

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
August 28, 2023**

The Dodge County Land Resources and Parks Committee met on August 28, 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, Benjamin Priesgen and Dan Siegmann.

Members excused: Donna Maly

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

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.

TOWN REZONING REQUESTS

Town Rezoning Petition – Todd and Sarah Feltner – Lot 1, CSM 2197, located in part of the SE ¼ of the NE ¼, Section 6, Town of Herman, Dodge County, Wisconsin, the site address being N7151 County Road AY. Petition to rezone approximately 2-acres of land under the Town of Herman Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the R-2 General Residential Zoning District has been submitted by the Town of Herman Town Board to the Dodge County Board of Supervisors for approval in order to bring the zoning district map into compliance with the Farmland Preservation Plan Map and the 2023-Town of Herman Future Land Use Map. Committee review and recommendation to the County Board.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors to rezone approximately 2-acres of land under the Town of Herman Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the R-2 General Residential Zoning District as proposed.

Second by Dan Siegmann Vote 4-0 Motion carried.

COMMITTEE REVIEW OF PENDING REZONING PETITION

Rick Bratz, agent for Richwood Real Estate LLC – Request 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 to allow for the transfer of this land to an adjacent land owner. The site is located in part of the SE ¼ of the SW ¼, Section 13, Town of Shields, the site address being W7894 County Road Q. 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 August 14, 2023 Meeting – Committee review and recommendation.

Motion by Dan Siegmann to submit a favorable recommendation to the Dodge County Board of Supervisors 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 as proposed.

Second by Dale Macheel Vote 4-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

James Selchert, agent for Jane Selchert Trust – Request to rezone approximately 7-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district to allow for the creation of a lot to be used for non-farm residential and commercial uses. The site is located in part of the NE ¼ of the SE ¼, Section 26, Town of Oak Grove.

Motion by Dan Siegmann to submit a favorable recommendation to the Dodge County Board of Supervisors on the request to rezone approximately 7-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district as proposed.

Second by Mary Bobholz Vote 4-0 Motion carried.

PUBLIC HEARING

Keller Inc., agent for Red Bud City Properties, LLC – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to bring the existing Columbus Chemical Industries chemical manufacturing production facility into compliance with the Code in order to allow for the addition of a receiving and load out dock area on this facility.

Motion by Mary Bobholz to approve the conditional use permit to bring the existing Columbus Chemical Industries chemical manufacturing production facility into compliance with the Code in order to allow for the addition of a receiving and load out dock area on this facility subject to the following conditions and waivers:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety, or general welfare of the immediate neighborhood or community.
2. All Federal, State, County and Local Municipality permits and approvals shall be obtained for the proposed chemical processing, storage and distribution facilities on this site.
3. All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community.
4. Any significant change or expansion of the facilities on this site may require that a new conditional use permit be obtained.
5. The business shall have adequate and code-compliant sanitary accommodations to serve the employees and customers of the facility.
6. The applicant shall obtain a County Land Use permit for all construction projects for this site;

7. All hazardous wastes used in the operation of the business shall be stored, handled and disposed of in accord with the applicable regulations.
8. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
9. 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.
10. 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.

Waivers

Section 8.6.5 – Landscaping Requirements.

Section 8.6.8 Screening Requirements.

Second by Ben Priesgen Vote 4-0 Motion carried.

PUBLIC HEARING

Dodge County Land Resources and Parks Committee – Request to amend the text of the Floodplain Zoning Ordinance, Dodge County Wisconsin and to adopt the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam. The Karsten #2 Dam is located in part of the SE ¼ of the SE ¼, Section 11, Town of Hubbard, the site address being N6615 State Road 67, Iron Ridge, WI 53035. The purpose of the proposed amendments to the text of the Floodplain Zoning Ordinance is to promote and protect life, health and property in the floodplain areas of Dodge County by regulating the uses and structures that are permitted within the mapped floodplains. The petition is also intended adopt the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam in order to create new floodplain inundation boundary lines for the areas located downstream of the dam. Any future development which occurs within these boundaries will be required to comply with the Floodplain Zoning Ordinance regulations. The proposed changes to the Floodplain Zoning Ordinance and floodplain maps will bring the Dodge County floodplain zoning regulations into compliance with the current minimum floodplain standards that are required by state and federal law.

