

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
October 5, 2015**

The Dodge County Planning, Development and Parks Committee met on October 5, 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 and Janice Bobholz. Joseph Marsik was excused. 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. Motion by Randy Grebel to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Brian and Leah Thorp, agents for Henry and Iris Steffen – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the transfer of approximately 1/2-acres of land located within the A-1 Prime Agricultural Zoning District to an adjacent land owner for non-farm residential use. The site is located in part of the SE ¼, NE ¼, Section 36, Town of Lebanon, the site address being N310 Steward Drive.

Motion by Allen Behl to approve the request to allow for the transfer of approximately 1/2-acres of land located within the A-1 Prime Agricultural Zoning District to an adjacent land owner for non-farm residential use subject to the following conditions:

1. A 1-lot certified survey map of the existing 0.5-acre lot owned by the adjacent land owner and 0.5-acre parcel to be transferred shall be approved and recorded prior to the final issuance of the conditional use permit.
2. The proposed parcel to be transferred shall not exceed 1.67-acres in area unless the parcel is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. The acreage of the proposed land to be transferred shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
4. The decision of the Committee is valid for one year.

Second by Janice Bobholz Vote 4-0 Motion carried.

PUBLIC HEARING

Dustin Brunn, agent for Brunn Dairy Farm LLC, for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the expansion of an animal confinement facility within the A-1 Prime Agriculture Zoning District with a maximum 998 animal units on this site. The property is located in part of SW ¼, NE ¼, Section 13, T12N, R14E, Town of Trenton, the site address being W7448 Hemlock Road.

Motion by Randy Grebel to approve the conditional use permit request to allow the expansion of an animal confinement facility within the A-1 Prime Agriculture Zoning District with a maximum 998 animal units on this site subject to the following conditions:

1. The applicant shall follow all terms/provisions/requirements set forth in the approved ATCP 51 Livestock Siting application.
2. If needed, all required permits/approvals from the Wisconsin Department of Natural Resources shall be obtained.
3. Any significant change to the existing or proposed facilities for this operation, any modification or addition of manure storage facilities on this site and any future expansion of the facility that would exceed 998 Total Animal Units (AU), may require that a new or modified Conditional Use Permit (CUP) be approved.
4. A Dodge County Land Use Permit will be required for the proposed freestall barn.

Second by Allen Behl Vote 4-0 Motion carried.

TOWN CODE AMENDMENT REQUEST

Town of Beaver Dam – Town Board – A petition to amend the text of the Town of Beaver Dam Zoning Ordinance has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors for approval. The intent of the amendments are to bring the Town Ordinance into compliance with the current state and local regulations and to recreate the Town of Beaver Dam Zoning Ordinance as “Chapter 62 Zoning Code” in the Town of Beaver Dam Code of Ordinances.

Motion by Janice Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to amend the text of the Town of Beaver Dam Zoning Ordinance as shown in Exhibits A & B.

Second by Randy Grebel Vote 4-0 Motion carried.

TOWN REZONING REQUESTS

Town of Beaver Dam – Town Board - RRP LLC – Petition to rezone approximately 2.657-acres of land from the C-1 Commercial District to the I-1 Industrial District under the Town of Beaver Dam Zoning Ordinance has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors for approval. The site is located in part of the NE ¼, Section 3, T11N, R14E, Town of Beaver Dam, the site address being N7212 Farwell Road.

Motion by Allen Behl to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 2.657-acres of land from the C-1 Commercial District to the I-1 Industrial District under the Town of Beaver Dam Zoning Ordinance as shown in Exhibit A.

Second by Janice Bobholz Vote 4-0 Motion carried.

TOWN REZONING REQUESTS

Town of Lowell – Town Board – Neal Stippich – Petition to rezone approximately 25-acres of land from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Zoning District under the Town of Lowell Zoning Ordinance has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. The site is located in part of the SE ¼, SW ¼, Section 28, T11N, R14E, Town of Lowell, the site address being W8766 Chapel Road.

Motion by Randy Grebel to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 25-acres of land from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Zoning District under the Town of Lowell Zoning Ordinance as shown in Exhibit A.

Second by Janice Bobholz Vote 4-0 Motion carried.

OTHER BUSINESS

1. Vanderloop Enterprises LLC – Part of the SW ¼, NW ¼, Section 14, T12N, R14E, Town of Trenton, the site address being N8757 Buckhorn Road. Request for waiver to the Landscaping and Buffering provisions of Section 8.6 of the Dodge County Land Use Code.

