

Adoption of a Public Participation Plan for the Dodge County Comprehensive Plan Update

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN,

WHEREAS, the Wisconsin Legislature has established a “Comprehensive Planning Law” which requires a local governmental unit to update its comprehensive plan in accordance with Section 66.1001 of the Wisconsin Statutes; and,

WHEREAS, the Dodge County Board of Supervisors adopted the Dodge County Comprehensive Plan on May 15, 2015 and has undertaken the process to update its plan in accordance with the law; and,

WHEREAS, the Dodge County Board of Supervisors has approved a contract with Cedar Corporation to execute the update to the Dodge County Comprehensive Plan with oversight by the Dodge County Land Resources and Parks Committee; and,

WHEREAS, as a part of the plan update, the governing body of a local governmental unit is required to adopt written procedures designed to foster public participation in every stage of a comprehensive plan update; and,

WHEREAS, the Dodge County Board of Supervisors has delegated the responsibility to update the existing comprehensive plan in accordance with the requirements specified by law to the Dodge County Land Resources and Parks Committee; and,

WHEREAS, the Dodge County Land Resources and Parks Committee has developed a Public Participation Plan designed to encourage public participation in the comprehensive plan update, attached hereto as Exhibit A, which plan includes the following requirements:

1. Conduct public informational meetings during which plan updates are presented, displayed and distributed;
2. Issue press releases regarding the process by which the plan will be updated and a summary of the proposed updates;
3. Conduct committee meetings during which the plan updates are presented and discussed;
4. Conduct public hearing(s) as required by law;
5. Provide/publish advanced notice, including legal notices when required, of all meetings by posting at public places and the County’s website so that the public can attend such meetings and offer input;
6. Make available for public access and review at the Dodge County Administration Building in Juneau, Wisconsin, all informational items used and produced by the Committee and staff;
7. Solicit and respond to written comments from the public on all subjects pertaining to an update of the plan;
8. Notify, in writing, owners of nonmetallic mining sites or persons with leasehold interest in the operation of any proposed, alternative, or amended comprehensive plan elements in which the allowable use or intensity of use of the property is changed by the comprehensive plan;

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WHEREAS, the Land Resources and Parks Committee recommends adoption of the Public Participation Plan attached hereto as Exhibit A by the Dodge County Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED, that the Public Participation Plan – Exhibit A for an update to the Dodge County Comprehensive Plan is hereby adopted by the Dodge County Board of Supervisors.

All of which is respectfully submitted this 15th day of October, 2024.

Dodge County Land Resources and Parks Committee:

Mary Bobholz

Larry Bischoff

Kevin Burnett

Dale Macheel

Daniel Siegmann

FISCAL NOTE: *No fiscal impact as this is a policy change.* **Finance Committee review date:** October 7, 2024.
Finance Committee Chair initials: _____.

Vote Required: Majority of Members Present

Resolution Summary: Adoption of a Public Participation Plan for the Dodge County Comprehensive Plan Update.

**PUBLIC PARTICIPATION PLAN
Comprehensive Plan Update
Dodge County, Wisconsin
September, 2024**

Purpose

In order for the Comprehensive Plan to operate effectively and according to the law and to address the needs of citizens of Dodge County, the residents must be kept informed and provided an opportunity to participate in the planning process. In addition, pursuant to s.66.1001 (4)(a) of the Wisconsin Statutes, written notice shall specifically be provided to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan. Further, public participation will be used to collect data and opinions for the plan update process. The information received will be used to determine the needs of the County and develop direction.

Public Participation Efforts

1. Conduct interviews with County Officials, Committee Members, Work Group, Staff, and interested citizens
2. Present planning process information and provide a “Comment Box” on the Dodge County web site
3. Meeting notices posted in accordance with the law
4. Public hearing on “Recommended Plan”. Class 1 Public Notice requirements
5. Receive and respond to written, e-mail, or web site Comment Box requests
6. Thirty days prior to the public hearing, provide written notice to interested individuals via first class mail in compliance with s.66.1001 (4)(a) of the Wisconsin Statutes.

Methodology

- Conduct interviews and meetings with County Officials, Committee Members, Work Group, Staff, and interested citizens.
- Post notices of meetings where the Comprehensive Plan Update will be discussed in a manner consistent with the usual County meeting notices.
- Hold at least one public hearing. The meeting notice shall also include the notification of parties specified in s.66.1001 (4)(a) of the Wisconsin Statutes including: (a) an operator who has applied for or obtained a nonmetallic reclamation permit; (b) a person who has registered a marketable nonmetallic mineral deposit; and (c) any other property owner or leaseholder who has an interest in property allowing extraction of nonmetallic mineral resources if the property owner requests in writing to be notified of the hearing.
- The official notice for the public hearing(s) will be by public notice in the official newspaper with a class one notice at least 30 days preceding the hearing. In addition, the public notice shall be posted at the Dodge County Administration Building located at 127 East Oak St, Juneau, Wisconsin and the county web site. These notices will include the following information: time, place and date of hearing; summary of the proposed Comprehensive Plan Update; name of a county contact who may provide additional information regarding the proposed Comprehensive Plan, adoption ordinance, and information relating to where and when the proposed Comprehensive Plan Update will be passed; how a copy of the Comprehensive Plan Update may be inspected before the hearing; and how a copy of the Comprehensive Plan Update may be obtained.
- The public may submit comments or questions on the Comprehensive Plan Update to Nate Olson, 127 E. Oak Street, Juneau, WI 53039 or via e-mail at nolson@co.dodge.wi.usor through the Web Site Comment Box at: www.co.dodge.wi.gov. The County will respond in writing to those comments or questions if requested.

Approved by the Dodge County Land Resources and Parks Committee

Land Resources and Parks Department Staff Report

County Conditional Use Permit Application # 2024-0629

Filing Date: August 9, 2024

Hearing Date: September 23, 2024

Applicant (Agent):

Justin Mlsna
297 N Main St,
Juneau WI 53039

Owner:

Jason & Maura Schultz
N5935 North Salem Road
Beaver Dam WI 53916

Location

PIN#: 008-1113-2141-000; 008-1113-2223-001;

Location: LOT 2 CSM 3341 located IN SE1/4, NE1/4 & NE1/4, SE1/4 SEC 21, Town of Calamus (N5935 N. Salem Rd)

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Land Use Code, was made by the applicant to allow the construction of a non-farm residence located in the A-1 Prime Agricultural zoned district.

County Jurisdiction

The County has Zoning Jurisdiction over this site as the Town of Calamus has adopted the County's Land Use Code.

Review Criteria

1. Subsections 2.3.6.A through 2.3.6.H of the Land Use Code details procedural matters, the approval criteria and the form for the conditional use permit application.
2. According to Section 3.7.4 of the Code, the Committee may authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for those conditional uses listed under Section 3.7.2 of this Code after review and a public hearing, provided that such conditional uses are in accordance with Section 2.3.6 of this Code and Wis. Stats. 91.46.

Land Use Code Provisions:

1. Section 3.7.2.D of the Land Use Code identifies new nonfarm single family residences and duplexes as a conditional use in the A-1 Prime Agricultural Zoning District provided the proposal complies with the requirements listed in 3.7.2.D.1 through 3.7.2.D.3.

Purpose Statement

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.

Physical Features of Site

The features of the proposed construction and property that relate to the granting or denial of the conditional use permit request are as follows:

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.

A portion of the property is also located within the Shoreland Protection district. A portion of this property is designated as wetlands.

The property is not located within a Floodplain District.

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

Land Use, Site: Open space woodlot as well as two tillable agricultural fields.

Land Use, Area: Agricultural with a mixture of farm residences and rural non-farm residences.

Designated Archaeological Site: Yes No

Town Recommendation: Approve Deny No recommendation submitted

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 2.3.6.F and 3.7.2.D of the Dodge County Land Use Code and with Chapter 91.46 of the Wisconsin State Statutes. The staff comments are listed in Exhibit A for the Committee review.

It is the staff's position that the project as proposed is in compliance with the applicable provisions of the Dodge County Land Use Code and the provisions of Chapter 91.46 of the Wisconsin State Statutes and the staff believes that the Committee can make the findings necessary under Section 2.3.6.F and 3.7.2.D of the code that are required to approve the Conditional Use Permit for this project. If approved with the following conditions, the staff believes that the project will not have an adverse effect on the adjacent land owners, the community or the environment, and the proposal will be consistent with the purpose and intent of the Code.

CONDITIONS:

1. A County land use and sanitary permit shall be obtained for the proposed project prior to beginning construction of the residence;
2. Only one single family residential unit may be located on the lot unless this lot is successfully rezoned into a zoning district which allows more than one residential unit;
3. 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;
4. 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.
5. 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.

