

Land Resources and Parks Department Staff Report

County Rezoning Petition # 2023-0562

Filing Date: July 10, 2023

Hearing Date: August 14, 2023

Applicant (Agent):

Doris Fellwock
N1012 Pleasant Hill Drive
Campbellsport, WI 53010

Owner:

Donald and Doris Fellwock Living Trust
N10693 County Road H
Lomira, WI 53048

Location

PIN# 030-1317-2342-001

Part of the NW ¼ of the SE ¼, Section 23, Town of Lomira, the site address being N10693 County Road H.

Applicants Request

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 1.5-acres land from the I-1 Light Industrial zoning district to the A-2 General Agricultural zoning district under the Dodge County Land Use Code in order to restrict the future use of the lot to agricultural related uses.

Land Use Code Provisions

1. In accord with Subsection 1.4.1 of the Dodge County Land Use Code, the County has zoning jurisdiction over this property as the Town of Lomira has adopted the County's Land Use Code.
2. Subsections 2.3.4.A through 2.3.4.J of the Land Use Code details procedural matters, the approval criteria and the form for the petition. The Committee must hold a public hearing and report to the County Board. The role of the Town boards in the process is also outlined in this section.
3. Subsection 2.3.4.B states that a petition for rezoning may be made by any property owner in the area to be affected by the rezoning.
4. Subsection 3.6.5 and Table 3.6-1 of the Code lists Single Family Residential and General Farming as an allowed use in the A-2 General Agricultural Zoning District.

Purpose Statements

The purpose of the I-1 Light Industrial District is to promote an area for uses of a light industrial nature, including manufacturing, warehousing, wholesaling, storage, and transportation, which generally do not produce offensive smoke, odor, noise, health hazards, or frequent traffic congestion, subject to the appropriate standards.

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

Physical Features of Site

The features of the proposed construction and property that relate to the rezoning request are as follows:

The County has Zoning Jurisdiction over this site as the Town of Lomira has adopted the County’s Land Use Code. The site is located within the I-1 Light Industrial Zoning District.

The proposed lots are not located within the County’s Shoreland or Floodplain jurisdiction.

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

Land Use, Site: This property contains a structure which was previously used for industrial manufacturing. The buildings are no longer being used for manufacturing and the owner of this lot would like to restrict the future use of the structures on this lot for agricultural and residential related purposes.

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

Designated Archaeological Site: Yes No

The proposal is consistent with the Dodge County Comprehensive Plan:

- The site is designated as Agriculture according to the County’s Future Land Use Map;

2.3.4.J Approval by Affected Town Boards

Approval of rezoning petitions by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- A recommendation has not been forwarded to the Department regarding this petition.

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 petition for compliance with the approval criteria listed in Section 2.3.4.I and the staff comments are listed in Exhibit A for review by the committee.

The staff believes that the committee can make the findings necessary under Section 2.3.4.I of the code in order to submit a favorable recommendation to the County Board.

Exhibit A

2.3.4.I Approval Criteria

In acting on a rezoning petition, the County Board of Supervisors shall consider the stated purpose of the proposed zoning district and shall approve the rezoning petition only if it finds that:

2.3.4.I.1 Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- It is the staff's position that there are adequate public facilities and services to serve the proposed change in use of the existing lot.

2.3.4.I.2 Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them;

- It is the staff's position that the proposed change in use of the lot will not place an unreasonable burden on the ability of the Town to provide adequate public facilities or services;

2.3.4.I.3 The proposed development will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife, and vegetation;

- It is the staff's position that if the proposed lot is developed in accord with the Land use code provisions, the development project will not have an unreasonable adverse effect on surrounding properties or the environment;

2.3.4.I.4 The land proposed for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;

- It is the staff's position that the area to be rezoned is suitable for development and if the land is developed in accord with the land use code provisions, the project will not cause unreasonable soil erosion;

2.3.4.I.5 The proposed rezoning is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code;

- It is the staff's position that the proposal is consistent with the Dodge County Comprehensive Plan as the site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.

2.3.4.I.6 The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure;

- It is the staff's position that the proposed rezoning is consistent with the County's Future Land Use Map as this site is designated as agriculture. Therefore it is the staff's position that the proposed rezoning will not result in spot rezoning.

2.3.4.I.7 The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

- It is the staff's position that the proposed rezoning is the minimum action necessary to accomplish the intent of the petition;

2.3.4.J Approval by Affected Town Boards

Approval of rezoning petitions by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- A recommendation has not been forwarded to the Department regarding this petition.

Dodge County Land Resources and Parks Committee Decision

County Rezoning Petition # 2023-0562

Filing Date: July 10, 2023

Hearing Date: August 14, 2023

Applicant (Agent):

Doris Fellwock
N1012 Pleasant Hill Drive
Campbellsport, WI 53010

Owner:

Donald and Doris Fellwock Living Trust
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Location

PIN# 030-1317-2342-001
Part of the NW ¼ of the SE ¼, Section 23, Town of Lomira, the site address being N10693 County Road H.

Applicants Request

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 1.5-acres land from the I-1 Light Industrial zoning district to the A-2 General Agricultural zoning district under the Dodge County Land Use Code in order to restrict the future use of the lot to agricultural related uses.

CONCLUSIONS OF LAW

Based upon the facts presented in the application and at the public hearing the committee concludes that:

2.3.4.I Approval Criteria

2.3.4.I.1 Are there adequate public facilities and services available to serve the subject property while maintaining adequate levels of service to existing development? (sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable)

(Yes / No / N/A);

Comments _____

2.3.4.I.2 Will the provision of public facilities to this project place an unreasonable burden on the ability of affected local units of government to provide them?

(Yes / No / N/A);

Comments _____

2.3.4.1.3 Will the proposed development result in significant adverse impacts upon surrounding properties or the natural environment? (air, water, noise, stormwater management, soils, wildlife, and vegetation)

(Yes / No / N/A);

Comments

2.3.4.1.4 Will the development of this land cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas?

(Yes / No / N/A);

Comments

2.3.4.1.5 Is the proposal consistent with the Dodge County Comprehensive Plan and Agricultural Preservation Plan and the stated purposes of this Code?

(Yes / No / N/A);

Comments

2.3.4.1.6 Will the proposed rezoning be used to legitimize, or “spot zone,” a nonconforming use or structure?

(Yes / No / N/A);

Comments

2.3.4.1.7 Is the proposed rezoning the minimum action necessary to accomplish the intent of the petition?

(Yes / No / N/A);

Comments

2.3.4.J Approval by Affected Town Boards

Has the Town submitted a recommendation regarding this request?

