

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

The Dodge County Land Resources and Parks Committee met on December 17, 2018 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Joseph Marsik, William Muche, Tom Schaefer, Jeff Schmitt and Larry Schraufnagel. The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel.

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

The hearing procedures were read into the record.

PUBLIC HEARING

Noble Builders Inc, agent for SIT Willow Creek LLC - Petition to rezone approximately 3-acres of land from the C-2 Extensive Commercial zoning district to the C-1 General Commercial zoning district to allow for the establishment of a condominium type development project on this site containing up to seven two-family residential structures. The site is known as Lot 1 of Willow Creek Subdivision, located in part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 29, Town of Ashippun, the site address being N695 North Ave.

This petition was withdrawn by the applicant on December 17, 2018 prior to the public hearing.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

PUBLIC HEARING

Anthony DelPonte – Petition to rezone land from the R-1 Single Family Residential Zoning District to the A-2 General Agricultural zoning district to allow the owners to dissolve the residential subdivision at this location and to allow them to continue to utilize the land for agricultural use. The site is known as Lots 1-8 of the Maplewood Homesites subdivision, located in part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 29, Town of Lomira.

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

Second by Larry Schraufnagel Vote 5-0 Motion carried.

PUBLIC HEARING

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

Motion by Jeffrey Schmitt to approve the conditional use permit to allow the creation of an approximate 2-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 4.36-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A “Notice of Zoning Limitations” document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the “base farm tract” which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 008-1113-1522-000 and 008-1113-1523-001;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Joseph Marsik Vote 5-0 Motion carried.

PARK SYSTEM

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

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

ADMINISTRATIVE BUSINESS

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

Motion by William Muche to approve the minutes as written.

Second by Larry Schraufnagel

Vote: 4-0 Motion carried.

2. No Committee Member Reports

3. No additional Per Diems.

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Joseph Marsik, Secretary

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

Land Resources and Parks Department Staff Report

County Shoreland Conditional Use Permit Application # 2018-0912

Filing Date: November 26, 2018

Hearing Date: January 7, 2019

Applicant / Owner:

Nathan & Carrie London
N78 W23009 North Coldwater Circle
Sussex, WI 53089

Location

PIN#: 024-1016-0521-022

Location: Being part of the NE ¼ of the NW ¼, Section 5, Town of Hustisford, the site address being N4834 Sinissippi Point Road.

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Shoreland Protection Ordinance, was made by the applicant to allow filling and grading of more than 2,000 square feet on slopes of 12% or less within 300 feet of a navigable waterway (Lake Sinissippi) associated with the construction of a single family residential structure on this site.

Project Details

The applicant is proposing to construct a single family residence and driveway on this property. Approximately 39,000 square feet of the site will be disturbed as part of the development project. Erosion control practices include silt fencing surrounding the disturbed area and the temporary soil stock pile areas. The disturbed areas will be seeded and mulched as required in order to prevent soil erosion into the lake. The erosion control practices will be maintained throughout the development project until the disturbed areas are stabilized.

County Jurisdiction

The County has zoning jurisdiction over this site as the Town of Hustisford has adopted the County's Land Use Code. The County also has Shoreland Jurisdiction over this site as Lake Sinissippi is designated as a navigable waterway.

Review Criteria

1. Subsections 14.2(2) of the 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)(c) 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

1. Section 8.1(2) states that a Conditional Use Permit shall be required for any filling, grading, dredging, and/or ditching of any area which is within 300 feet landward of the ordinary highwater mark of a navigable body of water and which has surface drainage toward the water, except as allowed under Sections 8.23, 8.24, and 8.25, and on which there is either
 - Filling or grading of more than 2,000 square feet on slopes of 12 percent or less;

Purpose Statement

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

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 located within the R-1 Single Family Residential Zoning District under the Dodge County Land Use Code. The County also has Shoreland Jurisdiction over this site as Lake Sinissippi is designated as a navigable waterway.

Portions of the site are designated as a wetland according to the Wetland Inventory Maps listed in Section 2.2 of the Dodge County Land Use Code.

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

The proposed construction site is not designated as a wetland or floodplain.

The topography of the site is rolling with slopes ranging from 6 to 12%;

Land Use, Site: Vacant residential lot.

Land Use, Area: Residential subdivision and open space wetland and recreational areas.

Designated Archaeological Site: Yes No

Town Recommendation:	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>	No recommendation submitted <input checked="" type="checkbox"/>
DNR Recommendation:	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>	No recommendation submitted <input checked="" type="checkbox"/>

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 14.2(2)(c) of the Dodge County Shoreland Protection Ordinance. The staff review 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 it is the staff's position that the Committee will be able to make the findings necessary under Section 14.2(2)(c) 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 and the proposal will be consistent with the purpose and intent of the Ordinance.

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.
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. All spoil piles shall be seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the lake.
4. 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.
5. All work shall be done in accord with the plans and specifications submitted on November 26, 2018.
6. 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 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 Are there adequate assurances of continuing maintenance of safe and healthful conditions for the project site been provided?

- It is the staff's position that if the project is done in accord with the permit application and in accord with the development standards of the Code, the project site will be maintained in a safe and healthful condition.

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

- 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 sedimentation.

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 project area is not located within a floodplain. It is the staff's position that the project will not have an adverse impact on adjacent properties due to altered surface water drainage.

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?

- 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 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?

- It is the staff's position that public safety, transportation and utility facilities are available to serve the property.

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?

- It is the staff's position that no documentation has been submitted that will document that the proposed use will result in a substantial diminution in value of other property in the neighborhood.

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.

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

- It is the staff's position that the project will not be detrimental to the public health, safety and welfare.

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 done in accord with the permit application, any wastes generated from the project will be adequately handled.

14.2(2)(c)10 The following general criteria has been considered by the Committee:

- 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.
-
- It is the staff's position that if the project is consistent with the adjacent uses and the project will not result in a significant source of pollution.

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.

Dodge County Land Resources and Parks Committee Decision

County Shoreland Conditional Use Permit Application # 2018-0912

Filing Date: November 26, 2018

Hearing Date: January 7, 2019

Applicant / Owner:

Nathan & Carrie London
N78 W23009 North Coldwater Circle
Sussex, WI 53089

Location

PIN#: 024-1016-0521-022

Location: Being part of the NE ¼ of the NW ¼, Section 5, Town of Hustisford.

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Shoreland Protection Ordinance, was made by the applicant to allow filling and grading of more than 2,000 square feet on slopes of 12% or less within 300 feet of a navigable waterway (Lake Sinissippi) associated with the construction of a single family residential structure on this site.

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 Have adequate assurances of continuing maintenance of safe and healthful conditions for the project site been provided?

(Yes / No)

If not, 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 / No)

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

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 not, what measures can be taken to ensure the applicable services are provided?

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 yes, 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 yes, 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 criteria?

- o Domestic uses shall be generally preferred;
- o Uses not inherently a source of pollution within an area shall be preferred over uses that are or may be a pollution source;
- o 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 criteria 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.
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. All spoil piles shall be seeded to permanent vegetation as soon as possible to prevent erosion of silt/sediment into the lake.
4. 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.
5. All work shall be done in accord with the plans and specifications submitted on November 26, 2018.
6. The decision of the Committee is valid for one year.

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 _____



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**

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.].

THIS AREA FOR OFFICE USE ONLY	
Activity No. 180912	Permit Issued Date
Application Date: <i>11/26/18</i>	Receipt #: <i>9957816</i>
	Sanitary Permit #: <i>Sewer</i>

(1) NAMES & MAILING ADDRESSES	(2) PROPERTY DESCRIPTION
Applicant (Agent) <i>Nathan + Carrie London</i>	Parcel Identification Number (PIN) <i>024-1016-0521-0221</i>
Street Address <i>N78 W23009 N. Coldwater Circle</i>	Town <i>Hustisford</i> T <i>10</i> N <i>16</i> R <i>16</i> (E)
City • State • ZipCode <i>Sussex WI 53089</i>	Subdivision or CSM (Volume/Page/Lot) <i>NE 1/4 NW 1/4 Section 5 Acreage .905 Lot (Block) 2</i>
Property Owner (If different from applicant) <i>Nathan + Carrie London</i>	Address Of Property (DO NOT include City/State/ZipCode) <i>Mississippi Point Rd</i>
Street Address <i>SAME</i>	Is this property connected to public sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
City • State • ZipCode	

(3) PROPERTY USE	(4) PROPOSED PROJECT
Current Use Of Property <input checked="" type="checkbox"/> Vacant Property <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Active-Working Farm Operation <input type="checkbox"/> Business • Industrial • Commercial • (Describe below) Other _____	(Please check/complete all that apply below) <input type="checkbox"/> Non-Farm Residential Lot <input checked="" 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 checked="" type="checkbox"/> Filling, Grading or Dredging in the Shoreland District Other: _____
DNR Notice 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.	