Motion by Allen Behl to waive the landscaping and buffering requirements of Section 8.6 for the Vanderloop Enterprises LLC Commercial Farm Equipment Dealership construction project.

Second by Randy Grebel Vote: 4-0 Motion carried

Motion by Allen Behl to require the applicant to prepare and present to the Committee an alternative landscaping plan by December 31, 2015. The staff may immediately issue the land use permit for Phase 1 of the project.

Second by Randy Grebel Vote 4-0 Motion carried.

2. The minutes from the September 21, 2015 meeting were reviewed by the Committee. Motion by Janice Bobholz to approve the minutes as written.

Second by Randy Grebel Vote: 4-0 Motion carried.

3. No Committee Member Reports

4. No additional Per Diems

Motion by order of the Chair to adjourn the meeting. Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Allen Behl, Secretary

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

Land Resources and Parks Department Staff Report

County Conditional Use Permit Application # 2015-0635

Applicant / Owner:

Dale Bratz Jr.
154 Cambrian Dr.
Wisconsin Dells, WI 53965

Filing Date: September 23, 2015

Hearing Date: October 19, 2015

Location

PIN# 040-0914-2221-000

Part of the NE ¼, NW ¼, Section 22, Town of Shields, the site address being W8745 County Road Q.

Applicants Request

An application for a County Conditional Use Permit was made by the applicant in order they be allowed to create an approximate 2-acre single family nonfarm residential lot within the A-1 Prime Agricultural Zoning District. The 2-acre lot will contain an existing residence and accessory buildings which are intended for residential use. The remaining 38-acres will be retained for agricultural and open space recreational use.

County Jurisdiction

The County has Zoning Jurisdiction over this site as the Town of Shields has adopted the County's Land Use Code. The County also has Shoreland Jurisdiction over portions of this site as portions of the property are designated as wetlands according to the Wetland Inventory Maps listed in Section 2.2 of the Dodge County Land Use Code. Furthermore, the County has jurisdiction over portions of this site as portions of the site are designated as floodplains on the maps listed in Section 1.5(2)a of the Dodge County Floodplain Zoning Ordinance.

Review Criteria

1. Subsections 2.3.6.A through 2.3.6.H of the Land Use Code details procedural matters, the approval criteria and the form for the conditional use permit application.
2. According to Section 3.7.4 of the Code, the Committee may authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for those conditional uses listed under Section 3.7.2 of this Code after review and a public hearing, provided that such conditional uses are in accordance with Section 2.3.6 of this Code and Wis. Stats. 91.46.

Land Use Code Provisions:

1. Section 3.7.2.D of the Land Use Code identifies proposals that convert a farm residence to a nonfarm residence through a change in use or occupancy as a conditional use in the A-1 Prime Agricultural Zoning District provided the proposal complies with the requirements listed in 3.7.2.D.1 through 3.7.2.D.3.

Purpose Statement

The purpose of the A-1 Prime Agricultural Zoning District is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland, allow participation in the state's farmland preservation program, and accommodate changing practices in the agricultural industry, subject to appropriate standards.

Physical Features of Site

The features of the proposed construction and property that relate to the granting or denial of the conditional use permit request are as follows:

The property is located within the A-1 Prime Agricultural Zoning District. Portions of the property are also located within the County's Shoreland and Floodplain Jurisdiction.

The base farm tract contained 80-acres that are located within the A-1 Prime Agricultural Zoning District;

- 3.81-acres are available for non-farm residential use under Section 3.7.2.D.1 of the code.

The proposed 2-acre site is not located within the Shoreland/Wetland or the Floodplain Districts.

The topography of the site is gently with slopes ranging from 0 to 6%;

Land Use, Site: Residential, agricultural and open space wetlands.

Land Use, Area: Agricultural with scattered residences along County Road Q.

Designated Archaeological Site: Yes No

Town Recommendation: Approve Deny No recommendation submitted

STAFF ADVISORY:

This staff advisory is only advice to the Planning, Development and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The staff has reviewed the proposal for compliance with the criteria listed in Sections 2.3.6.F and 3.7.2.D of the Dodge County Land Use Code and with Chapter 91.46 of the Wisconsin State Statutes. The staff comments are listed in Exhibit A for the Committee review.