(Yes / No / N/A);

Comments

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

Yes;

No - the following additional information is needed before a decision can be made:

Committee Action

Based upon the facts presented in the application and at the public hearing, does the committee believe that the criteria in Section 2.3.4.I can be met for this proposal?

(Yes / No)

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board of Supervisors on the rezoning petition as proposed.

Motion second _____

Vote

| | | | | |
|----------------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Dale Macheel | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Donna Maly | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Ben Priesgen | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dan Siegmann | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Mary Bobholz – Chair | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |

Motion (Carried / Denied)

ORDER AND DETERMINATION – REZONING PETITION

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

- shall provide a favorable recommendation to the County Board on the rezoning petition as proposed. An ordinance shall also be drafted effectuating the recommendation of the committee and said ordinance shall be submitted to the Board for approval;
- shall provide a favorable recommendation to the County Board on the proposed rezoning petition as modified by the committee. An ordinance shall also be drafted effectuating the recommendation of the committee and said ordinance shall be submitted to the Board for approval;
- shall provide an unfavorable recommendation to the County Board on the rezoning petition as proposed;
- shall provide a “No Recommendation” to the County Board on the proposed rezoning petition as proposed;

Dodge County Land Resources and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____



DODGE COUNTY
LAND RESOURCES & PARKS DEPARTMENT
 127 E. OAK STREET • JUNEAU, WI 53039
 PHONE: (920) 386-3700 x2 • FAX: (920) 386-3979
 E-MAIL: landresources@co.dodge.wi.us

| | |
|-----------------------------------|---------------------------------------|
| τ THIS AREA FOR OFFICE USE ONLY τ | |
| Activity No. 230562 | Application Date: 7-10-2023 |
| | Receipt #: 7569-0009 |

REZONING PETITION

Petition Fee: \$350 (Payable to Dodge County)

| NAMES & MAILING ADDRESSES | | PROPERTY DESCRIPTION | | | |
|--------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|------------------|------------------|------------------------|
| Petitioner (Agent) Doris Fellwock | | Parcel Identification Number (PIN) 030-1317-2342-001 | | | |
| Street Address N1012 Pleasant Hill Drive | | Town Lomira | T 13 | N 17 | R 17 |
| City • State • ZipCode Campbellsport, WI 53010 | | Section 23 | 1/4 NW | 1/4 SE | Acreage 1.55 |
| Property Owner (If different from petitioner) dated 4/9/29, 2007 Donald R & Doris L Fellwock Living Trust | | Subdivision or CSM (Volume/Page/Lot) | | | |
| Street Address N10693 County Road H | | Address Of Property (DO NOT include City/State/ZipCode) | | | |
| City • State • ZipCode Lomira, WI 53048 | | Is this property connected to public sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No | | | |

CONTACT PERSON

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

Name **Doris Fellwock** Daytime Phone (**920**) **979-8502**

PROPOSED REZONING

| | |
|-------------------------------------------------------|--------------------------------------------------------------------|
| Current Zoning District <u>Industrial-1</u> | Proposed Zoning District <u>A-2 General Agricultural</u> |
|-------------------------------------------------------|--------------------------------------------------------------------|

Reason For Rezoning

My husband was running a manufacturing plant here until his death 12-20-22. We are selling off the equipment and making the building for storage.

Please complete the site map on the reverse side of this sheet.

CERTIFICATE

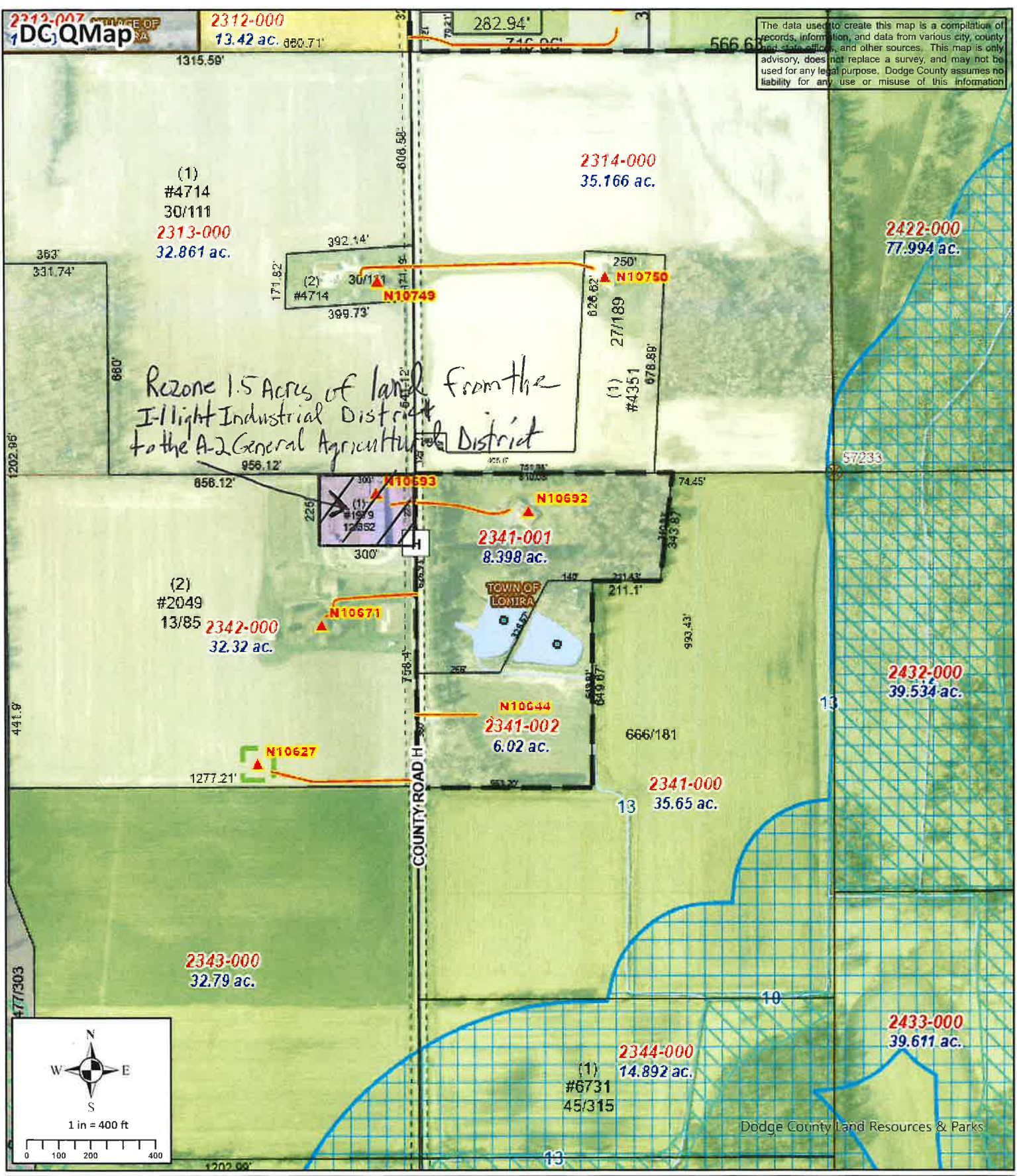
I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature **Doris L. Fellwock** Date **6-27-23**