(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 *[Signature]* Date *11/26/18*
 Daytime Contact Number *(414) 349-8100*

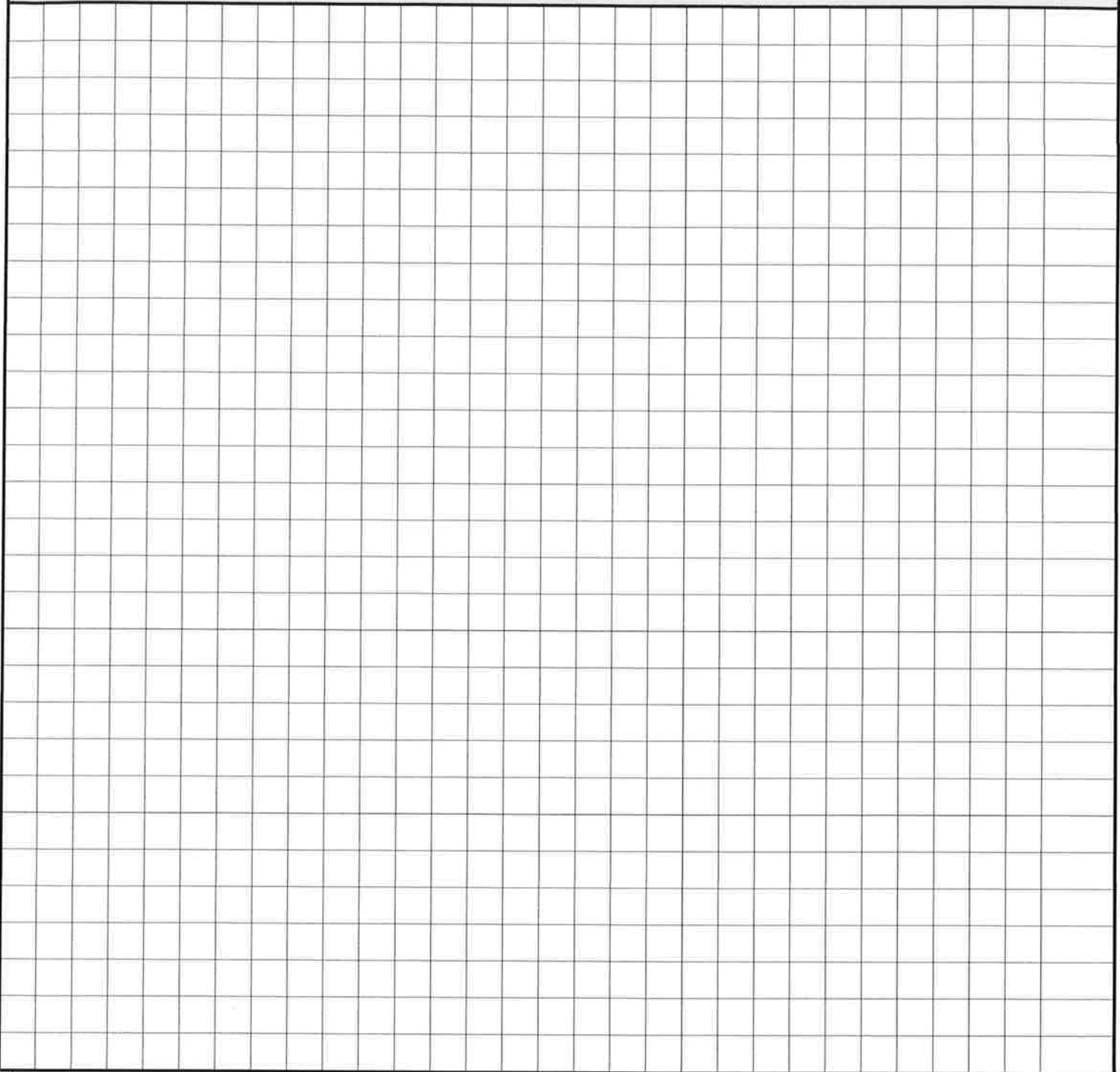
AREA BELOW THIS LINE FOR OFFICE USE ONLY

PLANNING, DEVELOPMENT & PARKS COMMITTEE ACTION

Date of Decision _____ Decision _____

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

SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

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

Notes/Stipulations:

**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? 1-1-19	Estimated date project will be completed? 6-30-19
---	---

Provide a narrative describing your proposal. Please state:

- o What the project is; **Single Family Home**
- o What the purpose of the proposed project is: **Single Family Residence**

Provide a detailed plan on how you intend to carry out the project. The plan shall include:

- o The methods, materials and equipment to be used; **Excavate for foundation, backfill, final Grading**
- o Your proposed construction schedule and sequence of work. **Excavate 1-1-19, Backfill 1-14-19, Final Grade**

What temporary and/or permanent erosion control measures will be used? **Silt Fence, Seeding** **5-1-19**

- Riprap
 Silt Fence
 Filter Fabric
 Straw Bales
 Erosion Control Mats
 Temporary Diversions
 Seeding and Mulching
 No Erosions Control Measures Are Planned
 Other (Please explain in detail):

REQUIRED ADDITIONAL INFORMATION

Attach an aerial photo of the proposed project site showing:

- 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:

- 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.

Aerial photos may be obtained from our office or by using the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below)

NOTE: It is your responsibility to obtain all other permits that may be required from the following governmental agencies:

- ✓ 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.

USING THE GIS WEBMAP TOOL

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.**

Completed

Not Applicable

EROSION CONTROL PLAN CONTENTS

Site Characteristics

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

- Name, address, daytime phone number of the person(s) charged with installing and maintaining the best management practices of the code.
- 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.
- NA** 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.

Management Strategies

Planned
Not Planned

(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: 5-1-19

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.

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.



Dodge County Land Resources & Parks

General	WI Historical Society	Floodplain / Wetland	County Zoning
Urbanized Roads	Historic Structures	FEMA Floodplain/Storage/Dam Shadow	Planned Unit Development
Soils	Archaeological Sites	DNR Wetland Areas/Points	Hartford Extraterritorial
Airport Ordinance 3-Mile Buffer	Survey Areas	Shoreland Zoning Buffer	General Agricultural
Sewer Service Areas	Non-Metallic Mining	Lakes/Ponds/Sloughs	Prime Agricultural
Highly Developed Shoreline	Active Mining Area	Rivers/Streams/Creeks	One Family Residential
Elevation Contours	Approved Mining Area		Two Family Residential
	Mine Property Boundaries		Multi-Family Residential
			General Commercial
			Extensive Commercial
			Light Industrial
			Industrial
			Waterbody
			ROW/City/Village

Date: 11/28/2018

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
 (262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

SINISSIPPI POINT ROAD (66')

PREPARED FOR: UBUILDIT/LONDON

LOCATION: MISSISSIPPI POINT ROAD, TOWN OF HUSTISFORD

LEGAL DESCRIPTION: LOT 2, CERTIFIED SURVEY MAP NO. 6886, PART OF THE NE 1/4 OF THE NW 1/4 SECTION 5, TOWNSHIP 10 NORTH, RANGE 16 EAST, TOWN OF HUSTISFORD, DODGE COUNTY, WISCONSIN.

OCTOBER 2, 2018

DCE-1019

STAKED 10/31/18

Responsible Party
 Nate London
 N79 W23009 Coldwater Circle,
 Sussex, WI 53089
 414-349-8100

proposed culvert

temp dirt storage spread at backfill since minimal soil available

existing slope in house area is 8%

Max grade 3:1 on this side of house

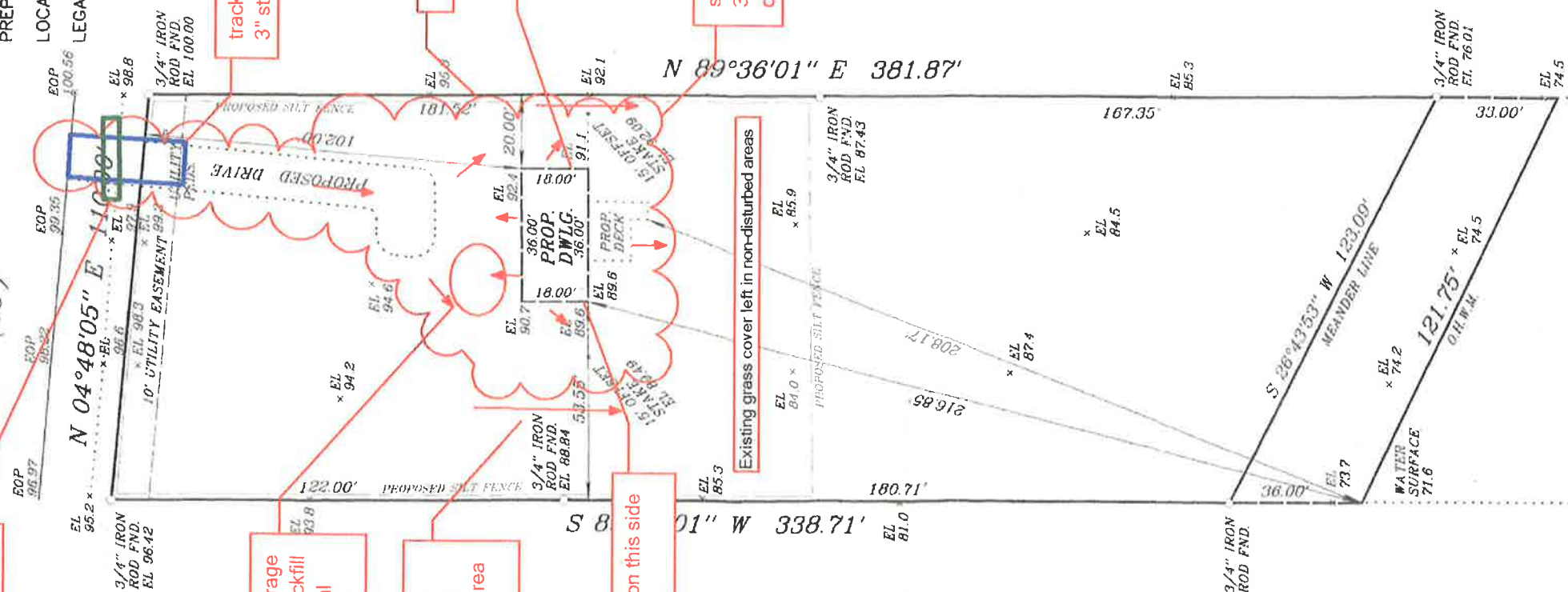
Existing grass cover left in non-disturbed areas

