

# Land Resources and Parks Department Staff Report

**County Rezoning Petition # 2024-0043**

**Filing Date: January 31, 2023**

**Hearing Date: February 26, 2024**

**Applicant (Agent):**

New Frontier Land Surveying  
P.O. Box 576  
Beaver Dam, WI 53916

**Owner:**

Fox Lake Golf Club Inc  
P.O. Box 12  
Fox Lake, WI 53933

**Location**

PIN# 018-1313-2524-003; 018-1313-2524-000;

Part of the SE ¼ of the NW ¼, Section 25, T13N, R13E, Town of Fox Lake, located along the northwest corner of the intersection of STH 68 and Oaks Road.

**Applicants Request**

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 1.37-acres of land from the A-2 General Agricultural Zoning District to the R-2 Two-Family Residential Zoning District, to rezone approximately 2.3-acres of land from an “unzoned” zoning district to the R-2 Two-Family Residential Zoning District and to rezone approximately 1.8-acres of land from an “unzoned” Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of 4 residential lots at this location.

**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 Fox Lake 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 Two-Family Residential uses as an allowed use in the R-2 Two-Family Residential Zoning District.
5. Subsection 3.6.5 and Table 3.6-1 of the Code lists Golf Courses as a conditional use within the A-2 General Agricultural Zoning District.

**Purpose Statements**

The purpose of the R-2 Two-Family Residential District is to promote medium-density residential areas and accommodate uses appropriate to serving that development, subject to 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 Fox Lake has adopted the County’s Land Use Code. Portions of the site to be rezoned are located within the A-2 General Agricultural Zoning District and a portion is located within an unzoned zoning district.

According to County Records, on October 5, 2022, Fox Lake Golf Club Inc. was granted a petition for detachment of approximately 4.849-acres of land (Lot 1, CSM 5557), from the City of Fox Lake and attachment of the land to the Town of Fox Lake. The 4.849-acres of land is currently designated as “unzoned” under the County’s Land Use Code.

The proposed area 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, Site: Golf Course.

Land Use, Area: Agricultural to the east and south, golf course to the north and west, and a mixture of Single Family, Two-Family and multi-family residential to the west and south west within the City of Fox Lake.

Designated Archaeological Site: Yes  No

The proposal is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan Maps:

- The site to be rezoned is designated as Recreation and Cities and Villages according to the County’s Future Land Use Map. The property was detached from the City of Fox Lake and attached to the Town of Fox Lake. The site to be rezoned is currently “unzoned” under the County’s Land Use Code.
- The proposed use of the site to be rezoned is consistent with the surrounding recreational use of the property as a golf course and with the Two-Family residential and Single Family Residential uses to the west within the City of Fox Lake.
- The site is designated as an Area of Non-Agricultural Development according to the Farmland Preservation Plan 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 will be able to 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 lots;

**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 development 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 developed in accord with the Land use code provisions, the proposed residential 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 residential 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 and Farmland Preservation Plan Map as the site to be rezoned is designated as Recreational and Cities and Villages according to the County's Future Land Use Map. According to the County records, the property was detached from the City of Fox Lake and attached to the Town of Fox Lake. The site to be rezoned is currently "unzoned" under the County's Land Use Code.
- The proposed use of the site for residential and recreational purposes is consistent with the current golf course recreational use and with the surrounding Two-Family residential uses and Single Family Residential uses to the west within the City of Fox Lake.
- The site is designated as an Area of Non-Agricultural Development according to the Farmland Preservation Plan Map.

**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 proposal is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan Map as the site to be rezoned is designated as Recreational and Cities and Villages according to the County’s Future Land Use Map. According to the County records, the property was detached from the City of Fox Lake and attached to the Town of Fox Lake. The site to be rezoned is currently “unzoned” under the County’s Land Use Code.
- The proposed use of the site for residential and recreational purposes is consistent with the current golf course recreational use to the west and north and with the surrounding Two-Family residential uses and Single Family Residential uses located to the west within the City of Fox Lake.
- The site is designated as an Area of Non-Agricultural Development according to the Farmland Preservation Plan Map.
- 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 # 2024-0043**

**Filing Date: January 31, 2023**

**Hearing Date: February 26, 2024**

**Applicant (Agent):**

New Frontier Land Surveying  
P.O. Box 576  
Beaver Dam, WI 53916

**Owner:**

Fox Lake Golf Club Inc  
P.O. Box 12  
Fox Lake, WI 53933

**Location**

PIN# 018-1313-2524-003; 018-1313-2524-000;

Part of the SE ¼ of the NW ¼, Section 25, T13N, R13E, Town of Fox Lake, located along the northwest corner of the intersection of STH 68 and Oaks Road.

**Applicants Request**

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 1.37-acres of land from the A-2 General Agricultural Zoning District to the R-2 Two-Family Residential Zoning District, to rezone approximately 2.3-acres of land from an “unzoned” zoning district to the R-2 Two-Family Residential Zoning District and to rezone approximately 1.8-acres of land from an “unzoned” Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of 4 residential lots at this location.

**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.I.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

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**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

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**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

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**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

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**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

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**2.3.4.J Approval by Affected Town Boards**

Has the Town submitted a recommendation regarding this request?

(Yes / No / N/A);

Comments

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**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:

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**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:

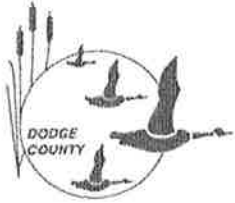
- shall provide a favorable recommendation to the County Board on the rezoning petition as proposed. An ordinance shall also be drafted effectuating the recommendation of the committee and said ordinance shall be submitted to the Board for approval;
- shall provide a favorable recommendation to the County 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. <b>240043</b>	Application Date: <b>1-31-2024</b>
	Receipt #: <b>8865-000B</b>

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

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION			
Petitioner (Agent) <b>New Frontier Land Surveying</b>		Parcel Identification Number (PIN) <b>018-1313-2524-003; Part B 2524-008</b>			
Street Address <b>P.O. Box 576</b>		Town <b>FOX LAKE</b>	T <b>13</b>	N <b>13</b>	R <b>13</b>
City • State • Zip Code <b>BEAVER DAM, WI 53916</b>		Section <b>25</b>	1/4 <b>E 1/2</b>	1/4 <b>NW</b>	Acres <b>70+/-</b>
Property Owner (if different from petitioner) <b>FOX LAKE GOLF CLUB</b>		Subdivision or CSM (Volume/Page/Lot) <b>CSM # 5557</b>			
Street Address <b>N10500 INDIAN TRAIL P.O. BOX 12</b>		Address Of Property (DO NOT include City/State/Zip Code) <b>OAK RD.</b>			
City • State • Zip Code <b>FOX LAKE WI 53933</b>		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 **MADIK TOMASHEK** Daytime Phone **(920) 296-3904**