It is the staff's position that the project as proposed is in compliance with the applicable provisions of the Dodge County Land Use Code and the provisions of Chapter 91.46 of the Wisconsin State Statutes and the staff believes that the Committee can make the findings necessary under Section 2.3.6.F and 3.7.2.D of the code that are required to approve the Conditional Use Permit for this project. If approved with the following conditions, the staff believes that the project will not have an adverse effect on the adjacent land owners, the community or the environment, and the proposal will be consistent with the purpose and intent of the Code.

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 3.8-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 parcel which notifies the potential buyers of this parcel that there may be limitations as to the number of new lots that can be created from parcel:
 - 040-0914-2221-000
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.

“EXHIBIT A”

Staff Review Comments

The staff has reviewed the proposal for compliance with the criteria listed in Section 2.3.6.F and 3.7.2 of the code. The staff comments are as follows:

Subsection 3.7 Is the proposed conditional use permit request in compliance with Chapter 91.46, Wisconsin State Statutes?

	<u>Complies</u>	<u>Potential Problem</u>	<u>N/A</u>
Proposed Use:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.7.2.D.1 Non-farm residential acreage ratio: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• Acreage of Base Farm Tract: 80 acres;• Non-farm residential acreage: 2 acres;• Farm acreage remaining after project is completed: 78 acres;• The ratio of all “nonfarm residential acreage” to farm acreage: on the “base farm tract” shall not exceed 1 to 20 (0.05).<ul style="list-style-type: none">▪ Ratio of non-farm residential acreage to farm acreage: 1 to 39 or 0.026			
3.7.2.D.2 The total number of non-farm residential units on the base farm tract shall not exceed 4; <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing non-farm residences on base farm tract:			
<ul style="list-style-type: none">• 0 - Number of existing non-farm residential units located on base farm tract;• 1 - Number of proposed non-farm residential units located on base farm tract;• 1 - Total number of non-farm residential units located on base farm tract;			
The total number of residential units of any kind on the base farm tract shall not exceed 5; <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
Existing residential units on base farm tract:			
<ul style="list-style-type: none">• 1 - Number of existing residential units located on base farm tract;• 0 - Number of proposed residential units located on base farm tract;• 1 - Total number of residential units located on base farm tract;			
3.7.2.D.3.a Location of the proposed lots: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the proposed nonfarm residential lot convert cropland or “prime farmland” into non-farm use;			
<input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No;			
3.7.2.D.3.b Location of the proposed lots: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the location of the nonfarm residential lot significantly impair the current or future agricultural use of other “protected farmland”?			
<input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No;			
Non-Farm Residential Cluster: <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">• The proposed parcels are contiguous;• The proposed residences if constructed, would satisfy the requirements for a single non-farm residence;			

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

- It is the staff's position that the proposed residential use will be compatible with the adjacent uses;

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

- It is the staff's position that the proposal will not have a significant detrimental impact on the adjacent properties or the community;

2.3.6.F.4 Will the project cause substantial diminution in value of other property in the neighborhood in which it is to be located;

- It is the staff's position that the proposal will not have an adverse impact on the value of other property in the area;

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

- It is the staff's position that there are adequate public facilities to serve the property;

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

- It is the staff's position that there are adequate assurances of continuing maintenance for the project.

2.3.6.F.7 Will any significant adverse impacts on the natural environment be mitigated to the maximum practical extent?

- It is the staff's position that the proposal will not have an adverse impact on the natural environment.

2.3.6.F.8 The proposed use will not be located in any hazard areas, including floodplains, floodways, etc., unless any potential danger is mitigated to the maximum extent possible, and to the satisfaction of the Wisconsin Department of Natural Resources;

- It is the staff's position that proposed use will not be located in any hazard areas.

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code;

- It is the staff's position that the proposed project complies with the applicable provisions of the code;

Dodge County Planning, Development and Parks Committee Decision

County Conditional Use Permit Application # 2015-0635

Applicant / Owner:

Dale Bratz Jr.
154 Cambrian Dr.
Wisconsin Dells, WI 53965

Filing Date: September 23, 2015

Hearing Date: October 19, 2015

Location

PIN# 040-0914-2221-000

Part of the NE ¼, NW ¼, Section 22, Town of Shields, the site address being W8745 County Road Q.

Applicants Request

An application for a County Conditional Use Permit was made by the applicant in order they be allowed to create an approximate 2-acre single family nonfarm residential lot within the A-1 Prime Agricultural Zoning District;

CONCLUSIONS OF LAW

Based on the facts presented in the application and at the public hearing the Committee concludes that:

According to Section 3.7.2.D of the Land Use Code and Wisconsin State Statute 91.46, proposals to convert a farm residence to a nonfarm residence through a change in occupancy can be approved if all of the following apply:

3.7.2.D.1 Does the proposal meet the nonfarm residential acreage standards for the A-1 Prime Agricultural Zoning District?

