

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
February 3, 2014**

The Dodge County Planning, Development and Parks Committee met on February 3, 2014 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel and Joseph Marsik. William Muche was excused. The staff present at the request of the Chairman were Joyce Fiacco, Bill Ehlenbeck and Joseph Giebel.

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

The agenda was reviewed and approved as posted.

TOWN REZONING PETITIONS

Wiedmeyer Farms LTD – Part of the SW ¼, SW ¼, and part of the NW 1/4, Section 36, Town of Theresa. Request to rezone 5-acres of land under the Town of Theresa Zoning Ordinance from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted to the County Board of Supervisors for approval to allow for the creation of a non-farm residential lot at this location. County Board Recommendation.

Motion by Grebel to submit a favorable recommendation to the County Board of Supervisors on the rezoning request of Wiedmeyer Farms LTD.

Second by Marsik Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Harmony Baptist Church– Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a church/ministry facility within the existing buildings on this site. The property is located in part of the SE ¼, SE ¼, Section 9, T12N, R14E, Town of Trenton, the site address being N8954 County Road W.

Motion by Marsik to approve the conditional use permit request subject to the following conditions:

1. The 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 and safety or general welfare of the immediate neighborhood or community;
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed operation on this site;

3. The business shall be operated in accord with the business narrative submitted with the Conditional Use Permit application;
4. A "Parking Plan" shall be submitted per Subsection 8.2.1.C Change In Use provisions of the Dodge County Land Use Code. Said plan must be designed in accord with this section and shall be submitted to the county for approval;
5. There shall be no on-street parking along County Road W;
6. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties;
7. Any placement of signs shall require a Dodge County Land Use permit and be designed in compliance with subsection 8.9 of the Dodge County Land Use Code;
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.

Second by Behl Vote 4-0 Motion carried.

PUBLIC HEARING

Dodge County Planning, Development and Parks Committee - Petition of the Dodge County Planning, Development and Parks Committee to adopt revised Flood Insurance Rate Map panels, to adopt revised Flood Storage Map panels, to adopt the revised Flood Insurance Study Number 55027CV000C, and to amend certain provisions of the Dodge County Floodplain Zoning Ordinance in order to incorporate the updated flood hazard maps and applicable flood insurance data for the Rock River and the following tributaries: Carriage Hill Drive Tributary, Carriage Hill Drive Tributary – Overland Flow Path, Crawfish River, Davy Creek, East Branch Rock River, Harris Creek, Mauneshia River, Rock River, Rubicon River, Silver Creek, Spring Brook, and UT-3 to Rubicon River. The analysis for the new study was performed by the Wisconsin Department of Natural Resources for FEMA under Mapping Activity Statement Contract No, WI-10-01. The proposed amendments are intended to bring the Dodge County Floodplain Zoning Ordinance into compliance with the Federal and State Floodplain Development regulations.

Motion by Grebel to submit a favorable recommendation to the County Board on the petition to adopt the revised Flood Insurance Rate Map panels, to adopt revised Flood Storage Map panels, to adopt the revised Flood Insurance Study Number 55027CV000C, and to amend certain provisions of the Dodge County Floodplain Zoning Ordinance as proposed.

Second by Behl Vote 4-0 Motion carried.

PUBLIC HEARING

Dodge County Planning, Development and Parks Committee - Petition of the Dodge County Planning, Development and Parks Committee to amend the Wireless Communication Facilities Overlay District and the related provisions of the Land Use Code, Dodge County, Wisconsin in order to bring the Dodge County Land Use Code into compliance with the state and federal regulations governing mobile tower siting and radio broadcast service facilities.

Motion by Marsik to submit a favorable recommendation to the County Board of Supervisors on the petition to amend the Wireless Communication Facilities Overlay District and the related provisions of the Land Use Code, Dodge County, Wisconsin in order to bring the Dodge County Land Use Code into compliance with the state and federal regulations governing mobile tower siting and radio broadcast service facilities.

Second by Schaefer Vote 3-1 (Grebel) Motion carried.

PUBLIC HEARING

Dodge County Planning, Development and Parks Committee - Petition to amend the Dodge County Fee Schedule Ordinance in order to establish a \$25.00 land use permit application fee for the City of Juneau residents for land use permit applications that are submitted under the Dodge County Airport Zoning Ordinance.

Motion by Grebel to submit a favorable recommendation to the County Board of Supervisors on the proposed amendment of the Dodge County Fee Schedule Ordinance.

Second by Behl Vote 4-0 Motion carried.

OTHER BUSINESS

1. **Knowles Produce and Trading Co.** – NW ¼, NE ¼, Section 30, Town of Lomira, the site address being W2189 County Road Y. Request for a waiver to the wall sign height and area requirements of Section 8.9.2.B.3 of the Dodge County Land Use Code in order to allow a replacement sign at this location.