Motion by Dan Siegmann to change the wording of Section 1.5(1) and 1.5(2) as follows: If more than one map or revision is referenced, the ~~most~~ least restrictive information shall apply.

The motion failed for lack of a second.

Motion by Mary Bobholz to modify the wording in Section 1.5(1) and 1.5(2) as follows:

(1) **AREAS TO BE REGULATED**

~~This ordinance regulates all lands within the boundaries of Dodge County, lying outside the limits of incorporated cities and villages that would be covered by the regional flood or base flood as shown on the Flood Insurance Rate Map (FIRM) or other maps approved by the DNR. **Note:** Base flood elevations are derived from the flood profiles in the Flood Insurance Study (FIS) and are shown as AE, A1-30, and AH Zones on the FIRM. Other regulatory zones are displayed as A and AO zones. Regional Flood Elevations (RFE) may be derived from other studies. If more than one map or revision is referenced, the most restrictive information shall apply.~~

This ordinance regulates all lands within the boundaries of Dodge County, lying outside the limits of incorporated cities and villages that would be covered by areas of special flood hazard identified as zones A, AO, AH, A1-30, AE, on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable. If more than one map or revision is referenced, the most restrictive current information shall apply.

(2) OFFICIAL MAPS & REVISIONS

~~The boundaries of all floodplain districts are designated as A, AE, AH, AO or A1-30 on the maps based on the Flood Insurance Study (FIS) listed below. Any change to the base flood elevations (BFE) or any changes to the boundaries of the floodplain or floodway in the FIS or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process (see s. 8.0 Amendments) before it is effective. No changes to RFE's on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Dodge County Land Resources and Parks Department, Dodge County, Wisconsin. If more than one map or revision is referenced, the most restrictive information shall apply.~~

Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, AO, on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subd. (a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd. (b) below. These maps and revisions are on file in the office of the Dodge County Land Resources and Parks Department, Dodge County, Wisconsin. If more than one map or revision is referenced, the most restrictive current information shall apply.

Second by Dale Macheel Vote 4-0 Motion carried

Motion by Mary Bobholz to submit a favorable recommendation to the Dodge County Board of Supervisors on the request to amend the text of the Floodplain Ordinance as modified by the Committee and to adopt the dam failure analysis and hydraulic shadow maps for the Karsten #2 Dam as proposed.

Second by Dale Macheel Vote 3-1 (Siegmann) Motion carried.

PARK SYSTEM

A. Resolution to adopt the Dodge County Park and Open Space Plan

The Resolution to adopt the Dodge County Park and Open Space Plan was reviewed by the Committee.

Motion by Mary Bobholz to send a resolution to the Dodge County Board of Supervisors recommending adoption of the Dodge County Park and Open Space Plan.

Second by Ben Priesgen Vote: 4-0 Motion carried.

B. Resolution of support for Pelican Path Trail

The Resolution of support for Pelican Path Trail was reviewed by the Committee.

Representatives from the Hustisford Rod and Gun Club expressed their opposition to the proposed trail being located adjacent to their facility along the south side of Hwy 60 and stated they have a scheduled meeting with representatives from the Pelican Path Trail group to try to reach an agreement.

Motion by Ben Priesgen to lay over a decision on the Resolution of Support for the Pelican Path Trail project to the September 11, 2023 Committee meeting to allow the Pelican Path Trail group additional time to meet with the Hustisford Rod and Gun Club group to review their concerns with the proposed trail location.

Second by Mary Bobholz Vote: 4-0 Motion carried.

ADMINISTRATION BUSINESS

1. The minutes from the August 14, 2023 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes as written.

Second by Dale Macheel Vote: 4-0 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 9:11 p.m.

Respectfully Submitted,

Secretary

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

Land Resources and Parks Department Staff Report

Code Amendment – Amend the list of “Road Designations” – Appendix 1, Dodge County Land Use Code

Filing Date: July 26, 2023

Hearing Date: September 11, 2023

Applicant / Petitioner:

Town of Hubbard Town Board
W2864 Neda Road
Iron Ridge, WI 53035

Property Owners – Adjacent to Nobel Road.