seed disturbed areas within 3 days of construction completion

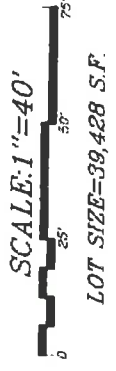
Max Grade 3:1 on this side of house, return to 8% grade at lot line, see attached grading plan

tracking pad- 3" stone

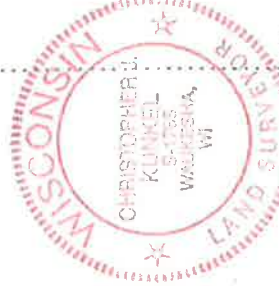
disturbed area



PROPOSED YARD GRADE PER
 BUILDER Road Side- 97, Lake side 88



BEARINGS REFER TO CERTIFIED SURVEY MAP NO. 6886



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

THIS IS AN ORIGINAL PRINT ONLY
 IF SEAL IS IMPRINTED IN RED

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
 (262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

SINISSIPPI POINT ROAD (66')

PREPARED FOR: **UBUILDIT/LONDON**

LOCATION: **SINISSIPPI POINT ROAD, TOWN OF HUSTISFORD**

LEGAL DESCRIPTION: **LOT 2, CERTIFIED SURVEY MAP NO. 6886, PART OF THE NE 1/4 OF THE NW 1/4 SECTION 5, TOWNSHIP 10 NORTH, RANGE 16 EAST, TOWN OF HUSTISFORD, DODGE COUNTY, WISCONSIN.**

OCTOBER 2, 2018

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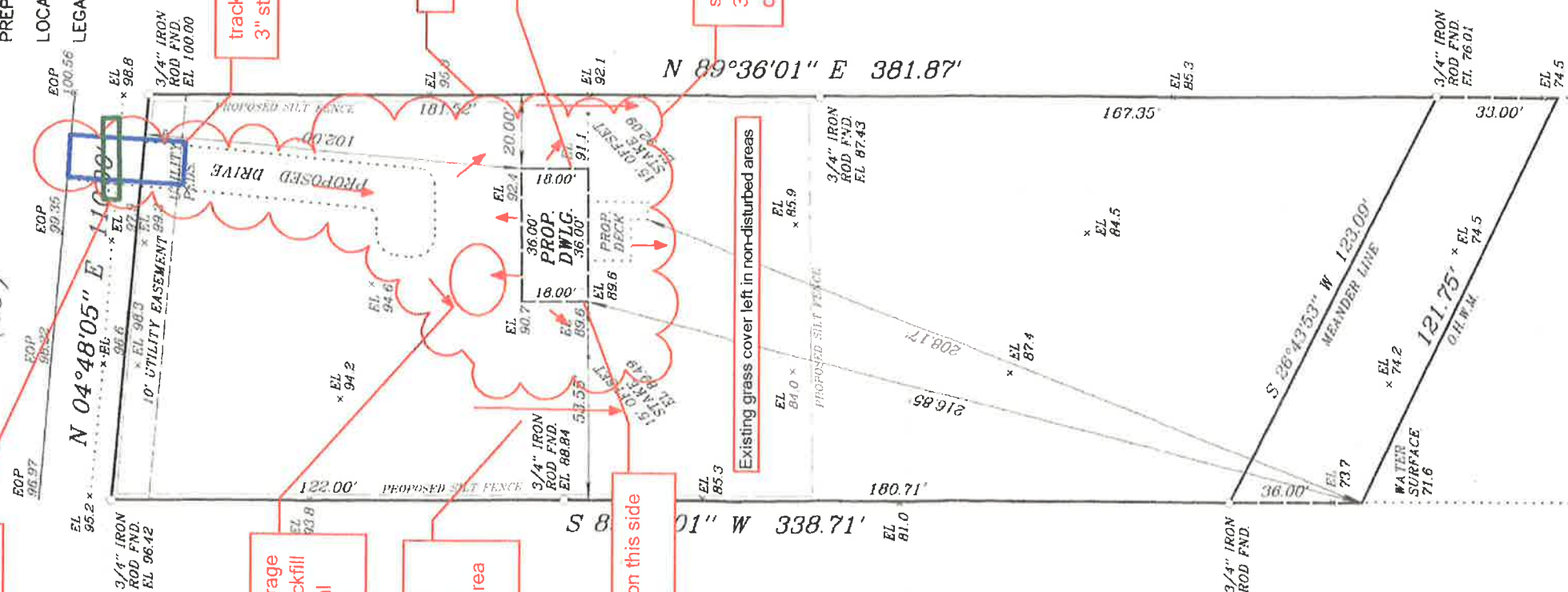
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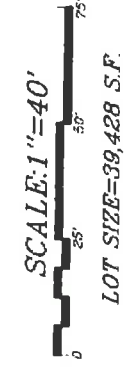
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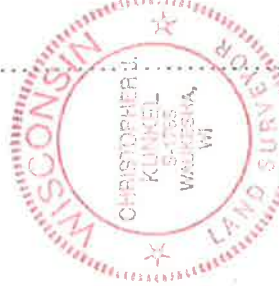


PROPOSED YARD GRADE PER
 BUILDER Road Side- 97, Lake side 88



LOT SIZE=39,428 S.F.
 BEARINGS REFER TO CERTIFIED SURVEY MAP NO. 6886

LAKE SINISSIPPI



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

THIS IS AN ORIGINAL PRINT ONLY
 IF SEAL IS IMPRINTED IN RED

Land Resources and Parks Department Staff Report

County Shoreland Conditional Use Permit Application # 2018-0814

Filing Date: August 20, 2018

Complete Application Date: December 1, 2018

Hearing Date: January 7, 2018

Applicant (Agent)

Nancy Bauer
1234 Connolly Circle
Hartford, WI 53027

Owner:

Wisconsin Amateur Field Trial Club, Inc.
1233 Circle Drive
Beaver Dam, WI 53916

Location

PIN#: 022-1116-1531-000

Location: Part of the NE ¼ of the SW ¼, Section 15, Town of Hubbard, the site address being N6201 Cedar Road.

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Shoreland Protection Ordinance, was made by the applicant to allow filling and grading within 300 feet of a navigable waterway associated with the extension of a private road and the installation of a culvert on said property.

Project Details

The applicant is proposing to extend an existing private driveway at this location. The proposed gravel road will be an approximate 10 foot wide by 540 foot long gravel road with a culvert. A bulldozer and excavator will be used to remove 8 inches of topsoil along the proposed road way, which will be replaced with 8 inches of gravel for the road. A 2 foot diameter circular culvert will be used at a low point in the driveway to allow surface water movement between the existing wetland areas on the property. Silt fencing will be placed along the downslope side of the construction area and around the proposed stock pile site. The disturbed areas will be seeded with the appropriate grass mixture and straw mulch blankets will be installed. The excess top soil will be used in the upland areas on the property where needed.

County Jurisdiction

The County has Shoreland Jurisdiction over this site as the construction site is located within 300 feet of the ordinary highwater mark of a navigable waterway (Tributary to Wildcat Creek).

Review Criteria

1. Subsections 14.2(2) of the 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)(c) 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) states that a conditional use permit shall be required for any filling, grading, dredging, and/or ditching of any area which is within 300 feet landward of the ordinary highwater mark of a navigable body of water and which has surface drainage toward the water and on which there is filling or grading of more than 1,000 square feet on slopes greater than 12 percent and less than 20 percent;

Purpose Statement

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

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:

Portions of the property are designated as a wetland and shoreland according to the maps listed in Section 2.1(2)a of the Dodge County Shoreland Zoning Ordinance. The proposed road and culvert project will not be located with the mapped wetland areas. All spoil materials will be placed in upland areas outside of the wetlands.

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

Land Use, Site: Agricultural, Forestry

Land Use, Area: Agricultural with scattered residences along Davidson Road.