Motion by Grebel to waive the sign area and sign height requirements of Subsection 8.9.2.B.3 of the Land Use Code as proposed.

Second by Marsik Vote 4-0 Motion carried.

2. The minutes from the December 16, 2013 meeting were reviewed by the Committee.

Motion by Grebel to approve the minutes as written.

Second by Marsik Vote: 4-0 Motion carried.

3. Update on the Flood Risk Report – Upper Rock River
Mr. Giebel informed the Committee that a "Flood Risk Report" for the Rock River Watershed has been completed by FEMA and is available through our office. This report was prepared by FEMA as part of the update of the FEMA flood insurance rate maps and the flood insurance study and is available to any of the communities.

The Flood Risk Report contains risk analysis data pertaining to the Rock River watershed area. The information provided in the report is intended to help communities identify risks and vulnerabilities in their community associated with natural disasters and to develop long-term strategies for protecting people and property from future hazard events. The information provided in the report can be used to update local hazard mitigation plans, comprehensive plans, emergency response plans and to develop a mitigation program.

The Committee was also given a handout that lists what flood risk products are available through the FEMA website.

4. No Committee Member Reports
5. No additional per diems.

ADMINISTRATION

1. Discussion and Consideration of Recommendation of Resolution to County Board Regarding Purchase of New Cargo Van for Parks

Joyce Fiacco reviewed a proposed County Board resolution requesting approval for the purchase of one new 2014 Ford E-150 Cargo Van for the Land Resources and Parks Department, Parks and Trails Division for parks and trails maintenance and operations. The new van will replace the existing van used by the parks division. Fiacco noted that Ewald Automotive Group, Inc. of Oconomowoc, Wisconsin was awarded the State of Wisconsin Contract for the purchase of state and municipal vehicles. She also noted that Beaver Dam Ford of Beaver Dam has agreed to match the State of Wisconsin contract price for the purchase of the Van. A request will be presented to the County Board on March 18, 2014 for the purchase of the van through Beaver Dam Ford of Beaver Dam at the price of \$17,788.88. Monies sufficient to purchase one new cargo van are included in the 2014 budget for the Department and are available in Business Unit 7860, Parks Administration, Account No. .5811, Automotive Equipment. The new van will be used to effectively and efficiently meet the demands of the parks division. The existing van will be sold and the revenue placed in the appropriate parks account.

Motion by Marsik to approve the resolution as proposed.
Second by Grebel Vote:4-0 Motion carried.

2. Report- Department Request to Finance Committee for Reallocation of Unexpended Funds and Unanticipated Revenues Between Accounts and Business Units and Carryover of Funds to 2014

Joyce Fiacco provided the Committee with an update on the Department's request to the Finance Committee to reallocate unexpended funds and unanticipated revenues between Department accounts and business units and for the carryover of certain funds to 2014 for completion of several park projects. Fiacco provided the Committee with a copy of the request addressed to the Finance Committee and a spreadsheet listing the level of funding available from or required by each business unit along with explanation for each. This request will be presented to the Finance Committee at their February 10th meeting.

PARK SYSTEM

1. Review Harnischfeger restroom designs.

Bill Ehlenbeck reviewed the designs for the Harnischfeger restroom project with the Committee. The final design of the stick built restrooms should be completed by February 14, 2014 and should be ready for bid by February 21, 2014. The bid opening is being planned for March 17, 2014. The prefab option will be available to bid as an alternate at the same time. The paving portion of the project will also be an alternate bid option included with the bid package. The current plan is for Highway Department crews to do the paving work. The work on the pathways has been removed from the bid package and will be completed by Highway Department crews. Tree protection and site restoration will be the responsibility of park staff to reduce bid costs.

2. Review Parks Ordinance Changes

Bill Ehlenbeck informed the Committee that the Corporation Counsel is working on updating the County Code of Ordinance Book and they asked the Department if any

changes were needed to the Parks Ordinance. Bill reviewed a list of possible changes that could be made to the Parks Ordinance with the Committee. The list of possible changes was also sent to the Corporation Counsel for review.

3. Park Managers Report.

Bill provided the Committee with a brief update on the Winterfest Fund Raising activities that will be held at Harnischfeger Park this weekend.

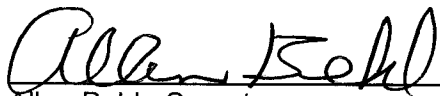
Motion by Behl to adjourn the meeting.

Second by Grebel

Motion carried.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Allen Behl", is written over a horizontal line.

Allen Behl, Secretary

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