

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
July 1, 2019**

The Dodge County Land Resources and Parks Committee met on July 1, 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 absent were Jeff Schmitt. The staff present at the request of the Chairman was Joseph Giebel.

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

**TOWN AMENDMENT REQUESTS**

1. **Town of Theresa Zoning Ordinance Text Amendment** – A petition to amend the text of the Town of Theresa Zoning Ordinance has been submitted by the Town of Theresa Town Board to the County Board of Supervisors for approval. The intent of the changes is to reduce the minimum lot width requirements for all lots from 200' at the building setback line to 125' at the building setback line. Committee review and recommendation to the County Board.

Motion by William Muche to submit a favorable recommendation on the request from the Town of Theresa Town Board to amend the text of the Town of Theresa Zoning Ordinance to reduce the minimum lot width requirements for all lots from 200' at the building setback line to 125' at the building setback line.

Second by Larry Schraufnagel      Vote 4-0      Motion carried.

**TOWN AMENDMENT REQUESTS**

2. **Town of Emmet Zoning Ordinance Text Amendment** – A petition to amend the text of the Town of Emmet Zoning Ordinance has been submitted by the Town of Emmet Town Board to the County Board of Supervisors for approval. The intent of the changes is to remove all of the permit fee provisions in the Ordinance and to create a stand-alone fee schedule ordinance for the Town applications. Committee review and recommendation to the County Board.

Motion by Joseph Marsik to submit a favorable recommendation to the County Board of Supervisors to amend the text of the Town of Emmet Zoning Ordinance in order to remove the permit fee provisions in the Ordinance and to create a stand-alone fee schedule ordinance for the Town applications.

Second by William Muche      Vote 4-0      Motion carried.

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

**PUBLIC HEARING**

**Stan's Rentals LLC** - Petition to rezone approximately 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 at this location. The site is located in part of the SE ¼ of the SW ¼, Section 13, Town of Calamus, the site address being N6168 Gunn Road.

Motion by Larry Schraufnagel to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 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 at this location.

Second by Joseph Marsik    Vote 4-0        Motion carried.

**PUBLIC HEARING**

**Noah Siegmann, agent for Siegmann Family Farms LLC and MJ Rinderle Investment LLC** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the construction of a two-family residence within the A-2 General Agricultural Zoning District. The site is located in part of the SE ¼ of the NE ¼, Section 17, Town of Rubicon.

Motion by Joseph Marsik to lay over a decision on this request to the July 15, 2019 Committee meeting in order to allow the Town of Rubicon Town Board to submit a recommendation to the Committee on this request.

Second by Larry Schraufnagel        Vote 4-0 Motion Carried.

**PUBLIC HEARING**

**Craig Slings, agent for Greenfield Oaks LLC** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the creation of a non-farm residential lot within the A-1 Prime Agricultural Zoning District, The site is located in part of the NE ¼ of the NW ¼, Section 1, Town of Trenton, the site address being W7587 County Road AW.

Motion by William Muche to approve the conditional use permit to allow the creation of a 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 6.7-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 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:
  - 044-1314-0121-000I 044-1314-0123-000; 044-1314-0124-000;

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.

**OTHER BUSINESS**

1. The minutes from the June 17, 2019 meeting were reviewed by the Committee.

Motion by Larry Schraufnagel 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

**FUTURE MEETING SCHEDULE**

Monday, July 15, 2019 – 7:00 p.m. • Rooms 1H/1I • 1<sup>st</sup> Floor, Administration Building • Juneau, WI – Public Hearings

Motion by order of the chairman to adjourn the meeting.

Meeting adjourned at 7:40 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.