“EXHIBIT A”

Staff Review Comments

The staff has reviewed the proposal for compliance with the criteria listed in Section 2.3.6.F and 3.7.2 of the code. The staff comments are as follows:

Subsection 3.7 Is the proposed conditional use permit request in compliance with Chapter 91.46, Wisconsin State Statutes?

| | <u>Complies</u> | <u>Potential Problem</u> | <u>N/A</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Proposed Use: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.7.2.D.1 Non-farm residential acreage ratio: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Acreage of Base Farm Tract: 41.19 acres; | | | |
| • Proposed Non-farm residential acreage: Approximately 1-acre; | | | |
| • Farm acreage remaining after project is completed: 40.19 acres; | | | |
| • The ratio of all “nonfarm residential acreage” to farm acreage: on the “base farm tract” shall not exceed 1 to 20 (0.05). | | | |
| ▪ Ratio of non-farm residential acreage to farm acreage: 1 to 40 or 0.025 | | | |
| 3.7.2.D.2 The total number of non-farm residential units on the base farm tract shall not exceed 4; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Existing non-farm residences on base farm tract: | | | |
| • 0 - Number of existing non-farm residential units located on base farm tract; | | | |
| • 1 - Number of proposed non-farm residential units located on base farm tract; | | | |
| • 1 - Total number of non-farm residential units located on base farm tract; | | | |
| The total number of residential units of any kind on the base farm tract shall not exceed 5; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Existing residential units on base farm tract: | | | |
| • 0 - Number of existing residential units located on base farm tract; | | | |
| • 1 - Number of proposed residential units located on base farm tract; | | | |
| • 1 - Total number of residential units located on base farm tract; | | | |
| 3.7.2.D.3.a Location of the proposed lots: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Will the proposed nonfarm residential lot convert cropland or “prime farmland” into non-farm use; | | | |
| <input checked="" type="checkbox"/> Yes; <input type="checkbox"/> No; | | | |
| ○ If yes; are there reasonable alternative locations for the proposed lot that would convert less cropland or “prime farmland” into non-farm use? | | | |
| 3.7.2.D.3.b Location of the proposed nonfarm residence: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Will the location of the nonfarm residence significantly impair the current or future agricultural use of other “protected farmland”? | | | |
| <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No; | | | |
| Non-Farm Residential Cluster: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • The existing residential parcels are contiguous; | | | |
| • The proposed residences on these lots, if constructed, would satisfy the requirements for a residential cluster; | | | |

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

- It is the staff's position that the proposed residential use will be compatible with the adjacent uses;

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

- It is the staff's position that the proposal will not have a significant detrimental impact on the adjacent properties or the community;

2.3.6.F.4 Will the project cause substantial diminution in value of other property in the neighborhood in which it is to be located;

- It is the staff's position that the proposal will not have an adverse impact on the value of other property in the area;

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

- It is the staff's position that there are adequate public facilities to serve the property;

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

- It is the staff's position that there are adequate assurances of continuing maintenance for the project;

2.3.6.F.7 Will any significant adverse impacts on the natural environment be mitigated to the maximum practical extent?

- It is the staff's position that the proposal will not have an adverse impact on the natural environment;

2.3.6.F.8 The proposed use will not be located in any hazard areas, including floodplains, floodways, etc., unless any potential danger is mitigated to the maximum extent possible, and to the satisfaction of the Wisconsin Department of Natural Resources;

- It is the staff's position that proposed use will not be located in any hazard areas.

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code;

- It is the staff's position that the proposed project complies with the applicable provisions of the code;

Dodge County Land Resources and Parks Committee Decision

County Conditional Use Permit Application # 2024-0629

Filing Date: August 9, 2024

Hearing Date: September 23, 2024

Applicant (Agent):

Justin Mlsna
297 N Main St,
Juneau WI 53039

Owner:

Jason & Maura Schultz
N5935 North Salem Road
Beaver Dam WI 53916

Location

PIN#: 008-1113-2141-000; 008-1113-2223-001;

Location: LOT 2 CSM 3341 located IN SE1/4, NE1/4 & NE1/4, SE1/4 SEC 21, Town of Calamus (N5935 N. Salem Rd)

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Land Use Code, was made by the applicant to allow the construction of a non-farm residence located in the A-1 Prime Agricultural zoned district.

CONCLUSIONS OF LAW

Based on the facts presented in the application and at the public hearing the Committee concludes that:

According to Section 3.7.2.D of the Land Use Code and Wisconsin State Statute 91.46, new nonfarm single family residences and duplexes can be approved if all of the following apply:

3.7.2.D.1 Does the proposal meet the nonfarm residential acreage standards for the A-1 Prime Agricultural Zoning District?

(Yes / No)

If no, the request shall be denied.

3.7.2.D.2 Does the proposal meet the density standards for the A-1 Prime Agricultural Zoning District?

(Yes / No)

If no, the request shall be denied.

3.7.2.D.3.a Will the construction of the proposed nonfarm residence convert cropland or “prime farmland” into non-farm use;

(Yes / No)

If yes, are there reasonable alternative locations for the proposed home that would convert less cropland or prime farmland into nonfarm residential use?

3.7.2.D.3.b Will the location of the nonfarm residence significantly impair the current or future agricultural use of other “protected farmland”?

(Yes / No)

If yes, are there any mitigation measures that can be implemented in order to minimize the impact of the nonfarm residential use on the adjacent agricultural use?

2.3.6.F General Approval Criteria for Conditional Use Permits

Conditional Use Permits shall be approved by the Committee if they find that all of the following criteria have been met:

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design and operating characteristics? (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

(Yes / No)

If not, what measures can be taken to mitigate any potential conflicts?

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

(Yes / No)

If yes, what measures can be taken to mitigate the potential detrimental impacts?

2.3.6.F.4 Will the project cause substantial decrease in value of other property in the neighborhood in which it is to be located;

(Yes / No)

If yes, what measures can be taken to mitigate the decrease in the value of the properties?

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

(Yes / No / Not Applicable)

If not, what can be done to ensure facilities and services will be available?

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

(Yes / No/ Not Applicable)

If no, what measures can be taken to ensure continued maintenance?

2.3.6.F.7 Will there be any significant adverse impacts on the natural environment that require mitigation?

(Yes / No)

If yes, what measures can be taken to mitigate the potential adverse impacts on the environment?

2.3.6.F.8 Is the project located in any hazard areas? (floodplains, floodways, steep slopes, etc)

(Yes / No)

If yes, are there any measures that need to be taken to mitigate any potential dangers?

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code;

(Yes / No)

If not, what changes must be made to bring the project into compliance with the code?

Are any conditions for approval needed in this case to mitigate any potential adverse impacts on the adjacent properties, the environment or the community?

(Yes/No)

1. A County land use and sanitary permit shall be obtained for the proposed project prior to beginning construction of the residence;
2. Only one single family residential unit may be located on the lot unless this lot is successfully rezoned into a zoning district which allows more than one residential unit;
3. 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;
4. 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.
5. 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.

Others

Does the committee believe that the Conditional Use Permit Request meets the approval criteria in Sections 2.3.6.F and 3.7.2.D of the County Land Use Code and the provisions of Wisconsin State Statute 91.46?

(Yes / No)

Motion by _____ to (approve / deny) the conditional use permit request based upon the previously mentioned findings and conditions.

Motion second _____

Vote

| | | | | |
|----------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Larry Bischoff | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Mary Bobholz | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Kevin Burnett | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dale Macheel | <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 |

Motion (Carried / Denied)

ORDER AND DETERMINATION

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

- Granted preliminary approval of the conditional use permit subject to the conditions listed above and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Granted the conditional use permit request as proposed and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Denied the conditional use permit request as proposed. The committee finds that the proposal does not meet the following approval criteria of the code:

Expiration of Approval. Any order issued by the Committee requiring a Zoning official to issue a conditional use permit shall become void after one year unless the applicant or appellant shall have met the conditions of approval for such permit and a conditional use permit has been issued by the Zoning official within such time, provided, that the time may be extended when so specified by the Committee.

Revocation. This order may be revoked by the Committee in accord with Section 11.4.4 of the Dodge County Land Use Code after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by any person or their agent aggrieved by this decision or by any officer, department, board or bureau of the County, or by any affected town board. Such appeals shall be filed with the Dodge County Land Resources and Parks Department or the review and decision making body from whom the appeal is taken within 30 days after the date of written notice of the decision or order of the review and decision making body. The County assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

If a conditional use permit is denied, the applicant may appeal the decision to the circuit court under the procedures contained in s. 59.694(10) Wis. Stats.

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) 366-3979
 E-MAIL: landresources@co.dodge.wi.us

CONDITIONAL USE PERMIT
APPLICATION

| THIS AREA FOR OFFICE USE ONLY | |
|--------------------------------------|---------------------------------|
| Activity No. 240629 | Permit Issued Date |
| Application Date: 8-9-2024 | Receipt #: 10071-0001 |
| | Sanitary Permit #: |

Application Fee: \$350 (After the Fact Application Fee - \$700)

Please complete page 1 and 2 of this application form and submit the application form with all of the required information listed in the "Application Checklist" for your project. **PRINT OR TYPE. Use blue or black ink, do not use pencil.** The Dodge County Land Resources and Parks Department will not consider your application unless you complete and submit this application form, the applicable information listed in the "application checklist" for your proposed project and the application fee. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s. 19.31-19.39, Wis. Stats.]

| (1) NAMES & MAILING ADDRESSES | (2) PROPERTY DESCRIPTION |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant (Agent) JUSTIN MLSNA | Parcel Identification Number (PIN) 008-1113-2223-001 2141-000 |
| Street Address 297 N MAIN ST, JUNEAU, WI 53039 | Town CALAMUS T 11 N R 13 E |
| City • State • ZipCode JUNEAU WI 53039 | Section NE 1/4 SE 1/4 20 |
| Property Owner (if different from applicant) JASON & MAURA SCHULTZ | Acresage 41 |
| Street Address N5935 NORTH SALEM ROAD | Lot (Block) |
| City • State • ZipCode BEAVER DAM WI 53916 | Subdivision or CSM (Volume/Page/Lot) |
| | Address Of Property (DO NOT include City/State/ZipCode) N5935 NORTH SALEM ROAD |
| | Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| (3) PROPERTY USE | (4) PROPOSED PROJECT |
| <p align="center">Current Use Of Property</p> <input type="checkbox"/> Vacant Property <input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Active-Working Farm Operation <input type="checkbox"/> Business • Industrial • Commercial • (Describe below) Other _____ | <p align="center">(Please check/complete all that apply below)</p> <input type="checkbox"/> Non-Farm Residential Lot <input checked="" type="checkbox"/> Single Family Residence <input type="checkbox"/> Two-Family Residence <input type="checkbox"/> Multi-Family Residence <input type="checkbox"/> Tavern or Restaurant <input type="checkbox"/> Professional Office <input type="checkbox"/> Non-Metallic Mine/Quarry <input type="checkbox"/> Wind Tower <input type="checkbox"/> Create/Expand Business <input type="checkbox"/> Wildlife Pond > 2-acres <input type="checkbox"/> Wireless Communications Tower <input type="checkbox"/> Contractor's Offices and Storage Yards <input type="checkbox"/> Filling, Grading or Dredging in the Shoreland District Other: _____ |
| DNR Notice | |
| <p>DNR NOTICE: You are responsible for complying with State and Federal laws concerning construction on or near wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification Web Page (www.dnr.state.wi.us) or contact a Department of Natural Resources Service Center.</p> | |
| (5) CERTIFICATE | |
| <p>I, the undersigned, hereby apply for a Conditional Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that I have read the DNR Notice shown above. I affirm that all work performed will be done in accordance with the Dodge County Land Use Code and with all other applicable laws and regulations. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.</p> | |
| Signature <u>Justin Mlsna</u> | Date <u>7-24-2024</u> |
| Daytime Contact Number (920) 763 - 2147 | |
| AREA BELOW THIS LINE FOR OFFICE USE ONLY | |
| LAND RESOURCES AND PARKS COMMITTEE ACTION | |
| Date of Decision _____ | Decision _____ |
| <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED | CONDITIONS _____ Land Resources and Parks Department _____ Date: _____ |

