

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
December 17, 2018**

The Dodge County Land Resources and Parks Committee met on December 17, 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 were Bill Ehlenbeck and Joseph Giebel.

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

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

**PUBLIC HEARING**

**Noble Builders Inc, agent for SIT Willow Creek LLC** - Petition to rezone approximately 3-acres of land from the C-2 Extensive Commercial zoning district to the C-1 General Commercial zoning district to allow for the establishment of a condominium type development project on this site containing up to seven two-family residential structures. The site is known as Lot 1 of Willow Creek Subdivision, located in part of the NW ¼ of the SW ¼, Section 29, Town of Ashippun, the site address being N695 North Ave.

This petition was withdrawn by the applicant on December 17, 2018 prior to the public hearing. No public hearing was held by the Committee for this petition and no action was taken by the Committee.

**PUBLIC HEARING**

**Anthony DelPonte** – Petition to rezone land from the R-1 Single Family Residential Zoning District to the A-2 General Agricultural zoning district to allow the owners to dissolve the residential subdivision at this location and to allow them to continue to utilize the land for agricultural use. The site is known as Lots 1-8 of the Maplewood Homesites subdivision, located in part of the SW ¼ of the NW ¼, Section 29, Town of Lomira.

Motion by William Muche to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone land from the R-1 Single Family Residential Zoning District to the A-2 General Agricultural zoning district to allow the owners to dissolve the residential subdivision at this location and to allow them to continue to utilize the land for agricultural use.

Second by Larry Schraufnagel      Vote 5-0      Motion carried.

## **PUBLIC HEARING**

**Courtney Zunker, agent for Donald Wedel** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NW ¼ of the NW ¼ and part of the SW ¼ of the NW ¼, Section 15, Town of Calamus.

Motion by Jeffrey Schmitt to approve the conditional use permit to allow the creation of an approximate 2-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 4.36-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 constructed 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:
  - 008-1113-1522-000 and 008-1113-1523-001;
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 Joseph Marsik    Vote 5-0    Motion carried.

## **PARK SYSTEM**

### **A. Revised Gold Star Trail Maintenance Agreement with Dept. of Transportation**

Bill Ehlenbeck reviewed a revised Gold Star Memorial Trail maintenance agreement with the Department of Transportation that addresses the proposed kiosk and benches to be constructed along the trail. The revised agreement also incorporates the previously approved amendment addressing the Hwy 28 culverts used for the trail. Committee Chairman Schaefer signed the updated agreement.

**ADMINISTRATIVE BUSINESS**

1. The minutes from the December 3, 2018 meeting were reviewed by the Committee.

Motion by William Muche to approve the minutes as written.

Second by Larry Schraufnagel

Vote: 4-0 Motion carried.

2. No Committee Member Reports

3. No additional Per Diems.

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 7:30 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.