## PROPOSED REZONING

Current Zoning District **unzoned** → **A-2** Proposed Zoning District

**A-2** → **R-2** **As shown on site plan**

Reason For Rezoning

**create lots more RD.**

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

## CERTIFICATE

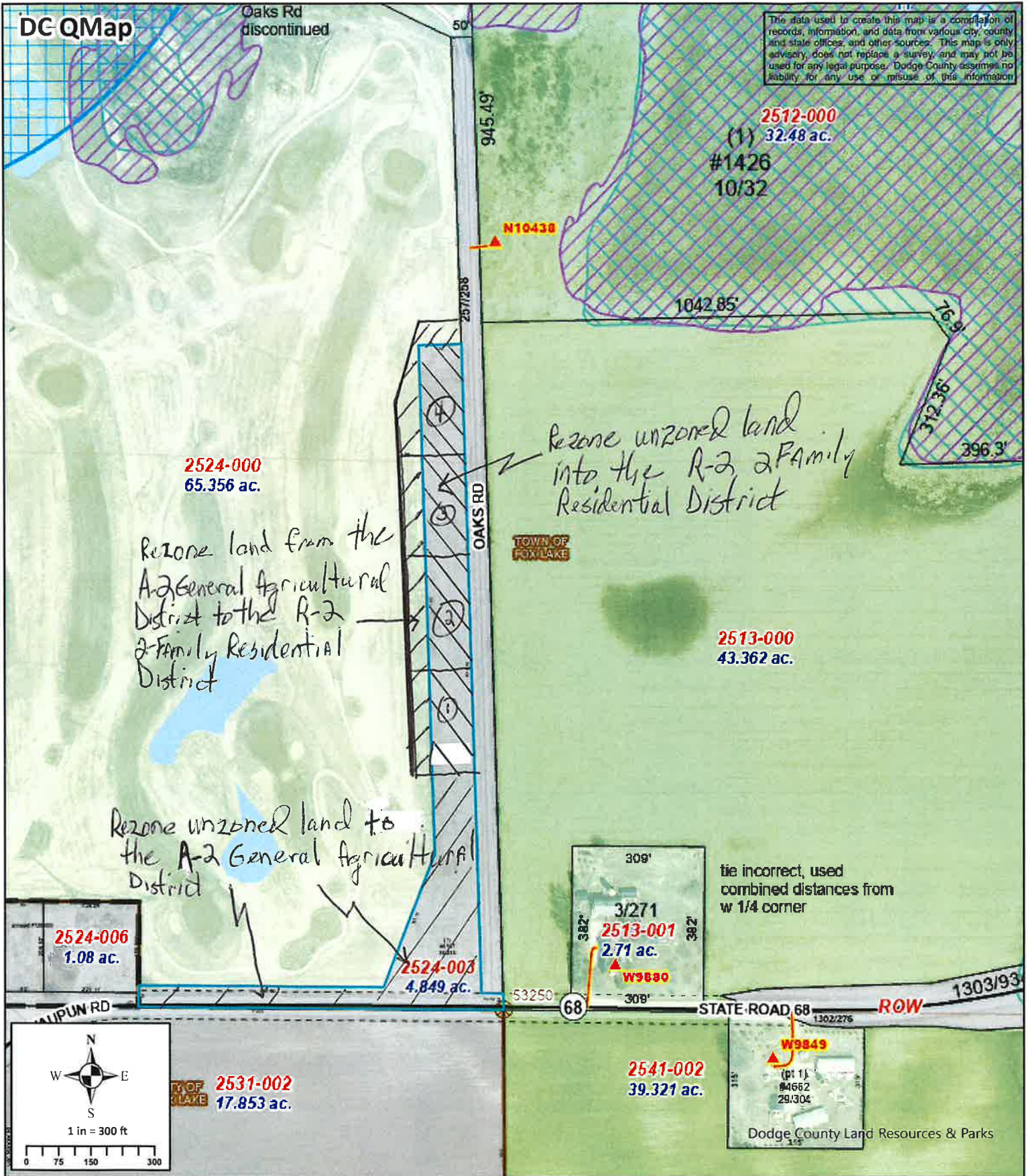
I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature **[Signature]** Date **1-12-2024**

Daytime Contact Number **(920) 296 3904**

♦ AREA BELOW THIS LINE FOR OFFICE USE ONLY ♦



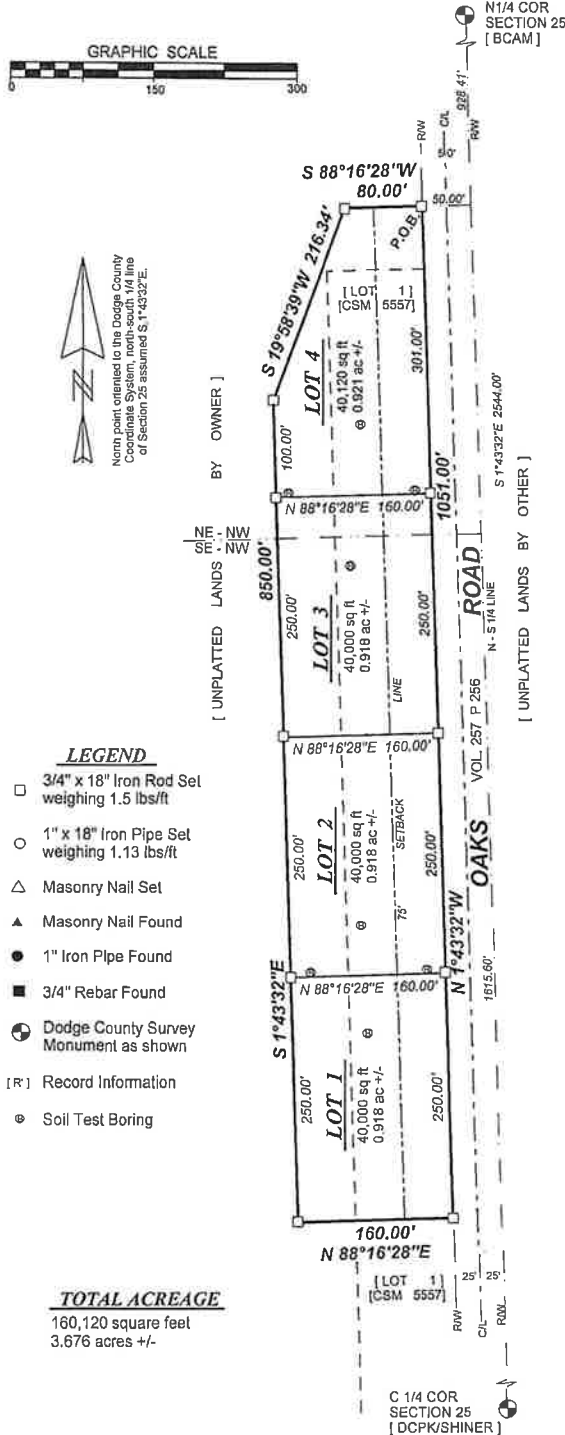


The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of 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	<b>Shoreland Zoning</b>	General Agricultural
Sewer Service Areas	<b>Non-Metallic Mining</b>	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

## DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF A PART OF CERTIFIED SURVEY MAP NUMBER 5557 AS RECORDED IN VOLUME 36 OF CERTIFIED SURVEYS ON PAGES 235 AND 236 AS DOCUMENT NUMBER 1024379 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 25, TOWN 13 NORTH, RANGE 13 EAST, TOWN OF FOX LAKE, DODGE COUNTY, WISCONSIN.



North point oriented to the Dodge County Coordinate System, north-south 1/4 line of Section 25 assumed S 1°43'32" E.

- LEGEND**
- 3/4" x 18" Iron Rod Set weighing 1.5 lbs/ft
  - 1" x 18" Iron Pipe Set weighing 1.13 lbs/ft
  - △ Masonry Nail Set
  - ▲ Masonry Nail Found
  - 1" Iron Pipe Found
  - 3/4" Rebar Found
  - ⊙ Dodge County Survey Monument as shown
  - [ R ] Record Information
  - ⊕ Soil Test Boring

**TOTAL ACREAGE**  
160,120 square feet  
3.676 acres +/-

- NOTES:**
- 1) Only one single family residential unit may be constructed on this lot unless this lot is successfully rezoned into a zoning district which allows additional residential units.
  - 2) These lots shall not be further divided for the purposes of residential use. Within 15 years from the recording date of this certified survey map, unless the Official Dodge County Map is amended so that this subject parcel is released out of an agricultural zoning district, this certificate has been issued in accordance with the provisions of the Dodge County Land Use Code and the Town of Oak Grove Ordinance.
  - 3) The owner as 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 the adjoining farming operations producing agricultural products and using generally accepted practices, including access to active farming operations.

**OWNER OF RECORD**  
Fox Lake Golf Club, Inc  
P.O. Box 12  
N10500 Indian Point Rd  
Fox Lake, WI 53933  
SITE ADDRESS:  
Oaks Road

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Mark R Tomashek WI RLS - 2340  
at Beaver Dam Wisconsin

**Ⓞ NEW FRONTIER LAND SURVEYING LLC. Ⓞ**

P.O. Box 576- Beaver Dam, WI 53916  
PH (920-296-3904) FAX (920-885-3905)

***DODGE COUNTY CERTIFIED SURVEY MAP***

**SURVEYOR'S CERTIFICATE:**

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Fox Lake Golf Club Inc, the owner, of a part of Certified Survey Map Number 5557 as recorded in Volume 36 of Certified Surveys on Page 235 and 236 as Document Number 1024379 and a part of the Northeast 1/4 of the Northwest 1/4 and a part of the Southeast 1/4 of the Northwest 1/4 of Section 25, Town 13 North, Range 13 East, Town of Fox Lake, Dodge County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 corner of Section 25; thence S.1°43'32"E. along the north-south 1/4 line Section 25, 928.41 feet; thence S.88°16'28"W., 50.00 feet to the Point of Beginning; thence continuing S.88°16'28"W. , 80.00 feet; thence S.19°58'39"W., 216.34 feet; thence S.1°43'32"E., 850.00 feet; thence N.88°16'28"E., 160.00 feet to the west right-of-way line of Oaks Road; thence N.1°43'32"W along said west right-of-way line 1051.00 feet to the Point of Beginning.

Said parcel contains 160,120 square feet or 3.676 acres more or less.

This survey is subject to easements and restrictions of record.

I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, the Subdivision Ordinance of the Land Use Code for Dodge County, and the Subdivision Ordinance for the Town of Fox Lake, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202

\_\_\_\_\_  
Mark R. Tomashek WI PLS S-2340  
at Beaver Dam, Wisconsin

**DODGE COUNTY CERTIFICATE:**

This survey is approved by the Dodge County Land Use Administrator this \_\_\_\_\_ day of \_\_\_\_\_, 202

\_\_\_\_\_  
Authorized Representative

**OWNER'S CERTIFICATE:**

As owners of the land represented on this survey, we hereby certify that we caused the lands to be surveyed, divided and dedicated, in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes, the Subdivision Ordinance of the Land Use Code for Dodge County and the Town of Fox Lake Subdivision Ordinance.