PIN 022-1116-2024-000
Don Eve Inc.
P.O. Box 327
Pardeeville, WI 53954

PIN 022-1116-2013-000
Kevin Bunkoske
N6120 Noble Road
Horicon, WI 53032

Subject - Proposal

Request by the Town of Hubbard Town Board to amend the list of “Designated Streets or Roads” in Appendix 1 of the Dodge County Land Use Code to include an additional approximate 1320’ section of Noble Road as a designated road. The portion of Noble Road to be added as a designated road starts approximately 1320’ south of its intersection with County Road S continuing south for a distance of 1320’. The road is located in part of the SW ¼ of the NE ¼ and part of the SE ¼ of the NW 1/4, Section 20, Town of Hubbard. The purpose of the amendment is to allow the reduction of the current required 75’ setback to the centerline of this road at this location to a 60’ setback from the centerline of this road.

County Jurisdiction

The County has highway setback jurisdiction over this site as the Town of Hubbard has adopted the highway setback provisions of the Dodge County Land Use Code.

Land Use Code Provisions:

- 1) Subsection 2.3.3.B of the Land Use Code states that a petition for the amendment of the Land Use Code may be made by any property owner in the area to be affected by the amendment, by the Town Board of any Town in which the code is in effect, by any member of the County Board, by the Board of Adjustment, or by the Committee.
- 2) Subsection 2.2.3.C through F of the Land Use Code detail procedural matters and the form of the petition. The committee must hold a public hearing and report a recommendation to the County Board.
- 3) Subsection 2.3.3.I requires that recommendations and decisions on Land Use Code amendments shall be based on consideration of the following (4) criteria:
 - 2.3.3.I.1 Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact;
 - 2.3.3.I.2 Whether the proposed amendment is consistent with the Dodge County Comprehensive Plan and the stated purposes of this Code;
 - 2.3.3.I.3 Whether the proposed amendment will protect the health, safety, or general welfare of the general public; and
 - 2.3.3.I.4 Whether the proposed amendment will result in significant adverse impacts on the natural environment, including air, water, stormwater management, wildlife and vegetation.
- 4) Subsection 2.3.3.J of the Land Use Code states the role of Town Boards in the amendment process.

Project Details

Nobel Road is a town road that is located in Section 20 in the Town of Hubbard, approximately $\frac{3}{4}$ mile west of the intersection of County Road S and TW. Noble Road is located along the north and south sides of County Road S. Noble Road dead ends approximately $\frac{1}{2}$ mile south of County Road S.

The first 1320' feet of Noble road, south of County Road S, is listed as a "Designated Road" in Appendix 1 of the County Land Use Code. The required highway setback from a "Designated Road" is 60' from the centerline of the road or 27' from the road right-of-way, whichever distance is greater. The remaining $\frac{1}{4}$ mile of Noble Road is currently designated as a "Town Road". The required highway setback from a "Town Road" is 75' from the centerline of the road or 42' from the road right-of-way, whichever distance is greater.

Doneve Inc. owns a manufactured home community (mobile home park) along the southwest corner of the intersection of County Road S and Noble Road. There are approximately 9 residential structures located within the manufactured home community park along the west side of Nobel Road that are located within the 75' highway setback line. The structures are considered legal existing, nonconforming structures by the County as the residences existed prior to the adoption of the highway setback provisions of the Dodge County Land Use Code by the Town of Hubbard.

A request has been made by the Town of Hubbard Town Board to amend the list of "Designated Streets or Roads" in Appendix 1 of the Dodge County Land Use Code to include an additional approximate 1320' section of Noble Road as a designated road so that all of Noble road south of County Road S is a designated road with the reduced highway setback requirements. By reducing the required setback to 60' from the center of Noble road, the majority of the existing homes along the west side of Noble road will be brought into compliance with the highway setback requirements.

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 Sections 2.3.3 I of the code. The staff comments are listed in Exhibit A for review by the committee.