(Yes / No)

If no, the request shall be denied.

3.7.2.D.2 Does the proposal meet the density standards for the A-1 Prime Agricultural Zoning District?

(Yes / No)

If no, the request shall be denied.

3.7.2.D.3.a Will the proposed nonfarm residential lot convert cropland or "prime farmland" into non-farm use;

(Yes / No)

If yes, are there reasonable alternative locations for the proposed lot that would convert less cropland or prime farmland into nonfarm residential use?

3.7.2.D.3.b Will the location of the nonfarm residential lot significantly impair the current or future agricultural use of other "protected farmland"?

(Yes / No)

If yes, are there any mitigation measures that can be implemented in order to minimize the impact of the nonfarm residential use on the adjacent agricultural use?

2.3.6.F General Approval Criteria for Conditional Use Permits

Conditional Use Permits shall be approved by the Committee if they find that all of the following criteria have been met:

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics? (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

(Yes / No)

If not, what measures can be taken to mitigate any potential conflicts?

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

(Yes / No)

If yes, what measures can be taken to mitigate the potential detrimental impacts?

2.3.6.F.4 Will the project cause substantial decrease in value of other property in the neighborhood in which it is to be located;

(Yes / No)

If yes, what measures can be taken to mitigate the decrease in the value of the properties?

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

(Yes / No / Not Applicable)

If not, what can be done to ensure facilities and services will be available?

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

(Yes / No/ Not Applicable)

If no, what measures can be taken to ensure continued maintenance?

2.3.6.F.7 Will there be any significant adverse impacts on the natural environment that require mitigation?

(Yes / No)

If yes, what measures can be taken to mitigate the potential adverse impacts on the environment?

2.3.6.F.8 Is the project located in any hazard areas? (floodplains, floodways, steep slopes, etc)

(Yes / No)

If yes, are there any measures that need to be taken to mitigate any potential dangers?

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code;

(Yes / No)

If not, what changes must be made to bring the project into compliance with the code?

Are any conditions for approval needed in this case to mitigate any potential adverse impacts on the adjacent properties, the environment or the community?

(Yes/No)

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 3.8-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 parcel which notifies the potential buyers of this parcel that there may be limitations as to the number of new lots that can be created from parcel:
 - 040-0914-2221-000
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.

Others

Does the committee believe that the Conditional Use Permit Request meets the approval criteria in Sections 2.3.6.F and 3.7.2.D of the County Land Use Code and the provisions of Wisconsin State Statute 91.46?

(Yes / No)

Motion by _____ to (approve / deny) the conditional use permit request based upon the previously mentioned findings and conditions.

Motion second _____

Vote

Allen Behl	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Janice Bobholz	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Randy Grebel	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Joseph Marsik	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Tom Schaefer - Chairman	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present

Motion (Carried / Denied)

ORDER AND DETERMINATION

On the basis of the above findings of fact, conclusions of law and the record in this matter the committee

- Granted preliminary approval of the conditional use permit subject to the conditions listed above and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Granted the conditional use permit request as proposed and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Denied the conditional use permit request as proposed. The committee finds that the proposal does not meet the following approval criteria of the code:

Expiration of Approval. Any order issued by the Committee requiring a Zoning official to issue a conditional use permit shall become void after one year unless the applicant or appellant shall have met the conditions of approval for such permit and a conditional use permit has been issued by the Zoning official within such time, provided, that the time may be extended when so specified by the Committee.

Revocation. This order may be revoked by the Committee in accord with Section 11.4.4 of the Dodge County Land Use Code after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by any person or their agent aggrieved by this decision or by any officer, department, board or bureau of the County, or by any affected town board. Such appeals shall be filed with the Dodge County Land Resources and Parks Department or the review and decision making body from whom the appeal is taken within 30 days after the date of written notice of the decision or order of the review and decision making body. The County assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

Dodge County Planning, Development and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____ Filed: _____



DODGE COUNTY
LAND RESOURCES & PARKS DEPARTMENT
 127 E. OAK STREET • JUNEAU, WI 53039
 PHONE: (920) 386-3700 • FAX: (920) 386-3979
 E-MAIL: landresources@co.dodge.wi.us

**CONDITIONAL USE PERMIT
 APPLICATION**

THIS AREA FOR OFFICE USE ONLY	
Activity No. 150634	Permit Issued Date
Application Date: 9-23-15	Receipt #: CC
	Sanitary Permit #:

Application Fee: \$350 (After the Fact Application Fee - \$700)

Please complete page 1 and 2 of this application form and submit the application form with all of the required information listed in the "Application Checklist" for your project. PRINT OR TYPE. Use blue or black ink, do not use pencil. The Dodge County Land Resources and Parks Department will not consider your application unless you complete and submit this application form, the applicable information listed in the "application checklist" for your proposed project and the application fee. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s.19.31-19.39, Wis. Stats.]

