

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
November 5, 2018**

The Dodge County Land Resources and Parks Committee met on November 5, 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, Jeffrey Schmitt and Larry Schraufnagel. The staff present were Bill Ehlenbeck, Nate Olson and Joseph Giebel.

Other County Board members in attendance: **None**

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

**PUBLIC HEARING**

Requests for amendments to the *Dodge County Comprehensive Plan*. 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. An amendment is being proposed to the Future Land Use Map, Dodge County, Wisconsin, Map 8-2 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. Residents are encouraged to review the plan amendment and submit oral and/or written comments prior to the public hearing.

1. **Town of Lomira** – Section 29 (Parcels # 030-1317-2923-000; 2923-001; 2923-004; 2923-005; 2923-006; 2923-007)
  - From: Single Family Residential
  - To: Agriculture
2. **Town of Lomira** – Section 13 (Parcels # 030-1317-1334-000; 1331-002)
  - From: General Residential and Single Family Residential
  - To: Agriculture
3. **Town of Trenton** – Sections 9, 10, 15 and 16 (Parcel # 044-1214-0914-001; 0941-000; 0944-000; 0944-001; 1023-001; 1032-000; 1033-000; 1034-001; 1611-000 and 1614-000)
  - From: Agriculture
  - To: Industrial
4. **Town of Trenton** – Sections 9, 10, 15 and 16 (Parcel # 044-1214-1533-000; 1533-003; and 1641-000)
  - From: Single Family Residential
  - To: Industrial

An amendment is also being proposed to the *Dodge County Farmland Preservation Plan Map*, which is in Appendix B 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 [www.co.dodge.wi.us/landresources](http://www.co.dodge.wi.us/landresources). Residents are encouraged to review the plan amendments and submit oral and/or written comments prior to the public hearing.

### Farmland Preservation Plan Map Amendments

1. **Town of Lomira** – Section 29 (Parcel # 030-1317-2923-004; 2923-004; 2923-005; 2923-006; and 2923- 007)
  - From: Areas of Nonagricultural Development
  - To: Areas of Agricultural use and Agricultural-related Use
2. **Town of Lomira** – Section 13 (Parcel # 030-1317-1334-000; 1331-002)
  - From: Areas of Nonagricultural Development
  - To: Areas of Agricultural use and Agricultural-related Use
3. **Town of Trenton** – Sections 9, 10, 15 and 16 (Parcel # 044-1214-0914-001; 0941-000; 0944-000; 0944-001; 1023-001; 1032-000; 1033-000; 1034-001; 1533-000; 1533-003; 1614-000 and 1641-000)
  - From: Areas of Agricultural use and Agricultural-related Use
  - To: Areas of Nonagricultural Development

Motion by Jeffrey Schmitt to submit a favorable recommendation to the County Board of Supervisors on the petitions to amend the Future Land Use Map, Dodge County, Wisconsin, Map 8-2 of the *Dodge County Comprehensive Plan and to amend the Dodge County Farmland Preservation Plan Map*, which is in Appendix B of the *Dodge County Comprehensive Plan as proposed*.

Second by Larry Schraufnagel      Vote 5-0      Motion carried.

#### PUBLIC HEARING

**Dale Christian, agent for Christian Hill Holdings LLC** – Petition to rezone approximately 99-acres of land from the R-1 Single Family Residential, R-3 Multifamily Residential and the Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to qualify these lands for participation in the Farmland Preservation Program. The property is located in part of the SE ¼ of the SW ¼ and part of the NE ¼ of the SW ¼, Section 13, Town of Lomira.

Motion by Joseph Marsik to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 99-acres of land from the R-1 Single Family Residential, R-3 Multifamily Residential and the Agricultural Zoning District to the A-1 Prime Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to qualify these lands for participation in the Farmland Preservation Program.

Second by William Muche      Vote 5-0      Motion carried.

#### PUBLIC HEARING

**Jacob Land Surveying, LLC, agent for Ronald and Donna Luedtke** – Petition to rezone approximately 5.92-acres of land from the A-2 General Agricultural zoning district to the C-2 Extensive Commercial zoning district to allow for the expansion of a marina on this site along with a request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow a single family residential use within the C-2 Extensive Commercial zoning district. The site is located in part of the NE ¼ of the SW ¼, Section 11, Town of Lomira, the site address being N11499 Columbia Drive.

Rezoning Request:

Motion by William Muche to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 5.92-acres of land from the A-2 General Agricultural zoning district to the C-2 Extensive Commercial zoning district to allow for the expansion of a marina on this site.

Second by Larry Schraufnagel      Vote 5-0      Motion carried.

Conditional Use Permit Request:

Motion by William Muche to approve the conditional use permit request to allow a single family residential use within the C-2 Extensive Commercial zoning district as proposed.

Second by Joseph Marsik      Vote 5-0      Motion carried.

**PUBLIC HEARING**

**Devin and Meghan Justman, agent for Darlene Sterr** – Petition to rezone approximately 20.7-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 SW ¼ of the NE ¼, Section 28, Town of Leroy.

Motion by Larry Schraufnagel to submit a favorable recommendation to the Dodge County Board of Supervisors on the petition to rezone approximately 20.7-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 William Muche      Vote 5-0      Motion carried.

**PUBLIC HEARING**

**Mark Lauersdorf** – 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 waterway associated with the construction of a 50' X 120' shed on this property. The property is located in part of the SE ¼ of the SW ¼, Section 2, Town of Lebanon, the site address being W3563 Davidson Road.

Motion by Joseph Marsik to approve the conditional use permit request to allow filling and grading within 300 feet of a navigable waterway associated with the construction of a 50' X 120' shed on this property 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. Documentation shall be submitted to the Department for review and approval prior to the issuance of the Conditional Use Permit to show that the proposed construction site and the shed are located outside of the floodplain district.
3. The proposed shed shall be constructed and located in compliance with the applicable floodplain regulations.
4. The proposed project shall not obstruct flow and shall not increase the regional flood height.

5. 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 river.
6. 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.
7. All work shall be done in accord with the plans and specifications submitted on October 8, 2018.
8. The applicant shall obtain a County Land Use Permit for the construction of the shed.
9. The decision of the Committee is valid for one year.

Second by Jeffrey Schmitt    Vote 5-0        Motion carried.

**ADMINISTRATIVE BUSINESS**

1. The minutes from the October 15, 2018 meeting were reviewed by the Committee.

Motion by William Muche to approve the minutes as written.

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

2. No Committee Member Reports
3. No Additional Per Diems.

Motion by order of the Chairman to adjourn the meeting.

Respectfully Submitted,

  
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Joseph Marsik, Secretary

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