\_\_\_\_\_  
Fox Lake Golf Club, agent

\_\_\_\_\_  
Attest

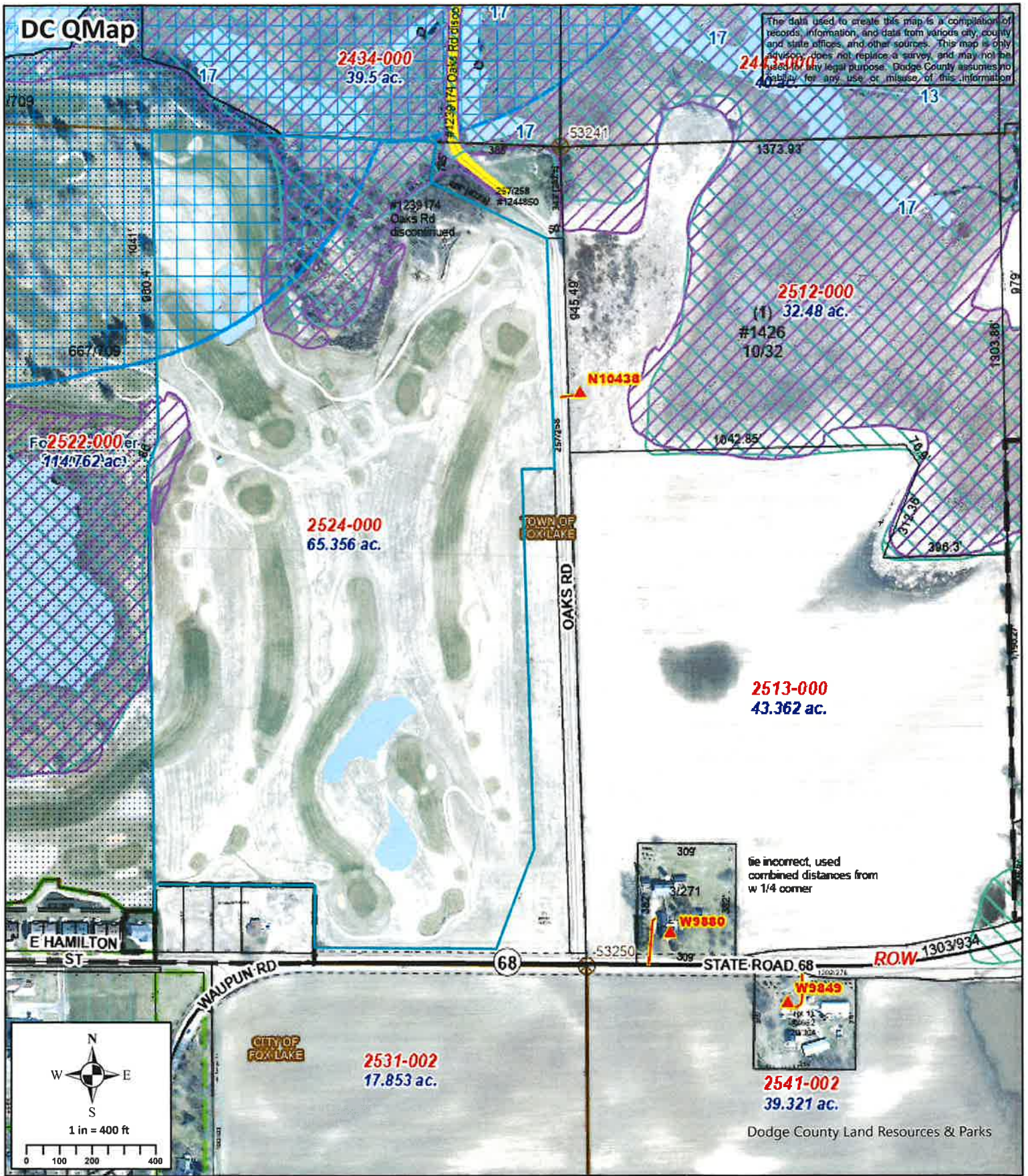
State of Wisconsin)ss  
Dodge County)ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 1 the above named owners known to me to be the persons who executed the foregoing instrument and acknowledge the same.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public





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
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	Mine Property Boundaries		Multi-Family Residential
			General Commercial
			Extensive Commercial
			Light Industrial
			Industrial
			Waterbody
			ROW/City/Village



# Fox Lake Golf Club

Town of Fox Lake, Sec. 25



# Land Resources and Parks Department Staff Report

**County Rezoning Petition # 2024-0046**

**Filing Date: February 2, 2024**

**Hearing Date: February 26, 2024**

**Applicant (Owner):**

Stephen Cigelske  
C/O Daniel Swanke  
W10080 County Road D  
Beaver Dam, WI 53916

**Location**

PIN #: 008-1113-1223-000

Lot 2, CSM 6877, located in part of the SW ¼ of the NW ¼, Section 12, Town of Calamus, the site address being W10080 County Road D.

**Applicants Request**

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 32 acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district under the Dodge County Land Use Code in order to allow for the establishment of a salvage/junk yard use on this property.

**Land Use Code Provisions**

1. 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.
2. 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 A-1 Prime Agricultural Zoning District is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland, allow participation in the state's farmland preservation program, and accommodate changing practices in the agricultural industry, subject to 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:**

Staff notes that on October 17, 2023, a Land Use Violation Notice was issued to the property owner for the operation of a salvage/junk yard without obtaining the proper County permits, approvals and/or authorizations from the Dodge County Land Resources and Parks Department. This application is the 1<sup>st</sup> step in an attempt to resolve this violation issue.

The County has Zoning Jurisdiction over this site as the Town of Calamus has adopted the County's Land Use Code. The site is located within the A-1 Prime Agricultural Zoning District.

The County has Shoreland Jurisdiction over a small portion of the lot in the SE corner.

The proposed rezoning is not located within the County's Floodplain jurisdiction.

The topography of the site is rolling with slopes ranging from 2 to 12%;

Land Use, Site: Residential, agricultural and an un-authorized salvage/junk yard.

Salvage Yard A parcel of land upon which wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, or handled. Materials shall include, but are not limited to scrap iron and other metals, paper, rag, rubber tires, vehicles, equipment, and bottles.

Land Use, Area: Agricultural with scattered residences along County Road D and Forest Road.

Designated Archaeological Site:    Yes             No

The proposal is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan:

- The site is designated as agricultural according to the County's Future Land Use Map. The agriculture category represents those areas where agricultural type uses are the anticipated predominant land use in the area. The agriculture category can include a limited amount of non-farm residential uses and can include a minimal amount of other non-farm land uses. The uses identified as either an allowed use or a conditional use within the A-1 Prime Agricultural or A-2 General Agricultural Zoning Districts are considered to be consistent with the Agriculture land use category. The list of the allowed and conditionally allowed uses in the A-2 Agricultural Zoning District is listed in Exhibit B attached to this report.

Town Recommendation

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 of the Code with Chapter 91.48 of the Wisconsin State Statutes. The staff comments are listed in Exhibit A for the Committee review.

It is the staff's position that rezoning the land from the A-1 Prime Agriculture to A-2 General Agriculture is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code as the site is designated as Agriculture according to the Future Land Use Map.

If the Committee can make the finding that this lot is better suited for a non-agriculturally related use that is allowed or conditionally allowed within the A-2 General Agriculture Zoning District rather than an agricultural use that is allowed or conditionally allowed within the A-1 Prime Agricultural Zoning District, (such as for a Salvage Yard use), it is the staff's position that the proposal will meet the criteria in Section 2.3.4.I of the Code and Chapter 91.48 of the Wisconsin Statutes.

## Exhibit A

### 2.3.4.1 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:

**2.3.4.1.1** 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 property and the proposed use;

**2.3.4.1.2** 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 development project will not place an unreasonable burden on the ability of the Town to provide adequate public facilities or services;

**2.3.4.1.3** 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;

- According to the Code, a salvage/junk yard is designated as a conditional use within the A-2 General Agricultural Zoning District. Conditional uses of land or water may have characteristics which may be incompatible with adjacent uses.
- It is the staff's position that the proposed rezoning which could allow for the establishment of a salvage/junk yard at this location could result in significant adverse impacts upon the adjacent properties or the natural environment, if the property is not developed and operated in accord with the land use code provisions.
- Salvage/junk Yard Businesses are listed as a conditional use in the A-2 General Agricultural Zoning District, therefore the Committee would still have the ability through the conditional use permit process to place conditions on an approval to mitigate any potential adverse impacts the proposed use could have on the adjacent properties or the environment.