The proposed changes to the Land Use Code are intended to reduce the highway setback requirement for Noble Road from 75' to 60' in order to bring the legal existing non-conforming structures along the west side of Noble Road into better compliance with the code. The staff notes that the intent of the "designated road" category was to provide for a reduced highway setback requirement for those communities that existed prior to the adoption of the highway setback provisions of the Code and that had allowed these structures to be located 60' from the centerline of a town road. The proposed amendment will bring the majority of the existing residential structures that are located along the west side of Noble Road, south of County Road S, into compliance with the highway setback provisions of the code, thereby reducing the number of future variances that are required for these structures. The staff recommends that the Committee report favorably to the County Board of Supervisors on this petition as proposed.

EXHIBIT A

Staff Review Comments

The staff has reviewed the proposal for compliance with the criteria listed in Section 2.3.3 I of the code. The staff comments are as follows:

2.3.3.I Approval Criteria

Recommendations and decisions on Land Use Code amendments shall be based on consideration of the following criteria:

2.3.3.I.1 Does the proposed amendment correct an error or meet the challenge of some changing condition, trend, or fact;

- The proposed changes to the Land Use Code are intended to reduce the highway setback requirement for Noble Road from 75' to 60' in order to bring the legal existing non-conforming structures along the west side of Noble Road into compliance with the code. The staff notes that the intent of the "designated road" category was to provide for a reduced highway setback requirement for those communities that existed prior to the adoption of the highway setback provisions of the Code and that had allowed these structures to be located 60' from the centerline of a town road. The proposed amendment will bring the majority of the existing residential structures that are located along the west side of Noble Road, south of County Road S, into compliance with the highway setback provisions of the code, thereby reducing the number of future variances that are required for these structures.

2.3.3.I.2 Is the proposed amendment consistent with the Dodge County Comprehensive Plan and the stated purposes of this Code.

- It is the staff's position that the proposed amendment is consistent with the Dodge County Comprehensive Plan and the stated purposes of this Code. It is the staff's position that the intent of the "designated road" category was to provide for a reduced highway setback requirement for those communities that existed prior to the adoption of the highway setback provisions of the Code and that had allowed these structures to be located 60' from the centerline of a town road. These residences were existing prior to the adoption of the highway setback provisions of the code and the amendment will bring the majority of these existing structures into compliance with the highway setback provisions of the Code.

2.3.3.I.3 Will the proposed amendment protect the health, safety, or general welfare of the general public;

- It is the staff's position that proposed amendment will maintain the health, safety, and general welfare of the general public. Noble Road is a dead-end road along the south side of County Road S and the structures along the west side of this road were present prior to the adoption of the highway setback provisions at this location.

2.3.3.I.4 Will the proposed amendment result in significant adverse impacts on the natural environment, including air, water, stormwater management, wildlife and vegetation.

- It is the staff's position that proposed amendment will not result in significant adverse impacts on the natural environment, including air, water, stormwater management, wildlife and vegetation

2.3.3.J Approval by Affected Town Boards

Approval of amendments to this Code by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- The Town Board is the applicant in this case and is in favor of the proposed amendment.

Dodge County Land Resources and Parks Committee Decision

Code Amendment – Amend the list of “Road Designations” – Appendix 1, Dodge County Land Use Code
Filing Date: July 26, 2023
Hearing Date: September 11, 2023

Applicant / Petitioner:
Town of Hubbard Town Board
W2864 Neda Road
Iron Ridge, WI 53035

Property Owners – Adjacent to Nobel Road.

PIN 022-1116-2024-000
Don Eve Inc.
P.O. Box 327
Pardeeville, WI 53954

PIN 022-1116-2013-000
Kevin Bunkoske
N6120 Noble Road
Horicon, WI 53032

Subject - Proposal

Request by the Town of Hubbard Town Board to amend the list of “Designated Streets or Roads” in Appendix 1 of the Dodge County Land Use Code to include an additional approximate 1320’ section of Noble Road as a designated road. The portion of Noble Road to be added as a designated road starts approximately 1320’ south of its intersection with County Road S continuing south for a distance of 1320’. The road is located in part of the SW ¼ of the NE ¼ and part of the SE ¼ of the NW 1/4, Section 20, Town of Hubbard. The purpose of the amendment is to allow the reduction of the current required 75’ setback to the centerline of this road at this location to a 60’ setback from the centerline of this road.