Daytime Contact Number (**920**) **979-8502**

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

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.



| 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 |

Donald & Doris Fellwock Living Trust

Town of Lomira, Sec. 23

2312-000
RIES
13.4 ac

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2324-000
CASPER
31.7 ac

2315-000
SCHRAUFNAGEL RE-STATED REVOCABLE TRUST DTD SEPTEMBER 11 2019
32.9 ac

INTERSTATE 41



COUNTY ROAD H

23

**D. & D. FELLWOCK
LIVING TRUST**




2342-000
FELLWOCK LIVING TRUST DATED MAY 29 2015
32.3 ac

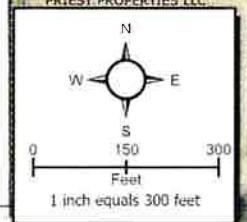
2331-000
CASPER
31.3 ac

2341-000
PRIEST PROPERTIES LLC
6 ac

2343-000
SCHWARTZ TRUST
32.8 ac

2341-000
PRIEST PROPERTIES LLC

-  Fellwock Living Trust Property
-  Tax Parcels
-  Area to be Rezoned (I-1 to A-2)



Land Resources and Parks Department Staff Report

County Rezoning Petition # 2023-0573

Filing Date: July 12, 2023

Hearing Date: August 14, 2023

Applicant (Agent):

Rick Bratz
N1650 2nd Street Road
Watertown, WI 53098

Owner:

Richwood Real Estate LLC
W7894 County Road Q
Watertown, WI 53098

Location

PIN# 040-0914-1334-006
Part of the SE ¼ of the SW ¼, Section 13, Town of Shields, the site address being W7894 County Road Q.

Applicants Request

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 1.5 to 2-acres of land from the R-1 Single Family Residential zoning district to the C-2 Extensive Commercial zoning district under the Dodge County Land Use Code in order to allow for the transfer of this land to an adjacent land owner which is intended to be used for a replacement area for the septic system on this lot.

Land Use Code Provisions

1. In accord with Subsection 1.4.1 of the Dodge County Land Use Code, the County has zoning jurisdiction over this property as the Town of Shields has adopted the County's Land Use Code.
2. Subsections 2.3.4.A through 2.3.4.J of the Land Use Code details procedural matters, the approval criteria and the form for the petition. The Committee must hold a public hearing and report to the County Board. The role of the Town boards in the process is also outlined in this section.
3. Subsection 2.3.4.B states that a petition for rezoning may be made by any property owner in the area to be affected by the rezoning.

Purpose Statements

The purpose of the C-2 Extensive Commercial Zoning District is to promote commercial areas for larger retail, wholesale, service and office uses, and outdoor sales lots, and other such uses which primarily depend upon vehicular access and constitute single destinations, subject to appropriate standards.

The purpose of the R-1 Single-Family Residential District is to promote generally exclusive low-density, single-family residential areas and accommodate uses appropriate to serving residential development, subject to appropriate standards.

Physical Features of Site

The features of the proposed construction and property that relate to the rezoning request are as follows:

The County has Zoning Jurisdiction over this site as the Town of Shields has adopted the County's Land Use Code. The proposed land to be transferred to the adjacent land owner (PIN# 040-0914-1334-006) is located

within the R-1 Single Family Residential Zoning District. The adjacent property (PIN 040-0914-1334-000) is located within the C-2 Extensive Commercial Zoning District.

The proposed land to be rezoned and attached to the adjacent lot will provide a replacement area to allow future expansion of the septic system that serves the tavern.

The property to be rezoned is not located within the County's Shoreland or Floodplain jurisdiction.

The topography of the site is gently rolling with slopes ranging from 0 to 6%;

Land Use of the site to be rezoned: Single Family Residential

Land Use of the adjacent property owner: Commercial Tavern

Land Use, Area: Mixture of agricultural, residential, commercial and industrial uses along County Road Q within Richwood.

Designated Archaeological Site: Yes No

Consistency with the Dodge County Comprehensive Plan and Farmland Preservation Plan

- The land to be rezoned is designated as single family residential according to the County's Future Land Use Map.
- The future land use designation of the adjacent property to which the land will be attached to is Commercial.
- The proposal is consistent with the Farmland Preservation Plan as the land to be rezoned is designated as an area of nonagricultural development.

2.3.4.J Approval by Affected Town Boards

Approval of rezoning petitions by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- The Town Board has requested a decision be laid over until after August 15, 2023 to allow the Town Board to submit a recommendation on this request.

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 petition for compliance with the approval criteria listed in Section 2.3.4.I and the staff comments are listed in Exhibit A for review by the committee.

The Town Board has requested a decision be laid over until after August 15, 2023 to allow the Town Board to submit a recommendation on this request.

Exhibit A

2.3.4.I Approval Criteria

In acting on a rezoning petition, the County Board of Supervisors shall consider the stated purpose of the proposed zoning district and shall approve the rezoning petition only if it finds that:

2.3.4.I.1 Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- It is the staff's position that there are adequate public facilities and services to serve the existing properties at this location. The proposed land to be rezoned will be attached to an existing property.

