

**Land Resources and Parks Department
Staff Report**

Town Rezoning Petition # 2017-0074

Owner:

Randall and Carrie Wendling Trust
1078 Mihill Ave.
Fond du Lac, WI 54935

Filing Date: February 14, 2017

Committee Review Date: March 6, 2017

Property Location

PIN# 042-1217-3023-000

SW 1/4 of the NW 1/4, Section 30, T12N, R17E, Town of Theresa, Dodge County, Wisconsin

Site Address: Dunn Rd.

Applicants Request

A petition to rezone approximately 2-acres of land under the Town of Theresa Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted by the Town of Theresa Town Board to the Dodge County Board of Supervisors for approval in order to allow for the creation of a 2-acre non-farm residential lot at this location.

Land Use Code Provisions:

According to 60.62(3) Wisconsin Statutes, in counties having a county zoning ordinance, no Town zoning ordinance or amendment of a Town zoning ordinance may be adopted under this section unless approved by the county board. The Planning Committee is responsible for reviewing Town rezoning amendment requests and for recommending that the County Board of Supervisors approve or deny such petitions.

Physical Features of Site

The features of the property that relate to the granting or denial of the rezoning petition are as follows:

The proposed 2-acre area to be rezoned is not located within the County's Zoning Jurisdiction.

The topography of the site is rolling with slopes ranging from 0 to 18%;

Land Use, Site: Vacant wooded site.

Land Use, Area: Agricultural with scattered residences along Dunn and Madison Roads.

Designated Archaeological Site: Yes No

The proposal is consistent with the Dodge County Comprehensive Plan:

- The site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.

STAFF ADVISORY:

This staff advisory is only advice to the Planning, Development and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

Town Rezoning Petition

The staff believes that the Town Board has followed the proper procedures outlined in their Zoning Ordinance in order to approve the rezoning request. In addition, the proposed rezoning petition is consistent with the County's Comprehensive Plan as the site is designated as general agriculture which may allow for limited residential development. Therefore, staff recommends the committee report favorably on the town rezoning petition.

Dodge County Planning, Development and Parks Committee Decision

Town Rezoning Petition # 2017-0074

Owner:

Randall and Carrie Wendling Trust
1078 Mihill Ave.
Fond du Lac, WI 54935

Filing Date: February 14, 2017

Committee Review Date: March 6, 2017

Property Location

PIN# 042-1217-3023-000

SW 1/4 of the NW 1/4, Section 30, T12N, R17E, Town of Theresa, Dodge County, Wisconsin

Site Address: Dunn Rd.

Applicants Request

A petition to rezone approximately 2-acres of land under the Town of Theresa Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted by the Town of Theresa Town Board to the Dodge County Board of Supervisors for approval in order to allow for the creation of a 2-acre non-farm residential lot at this location.

CONCLUSIONS OF LAW

Based upon the facts presented in the application and by the County staff, the committee concludes that:

Does the application contain sufficient information necessary to make a decision on the Town rezoning petition?

- Yes
- No - The following additional information is required:

Is there sufficient evidence in the record to show that the town has followed the proper procedures in order to recommend approval of the town rezoning petition?

- Yes – According to the information on record in this matter, the Town has followed the proper procedures in order to approve the Town rezoning petition;
- No; based on the information submitted with the application, it appears that the town did not follow the proper procedures in approving the rezoning petition.

Comments

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board regarding the town rezoning petition based upon the previously mentioned findings.

Motion second _____

Vote

Allen Behl	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Janice Bobholz	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
William Muche	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Joseph Marsik	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Tom Schaefer - Chairman	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present

Motion (Carried / Denied)

Dodge County Planning, Development and Parks Committee

Signed _____ Attest _____
Chairperson Secretary



Dated: _____

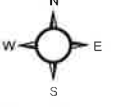
Filed: _____

Randall & Carrie Wendling Trust Town of Theresa, Sec. 30

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



 Wendling Trust Property
 Area to be Rezoned (A-1 to A-2)


 0 125 250 500
 Dodge County
 Land Resources & Parks
 2012 Aerial Photo
 One Inch = 500 Feet

Land Resources and Parks Department Staff Report

Comprehensive Plan Amendment Co0unty ID# 2016-0863

Applicant / Petitioner:

Dan Schmidt
JM Schmidt & Sons Inc.
N8133 Doyle Road
Theresa, WI 53091

Filing Date: December 27, 2016**Hearing Date: March 6, 2017****Location**

PIN# 042-1217-3513-000; 042-1217-3542-000; 042-1217-3543; and 042-1217-3622-000.

Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 35, and part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 36, Town of Theresa.

Subject-Proposal:

A request has been submitted to amend the *Dodge County Farmland Preservation Plan Map*, which is in Appendix B of the *Dodge County Comprehensive Plan*.

The proposed amendment requested by the land owner is to change the designations on various properties in the Town of Theresa from an *Area of Nonagricultural Development* to an area of *Agricultural Use and Agricultural Related Use*. The 136.8 acres of land is located in Sections 35 and 36 of the Town of Theresa, as shown on the attached Exhibit A.

The proposed amendments are a result of the landowner's desire to enroll the land in the Farmland Preservation Program and collect farmland preservation tax credits. In order for the landowner to collect farmland preservation tax credits, changes need to be made to the Farmland Preservation Plan map. The parcels need to be placed into a Farmland Preservation Area from a Nonagricultural Development Area.

The Farmland Preservation Plan was adopted as an Appendix to the Comprehensive Plan, thus is part of the County Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan for Dodge County and the Town of Theresa shows the parcels classified as mostly Agriculture and some small areas of Conservancy. Hence, the proposed amendments to the Farmland Preservation Plan map will be consistent with the Future Land Use Maps.

The County Comprehensive Plan policies that have direct relevance to this request include:

1. The County will continue to encourage prime agricultural zoning in targeted agricultural preservation areas in accordance with the state farmland preservation program.
2. Seek and make use of opportunities for open communication and cooperation among all units of government.
3. The County will coordinate implementation of its comprehensive plan with the towns, cities and villages to avoid conflicting regulations and to minimize the duplication of services.

Lastly, the Town of Theresa rezoned these parcels of land from the A-2 General Agricultural Zoning District to the A-1 Farmland Preservation Zoning District.

STAFF ADVISORY:

This staff advisory is only advice to the Planning, Development and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The proposed map amendments would allow the landowner to achieve consistency between the Town of Theresa Zoning map and the Farmland Preservation Plan Map. This map amendment will allow the landowner the opportunity to participate in the Farmland Preservation Program, furthering Dodge County's efforts to promote land preservation and soil/water conservation efforts. Additionally, the Department of Agriculture, Trade, and Consumer Protection (DATCP) has given preliminary approval of the proposed amendment.

Staff recommends that the Committee report favorably on these proposed amendments.



DODGE COUNTY
LAND RESOURCES AND PARKS DEPARTMENT
 127 E. OAK STREET • JUNEAU, WI 53039
 PHONE: (920) 386-3700 • FAX: (920) 386-3979
 E-MAIL: landresources@co.dodge.wi.us

COMPREHENSIVE PLAN AMENDMENT

THIS AREA FOR OFFICE USE ONLY	
Activity No. 160863	Application Date: 12-27-16
	Receipt #: 89558

Annual Application Due Dates: January 15th and May 15th

Petition Fee: \$50

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION			
Petitioner (Agent) Dan Schmitt		Parcel Identification Number (PIN) See attached maps & property info			
Street Address N8133 Doyle Road		Town	T	N	R E
City • State • ZipCode Theresa WI 53091		Section	1/4	1/4	Acreage Lot (Block)
Property Owner (if different from petitioner) J.M. Schmitt & Sons, Inc.		Subdivision or CSM (Volume/Page/Lot)			
Street Address		Address Of Property (DO NOT include City/State/ZipCode)			
City • State • ZipCode					

CONTACT PERSON

Name and daytime phone number (include area code) of a person we can contact if we have any questions about your petition.

Name **Dan Schmitt** Daytime Phone **(920) 605 - 0060**

Reason For Amendment

Want to rezone in order to enroll the land into the Farmland Preservation Program

CERTIFICATE

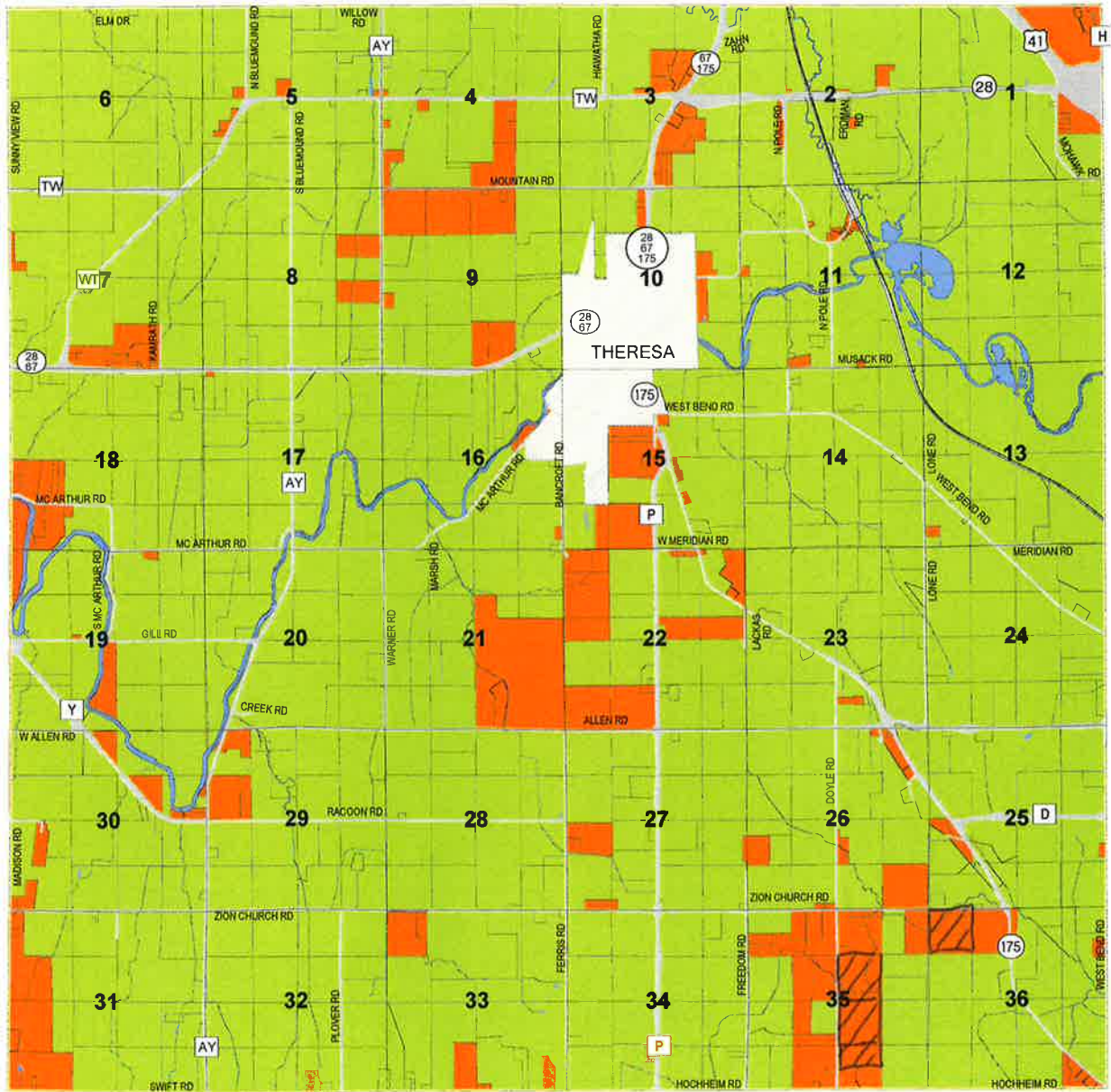
I, the undersigned, hereby petition to amend the Dodge County Comprehensive Plan, certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature **Dan Schmitt** Date **12/9/16**

(See back page of this form for map requirement)

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Farmland Preservation Plan Map Town of Theresa, Dodge County, Wisconsin



Legend			
	U.S. Highway		Incorporated Areas
	State Highway		Waterbody
	County Highway		Road Right-of-Way
	Town Road		Rivers and Streams
	Railroad		Intermittent Stream
	Town Boundary		
	Section Line		
	Tax Parcel Boundary		
		Farmland Preservation Areas	
			Areas of Agricultural Use and Agriculture-Related Use
		Nonagricultural Development Areas	
			Areas of Nonagricultural Development

NOTE: The Farmland Preservation Plan Map supersedes the Future Land Use Map and any inconsistencies between the two maps shall be resolved in favor of the Farmland Preservation Map.

Source: Dodge County Land Resources and Parks Department, May 2011

change to Areas of Agricultural Use and Agriculture-Related Use



Dodge County
Land Resources and Parks
Department

1 inch = 1,593 feet



Town of Theresa

Comprehensive Plan Amendment Farmland Preservation Plan Map Amendment

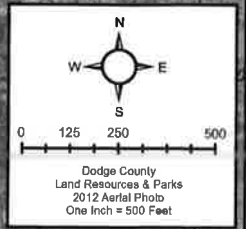
Town of Theresa, Sec. 36

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for the use or misuse of this information.



Farmland Preservation Plan Map

-  Area to be Amended:
-  Area of Nonagricultural Development to Agriculture Use and Agriculture-Related Use



Comprehensive Plan Amendment Farmland Preservation Plan Map Amendment


Town of Theresa, Sec. 35

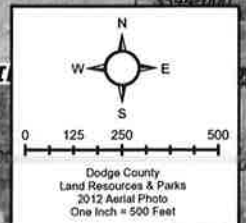
The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



Farmland Preservation Plan Map

Area to be Amended:

-  Area of Nonagricultural Development to Agriculture Use and Agriculture-Related Use



Land Resources and Parks Department Staff Report

County Conditional Use Permit Application # 2017-0043

Owner:

Gregory and Kelli Rose
N9869 US Highway 151
Beaver Dam, WI 53916

Filing Date: January 25, 2017

Hearing Date: March 6, 2017

Location

PIN#: 044-1314-3631-001

Location: Part of the NE ¼ of the SW ¼, Section 36, T13N, R14E, Town of Trenton, the site address being N9869 US Highway 151.

Applicants Request

An application for a County Conditional Use Permit was made by the applicant in order they be allowed to establish a horse boarding and riding facility and an indoor storage facility on this site within the A-2 General Agricultural Zoning District.

Project Details

Rose's Daylite Acres will offer indoor as well as rough board for up to 10 horses. Training on a 30, 60 or 90 day basis as well as riding lessons will also be available. Clinics and training packages will also be offered. There are nine 12X12 dry stalls available for board and there is one dry lot and two pastures available for rough board. Shelters will be provided throughout the property. There is a 120' X 60' indoor riding arena and an outdoor riding area surrounding the pastures and stable. Hours for the arena and outdoor riding will vary based on the season. All outdoor riding activities will cease by 10:00 PM. Manure and bedding waste will be composted on site. Parking is available throughout the gravel driveway.

In addition to boarding, the existing pole barn on the site will be rented out for seasonal indoor storage of boats, snowmobiles, trailers, etc. Pick-up and drop-off hours for the storage items will be between 8 a.m. and 8 p.m.

There is a sink inside the stable with hot and cold running water. A Porta-Potty will also be provided for client use.

There is existing exterior lighting on all of the buildings and one yard light near the house. No additional lighting is planned at this time.

The hours of operation for the riding, lessons and training will be between 8 a.m. and 10 p.m., seven days a week for the indoor use. Outdoor riding will be allowed between 8 a.m. and sunset, seven days a week.

The existing trees provide screening from the adjacent neighbors and the highway. No additional landscaping is planned at this time. There is parking available for 3-4 trucks with trailers and 8-10 trucks or cars on the existing graveled driveways located in front and back of the existing building and pole barn.

There are no plans to have any full time or part time employees at this time.

County Jurisdiction

The County has Zoning Jurisdiction over this site as the Town of Trenton has adopted the County's Land Use Code.

Review Criteria

1. Subsections 2.3.6.A through 2.3.6.H of the Land Use Code details procedural matters, the approval criteria and the form for the conditional use permit application. The Committee shall authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for conditional uses after review and a public hearing, provided that such conditional uses or structure are found to be in accordance with the purpose and intent of this Code and the approval criteria provided in Section 2.3.6.F and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the area.

Land Use Code Provisions:

1. Section 3.6 and Table 3.6-1 of the Land Use Code identifies "horse boarding and riding facilities and storage facilities" as a conditional use in the A-2 General Agricultural Zoning District.

Purpose Statement

The purpose of the A-2 General Agricultural Zoning District is to promote areas for agriculture which are transitional, allowing for expansion of urban areas limited to rural residential development, and the conversion of agricultural land to other related uses, subject to appropriate standards.

Physical Features of Site

The features of the proposed construction and property that relate to the granting or denial of the conditional use permit request are as follows:

The site is located within the A-2 General Agricultural Zoning District.

The approximate 11-acre site contains a residence, pole shed, horse barn with a riding arena, several smaller agricultural buildings and pasture areas.