Designated Archaeological Site: Yes No

Town Recommendation: Approve Deny No recommendation submitted

STAFF ADVISORY:

This staff advisory is only advice to the Land Resources 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)(c) of the Shoreland Protection Ordinance.

It is the staff's position that the project will be in compliance with the applicable provisions of the Dodge County Shoreland Protection Ordinance and it is the staff's position that the Committee will be able to make the findings necessary under Section 14.2(2)(c) 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 and the proposal will be consistent with the purpose and intent of the Ordinance.

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.
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 or the wetland areas.
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 project in accordance with Best Management Practices.
4. No fill material shall be located within a wetland.
5. All work shall be completed in accord with the plans and specifications submitted on December 1, 2018.
6. 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 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 Are there adequate assurances of continuing maintenance of safe and healthful conditions for the project site been provided?

- It is the staff's position that if the project is constructed in accord with the permit application and in accord with the development standards of the Code, the project site will be maintained in a safe and healthful condition.

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

- 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 sedimentation.

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?

- It is the staff's position that the driveway extension project will not be located within a mapped floodplain and is designed to prevent flood damage to 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?

- It is the staff's position that the project is designed 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?

- It is the staff's position that public safety, transportation and utility facilities are available to serve the property.

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?

- It is the staff's position that no documentation has been submitted that will document that the proposed use will result in a substantial diminution in value of other property in the neighborhood.

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.

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

- It is the staff's position that the project will not be significantly detrimental to the public health, safety and welfare.

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 done in accord with the permit application, any wastes generated from the project will be adequately handled.

14.2(2)(c)10 The following general criteria has been considered by the Committee:

- 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.
- It is the staff's position that the project will not result in a significant source of pollution.

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 will comply with all applicable provisions of the Ordinance.

Dodge County Land Resources and Parks Committee Decision

County Shoreland Conditional Use Permit Application # 2018-0814

Filing Date: August 20, 2018

Complete Application Date: December 1, 2018

Hearing Date: January 7, 2018

Applicant (Agent)

Nancy Bauer
1234 Connolly Circle
Hartford, WI 53027

Owner:

Wisconsin Amateur Field Trial Club, Inc.
1233 Circle Drive
Beaver Dam, WI 53916

Location

PIN#: 022-1116-1531-000

Location: Part of the NE ¼ of the SW ¼, Section 15, Town of Hubbard, the site address being N6201 Cedar Road.

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Shoreland Protection Ordinance, was made by the applicant to allow filling and grading within 300 feet of a navigable waterway associated with the extension of a private road and the installation of a culvert on said property.

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 designed to minimize the possibility of pollution?

(Yes / No)

If the project is not designed to minimize pollution, what additional 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.
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 or the wetland areas.
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 project in accordance with Best Management Practices.
4. No fill material shall be located within a wetland.
5. All work shall be completed in accord with the plans and specifications submitted on December 1, 2018.
6. The decision of the Committee is valid for one year.

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 _____

Vote

Joseph Marsik	<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
Jeff Schmitt	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Larry Schraufnagel	<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 14.43 of the Dodge County Shoreland Protection Ordinance 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.

If a conditional use permit is denied, the applicant may appeal the decision to the circuit court under the procedures contained in s. 59.694(10) Wis. Stats.

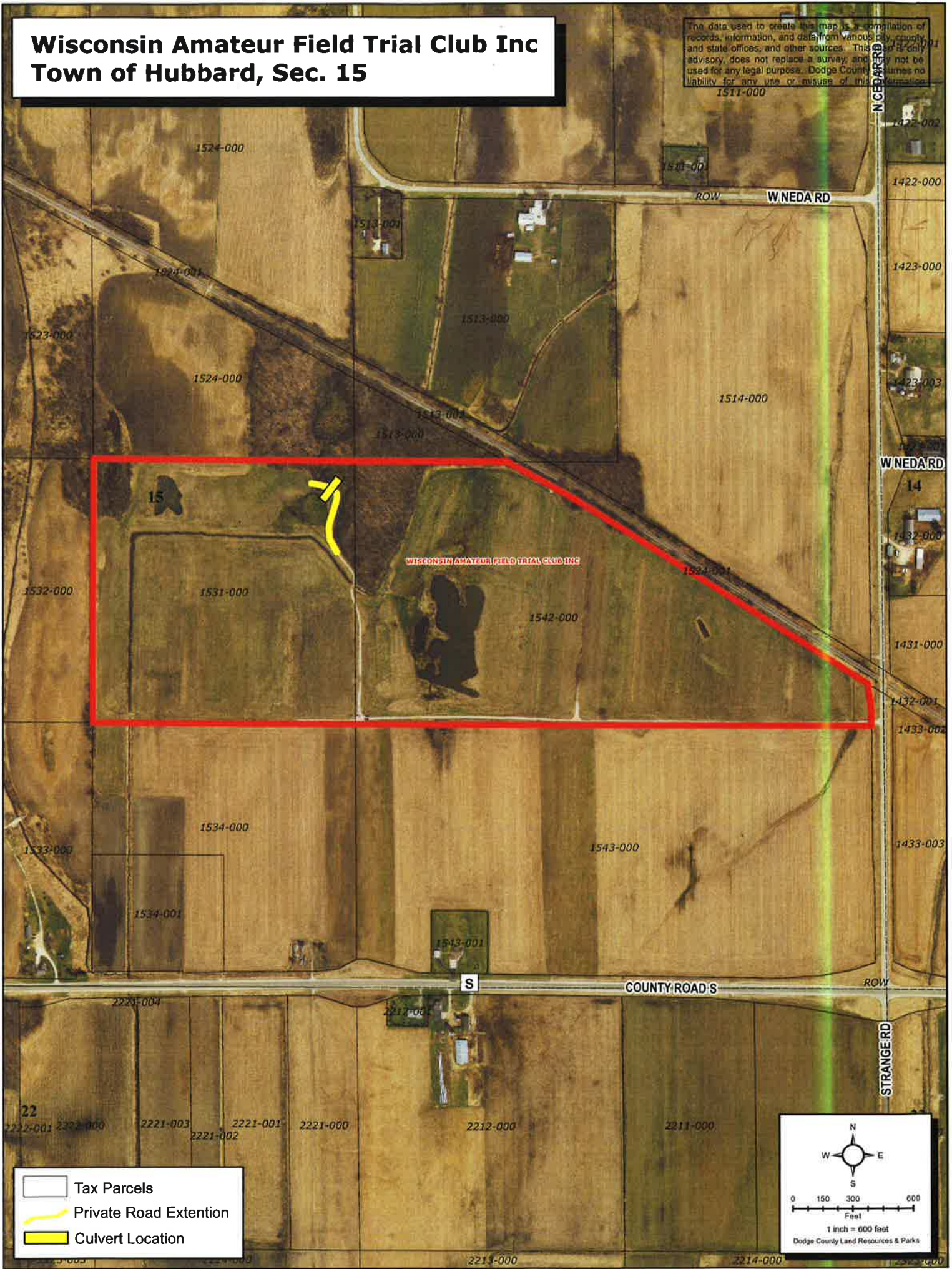
Dodge County Land Resources and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____ Filed: _____

Wisconsin Amateur Field Trial Club Inc Town of Hubbard, Sec. 15

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.