2.3.4.I.2 Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them;

- It is the staff's position that the proposed rezoning and land transfer project will not place an unreasonable burden on the ability of the Town to provide adequate public facilities or services;

2.3.4.I.3 The proposed development will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife, and vegetation;

- It is the staff's position that if the proposed lot is used for onsite sanitary purposes and/or for expansion of the existing tavern use and the land is developed in accord with the Land use code provisions, the rezoning as proposed will not have an unreasonable adverse effect on surrounding properties or the environment;

2.3.4.I.4 The land proposed for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;

- It is the staff's position that the area to be rezoned is suitable for development and if the land is developed in accord with the land use code and sanitary ordinance provisions, the project will not cause unreasonable soil erosion;

2.3.4.I.5 The proposed rezoning is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code;

- The staff notes that the proposal is not consistent with the Future Land Use designation of the land to be rezoned as this land is designated as single family residential according to the County's Future Land Use Map. However, the staff also points out that the future land use designation of the adjacent property to which the land will be attached to is designated as commercial.
- The staff points out that the Future Land Use Categories are simply designated areas of consistent character, use and density that share similar goals and objectives for future use, preservation or development and the transfer of land between the adjacent land owners will have a minimal effect on the character, use and density of this area.
- It is the staff position that the proposal is consistent with the Farmland Preservation Plan as the land to be rezoned is designated as an area of nonagricultural development.

2.3.4.I.6 The proposed rezoning will not be used to legitimize, or “spot zone,” a nonconforming use or structure;

- It is the staff’s position that the proposed rezoning will not result in spot rezoning as the adjacent property to the east and to the south are currently located within the C-2 Commercial Zoning District.

2.3.4.I.7 The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.

- It is the staff’s position that the proposed rezoning is the minimum action necessary to accomplish the intent of the petition;

2.3.4.J Approval by Affected Town Boards

Approval of rezoning petitions by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- The Town Board has requested a decision be laid over until after August 15, 2023 to allow the Town Board to submit a recommendation on this request.

Dodge County Land Resources and Parks Committee Decision

County Rezoning Petition # 2023-0573

Filing Date: July 12, 2023

Hearing Date: August 14, 2023

Applicant (Agent):

Rick Bratz
N1650 2nd Street Road
Watertown, WI 53098

Owner:

Richwood Real Estate LLC
W7894 County Road Q
Watertown, WI 53098

Location

PIN# 040-0914-1334-006
Part of the SE ¼ of the SW ¼, Section 13, Town of Shields, the site address being W7894 County Road Q.

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CONCLUSIONS OF LAW

Based upon the facts presented in the application and at the public hearing the committee concludes that:

2.3.4.1 Approval Criteria

2.3.4.1.1 Are there adequate public facilities and services available to serve the subject property while maintaining adequate levels of service to existing development? (sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable)

(Yes / No / N/A);

Comments _____

2.3.4.1.2 Will the provision of public facilities to this project place an unreasonable burden on the ability of affected local units of government to provide them?

(Yes / No / N/A);

Comments _____

2.3.4.1.3 Will the proposed development result in significant adverse impacts upon surrounding properties or the natural environment? (air, water, noise, stormwater management, soils, wildlife, and vegetation)

(Yes / No / N/A);

Comments _____

2.3.4.I.4 Will the development of this land cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas?

(Yes / No / N/A);

Comments _____

2.3.4.I.5 Is the proposal consistent with the Dodge County Comprehensive Plan and Agricultural Preservation Plan and the stated purposes of this Code?

(Yes / No / N/A);

Comments _____

2.3.4.I.6 Will the proposed rezoning be used to legitimize, or “spot zone,” a nonconforming use or structure?

(Yes / No / N/A);

Comments _____

2.3.4.I.7 Is the proposed rezoning the minimum action necessary to accomplish the intent of the petition?

(Yes / No / N/A);

Comments _____

2.3.4.J Approval by Affected Town Boards

Has the Town submitted a recommendation regarding this request?

(Yes / No / N/A);

Comments _____

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

Yes;

No - the following additional information is needed before a decision can be made:

Committee Action

Based upon the facts presented in the application and at the public hearing, does the committee believe that the criteria in Section 2.3.4.I can be met for this proposal?

(Yes / No)

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board of Supervisors on the rezoning petition as proposed.

Motion second _____

Vote

| | | | | |
|----------------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Dale Macheel | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Donna Maly | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Ben Priesgen | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dan Siegmann | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Mary Bobholz – Chair | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |

Motion (Carried / Denied)

ORDER AND DETERMINATION – REZONING PETITION

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

- shall provide a favorable recommendation to the County Board on the rezoning petition as proposed. An ordinance shall also be drafted effectuating the recommendation of the committee and said ordinance shall be submitted to the Board for approval;
- shall provide a favorable recommendation to the County Board on the proposed rezoning petition as modified by the committee. An ordinance shall also be drafted effectuating the recommendation of the committee and said ordinance shall be submitted to the Board for approval;
- shall provide an unfavorable recommendation to the County Board on the rezoning petition as proposed;
- shall provide a “No Recommendation” to the County Board on the proposed rezoning petition as proposed;

Dodge County Land Resources and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____



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

REZONING PETITION

| | |
|------------------------------------------|----------------------------------------------|
| THIS AREA FOR OFFICE USE ONLY | |
| Activity No. 230573 | Application Date: 7-12-2023 |
| | Receipt #: 7569-0012 |

Petition Fee: \$350 (Payable to Dodge County)

| NAMES & MAILING ADDRESSES | | PROPERTY DESCRIPTION | | | |
|-----------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------------|
| Petitioner (Agent) RICK BRATZ | | Parcel Identification Number (PIN) 040 0914 1334 006 | | | |
| Street Address N1650 2ND STREET ROAD | | Town SHIELDS | T 09N | N 14E | R |
| City • State • ZipCode WATERTOWN, WI 53098 | | Section 13 | 1/4 SE | 1/4 SW | Acreage 3.26 |
| Property Owner (If different from petitioner) RICHWOOD REAL ESTATE, LLC | | Subdivision or CSM (Volume/Page/Lot) | | | |
| Street Address N1650 2ND STREET ROAD | | Address Of Property (DO NOT include City/State/ZipCode) W7894 COUNTY ROAD Q | | | |
| City • State • ZipCode WATERTOWN WI 53098 | | Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |

CONTACT PERSON

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

Name **RICK BRATZ** Daytime Phone **(920) 988-1019**

PROPOSED REZONING

| | |
|--------------------------------------|---------------------------------------|
| Current Zoning District R1 | Proposed Zoning District C2 |
|--------------------------------------|---------------------------------------|

Reason For Rezoning

TO ADD APPROXIMATELY 2 ACRES TO THE PROPERTY LOCATED AT W7880 COUNTY ROAD Q SO THERE IS ROOM FOR A NEW SEPIC SYSTEM IF NEEDED.

