

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
July 2, 2018**

The Dodge County Land Resources and Parks Committee met on July 2, 2018 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 Joseph Marsik, William Muche, Tom Schaefer, Jeff Schmitt and Larry Schraufnagel. The staff present at the request of the Chairman was Joseph Giebel.

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

**PUBLIC HEARING**

**New Frontier Land Surveying, agent for Joseph Merk** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the creation of an approximate 1.6-acre non-farm residential lot within the A-1 Prime Agricultural Zoning District located in part of the NE ¼ of the NE ¼, Section 22, Town of Trenton, the site address being N10865 Buckhorn Road;

Motion by William Muche to approve the conditional use permit to allow the creation of an approximate 1.6-acre non-farm 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 3.57-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:
  - 044-1314-2211-000; 044-1314-1544-000;
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 Larry Schraufnagel

Vote 5-0

Motion carried.

**PUBLIC HEARING**

**Mike Kuzniewicz** – Request for a Conditional Use Permit under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling and grading within 300 feet of a navigable waterbody (Beaver Dam Lake) associated with the construction of a residence on this site. The property is located in part of the SW ¼ of the NW ¼, Section 5, T11N, R14E, Town of Beaver Dam, along the north end of Airport Road.

Motion by William Muche to approve the request to allow filling and grading within 300 feet of a navigable waterbody (Beaver Dam Lake) associated with the construction of a residence on this site 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 lake.
3. All spoil piles shall be seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the lake
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 on May 23, 2018
6. The decision of the Committee is valid for one year.

Second by Larry Schraufnagel      Vote 4-0 (Jeff Schmitt abstained)      Motion carried.

**PUBLIC HEARING**

**Sal Okon, agent for Christian Hill Holding LLC** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 3.5-acre nonfarm single family residential lot at this location within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the NW ¼, Section 24, Town of Leroy, the site address being N10767 County Road V.

Motion by Joseph Marsik to approve a conditional use permit to allow for the creation of an approximate 3.5-acre nonfarm single family residential lot at this location 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 10.76-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: 028-1316-2424-000; 2422-000; 2421-000; 2412-000; 2423-000; 2413-000; 2442-000;
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 Jeff Schmitt      Vote 5-0      Motion carried.

#### **PUBLIC HEARING**

**New Frontier Land Surveying, agent for Gerald and Agnes Schultz** – 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 NE ¼, Section 25, Town of Hustisford, the site address being W2988 Elmwood Road.

Motion by Larry Schraufnagel to approve the conditional use permit to allow for the creation of an approximate 5-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 7.6-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: 024-1016-2513-000; 2512-000; 2514-000; 2542-000; 2542-001
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 William Muche    Vote 5-0    Motion carried.

### **PUBLIC HEARING**

**New Frontier Land Surveying, agent for Michael and Deborah Scheiber** – Request to rezone approximately 6.3-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 NW ¼ of the NE ¼, Section 34, Town of Lebanon, the site address being N410 Wiley Road.

Motion by William Muche to submit a favorable report to the County Board of Supervisors on the rezoning petition to rezone approximately 6.3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by Jeff Schmitt    Vote 5-0    Motion carried.

Request to release the following restriction on CSM #2857: "This parcel is intended for sale to an adjoining landowner and may not be sold or occupied as a separate parcel."

Motion by Jeff Schmitt to release the following restriction on CSM #2857: "This parcel is intended for sale to an adjoining landowner and may not be sold or occupied as a separate parcel" in order to allow for the creation of two non-farm residential lots at this location.

Second by Joseph Marsik    Vote 5-0    Motion carried.

### **ADMINISTRATION**

1. The minutes from the June 18, 2018 meeting were reviewed by the Committee.

Motion by Jeff Schmitt to approve the minutes as written.

Second by Larry Schraufnagel    Vote: 5-0    Motion carried.

2. The minutes from the closed session held on June 18, 2018 meeting were reviewed by the Committee.

Motion by William Muche to approve the minutes as written.

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

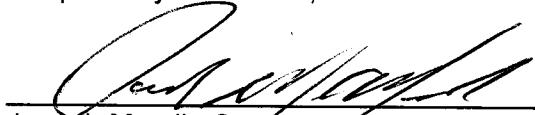
3. No Committee Member Reports

4. No additional Per Diems

Motion by Order of the Chair to adjourn the meeting.

Meeting adjourned at 8:54 p.m.

Respectfully Submitted,



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Joseph Marsik, Secretary

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