RECEIVED

- Jason Schultz
920-245-1626

AUG 14 2024

DODGE COUNTY
LAND RESOURCES & PARKS

I grew up in the Town of Westford, and am an anesthesia provider currently practicing in Beaver Dam. I had previously lived in Oshkosh but the drive for work and my growing family have necessitated either leaving this job, or moving closer to the area. Combined with that, my family and I are looking to get back to the country life enjoying the scenery and wildlife Dodge County has to offer. As such, I am applying for a conditional use permit to utilize a small portion of my property that is zoned as agricultural to build a single family residence with a detached garage/shop. This will function as my primary residence and will have no commercial use.

Outside of the area on which my house and shop will be built, it is our goal that there will be little to no impact on the nature in the area. Being a common type of property use in the alamos Township, my mixed use residential/agricultural project will be compatible and similar in scale with the adjacent properties in the area. My home will generate only residential traffic along with average or below average residential lighting, noise, and odor. The presence of my home should have little to no external impact on the area surrounding my property.

My family residence will have no foreseeable impact on public health and safety. It should serve only to increase the value of the other properties nearby given the quality and value of the home I plan to construct. A plan to bring utilities has already been approved by Adams Columbia and is attached for reference. A perc test has been performed and a plan submitted to the county for a conventional septic system. Additionally the driveway plan has also been created with help and oversight from both the inspector and president of the calamus township. This approval is also attached. Safety and public services are available to the property via county police and fire. The county and township provide road maintenance and plowing services.

Since I bought this property we have spent a great deal of time cleaning up the property, removing down trees and junk left behind by previous owners. Given we plan to utilize the property as our primary residence I can personally guarantee the maintenance will be maintained and a higher level than was previously in place.

All residential construction environmental protection practices will be in place before, during and after construction ie. salt fencing to prevent erosion and runoff. Grass seeding will be done immediately following excavation to prevent further erosion. Any excavation on steep slopes will be done in such a way to minimize impact on runoff and prevent further erosion. An engineered erosion plan will be developed in any areas with a 10% or greater grade as required by the township bylaws. However, we have carefully planned the project to avoid any of these areas with the help of the land surveyor responsible for our site plan. There will be minimal disturbances to the natural environment except those necessary to meet county and township codes such as those for driveway width and clearances to allow for the safe access of first responders.

Being built on a hill makes it safe from hazard areas like flood plains, floodways, etc. Consideration for wind and other natural events associated with its location at the top of the hill were also taken in the design and engineering of the homes floor plan and construction.

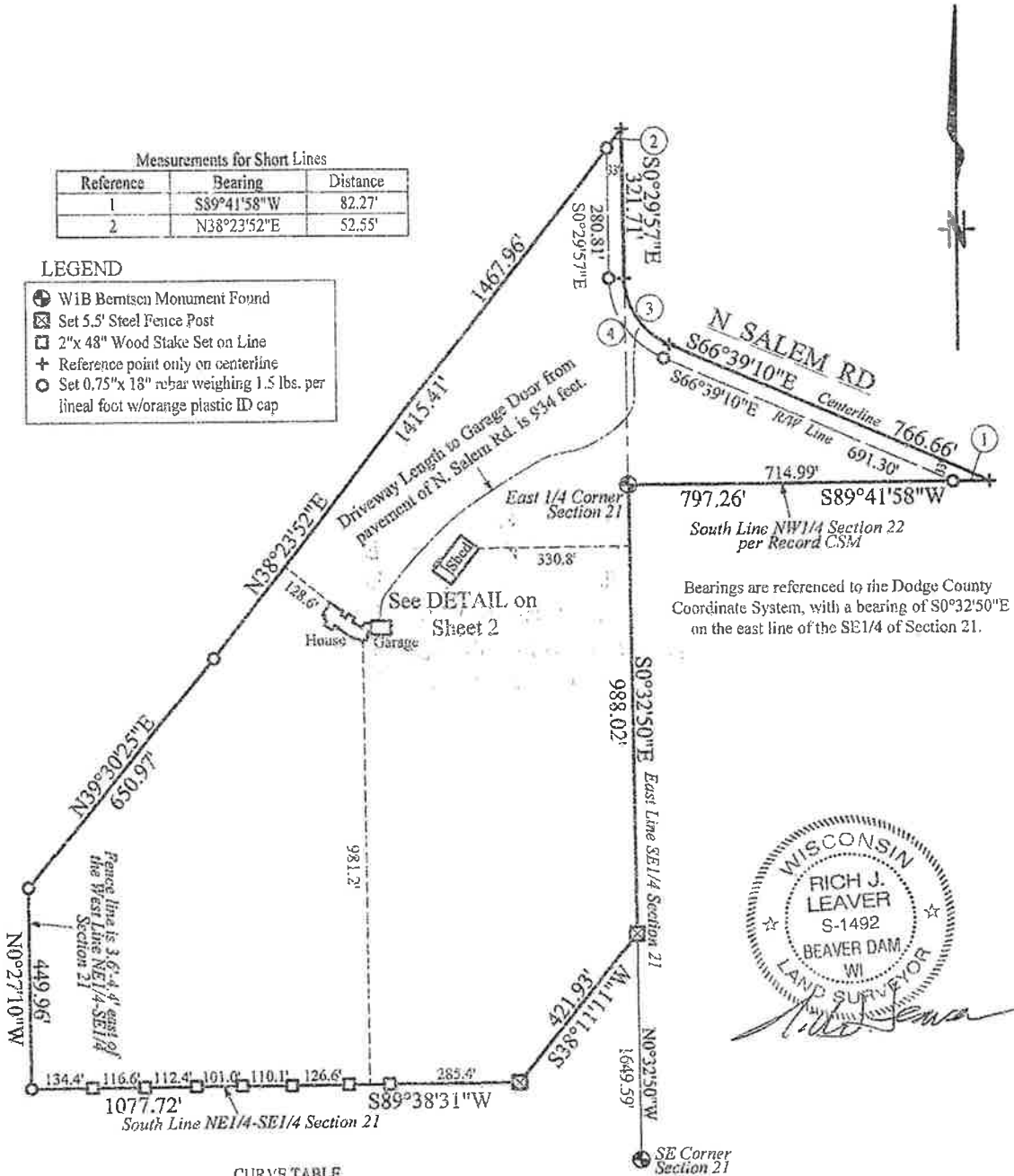
SITE PLAN

For Dr. Jason Schultz

Lot 2 Certified Survey Map No. 3341, Vol. 20, page 21
 Located in the SE1/4-NE1/4, the NE1/4-SE1/4 of Section 21
 and the SW1/4-NW1/4 of Section 22, T11N-R13E
 Town of Calamus, Dodge County, Wisconsin
 Parcel Nos. 008-1113-2141-000 and 008-1113-2223-001

| Reference | Bearing | Distance |
|-----------|-------------|----------|
| 1 | S89°41'58"W | 82.27' |
| 2 | N38°23'52"E | 52.55' |

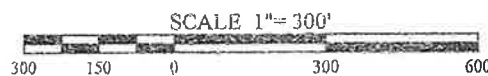
- LEGEND**
- ⊙ WIB Bertsen Monument Found
 - ⊠ Set 5.5' Steel Fence Post
 - ⊞ 2"x 48" Wood Stake Set on Line
 - + Reference point only on centerline
 - Set 0.75"x 18" rebar weighing 1.5 lbs. per lineal foot w/orange plastic ID cap



Bearings are referenced to the Dodge County Coordinate System, with a bearing of S0°32'50"E on the east line of the SE1/4 of Section 21.



| Reference | Radius | Bearing | Chord | Curve |
|-----------|---------|-------------|---------|---------|
| 3 | 161.21' | S33°34'34"E | 175.97' | 186.14' |
| 4 | 194.21' | S33°34'34"E | 211.99' | 224.24' |