The topography of the site is gently rolling with slopes ranging from 0 to 6%. The property contains an existing tree border along the north, east and west sides of the property.

Land Use, Site: Agricultural and residential.

Land Use, Area: Agricultural with scattered residences along US Highway 151.

Designated Archaeological Site: Yes No

Town Recommendation: Approve Deny No recommendation submitted

STAFF ADVISORY:

This staff advisory is only advice to the Planning, Development and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The staff has reviewed the proposal for compliance with the criteria listed in Sections 2.3.6.F of the code. The staff comments are listed in Exhibit A for review by the committee.

It is the staff's position that the project is in compliance with the applicable provisions of the Dodge County Land Use Code and the staff believes that the Committee can make the findings necessary under Section 2.3.6.F of the code that are required to approve the Conditional Use Permit for this project. If approved with the following conditions, the staff believes that the project will not have an adverse effect on the adjacent land owners, the community or the environment and the proposal will be consistent with the purpose and intent of the Code.

CONDITIONS:

- 1) The horse boarding and riding facility and storage facility businesses 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) All state and local municipality permits or licenses to operate a horse boarding facility and the storage facility shall be obtained prior to establishing the boarding and riding facility on this site;
- 3) All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community. An outdoor lighting plan shall be submitted to the Dodge County Planning and Development Department for review and approval prior to the construction of the out-door arena and the placement of out-door lights on this property;
- 4) There shall be no parking within the road right-of-way along STH 151.
- 5) Sanitary facilities shall be provided for the horse boarding and riding facilities in accord with State and County regulations prior to the establishment of the horse boarding facility on this site and prior to the issuance of the Conditional Use Permit;
- 6) A land use permit shall be obtained from the County Planning and Development Department prior to the placement of any signs on this property;
- 7) Any significant change to the proposed horse boarding and riding facilities on this site, any future expansion beyond 10 horses on this site, and any significant change to the site plan dated April 25, 2017 may require that a new conditional use permit be issued;
- 8) The decision of the Committee is valid for one year.

EXHIBIT A

Staff Review Comments

The staff has reviewed the proposal for compliance with the criteria listed in Section 2.3.6.F of the code. The staff comments are as follows:

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

- It is the staff's position that if the proposed business is operated in accord with the narrative submitted with the application, and any future construction is constructed in compliance with the development standards of the code, the proposal will be compatible with the adjacent uses;

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

- It is the staff's position that if the proposed business is operated in accord with the narrative submitted with the application, and any future construction is constructed in compliance with the development standards of the code the proposal will not have a significant detrimental impact on the adjacent properties or the community;

2.3.6.F.4 Will the project cause substantial diminution in value of other property in the neighborhood in which it is to be located;

- It is the staff's position that the proposed business will not have an adverse impact on the value of other property in the area;

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

- It is the staff's position that there are adequate public facilities to serve the property;

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

- It is the staff's position that there are adequate assurances of continuing maintenance for the project;

2.3.6.F.7 Will any significant adverse impacts on the natural environment be mitigated to the maximum practical extent?

- It is the staff's position that all potential adverse impacts on the natural environment have been mitigated to the maximum practical extent;

2.3.6.F.8 The proposed use will not be located in any hazard areas, including floodplains, floodways, etc., unless any potential danger is mitigated to the maximum extent possible, and to the satisfaction of the Wisconsin Department of Natural Resources;

- It is the staff's position that the proposed business is not located within a hazard area;

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code;

- It is the staff's position that the proposed business will comply with the applicable provisions of the code;

Dodge County Planning, Development and Parks Committee Decision

County Conditional Use Permit Application # 2017-0043

Owner:

Gregory and Kelli Rose
N9869 US Highway 151
Beaver Dam, WI 53916

Filing Date: January 25, 2017

Hearing Date: March 6, 2017

Location

PIN#: 044-1314-3631-001

Location: Part of the NE ¼ of the SW ¼, Section 36, T13N, R14E, Town of Trenton, the site address being N9869 US Highway 151.

Applicants Request

An application for a County Conditional Use Permit was made by the applicant in order they be allowed to allow the establishment of a horse boarding and riding facility and an indoor storage facility on this site within the A-2 General Agricultural Zoning District.

CONCLUSIONS OF LAW

Based on the facts presented in the application and at the public hearing the Committee concludes that:

2.3.6.F General Approval Criteria for Conditional Use Permits

Conditional Use Permits shall be approved by the Committee if they find that all of the following criteria have been met:

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics? (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

(Yes / No)

If not, what measures can be taken to mitigate any potential conflicts?

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

(Yes / No)

If yes, what measures can be taken to mitigate the potential detrimental impacts?

2.3.6.F.4 Will the project cause substantial decrease in value of other property in the neighborhood in which it is to be located;

(Yes / No)

If yes, what measures can be taken to mitigate the decrease in the value of the properties?

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

(Yes / No / Not Applicable)

If not, what can be done to ensure facilities and services will be available?

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

(Yes / No/ Not Applicable)

If no, what measures can be taken to ensure continued maintenance?

2.3.6.F.7 Will there be any significant adverse impacts on the natural environment that require mitigation?

(Yes / No)

If yes, what measures can be taken to mitigate the potential adverse impacts on the environment?

2.3.6.F.8 Is the project located in any hazard areas? (floodplains, floodways, steep slopes, etc)

(Yes / No)

If yes, are there any measures that need to be taken to mitigate any potential dangers?

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code for the A-2 General Agricultural Zoning District?

(Yes / No)

If not, what changes must be made to bring the project into compliance with the code?

Are any conditions for approval needed in this case to mitigate any potential adverse impacts on the adjacent properties, the environment or the community?

(Yes/No)

- 1) The horse boarding and riding facility and storage facility businesses 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) All state and local municipality permits or licenses to operate a horse boarding facility and the storage facility shall be obtained prior to establishing the boarding and riding facility on this site;
- 3) All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community. An outdoor lighting plan shall be submitted to the Dodge County Planning and Development Department for review and approval prior to the construction of the out-door arena and the placement of out-door lights on this property;
- 4) There shall be no parking within the road right-of-way along STH 151.
- 5) Sanitary facilities shall be provided for the horse boarding and riding facilities in accord with State and County regulations prior to the establishment of the horse boarding facility on this site and prior to the issuance of the Conditional Use Permit;
- 6) A land use permit shall be obtained from the County Land Resources and Parks Department prior to the placement of any signs on this property;
- 7) Any significant change to the proposed horse boarding and riding facilities on this site, any future expansion beyond 10 horses on this site, and any significant change to the site plan dated April 25, 2017 may require that a new conditional use permit be issued;
- 8) The decision of the Committee is valid for one year.
- 9) Others

Does the committee believe that the Conditional Use Permit Request meets the approval criteria in Section 2.3.6.F of the County Land Use Code? (Yes / No)

Motion by _____ to approve the conditional use permit request based upon the previously mentioned findings and conditions.

Motion second _____

Vote

Allen Behl	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Janice Bobholz	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
William Muche	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Joseph Marsik	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Tom Schaefer - Chairman	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present

Motion (Carried / Denied)

ORDER AND DETERMINATION

On the basis of the above findings of fact, conclusions of law and the record in this matter the committee

- Granted preliminary approval of the conditional use permit subject to the conditions listed above and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Granted the conditional use permit request as proposed and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Denied the conditional use permit request as proposed. The committee finds that the proposal does not meet the following approval criteria of the code:

Expiration of Approval Any order issued by the Committee requiring a Zoning official to issue a conditional use permit shall become void after one year unless the applicant or appellant shall have met the conditions of approval for such permit and a conditional use permit has been issued by the Zoning official within such time, provided, that the time may be extended when so specified by the Committee.

Revocation. This order may be revoked by the Committee in accord with Section 11.4.4 of the Dodge County Land Use Code after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by any person or their agent aggrieved by this decision or by any officer, department, board or bureau of the County, or by any affected town board. Such appeals shall be filed with the Dodge County Land Resources and Parks Department or the review and decision making body from whom the appeal is taken within 30 days after the date of written notice of the decision or order of the review and decision making body. The County assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

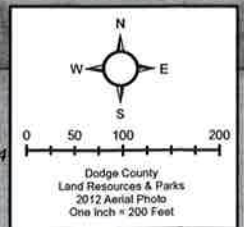
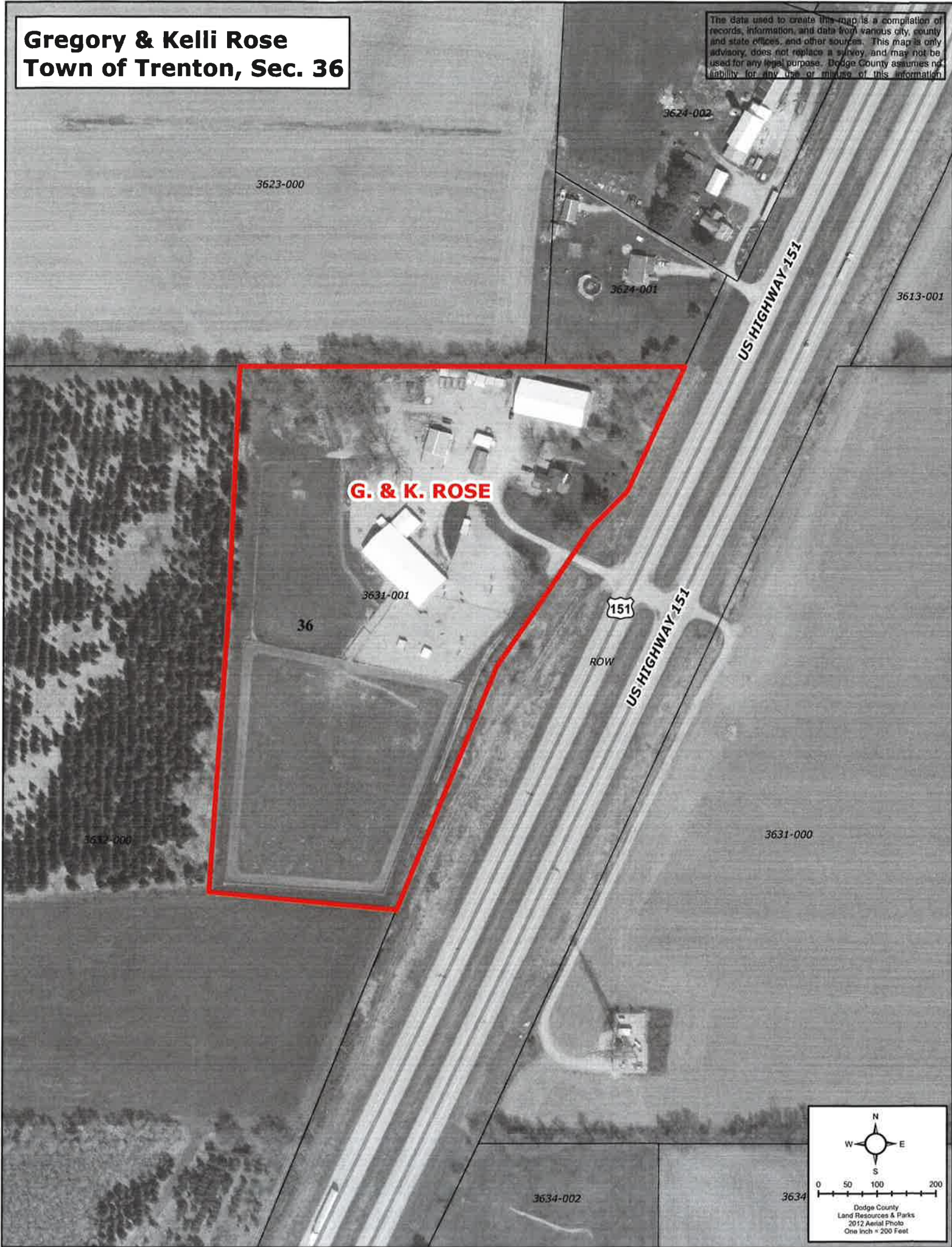
Dodge County Planning, Development and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____ Filed: _____

**Gregory & Kelli Rose
Town of Trenton, Sec. 36**

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.





DODGE COUNTY
LAND RESOURCES & PARKS DEPARTMENT
 127 E. OAK STREET • JUNEAU, WI 53039
 PHONE: (920) 386-3700 • FAX: (920) 386-3979
 E-MAIL: landresources@co.dodge.wi.us

**CONDITIONAL USE PERMIT
 APPLICATION**

THIS AREA FOR OFFICE USE ONLY	
Activity No 170043	Permit Issued Date
Application Date: 1-25-17	Receipt #: 895605
	Sanitary Permit #:

Application Fee: \$350 (After the Fact Application Fee - \$700)

Please complete page 1 and 2 of this application form and submit the application form with all of the required information listed in the "Application Checklist" for your project. PRINT OR TYPE. Use blue or black ink, do not use pencil. The Dodge County Land Resources and Parks Department will not consider your application unless you complete and submit this application form, the applicable information listed in the "application checklist" for your proposed project and the application fee. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s.19.31-19.39, Wis. Stats.].

(1) NAMES & MAILING ADDRESSES	(2) PROPERTY DESCRIPTION
Applicant (Agent) Gregory + Kelli Rose	Parcel Identification Number (PIN) Alt Parcel # 044-1314-3631-001 044068800100
Street Address N 9869 Hwy 151	Town Trenton
City • State • ZipCode Beaver Dam WI 53916	T N R E 13 14
Property Owner (If different from applicant) Same	Subdivision or CSM (Volume/Page/Lot)
Street Address	Address Of Property (DO NOT include City/State/ZipCode) N 9869 Hwy 151
City • State • ZipCode	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

(3) PROPERTY USE	(4) PROPOSED PROJECT
<p align="center">Current Use Of Property</p> <input type="checkbox"/> Vacant Property <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Active-Working Farm Operation <input type="checkbox"/> Business • Industrial • Commercial • (Describe below) Other _____	<p align="center">(Please check/complete all that apply below)</p> <input type="checkbox"/> Non-Farm Residential Lot <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Two-Family Residence <input type="checkbox"/> Multi-Family Residence <input type="checkbox"/> Tavern or Restaurant <input type="checkbox"/> Professional Office <input type="checkbox"/> Non-Metallic Mine/Quarry <input type="checkbox"/> Wind Tower <input type="checkbox"/> Create/Expand Business <input type="checkbox"/> Wildlife Pond > 2-acres <input type="checkbox"/> Wireless Communications Tower <input type="checkbox"/> Contractor's Offices and Storage Yards <input type="checkbox"/> Filling, Grading or Dredging in the Shoreland District Other: Horse boarding + storage
<p align="center">DNR Notice</p> <p>DNR NOTICE: You are responsible for complying with State and Federal laws concerning construction on or near wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification Web Page (www.dnr.state.wi.us) or contact a Department of Natural Resources Service Center.</p>	

(5) CERTIFICATE

I, the undersigned, hereby apply for a Conditional Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that I have read the DNR Notice shown above. I affirm that all work performed will be done in accordance with the Dodge County Land Use Code and with all other applicable laws and regulations. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.

Signature **Gregory + Kelli Rose** Date **1/24/2017**
 Daytime Contact Number **(920) 210-5094**

AREA BELOW THIS LINE FOR OFFICE USE ONLY

PLANNING, DEVELOPMENT & PARKS COMMITTEE ACTION

Date of Decision _____ Decision _____

<input type="checkbox"/> APPROVED	CONDITIONS	Land Resources and Parks Department
<input type="checkbox"/> DENIED		
		Date: _____



N9869 US-151

cow past

Parking

Pole barn Storage

Pasture

Pasture

horse barn

dry lot

dry lot

© 2016 Google

Imagery Date: 10/7/2013

43°33'05.58" N 88°46'50.91" W elev 945 ft

Go

ROSE'S DAYLITE ACRES BUSINESS NARRATIVE

January 24, 2017

OVERVIEW

1. Business Description

At Rose's Daylite Acres, we offer indoor as well as rough board for up to 10 horses. In addition to boarding, we offer training on a 30, 60 or 90 day basis as well as riding lessons for beginners to advanced riders of all ages in both English and western disciplines. If your horse needs a refresher, we also offer shorter training packages such as weekend and/or weekly refreshers. Clinics may be held during the weekends throughout the year and rental of the indoor arena on an hourly basis is also available.

Rose's Daylite Acres has 9 12 X 12 stalls available for board. We also have one dry lot and two other pastures that can be converted to either dry lot or pasture only boarding for those that prefer rough board. Shelters are provided throughout the property. We also have a 120" x 60" indoor riding arena. Outdoor riding is available around the perimeter of the pastures and stable.

Horses will be treated to grain twice a day and any supplements needed provided by its owner. Hay is provided with board. Horses will have daily turnout, weather permitting, and stalls will be cleaned regularly. Clean bedding is also provided with stall board. The stable also offers hot and cold running water with an outdoor area for bathing/grooming your horse weather permitting. We also have a heated tack room and office located inside the stable.

The use of the arena is included with boarding. It is the responsibility of the horse owner to clean up after themselves and their horses when leaving for the day. Hours for the arena and outdoor riding will vary based on the season. Unless there is a special event such as a clinic, all outdoor riding activities for client shall cease by 10:00pm.

