

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
March 16, 2015**

The Dodge County Planning, Development and Parks Committee met on March 15, 2015 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 was 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.

ADMINISTRATIVE BUSINESS

Planning and Development

1. The minutes from the March 2, 2015 meeting were reviewed by the Committee.

Motion by Grebel to approve the minutes as written.

Second by Marsik Vote: 5-0 Motion carried.

2. No Committee Member Reports

3. No additional Per Diems

The hearing procedures were read into the record.

PUBLIC HEARING

Dana Kelton – Petition to rezone land from the C-1 General Commercial zoning district to the C-2 Extensive Commercial zoning district and an application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a home based garden center and gift shop on this property. The site is located in part of the SW ¼, NE ¼, Section 26, Town of Ashippun, the site address being W1046 County Road O.

Rezoning Request:

Motion by Bobholz to submit a favorable recommendation to the County Board on the rezoning request.

Second by Marsik Vote 5-0 Motion carried.

Conditional Use Permit Request:

Motion by Grebel to approve the conditional use permit request to allow the establishment of a home based garden center and gift shop on this property subject to the following conditions:

1. The County rezoning petition to rezone this property into the C-2 Extensive Commercial Zoning District shall be approved by the County Board of Supervisors prior to the issuance of the conditional use permit.
2. The business 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.
3. 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 business on this site.
4. 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.
5. The decision of the Committee is valid for one year.

Second by Behl Vote 5-0 Motion carried.

PUBLIC HEARING

Donald and Kathryn Ganske - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.25-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NW ¼, NW ¼, Section 8, T12N, R14E, Town of Trenton, the site address being W9221 Breezy Point Road.

Motion by Grebel to approve the conditional use permit request to allow for the creation of an approximate 1.25-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 4.285-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 located 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:
 - 044-1214-0822-001; 044-1214-0823-001; 044-1214-0832-000;
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 is valid for one year.

Second by Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

Oechsner Farms LLC – Request to rezone approximately 57.7-acres of land from the A-2 General Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin in order to qualify this land for the farmland preservation program. The property is located in part of the SE ¼, Section 2, Town of Leroy, along the west side of County Road YY.

Motion by Marsik to lay over a decision on the rezoning request to April 20, 2015, to allow for the review of the proposed amendment to the Farmland Preservation Plan Map.

Second by Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

Town of Ashippun Town Board – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within a navigable body of water associated with the replacement of a road culvert under Norwegian Road. The property is located in part of the SW ¼, NW ¼, Section 25, Town of Ashippun approximately 300 feet south of its intersection with County Road O.

Motion by Grebel to approve the conditional use permit request to allow filling, grading and dredging within a navigable body of water associated with the replacement of a road culvert under Norwegian Road.

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 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. 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.
4. All work shall be done in accord with the plans and specifications submitted on February 23, 2015.
5. The decision of the Committee is valid for one year.

Second by Bobholz Vote 5-0 Motion carried.

Motion by order of the chairman to adjourn the meeting.

Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Allen Behl". The signature is written in black ink and is positioned above a solid horizontal line.

Allen Behl, Secretary

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