**2.3.4.1.4** 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 currently use for residential and agricultural use and if the land is developed in accord with the land use code provisions, the project will not cause unreasonable soil erosion;

**2.3.4.1.5** 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 rezoning from A-1 Prime Agriculture to A-2 General Agriculture is consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan and the stated purposes of this Code.



**2.3.4.1.6** 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 and will not result in spot zoning as this site is designated as agriculture according to the future land use map.
- It is also the staff’s position that the applicant is not using the rezoning petition to legitimize a nonconforming use. The applicant is attempting to obtain the required permits that are necessary in order to bring the unauthorized salvage/junk yard use of the property into compliance with the Code.

**2.3.4.1.7** 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 rezoning petition is the first step of a two-step process that will be required in order to accomplish the intent of the owner which is to allow the establishment of a salvage/junk yard on this site. If the rezoning petition is approved, the owner is still required to obtain a conditional use permit to allow for a salvage/junk yard on this site.

**2.3.4.1.8** For all proposed rezoning petitions that will remove land from the A-1 Prime Agricultural Zoning District, the following additional findings shall be made:

**2.3.4.1.8.a** The land is better suited for a use not allowed in the A-1 Prime Agricultural Zoning District;

- It is the staff’s position that this property is suited for uses that are allowed in the A-1 Prime Agricultural Zoning District. The 32-acre lot contains an existing residence and out-buildings and approximately 27+/- acres of tillable land which is an allowed use within the A-1 Prime Agricultural Zoning District. However, the A-1 Prime Agricultural Zoning District, does limit the use of this property to non-farm residential and agricultural related uses. Non-agricultural commercial uses of this lot are not allowed in this district.
- If the Committee can make the finding that this lot is better suited for a non-agriculturally related use that is allowed or conditionally allowed within the A-2 General Agriculture Zoning District rather than an agricultural use that is allowed or conditionally allowed within the A-1 Prime Agricultural Zoning District, (such as for a Salvage Yard use), it is the staff’s position that the proposal will meet the criteria in Section 2.3.4.1 of the Code and Chapter 91.48 of the Wisconsin Statutes.

**2.3.4.1.8.b** The rezoning is substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

- The property is designated as agriculture according to the County’s Future Land Use Map and therefore it is the staff’s position that the proposed rezoning is substantially consistent with the Dodge County Comprehensive Plan and the Farmland Preservation plan.

**2.3.4.1.8.c** The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;

- It is the staff’s position that the proposed rezoning into the A-2 General Agricultural Zoning District will not substantially impair or limit the current or future agricultural use of the adjacent parcels.

**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.

## **Exhibit B**

### **USE REGULATIONS BY ZONING DISTRICT**

#### **A-1 Prime Agricultural Zoning District**

##### **Allowed Principal Uses**

1. Agricultural uses, except animal confinement facilities.
2. Existing Nonfarm single family dwellings that were legally established or permitted by the County prior to June 28, 2010.
3. Nonfarm residences constructed in a rural residential cluster in accordance with an approval of the cluster as a conditional use.
4. Those uses allowed under Section 3.7.1.E.
5. Undeveloped natural resource and open space areas.
6. Wildlife ponds, located outside of a shoreland/wetland or floodplain area. Wildlife ponds two acres or less in area and located within the shoreland/wetland or floodplain area are subject to Section 4.2.8.D.3.e.

##### **Conditional Principal Uses**

1. Livestock facilities with 500 or more animal units that meet the siting standards in Wis. Adm. Code ch. ATCP 51, and other animal confinement facilities.
2. Agriculture-related uses.
3. Governmental, institutional, religious, or nonprofit community uses that qualify under Wis. Stats. 91.46(5).
4. New nonfarm single family residences and duplexes or a proposal to convert a farm residence to a nonfarm residence through a change of occupancy, subject to Section 3.7.2.D.
5. Nonfarm residential clusters, subject to Section 3.7.2.E.
6. Nonmetallic mineral extraction that qualify under Wis. Stats. 91.46(6).
7. Oil and gas exploration or production that is licensed by the department of natural resources.
8. Transportation, communications, pipeline, electric transmission, utility, wind energy systems, or drainage uses that qualify under Wis. Stats. 91.46(4).
9. Water Orientated Uses – Dams and flowages, filling, draining and dredging, watercourse relocation.

##### **Accessory Uses and Structures**

1. Those accessory uses listed under Section 3.7.1.B. Home occupations are subject to Section 6.3.4.
2. Recreational activities and equipment.
3. Raising/keeping of pets.
4. Gardens.
5. Personal storage buildings and garages.
6. Hobbies.
7. Parking of occupant vehicles.
8. Office space and parking for employees of agricultural use or agriculture-related business.
9. Personal accessory structures such as swimming pools, fences, boathouses, piers, gazebos, decks, porches, flag poles, clothes lines, mail boxes, retaining walls, satellite dishes, antennas, signs, propane storage tanks, air conditioning units, seasonal decorations, dog houses, and landscaping structures.

## **A-2 General Agricultural Zoning District**

### **Allowed Principal Uses**

1. Agricultural uses.
2. Single family dwelling, detached; subject to Section 5.2.1.B.
3. Utilities, basic.
4. Day care facilities, limited.
5. Roadside stands under 250 sq. ft.
6. Animal feed preparation.
7. Aquatic species raising.
8. General farming.
9. Harvesting of wild crops.
10. Greenhouses.
11. Plant nurseries.
12. Tree nurseries.
13. Open space.
14. Wildlife ponds, located outside of a shoreland/wetland or floodplain area. Wildlife ponds two acres or less in area and located within the shoreland/wetland or floodplain area are subject to Section 4.2.8.D.3.e.