CONCLUSIONS OF LAW

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

2.3.3.1 Approval Criteria

Recommendations and decisions on Land Use Code amendments shall be based on consideration of the following criteria:

2.3.3.1.1 Does the proposed amendment correct an error or meet the challenge of some changing condition, trend, or fact;

(Yes / No)

Comments _____

2.3.3.1.2 Is the proposed amendment consistent with the Dodge County Comprehensive Plan and the stated purposes of this Code;

(Yes / No)

Comments _____

2.3.3.I.3 Will the proposed amendment protect the health, safety, or general welfare of the general public;

(Yes / No)

Comments

2.3.3.I.4 Will the proposed amendment result in significant adverse impacts on the natural environment, including air, water, stormwater management, wildlife and vegetation.

(Yes / No)

Comments

2.3.3.J Approval by Affected Town Boards

Approval of amendments to this Code by affected town boards shall occur pursuant to the procedures set forth in Section 2.2.15.

- Have any of the Towns that have adopted the County Highway Setback Provisions of the Code submitted certified resolutions in favor or against the petition to the County Clerk as of the date of the public hearing?
 - Yes;
 - No;

Comments

Do any changes need to be made to the petition as proposed?

No;

Yes - the following changes should be made:

Does the proposed amendment contain sufficient information necessary to make a decision?

Yes;

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

Committee Action

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board of Supervisors on the code amendment 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 – CODE AMENDMENT

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 code amendment as proposed. An ordinance shall also be drafted effectuating the recommendation of the committee and said code amendment shall be submitted to the Board for approval;
- shall provide a favorable recommendation to the County Board on the proposed code amendment 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 code amendment petition as proposed;

Dodge County Land Resources and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____

Exhibit A

Proposed changes:

Additions in the text of the Code are indicated by underline and are highlighted; deletions to the text of the Ordinance area indicated by ~~strike-through~~.