Please complete the site map on the reverse side of this sheet.

CERTIFICATE

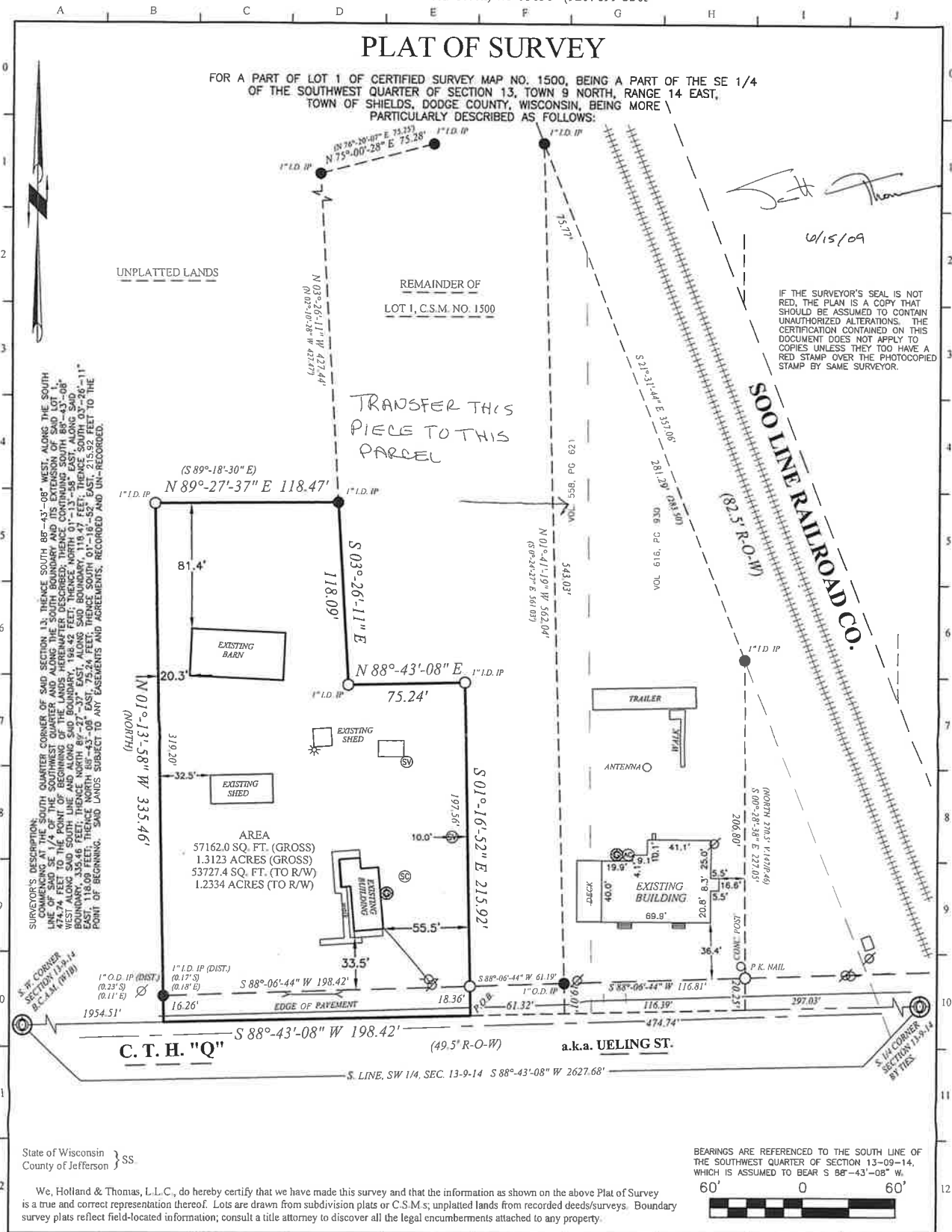
I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature **Rick Bratz** Date **7-10-2023**
 Daytime Contact Number **(920) 988-1019**

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

PLAT OF SURVEY

FOR A PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1500, BEING A PART OF THE SE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 9 NORTH, RANGE 14 EAST, TOWN OF SHIELDS, DODGE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



SURVEYOR'S DESCRIPTION: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13, THENCE SOUTH 88°-43'-08" WEST, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SOUTHWEST QUARTER AND ALONG THE SOUTH BOUNDARY AND ITS EXTENSION OF SAID LOT 1, 474.74 FEET TO THE POINT OF BEGINNING OF THE LANDS, HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 88°-43'-08" WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 13, 188.42 FEET; THENCE NORTH 01°-13'-35" EAST, ALONG SAID BOUNDARY, 354.96 FEET; THENCE NORTH 01°-18'-11" EAST, 118.09 FEET; THENCE SOUTH 01°-18'-11" EAST, 215.82 FEET TO THE POINT OF BEGINNING. SAID LANDS SUBJECT TO ANY EASEMENTS AND AGREEMENTS, RECORDED AND UN-RECORDED.

IF THE SURVEYOR'S SEAL IS NOT RED, THE PLAN IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT DOES NOT APPLY TO COPIES UNLESS THEY TOO HAVE A RED STAMP OVER THE PHOTOCOPIED STAMP BY SAME SURVEYOR.

State of Wisconsin }
County of Jefferson } SS

We, Holland & Thomas, L.L.C., do hereby certify that we have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof. Lots are drawn from subdivision plats or C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13-09-14, WHICH IS ASSUMED TO BEAR S 88°-43'-08" W.
 60' 0 60'

LEGEND: These standard symbols may be found in the drawing.

