

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
January 8, 2024**

The Dodge County Land Resources and Parks Committee met on January 8, 2024 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, and Dan Siegmann.

Members excused: Benjamin Priesgen.

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

Staff present: 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 were posted, mailed and published in accord with the statute and code requirements.

COMMITTEE REVIEW OF PENDING CONDITIONAL USE PERMIT

Brandon Schultz, agent for Wayne Schultz – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 6.7-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the NW ¼, Section 35, Town of Leroy along the east side of County Road Y approximately 3000 feet south of its intersection with Farmersville Road. Decision laid over by the Committee from the November 27, 2023 Committee meeting to allow input from the Town of Leroy.

Motion by Mary Bobholz to approve the Conditional Use Permit to allow for the creation of an approximate 6.7-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 applicant shall obtain the required highway access approvals from the Dodge County Highway Department prior to the approval of the certified survey map;
3. A copy of the Town driveway permit shall be submitted to the Department prior to the approval of the certified survey map;
4. A County land use permit shall be obtained to allow the construction of the driveway and the driveway shall be located a minimum of 75' from the ordinary highwater mark of the waterway;
5. The proposed non-farm residential lot shall not exceed 9.1-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;

6. 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;
7. 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;
8. 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:
 - 028-1316-3531-000; 028-1316-3532-000;
9. 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;
10. 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.
11. 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.

ADMINISTRATION

A. 2023 Violation Report – Update

Joseph Giebel provided the Committee with an update on the Code violations that were issued by the Department in 2023. He also provided an update on the sanitary maintenance violations and "notice of possible citation" notices that were recently issued by the Department.

B. The minutes from the December 11, 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.

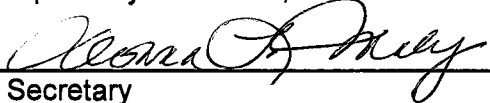
C. No Committee Member Reports

D. No additional per diems.

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 7:32 p.m.

Respectfully Submitted,



 , Secretary

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