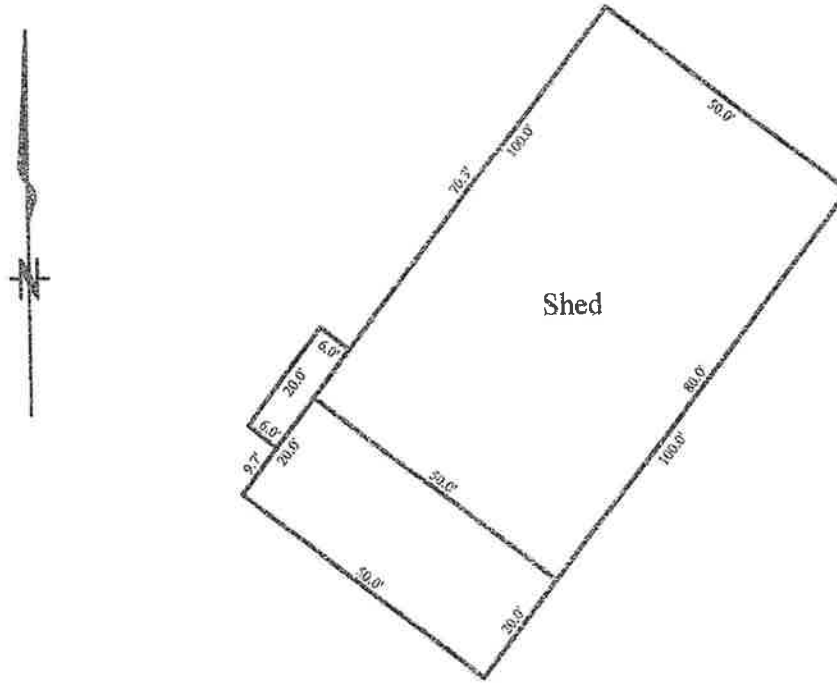


SITE PLAN

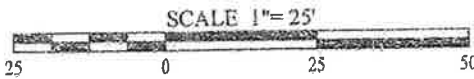
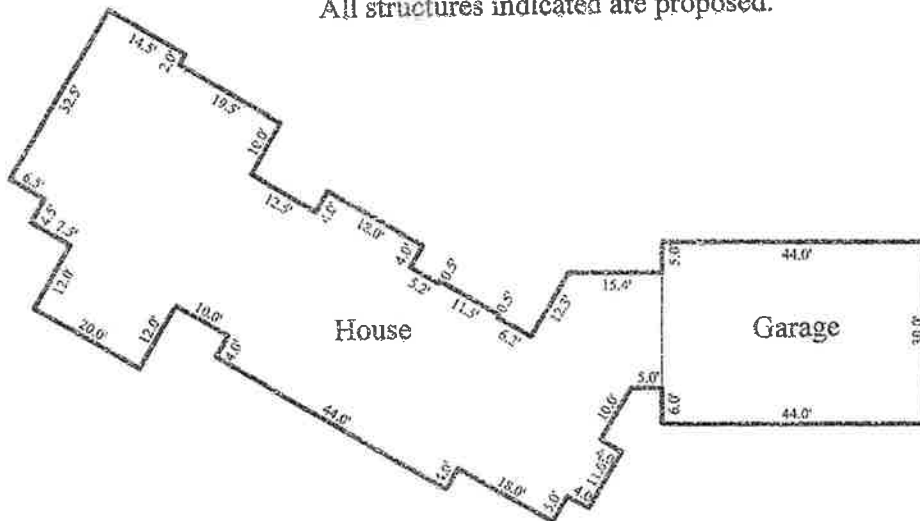
For Dr. Jason Schultz

Lot 2 Certified Survey Map No. 3341, Vol. 20, page 21
 Located in the SE1/4-NE1/4, the NE1/4-SE1/4 of Section 21
 and the SW1/4-NW1/4 of Section 22, T11N-R13E
 Town of Calamus, Dodge County, Wisconsin
 Parcel Nos. 008-1113-2141-000 and 008-1113-2223-001

DETAIL



All structures indicated are proposed.



SITE PLAN

For Dr. Jason Schultz

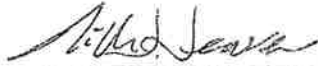
Lot 2 Certified Survey Map No. 3341, Vol. 20, page 21
Located in the SE1/4-NE1/4, the NE1/4-SE1/4 of Section 21
and the SW1/4-NW1/4 of Section 22, T11N-R13E
Town of Calamus, Dodge County, Wisconsin
Parcel Nos. 008-1113-2141-000 and 008-1113-2223-001

SURVEYOR'S CERTIFICATE

I, Rich J. Leaver, Wisconsin Professional Land Surveyor, hereby certify that I have prepared this site plan by the direction of Dr. Jason Schultz. The parcel is described and located as indicated above.

I further certify that all aspects of the land surveying work, including client contact, records research, field work including searching for historical survey markers and staking new markers, field data collection and measurements, computations, drafting the plat of survey, and all other aspects of this land survey were performed by me, a Wisconsin Licensed Land Surveyor, and my trained and qualified survey technician.

I further certify that the information contained herein is a correct representation of the parcel as surveyed and mapped, and that I have fully complied with or exceeded the provisions of Chapter AE 7 of the Wisconsin Administrative Code in surveying and mapping the same, to the best of my knowledge and belief.



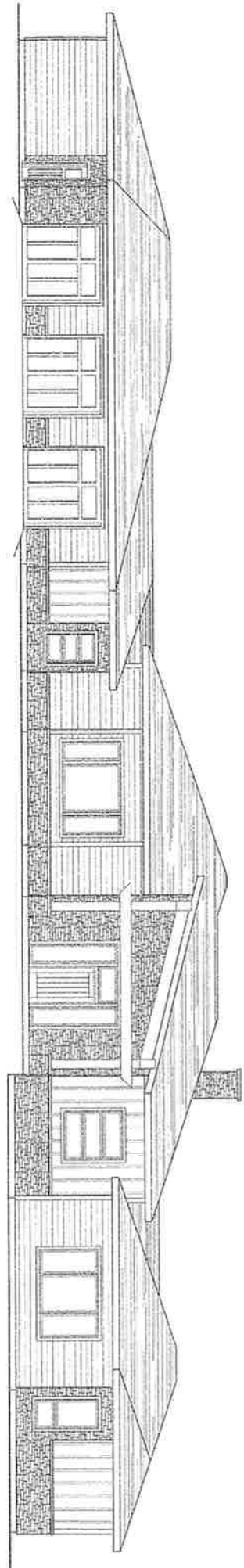
Rich J. Leaver, WI LS-1492
Leaver Land Surveying LLC
W8871 Gossfeld Ln.
Beaver Dam, WI 53916
920-887-2401



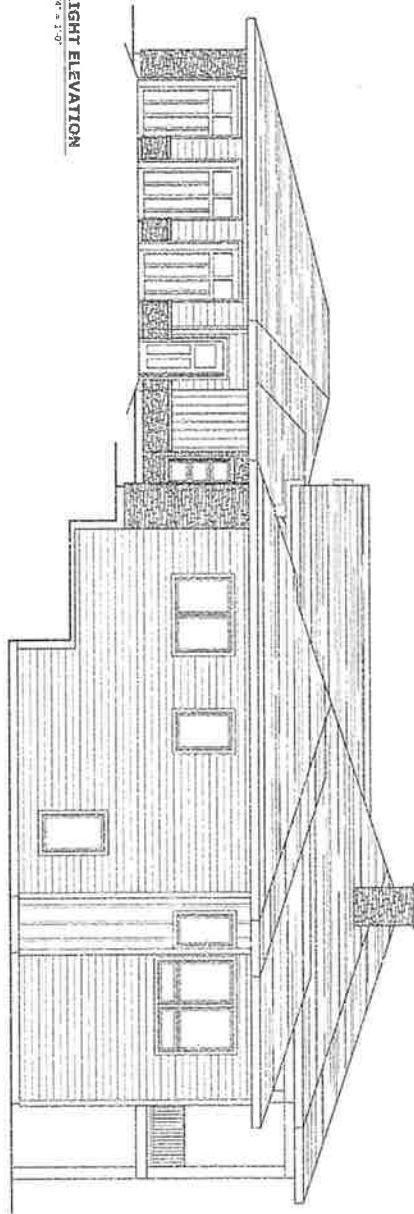
Client and Owner

Dr. Jason Schultz
Jschultz2323@yahoo.com

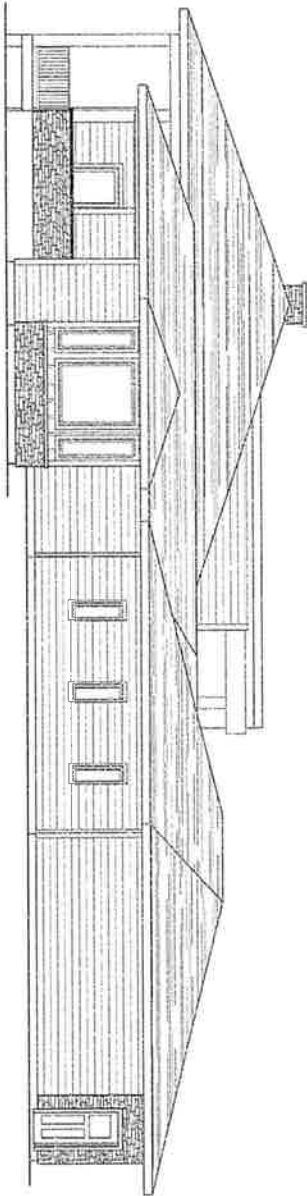
FRONT ELEVATION
1/4" = 1'-0"



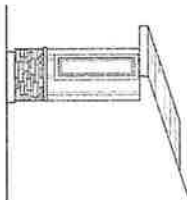
RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



OFFICE FRONT ELEVATION
1/4" = 1'-0"



BID PLAN - FOR BIDDING PURPOSES ONLY

NOTE: ARCHITECT'S AND ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

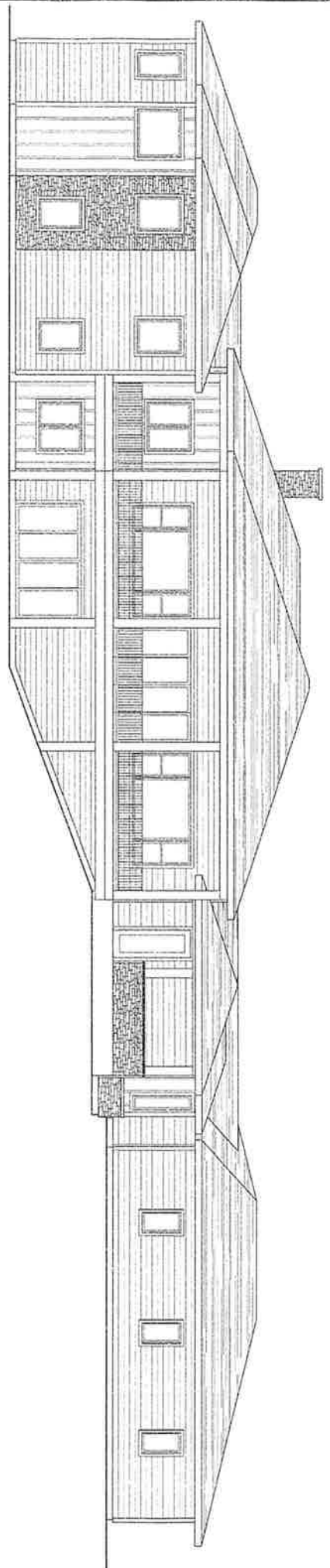
PROJECT: M. WISSELL
DATE: 1/4" = 1'-0"
A1
Drexel
DrexelTeam.com
R24-147-M