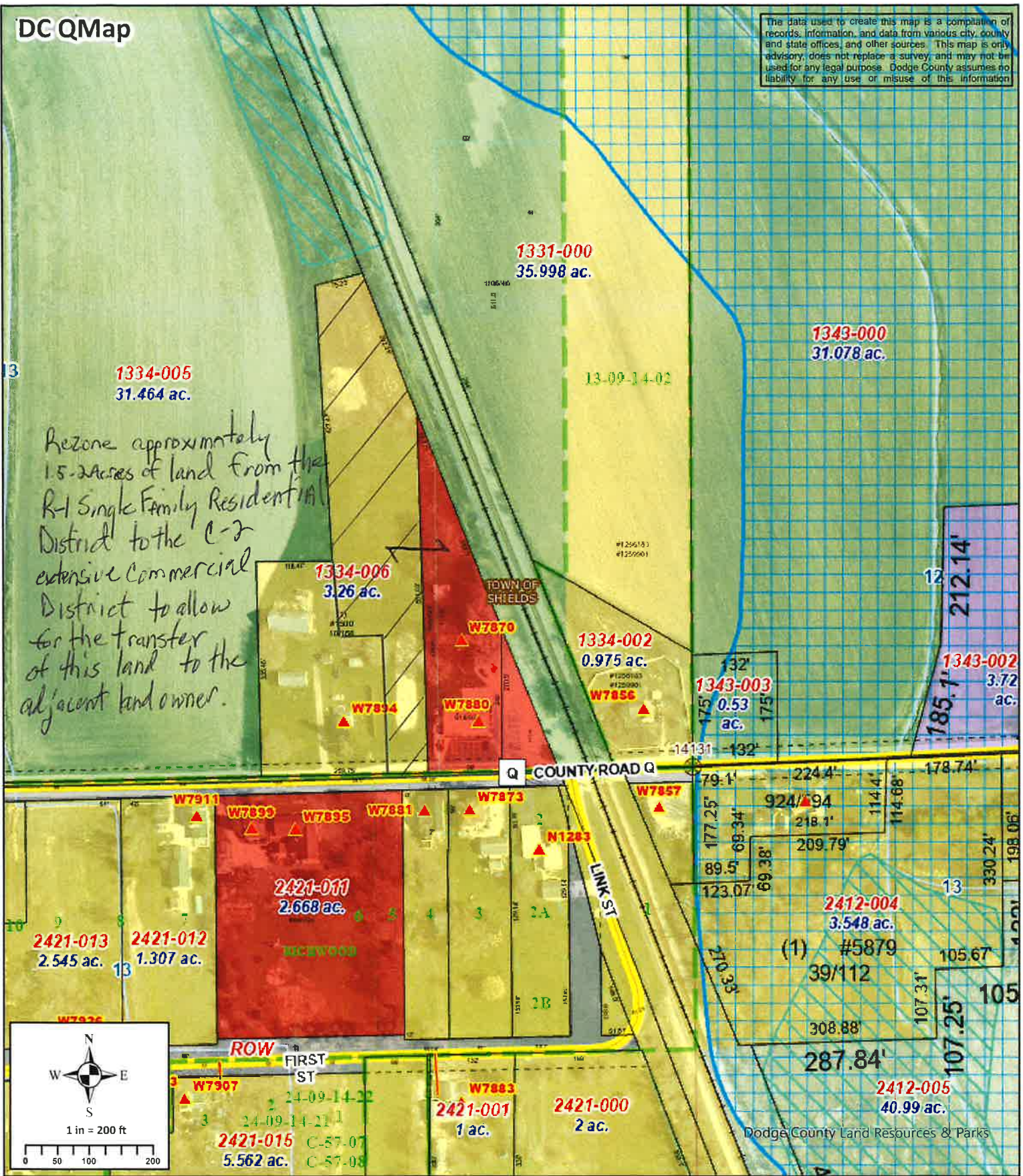
- P.L.S.S. Monument (w/desc.)
- Lot Corner (Found) w/desc.
- Gas Meter
- Septic Vent
- Septic Cover
- Utility Pedestal
- Utility Pole

OWNER: Rick & Stephanie Bratz



DC QMap

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.






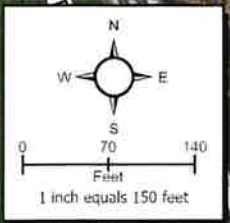
| General | WI Historical Society | Floodplain / Wetland | County Zoning |
|---------------------------------|--------------------------|------------------------------------|---------------------------|
| Urbanized Roads | Historic Structures | FEMA Floodplain/Storage/Dam Shadow | Planned Unit Development |
| 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 |

Richwood Real Estate LLC
Town of Shields, Sec. 13

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-  Richwood Real Estate LLC Property
-  Tax Parcels
-  Area to be Rezoned (R-2 to C-2)



Land Resources and Parks Department Staff Report

**Proposed petition to amend the Dodge County Sanitary Ordinance - County ID # 2023-0653
Committee Review Date: August 14, 2023**

The Code staff has been working with the Corporation Counsel to establish the citation process that can be used by the Department to enforce certain County sanitary violations. The purpose of the amendments are to clarify the sanitary maintenance requirements for POWTS, POWTS components, holding tanks and alternative sanitation systems. The proposed amendments meet the minimum sanitary maintenance requirements required under Chapters SPS 383, 384, and 391 of the Wisconsin Administrative Code.

If the Committee would like to proceed with the petition to amend the Sanitary Ordinance, a public hearing will be scheduled to receive public input on the proposed changes and to allow for Committee review and a recommendation to the County Board.

PETITION TO AMEND THE SANITARY ORDINANCE OF DODGE COUNTY, WISCONSIN

We, the Dodge County Land Resources and Parks Committee, petition to amend the Sanitary Ordinance, Dodge County Wisconsin as shown in "Exhibit A"

The petition includes a series of amendments that are intended to clarify the maintenance, reporting and maintenance fee requirements for the maintenance and management of a private onsite wastewater treatment system and its components, a holding tank and an alternative sanitation system. The petition also includes definitions of certain terms used within the Ordinance.

Respectfully submitted this _____ day of _____, 2023.

Dodge County Land Resources and Parks Committee:

Mary Bobholz

Dale Macheel

Donna Maly

Ben Priesgen

Dan Siegmann

Exhibit A

Proposed changes:

Additions in text are indicated by underline; deletions by ~~single strikethrough~~.

1. Amend Section 2.3.6 of the Dodge County Sanitary Ordinance as follows:

2.3.6 POWTS and Alternative Sanitation System Maintenance Requirements

All POWTS, POWTS components, holding tanks and alternative sanitation systems, including a POWTS, a holding tank and an alternative sanitation system existing prior to July 1, 2000, shall be maintained at all times so as not to create a human health hazard. Failure to maintain a POWTS a POWTS Component, a holding tank and/or an alternative sanitation system in accord with the following maintenance requirements shall be considered a human health hazard and a violation of this code and shall be subject to the remedies and penalties provided for in Section 2.3.10.D of this Code.

