

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
November 20, 2017**

The Dodge County Planning, Development and Parks Committee met on November 20, 2017 at 7:00 p.m. on the 1<sup>st</sup> 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, Joseph Marsik, William Muche 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.

Motion by Janice Bobholz to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: William Muche Motion carried.

**TOWN REZONING REQUESTS**

**Diana Minnameier** – Part of the SE ¼ of the NE ¼, Section 14, Town of Portland, Dodge County, Wisconsin, the site address being N1608 County Road BB. Petition to rezone approximately 3-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural zoning district has been submitted by the Town of Portland Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by William Muche to submit a favorable recommendation to the County Board to rezone approximately 3-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural zoning district.

Second by Allen Behl            Vote 5-0            Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Deanna Peterson-Dorbritz** - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of an automotive restoration shop on this site within the A-2 General Agriculture zoning district. The site is located in part of the NE ¼ of the NE ¼, Section 3, Town of Ashippun, the site address being W1357 Adams Road.

Motion by Janice Bobholz to approve the conditional use permit request to allow the establishment of an automotive restoration shop on this site within the A-2 General Agriculture zoning district 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. A land use permit shall be obtained for the proposed shed expansion project.
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 automotive restoration business operation on this site.
4. The business shall be operated in accord with the business narrative submitted with the Conditional Use Permit application.
5. There shall be no motor vehicle sales or rentals on this site.
6. There shall be no outside storage of materials, hazardous waste, equipment, machinery, unlicensed vehicles or salvage materials associated with the business operation on this site.
7. All salvage materials generated from the operation of this business shall be disposed of in accord with the applicable regulations.
8. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties.
9. All hazardous wastes used or generated in the operation of the proposed business shall be disposed of in accord with the applicable regulations.
10. 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.
11. The decision of the Committee is valid for one year.

Second by Joseph Marsik    Vote 5-0    Motion carried.

### **PUBLIC HEARING**

**Steve Liverseed agent for Fat Apple Farm** – Request to rezone approximately 39-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District, and on the application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the conversion of an existing barn into an event barn venue for weddings, graduation parties and other celebrations.

### **Rezoning Request**

Motion by Joseph Marsik to submit a favorable recommendation to the County Board on the petition to rezone approximately 39-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by William Muche    Vote 5-0    Motion carried.

### **Conditional Use Permit Request**

Motion by Allen Behl to approve the conditional use permit request to allow for the conversion of an existing barn into an event barn venue for weddings, graduation parties and other celebrations subject to the following conditions:

1. The applicants rezoning petition shall be approved by the County Board of Supervisors prior to the issuance of the conditional use permit;
2. 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 and safety or general welfare of the immediate neighborhood or community;

3. The facility shall not be open after 12:00 midnight;
4. It shall be the responsibility of the applicant to obtain all Federal, State and/or local municipality permits, licenses and approvals that may be required for the construction and operation of the proposed private event facility and bathroom facilities on this site. The owner shall provide documentation to this Department that the applicable Federal, State and local municipality permits, licenses and approvals have been obtained to operate this facility and to document that the facility meets the required fire and building codes prior to use of the facility for a public event.
5. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. The applicant shall submit a detailed lighting plan in accord with Section 8.8 of the Code to the Department for review and approval prior to the issuance of the conditional use permit;
6. A land use permit shall be obtained by the developer for the proposed construction of the bathroom facilities and for any signs to be located on said property prior to beginning construction of the projects and prior to locating a sign on this property;
7. A code compliant private onsite wastewater treatment system or other approved method of sanitary sewage disposal facility shall be provided for the proposed facility prior to the issuance of the conditional use permit;
8. A detailed parking plan in accord with Section 8.2.6 of the County Land Use Code shall be submitted to the Department for review and approval prior to the issuance of the Conditional use permit. The aisles and spaces shall be clearly marked and shall be maintained in a manner so as to be readily visible and accessible at all times the private event facility is in operation in accord with Section 8.2.9 of the Code;
9. 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.
10. The decision of the Committee is valid for one year.

Second by Joseph Marsik    Vote 5-0    Motion carried.

### **PUBLIC HEARING**

**Anthony Foss, agent for Janis Kengis Irrevocable Trust 2012** – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling and dredging within a navigable waterway associated with the removal and replacement of an existing private bridge with a culvert of the same size

Motion by Joseph Marsik to approve the conditional use permit request to allow filling and dredging within a navigable waterway associated with the removal and replacement of an existing private bridge with a culvert of the same size 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 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. The owner shall submit certification to the Department from a duly qualified engineer licensed to practice in the State of Wisconsin, certifying that the project will not obstruct flow and will 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. All work shall be done in accord with the plans and specifications submitted with the application.
6. The decision of the Committee is valid for one year.

Second by William Muche    Vote 5-0    Motion carried.

**OTHER BUSINESS**

1. Craig Kuehl – Part of the NE ¼ of the SW ¼, Section 8, Town of Lebanon – Request to discuss options to pursue rezoning of a property to the C-2 Extensive Commercial Zoning District.

The committee directed the staff to allow a request to amend the County Comprehensive Plan for the proposed request.

2. The minutes from the November 6, 2017 meeting were reviewed by the Committee.

Motion by Janice Bobholz to approve the minutes as written.

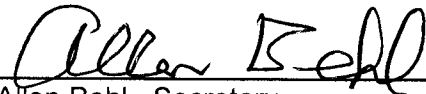
Second by Joseph Marsik    Vote: 5-0    Motion carried.

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

Motion by order of the chair to adjourn the meeting.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

  
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Allen Behl, Secretary

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