### **Conditional Principal Uses**

1. Residential Uses - Two family dwelling, mobile home parks and trailer courts, prisons.
2. Institutional, Public and Semi-Public Uses - Airports, landing fields and hangers, seaplane landing basins, cemeteries, cultural institutions, hospitals.
3. Parks and Open Space - Golf course, nature and hunting preserves, parks, trails and playgrounds.
4. Public Assembly Areas - Community center, conference, convention and exhibit hall, public assembly areas, town hall.
5. Religious institutions.
6. Safety services.
7. Schools.
8. Animal Sales and Service - Animal hospitals and shelters, horse boarding and riding facilities, kennels.
9. Day care facilities, large family.
10. Taverns.
11. Food and Beverage Sales - Fruit and vegetable markets, road side stands over 250 sq. ft.
12. Landscaping businesses.
13. Office Businesses and Professional - Professional offices and studios, utility companies, veterinary clinics.
14. Recreation and Entertainment: Outdoor - Bait shop, boat launches, golf driving ranges, marinas, shooting ranges, ski hills and/or lodges.
15. Retail Sales and Services - General retail, auction services.
16. Service and repair businesses.
17. Telecommunications - Wireless Communication towers, radio and television towers.
18. Vehicle and equipment testing.
19. Visitor Accommodations – Bed and breakfasts, campgrounds, hostels, motels, resorts and tourist courts, recreational vehicle parks.
20. Industrial Services – Agricultural services, machinery and equipment repair, sawmills, agricultural trucking companies.
21. Power generation and transmission.
22. Resource Extraction and Processing – Borrow pits, mineral resource processing, quarrying and mineral extraction, soil and peat removal.

23. Warehousing and Transportation – Contractor’s offices and storage yards, feed mills, granaries and elevators, outdoor storage areas, road maintenance equipment storage, self-service storage, trucking companies.
24. Waste Related Uses – Disposal of sewage, rubbish or offal, salvage and junk yards, sanitary landfills, sewage treatment facilities.
25. Animal Confinement Facilities – General livestock, fur farms, stockyards and livestock sales.
26. Water Orientated Uses – Dams and flowages, filling, draining and dredging, watercourse relocation.

### **Accessory Uses and Structures**

1. Farm Residences.
2. Home occupations, subject to Section 6.3.4.
3. Structures incidental to agricultural use.
4. Accessory retail sales.
5. Recreational activities and equipment.
6. Raising/keeping of pets.
7. Gardens.
8. Personal storage buildings and garages.
9. Hobbies.
10. Parking of occupant vehicles.
11. Office space and parking for employees of principal uses.
12. Caretaker’s quarters for employees of principal uses.
13. Personal accessory structures such as swimming pools, fences, boathouses, piers, gazebos, decks, porches, flag poles, clothes lines, mail boxes, retaining walls, satellite dishes, antennas, signs, propane storage tanks, air conditioning units, seasonal decorations, dog houses, and landscaping structures.

**Dodge County Land Resources and Parks Committee Decision**

**County Rezoning Petition # 2024-0046**  
**Filing Date: February 2, 2024**  
**Hearing Date: February 26, 2024**

**Applicant (Owner):**  
Stephen Cigelski  
C/O Daniel Swanke  
W10080 County Road D  
Beaver Dam, WI 53916

**Location**  
PIN #: 008-1113-1223-000  
Lot 2, CSM 6877, located in part of the SW ¼ of the NW ¼, Section 12, Town of Calamus, the site address being W10080 County Road D.

**Applicants Request**  
A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately 32 acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district under the Dodge County Land Use Code in order to allow for the establishment of a salvage/junk yard use on this property.

**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.I.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 Farmland 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.8** For all proposed rezoning petitions that will remove land from the A-1 Prime Agricultural Zoning District, the following additional findings shall be made:

**2.3.4.1.8.a** Does the Committee believe that the land to be rezoned is better suited for the proposed salvage yard use, rather than an agricultural use that is allowed in the A-1 Prime Agricultural Zoning District?

Yes

No – The land is better suited for an agricultural use that is allowed in the A-1 Prime Agricultural Zoning District.

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2.3.4.1.8.b** Is the rezoning petition substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

(Yes / No / N/A);

Comments \_\_\_\_\_  
\_\_\_\_\_

**2.3.4.I.8.c** Will the rezoning substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use;

(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 )

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

THIS AREA FOR OFFICE USE ONLY	
Activity No. <b>240046</b>	Application Date: <b>2-2-2024</b>
	Receipt #: <b>8898-0001</b>

## REZONING PETITION

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

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Petitioner (Agent) <b>Stephen L. Cigelstke</b>	Parcel Identification Number (PIN) <b>008-1113-1223-000</b>
Street Address <b>W10080 Co. Rd. D</b>	Town <b>Calamus</b>
City • State • ZipCode <b>Beaver Dam WI 53916</b>	Section <b>12</b>
Property Owner (If different from petitioner) <b>1/0 DANIEL SWANK</b>	Subdivision or CSM (Volume/Page/Lot)
Street Address <b>Operator</b>	Address Of Property (DO NOT include City/State/ZipCode) <b>W10080 Co. Rd D</b>
City • State • ZipCode	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 **Stephen Cigelstke** Daytime Phone ( **920** ) **382 - 6698**

### PROPOSED REZONING

Current Zoning District <b>(A-1) Prime Agricultural</b>	Proposed Zoning District <b>(A-2) general Agricultural</b>
--	---

### Reason For Rezoning

**To obtain a permit for a Salvage/Junk yard**

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 **Stephen J. Cigelstke** Date **2-2-24**