APPENDIX 1 Designated Streets or Roads

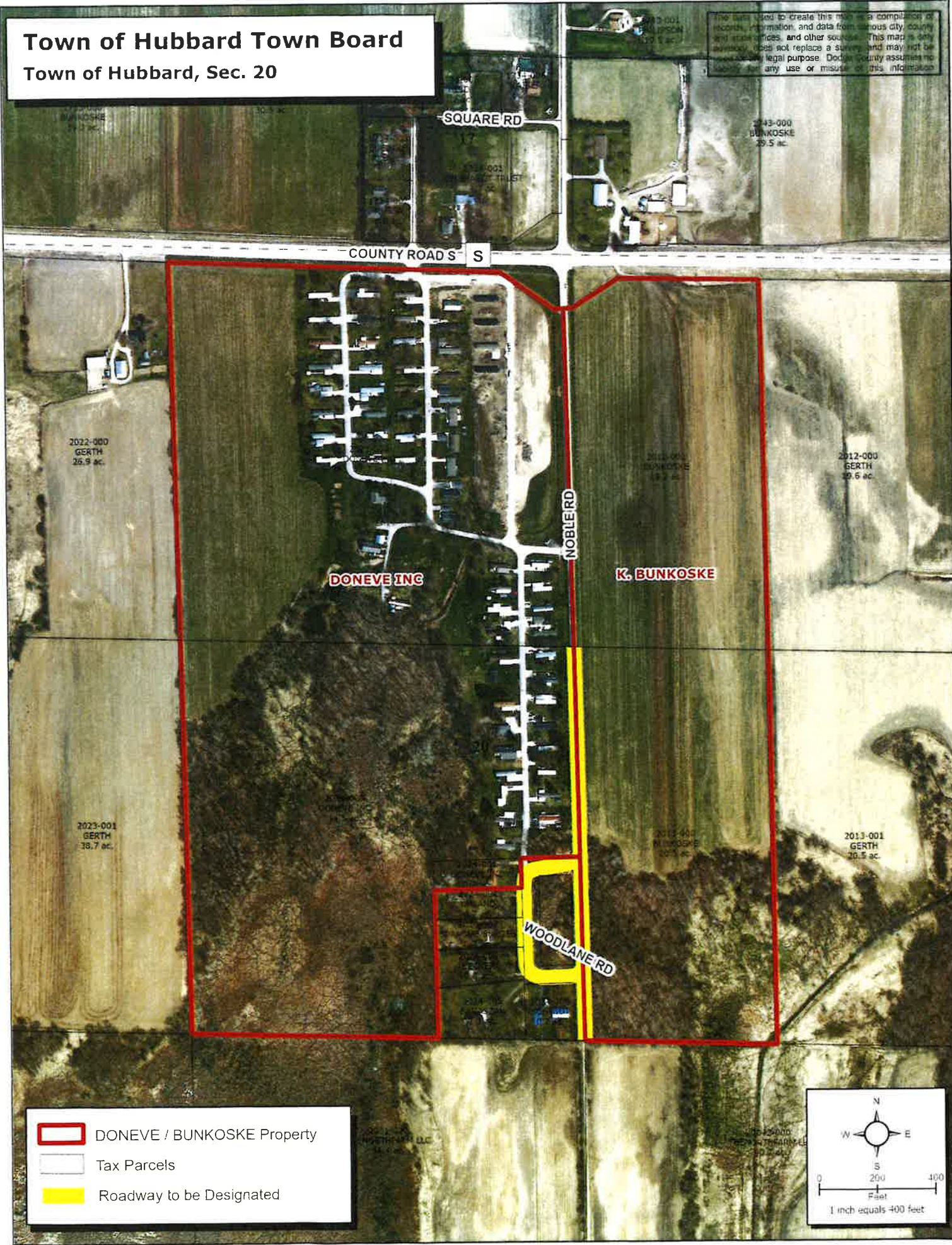
Town of Hubbard




Commencing at the intersection of CTH S and Noble Road on the north line of Section (20), T11N R16E, thence south along Noble Road ~~80 rods~~ 2640 feet. All of Wood Lane Road.

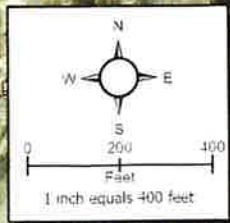
Town of Hubbard Town Board

Town of Hubbard, Sec. 20

This map was used to create this map is a compilation of records, information, and data from various city, county, and state agencies. This map is only intended to be used as a reference and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



-  DONEVE / BUNKOSKE Property
-  Tax Parcels
-  Roadway to be Designated





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

CODE AMENDMENT

τ THIS AREA FOR OFFICE USE ONLY τ	
Activity No.	Application Date:
230638	7/26/23
	Receipt #:
	7733-0012

Petition Fee: \$350

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Petitioner (Agent) Town of Hubbard	Parcel Identification Number (PIN) 032-1116-2024-000; 032-1116-2013-020
Street Address W2864 Neda Road	Town Hubbard
City • State • ZipCode Iron Ridge, WI 53035	T 11 N R 16 E
Property Owner (If different from petitioner) Don Eve Inc.	Section 20 1/4 SE 1/4 NW Acreage Lot (Block)
Street Address PO Box 327	Subdivision or CSM (Volume/Page/Lot)
City • State • ZipCode Pardeeville, WI 53954	Address Of Property (DO NOT include City/State/ZipCode)
	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 Daniel Guenterberg Daytime Phone (920) 296-4830

AMENDMENT TO COUNTY LAND USE CODE

Proposed Amendment (List the specific section of the Code to be amended and the proposed text to be amended,)

SEE Attached

Reason For Amendment

To change the road designation of all of Noble Road located south of MHS to a designated road and to correctly show all of Woodlane Road as a designated road

Please submit a site map if applicable.

CERTIFICATE

I, the undersigned, hereby petition to amend the text of the County Code as shown above or attached and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature Daniel Guenterberg Date 7-26-23
 Daytime Contact Number () -

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Request to amend Appendix 1 of the Dodge County Land Use Code as follows in order to designate all of Nobel Road south of County Road S and all of Wood Lane Road as it currently exists as an Urbanized Road. The proposed amendment reduces the required highway setback requirement from 75' from the centerline or 42' from the centerline of the road whichever distance is greater to 60' from the centerline or 27' from the road right-of-way, whichever distance is greater.

Appendix 1 – Designated Streets or Roads

Town of Hubbard

Commencing at the intersection of CTH S and Noble Road on the north line of Section (20), T11N R16E, thence south along Noble Road ~~80 rods~~. 2640 feet. All of Wood Lane Road.

