

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
May 20, 2019**

The Dodge County Land Resources and Parks Committee met on May 20, 2019 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 were Bill Ehlenbeck and Joseph Giebel.

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

The hearing procedures were read into the record.

PUBLIC HEARING

Bruce Weyer, agent for Ronald Glodoski and Bobbi Aguero – Request to rezone approximately 14.35-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 at this location. The site is located in part of the NE ¼ of the SE ¼, Section 23, Town of Lomira, the site address being N10692 County Road H.

Motion by William Muche to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 14.35-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 at this location.

Second by Larry Schraufnagel Vote 5-0 Motion carried.

PUBLIC HEARING

Kyle and Eric Duernberger, agent for Daniel and Paula Siegmann – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a machinery and equipment repair business within the A-2 General Agricultural zoning district. The business will repair and provide maintenance and parts for heavy duty residential, commercial and agricultural equipment. The property is located in part of the SW ¼ of the SE ¼, Section 16, Town of Rubicon.

Motion by Joseph Marsik to approve the conditional use permit to allow the establishment of a machinery and equipment repair business within the A-2 General Agricultural zoning district subject to the following conditions:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare 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;
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed business operation on this site.

3. The business shall be operated in accord with the business narrative submitted with the Conditional Use Permit application and in accord with the operational standards in Section 8.5 of the Code;
4. There shall be no motor vehicle sales or rentals on this site;
5. An outside storage area for machinery and equipment being repaired on this site shall be designated by the applicant on the site plan. The outdoor storage area shall be screened from the adjacent residential properties and the roads in accord with the screening requirements of the Code;
6. The outside storage of the machinery and equipment being repaired on this site shall be kept in the designated outdoor storage area unless the required County, State and local permits and authorizations are obtained to allow additional outside storage areas;
7. The business shall have adequate and code-compliant sanitary accommodations to serve the employees and customers of the auto repair shop;
8. A revised parking plan shall be submitted to the Department for review and approval. Section 8.2.2 of the code requires a minimum of 22 parking spaces to be available on this site;
9. The applicant shall obtain a County Land Use permit for all construction projects for this site;
10. The construction or placement of signs on this lot shall require a Dodge County Land Use permit and said signs shall be designed in compliance with subsection 8.9 of the Dodge County Land Use Code.
11. The applicant shall submit a stormwater management plan in accord with Section 7.9.2 of the Land Use Code for review and approval prior to beginning construction on this site;
12. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties;
13. All hazardous wastes used in the operation of the proposed business shall be disposed of in accord with the applicable regulations;
14. 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.
15. 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 Mike Zimmerman – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.25-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the NE ¼, Section 5, T121N, R14E, Town of Trenton, the site address being N6573 County Road "A".

Motion by Larry Schraufnagel to approve the request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.25-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 12.8-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 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:
 044-1214-0433-000; 044-1214-0511-000; 044-1214-0514-000;
 044-1214-0513-000; 044-1214-0524-000; 044-1214-0544-001;
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

Michael Fredricks, agent for Don Clough – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the establishment of an approximate 8-acre recreational race track/flying area for radio controlled model airplanes. The site will be located on an approximate 15-acre parcel located in part of the NE ¼ of the NE ¼, Section 5, Town of Oak Grove, the site address being W6567 Prospect Road.

Motion by William Muche to approve the request to allow for the establishment of an approximate 8-acre recreational race track/flying area for radio controlled model airplanes subject to the following conditions of approval:

1. The flying operations at this site shall be conducted without offensive noise, vibration, dust, smoke, odor, glare 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 the airport;
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 flying or operating model airplanes at this location prior to allowing any flights at this location;
3. The pilots shall take all actions necessary to safely avoid model aircraft striking each other or any other object or person or landing on house;
4. The applicant shall contact the airport manager or airport operations to develop a mutually agreed upon operating procedure covering items such as where the hobbyists can fly, what altitude limitations are in effect, what airport notification requirements must be followed and any other procedures or operations deemed necessary for safe flight at this location;
5. The hours of operation shall be between 10 a.m. and 8:00 p.m.
6. No activity or operation at this location shall exceed the maximum permitted sound levels as set forth in Table 8.5.3-1 of the Land Use Code;

7. The site shall have adequate and code-compliant sanitary accommodations;
8. The applicant shall obtain a County Land Use permit for all construction projects for this site;
9. Any significant change to or expansion of the flying area or operation and/or of its facilities may require that a new Conditional Use Permit be obtained
10. The decision of the Committee is valid for one year.