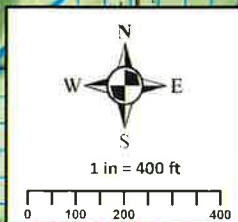
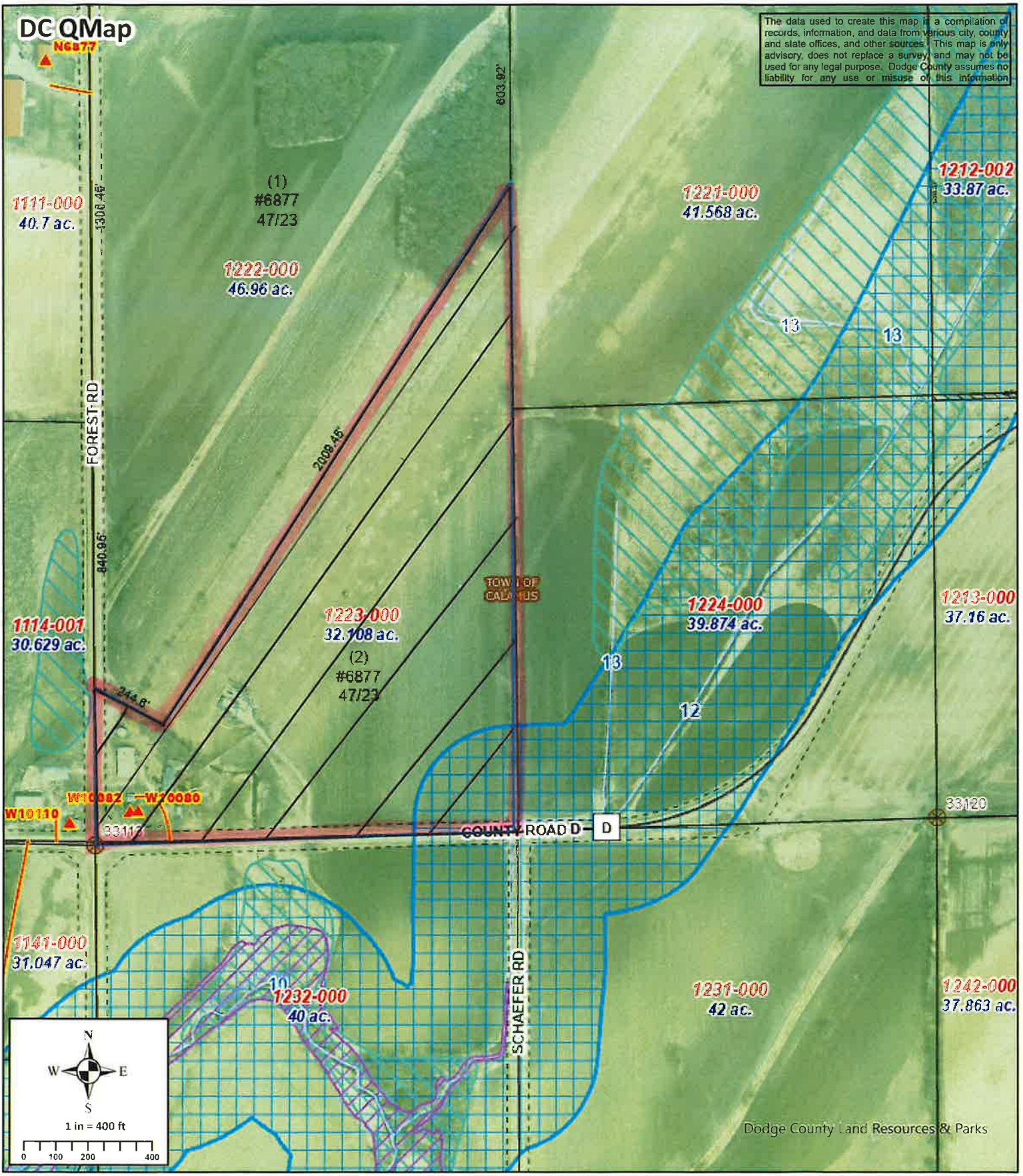
Daytime Contact Number ( **920** ) **382 - 6698**

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆



# DC QMap

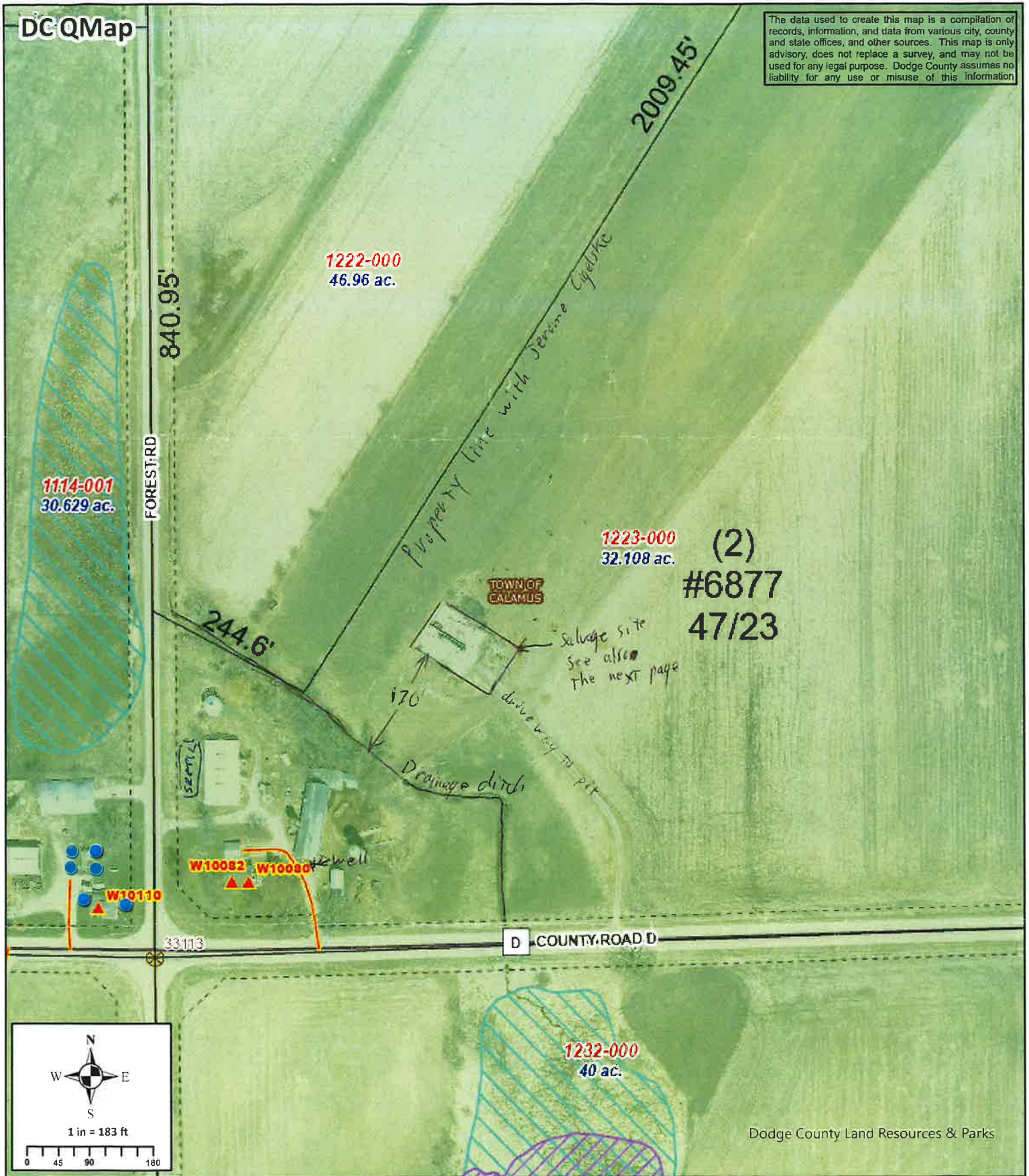
The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse 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 Buffer	General Agricultural
Sewer Service Areas	<b>Non-Metallic Mining</b>	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



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Dodge County Land Resources & Parks