(1) NAMES & MAILING ADDRESSES	(2) PROPERTY DESCRIPTION
Applicant (Agent) Dale Bratz Jr.	Parcel Identification Number (PIN) 040-0914-2221-000
Street Address 154 Cambrian Dr	Town Shields
City • State • ZipCode Wisconsin Dells WI 53915	T 09 N R 14 E
Property Owner (If different from applicant)	Subdivision or CSM (Volume/Page/Lot)
Street Address	Address Of Property (DO NOT include City/State/ZipCode)
City • State • ZipCode	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

(3) PROPERTY USE	(4) PROPOSED PROJECT
Current Use Of Property <input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Active-Working Farm Operation <input type="checkbox"/> Business • Industrial • Commercial • (Describe below) Other <u>recreational</u>	(Please check/complete all that apply below) <input checked="" type="checkbox"/> Non-Farm Residential Lot <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Two-Family Residence <input type="checkbox"/> Multi-Family Residence <input type="checkbox"/> Tavern or Restaurant <input type="checkbox"/> Professional Office <input type="checkbox"/> Non-Metallic Mine/Quarry <input type="checkbox"/> Wind Tower <input type="checkbox"/> Create/Expand Business <input type="checkbox"/> Wildlife Pond > 2-acres <input type="checkbox"/> Wireless Communications Tower <input type="checkbox"/> Contractor's Offices and Storage Yards <input type="checkbox"/> Filling, Grading or Dredging in the Shoreland District Other: <u>Remaining land for recreational use</u>
DNR Notice DNR NOTICE: You are responsible for complying with State and Federal laws concerning construction on or near wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification Web Page (www.dnr.state.wi.us) or contact a Department of Natural Resources Service Center.	

(5) CERTIFICATE

I, the undersigned, hereby apply for a Conditional Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that I have read the DNR Notice shown above. I affirm that all work performed will be done in accordance with the Dodge County Land Use Code and with all other applicable laws and regulations. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.

Signature Dale Bratz Jr. Date Sept-23-15
 Daytime Contact Number (920) 927-3790 Cell 920-210-2939

AREA BELOW THIS LINE FOR OFFICE USE ONLY

PLANNING, DEVELOPMENT & PARKS COMMITTEE ACTION

Date of Decision _____ Decision _____

<input type="checkbox"/> APPROVED	CONDITIONS	Land Resources and Parks Department
<input type="checkbox"/> DENIED		
		Date: _____



500 1000 1500M



DISCLAIMER: This map is not guaranteed by the
accuracy, content, or quantity and
conditions (disturb) are the responsibility of the
user.

PILE RD

MILE RD

COUNTY ROAD 0

RANCH RD

SHIELDS

2112-003

2112-002

2112-003

2113-001

2113-000

2113-000

2114-000

2114-000

2117-000

1403-000

2223-000

2223-000

2223-000

1521-000

2212-001

2213-001

2213-001

1543-000

1543-000

1541-000

1544-000

2211-000

2214-000

2214-000

2212-001

2223-000

2225-001

2213-000

1543-001

1543-000

2204-001

2223-000

2224-000

2243-000

2242-001

2242-000

2204-000

2213-000

Dale Bratz, Jr. Town of Shields, Sec. 22

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

15 1532-001 1533-000 1531-000 1543-000

q COUNTY ROAD Q

LOT 1

D. BRATZ JR.

LOT 2

2222-000

2212-001

2221-000

2224-000

22

2223-000




2213-000

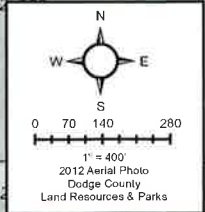
2232-000

2231-000

2242-000

2243-000

-  Bratz Divisible Lot
-  Base Farm Tract
-  Tax Parcels



0 70 140 280
1" = 400'
2012 Aerial Photo
Dodge County
Land Resources & Parks