Garbage collection containers can be found throughout the stable. Those will be cleaned out as necessary. The manure and bedding will be composted on site. We are currently exploring other options for manure removal including use as fertilizer, waste management removal and vermiculture.

Plenty of parking is available throughout the gravel driveway.

In addition to boarding, we would like to use the pole barn for storage of boats, snowmobiles, trailers, etc on a seasonal basis. Payment for the season is required at time of storage.

Additional information that was requested is as follows:

At this time, we have a sink inside the stable with hot and cold running water. We will be adding a Porta Potty outside the stable for client use. It will be located outside the main door along the side of the stable. Please see circle on aerial view.

At this time, we do not plan to add any additional lighting to the property. Please see the x's on the aerial view to see where the existing lighting is located. We have exterior lighting on all of the buildings, a large light on a pole near the house and lighting above all of the entryways into the stable.

We plan on having our hours of operation for the riding, lessons, and training between 8am and 10pm seven days a week for indoor use so that our clients have plenty of opportunity to interact with their horses. Outdoor riding will be limited to 8am to sunset to provide safety for riders and horses.

Parking is available on the gravel driveways located throughout the property. There is room for 3-4 trucks/cars to park in front of the stable, 3-4 trucks/cars to park along the 2 parallel building, and about 8-10 trucks/cars to park behind the buildings and in front of the lean to's located adjacent to the pole barn. Please see rectangles on the aerial view.

At this time, we are offering indoor storage only. Pick up and drop off of boats, snowmobiles, etc, would be between the hours of 8am and 8pm.

We are not planning on having any full or part time employees.

RECEIVED

FEB 08 2017

**Land Resources
& Parks**

Land Resources and Parks Department Staff Report

County Shoreland Conditional Use Permit Application # 2017-0055

Applicant (Agent):

Steven H. Johnson
300 North Vine Street
Horicon, WI 53032

Owner:

Deere and Company
300 North Vine Street
Horicon, WI 53032

Filing Date: February 01, 2017

Hearing Date: March 06, 2017

Location

PIN#: 006-1215-2213-000; 006-1215-2214-000

The project site is located in part of the SW ¼ of the NE ¼ and in part of the SE ¼ of the NE ¼, Section 22, Town of Burnett;

Applicants Request

An application for a Conditional Use Permit was made by the applicant under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within 300 feet of a navigable waterway and within a Shoreland and Floodplain district associated with the cleanout of an agricultural drainage ditch and the replacement of three culverts.

Project Details

The applicant is proposing to:

- Remove three existing 30-inch diameter corrugated metal culverts that have been dislodged over time and to replace the culverts with either the existing culverts or a new 30-inch diameter culverts of the same size, at the same location and at the same bottom elevation in order to maintain the existing agricultural drainage for this area.
- The project also includes the cleanout of approximately 3,400 feet of existing ditches located northeast of where Teal Road dead ends. The ditch cleanouts are located within 300 feet of a navigable waterway, within a Shoreland and within a Floodplain district.

County Jurisdiction

The County has Shoreland Jurisdiction over this site as portions of the waterway are designated as a navigable waterway. Portions of the project site are also designated as wetlands according to the DNR Wetland Inventory Maps.

The County also has Floodplain jurisdiction over this site as portions of the project site are designated as floodplains on the maps listed in Section 1.5(2) of the Dodge County Floodplain Zoning Ordinance.

Review Criteria

1. Subsections 14.2(2) of the Dodge County Shoreland Protection Ordinance details procedural matters, the approval criteria and the form for the conditional use permit application. The Committee shall authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for conditional uses after review and a public hearing, provided that such conditional uses or structure are in accordance with the purpose and intent of this Ordinance and the approval criteria provided in Section 14.2(2) and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the area.
2. Subsection 14.2(2)(d) of the code lists conditions in addition to those required elsewhere in the Ordinance that the committee may attach to the permit in order to mitigate any potential adverse impacts resulting from the project.

Shoreland Ordinance Provisions

Section 8.1.(2) of the Dodge County Shoreland Protection Ordinance requires a conditional use permit for filling, grading, dredging, ditching, or excavating within 300 feet of a Navigable Waterway/Body where the purpose is the ultimate connection with a navigable body of water..

Floodplain Ordinance

1. Section 3.2(6) of the Floodplain Ordinance lists culverts that comply with chapters 30 and 31 of the Wisconsin State Statutes as an allowed use within the Floodway District.
2. Section 2.1(1) of the Dodge County Floodplain Ordinance requires that no floodplain development shall
 - (a) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in the regional flood height;
 - (b) Cause any increase in the regional flood height due to floodplain storage area lost.

Purpose Statement

The purpose of the Dodge County Shoreland Protection Ordinance is to promote the public health, safety, convenience and welfare and to promote and protect the public trust in navigable waters.

The purpose of the Floodplain regulations are to regulate floodplain development in order to protect life, health, and property, to minimize rescue and relief efforts, to minimize business and other economic interruptions, to minimize damage to public facilities and to prevent increases in flood heights that could increase flood damage.

Physical Features of Site

The features of the proposed construction and property that relate to the granting or denial of the conditional use permit request are as follows:

The property is not located within the County's Zoning Jurisdiction.

Portions of the project site are located within the County's Shoreland Jurisdiction and the site is designated as a wetland according to the DNR Wetland Inventory Maps.

The property is also designated as a floodplain according to the maps listed in Section 1.5(2) of the Dodge County Floodplain Zoning Ordinance.

The topography of the site is gently rolling with slopes ranging from 0 to 2%;

Land Use, Site: Commercial Business

Land Use, Area: Agricultural.

Designated Archaeological Site: Yes No

Town Recommendation: Approve Deny No recommendation submitted

STAFF ADVISORY:

This staff advisory is only advice to the Planning, Development and Parks Committee. The Committee may or may not consider the advice of the staff and decision making authority is vested in the Committee only.

The staff has reviewed the proposal for compliance with the criteria listed in Section 14.2(2) of the Dodge County Shoreland Protection Ordinance and Section 2.1(1) of the Dodge County Floodplain Zoning Ordinance. The staff comments are listed in Exhibit A for review by the committee.

It is the staff's position that the project is in compliance with the applicable provisions of the Dodge County Shoreland Protection Ordinance and the Floodplain Zoning Ordinance and it is the staff's position that the Committee will be able to make the findings necessary under Section 14.2(2) of the Ordinance that are required to approve the Conditional Use Permit for this project. If approved with the following conditions, it is the staff's position that the project will not have an adverse effect on the adjacent land owners, the community or the environment, the proposal will not result in an increase in the floodplain elevation for this area and the project will be consistent with the purpose and intent of the Ordinances.

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 prior to commencing construction.
2. 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 waterway.
3. The proposed project shall not obstruct flow and shall not increase the regional flood height.
4. There shall be no change in the upstream or downstream water surface elevation of this waterway as a result of this project unless all of the applicable permits and approvals are obtained to allow for the change in surface water elevation and the regional flood height.
5. 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.
6. All work shall be done in accord with the plans and specifications submitted on February 01, 2017
7. The decision of the Committee is valid for two years.

EXHIBIT A

Staff Review Comments

The staff has reviewed the proposal for compliance with the applicable criteria listed in Section 14.2(2)(c) of the Dodge County Shoreland Protection Ordinance for dredging projects. The staff comments are as follows:

14.2(2)(c) Conditional use permits shall be approved by the Committee if they find that all of the following criteria have been met:

14.2(2)(c)2. Will the proposed project be significantly detrimental to the public health, safety and welfare?

- The project is intended to remove and to reset the existing 30-inch diameter metal corrugated culverts in order to maintain the existing flow through the culverts. If the existing culvert is damaged, it will be replaced with a new 30-inch metal culvert of the same size and elevation. The stream flow and floodplain elevation for the area will not be modified as a result of this project. Therefore, it is the staff's position that if the project is completed as proposed, the project will not have a significant detrimental impact on the public health, safety and welfare of the community or the adjacent owners and the project will not result in a change in the floodplain elevation for this area.

14.2(2)(c)3. Is the project designed to control water pollution and to prevent the erosion of soil into the waterway?

- It is the staff's position that if the project is constructed in compliance with the erosion control provisions of the Shoreland Ordinance and in accord with the Best Management Practice Handbook, the project will control water pollution and will prevent erosion of soil into the waterway.

14.2(2)(c)4. Is the project in compliance with Dodge County Floodplain Zoning Ordinance and is the project designed to prevent flood damage to adjacent properties due to altered surface water drainage of the site?

- The size and depth of the replacement culvert will be the same as the existing culvert and therefore it is the staff's position that the project is in compliance with the Dodge County Floodplain Ordinance and therefore it is the staff's position that the project will not have an adverse impact on the adjacent properties.

14.2(2)(c)5. Is the project designed to minimize soil erosion from the site during and after construction?

- It is the staff's position that if the project is constructed in compliance with the erosion control provisions stated in the application the project will minimize soil erosion from this site.

14.2(2)(c)8. Is the project compatible with adjacent uses in terms of scale, site design, and any other external impacts?

- It is the staff's position that the project is compatible with adjacent land uses.

14.2(2)(c)9. Will the project generate any liquid or solid wastes? If wastes will be generated, are there adequate plans in place to dispose of the waste generated from this project?

- It is the staff's position that if the project is completed in accord with the permit application, any wastes generated from the project will be adequately handled.

14.2(2)(c)1. Does the proposed use comply with all applicable provisions of the Shoreland Ordinance?

- It is the staff's position that the project complies with all applicable provisions of the Ordinance.

Floodplain Ordinance Review

Section 2.1(1)(a) Does the project block the conveyance of floodwaters by itself or with other development, thereby increasing the regional height?

- According to the plans, the proposed replacement culvert will have the same square footage opening as the existing culvert and there will be no upstream water surface elevation change. Therefore, it is the staff's position that the project as proposed will not block the conveyance of floodwaters by itself or with other development projects.

Section 2.1(1) (b) Does the project increase the regional flood height due to floodplain storage area lost, which equals or exceeds 0.00 foot.

- According to the plans, the proposed replacement culvert will have the same square footage opening and the elevation of the culvert be set to maintain the existing drainage through the existing culvert and there will be no upstream water surface elevation change. Therefore, it is the staff's position that the project as proposed will not result in an increase in the regional flood height due to floodplain storage area lost, which equals or exceeds 0.00 foot.

Dodge County Planning, Development and Parks Committee Decision

County Shoreland Conditional Use Permit Application # 2017-0055

Applicant (Agent):
Steven H. Johnson
300 North Vine Street
Horicon, WI 53032

Owner:
Deere and Company
300 North Vine Street
Horicon, WI 53032

Filing Date: February 01, 2017
Hearing Date: March 06, 2017

Location

PIN#: 006-1215-2213-000; 006-1215-2214-000

The project site is located in part of the SW ¼ of the NE ¼ and in part of the SE ¼ of the NE ¼, Section 22, Town of Burnett;

Applicants Request

An application for a Conditional Use Permit was made by the applicant under the Shoreland Protection Ordinance, Dodge County, Wisconsin to allow filling, grading and dredging within 300 feet of a navigable waterway and within a Shoreland and Floodplain district associated with the cleanout of an agricultural drainage ditch and the replacement of three culverts.

CONCLUSIONS OF LAW

Based on the facts presented in the application and at the public hearing the Committee concludes that:

14.2(2)(c) Conditional use permits shall be approved by the Committee if they find that all of the following criteria have been met:

14.2(2)(c)2 Are there adequate assurances of continuing maintenance of safe and healthful conditions for the project site been provided?

(Yes / No)

If yes, what measures can be taken to mitigate any potential adverse effects?

14.2(2)(c)3 Is the project designed to control water pollution and sedimentation?

(Yes / No)

If not, what measures can be taken to mitigate the water pollution or soil erosion problems with this project?

14.2(2)(c)4 Is the project in compliance with Dodge County Floodplain Zoning Ordinance?

- Yes – The project is in compliance with the Dodge County Floodplain Zoning Ordinance;
- No – The project is not in compliance with the Dodge County Floodplain Zoning Ordinance;

If not, what measures can be taken to mitigate any potential Floodplain dangers?

Is the project designed to prevent flood damage to adjacent properties due to altered surface water drainage of the site?

- Yes – The project is designed to prevent flood damage to the adjacent properties.
- No – The project as proposed will have an adverse effect on the adjacent properties as a result of the altered drainage pattern for this site.

If applicable, what measures can be taken to mitigate any potential adverse effects to the adjacent properties?

14.2(2)(c)5 Is the project designed to minimize soil erosion from the site during and after construction to the maximum practical extent?

(Yes / No)

If not, what can be done to minimize soil erosion from this site?

14.2(2)(c)6 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

(Yes / No)

If yes, what measures can be taken to mitigate the potential adverse effects on the access to this site?

14.2(2)(c)7 Will the proposed use cause substantial diminution in value of other property in the neighborhood in which it is located?

(Yes / No)

If not, what changes can be made to make the project more compatible with the adjacent uses?

14.2(2)(c)8 Is the project compatible with adjacent uses in terms of scale, site design, and any other external impacts?

(Yes / No)

If not, are there measures can be taken to minimize the incompatibility to the maximum extent possible:

Will the proposed project be significantly detrimental to the public health, safety and welfare?

(Yes / No)

If not, are there measures can be taken to minimize the potential problems to the maximum extent possible:

14.2(2)(c)9 Will the project generate any liquid or solid wastes?

(Yes / No)

If wastes will be generated, are there adequate plans in place to dispose of the waste generated from this project?

14.2(2)(c)10 Is the project in conflict with the following general approval criteria?

- Domestic uses shall be generally preferred;
- Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source;
- Use locations within an area tending to minimize the possibility of pollution shall be preferred over use locations tending to increase that possibility.

(Yes / No)

If the project is in conflict with the general criterial listed above, can any measures be taken to minimize any potential adverse impacts to the maximum practical extent?

14.2(2)(c)1 Does the proposed use comply with all applicable provisions of the Shoreland Ordinance?

(Yes / No)

If not, what changes must be made to bring the project into compliance with the Ordinance?

Are any conditions for approval needed in this case to mitigate any potential adverse impacts on the adjacent properties, the environment or the community?

(Yes/No)

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 prior to commencing construction.
2. 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 waterway.
3. The proposed project shall not obstruct flow and shall not increase the regional flood height.
4. There shall be no change in the upstream or downstream water surface elevation of this waterway as a result of this project unless all of the applicable permits and approvals are obtained to allow for the change in surface water elevation and the regional flood height.
5. 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.
6. All work shall be done in accord with the plans and specifications submitted on February 01, 2017
7. The decision of the Committee is valid for two years.

Others

Does the committee believe that the Conditional Use Permit Request meets the approval criteria in Section 14.2(2) of the County Shoreland Protection Ordinance?

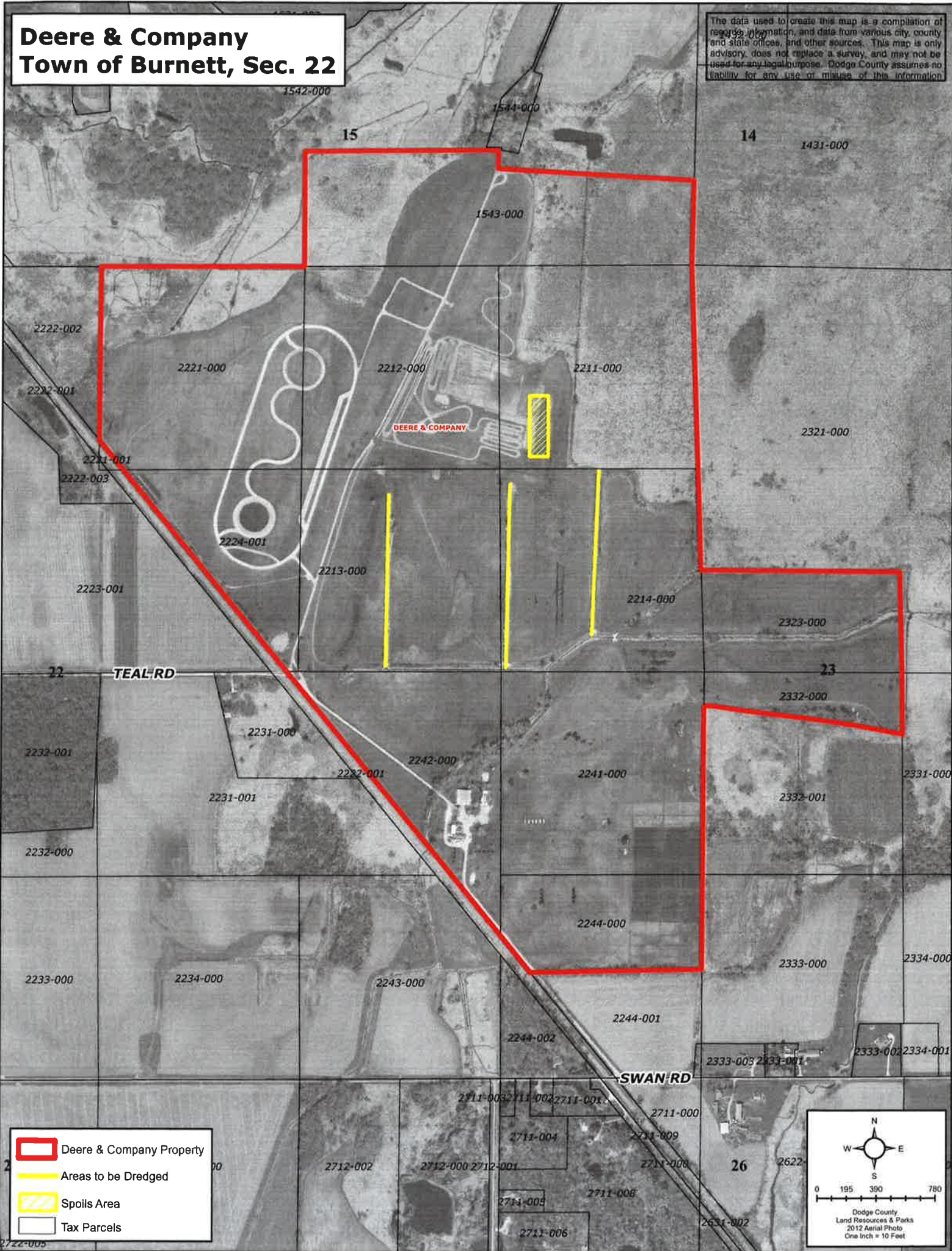
(Yes / No)

Motion by _____ to approve the conditional use permit request based upon the previously mentioned findings and conditions.