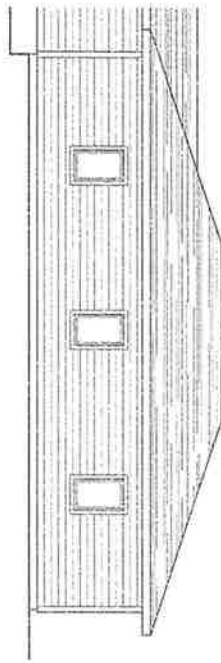
SCHULTZ RESIDENCE

STAUCRDM WESSHE

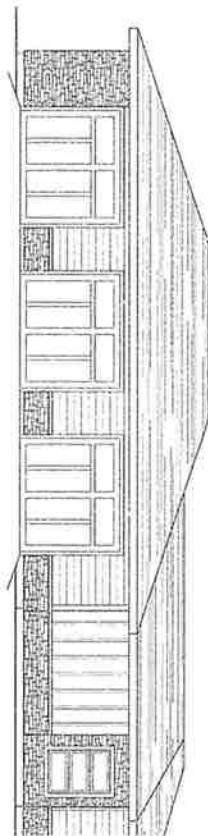
| NO. | DESCRIPTION | DATE | BY |
|-----|------------------|------------|-----|
| 1 | PRELIMINARY PLAN | 05/01/2024 | WMM |
| 2 | REVISED | 05/15/2024 | WMM |
| 3 | REVISED | 06/10/2024 | WMM |
| 4 | REVISED | 06/14/2024 | WMM |
| 5 | REVISED | 07/22/2024 | WMM |
| 6 | BID PLAN | 07/22/2024 | WMM |



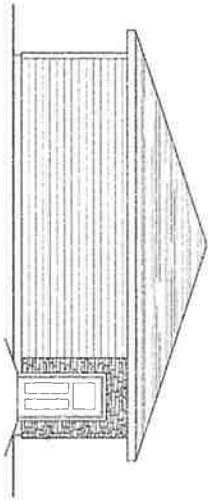
REAR ELEVATION
1/4" = 1'-0"



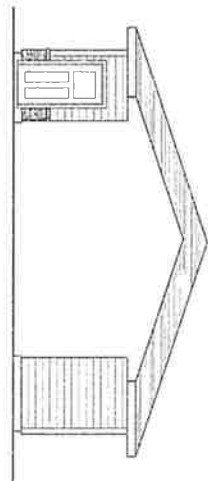
GARAGE REAR ELEVATION
1/4" = 1'-0"



GARAGE FRONT ELEVATION
1/4" = 1'-0"



GARAGE LEFT ELEVATION
1/4" = 1'-0"



GARAGE RIGHT ELEVATION
1/4" = 1'-0"

BID PLAN - FOR BIDDING PURPOSES ONLY

W. BRIDGEMAN
1/4" = 1'-0"
A2
R24-147-M



SCHULTZ RESIDENCE

| NO. | DESCRIPTION | DATE | BY |
|-----|------------------|------------|-----|
| 1 | PRELIMINARY PLAN | 08/15/2024 | WMB |
| 2 | REVISIONS | 08/15/2024 | WMB |
| 3 | REVISIONS | 08/15/2024 | WMB |
| 4 | REVISIONS | 08/15/2024 | WMB |
| 5 | REVISIONS | 08/15/2024 | WMB |
| 6 | REVISIONS | 08/15/2024 | WMB |
| 7 | REVISIONS | 08/15/2024 | WMB |
| 8 | REVISIONS | 08/15/2024 | WMB |
| 9 | REVISIONS | 08/15/2024 | WMB |
| 10 | REVISIONS | 08/15/2024 | WMB |

MODEL, EXCEPT FOR THE PARTS AND ACCESSORIES SHOWN. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

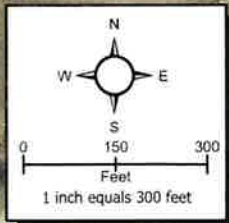
Jason & Maura Schutz

Town of Calamus, Sec. 21

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.



- Schultz Property
- Tax Parcels
- Proposed Building Locations



Land Resources and Parks Department Staff Report

County Rezoning Petition # 2024-0664

Filing Date: August 21, 2024

Hearing Date: September 23, 2024

Applicant / Owner

Waas Investments LLC
W10483 Waas Rd.
Lomira, WI 53048

Location

PIN #: 030-1317-1943-000

Location: Part of the SW ¼ of the SE ¼, Section 19, Town of Lomira.

Applicants Request

A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately ½ acre of land from the A-1 Prime Agricultural Zoning District to the R-1 Single Family Residential Zoning District to allow for the transfer of land to adjacent land owners for residential purposes.

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

Physical Features of Site

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

The County has Zoning Jurisdiction over this site as the Town of Lomira has adopted the County's Land Use Code. The site to be rezoned is located within the A-1 Prime Agricultural Zoning District. The proposed ½ acres of land to be rezoned is intended to be transferred to the four or five adjacent lot owners to the south to allow them additional land for replacement septic systems.

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

The topography of the site is nearly level with slopes ranging from 0 to 6%;

Land Use, Site: Agricultural

Land Use, Area: Agricultural to the north and residential to the south, east and west.

Designated Archaeological Site: Yes No

Density Standards

The base farm tract for this property contains 69-acres within the A-1 Prime Agriculture Zoning District. The Code would allow a maximum of 3.331-acres for non-farm residential use. The ½ acre of land is being rezoned to the residential zoning district to match the zoning district of the adjacent lots.

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

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

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.

The staff believes that the committee can make the findings necessary under Section 2.3.4.I of the code and Chapter 91.48 of the Wisconsin State Statutes in order to submit a favorable recommendation to the County Board for this proposal.

Exhibit A

2.3.4.I Approval Criteria

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

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

- It is the staff's position that there are adequate public facilities and services to serve the existing 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 development project will not have an unreasonable adverse effect on surrounding properties or the environment;

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

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

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

- It is the staff's position that the proposal is consistent with the Dodge County Comprehensive Plan as the site is designated as residential according to the County's Future Land Use 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 proposed rezoning is consistent with the County's Future Land Use Map as this site is designated as residential. 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.I.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.I.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 the land is suited for residential use.

2.3.4.I.8.b The rezoning is substantially consistent with the Dodge County Comprehensive Plan and Farmland Preservation Plan;

- The property is designated as residential 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.I.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 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.

Dodge County Land Resources and Parks Committee Decision

County Rezoning Petition # 2024-0664
Filing Date: August 21, 2024
Hearing Date: September 23, 2024

Applicant / Owner
Waas Investments LLC
W10483 Waas Rd.
Lomira, WI 53048

Location
PIN #: 030-1317-1943-000
Location: Part of the SW ¼ of the SE ¼, Section 19, Town of Lomira.

Applicants Request
A rezoning petition has been submitted by the applicant in order they be allowed to rezone approximately ½ acre of land from the A-1 Prime Agricultural Zoning District to the R-1 Single Family Residential Zoning District allow for the transfer of land to adjacent land owners for residential purposes.

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 residential use or for agricultural use?

(Residential / Agricultural)

If the land to be rezoned is better suited for agricultural use, are there other areas on this property that would be better suited for the proposed residential use?

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

| | | | | |
|----------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Larry Bischoff | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Kevin Burnett | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dale Macheel | <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 | <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. 240664 | Application Date: 8-21-2024 |
| | Receipt #: 10/08-0019 |

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

| NAMES & MAILING ADDRESSES | PROPERTY DESCRIPTION |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Petitioner (Agent) <i>Wass Investments LLC</i> | Parcel Identification Number (PIN) <i>030-1317-1943-000</i> |
| Street Address <i>Lomira, Wis 53048</i> | Town <i>Lomira</i> |
| City • State • ZipCode <i>W10483 Wass Rd.</i> | T N R E <i>13 17</i> |
| Property Owner (If different from petitioner) | Section 1/4 1/4 Acreage Lot (Block) <i>19 SW SE .52</i> |
| Street Address | Subdivision or CSM (Volume/Page/Lot) |
| City • State • ZipCode | Address Of Property (DO NOT include 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 *Stanley Wass* Daytime Phone *(920) 948-0750*

PROPOSED REZONING

Current Zoning District

A-1 Prime Agricultural

Proposed Zoning District

R-1 Single Family Residential

Reason For Rezoning

To allow for the transfer of land to the adjacent landowners.