- Tax Parcels
- Private Road Extention
- Culvert Location

North Arrow

0 150 300 600
Feet

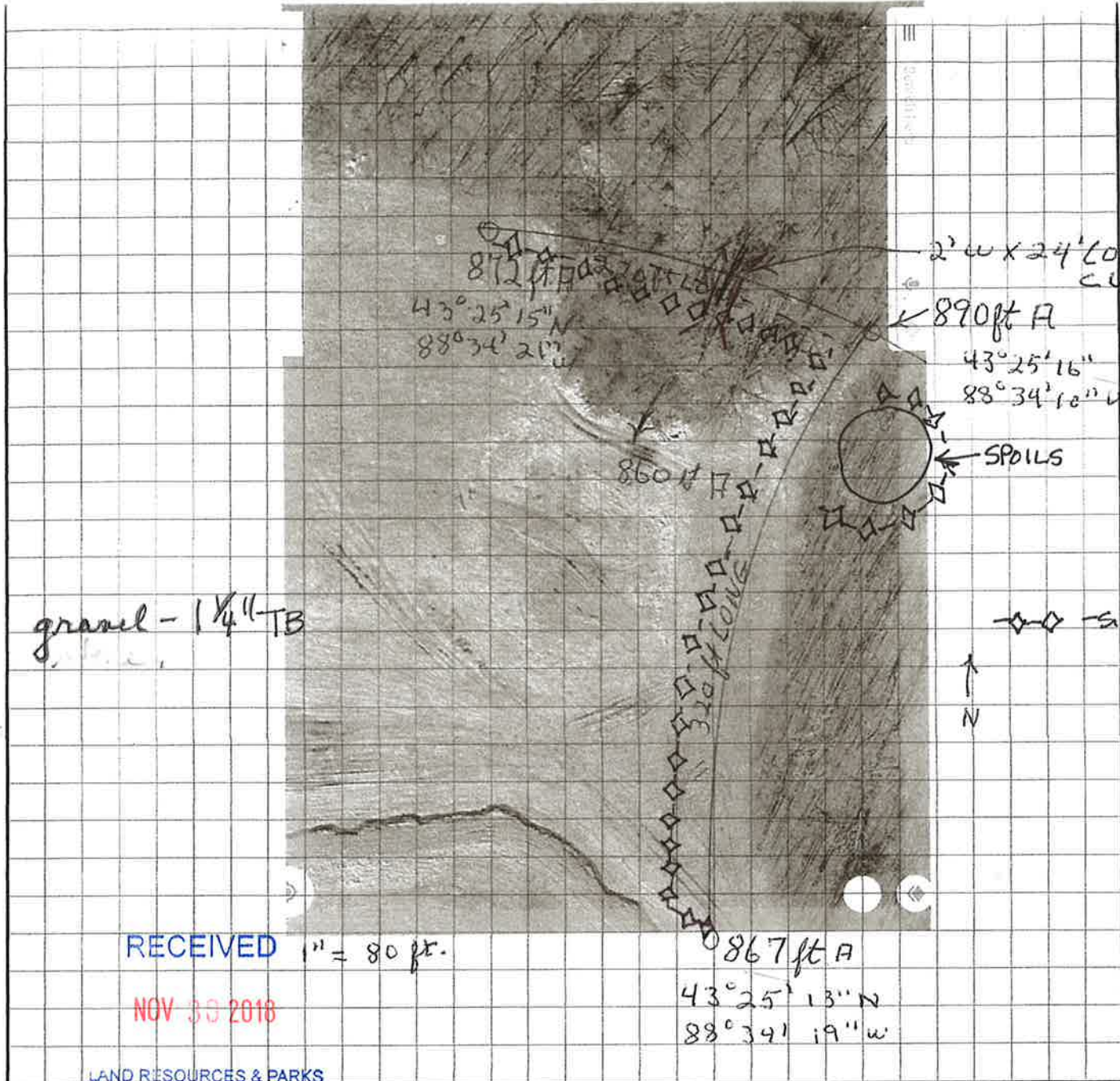
1 inch = 600 feet
Dodge County Land Resources & Parks

**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?
JANUARY 15, 2019 (WEATHER DEPENDENT) WITHIN ONE MONTH OF START OF PROJECT	
Provide a narrative describing your proposal. Please state: <ul style="list-style-type: none"> o What the project is; EXTENSION OF CURRENT ON SITE ACCESS DRIVE o What the purpose of the proposed project is: ALLOW USE OF PROPERTY FOR MORE DOG TRAINING 	
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; EXCAVATOR AND BULDOZER, TO EXTEND ROAD o Your proposed construction schedule and sequence of work. REMOVE SOIL, REPLACE WITH 8" OF GRAVEL 	
What temporary and/or permanent erosion control measures will be used? <input type="checkbox"/> Riprap <input checked="" 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 checked="" type="checkbox"/> Seeding and Mulching <input type="checkbox"/> No Erosions Control Measures Are Planned <input type="checkbox"/> Other (Please explain in detail):	
<u>REQUIRED ADDITIONAL INFORMATION</u>	
Attach an aerial photo of the proposed project site showing: <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. N/A 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>	
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.	



RECEIVED 1" = 80 ft.

NOV 30 2018

LAND RESOURCES & PARKS

See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

BOA ID No.	BOA Appeal Date	BOA P/H Date	BOA Decision Date	BOA Decision
				<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied

Notes/Stipulations:

<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Land Resources and Parks Department	Date
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Please use only blue or black ink to complete the application and site plan (sketch) — **DO NOT USE PENCIL**

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 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
- Temporary Diversion
- Finished Drainageways
- Limits of Grading
- Silt Fences
- Straw Bales
- Gravel
- Vegetation Specification
- Tree Preservation
- Stockpiled Soil

Project Location: _____

Owner: _____

Builder: _____

Work Sheet Completed by: _____

Scale: 1" = 40'

N
(Indicate North)

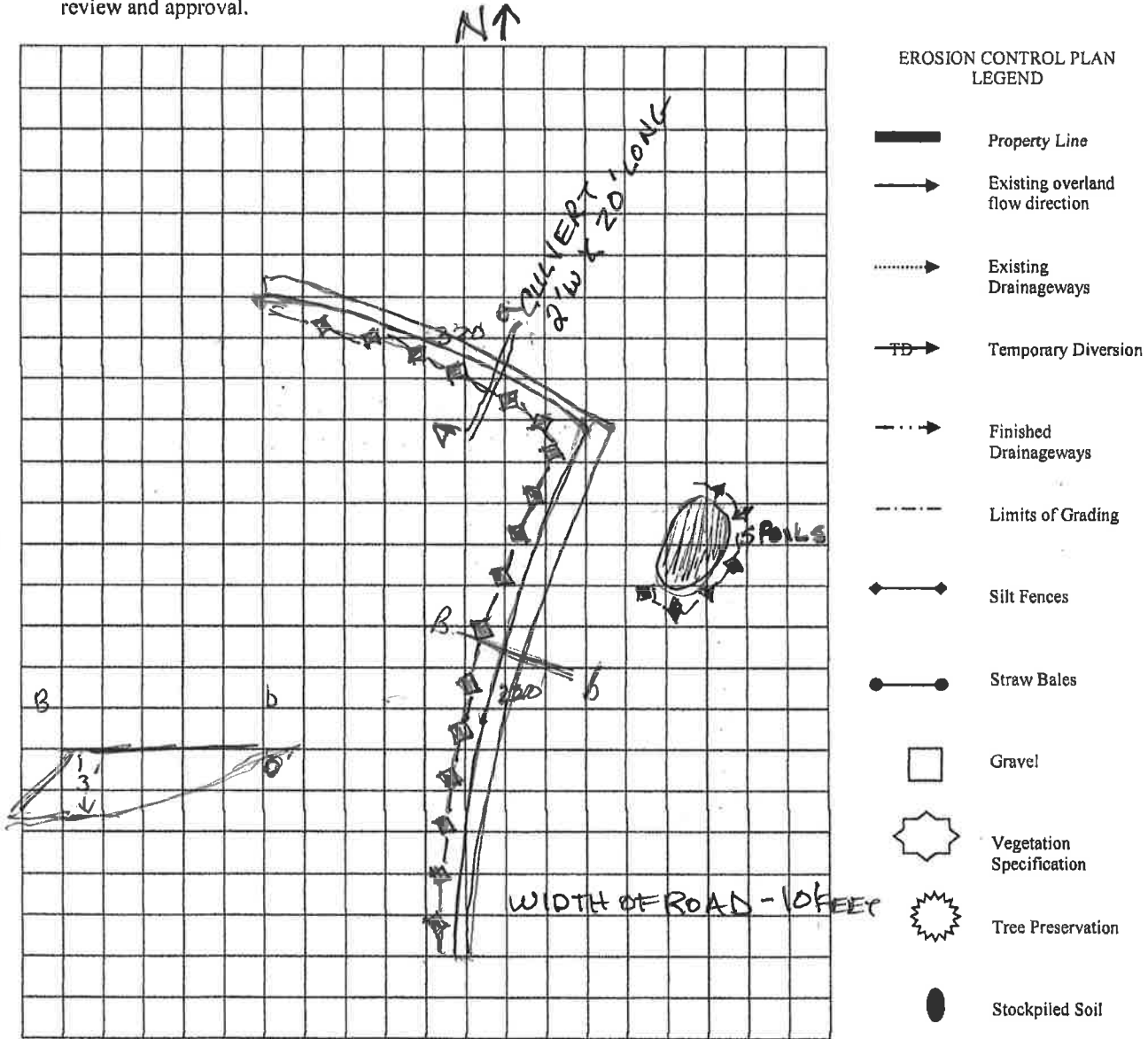
**Worksheet No. 06
Erosion Control Plan Contents**

EVERHEAD VIEW

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Project Location: 6201 CEDAR RD

Owner: WISCONSIN AMATEUR FIELD TRIAL CLUB

Builder: TOWN AND COUNTRY EXCAVATING

Work Sheet Completed by: NANCY BAUER

Date: 11-28-2018

Scale: 1" = 25'

N
(Indicate North)

Completed
Not Applicable

EROSION CONTROL PLAN CONTENTS

Site Characteristics

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

- Name, address, daytime phone number of the person(s) charged with installing and maintaining the best management practices of the code. **TOWN AND COUNTRY EXCAVATING 920-387-2394**
W2899 DUNN RD, MAYVILLE 53050 CONTACT: DARREN MUCHE
- Scaled drawing of the site showing the following information:
(THIS IS THE CULVERT DRAWING)
- 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. **NO BUILDINGS**
- 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. **TOWN AND COUNTRY WILL INSTALL SILT FENCING ON THE DOWNHILL SLOPES, BOTH WEST + SOUTH OF THE DISTURBANCE.**
- A Description and location of all temporary best management practices proposed to be used to stabilize the site within 3 days following construction. **GRASS SEED AND A STRAW BLANKET WILL BE INSTALLED ON NEWLY DISTURBED AREAS**
- 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.
WILL HAVE SILT FENCE ON ALL SIDES
- 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).
DRIVE WILL BE 10 FEET WIDE WITH 8" DEEP GRAVEL
- 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.
SEEDING WILL BE DONE WITHIN 3 DAYS OF COMPLETED PROJECT.
- 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.