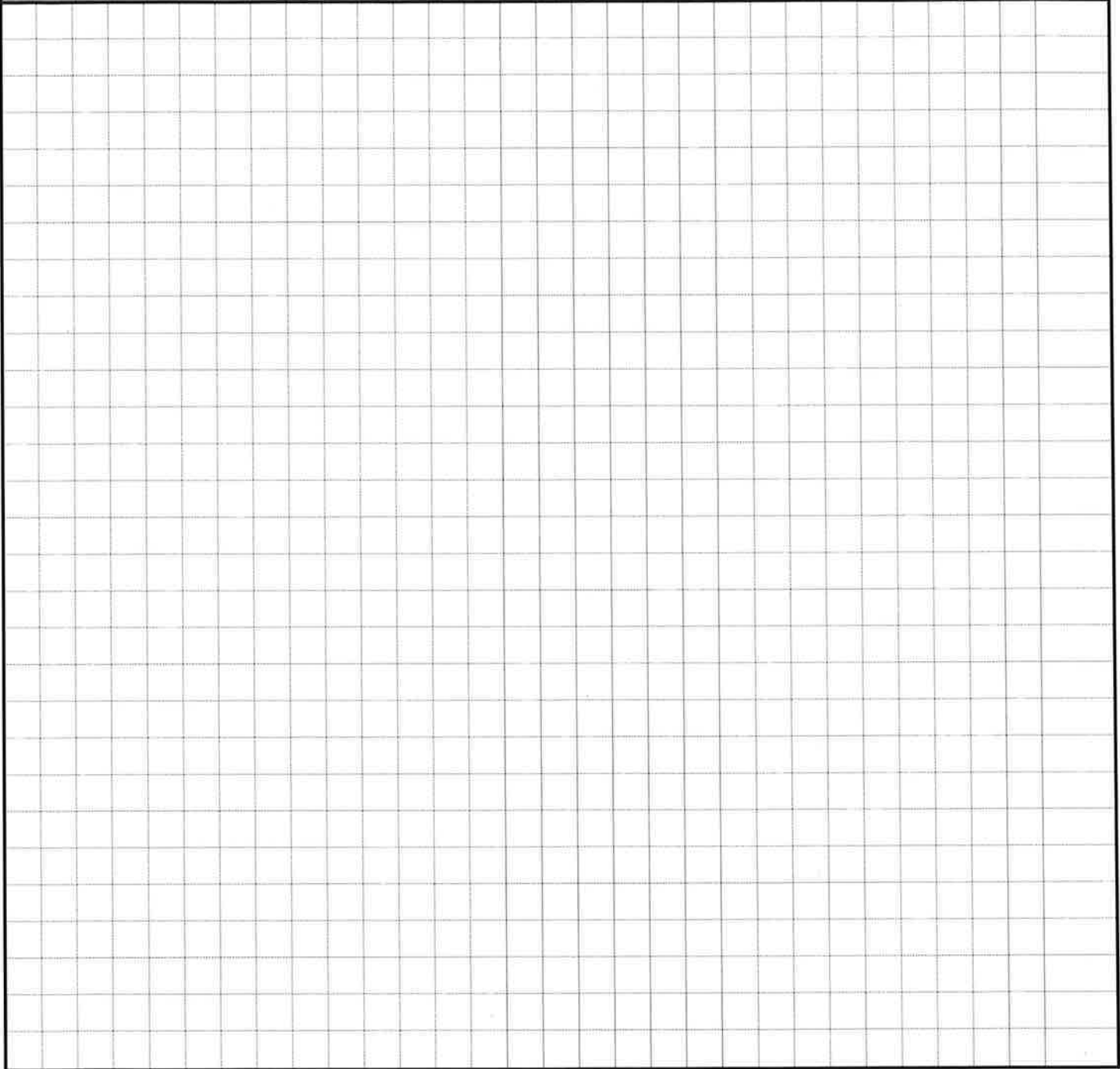
Motion second _____

Deere & Company Town of Burnett, Sec. 22

The data used to create this map is a compilation of records information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



SITE PLAN (SKETCH)



See Attached Site Plan (Sketch) – see Figure 2, attached

THIS AREA FOR OFFICE USE ONLY

CUP ID No.	CUP File Date	LRP P/H Date	LRP Decision Date	LRP Decision
				<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied

Notes/Stipulations:

John Deere Swan Road - Ditch Maintenance Project

This information is provided as a conditional use permit submission regarding a proposed ditch dredging and culvert replacement project on the John Deere Swan Road Facility, Burnett Township, Wisconsin. The purpose of the project is to restore the drainage function of the ditches, which has deteriorated over time.

The project would be conducted on three artificial ditches that drain to Mieske Ditch, a designated public and navigable waterway, approximately 2,000 feet upstream of Horicon Marsh. Site investigations have indicated that the vegetated reed canary grass mat and soft sediments within the ditches to an average depth of 1.5 to 2.5 feet. The proposed dredging would remove the existing mat and soft sediments within the existing ditches, which run for a total length of 3,400 feet and have a width of 8 to 15 feet. The dredged ditch width will be approximately 12 feet wide on average (see typical cross-section below), and the total volume of material to be removed is estimated to be 3,025 cubic yards.

The project site is partially within the regulatory floodplain and partially within Dodge County Shoreland jurisdiction. Essentially the entirety of the ditches to be dredged are designated as wetlands by the DNR. Historic maps indicate that the ditches have been in place since at least 1940, prior to their connection with Mieske Ditch. In addition to the dredging, three existing 30-inch diameter corrugated metal pipe culverts over the ditches have been dislodged over time and will be replaced in kind.

Dredging would be accomplished by backhoe during the winter, preferably after a hard freeze. Sites would be identified and marked prior to excavation begins in order to minimize the effects on desirable vegetation including trees, shrubs and native plant communities. The backhoe would work off of timber matting and place the materials removed from the ditches into a manure spreader or truck for transport to the adjacent on-site upland disposal site immediately to the north (Figure 7). A more detailed project plan follows this narrative.

Dredged materials would be stored on the upland staging area (Figure 7) and allowed to dewater (if needed) until they are dry enough to till into the soils in place. Silt fencing will be installed prior to commencing project; if frozen conditions prevail, a low berm and/or straw bale barrier will be installed to prevent sedimentation.

Inspections of sediment and erosion control BMPs will be conducted frequently; weekly inspections will be conducted and after 0.5 inch rain events or thaw events.

Sequence

1. TRC staff flags vegetation to be protected, including desirable trees, shrubs, and other native species of interest.
2. Contractor constructs stone weepers (Detail B) immediately upstream of the three culverts.
3. Erosion control practices (silt fencing – DNR Standard 1056 – and/or sediment bale barrier – DNR Standard 1055) will be placed to form the soil disposal area. See Detail A and Detail D.
4. Contractor places timber matting, if necessary, to create access road from soil disposal area to southern end of east ditch.

5. Working from the south to the north and avoiding flagged vegetation the contractor removes the sediment and vegetation mat to restore the cross-section as shown in Detail C.
6. Materials removed from the ditch will be transported up to the dredge material staging area.
7. At the end of each working day the contractor installs woven straw matting (DNR Standard 1053) on the bare ditch sides that are not under water per DNR Standard 1053 and Detail D.
8. Once completed with the eastern ditch, the contractor will perform the same work on the other two ditches, removing and reusing the timber mats from the previous ditch.
9. The contractor will excavate and remove the existing corrugated metal culverts. The contractor will compact the bottom of the trench, adding, removing or shaping the backfill as necessary to develop a flat grade at the elevation of the existing downstream invert. The contractor will replace the culvert with a new 30-inch corrugated metal culvert set at so that the upstream end of the culvert is 0 to 6 inches higher than the downstream end. The trench will then be backfilled and the surface restored.
10. Once the vegetation has been reestablished on the ditches through natural recolonization the stone weepers and any accumulated sediment may be removed and the ditch stabilized at that location.

Worksheet No. 06 Erosion Control Plan Contents

According to Chapter 7 of the Dodge County Land Use Code, a soil erosion control plan needs to be submitted and approved prior to beginning construction or land disturbing activity of any kind in those areas where the soil erosion control provisions of the Land Use Code are enforced. This erosion control plan worksheet is provided to assist you in meeting this requirement.

Instructions:

1. Complete this plan by filling in the requested information, completing the site diagram and marking the appropriate boxes on the inside of this form. Give consideration to potential erosion that may occur before, during, and after grading.
2. Submit this erosion control plan along with the applicable Dodge County Land Use or Shoreland Land Use Permit application and the applicable fees to Dodge County Land Resources and Parks Department, Administration Building, 127 East Oak Street, Juneau, WI 53039 for review and approval.

EROSION CONTROL PLAN
LEGEND

- Property Line
- Existing overland flow direction
- Existing Drainageways
- TD Temporary Diversion
- Finished Drainageways
- Limits of Grading
- Silt Fences
- Straw Bales
- Gravel
- Vegetation
- Specification
- Tree Preservation
- Stockpiled Soil

Project Location: SEE ATTACHED

Owner: _____

Builder: _____

Work Sheet Completed by: _____

Date: _____

Scale : 1" = _____

N

(Indicate North)

EROSION CONTROL PLAN CONTENTS

Site Characteristics

(Check the appropriate boxes below and complete the site diagram with necessary information.)

Completed

Not
Applicable

- Name, address, daytime phone number of the person(s) charged with installing and maintaining the best management practices of the code. *DAN COYKENDALL, SWAN RD - SUPERVISOR (ON-SITE)
920-485-5387*
- Scaled drawing of the site showing the following information:
- North arrow, scale and property boundary. Indicate the name of the adjacent street or roadway.
- Delineate the proposed land disturbance area.
- Location of existing and proposed buildings, roads, access drives, culverts, trees and other structures within 50 feet of the proposed land disturbance.
- Location of existing ditches, drainageways, streams, rivers, lakes, wetlands or wells.
- The approximate steepness and direction of slopes before the proposed land disturbance and after the final grading.
- Overland runoff (sheet flow) coming onto the site from adjacent areas.

EROSION CONTROL PRACTICES TO BE USED

- A Description and location of all temporary best management practices proposed to be used to minimize off-site impacts during the construction phase shall be included in the plan.
- A Description and location of all temporary best management practices proposed to be used to stabilize the site within 3 days following construction.
- Location of temporary soil storage piles
Note: Soil storage piles should be placed behind a sediment fence, a 10 foot wide vegetative strip, or should be covered with a tarp or should be located more than 25 feet from any downslope road or drainageway.
- Location of gravel access drive(s).
Note: Gravel drive should have 2 to 3 inch aggregate stone laid at least 7 feet wide and 6 inches thick. Drives should extend from the roadway 50 feet or to the house foundation (whichever is less).
- Location of sediment controls (filter fabric fence, straw bale fence or 10-foot wide vegetative strips) that will prevent eroded soil from leaving the site.
- Location of diversions.
Note: although not specifically required by code, it is recommended that concentrated flow (drainageways) be diverted (re-directed) around disturbed areas. Overland runoff (sheet flow) from adjacent areas greater than 10,000 square feet should also be diverted around disturbed areas.
- Location of practices that will be applied to control erosion on steep slopes (greater than 12% grade).
Note: Such practices include maintaining existing vegetation, placement of additional sediment fences, diversions, and re-vegetation by sodding or by seeding with use of erosion control mats.
- Location of practices that will control erosion in areas of concentrated runoff flow.
Note: Unstabilized drainageways, ditches, diversions, and inlets should be protected from erosion through use of such practices as in-channel fabric or straw bale barriers, erosion control mats, staked sod, and rock rip-rap. When used, a given in-channel barrier should not receive drainage from more than two acres of unpaved area, or one acre of paved area. In-channel practices should not be installed in perennial streams (streams with year-round flow.)
- Location of other planned practices not already noted.

Planned
Not Planned

Management Strategies

(Indicate management strategy by checking the appropriate box:)

- Temporary stabilization of disturbed areas.
Note: *It is recommended that disturbed areas and soil piles left inactive for extended periods of time be stabilized by seeding (between April 1st and September 15th), or by other cover, such as tarping or mulching.*

- Permanent stabilization of site by re-vegetation or other means as soon as possible (lawn establishment).

Indicate re-vegetation method: Seed

Sod Other _____

Expected date of permanent re-vegetation: April, 2017

Re-vegetation responsibility of: Builder Owner / Buyer

Is temporary seeding or mulching planned if site is not seeded by September 15, or sodded by November 1? Yes No

- Use of downspout and / or sump pump outlet extensions.
Note: *It is recommended that flow from downspouts and sump pump outlets be routed through plastic drainage pipe to stable areas such as sod or pavement.*

- Trapping sediment during dewatering operations.
Note: *Sediment-laden discharge water from pumping operations should be ponded behind a sediment barrier until most of the sediment settles out.*

- Proper disposal of building material waste so that pollutants and debris are not carried off-site by wind or water.

- Maintenance of erosion control practices.**

- Sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the barrier's height.
- Breaks and gaps in sediment fences and barriers will be repaired immediately. Decomposing straw bales will be replaced (typical bale life is three months).
- All sediment that moves off-site due to construction activity will be cleaned up before the end of the next workday.
- All sediment that moves off-site due to storm events will be cleaned up before the end of the next workday.
- Gravel access drives will be maintained throughout construction.
- All installed erosion control practices will be maintained until the disturbed areas they protect are stabilized.

FOR MORE INFORMATION

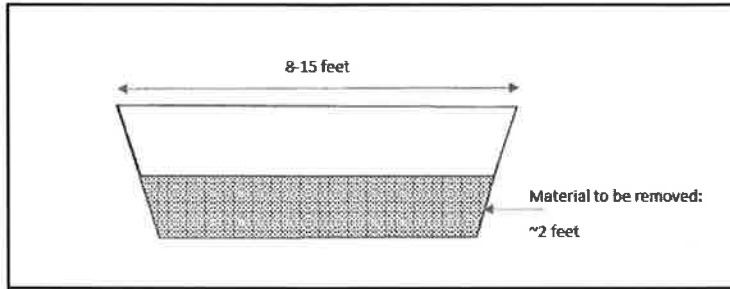
For more assistance on plan preparation and plan requirements, refer to Section 7.9 of the Dodge County Land Use Code, and the DNR Wisconsin Construction Site Best Management Technical Standards.

