

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
December 1, 2014**

The Dodge County Planning, Development and Parks Committee met on December 1, 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, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman were Dean Perlick 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.

PLANNING AND ECONOMIC DEVELOPMENT

1. Revolving Loan Fund – Status Report

Dean Perlick provided the Committee with an update on the Revolving Loan Fund Program. The loan to the Mossflower Harbour Company is the only loan that is currently delinquent and it doesn't look like the balance due will be collected. The company has gone through bankruptcy court and the Corporation Counsel is checking on other avenues to collect the remaining balance but it doesn't look promising. There is currently approximately \$815,000 available in the fund for loans. There have been 8 inquiries since July and there is one application for review this evening.

The hearing procedures were read into the record.

PUBLIC HEARING

Duffy Rental Properties LLC - Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within 300 feet of a navigable waterway (Tributary to the Crawfish River) and within the Floodplain District associated with the construction of a multi-family residential apartment building and attached garages on the property located in part of the NW ¼, SW ¼, Section 18, T10N, R13E, Town of Elba, the site address being W12371 State Road 16 & 60.

Motion by Marsik to approve the conditional use permit application to allow filling, grading and dredging within 300 feet of a navigable waterway (Tributary to the Crawfish River) and within the Floodplain District associated with the construction of a multi-family residential apartment building and attached garages subject to the following conditions:

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

2. All disturbed areas shall be leveled and graded (as needed) and seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the waterway.
3. The proposed project shall not obstruct flow and shall not increase the regional flood height.
4. All erosion control measures required by the applicable Federal, State, County and Local codes shall be in place and shall be maintained throughout the duration of the project in accordance with Best Management Practices.
5. The applicant shall obtain the required Dodge County Shoreland Land Use permit for the proposed residential structure prior to beginning construction of the residence on this site.
6. All work shall be done in accord with the plans and specifications as revised on October 8, 2014 and November 5, 2014.
7. The applicant shall provide an encroachment "no rise" certification from a licensed engineer to the Department certifying that the development project will not block the conveyance of floodwaters by itself or with other development and will not result in any increase in the regional floodplain elevation.
8. The applicant shall provide certification to this Department from a qualified professional that documents that the fill placed at this location meets the applicable fill elevation requirements of the Floodplain Ordinance and that documents that the fill that has been placed on this site meets the compaction requirements as described in FEMA Technical Bulletin 10-01 prior to beginning construction of the proposed slab foundation.
9. The applicant shall provide certification to this Department from a qualified professional that documents that the elevation of the first floor meets the elevation requirements of the Floodplain Ordinance prior to beginning construction of the residential structure on this site.
10. The applicant shall provide certification to this Department from a qualified professional that documents that the elevation of the fill placed on this site is a minimum of one foot or more above the regional flood elevation and that documents that the fill at this elevation extends at least 15 feet beyond the limits of the proposed residential structure prior to the issuance of the certificate of compliance for this project and prior to occupancy of this residential structure.
11. The applicable filling/grading/access easement documents that are granted to allow fill to be located on the adjacent property shall be recorded with the Dodge County Register of Deeds Office prior to placing fill on this site. A copy of said recorded documents shall be submitted to this Department prior to the issuance of the Conditional Use Permit and prior to placing fill on this site.
12. An as-built site plan of the project and an elevation certificate for the filled area and for the residential structure constructed on this site shall be submitted to the Department for review and approval prior to the issuance of the certificate of compliance for this project and prior to occupancy of this residential structure.
13. The decision of the Committee is valid for one year.

Second by Grebel Vote 5-0 Motion carried.

PLANNING AND ECONOMIC DEVELOPMENT

2. Review Revolving Loan Fund Application - RCI Engineering, LLC.

Dean Perlick provided the committee with information on a proposed revolving loan fund request for RCI Engineering, LLC. Randall Clark, RCI Engineering LLC, was present to discuss the proposed loan application and to answer any questions by the Committee. The RCI

Engineering Company is in need of more space to grow their business. The company provides engineering services to create and build specialty parts and attachments for research plot harvesting equipment and other hay and forage attachments and specialty equipment. A copy of the business plan was reviewed with the Committee. The company is looking at purchasing an existing building that will go up for auction at a sheriff's sale. The loan will be used to cover a portion of the expenses needed to purchase and make improvements to the building and to add the necessary office space, and production area for his business. The business will be moved from his current location in the City of Mayville.

Motion by Bobholz to submit a favorable recommendation to the County Board regarding the proposed loan through the Dodge County Economic Revolving Loan Fund.

Second by Behl. Vote 5-0 Motion Carried.

OTHER BUSINESS

1. The minutes from the November 17, 2014 meeting were reviewed by the Committee.

Motion by Grebel to approve the minutes as written.

Second by Marsik Vote: 5-0 Motion carried.

2. Committee Member Reports

Joe Marsik informed the Committee that he contacted Scott Fitzgerald's office regarding what effect the Court of Appeals Case – Hegwood vs. Town of Eagle Board of Appeals would have on the reduction of payments of Farmland Preservation Credits in 2014.

Marsik indicated that the senate would support whatever the Department of Revenue's decision is on this matter.

3. No additional per diems

Motion by order of the chairman to adjourn the meeting.

Meeting adjourned at 7:50 p.m.

Respectfully Submitted,



~~Allen Behl, Secretary~~

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