Management Strategies

Planned
Not Planned

(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: _____

3 days after completed project

Re-vegetation responsibility of: Builder Owner / Buyer -TOWN + COUNTRY WILL COMPLETE THE REVEGETATION

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.* N/A

- 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.* N/A

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

- 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

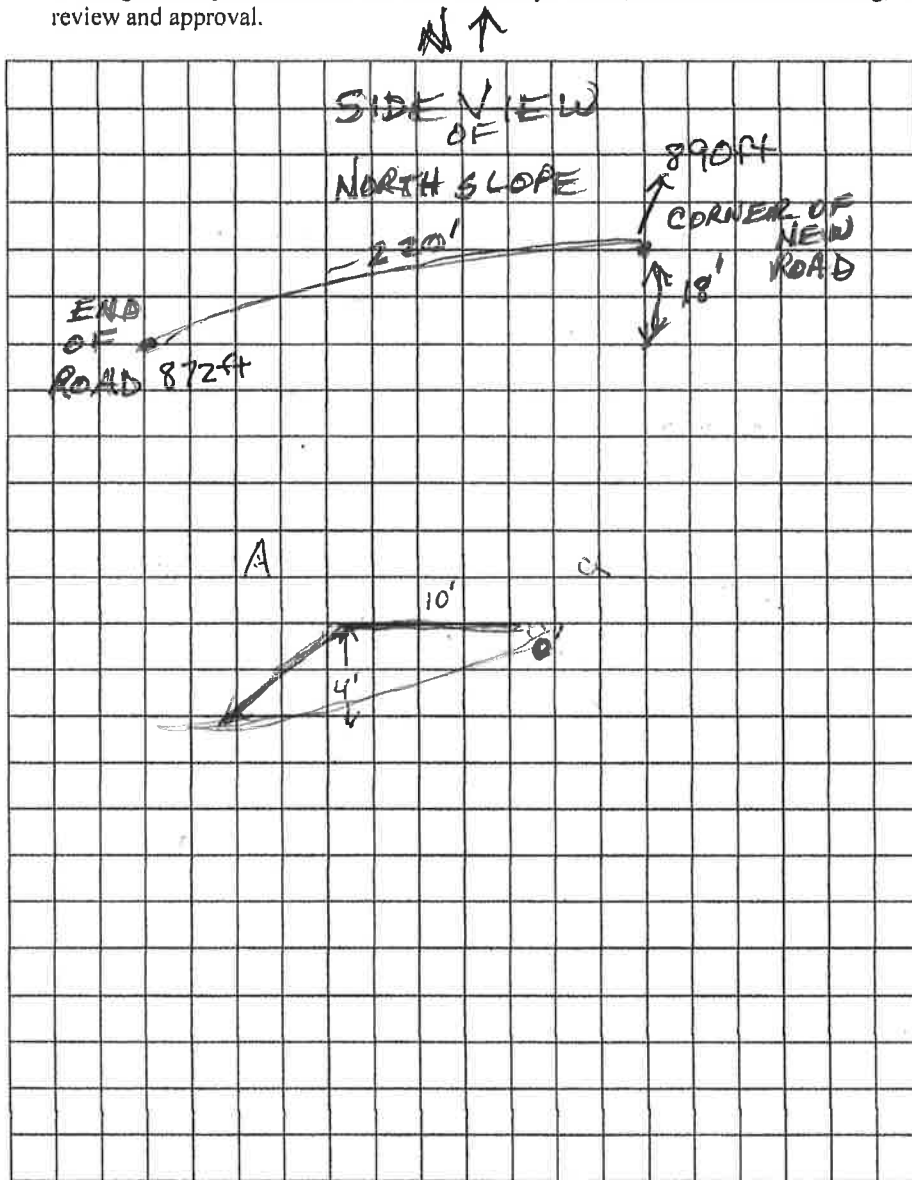
Check with the town, city or village for any local erosion control ordinances including shoreland zoning requirements. In addition, check with the Department of Natural Resources for additional erosion control and stormwater management plan requirements that may be required at the state or federal level.

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- Stockpiled Soil

Project Location: 6201 CEDAR ROAD

Owner: WISCONSIN AMATEUR FIELD TRIAL CLUB

Builder: TOWN & COUNTRY EXCAVATING

Work Sheet Completed by: NANCY BAUER Date: 1-14-18

Scale: 1" = 80'

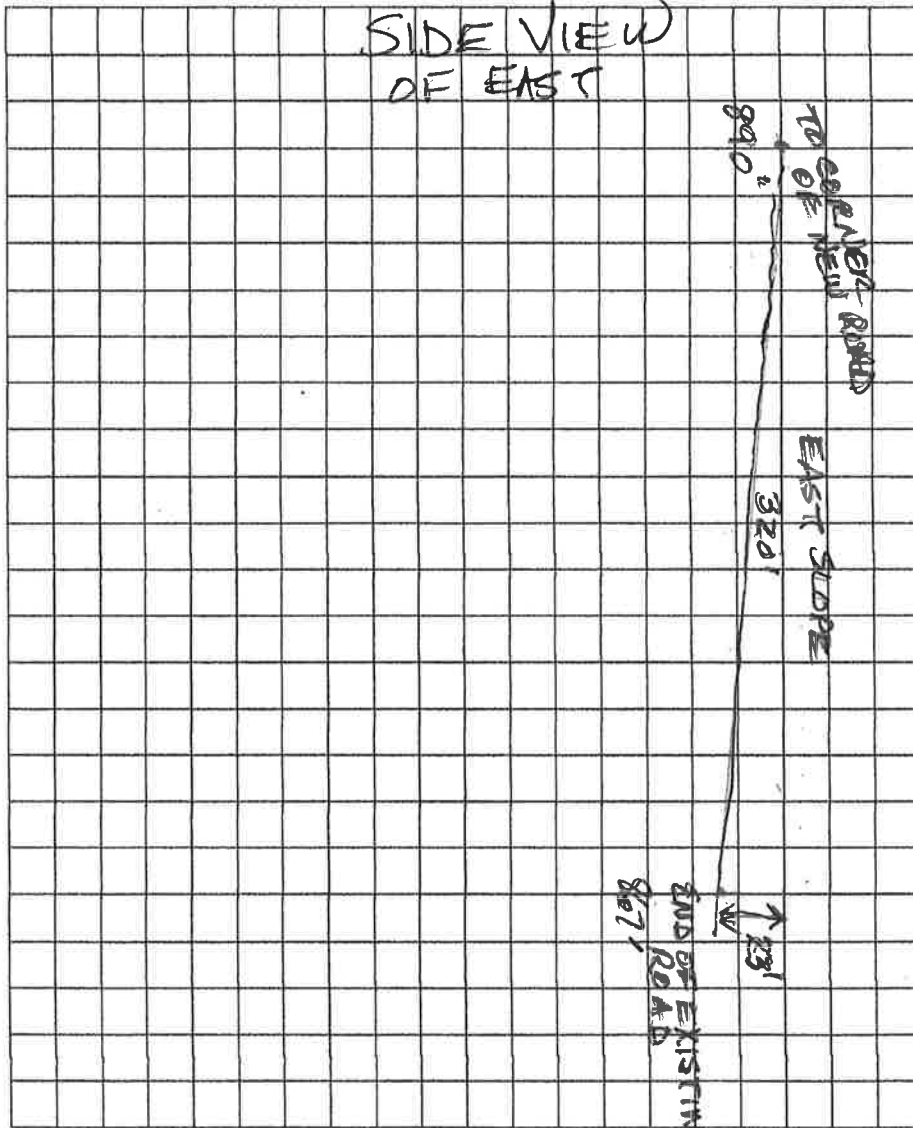
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(Indicate North)