The Dodge County Land Use Code is available through the Dodge County Land Resources and Parks Department, Administration Building, 127 East Oak Street, Juneau, WI 53039, (920) 386-3700 and is available on the Dodge County Website: www.co.dodge.wi.us/landresources/

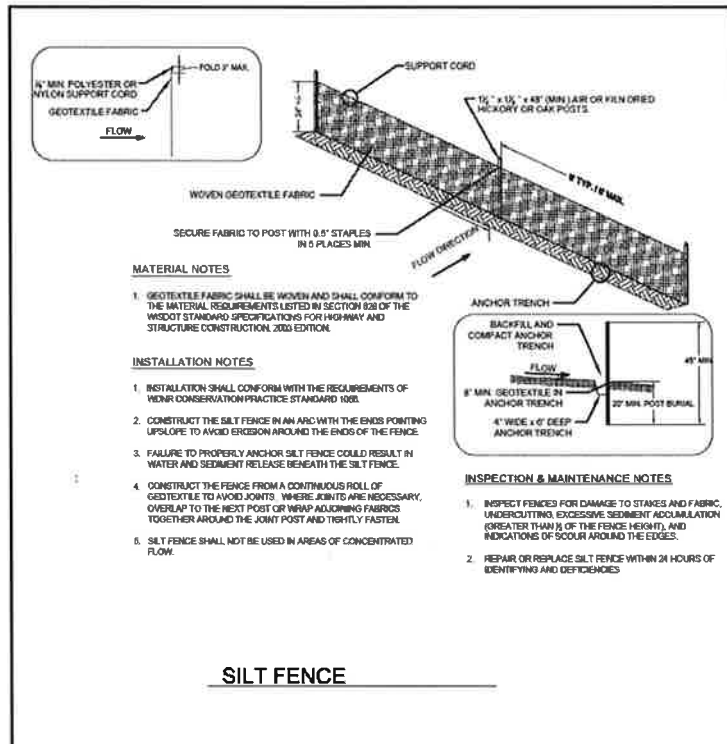
The DNR Wisconsin Construction Site Best Management Practice technical standards can be downloaded from the internet: dnr.wi.gov/runoff/stormwater

LOCAL ORDINANCES

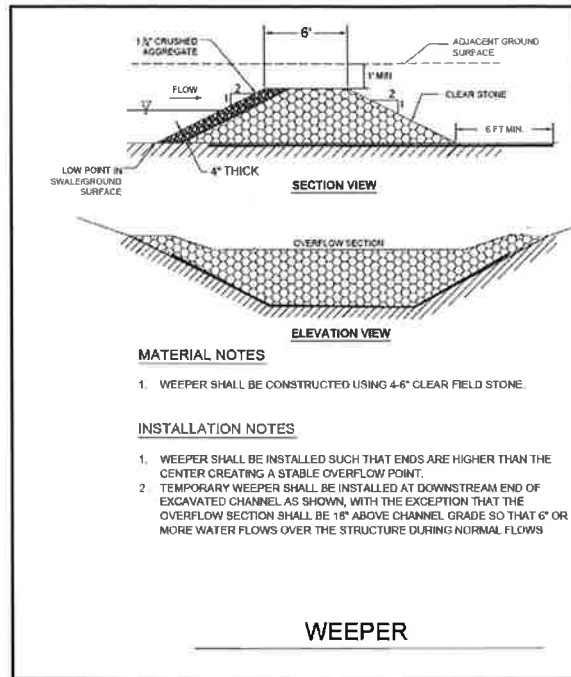
Check with the town, city or village for any local erosion control ordinances including shoreland zoning requirements. In addition, check with the Department of Natural Resources for additional erosion control and stormwater management plan requirements that may be required at the state or federal level.



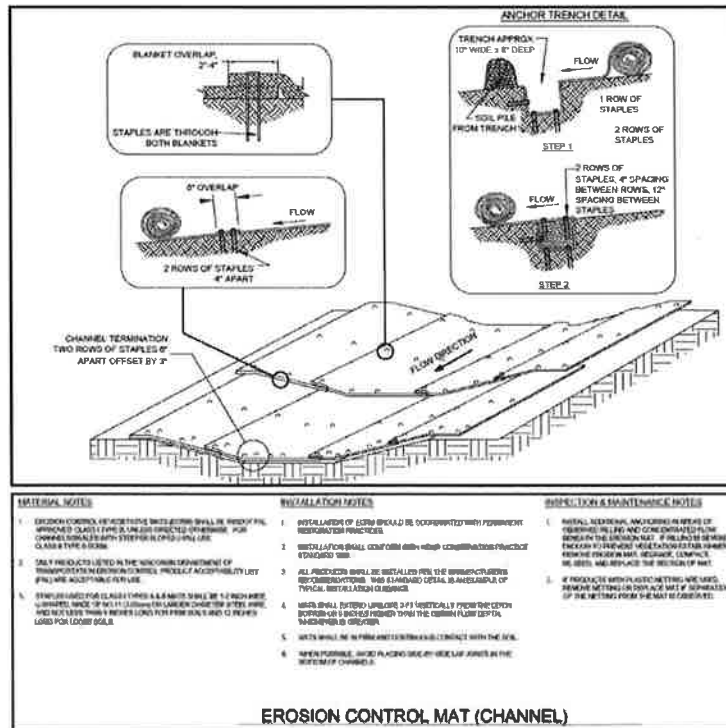
Typical Ditch Cross Section



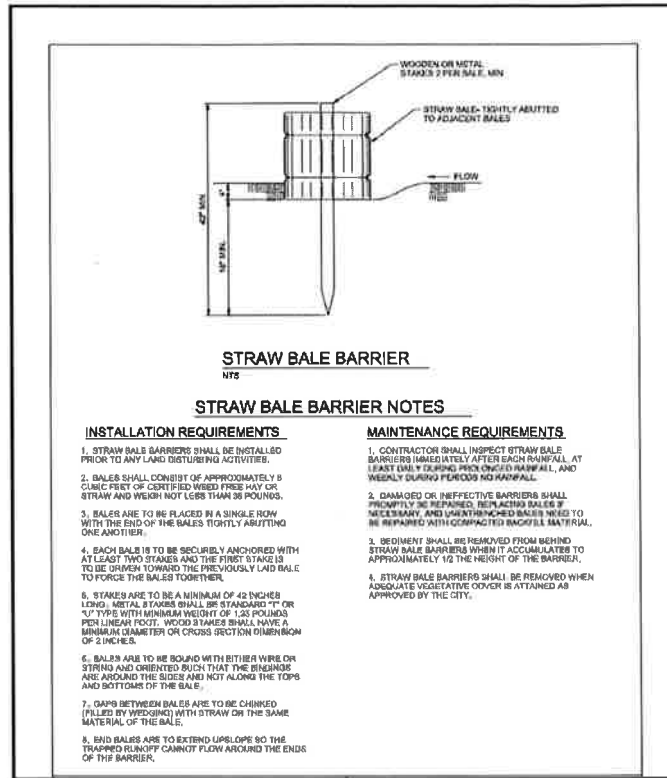
Detail A - Silt Fence



Detail B - Stone Weeper



Detail C - Erosion Control Matting



Detail D – Sediment Bale Barrier

**WORKSHEET 9: FILLING, GRADING, DREDGING OR EXCAVATING WITHIN 300 FEET OF A NAVIGABLE WATERWAY
SUPPLEMENTAL INFORMATION**

This Supplemental Information Worksheet is to be used in conjunction with your County Conditional Use Permit application. This worksheet must be used if your project involves filling, dredging, or excavating within 300 feet of a Navigable waterway.

Attach additional sheets if necessary

Estimated date project will begin?	Estimated date project will be completed?
February 1, 2017	April 15, 2017
Provide a narrative describing your proposal. Please state: <ul style="list-style-type: none"> o What the project is; – See attached narrative o What the purpose of the proposed project is: – See attached narrative 	
Provide a detailed plan on how you intend to carry out the project. The plan shall include: <ul style="list-style-type: none"> o The methods, materials and equipment to be used; – See attached narrative o Your proposed construction schedule and sequence of work. – See attached narrative 	
What temporary and/or permanent erosion control measures will be used? <ul style="list-style-type: none"> <input type="checkbox"/> Riprap <input checked="" type="checkbox"/> Silt Fence <input type="checkbox"/> Filter Fabric <input checked="" type="checkbox"/> Straw Bales <input checked="" type="checkbox"/> Erosion Control Mats <input type="checkbox"/> Temporary Diversions <input checked="" type="checkbox"/> Seeding and Mulching <input type="checkbox"/> No Erosions Control Measures Are Planned <input checked="" type="checkbox"/> Other (Please explain in detail): Stone Weeper-details provided in Erosion Control Attachment 1 	
<u>REQUIRED ADDITIONAL INFORMATION</u>	
Attach an aerial photo of the proposed project site showing: - see Figures 1 and 2, attached <ul style="list-style-type: none"> o An overhead view of the project highlighting its location, and showing the overall area (length and width) of the site to be disturbed. Also, show the location of the cross-section(s) used for the project. o Show the location(s) where the spoil material from the project will be placed and indicate the depth of the spoils when done. Also, show what erosion control measures will be used and where they will be located. o Show the setback distance from the navigable waterway. Attach the following cross-section illustrations: <ul style="list-style-type: none"> o Cross-section(s) showing the existing topography/grade of the excavated area. Use as many cross-section(s) as needed. o Cross-section(s) showing the proposed the final topography/grade of the excavated area after the project is completed. Use as many cross-section(s) as needed. <i>Aerial photos may be obtained from our office or by using the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below)</i>	
NOTE: It is your responsibility to obtain all other permits that may be required from the following governmental agencies: <ul style="list-style-type: none"> ✓ Local Township • (See Contact Info) ✓ Army Corps of Engineers • (262) 547-4171 ✓ Dodge County Drainage Board • (920) 887-7413 ✓ Natural Resources Conservation Service • (920) 386-9999 ✓ Wisconsin Department of Natural Resources • (262) 574-2172 	
NOTE: Part of the review process for your proposed project involves the evaluation of your proposed project's location relative to mapped wetlands. As a general rule, placement of spoil material within a mapped wetland is NOT ALLOWED. This office suggests that you either visit our office or use the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below) to determine your project's proximity to a mapped wetland.	
NOTE: Part of the review process for your proposed project involves the evaluation of your proposed project's location relative to mapped floodplain. As a general rule, your project cannot obstruct flow and cannot increase the regional flood height due to floodplain storage lost. This office suggests that you either visit our office or use the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below) to determine your project's proximity to a mapped floodplain.	
<u>USING THE GIS WEBMAP TOOL</u>	
<ol style="list-style-type: none"> 1. Go to the Dodge County website (www.co.dodge.wi.us). 2. Click on the "GIS Webmap Tool" icon. 3. If you know the Parcel Identification Number (PIN) of the proposed project site: Click the "Parcel Search" tab and enter the property's PIN information in the search bar. Alternatively, if you know the address of the proposed project site: Click the "Address Search" tab and enter the property's address information in the search bar. 4. Click/Check the boxes for: DNR Wetlands, FEMA 100-Year Floodplain and Aerial Imagery. 	



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

DEC 14 2016

Operations Division
Regulatory Branch (2016-04152-BJG)

Mr. Steven Johnson
Deere and Company
300 N. Vine Street
Horicon, Wisconsin 53032

Dear Mr. Johnson:

This letter concerns your request to remove accumulated sediment from 3,400 linear feet of agricultural ditches and to replace three culverts in-kind for maintenance. The project site is located in the NE ¼ of Sec. 22, T. 12N., R. 15E., Dodge County, Wisconsin. The Corps has determined that a Department of the Army permit is not required for your proposed activities.

Based on the information provided, we have determined that any discharge is exempt from the requirement for a Section 404 permit pursuant to Subsections 404(f)(1)(B) for the maintenance of structures and 404(f)(1)(C) for maintenance of drainage ditches of the Clean Water Act¹ as those exemptions are further described in Department of the Army regulations at Title 33 Code of Federal Regulations, Section 323.4(a)(2 & 3).

Please be aware that we have relied on your description of the work and your means of accomplishing that work in making our exemption determination and that you are responsible for insuring that the work is performed in a manner consistent with that Section 404(f) exemption. A change in the project design, scope, purpose, or the method of undertaking the work may make your project ineligible for the exemption and trigger the requirement for a Department of the Army permit. Should that occur, any discharge of dredged or fill material into a water of the United States without a permit would be in violation of Section 301 of the Clean Water Act.² Therefore, it would be prudent for you to coordinate any changes to your project with the Corps in advance of undertaking the work so that the Corps can, if necessary, issue a revised exemption determination.

This determination does not eliminate the need for any other Federal, state, or local permits, licenses, or authorizations required to complete the proposed work. You are advised to contact your local planning and zoning department and the Department of Natural Resources to determine what, if any, local or state authorizations are required.

¹ 33 U.S.C. § 1344(f)(1)(b) & 1344(f)(1)(c).

² 33 U.S.C. § 1311.

Operations Division
Regulatory Branch (MVP-2015-4152-BJG)

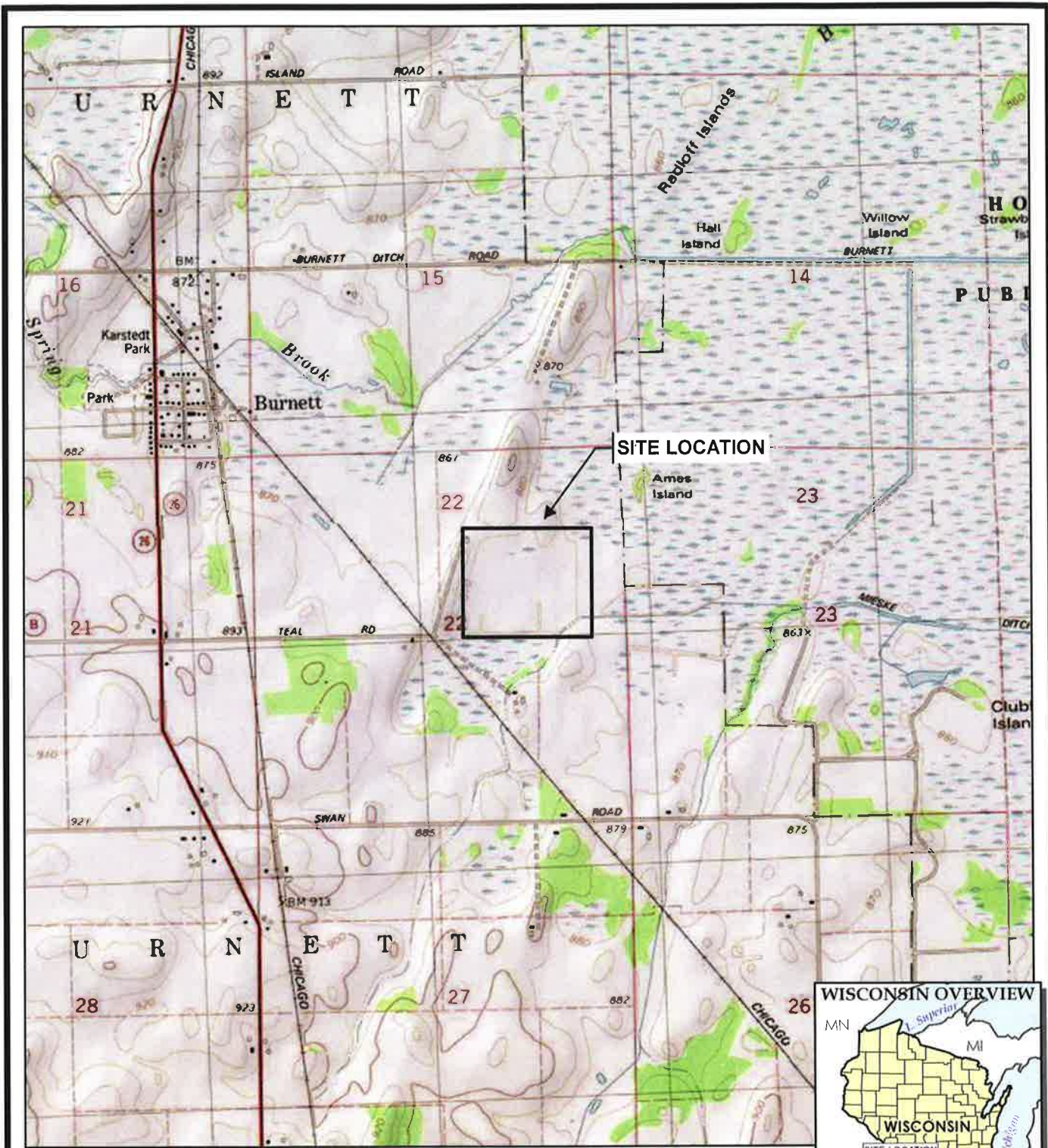
If you have any questions, contact Bonnie Gundrum in our Brookfield office at (651) 290-5730 or at Bonnie.J.Gundrum@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory number shown above.

Sincerely,

A handwritten signature in black ink that reads "Todd Vesperman". The signature is written in a cursive style and is followed by a horizontal line that extends to the right.


Todd M. Vesperman
Chief, Southeast Section

cc:
Gunny Plumeau, TRC Companies, Inc.
Travis Schroeder, WDNR



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.