Second by Jeff Schmitt Vote 5-0 Motion carried.

PUBLIC HEARING

Patricia Jo Bickel, agent for Doris M Friedl Irrevocable Trust – Request to rezone approximately 6.6-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 NW ¼ of the SE ¼, Section 26, Town of Shields, the site address being N621 Walton Road.

Motion by Joseph Marsik to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 6.6-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 5-0 Motion carried.

COMMITTEE DECISION FOR A PENDING CONDITIONAL USE PERMIT – 7:45 PM

Laurie and Larry Sullivan - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the conversion of the barn on this site into an events facility for weddings, family reunions, staff meetings and other small events and gatherings. The request also includes the change in use of an existing remodeled garage to a tourist rooming house rental unit. The site is located in part of the NE ¼ of the NE ¼, Section 6, and part of the NW ¼ of the NW ¼, Section 5, Town of Hustisford, the site address being N4880 Arrowhead Trail. Committee Decision - Laid Over from March 18, 2019.

Motion by Jeff Schmitt to approve the conditional use permit request to allow the conversion of the barn on this site into an events facility for weddings, family reunions, staff meetings and other small events and gatherings and to change the use of an existing remodeled garage to a tourist rooming house rental unit 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. The business facilities shall be operated in accord with the business operational plan submitted with the conditional use permit application dated December 17, 2018;
3. No activity shall exceed the maximum permitted sound levels as set forth in Section 8.5.3.A of the Land Use Code except as allowed by the Code;
4. The parking area for the facility shall be located on the same side of the road as the barn facility. A revised parking plan in accord with the off-street parking requirements of Section 8.2 of the Land Use Code shall be submitted to the Department for review and approval prior to the issuance of the Conditional use permit;
5. The aisles and spaces in the parking lot shall be clearly marked and shall be maintained

- in a manner so as to be readily visible and accessible at all times the private event facility is in operation in accord with Section 8.2.9 of the Code;
6. Trash dumpsters and other waste/recycling containers shall be screened from view off-site;
 7. 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 private event facility and the tourist rental unit on this site. The owner shall provide documentation to this Department that the applicable Federal, State and local municipality permits, licenses and approvals have been obtained to operate this facility and the rental unit and to document that the facility and rental unit meets the required fire and building codes prior to using the facility or the rental unit for public use.
 8. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. A revised lighting plan for the parking area shall be submitted to the Department for review and approval prior to the issuance of the Conditional use permit;
 9. 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;
 10. A land use permit shall be obtained by the developer for the proposed conversion of the garage into a tourist rooming house rental unit;
 11. An approved method of sanitary sewage disposal shall be provided for the proposed facility and the rental unit prior to the use of the facilities for a public event;
 12. There shall be no parking within the road right-of-way of Arrowhead Trail;
 13. 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;
 14. The decision of the Committee is valid for one year;
 15. The parking lot shall be relocated to the southeast side of the property.
 16. No parking shall be allowed on Arrowhead Trail;
 17. Signs shall be used to direct the flow of traffic onto the property;
 18. The driveways should be used for one-way traffic.

Second by Larry Schraufnagel Vote 4-1 (Muche) Motion Carried.

OTHER BUSINESS

1. The minutes from the May 6, 2019 meeting were reviewed by the Committee.

Motion by Tom Schaefer to approve the minutes as written.

Second by William Muche 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.

Meeting adjourned at 8:25 p.m.

Respectfully Submitted,



Joseph Marsik, Secretary

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