

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
May 6, 2019**

The Dodge County Land Resources and Parks Committee met on May 6, 2019 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 and Larry Schraufnagel. Members excused were Jeff Schmitt. The staff present at the request of the Chairman were Bill Ehlenbeck, Nate Olson and Joseph Giebel. No other County Board members in attendance.

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

**PUBLIC HEARING**

**Linda Wapneski** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a dog grooming business within the attached garage on this site. The site is located in part of the SE ¼ of the SE ¼, Section 7, Town of Oak Grove, the site address being N6583 County Road A.

Motion by Larry Schraufnagel to approve the conditional use permit to allow the establishment of a dog grooming business within the attached garage on this site subject to the following conditions:

1. The dog grooming business 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, safety or general welfare of the immediate neighborhood or community.
2. The applicant shall submit, for review and approval, the proposed plans for the handling/disposal of pet waste generated onsite.
3. All dogs and other pets associated with the business shall be kept indoors between the hours of 10:00 P.M. and 6:00 A.M.
4. The applicant shall submit an off-street parking plan in accord with Subsection 8.2 of the Code for review and approval prior to the issuance of the CUP.
5. The applicant shall obtain a land use permit for the sign that is located on this site prior to the issuance of the Conditional Use Permit. The sign shall meet the applicable sign provisions of the Code.
6. Any significant change to the proposed dog grooming facilities on this site, any future expansion or any significant change to the business plan or site plan may require that a new conditional use permit be issued.
7. In the event that noise or odor problems or any other objectionable influence associated with the dog grooming facilities arise, this permit shall be subject to review by the Land Resources and Parks Committee. The Committee may attach additional conditions that it deems necessary to mitigate said noise, odor or other objectionable influences to the maximum extent practicable.
8. The decision of the Committee is valid for one year.

Second by William Muche    Vote 4-0    Motion carried.

**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 30 (Parcel # 030-1317-3011-009)
  - From: Single Family Residential
  - To: Industrial
2. **Town of Lomira** – Section 30 (Parcel # 030-1317-3011-008)
  - From: Commercial
  - To: Industrial
3. **Town of Lomira** – Section 10 (Parcel # 030-1317-1011-003, 030-1317-1014-000 and part of the E ½ of 030-1317-1042-000)
  - From: Single Family Residential
  - To: Industrial
4. **Town of Lomira** – Section 10 (Parcel # 030-1317-1012-000, 030-1317-1013-000 and the part of the W ½ of 030-1317-1042-000)
  - From: Agriculture
  - To: Industrial

Motion by Larry Schraufnagel to submit a favorable recommendation to the County Board of Supervisors on the requests to amend the Future Land Use Map, Dodge County, Wisconsin, Map 8-2 of the *Dodge County Comprehensive Plan*.

Second by William Muche    Vote 4-0    Motion carried.

**PUBLIC HEARING**

**Waas Boring and Cable Co. Inc.** – Request to rezone approximately 0.7 acres of land from the R-1 Single Family Residential zoning district to the I-1 Light Industrial zoning district to allow for the expansion of the adjacent contractors yard business onto this site. The property is known as Lots 16, 19 and 20, Assessor's Plat #1, Village of Knowles located in part of the NE ¼ of the NE ¼, Section 30, Town of Lomira, the site address being W2155 County Road Y.

Motion by Joseph Marsik to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 0.7 acres of land from the R-1 Single Family Residential zoning district to the I-1 Light Industrial zoning district to allow for the expansion of the adjacent contractors yard business onto this site.

Second by Larry Schraufnagel    Vote 4-0    Motion carried.

**PUBLIC HEARING**

**Louis DeBoer, agent for Louis and Ashley Deboer and World Farms Inc.** – Request to rezone approximately 6.4-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot. The site is located in part of the SW ¼ of the SW 1/4, Section 34, T13N, R13E, Town of Fox Lake, the site address being N9715 County Road C.

Motion by William Muche to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 6.4-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a non-farm residential lot.

Second by Larry Schraufnagel      Vote 4-0      Motion carried.

**PUBLIC HEARING**

**Alicia and Jeffery Stoll, agent for Radomir Buzdum** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a restaurant with a bar and two family residences at this location within the C-2 Extensive Commercial Zoning District. The property is located in part of the NE ¼ of the SW ¼, Section 29, Town of Lebanon, the site address being N866 County Road R.

Motion by Joseph Marsik to approve the conditional use permit request to allow the establishment of a restaurant with a bar and two single family residences at this location within the C-2 Extensive Commercial Zoning District 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 restaurant/sports tavern and residential rental units on this site.
3. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. The lighting for the proposed parking area shall be shielded along the north, south and west sides;
4. A land use permit shall be obtained by the developer for the proposed construction project that is needed to bring the facilities into compliance with the applicable building and fire safety codes and for any signs to be located on said property prior to beginning construction of the project and prior to locating a sign on this property;
5. 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.
6. The decision of the Committee is valid for one year.

Second by William Muche      Vote 4-0      Motion carried.

**PUBLIC HEARING**

**Donald and Laurie Baerwolf** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 2.7-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 22, Town of Elba, the site address being W11201 Anhauser Road.

Motion by Joseph Marsik to approve the conditional use permit request to allow for the creation of an approximate 2.7-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 2.7-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:
  - 014-1013-2233-000 and 014-1013-2722-000.
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 4-0      Motion carried.

**PARK SYSTEM BUSINESS**

1. Astico Pier Replacement – Revenue/Expenditure Adjustment

Bill Ehlenbeck provided the committee with an update on the replacement of the pier at Astico Park. The pier was damaged as a result of the flooding and unique ice flows this spring. The estimated cost to replace the pier is \$7,000.00. An insurance claim has been filed and a \$1000 donation to help with meeting the \$5,000 deductible for replacement has been received. Bill presented a Revenue and Expenditure Adjustment Form for the pier replacement funded through insurance, donations and Astico Fund Balance.

Motion by Joseph Marsik to approve the revenue/expenditure adjustment to cover the cost of the replacement pier.

Second by William Muche      Vote: 4-0      Motion carried.

**OTHER BUSINESS**

1. The minutes from the April 15, 2019 meeting were reviewed by the Committee.

Motion by Larry Schraufnager to approve the minutes as written.

Second by William Muche      Vote: 4-0      Motion carried.

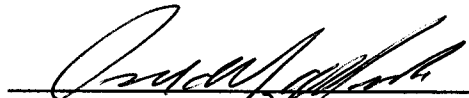
2. No Committee Member Reports

3. 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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Joseph Marsik, Secretary

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