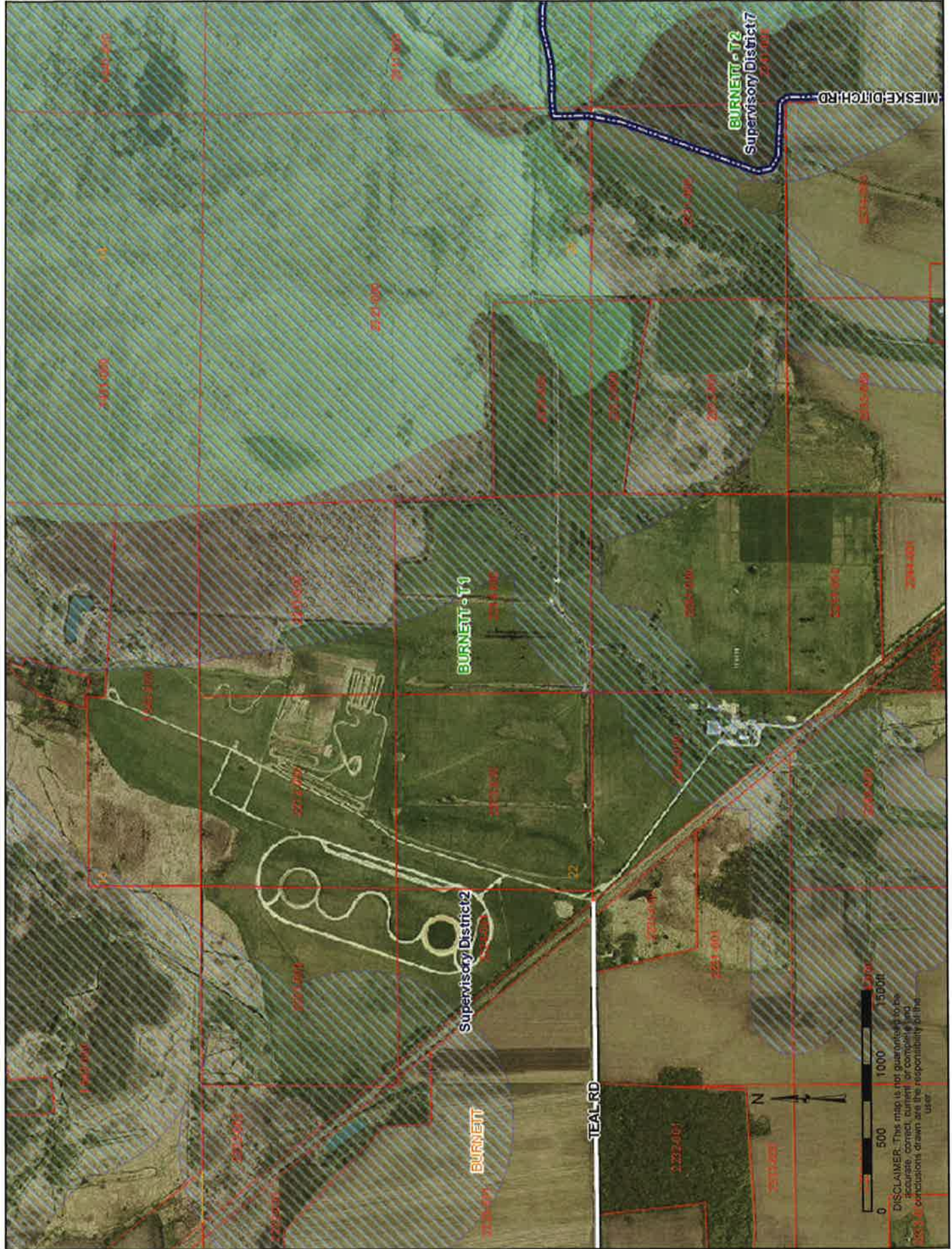


 150 North Patrick Blvd. Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 TRC - GIS	PROJECT: <p style="text-align: center;">JOHN DEERE SWAN ROAD, HORICON, WISCONSIN</p>	DRAWN BY: R SUEMNICHT CHECKED BY: G PLUMEAU APPROVED BY: G PLUMEAU DATE: JANUARY 2017 PROJ. NO: 259918 FILE: 259918-001slm.mxd
	TITLE: <p style="text-align: center;">SITE LOCATION MAP</p>	<p style="text-align: center;">FIGURE 1</p>



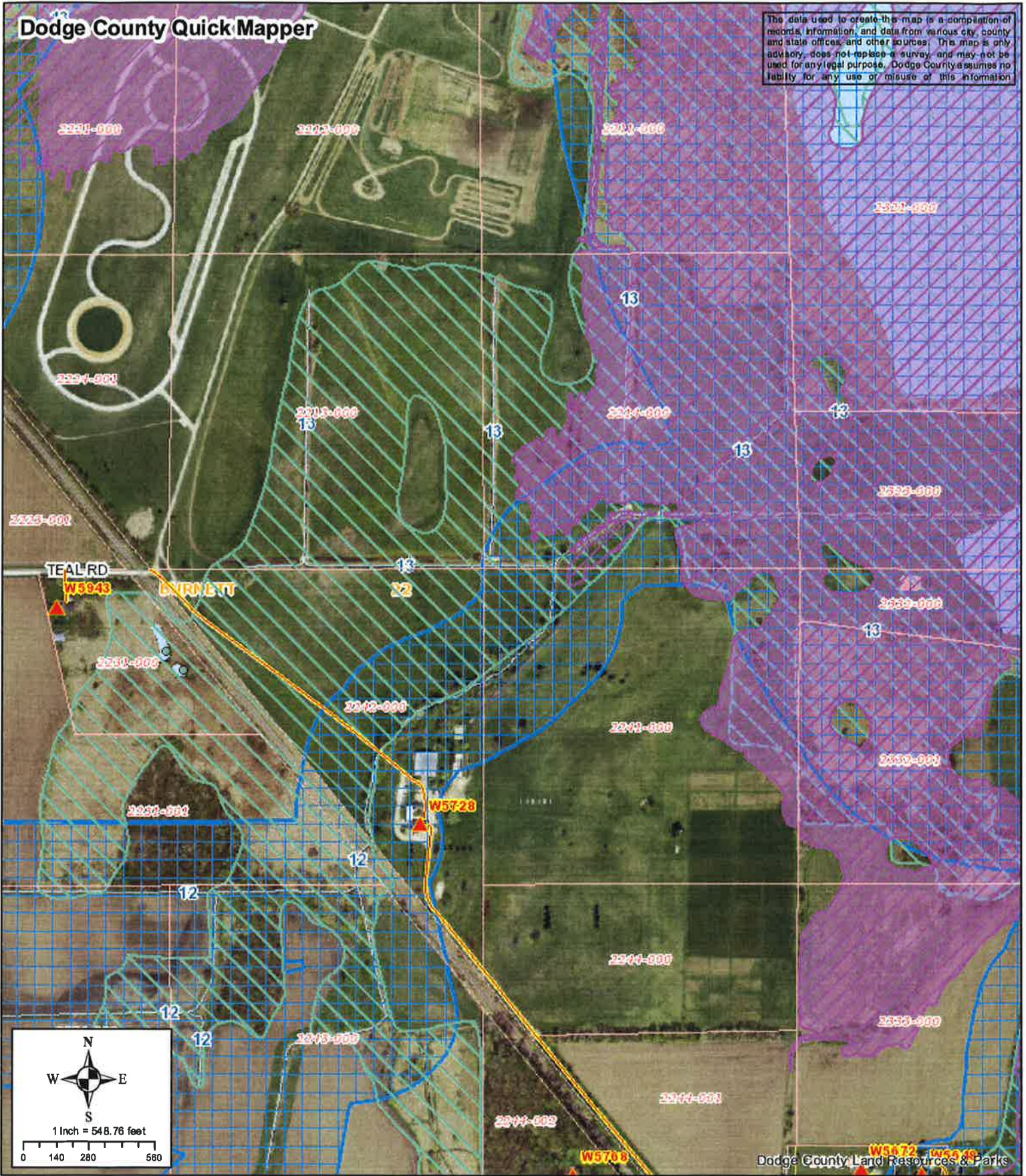
DISCLAIMER: This map is not guaranteed to be accurate, correct, current or complete. All conclusions drawn are the responsibility of the user.



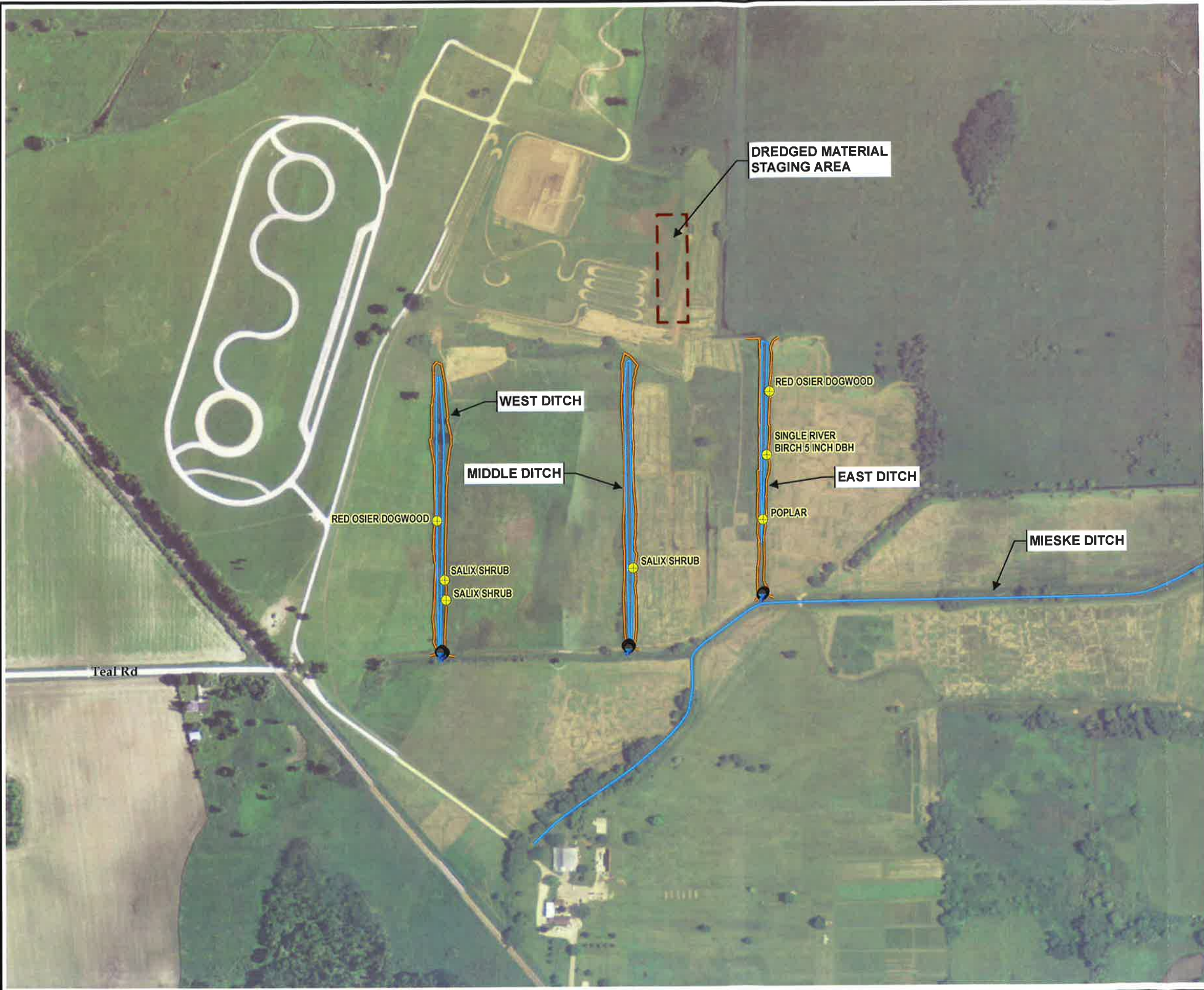


Dodge County Quick Mapper

The data used to create this map is a compilation of records, information, and data from various city, county and state offices and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



<p>General</p> <ul style="list-style-type: none"> Urbanized Roads Soils Airport Ordinance 3-Mile Buffer Sewer Service Areas Elevation Contours (2' & 10') <p>WI Historical Society</p> <ul style="list-style-type: none"> Historic Structures Archaeological Sites Survey Areas 	<p>Floodplain/Wetland</p> <ul style="list-style-type: none"> Floodplain (May 19th 2014) Flood Storage Areas (2014) DNR Wetland (2006) DNR Wetland Points (2006) <p>Shoreland Zoning</p> <ul style="list-style-type: none"> Lake/Pond/Slough Buffer Lakes/Ponds/Sloughs Rivers/Streams/Creeks Horicon Marsh (860' Contour) 	<p>COUNTY ZONING</p> <ul style="list-style-type: none"> PLANNED UNIT DEVELOPMENT HARTFORD EXTRATERRITORIAL GENERAL AGRICULTURAL PRIME AGRICULTURAL ONE FAMILY RESIDENTIAL TWO FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL 	<ul style="list-style-type: none"> GENERAL COMMERCIAL EXTENSIVE COMMERCIAL LIGHT INDUSTRIAL INDUSTRIAL CITY OR VILLAGE RIGHT OF WAY WATERBODY
---	---	--	---

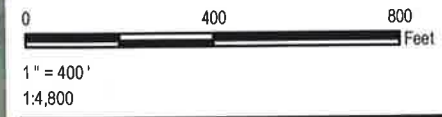


LEGEND

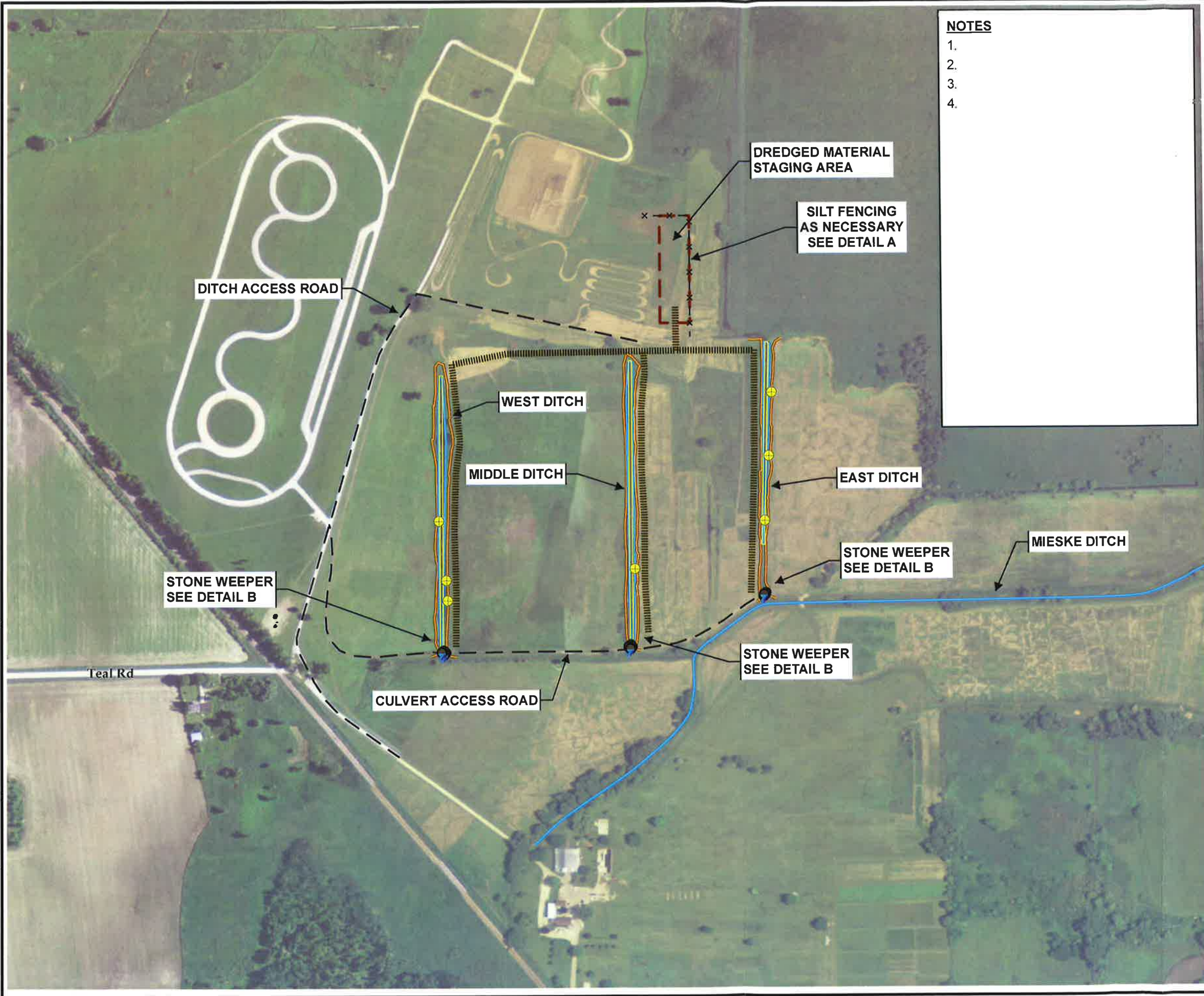
- OTHER FLAG
- 30-INCH CMP CULVERT
- BUFFER
- DITCH LINE
- PARCEL LINE
- 2' CONTOUR INTERVAL

NOTES

1. BASE MAP IMAGERY FROM NATIONAL AGRICULTURAL INVENTORY PROGRAM (NAIP), 2013.
2. CONTOUR AND PARCEL DATA ACQUIRED FROM DODGE COUNTY LAND INFORMATION OFFICE.



PROJECT:		JOHN DEERE SWAN ROAD, HORICON, WISCONSIN	
TITLE:		DITCH AND BUFFER DELINEATION MAP	
DRAWN BY:	R SUEMNICHT	PROJ NO.:	259918
CHECKED BY:	G PLUMEAU	FIGURE 2	
APPROVED BY:	G PLUMEAU		
DATE:	JANUARY 2017		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:	259918-002.mxd		

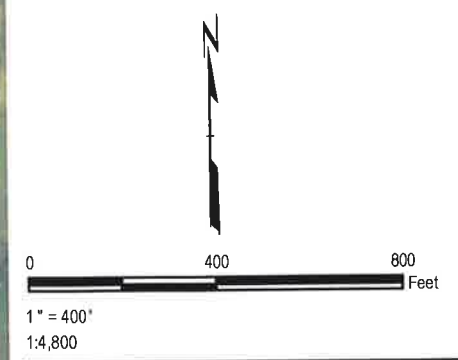


NOTES

- 1.
- 2.
- 3.
- 4.