<p><b>General</b></p> <ul style="list-style-type: none"> <li>Urbanized Roads</li> <li>Soils</li> <li>Airport Ordinance 3-Mile Buffer</li> <li>Sewer Service Areas</li> <li>Highly Developed Shoreline</li> <li>Elevation Contours</li> </ul>	<p><b>WI Historical Society</b></p> <ul style="list-style-type: none"> <li>Historic Structures</li> <li>Archaeological Sites</li> <li>Survey Areas</li> </ul> <p><b>Non-Metallic Mining</b></p> <ul style="list-style-type: none"> <li>Active Mining Area</li> <li>Approved Mining Area</li> <li>Mine Property Boundaries</li> </ul>	<p><b>Floodplain / Wetland</b></p> <ul style="list-style-type: none"> <li>FEMA Floodplain/Storage/Dam Shadow</li> <li>DNR Wetland Areas/Points</li> </ul> <p><b>Shoreland Zoning</b></p> <ul style="list-style-type: none"> <li>Shoreland Zoning Buffer</li> <li>Lakes/Ponds/Sloughs</li> <li>Rivers/Streams/Creeks</li> </ul>	<p><b>County Zoning</b></p> <ul style="list-style-type: none"> <li>Planned Unit Development</li> <li>Hartford Extraterritorial</li> <li>General Agricultural</li> <li>Prime Agricultural</li> <li>One Family Residential</li> <li>Two Family Residential</li> <li>Multi-Family Residential</li> <li>General Commercial</li> <li>Extensive Commercial</li> <li>Light Industrial</li> <li>Industrial</li> <li>Waterbody</li> <li>ROW/City/Village</li> </ul>
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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

1222-000  
46.96 ac.

TOWN OF ENAMUS

1223-000  
32.108 ac.

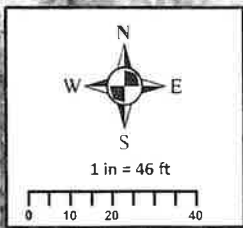
104' 80.5'

132'

80.5'

80.5' x 132'

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	<b>Shoreland Zoning</b>	General Agricultural
Sewer Service Areas	<b>Non-Metallic Mining</b>	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



# Stephen Cigelske

Town of Calamus, Sec. 12

This map was created using 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.

1111-000  
KRAUS  
40.7 ac.

1222-000  
CIGELSKA  
47 ac.

12

1211-000  
KRAUS  
40 ac.

1114-001  
SCHAFER  
39.8 ac.

S. CIGELSKA




COUNTY ROAD D

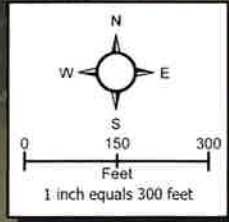
D

1141-000  
CIGELSKA

1252-000  
KRAUS  
40 ac.

SCHAEFER RD

-  S. Cigelske Property
-  Area to be Rezoned (A-1 to A-2)
-  Tax Parcels



**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE  
MINUTES  
January 22, 2024**

The Dodge County Land Resources and Parks Committee met on January 22, 2024 at 7:00 p.m. on the 1<sup>st</sup> 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:** Bill Ehlenbeck - Director, Joseph Giebel – Manager of Code Administration, Chris Planasch – Register of Deeds.

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

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

Approval of the Minutes of the January 8, 2024 meeting;

Motion by Donna Maly to approve the minutes of the January 8, 2024, Committee meeting.

Second by Dale Macheel      Vote: 3-0      Motion carried.

**PUBLIC HEARING**

**Robb and Christine Bender** – Request to rezone approximately 1.979-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 non-farm residential lot at this location. The site is located in part of the SE ¼ of the NE ¼, Section 25, Town of Shields, the site address being W7718 Provimi Road.

Motion by Mary Bobholz to submit a favorable recommendation to the Dodge County Board of Supervisors on the request to rezone approximately 1.979-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 non-farm residential lot at this location.

Second by Dan Siegmann      Vote 4-0      Motion carried.

**PUBLIC HEARING**

**Terry Davisson, agent for Jane Selchert Irrevocable Trust** – Request to rezone approximately 2.314-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to allow for the construction of a non-farm residence on this lot. The site is located in part of the NW ¼ of the SW ¼, Section 25, Town of Oak Grove, along the north side of Club Grounds Road approximately 2300 feet east of its intersection with Lovers Lane Road.

Motion by Dale Macheel to submit a favorable recommendation to the Dodge County Land Resources and Parks Committee on the Request to rezone approximately 2.314-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to allow for the construction of a non-farm residence on this lot.

Second by Dan Siegmann    Vote 4-0        Motion carried.

**COMMUNITY DEVELOPMENT**

Report on refilling the Marketing & Communication Manager Position.

Bill Ehlenbeck provided the Committee with an update on the status of refilling of the Marketing & Communication Manager Position.

The position has been posted and the Department has received 4 applications so far to date. Review of the applications and interviews will begin next week and it is anticipated that the position will be filled by Mid-February.

**REGISTER OF DEEDS**

A. 4<sup>th</sup> Quarter Department Report

Chris Planasch provided the Committee with the 4<sup>th</sup> Quarter budget for the Register of Deeds Department.

B. 2023 Year End Department Report

Chris Planasch provided the Committee with an update on the 2023 year-end budget and activity report for the Register of Deeds Department.

**PARK SYSTEM**

Update on Gold Star Trail Phases 2 and 3.

Bill Ehlenbeck provided the Committee with an update on the Gold Star Trail Phases 2 and 3.

The Department of Transportation is continuing their negotiations with MSA for the Phase 2 Design work for the portion of the trail between Horicon and the Wild Goose Trail. The cost for this phase of the project has increased substantially and the Department may need to go back to the County Board for an approval resolution. The design phase is anticipated to take 1 to 2 years with the construction phase of the trail anticipated to begin in 2026. Phase 2 will be funded partially with the Transportation Alternatives Program (TAP) Grant.

The feasibility and preliminary design stage for Phase 3 of the Gold Star Trail Project has been started. A request for proposals has been sent out and they are due by February 1, 2024. ARPA funding has been approved for this work but may require a County Board resolution to proceed, pending cost.

1. ADMINISTRATION

2023 Year-End Budget report update;

Bill Ehlenbeck provided the Committee with an update on the 2023 year-end budget report.

Bill is projecting the Department 2023 budget to end around \$100,000 under budget after requested carryovers are made. An official carryover resolution will be brought to Committee at one of the February meetings for the Astico shelter, Wild Goose Trail bridge & culvert, Derge Rehab as well as the restricted programs and other non-lapsing accounts.

No Committee Member Reports

No additional Per Diems

Motion by order of the Chair to adjourn the meeting.

Meeting adjourned at 8:08 p.m.

Respectfully Submitted,

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Secretary

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