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


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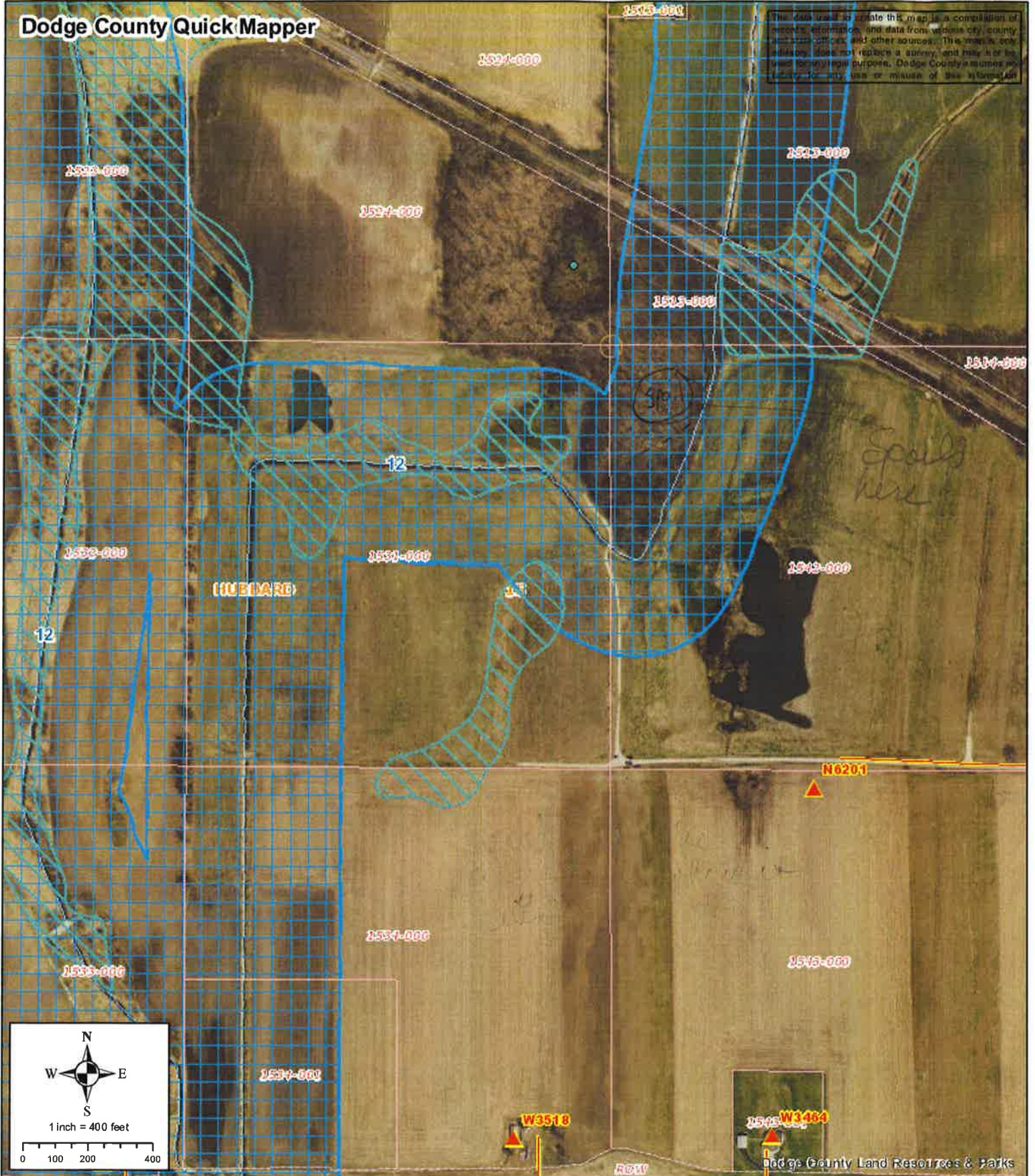
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 Builder: TOWN & COUNTRY EXCAVATING
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Scale : 1" = _____

 N
 (Indicate North)

Dodge County Quick Mapper

The data used to create this map is a compilation of historic information and data from various city, county, and other sources. This map is only advisory and 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 the information.



General	WI Historical Society	Floodplain / Wetland	County Zoning
Urbanized Roads	Historic Structures	FEMA Floodplain/Storage/Dam Shadow	Planned Unit Development
Soils	Archaeological Sites	DNR Wetland Areas/Points	Hartford Extraterritorial
Airport Ordinance 3-Mile Buffer	Survey Areas	Shoreland Zoning	General Agricultural
Sewer Service Areas	Non-Metallic Mining	Shoreland Zoning Buffer	Prime Agricultural
Highly Developed Shoreline	Active Mining Area	Lakes/Ponds/Sloughs	One Family Residential
Elevation Contours	Approved Mining Area	Rivers/Streams/Creeks	Two Family Residential
	Mine Property Boundaries		Multi-Family Residential
			General Commercial
			Extensive Commercial
			Light Industrial
			Industrial
			Waterbody
			ROW/City/Village

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?
<i>January 1st 2019</i>	<i>one month after start</i>

Provide a narrative describing your proposal. Please state:

- o What the project is; *extending existing gravel road*
- o What the purpose of the proposed project is: *To keep trucks from digging up rutting area*

Provide a detailed plan on how you intend to carry out the project. The plan shall include:

- o The methods, materials and equipment to be used;
- o Your proposed construction schedule and sequence of work.

Provide detailed plans that illustrate the proposed project. The plans shall include:

- o A sketch map that clearly indicates the location of the project;
- o The location of any disposal area for dredged or excavated materials;
- o The size and length of the culvert, the number of culverts proposed and the material each culvert is made of;
- o A top view of the project showing the existing waterway, the proposed roadway with the culvert and the direction of flow through the culvert;
- o 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);
- o The side view shall also show the depth of the proposed road fill, bedding material and the sideslopes; and
- o Provide descriptions of the proposed road fill material, the bedding material, and the side slope materials to be used.

What temporary and/or permanent erosion control measures will be used?

- Riprap Silt Fence Filter Fabric Straw Bales Erosion Control Mats Temporary Diversions Seeding and Mulching

No Erosion Control Measures are Planned. Other (Please List Measures to be Used.):

REQUIRED ADDITIONAL INFORMATION

Attach an aerial photo of the proposed project site at an appropriate scale showing:

- o An overhead view of the project highlighting its location, length and the direction of water flow.
- o Show the location(s) of any erosion control measures that will be used and the location of any spoil material disposal areas.

Aerial photos may be obtained from our office or by using the County's "GIS Webmap Tool" (see Using the GIS Webmap Tool below)

NOTE: It is your responsibility to obtain all other permits that may be required from the following governmental agencies:

- ✓ 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 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.

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.

USING THE GIS WEBMAP TOOL

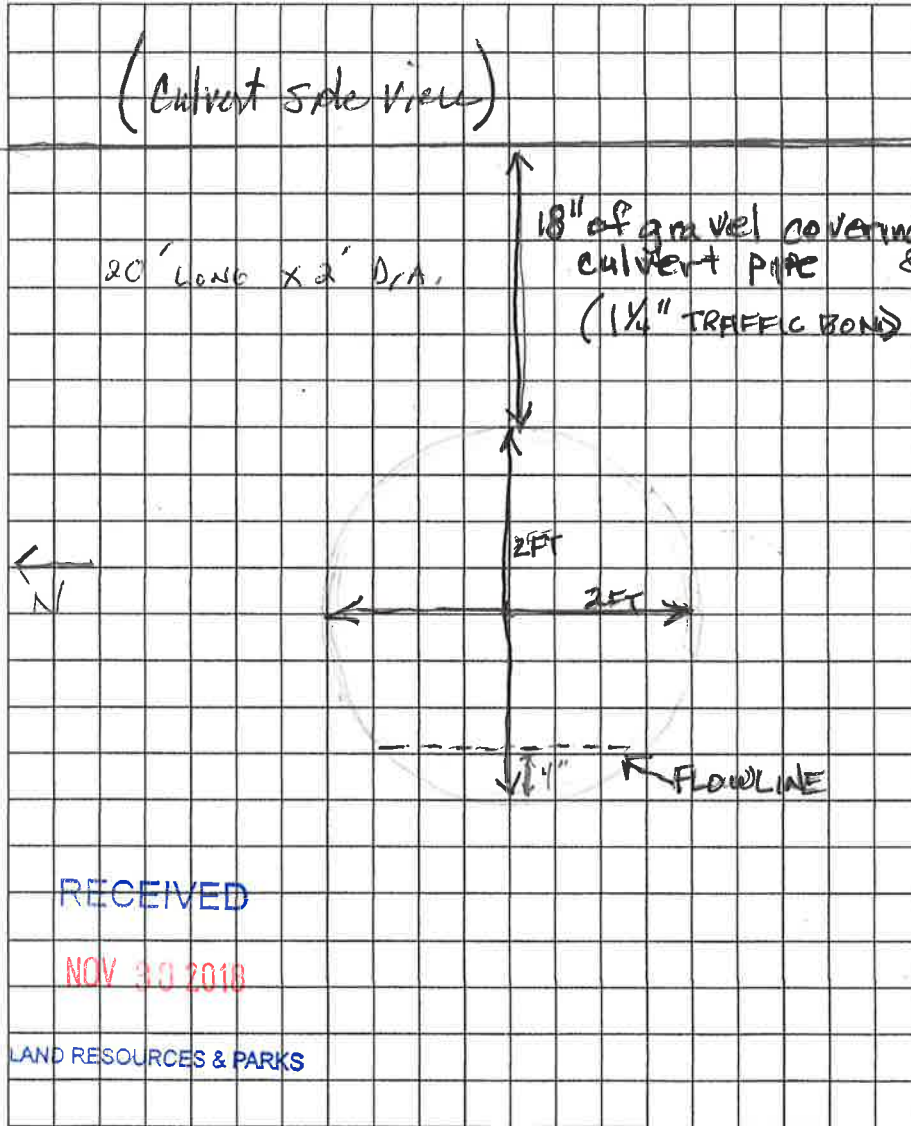
1. Go to the Dodge County website (www.co.dodge.wi.us). Click on the "GIS Webmap Tool" icon.
2. If you know the Parcel Identification Number (PIN) of the proposed project site: Click the "Parcel Search" tab and enter the property's PIN information in the search bar. Alternatively, if you know the address 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.**