- LEGEND**
- OTHER FLAG
 - 30-INCH CMP CULVERT
 - BUFFER
 - DITCH LINE
 - EXTENT OF MATERIAL REMOVAL/ EROSION CONTROL MAT
 - ACCESS ROAD
 - TIMBER MAT

- NOTES**
1. BASE MAP IMAGERY FROM NATIONAL AGRICULTURAL INVENTORY PROGRAM (NAIP), 2013.



PROJECT:		JOHN DEERE SWAN ROAD, HORICON, WISCONSIN	
TITLE:		PROJECT SITE MAP	
DRAWN BY:	R SUEMNICH	PROJ NO.:	259918
CHECKED BY:	G PLUMEAU	FIGURE 3	
APPROVED BY:	G PLUMEAU		
DATE:	JANUARY 2017		
		150 North Patrick Blvd., Suite 180 Brookfield, WI 53045 Phone: 262.879.1212 www.trcsolutions.com	
FILE NO.:	259918-007.mxd		

Culvert Projects

Project: JD Swan Road Ditch

Project Number: 1653

Calculations For: Culvert Road → CUP Road

Page Number 1 of



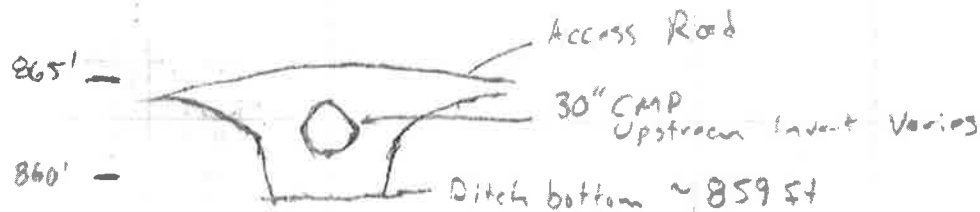
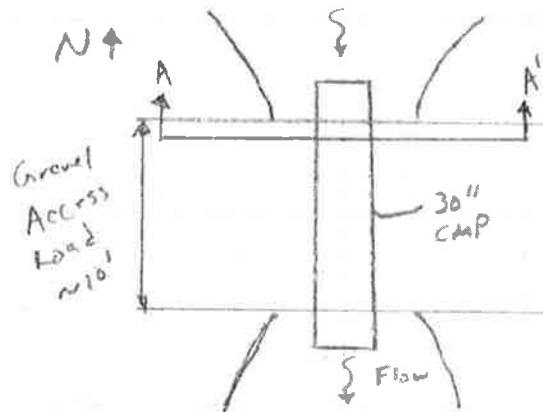
Hydrology

By: MTS Date: 2/8/17

Checked: Date:

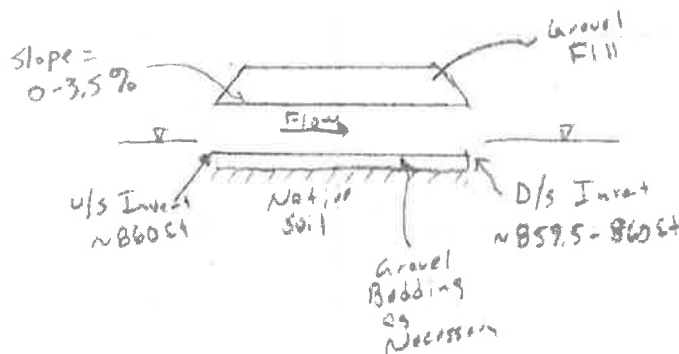
Top View - All Existing + Proposed

1" = 10'



Cross-Section A-A' (Existing)

Proposed Profile (All)



Elevations estimated from County GIS website, 2-foot contours

Project: JD Swan Road Ditch

Project Number: 1603

Calculations For: Culvert Reset Sketch

Page Number 2 of 2



Hydrology

By: MIS Date: 2/16/17

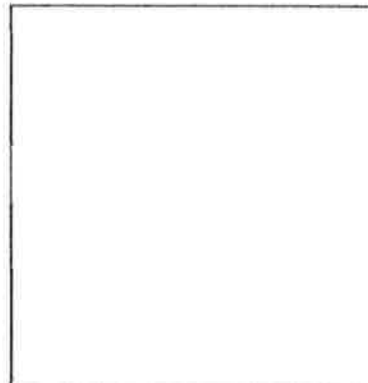
Checked: _____ Date: _____

Existing Culvert Conditions

	<u>Upstream Invert</u>	<u>Downstream Invert</u>	<u>Slope</u>
East Culvert	unk	unk	unk
Middle Culvert	861 ft	860 ft	7.9%
West Culvert	861.5 ft	860.75 ft	5.59%

Observations: Culverts (especially upstream ends) appear to have dislodged upwards over time, elevating the culvert invert well above the ditch bottom.

Reestablishing a flat slope at ~860 ft would bring the culverts back in line with the ditch bottoms



WORKSHEET 10: INSTALLATION OR REPLACEMENT OF A CULVERT - SUPPLEMENTAL INFORMATION

This Supplemental Information Worksheet is to be used in conjunction with your County Conditional Use Permit application. This worksheet must be used if your project involves the installation or replacement of a culvert within a navigable waterway.

Attach additional sheets if necessary

Estimated date project will begin?	Estimated date project will be completed?
March 8, 2017	April 15, 2017
<p>Provide a narrative describing your proposal. Please state:</p> <ul style="list-style-type: none"> ○ What the project is; - reset three existing culverts to original slope and elevation, replace in kind if necessary ○ What the purpose of the proposed project is: - restore design conditions after decades of frost-heave and settlement 	
<p>Provide a detailed plan on how you intend to carry out the project. The plan shall include: - see attached</p> <ul style="list-style-type: none"> ○ The methods, materials and equipment to be used; ○ Your proposed construction schedule and sequence of work. 	
<p>Provide detailed plans that illustrate the proposed project. The plans shall include:</p> <ul style="list-style-type: none"> ○ A sketch map that clearly indicates the location of the project; ○ The location of any disposal area for dredged or excavated materials; ○ The size and length of the culvert, the number of culverts proposed and the material each culvert is made of; ○ A top view of the project showing the existing waterway, the proposed roadway with the culvert and the direction of flow through the culvert; ○ A side view and as many cross sectional views as necessary to illustrate the existing and proposed water channel, the floodplain and the applicable culvert elevation information (inlet and outlet elevations). At minimum, one cross section is required (See example on page 3); ○ The side view shall also show the depth of the proposed road fill, bedding material and the sideslopes; and ○ Provide descriptions of the proposed road fill material, the bedding material, and the side slope materials to be used. 	
<p>What temporary and/or permanent erosion control measures will be used?</p> <p> <input type="checkbox"/> Riprap <input type="checkbox"/> Silt Fence <input type="checkbox"/> Filter Fabric <input type="checkbox"/> Straw Bales <input type="checkbox"/> Erosion Control Mats <input type="checkbox"/> Temporary Diversions <input type="checkbox"/> Seeding and Mulching </p> <p> <input type="checkbox"/> No Erosion Control Measures are Planned. <input checked="" type="checkbox"/> Other (Please List Measures to be Used.): stone weeper, construct during slack water period </p>	
<p>REQUIRED ADDITIONAL INFORMATION</p> <p>Attach an aerial photo of the proposed project site at an appropriate scale showing:</p> <ul style="list-style-type: none"> ○ An overhead view of the project highlighting its location, length and the direction of water flow. ○ Show the location(s) of any erosion control measures that will be used and the location of any spoil material disposal areas. <p><i>Aerial photos may be obtained from our office or by using the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below)</i></p>	
<p>NOTE: It is your responsibility to obtain all other permits that may be required from the following governmental agencies:</p> <ul style="list-style-type: none"> ✓ Local Township • (See Contact Info) ✓ Army Corps of Engineers • (262) 547-4171 ✓ Dodge County Drainage Board • (920) 887-7413 ✓ Natural Resources Conservation Service • (920) 386-9999 ✓ Wisconsin Department of Natural Resources • (262) 574-2172 	
<p>NOTE: Part of the review process for your proposed project involves the evaluation of your proposed project's location relative to mapped wetlands. As a general rule, placement of spoil material or other fill within a mapped wetland is NOT ALLOWED. This office suggests that you either visit our office or use the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below) to determine your project's proximity to a mapped wetland.</p>	
<p>NOTE: Part of the review process for your proposed project also involves the evaluation of your proposed project's location relative to mapped floodplain. As a general rule, your project cannot obstruct flow and cannot increase the regional flood height due to floodplain storage lost. A hydrologic/hydraulic analysis may be required if the proposed project will reduce the effective flood flow capacity of the waterway by obstruction of existing flow area. If an analysis is required, the property owner may be required to retain an engineer, registered in the State of Wisconsin, to prepare the analysis. This office suggests that you either visit our office or use the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below) to determine your project's proximity to a mapped floodplain.</p>	
<p>USING THE GIS WEBMAP TOOL</p>	
<ol style="list-style-type: none"> 1. Go to the Dodge County website (www.co.dodge.wi.us). Click on the "GIS Webmap Tool" icon. 2. If you know the Parcel Identification Number (PIN) of the proposed project site: Click the "Parcel Search" tab and enter the property's PIN information in the search bar. Alternatively, if you know the address of the proposed project site: Click the "Address Search" tab and enter the property's address information in the search bar. 3. Click/Check the boxes for: DNR Wetlands, FEMA 100 Year Floodplain and Aerial Imagery. 	

Worksheet 10: Continued

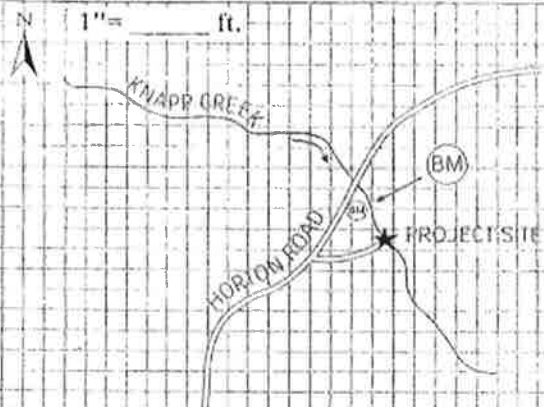
Drawings of proposed activity should be prepared in accordance with the sample drawing.	Location Sketch - Show route to project site and include the nearest main road and cross road. (Indicate the scale used)	Culvert Sample Drawing
Proposed Materials		
Project Plans. Include top view and typical cross sections. Clearly identify features and dimensions or indicate scale.		
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">SEE ATTACHED</div>		
Cross Section	Side View	

DRAWINGS OF PROPOSED ACTIVITY SHOULD BE PREPARED IN ACCORDANCE WITH SAMPLE DRAWING

Location Sketch (Indicate scale.) Show route to project site; include nearest main road and crossroad.

CULVERT SAMPLE DRAWING

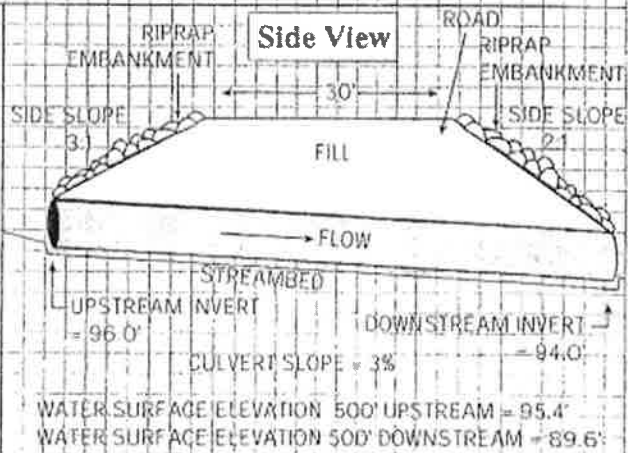
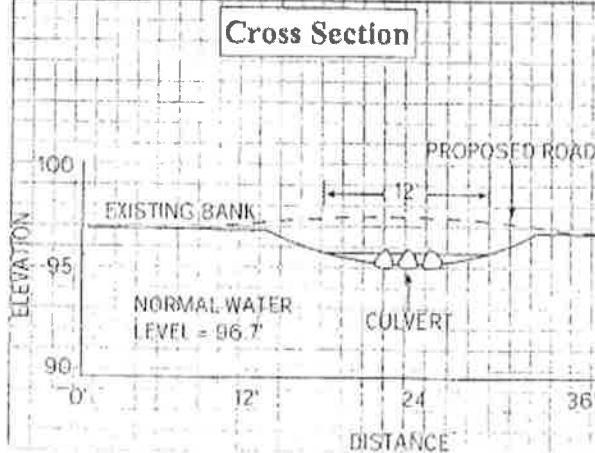
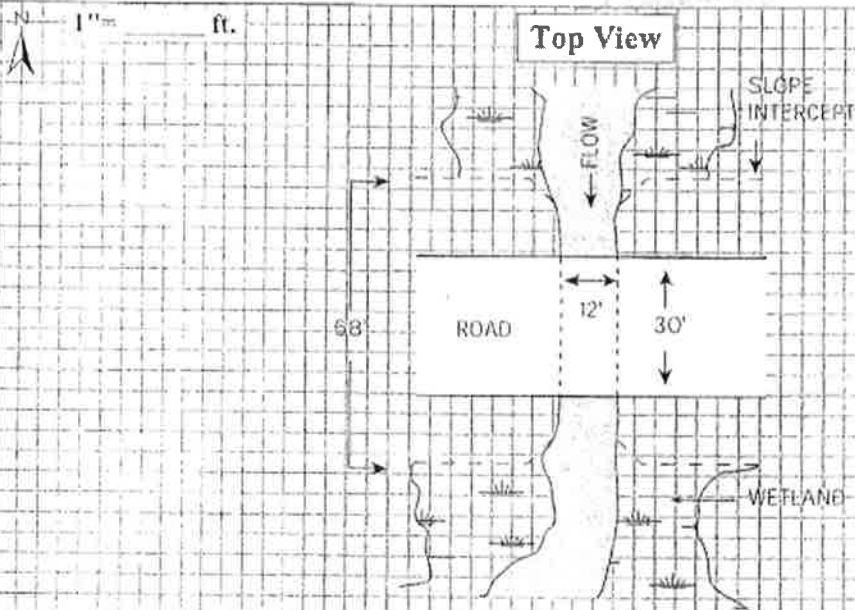
Proposed Materials



File Number _____

Benchmark is a 16c spike near the base of an oak tree about 200' north of the culvert crossing.
BM elevation = 100'

Project Plans. (Include top view and typical cross sections. Clearly identify features and dimensions or indicate scale.)
Use additional sheets if necessary.



John Deere Swan Road Facility Ditch Maintenance Project

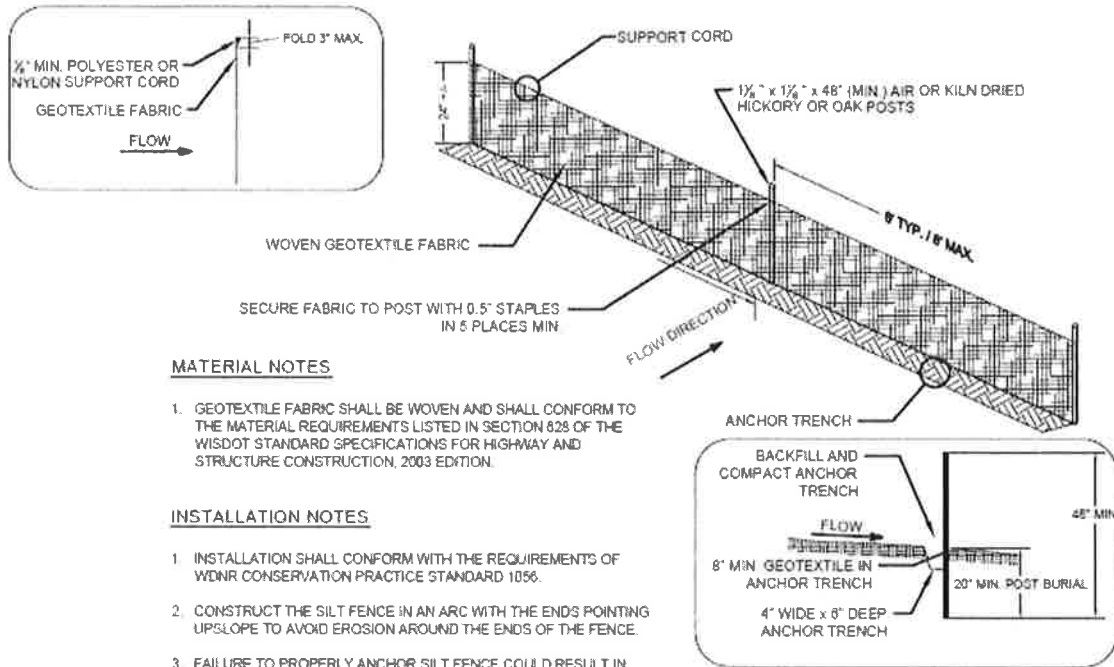
This information is provided as a conditional use permit submission regarding a proposed ditch dredging and culvert replacement project on the John Deere Swan Road Facility, Burnett Township, Wisconsin. The purpose of the project is to restore the drainage function of the ditches, which has deteriorated over time.