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 *Stanley Wass* Date *8-21-24*
 Daytime Contact Number *(920) 948-0750*

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Sketch Map – Attach a sketch map or aerial photo of the proposed land to be rezoned to the application. The sketch map or aerial photo shall be at a scale of 1" = 200' or other appropriate scale. This sketch map or aerial photo shall include the following information:

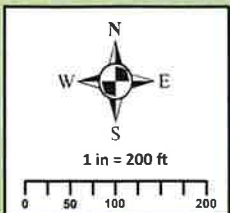
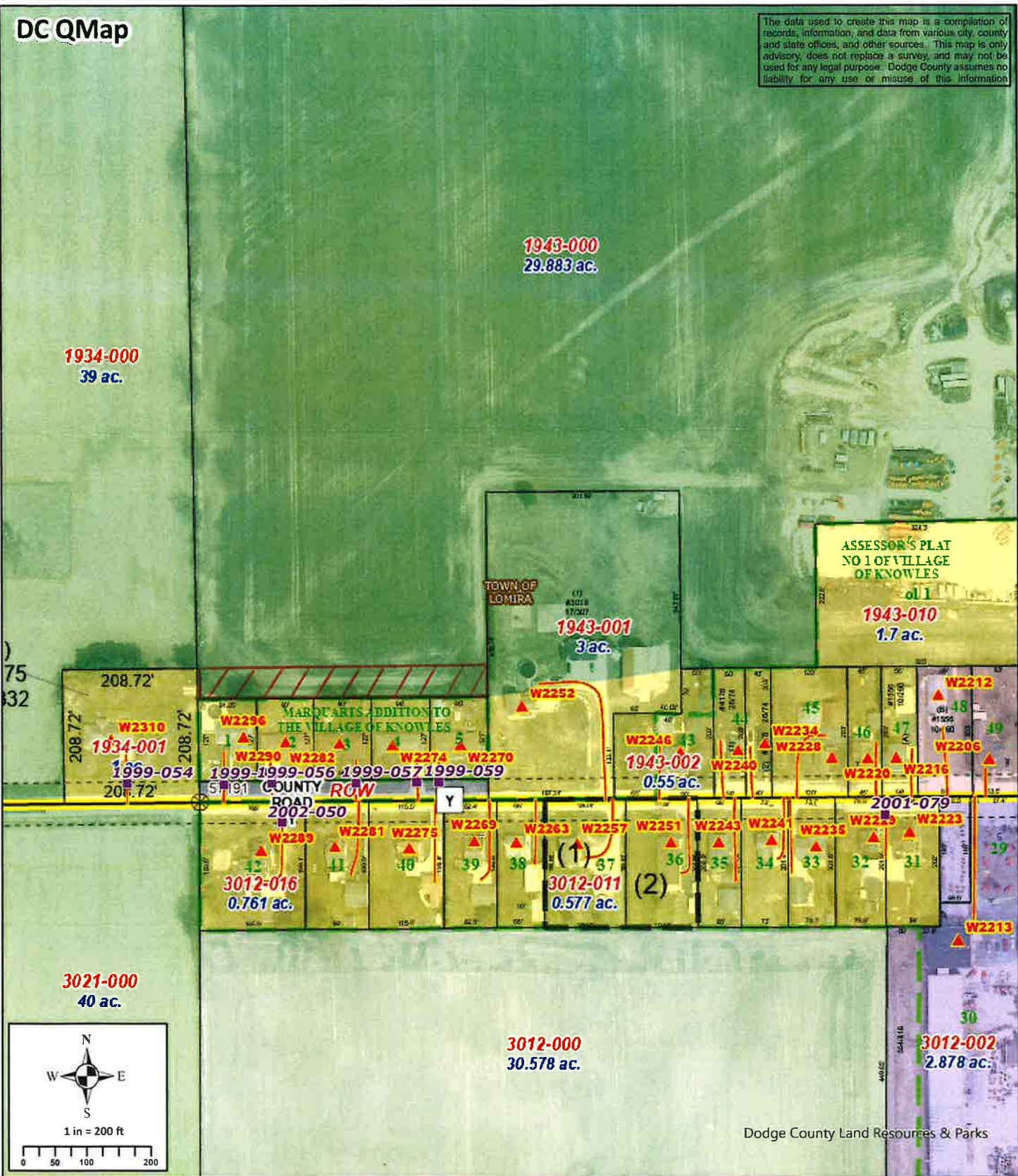
1. North arrow, date and scale;
2. Reference to a section corner or existing lot line;
3. The location and dimensions of the proposed area to be rezoned;
4. The location of the existing and proposed lot lines;
5. The location and dimensions of any existing or proposed easements;
6. The location of any existing buildings, water wells, septic systems, water courses, drainage ditches and other features pertinent to the rezoning petition;
7. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
8. The location of existing and proposed driveways;
9. Any other additional information pertinent to this rezoning petition;

(An aerial photo of your site may be available through the Dodge County Planning, Development and Parks Department. Please contact our office for additional information (920) 386-3700)

Please submit the application form, sketch map and the appropriate application fee (payable to Dodge County) to the address listed on the front of this form.

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.



Dodge County Land Resources & Parks

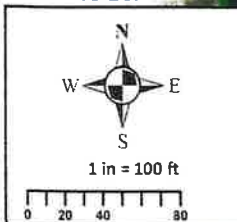
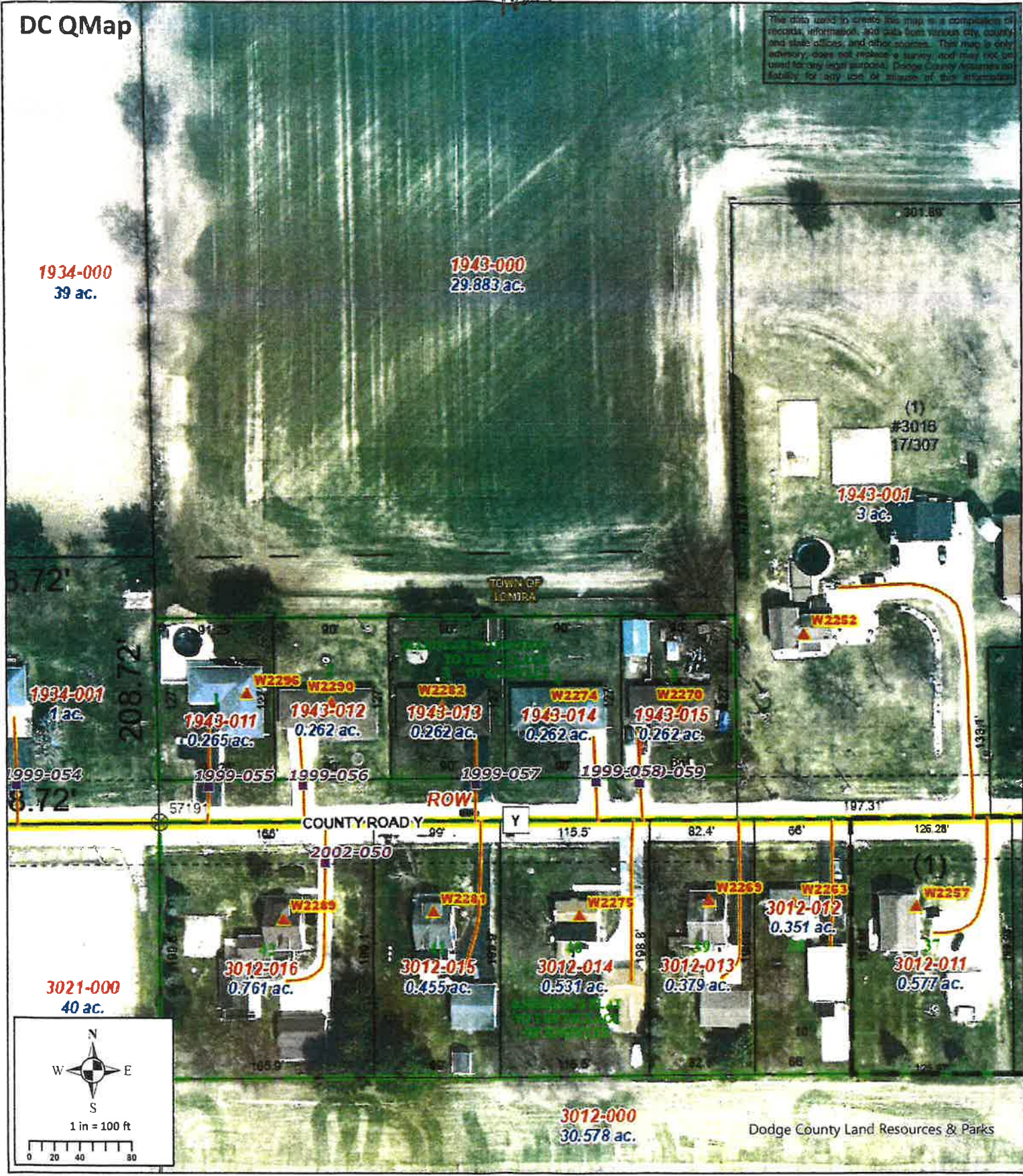
| General | WI Historical Society | Floodplain / Wetland | County Zoning |
|---------------------------------|--------------------------|------------------------------------|---------------------------|
| Urbanized Roads | Historic Structures | FEMA Floodplain/Storage/Dam Shadow | Planned Unit Development |
| Soils | Archaeological Sites | DNR Wetland Areas/Points | Hartford Extraterritorial |
| Airport Ordinance 3-Mile Buffer | Survey Areas | Shoreland Zoning | General Agricultural |
| Sewer Service Areas | Non-Metallic Mining | Shoreland Zoning Buffer | Prime Agricultural |
| Highly Developed Shoreline | Active Mining Area | Lakes/Ponds/Sloughs | One Family Residential |
| Elevation Contours | Approved Mining Area | Rivers/Streams/Creeks | Two Family Residential |
| | Mine Property Boundaries | | Multi-Family Residential |
| | | | General Commercial |
| | | | Extensive Commercial |
| | | | Light Industrial |
| | | | Industrial |
| | | | Waterbody |
| | | | ROW/City/Village |

Date: 8/5/2024

North

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 purposes. Dodge County assumes no liability for any use or abuse of this information.



General

- Urbanized Roads
- Soils
- Airport Ordinance 3-Mile Buffer
- Sewer Service Areas
- Highly Developed Shoreline
- Elevation Contours

WI Historical Society

- Historic Structures
- Archaeological Sites
- Survey Areas

Non-Metallic Mining

- Active Mining Area
- Approved Mining Area
- Mine Property Boundaries

Floodplain / Wetland

- FEMA Floodplain/Storage/Dam Shadow
- DNR Wetland Areas/Points

Shoreland Zoning

- Shoreland Zoning Buffer
- Lakes/Ponds/Sloughs
- Rivers/Streams/Creeks

County Zoning

- Planned Unit Development
- Hartford Extraterritorial
- General Agricultural
- Prime Agricultural
- One Family Residential
- Two Family Residential
- Multi-Family Residential
- General Commercial
- Extensive Commercial
- Light Industrial
- Industrial
- Waterbody
- ROW/City/Village

Waas Investments LLC

Town of Lomira, Sec. 19

1913-000
NORT SCHLETTE
19.4 ac

The WAAS 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 constitute a survey, and may not be used for any legal purposes. WAAS assumes no liability for any uses or misuse of this information.