2.3.6.A Responsibilities

The owner of a POWTS, a POWTS component, a holding tank and/or an alternative sanitation system shall be responsible for ensuring that the operation, ~~and~~ maintenance and the reporting of the inspection, maintenance and servicing events of the POWTS, the POWTS components, the holding tanks and/or the alternative sanitation system occur in accordance with the provisions of this section, and in accordance with the applicable provisions of Wisconsin Administrative Code, Chapters SPS 381, 382, 383, 384, ~~and~~ 385 and 391, ~~and~~ or as specified in a maintenance plan that was approved at the time of the issuance of a sanitary permit.

2.3.6.B Maintenance

~~POWTS Treatment components shall be maintained in accord with the servicing requirements listed in Wisconsin Administrative Code Chapter SPS 383.54(3) and (4), or as specified in a maintenance agreement that has been approved at the time of the issuance of the sanitary permit.~~

All POWTS, POWTS components, holding tanks and alternative sanitation systems shall be serviced in accordance with SPS 383, 384 and 391 of the Wisconsin Administrative Code, the Dodge County Sanitary Ordinance, or as specified in a maintenance agreement that was approved at the time the sanitary permit was issued.

2.3.6.C Reporting and Maintenance Fee Requirements

~~The owner of a POWTS or the owner's agent shall comply with the reporting requirements of SPS 383.55 Wis. Adm. Code.~~ The owner of a POWTS, a POWTS Component, a holding tank, and/or an alternative sanitation system, or the owner's agent, shall report to the Department at the completion of each inspection, maintenance or servicing event, in accordance with the following requirements:

2.3.6.C.1 All POWTS inspections, maintenance, or servicing shall be completed within 90 days from the date the owner is notified by the code enforcement office unless a more restrictive time frame for compliance is specified in the notice.

2.3.6.C.2 Reports shall include all applicable inspection, servicing, certification and maintenance information required in SPS 383, 384 and 391 of the Wisconsin

Administrative Code. Inspection, maintenance and servicing reports required under this subsection shall be submitted to the Department with the maintenance fee required under Subsection 2.3.6.C.3. The Department shall not be authorized to accept such reports without payment of the maintenance fee.

2.3.6.C.3 A fee shall be assessed by this Department for the inspection, maintenance or servicing of a POWTS, POWTS component, holding tank or an alternative sanitation system. The fee shall be established by ordinance and may be amended from time to time. A fee schedule ordinance shall be kept by the Department. The owner of a POWTS, POWTS component, holding tank or alternative sanitation system, is responsible for submitting the required maintenance fee to the Department with the inspection, maintenance and servicing reports required by section 2.3.6 of this Ordinance.

2.3.6.C.4 A POWTS, POWTS component, holding tank and/or an alternative sanitation system that is not maintained in accordance with SPS 383, 384 and 391 of the Wisconsin Administrative Code, Section 2.3.6 of this Ordinance, or as specified in a maintenance agreement, shall be considered a human health hazard and a violation of the Dodge County Sanitary Ordinance and shall be subject to the enforcement and penalty provisions of Section 2.3.10 of this Ordinance.

~~2.3.6.D Maintenance Fee Requirement~~

~~A fee shall be assessed by this Department for each inspection, maintenance or servicing of a POWTS. The fee shall be established by ordinance and may be amended from time to time. A fee schedule ordinance shall be kept by the Department.~~

~~2.3.6.E Report Filing~~

~~Inspection, maintenance or servicing reports required under this section shall be submitted to the Department with the appropriate maintenance fee. The Department shall not be authorized to accept such reports without payment of the required maintenance fee.~~

2.3.6.F 2.3.6.D Department Notification Procedures

The Department shall transmit a notice by United States 1st Class mail, or post said notice on the property or deliver said notice in person to the owner of the property which contains a POWTS at 3 year intervals, or as specified in a maintenance plan that was approved at the time of the issuance of a sanitary permit, which requires the following certification:

2.3.6.F.1 2.3.6.D.1 That the POWTS is in proper operating condition at the time of inspection, and

2.3.6.F.2 2.3.6.D.2 That the septic tank, and pump chamber if applicable, was recently pumped and/or that it was inspected and was less than one third full of sludge and scum at the time of inspection and that any sludge or scum present was removed.

2.3.6.F.3 2.3.6.D.3 That no effluent from the septic system was ponding on the ground surface.

2.3.6.G 2.3.6.E Certification

Such certification shall be made by a licensed Master/Journeyman Plumber or Master/Journeyman Plumber Restricted Service, a certified POWTS inspector, a

certified septage servicing operator under ch. NR 114 or a registered POWTS maintainer.

2.3.6.H 2.3.6.F Limits

A 90 day period from the time of mailing of the form to the owner shall be allowed for return of the certification to the Department unless a more restrictive time frame for compliance is specified in the notice. An additional 30 days may be granted by the Department because of unusual circumstances.

2.3.6.I 2.3.6.G Testing

The Department shall prepare and keep updated a list of persons who are certified to perform required tests.

2.3.6.J 2.3.6.H Servicing of POWTS, Holding Tanks and/or Alternative Sanitation Systems

Septic tanks, holding tanks, pump chambers or tanks, POWTS treatment components, and other disposal facilities, and alternative sanitation systems shall be serviced in accordance with the applicable provisions of the Wisconsin Statutes and the Wisconsin Administrative Code.

2.3.6.K 2.3.6.I Posted Notice

When the provisions of this Code require that a notice be posted on the subject property, the department shall (1) post the notice in a weatherproof container; (2) place the notice on the property that is the subject of the notice; and (3) place the notice in a manner that makes the notice clearly visible to the owner/occupant of the property.

2. Amend Section 3.2 Terms Defined as follows:

Add the following definition:

Alternative Sanitation System

Systems and devices which are alternatives to water-carried waste plumbing fixtures and drain systems as defined in SPS 391.03 Wis. Stats. Alternative Sanitation Systems include but are not limited to composting toilet systems, incinerating toilets, pit privies, vault privies and portable restrooms.

Private Onsite Wastewater Treatment System (POWTS)

Private Onsite Wastewater Treatment System means a sewage treatment and disposal system serving a single structure with a septic tank and soil absorption field located on the same parcel as the structure. This term also means an alternative sewage system approved by the Department of Safety and Professional Services including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure. A POWTS may be owned by the property owner or by a special purpose district.

Wastewater

Wastewater means clear water, stormwater, domestic wastewater, industrial wastewater, sewage or any combinations of these.

