

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
May 21, 2018**

The Dodge County Land Resources and Parks Committee met on May 21, 2018 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 Joseph Marsik, William Muche, Tom Schaefer, Jeff Schmitt and Larry Schraufnagel. The staff present at the request of the Chairman was Joseph Giebel.

Other County Board members in attendance: None

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 Jeff Schmitt 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.

ADMINISTRATIVE BUSINESS

1. The minutes from the May 7, 2018 meeting were reviewed by the Committee.

Motion by Larry Schraufnagel to approve the minutes as written.

Second by Bill Muche 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

PLEASE TAKE NOTICE THAT the Dodge County Land Resources and Parks Committee of the Dodge County Board of Supervisors will hold a public hearing on a proposed amendment to the *Dodge County Comprehensive Plan*. The public hearing will be held on **Monday, May 21, 2018 at 7:05 p.m.** or shortly thereafter in Rooms 1I & 1H located on the first floor of the Dodge County Administration Building, located at 127 E. Oak Street, Juneau, Wisconsin.

The Dodge County Comprehensive Plan is a policy document that is used by the County Board of Supervisors and the County Land Resources and Parks Committee as a guide for making decisions regarding land use and development in the County. The plan contains background information and goals, objectives, policies and recommendations addressing each of the nine (9) plan elements required by Wisconsin's Comprehensive Planning legislation.

One amendment is being proposed to Map 8-2, *Future Land Use Map* of the *Dodge County Comprehensive Plan*. The map amendment is listed below and will be available for review at the Land Resources and Parks Department on the third floor of the County Administration Building in Juneau and on the Department website at <http://www.co.dodge.wi.gov/government/departments-e-m/land-resources-and-parks>. Residents are encouraged to review the plan amendment and submit oral and/or written comments prior to the public hearing.

Comprehensive Plan – Map 8-2, Future Land Use Map Amendments

1. **Town of Fox Lake**

Section 21 (Parcel #018-1313-2114-005)

From: Single Family Residential

To: General Residential

Motion by Jeff Schmitt to submit a favorable recommendation to the County Board of Supervisors on the request to amend the Dodge County Comprehensive Plan as proposed.

Motion failed for lack of a second.

Motion by William Muche to deny the request to amend the Dodge County Comprehensive Plan as proposed.

Second by Larry Schraufnagel

Motion and second were withdrawn.

No further action taken.

PUBLIC HEARING

Joel Gerbitz, agent for Gerbitz Property Management LLC – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the SW ¼, Section 32, Town of Oak Grove, the site address being W6900 County Road KW.

Motion by William Muche to approve the conditional use permit request to allow for the creation of an approximate 4-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 4-acre 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 6.326-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:

- 034-1115-3142-000; 034-1115-3141-001; 034-1115-3144-000 and 034-1115-3233-001.
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 Jeff Schmitt Vote 5-0 Motion carried.

PUBLIC HEARING

Robert Schilling - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the expansion of the existing farm market/learning center/pumpkin farm business on this site to include miniature train rides, a carrousel ride and a seasonal holiday light display. The property is located in part of the NW ¼ of the NE ¼, Section 23, Town of Lebanon, the site address being N1255 Hoard Road.

Motion by Joseph Marsik to approve the conditional use permit request to allow the expansion of the existing farm market/learning center/pumpkin farm business on this site to include miniature train rides, a carrousel ride and a seasonal holiday light display subject to the following conditions:

1. 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.
2. 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 train and carrousel rides on this site prior to the operation of the rides.
3. All exterior lighting plans shall meet the functional and security needs of the proposed business without adversely affecting adjacent properties or the community
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 Jeff Schmitt Vote 5-0 Motion carried.

PUBLIC HEARING

Sal Okon, agent for Robert and Kathleen Schraufnagel Revocable Trust – Request to rezone approximately 25.9-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot at this location. The property is located in part of the NE ¼ of the SE ¼, Section 21, Town of Leroy.

Motion by Jeff Schmitt to submit a favorable recommendation to the County Board to rezone approximately 25.9-acres of land from the A-1 Prime Agricultural Zoning District to the A-2

General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot at this location.

Second by Larry Schraufnagel Vote 5-0 Motion carried.

PUBLIC HEARING

Bruce and Staci Bratz, agent for Lectric Farms LLC – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the SW ¼, Section 12, Town of Shields along the northeast end of Wood Road.

Motion by William Muche to approve the conditional use permit request to allow for the creation of an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District.

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 5-acre lot shall meet the lot width requirements of the code;
3. A minimum 30' wide connecting strip between the proposed 5-acre lot and the top of the creek bank shall be required in order to prevent the creation of a land locked parcel at this location.
4. The proposed non-farm residential lot shall not exceed 27.5-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
5. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
6. 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;
7. 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: 040-0914-1231-000; 040-0914-1224-000;
8. 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;
9. The decision of the Committee is valid for one year.


Second by Jeff Schmitt Vote 5-0 Motion carried.

Motion by Order of the Chair to adjourn the meeting.

Motion carried.

Meeting adjourned at 9:05 p.m.

Respectfully Submitted,



Joseph Marsik, Secretary

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