1942-000
WAAS INVESTMENTS LLC
19.2 ac

1941-000
EHRHARDT
36.7 ac

WAAS INVESTMENTS LLC

LOT 2

1943-000
WAAS INVESTMENTS LLC
25.9 ac

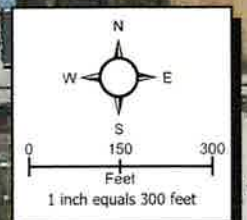
1944-000
EHRHARDT
14.6 ac

LOT 1

1943-001
VAN BUREN
1.7 ac

1943-010
WAAS INVESTMENTS LLC
1.7 ac

COUNTY ROAD Y



Land Resources and Parks Department Staff Report

County Conditional Use Permit Application # 2024-0670

Filing Date: August 22, 2024

Hearing Date: September 23, 2024

Applicant (Agent):

Matenaer Plumbing, Inc.
N1411 Super Dr.
Campbellsport, WI 53010

Owner:

David and Anne Rinzel
W2354 County Road Y
Lomira, WI 53048

Location

PIN #: 030-1317-3021-000; 030-1317-3021-000; 030-1317-3013-000;

Location: Part of the NE ¼ of the NW ¼, Section 30, Town of Lomira, the site address being W2347 CTH Y

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Land Use Code, was made by the applicant to allow for the construction of a non-farm single family residence within the A-1 Prime Agricultural Zoning District.

County Jurisdiction

The County has Zoning Jurisdiction over this site as the Town of Lomira has adopted the County's Land Use Code.

Review Criteria

1. Subsections 2.3.6.A through 2.3.6.H of the Land Use Code details procedural matters, the approval criteria and the form for the conditional use permit application.
2. According to Section 3.7.4 of the Code, the Committee may authorize the Land Use Administrator to issue a Conditional Use Permit (CUP) for those conditional uses listed under Section 3.7.2 of this Code after review and a public hearing, provided that such conditional uses are in accordance with Section 2.3.6 of this Code and Wis. Stats. 91.46.

Land Use Code Provisions:

1. Section 3.7.2.D of the Land Use Code identifies new nonfarm single family residences and duplexes as a conditional use in the A-1 Prime Agricultural Zoning District provided the proposal complies with the requirements listed in 3.7.2.D.1 through 3.7.2.D.3.

Purpose Statement

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.

Physical Features of Site

The features of the proposed construction and property that relate to the granting or denial of the conditional use permit request are as follows:

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

The existing lot is not located within the County’s Shoreland or Floodplain jurisdiction.

The base farm tract contains 212.5-acres that are located within the A-1 Prime Agricultural Zoning District;

- 10.121-acres are available for non-farm residential use under Section 3.7.2.D.1 of the code.

The topography of the site is rolling with slopes ranging from 0 to 12%;

Land Use, Site: Agricultural

Land Use, Area: Agricultural with scattered residences along County road Y

Designated Archaeological Site: Yes No

Town Recommendation: Approve Deny No recommendation submitted

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 2.3.6.F and 3.7.2.D of the Dodge County Land Use Code and with Chapter 91.46 of the Wisconsin State Statutes. The staff comments are listed in Exhibit A for the Committee review.

It is the staff’s position that the project as proposed is in compliance with the applicable provisions of the Dodge County Land Use Code and the provisions of Chapter 91.46 of the Wisconsin State Statutes and the staff believes that the Committee can make the findings necessary under Section 2.3.6.F and 3.7.2.D of the code that are required to approve the Conditional Use Permit for this project. If approved with the following conditions, the staff believes that the project will not have an adverse effect on the adjacent land owners, the community or the environment, and the proposal will be consistent with the purpose and intent of the Code.

CONDITIONS:

1. A County Land Use and Sanitary Permit shall be obtained prior to beginning construction on this lot;
2. Only one single family residential unit may be constructed on the lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
3. 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;
4. 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.
5. 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.

“EXHIBIT A”

Staff Review Comments

The staff has reviewed the proposal for compliance with the criteria listed in Section 2.3.6.F and 3.7.2 of the code. The staff comments are as follows:

Subsection 3.7 Is the proposed conditional use permit request in compliance with Chapter 91.46, Wisconsin State Statutes?

| | <u>Complies</u> | <u>Potential Problem</u> | <u>N/A</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Proposed Use: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.7.2.D.1 Non-farm residential acreage ratio: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none">• Acreage of Base Farm Tract: 212.5 acres;• Non-farm residential acreage: Approximately 1 acre;• Farm acreage remaining after project is completed: 211.5 acres;• The ratio of all “nonfarm residential acreage” to farm acreage: on the “base farm tract” shall not exceed 1 to 20 (0.05).<ul style="list-style-type: none">▪ Ratio of non-farm residential acreage to farm acreage: 1 to 211 or 0.004 | | | |
| 3.7.2.D.2 The total number of non-farm residential units on the base farm tract shall not exceed 4; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Existing non-farm residences on base farm tract: | | | |
| <ul style="list-style-type: none">• 0 - Number of existing non-farm residential units located on base farm tract;• 1 - Number of proposed non-farm residential units located on base farm tract;• 1 - Total number of non-farm residential units located on base farm tract; | | | |
| The total number of residential units of any kind on the base farm tract shall not exceed 5; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Existing residential units on base farm tract: | | | |
| <ul style="list-style-type: none">• 1 - Number of existing residential units located on base farm tract;• 1 - Number of proposed residential units located on base farm tract;• 2 - Total number of residential units located on base farm tract; | | | |
| 3.7.2.D.3.a Location of the proposed lots: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Will the proposed nonfarm residential lot convert cropland or “prime farmland” into non-farm use; | | | |
| <input checked="" type="checkbox"/> Yes; <input type="checkbox"/> No; | | | |
| <ul style="list-style-type: none">○ If yes; are there reasonable alternative locations for the proposed lot that would convert less cropland or “prime farmland” into non-farm use?<ul style="list-style-type: none">▪ The proposed location of the home will limit the amount of agricultural land being converted to non-farm residential use. | | | |

3.7.2.D.3.b Location of the proposed lots:
Will the location of the nonfarm residential lot significantly impair the current or future agricultural use of other "protected farmland"?
 Yes; No;

Non-Farm Residential Cluster:

- The proposed parcels are contiguous;
- The proposed residences if constructed, would satisfy the requirements for a single non-farm residence;

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

- It is the staff's position that the proposed residential use will be compatible with the adjacent uses;

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

- It is the staff's position that the proposal will not have a significant detrimental impact on the adjacent properties or the community;

2.3.6.F.4 Will the project cause substantial diminution in value of other property in the neighborhood in which it is to be located;

- It is the staff's position that the proposal will not have an adverse impact on the value of other property in the area;

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

- It is the staff's position that there are adequate public facilities to serve the property;

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

- It is the staff's position that there are adequate assurances of continuing maintenance for the project.

2.3.6.F.7 Will any significant adverse impacts on the natural environment be mitigated to the maximum practical extent?

- It is the staff's position that the proposal will not have an adverse impact on the natural environment.

2.3.6.F.8 The proposed use will not be located in any hazard areas, including floodplains, floodways, etc., unless any potential danger is mitigated to the maximum extent possible, and to the satisfaction of the Wisconsin Department of Natural Resources;

- It is the staff's position that proposed use will not be located in any hazard areas.

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code;

- It is the staff's position that the proposed project complies with the applicable provisions of the code;

Dodge County Land Resources and Parks Committee Decision

County Conditional Use Permit Application # 2024-0670

Filing Date: August 22, 2024

Hearing Date: September 23, 2024

Applicant (Agent):

Matenaer Plumbing, Inc.
N1411 Super Dr.
Campbellsport, WI 53010

Owner:

David and Anne Rinzel
W2354 County Road Y
Lomira, WI 53048

Location

PIN #: 030-1317-3021-000; 030-1317-3021-000; 030-1317-3013-000;

Location: Part of the NE ¼ of the NW ¼, Section 30, Town of Lomira, the site address being W2347 CTH Y

Applicants Request

An application for a County Conditional Use Permit under the Dodge County Land Use Code, was made by the applicant to allow for the construction of a non-farm single family residence within the A-1 Prime Agricultural Zoning District.

CONCLUSIONS OF LAW

Based on the facts presented in the application and at the public hearing the Committee concludes that:

2.3.6.F General Approval Criteria for Conditional Use Permits

Conditional Use Permits shall be approved by the Committee if they find that all of the following criteria have been met:

2.3.6.F.2 Is the project compatible with adjacent uses in terms of scale, site design and operating characteristics? (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

(Yes / No)

If not, what measures can be taken to mitigate any potential conflicts?

2.3.6.F.3 Will the proposed use be significantly detrimental to the public health, safety, and welfare?

(Yes / No)

If yes, what measures can be taken to mitigate the potential detrimental impacts?

2.3.6.F.4 Will the project cause a substantial decrease in value of other property in the neighborhood in which it is to be located;

(Yes / No)

If yes, what measures can be taken to mitigate the decrease in the value of the properties?

2.3.6.F.5 Are public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service for existing development?

(Yes / No / Not Applicable)

If not, what can be done to ensure facilities and services will be available?

2.3.6.F.6 Are there adequate assurances of continuing maintenance for the project?

(Yes / No/ Not Applicable)

If no, what measures can be taken to ensure continued maintenance?

2.3.6.F.7 Will there be any significant adverse impacts on the natural environment that require mitigation?

(Yes / No)

If yes, what measures can be taken to mitigate the potential adverse impacts on the environment?