3. Modify the definition of “Sewage” and “POWTS” as follows:

Sewage

Sewage means the water-carried wastes containing fecal coliform bacteria exceeding 200 CFU, colony forming units, per 100 ml, created in and to be conducted away from residences, accessory buildings, industrial establishments, commercial establishments, and public buildings as defined in s. 101.01(12) Wis. Stats., with such surface water or ground water as may be present

POWTS

“POWTS” means a private onsite wastewater treatment system.

~~A Private Onsite Wastewater Treatment System has the meaning given for “private sewage system” under s. 145.01 (12) Stats.~~

Note: Section 145.01 (12) reads:

~~“Private sewage system” means a sewage treatment and disposal system serving a single structure with a septic tank and soil absorption field located on the same parcel as the structure. This term also means an alternative sewage system approved by the Department of Commerce including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure. A private sewage system may be owned by the property owner or by a special purpose district.~~

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
July 24, 2023**

The Dodge County Land Resources and Parks Committee met on July 24, 2023 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Call to Order: Chair Mary Bobholz called the meeting to order at 7:00 PM.

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

No other County Board members in attendance requesting a per diem.

Staff present: Bill Ehlenbeck - Director, Joseph Giebel – Manager of Code Administration

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. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The hearing procedures were read into the record.

PUBLIC HEARING

Lawrence Fleischman – Request to rezone approximately 0.3-acres of land out of the wetland district under the Dodge County Shoreland Protection Ordinance associated with a DNR and Army Corp. Wetland Individual Permit to allow wetland fill or disturbance near the unnamed tributary of Kiefer Creek in order to resolve a filling violation. The site is located in part of the NE ¼ of the NW ¼, Section 15, Town of Lomira, the site address being 1101 Milwaukee St. Lomira, Wisconsin.

Motion by Dan Siegmann to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 0.3-acres of land out of the wetland district under the Dodge County Shoreland Protection Ordinance as proposed.

Second by Ben Priesgen Vote 5-0 Motion carried.

PUBLIC HEARING

Lynn and Ray Aumann – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the SW ¼, Section 11, Town of Oak Grove, along the west side of N. Grove Road approximately 600 feet south of N6666 N. Grove Road.

Motion by Mary Bobholz to approve the conditional use permit request to allow for the creation of an approximate 4-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 9.5-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:
 - 034-1115-1131-000; 034-1115-1142-000; 034-1115-1141-000; 034-1115-1143-000; 034-1115-1144-000.
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 Ben Priesgen Vote 5-0 Motion carried.

PARK SYSTEM

A. Pelican Path Presentation

Jerry Traughber – Co-Leader of the Pelican Path Team, provided a presentation on the Pelican Path Trail proposal. The Pelican Path Trail is proposed to be a 5 mile multi-use paved trail that will run from Hustisford to the Wild Goose State Trail along STH 60. The trail stems from over a year of strategic planning by the 20 planning and design professionals facilitated by UW extension as well as the PATH of Hustisford, a non-profit organization. The trail will start near the elementary and high schools in Hustisford which will provide a safe route to those schools. The trail will also give cyclists and hikers access to the Hustisford Library, Neider Park, downtown Hustisford area and Lake Sinissippi. It will also connect with the Wild Goose Trail and provide users with a safe, non-motorized travel connection between Hustisford and Juneau and beyond. The trail will join a network of County, State and Regional trail systems promoting economic and tourism links to surrounding communities, and will help increase the health and wellness of trail users.

The Pelican Path team is recently completed a feasibility study to determine the best route. The group is ready to move to the design and engineering phase but seeking County approval

before moving forward. The Pelican Path group is not seeking any County funds, but is looking for approval from the County to allow County staff involvement and technical assistance to work through the design phase and eventually the construction phase. The trail would then be turned over to the County to administer and maintain.

Bill Ehlenbeck indicated that staff time is extremely limited especially with overseeing the development of the Gold Star trail as the primary goal currently. However, staff fully supports this trail project and would like to work with the Path team to explore other opportunities for the management of this project, such as contracting with a private consultant to manage the different phases of the project. The Committee expressed support for the project and directed the group to work with staff to bring a County Board resolution of support back to the Committee for official consideration.

B. Park Plan Update

Bill Ehlenbeck explained that the Park Plan is in the final stage after holding of a public meeting recently. A few final changes were made based on recent Committee and staff input as well as the public meeting comments. Bill Ehlenbeck discussed the 2 page summary of the most recent changes that was in the packet. The Committee did not have further changes. A resolution for plan adoption will be presented to the Committee in August for adoption in September by the County Board.

ADMINISTRATIVE BUSINESS

A. Review and consider a proposed petition to amend the Dodge County Floodplain Zoning Ordinance. The proposed changes to the text of the Floodplain Ordinance will bring the Dodge County floodplain regulations into compliance with the current minimum floodplain standards that are required by state and federal law. The petition is also intended to incorporate the supplemental dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam that have been recently approved by the Department of Natural Resources. The dam is located in part of the SE ¼ of the SE ¼, Section 11, Town of Herman, the site address being N6615 State Road 67, Iron Ridge, WI 53035. The adoption of the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam will create new floodplain inundation boundary lines for the areas located downstream of the dam and any development which occurs within these boundaries will be required to comply with the Floodplain Zoning Ordinance regulations.

Motion by Dan Siegmann to sign the petition to amend the Dodge County Floodplain Zoning Ordinance and to set up a public hearing for public input and committee review.

Second by Donna Maly Vote 5-0 Motion carried.

B. Ordinance violation report and discussion.

Bill Ehlenbeck presented a "Violation Activity Report" to the Committee listing the violation activity processed by the Code staff for the years 2007 through June of 2023. The report lists the number of complaints received by the Department and the number and type of violations processed by the Code staff for each year. Approximately 89% of the violations are able to be resolved at the staff level, 10% of the violations are currently active and less than 1% of the violations are forwarded to the Corporation Counsel with a request for legal assistance. Approximately 85% of the zoning violations processed by the staff are related to complaints that are filed by the public. Approximately 89% of the sanitary and land division related violations are initiated by the staff.

The Committee would like to receive more frequent updates/listings of the current violations the staff is pursuing. Staff will provide monthly updates to the Committee on any new Certified violation notices.

OTHER BUSINESS

1. The minutes from the June 26, 2023 meeting were reviewed by the Committee.

Motion by Ben Priesgen to approve the minutes as written.

Second by Dale Macheel Vote: 4-0 (Bobholz abstained) Motion carried.

2. No Committee Member Reports
3. No additional Per Diems

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 8:49 p.m.

Respectfully Submitted,

Secretary

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