The project would be conducted on three artificial ditches that drain to Mieske Ditch, a designated public and navigable waterway, approximately 2,000 feet upstream of Horicon Marsh. The project site is partially within the regulatory floodplain and partially within Dodge County shoreland jurisdiction. Essentially the entirety of the ditches to be dredged are designated as wetlands by the DNR. Historic maps indicate that the ditches have been in place since at least 1940, prior to their connection with Mieske Ditch. Three existing 30-inch diameter corrugated metal pipe culverts over the ditches have been dislodged over time and will be replaced with either the existing culvert or a new 30-inch corrugated metal culvert, reset in elevation to match the ditch bottom and at a flat or nearly flat slope.

Project Plan

Sequence

1. Erosion control practices, including silt fencing (DNR Standard 1056) and/or sediment bale barrier (DNR Standard 1055) if needed, will be placed to form the soil disposal area. See Detail A and Detail C.
2. The contractor will excavate and remove the existing corrugated metal culverts in turn. The contractor will compact the bottom of the trench, adding, removing or shaping the backfill as necessary to develop a flat grade at the elevation of the existing downstream invert. The contractor will replace each culvert with either the existing culvert or a new 30-inch corrugated metal culvert, depending on the condition of the existing culvert. Culverts will be reset so that the upstream end of the culvert is 0 to 6 inches higher than the downstream end. The trench will then be backfilled with gravel and the surface restored.
3. Once the vegetation has been reestablished on the ditches through natural recolonization the stone weepers and any accumulated sediment may be removed and the ditch stabilized at that location



MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 828 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2003 EDITION.

INSTALLATION NOTES

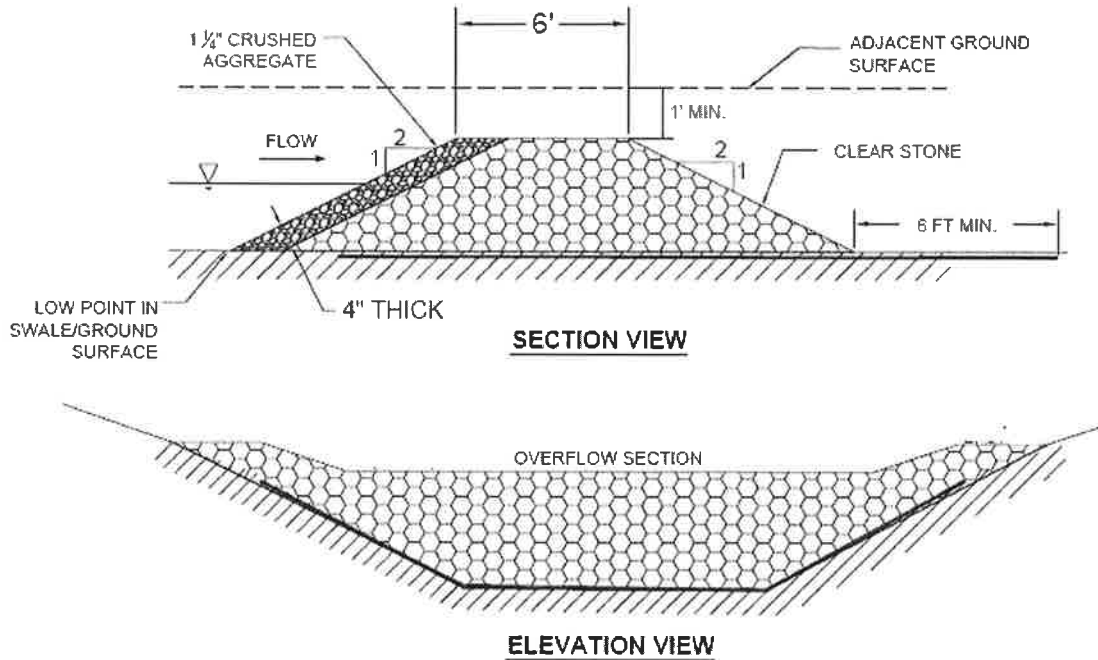
1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDMR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP ADJOINING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.

INSPECTION & MAINTENANCE NOTES

1. INSPECT FENCES FOR DAMAGE TO STAKES AND FABRIC, UNDERCUTTING, EXCESSIVE SEDIMENT ACCUMULATION (GREATER THAN 1/2 OF THE FENCE HEIGHT), AND INDICATIONS OF SCOUR AROUND THE EDGES.
2. REPAIR OR REPLACE SILT FENCE WITHIN 24 HOURS OF IDENTIFYING AND DEFICIENCIES.

SILT FENCE

Detail A - Silt Fence



MATERIAL NOTES

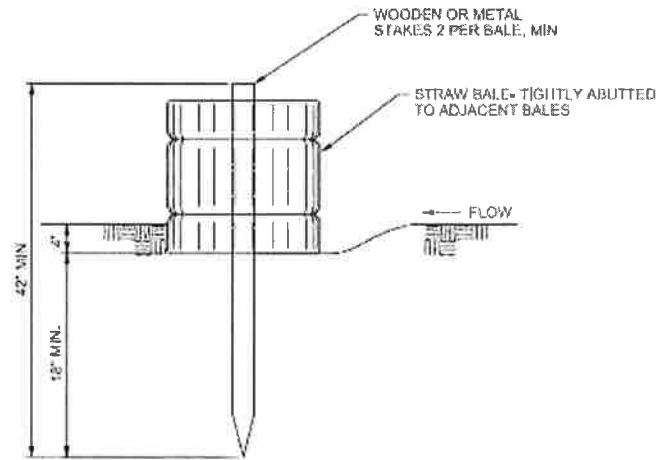
1. WEEPER SHALL BE CONSTRUCTED USING 4-6" CLEAR FIELD STONE.

INSTALLATION NOTES

1. WEEPER SHALL BE INSTALLED SUCH THAT ENDS ARE HIGHER THAN THE CENTER CREATING A STABLE OVERFLOW POINT.
2. TEMPORARY WEEPER SHALL BE INSTALLED AT DOWNSTREAM END OF EXCAVATED CHANNEL AS SHOWN, WITH THE EXCEPTION THAT THE OVERFLOW SECTION SHALL BE 18" ABOVE CHANNEL GRADE SO THAT 6" OR MORE WATER FLOWS OVER THE STRUCTURE DURING NORMAL FLOWS

WEEPER

Detail B - Stone Weeper



STRAW BALE BARRIER

N15

STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
5. STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
8. END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
4. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SBB-2
Straw Bale Barrier
Construction Detail and Maintenance
Requirements

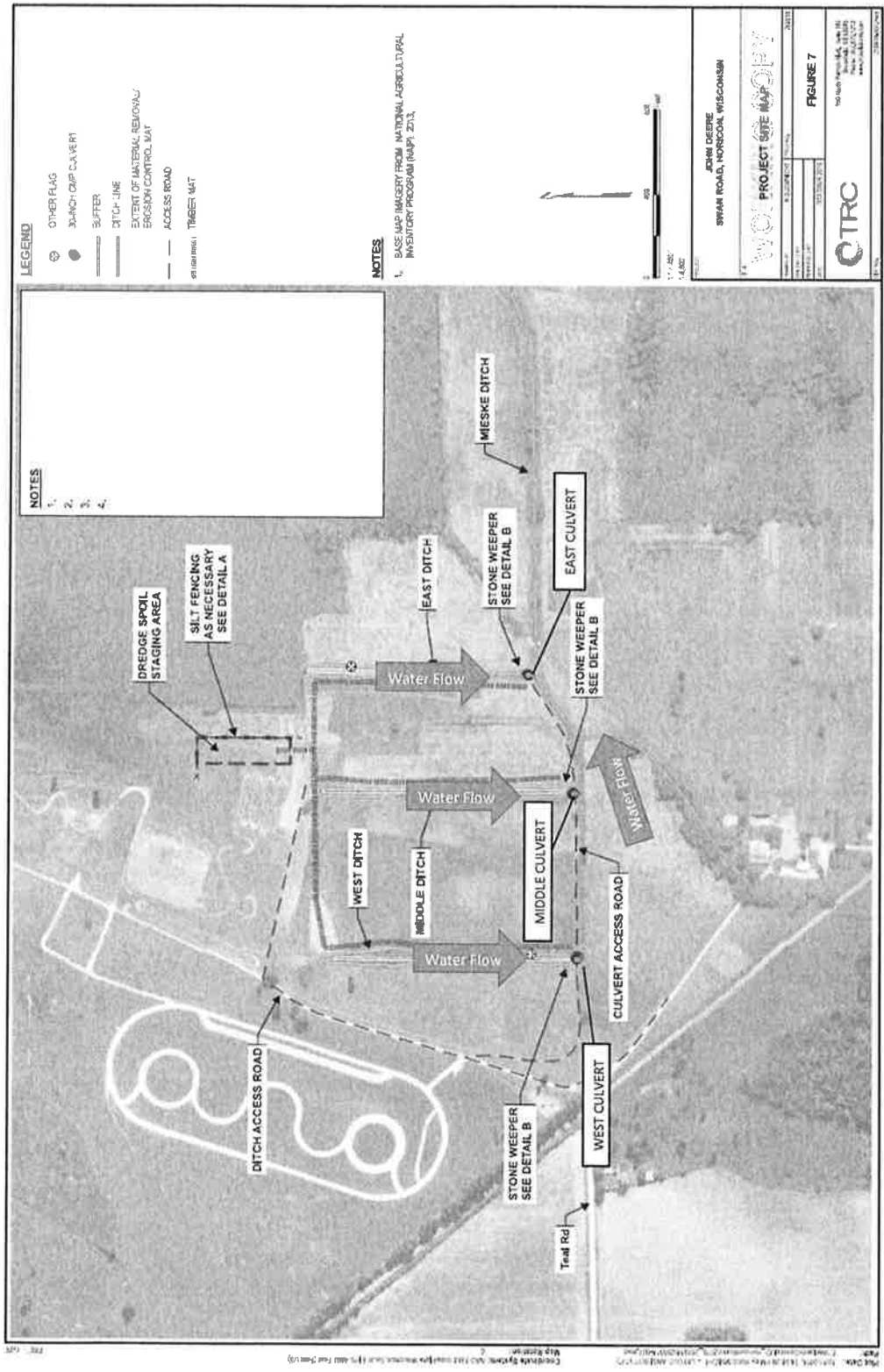


Figure 1 – Site Plan



Figure 2 – Existing Culvert Crossings

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
February 20, 2017**

The Dodge County Planning, Development and Parks Committee met on February 20, 2017 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 Tom Schaefer, Allen Behl, William Muche, and Joseph Marsik. Members excused were Janice Bobholz. The staff present at the request of the Chairman were Joseph Giebel and Nate Olson.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by Allen Behl to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: William Muche Motion carried.

ADMINISTRATIVE BUSINESS

1. The minutes from the February 6, 2017 meeting were reviewed by the Committee.

Motion by Joseph Marsik to approve the minutes as written.

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

2. Committee Member Reports

Joseph Marsik attended a round table discussion on the PSC Broadband Forward Program. He provided the committee with information on the grant program. The Broadband expansion grant program is a grant program that provides reimbursement for equipment and construction expenses incurred to extend or improve broadband telecommunications service in underserved areas of the state. There are maps available to show the areas of Dodge County where there is limited broadband accessibility and the grant funding may be available through this program to reimburse some of the costs to provide accessibility in these areas.

3. No additional Per Diems.

The hearing procedures were read into the record.

PUBLIC HEARING

Dennis Robus – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the conversion of an agricultural building into a private event facility for weddings, meetings and other social gatherings within the A-2 General Agricultural Zoning District. The site is located in part of the NW ¼ of the NE ¼, Section 27, Town of Lebanon, the site address being W3801 County Road O.

Motion by William Muche to approve the conditional use permit request to allow the conversion of an agricultural building into a private event facility for weddings, meetings and other social gatherings 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, 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 facility shall not be open after 12:00 midnight;
3. 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 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 to document that the facility meets the required fire and building codes prior to use of the facility for a public event;
4. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties. The applicant shall submit a detailed lighting plan in accord with Section 8.8 of the Code to the Department for review and approval prior to the issuance of the conditional use permit;
5. A land use permit shall be obtained by the developer for the proposed construction project 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;
6. A code compliant private onsite wastewater treatment system or other approved method of sanitary sewage disposal facility shall be provided for the proposed facility prior to the issuance of the conditional use permit and prior to the use of the facility for a public event;
7. A detailed parking plan in accord with Section 8.2.6 of the County Land Use Code shall be submitted to the Department for review and approval prior to the issuance of the Conditional use permit. The aisles and spaces 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;
8. There shall be no parking within the road right-of-way of County Road O.
9. 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.
10. The applicant is authorized to use portable restrooms for a period of one year from the date of issuance of the conditional use permit in lieu of installing a code compliance POWTS to allow the applicant time to determine if the business will be viable.
11. The decision of the Committee is valid for one year.

Second by Joseph Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

Kurt and Heather Williams – Petition to rezone approximately 5-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 on this site. The property is located in part of the SW ¼ of the NE ¼, Section 31, T13N, R13E, Town of Fox Lake.

Motion by Joseph Marsik to submit a favorable recommendation on the rezoning request to rezone approximately 5-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 on this site.

Second by Allen Behl Vote 4-0 Motion carried.

PUBLIC HEARING

Frens Stone LLC, agent for Randall Kamphuis – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of an approximate 95-acre non-metallic mining/quarry operation to produce dimension stone products. The site is located in the SW ¼ of the NW ¼, Section 3, T13N, R14E, Town of Trenton along the southeast intersection of County Road AW and Jersey Road

Motion by Allen Behl to approve the conditional use permit request to allow the establishment of an approximate 95-acre non-metallic mining/quarry operation on this site to produce dimension stone products subject to the following conditions:

1. The business operation shall be conducted without the risk of fire, accidental explosion or other accident and shall not be detrimental to the public health, safety or general welfare of the immediate neighborhood or community;
2. A valid non-metallic mining permit in accord with Subsection 4.12 of the Code shall be maintained for this non-metallic mining operation;
3. 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 operation in accord with Best Management Practices;
4. Dust control measures such as watering or oiling shall be taken by the applicant during the quarry operation to minimize dust from these sites;
5. The applicant shall reimburse the County and/or the Town for any and all repairs and reconstruction required to the public haul roads that will be used for the operation of the Quarry. A qualified independent third party, agreed to by the County, Town and applicant, and paid for by the applicant, shall be hired to inspect the roadways to be used during the operation of the quarry. A copy of an agreement between the applicable County and Town highway departments and the applicant regarding the evaluation and documentation of road condition, the required maintenance, reconstruction and repair requirements for the haul roads shall be submitted to the Department prior to beginning the quarry operation. Any road damage done by the applicant or its contractors or subcontractors shall be repaired or reconstructed at the applicants expense in accord with the agreement;
6. The operator shall maintain an active blast log;
7. Blasting shall, at a minimum, comply with the provisions listed in SPS 307, Wis. Administrative Rule. At sites where there is a principal structure on neighboring property

within 500 feet of the shared property line with the mining site, blast charges may be required to be reduced in size as blasting activity nears the property line.

8. All Federal, State and Local Municipality permits required for the operation of this quarry blasting shall be obtained and remain current;
9. Any significant change to or expansion of the business operation, designated mine area and/or of its facilities may require that a new Conditional Use Permit be obtained.

Second by William Muche Vote 4-0 Motion carried.

Mine Reclamation Plan

In accord with Section 4.12.2 of the Land Use Code, a non-metallic mining reclamation plan and permit application was also submitted for the reclamation of the proposed mine site that will be operated by Frens Stone, LLC, on property owned by Randall Kamphuis, Joseph Giebel provided the Committee and the audience with a report on the proposed reclamation plan for the mine operation on this site. The floor was opened to provide the opportunity for public testimony regarding reclamation matters at the proposed mine site, in accordance with Wisconsin Administrative Code Chapter NR 135.20 (2). The information and comments received at the hearing will be used by Dodge County in their decision to issue a non-metallic mining reclamation permit.

No comments were received regarding the mine reclamation plan.

PUBLIC HEARING

Jacob and Kristy Zoesch – Petition to rezone approximately 2-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 on this site. The property is located in part of the NE ¼ of the NW ¼, Section 8, Town of Ashippun, the site address being W2341 Town Road MM.

Motion by William Muche to submit a favorable recommendation on the rezoning request to rezone approximately 2-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 on this site.

Second by Joseph Marsik Vote 4-0 Motion carried.

PUBLIC HEARING

Joshua Butler, agent for Joseph and Tammy Butler – Request to rezone approximately 15-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 future non-farm residential development of this site. The property is located in part of the NE ¼ of the SE ¼, Section 27, Town of Leroy, along the southwest intersection of Bauer Road and County Road Y.

Motion by Joseph Marsik to submit a favorable recommendation on the rezoning request to rezone approximately 15-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 future non-farm residential development of this site.

Second by Allen Behl Vote 4-0 Motion carried.

Motion by order of the chairperson to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:41 p.m.

Respectfully Submitted,

Allen Behl, Secretary

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