

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
June 26, 2023**

The Dodge County Land Resources and Parks Committee met on June 26, 2023 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Call to Order: Vice-Chair Benjamin Priesgen called the meeting to order at 7:00 PM.

Members present: Dale Macheel, Donna Maly, Benjamin Priesgen and Dan Siegmann.

Members excused: Mary Bobholz

Other County Board members in attendance requesting a per diem: **None**

Staff present: Joseph Giebel – Manager of Code Administration, Morgan Wisth – Land Use/Sanitation Specialist, David Addison – Land Information Officer, Chris Planasch – Register of Deeds.

Others present: Members of the public for the public hearings.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Ms. Wisth 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.

Committee Review and Recommendation for a Pending Rezoning Petition

Kory Krieser, agent for Beckman Revocable Trust - Request to rezone approximately 0.67-acres of land from the R-1 Single Family Residential Zoning District to the R-2 Two-Family Residential Zoning District to allow for the reconstruction of a detached garage on this site to allow for use as temporary sleeping quarters. The site is located in part of the SE ¼ of the SE ¼, Section 22, Town of Fox Lake, the site address being N10590 Chief Kuno Trail. A copy of the proposed project is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700). Decision Laid over from May 22, 2023 Committee meeting.

Motion by Dan Siegmann to submit a favorable recommendation to the Dodge County Board of Supervisors on the request to rezone approximately 0.67-acres of land from the R-1 Single Family Residential Zoning District to the R-2 Two-Family Residential Zoning District to allow for the reconstruction of a detached garage on this site to allow for use as temporary sleeping quarters.

Second by Dale Macheel Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Adam Kinyon, agent for Duane Eilbes – Request to rezone approximately 1.103-acres of land from the C-1 General Commercial Zoning District to the R-1 Single Family Residential zoning district to allow for the conversion of the commercial structure on this site into a single family residence. The site is located in part of the SE ¼ of the SW ¼, Section 23, Town of Leroy, the site address being W3124 County Road Y.

Motion by Dan Siegmann to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 1.103-acres of land from the C-1 General Commercial Zoning District to the R-1 Single Family Residential zoning district to allow for the conversion of the commercial structure on this site into a single family residence.

Second by Ben Priesgen Vote 4-0 Motion carried.

PUBLIC HEARING

Leaver Land Surveying, LLC, agent for Helen and Roy Reabe Trust – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a 2.51-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District.

Motion by Ben Priesgen to approve the request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a 2.51-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 12.632-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 044-1314-0142-000; 044-1314-0134-000; 044-1314-0141-000; 044-1314-0141-001; 044-1314-0143-000; 044-1314-1212-000; 044-1314-1211-000; 044-1314-1213-001; 044-1314-1242-000; 044-1314-1241-000.
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning

Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.

8. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Dale Macheel Vote 4-0 Motion carried.

Town Rezoning

Town Rezoning Petition – REY Trust – Part of the SW ¼ of the NE ¼, Section 21, Town of Portland, Dodge County, Wisconsin, the site address being N1161 Dalman Road. Petition to rezone 1.8-acres of land under the Town of Portland 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 Portland Town Board to the Dodge County Board of Supervisors for approval.

Motion by Ben Priesgen to submit a favorable recommendation on the request to rezone 1.8-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District.

Second by Donna Maly Vote 4-0 Motion carried.

Town Rezoning

Town Rezoning Petition – Scott and Kelly Buss – Part of the NW ¼ of the SE ¼, Section 34, Town of Portland, Dodge County, Wisconsin, the site address being W10971 State Road 16. Petition to rezone 14.861-acres of land under the Town of Portland 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 Portland Town Board to the Dodge County Board of Supervisors for approval.

Motion by Ben Priesgen to submit a favorable recommendation to rezone 14.861-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District.

Second by Donna Maly Vote 4-0 Motion carried.

Town Rezoning

Town Rezoning Petition – Kevin and Pauline Schoebel – Part of the SE ¼ of the NE ¼, Section 24, Town of Theresa, Dodge County Wisconsin, the site address being W155 West Bend Road. Petition to rezone 10.571-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.

Motion by Dan Siegmann to submit a favorable recommendation to the County Board of Supervisors on the request to rezone 10.571-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.

Second by Dale Macheel Vote 4-0 Motion carried.

REGISTER OF DEEDS

A. Quarterly Report

Chris Planasch presented the quarterly report for the Register of Deeds Department. She also provided the Committee with an update on the projects that the Department is working on.

LAND INFORMATION

A. Land Information Update

David Addison provided the Committee with an update on the activities for the Land Information Department.

OTHER BUSINESS

1. The minutes from the June 12, 2023 meeting were reviewed by the Committee.

Motion by Donna Maly to approve the minutes as written.

Second by Dan Siegmann Vote: 4-0 Motion carried.

2. No Committee Member Reports

3. Per Diems

Motion by Ben Priesgen to approve the meeting per diems.

Second by Donna Maly

Vote: 4-0 Motion carried.

FUTURE MEETING SCHEDULE

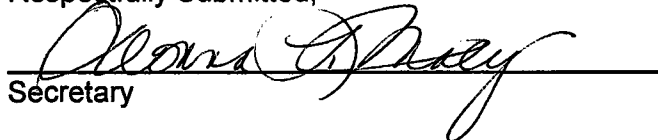
1. Monday, July 10, 2023 – 7:00 p.m. • Rooms 1H/1I • 1st Floor, Administration Building • Juneau, WI – Public Hearings

Motion by order of the Chair to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:37 p.m.

Respectfully Submitted,


Secretary

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