DC QMap

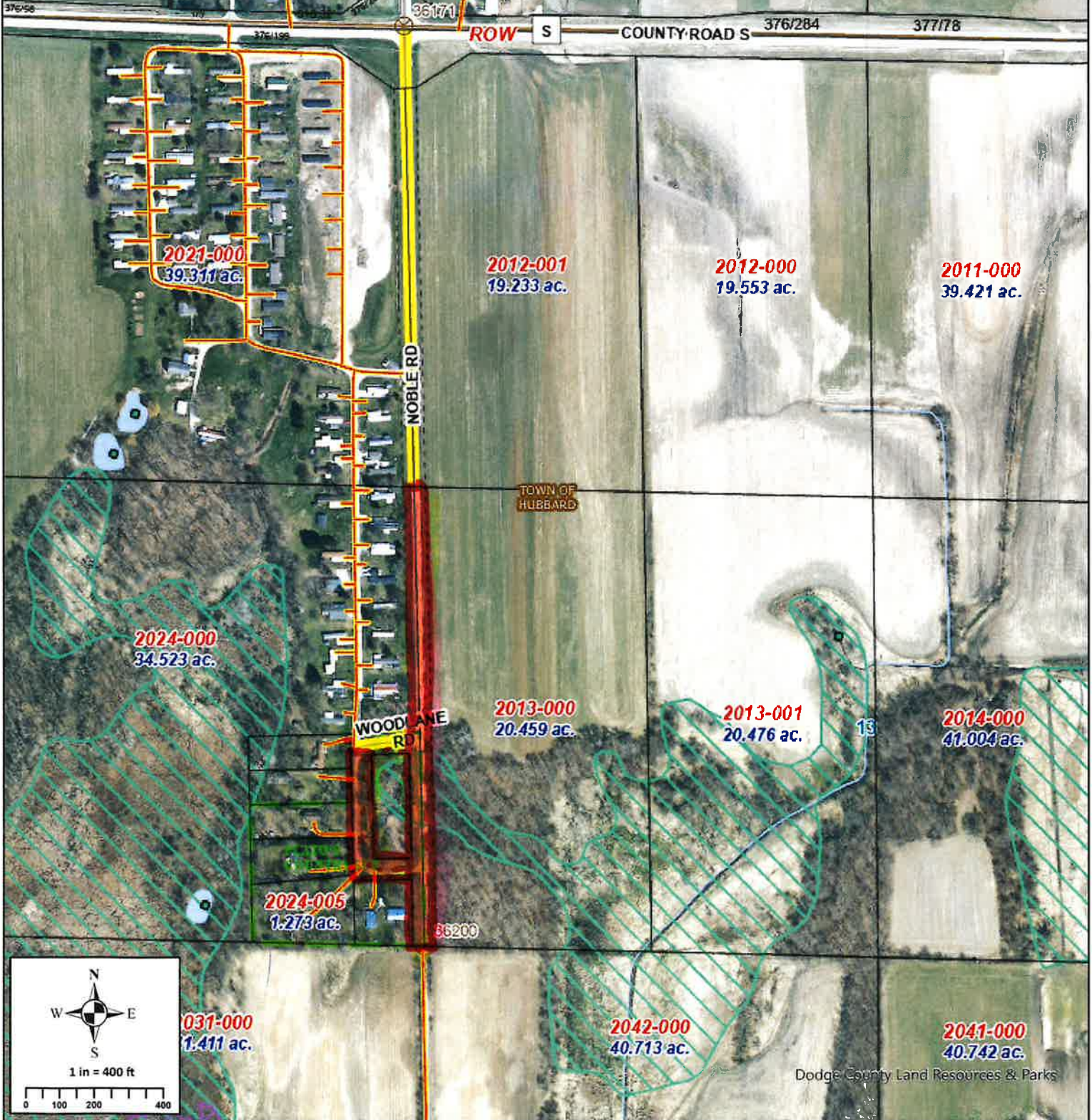
1734-000
30.457 ac.

1734-001
4.678 ac.

1743-000
29.543 ac.

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.

1744-000
30.986 ac.



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

