located in part of the SE ¼ of the NE ¼, Section 6, Town of Herman, Dodge County, Wisconsin, the site address being N7151 County Road AY. Petition to rezone approximately 2-acres of land under the Town of Herman Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the R-2 General Residential Zoning District has been submitted by the Town of Herman Town Board to the Dodge County Board of Supervisors for approval in order to bring the zoning district map into compliance with the Farmland Preservation Plan Map and the 2023-Town of Herman Future Land Use Map. Committee review and recommendation to the County Board.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors to rezone approximately 2-acres of land under the Town of Herman Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the R-2 General Residential Zoning District as proposed.

Second by Dan Siegmann Vote 4-0 Motion carried.

COMMITTEE REVIEW OF PENDING REZONING PETITION

Rick Bratz, agent for Richwood Real Estate LLC – Request to rezone approximately 1.5 to 2-acres of land from the R-1 Single Family Residential zoning district to the C-2 Extensive Commercial zoning district to allow for the transfer of this land to an adjacent land owner. The site is located in part of the SE ¼ of the SW ¼, Section 13, Town of Shields, the site address being W7894 County Road Q. A copy of the proposed project is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday

(920-386-3700). Decision laid over from August 14, 2023 Meeting – Committee review and recommendation.

Motion by Dan Siegmann to submit a favorable recommendation to the Dodge County Board of Supervisors to rezone approximately 1.5 to 2-acres of land from the R-1 Single Family Residential zoning district to the C-2 Extensive Commercial zoning district as proposed.

Second by Dale Macheel Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

James Selchert, agent for Jane Selchert Trust – Request to rezone approximately 7-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 lot to be used for non-farm residential and commercial uses. The site is located in part of the NE ¼ of the SE ¼, Section 26, Town of Oak Grove.

Motion by Dan Siegmann to submit a favorable recommendation to the Dodge County Board of Supervisors on the request to rezone approximately 7-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district as proposed.

Second by Mary Bobholz Vote 4-0 Motion carried.

PUBLIC HEARING

Keller Inc., agent for Red Bud City Properties, LLC – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to bring the existing Columbus Chemical Industries chemical manufacturing production facility into compliance with the Code in order to allow for the addition of a receiving and load out dock area on this facility.

Motion by Mary Bobholz to approve the conditional use permit to bring the existing Columbus Chemical Industries chemical manufacturing production facility into compliance with the Code in order to allow for the addition of a receiving and load out dock area on this facility subject to the following conditions and waivers:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety, or general welfare of the immediate neighborhood or community.
2. All Federal, State, County and Local Municipality permits and approvals shall be obtained for the proposed chemical processing, storage and distribution facilities on this site.
3. All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community.
4. Any significant change or expansion of the facilities on this site may require that a new conditional use permit be obtained.
5. The business shall have adequate and code-compliant sanitary accommodations to serve the employees and customers of the facility.
6. The applicant shall obtain a County Land Use permit for all construction projects for this site;

7. All hazardous wastes used in the operation of the business shall be stored, handled and disposed of in accord with the applicable regulations.
8. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
9. 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.
10. 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.

Waivers

Section 8.6.5 – Landscaping Requirements.

Section 8.6.8 Screening Requirements.

Second by Ben Priesgen Vote 4-0 Motion carried.

PUBLIC HEARING

Dodge County Land Resources and Parks Committee – Request to amend the text of the Floodplain Zoning Ordinance, Dodge County Wisconsin and to adopt the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam. The Karsten #2 Dam is located in part of the SE ¼ of the SE ¼, Section 11, Town of Hubbard, the site address being N6615 State Road 67, Iron Ridge, WI 53035. The purpose of the proposed amendments to the text of the Floodplain Zoning Ordinance is to promote and protect life, health and property in the floodplain areas of Dodge County by regulating the uses and structures that are permitted within the mapped floodplains. The petition is also intended adopt the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam in order to create new floodplain inundation boundary lines for the areas located downstream of the dam. Any future development which occurs within these boundaries will be required to comply with the Floodplain Zoning Ordinance regulations. The proposed changes to the Floodplain Zoning Ordinance and floodplain maps will bring the Dodge County floodplain zoning regulations into compliance with the current minimum floodplain standards that are required by state and federal law.

Motion by Dan Siegmann to change the wording of Section 1.5(1) and 1.5(2) as follows: If more than one map or revision is referenced, the most least restrictive information shall apply.

The motion failed for lack of a second.

Motion by Mary Bobholz to modify the wording in Section 1.5(1) and 1.5(2) as follows:

(1) **AREAS TO BE REGULATED**

~~This ordinance regulates all lands within the boundaries of Dodge County, lying outside the limits of incorporated cities and villages that would be covered by the regional flood or base flood as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by the DNR. Note: Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO zones. Regional Flood Elevations (RFE) may be derived from other studies. If more than one map or revision is referenced, the most restrictive information shall apply.~~

This ordinance regulates all lands within the boundaries of Dodge County, lying outside the limits of incorporated cities and villages that would be covered by areas of special flood hazard identified as zones A, AO, AH, A1-30, AE, on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable. If more than one map or revision is referenced, the most restrictive-current information shall apply.

(2) **OFFICIAL MAPS & REVISIONS**

~~The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps based on the Flood Insurance Study (FIS) listed below. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process (see s. 8.0 Amendments) before it is effective. No changes to RFE's on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Dodge County Land Resources and Parks Department, Dodge County, Wisconsin. If more than one map or revision is referenced, the most restrictive information shall apply.~~

Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, AO, on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subd. (a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd. (b) below. These maps and revisions are on file in the office of the Dodge County Land Resources and Parks Department, Dodge County, Wisconsin. If more than one map or revision is referenced, the most restrictive current information shall apply.

Second by Dale Macheel Vote 4-0 Motion carried

Motion by Mary Bobholz to submit a favorable recommendation to the Dodge County Board of Supervisors on the request to amend the text of the Floodplain Ordinance as modified by the Committee and to adopt the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam as proposed.

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

PARK SYSTEM

A. Resolution to adopt the Dodge County Park and Open Space Plan

The Resolution to adopt the Dodge County Park and Open Space Plan was reviewed by the Committee.

Motion by Mary Bobholz to send a resolution to the Dodge County Board of Supervisors recommending adoption of the Dodge County Park and Open Space Plan.

Second by Ben Priesgen Vote: 4-0 Motion carried.

B. Resolution of support for Pelican Path Trail

The Resolution of support for Pelican Path Trail was reviewed by the Committee.

Representatives from the Hustisford Rod and Gun Club expressed their opposition to the proposed trail being located adjacent to their facility along the south side of Hwy 60 and stated they have a scheduled meeting with representatives from the Pelican Path Trail group to try to reach an agreement.

Motion by Ben Priesgen to lay over a decision on the Resolution of Support for the Pelican Path Trail project to the September 11, 2023 Committee meeting to allow the Pelican Path Trail group additional time to meet with the Hustisford Rod and Gun Club group to review their concerns with the proposed trail location.

Second by Mary Bobholz Vote: 4-0 Motion carried.

ADMINISTRATION BUSINESS

1. The minutes from the August 14, 2023 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes as written.

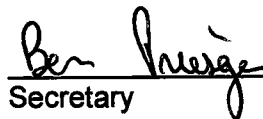
Second by Dale Macheel Vote: 4-0 Motion carried.

2. No Committee Member Reports
3. No additional Per Diems.

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 9:11 p.m.

Respectfully Submitted,


Secretary

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