

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
October 23, 2023**

The Dodge County Land Resources and Parks Committee met on October 23, 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

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

Staff present: Joseph Giebel – Manager of Code Administration, Nate Olson – Community Development Administrator, Becky Glewen – Community Development Marketing and Communications Manager;

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.

COMMITTEE REVIEW OF A LAND USE PERMIT

1. **Committee Review of a Land Use Permit and a pending Conditional use permit - Peter Mittelstadt** – Part of the SE ¼ of the SW ¼, Section 16, Town of Lomira, the site address being W1584 County Road H. Review of Land Use Permit # 2023-0815 - Request to allow expansion of outdoor storage yard for repossession business (CUP 2018-0791); Committee review and determination if new Conditional Use Permit will be required for proposed expansion project.

Motion by Dan Siegmann to allow the proposed expansion project as proposed without requiring a new conditional use permit.

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

The hearing procedures were read into the record.

PUBLIC HEARING

Compass Surveying LLC, agent for Leslie Schwartz and Marlene Schwartz - Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.3-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 36, Town of Lomira, the site address being W353 Rolling Drive.

Motion by Dan Siegmann to approve the conditional use permit to allow for the creation of an approximate 1.3-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 1.8-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:
 - 030-1317-3631-000; 030-1317-3631-001;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee 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.

PUBLIC HEARING

Adam Wendt – Petition to rezone approximately 4-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district and on an application for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the establishment of an internet based retail business to allow for the sale of firearms and ammunition from a residence located within the A-2 General Agricultural Zoning District. The site is located in part of the SE ¼ of the SE ¼, Section 14, Town of Shields, the site address being N1323 Wood Road.

Rezoning Request:

Motion by Mary Bobholz to submit a favorable recommendation on the request to rezone approximately 4-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural zoning district as proposed.

Second by Dan Siegmann Vote 4-0 Motion carried.

Conditional Use Permit Request

Motion by Mary Bobholz to approve the conditional use permit request to allow for the establishment of an internet based retail business to allow for the sale of firearms and ammunition from a residence located within the A-2 General Agricultural Zoning District subject to the following conditions:

1. The rezoning petition shall be approved by the County Board of Supervisors prior to the approval of the Conditional use permit.
2. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.
3. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed business operation on this site.
4. The business shall be operated in accord with the business narrative submitted with the Conditional Use Permit application.
5. 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.
6. 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.
7. 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 AMENDMENT REQUESTS

Town of Chester Zoning Ordinance Amendment - A petition to amend the text of the Town of Chester Zoning Ordinance has been submitted by the Town of Chester Town Board to the County Board of Supervisors for approval. The intent of the amendment is to bring the Town of Chester Zoning Ordinance into compliance with the Wisconsin's farmland preservation law under Ch. 91, Wis. States. The petition includes the following amendment: Remove "golf courses" as a permitted use within the CO- Conservancy District.

Motion by Mary Bobholz to report favorably on the request of the Town of Chester Town Board to amend the text of the Town of Chester Zoning Ordinance as proposed.

Second by Dan Siegmann Vote 4-0 Motion carried.

TOWN REZONING REQUESTS

Town of Hubbard Rezoning Petition – United Cooperative – Part of the NW ¼ of the NE ¼, Section 12, Town of Hubbard, the site address being W2649 State Road 33. Petition to rezone 19-acres of land under the Town of Hubbard Zoning Ordinance, from the GC General Commercial Zoning District to the IM Industrial and Manufacturing Zoning District has been submitted by the Town of Hubbard Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Mary Bobholz to report favorably on the request of United Cooperative to rezone 19-acres of land under the Town of Hubbard Zoning Ordinance, from the GC General Commercial Zoning District to the IM Industrial and Manufacturing Zoning District as proposed.

Second by Dale Macheel Vote 4-0 Motion carried.

COMMUNITY DEVELOPMENT

A. Division Update

Nate Olson introduced Becky Glewen to the Committee. Becky provided the Committee with an update on the Dodge County marketing plan. She discussed the five phases of the marketing plan and how each phase fits in with the overall plan. Becky also provided the Committee with information on the Joint Effort Marketing Campaign grant program (JEM Grant). Jem Grants provide funding to help nonprofit organizations and communities to promote tourism in their area. The Destination Marketing grant must involve at least three municipalities or communities who all benefit from increasing visitor expenditures. A total of eleven communities and three Horicon Marsh entities have been working with Becky to submit a JEM Grant. Becky informed the Committee that the county has recently been awarded a Jem Grant in the amount of \$39,550. She explained how the grant will be used.

ADMINISTRATION

1. 2024 Department Update
No new updates as of this meeting.

2. The minutes from the October 9, 2023 meeting were reviewed by the Committee.

Motion by Ben Priesgen to approve the minutes as written.

Second by Mary Bobholz

Vote: 4-0

Motion carried.

3. No Committee Member Reports

4. No additional Per Diems

FUTURE MEETING SCHEDULE

1. Monday, November 13, 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.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,


Secretary

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