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Work Sheet Completed by: NANCY BAUER Date: 11-28-2018

Scale: 1" = 1 FOOT

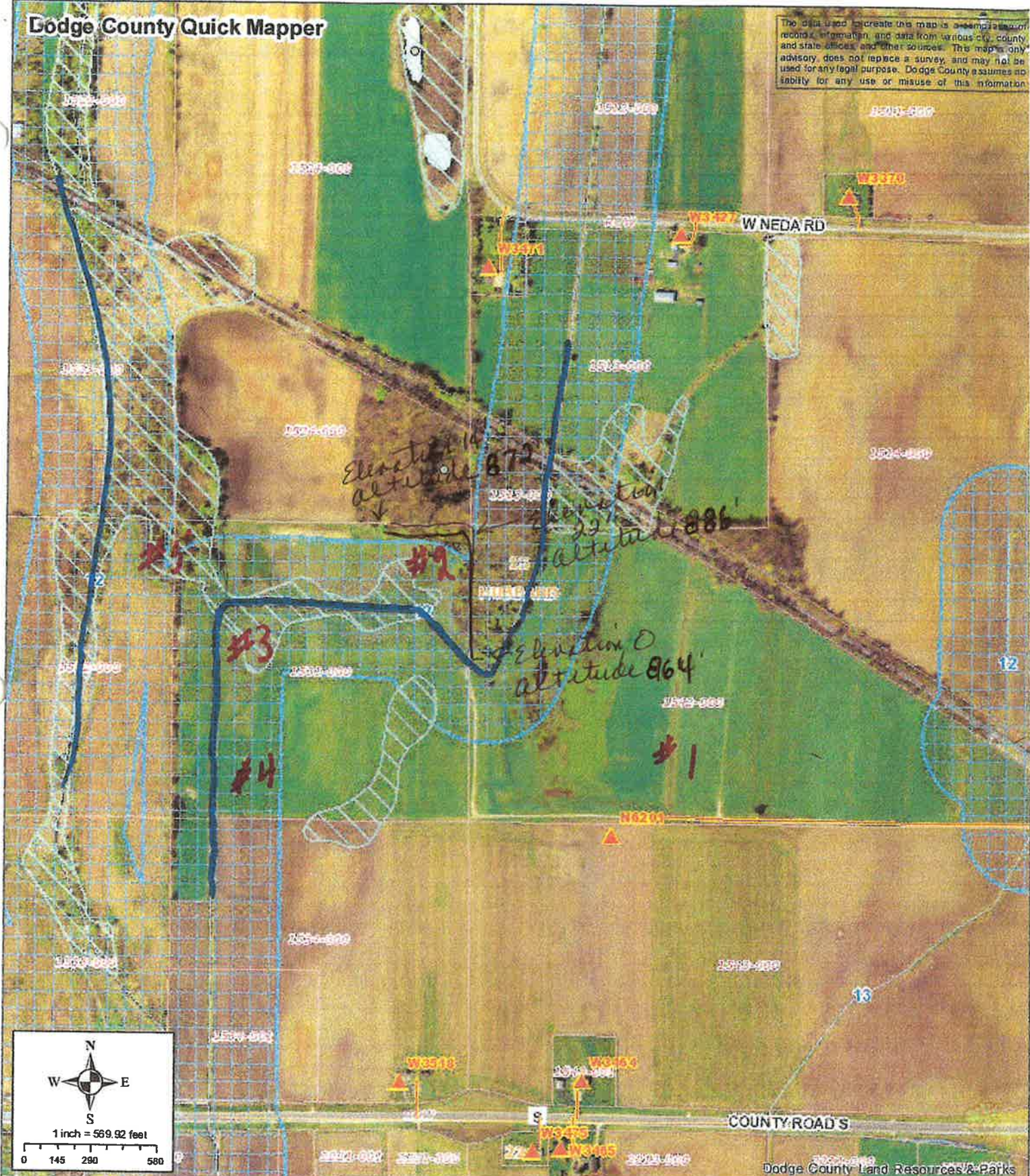
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Google

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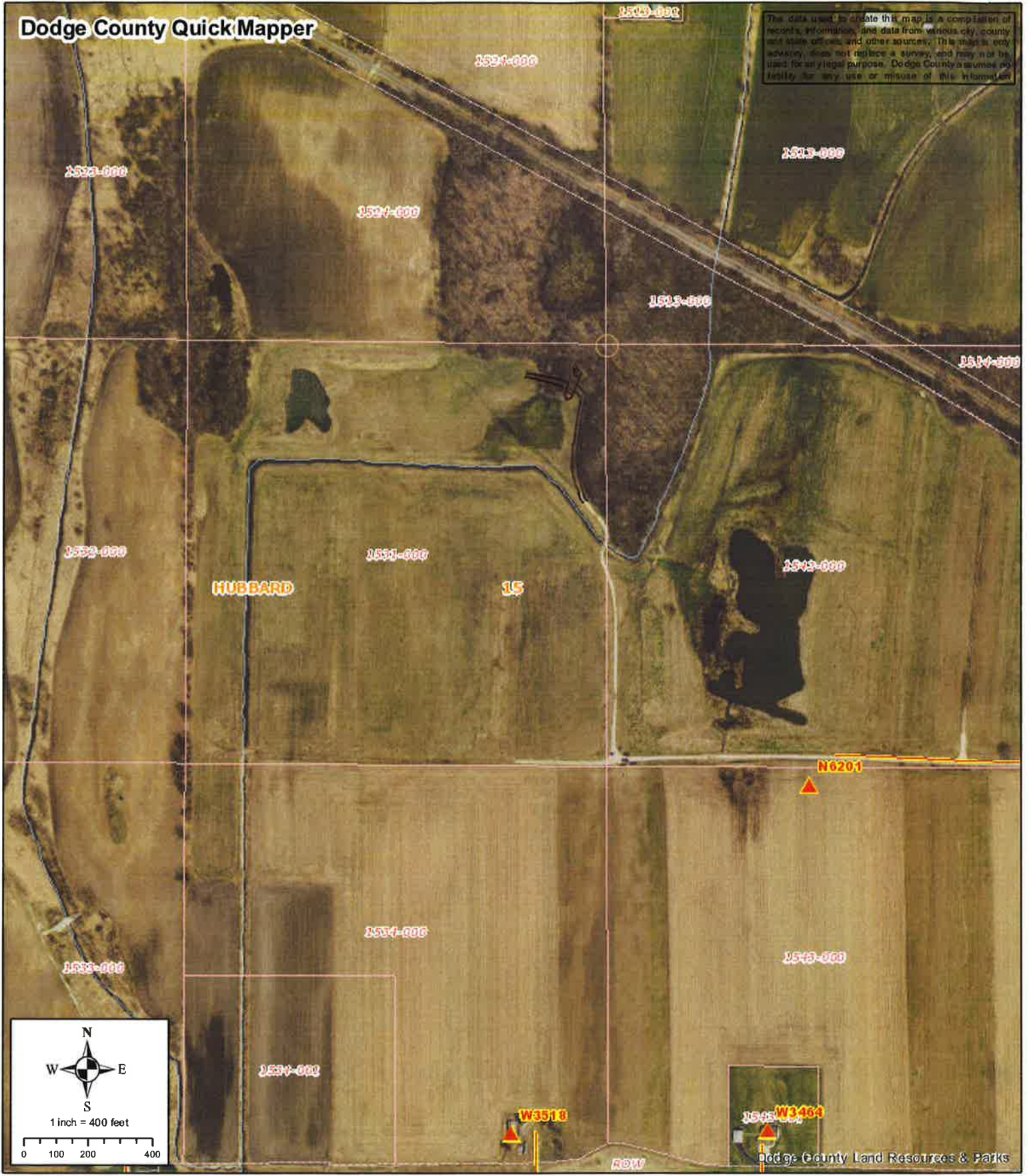
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General Urbanized Roads Soils Airport Ordinance 3-Mile Buffer Sewer Service Areas Elevation Contours (2' & 10')	Floodplain/Wetland Floodplain (May 19th 2014) Flood Storage Areas (2014) DNR Wetland (2006) DNR Wetland Points (2006)	COUNTY ZONING PLANNED UNIT DEVELOPMENT HARTFORD EXTRATERRITORIAL GENERAL AGRICULTURAL PRIME AGRICULTURAL ONE FAMILY RESIDENTIAL TWO FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL	GENERAL COMMERCIAL EXTENSIVE COMMERCIAL LIGHT INDUSTRIAL INDUSTRIAL CITY OR VILLAGE RIGHT OF WAY WATERBODY
WI Historical Society Historic Structures Archaeological Sites Survey Areas	Shoreland Zoning Lake/Pond/Slough Buffer Lakes/Ponds/Sloughs Rivers/Streams/Creeks Horicon Marsh (860' Contour)		

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