2.3.6.F.8 Is the project located in any hazard areas? (floodplains, floodways, steep slopes, etc)

(Yes / No)

If yes, are there any measures that need to be taken to mitigate any potential dangers?

2.3.6.F.1 Does the proposed project comply with all applicable provisions of this Code?

(Yes / No)

If not, what changes must be made to bring the project into compliance with the code?

Are any conditions for approval needed in this case to mitigate any potential adverse impacts on the adjacent properties, the environment or the community?

(Yes/No)

1. A County Land Use and Sanitary Permit shall be obtained prior to beginning construction on this lot;
2. Only one single family residential unit may be constructed on the lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
3. 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;
4. 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.
5. 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.

6. Others

Does the committee believe that the Conditional Use Permit Request meets the approval criteria in Section 2.3.6.F of the County Land Use Code? (Yes / No)

Motion by _____ to approve the conditional use permit request based upon the previously mentioned findings and conditions.

Motion second _____

Vote

| | | | | |
|---------------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Larry Bischoff | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Mary Bobholz | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Kevin Burnett | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dale Macheel | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dan Siegmann– Chair | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |

Motion (Carried / Denied)

ORDER AND DETERMINATION

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

- Granted preliminary approval of the conditional use permit subject to the conditions listed above and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Granted the conditional use permit request as proposed and the Land Use Administrator is directed to issue a conditional use permit incorporating the decision of this Committee.
- Denied the conditional use permit request as proposed. The committee finds that the proposal does not meet the following approval criteria of the code:

Expiration of Approval. Any order issued by the Committee requiring a Zoning official to issue a conditional use permit shall become void after one year unless the applicant or appellant shall have met the conditions of approval for such permit and a conditional use permit has been issued by the Zoning official within such time, provided, that the time may be extended when so specified by the Committee.

Revocation. This order may be revoked by the Committee in accord with Section 11.4.4 of the Dodge County Land Use Code after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by any person or their agent aggrieved by this decision or by any officer, department, board or bureau of the County, or by any affected town board. Such appeals shall be filed with the Dodge County Land Resources and Parks Department or the review and decision making body from whom the appeal is taken within 30 days after the date of written notice of the decision or order of the review and decision making body. The County assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

If a conditional use permit is denied, the applicant may appeal the decision to the circuit court under the procedures contained in s. 59.694(10) Wis. Stats.

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

CONDITIONAL USE PERMIT APPLICATION

| THIS AREA FOR OFFICE USE ONLY | |
|-------------------------------------|---------------------------------|
| Activity No. 240670 | Permit Issued Date |
| Application Date: 8-22-24 | Receipt #: 10163-0002 |
| | Sanitary Permit #: _____ |

Application Fee: \$350 (After the Fact Application Fee - \$700)

Please complete page 1 and 2 of this application form and submit the application form with all of the required information listed in the "Application Checklist" for your project. PRINT OR TYPE. Use blue or black ink, do not use pencil. The Dodge County Land Resources and Parks Department will not consider your application unless you complete and submit this application form, the applicable information listed in the "application checklist" for your proposed project and the application fee. Personally identifiable information on this form will not be used for any other purpose, but it must be made available to requesters under Wisconsin's open records law [s.19.31-19.39, Wis. Stats.].

| (1) NAMES & MAILING ADDRESSES | (2) PROPERTY DESCRIPTION |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Applicant (Agent) Matenaer Plumbing, Inc | Parcel Identification Number (PIN) 030-1317-3021-000 |
| Street Address N1411 Super Dr. | Town Lomira |
| City • State • ZipCode Campbellsport, WI 53010 | T N R E 13 17 |
| Property Owner (If different from applicant) David & Anne Rinzel | Subdivision or CSM (Volume/Page/Lot) 30 |
| Street Address W2354 Cty Rd. Y | Address Of Property (DO NOT Include City/State/ZipCode) |
| City • State • ZipCode Lomira, WI 53048 | Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| (3) PROPERTY USE | (4) PROPOSED PROJECT |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p align="center">Current Use Of Property</p> <input type="checkbox"/> Vacant Property <input type="checkbox"/> Single-Family Residential <input checked="" type="checkbox"/> Active-Working Farm Operation <input type="checkbox"/> Business • Industrial • Commercial • (Describe below) Other _____ | <p align="center">(Please check/complete all that apply below)</p> <input type="checkbox"/> Non-Farm Residential Lot <input checked="" type="checkbox"/> Single Family Residence <input type="checkbox"/> Two-Family Residence <input type="checkbox"/> Multi-Family Residence <input type="checkbox"/> Tavern or Restaurant <input type="checkbox"/> Professional Office <input type="checkbox"/> Non-Metallic Mine/Quarry <input type="checkbox"/> Wind Tower <input type="checkbox"/> Create/Expand Business <input type="checkbox"/> Wildlife Pond > 2-acres <input type="checkbox"/> Wireless Communications Tower <input type="checkbox"/> Contractor's Offices and Storage Yards <input type="checkbox"/> Filling, Grading or Dredging in the Shoreland District Other: _____ |
| <p align="center">DNR Notice</p> <p>DNR NOTICE: You are responsible for complying with State and Federal laws concerning construction on or near wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification Web Page (www.dnr.state.wi.us) or contact a Department of Natural Resources Service Center.</p> | |

(5) CERTIFICATE

I, the undersigned, hereby apply for a Conditional Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that I have read the DNR Notice shown above. I affirm that all work performed will be done in accordance with the Dodge County Land Use Code and with all other applicable laws and regulations. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my application request and to conduct land use code inspections.

Signature *Anne C. Rinzel* Date 8/22/24
 Daytime Contact Number (920) 979-5142 Email: adrinzel@gmail.com

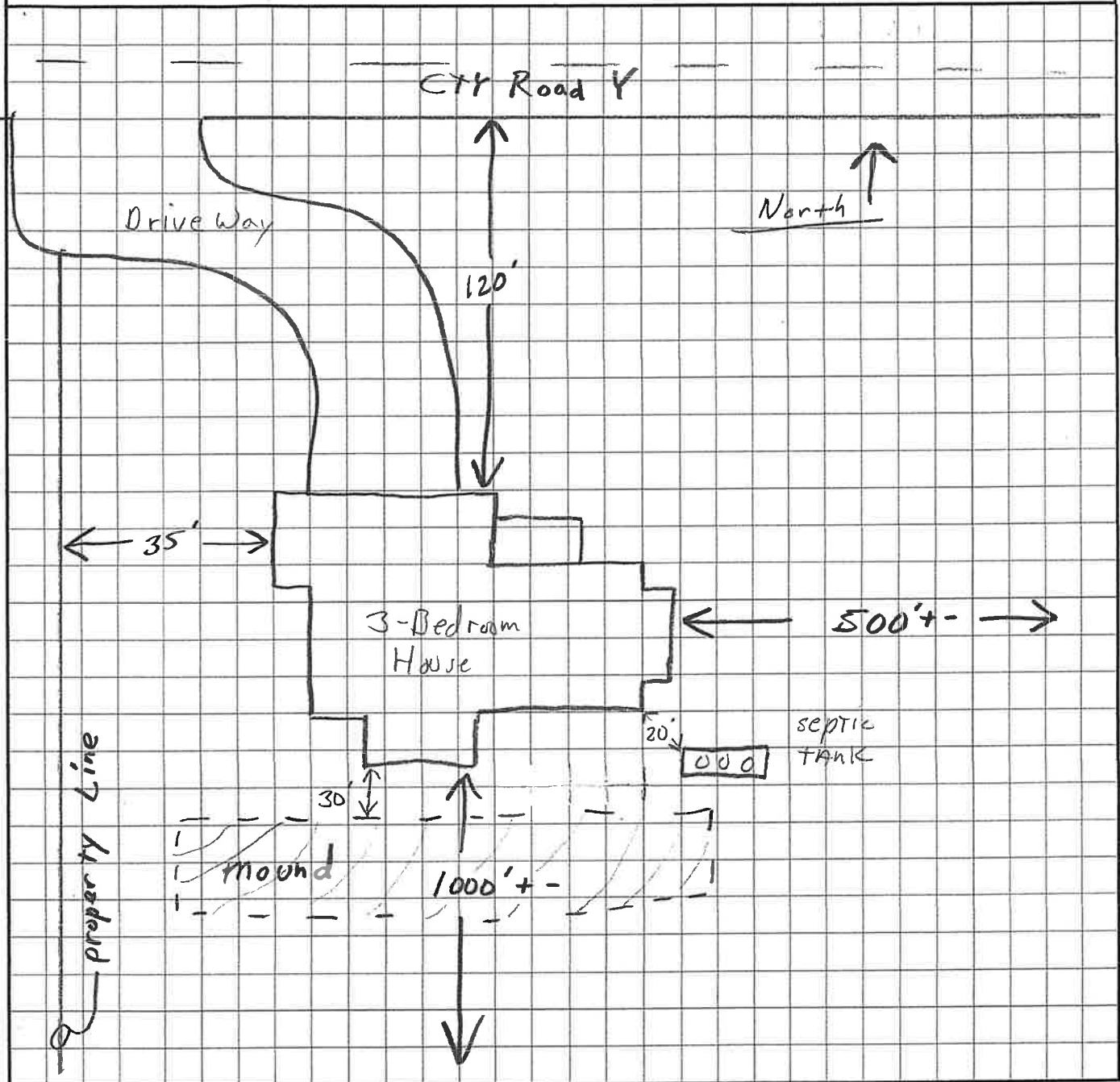
AREA BELOW THIS LINE FOR OFFICE USE ONLY

LAND RESOURCES AND PARKS COMMITTEE ACTION

Date of Decision _____ Decision _____

| | | |
|----------------------------------------------------------------------|------------------|-------------------------------------------------------------|
| <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED | CONDITIONS _____ | Land Resources and Parks Department _____ Date: _____ |
|----------------------------------------------------------------------|------------------|-------------------------------------------------------------|

SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

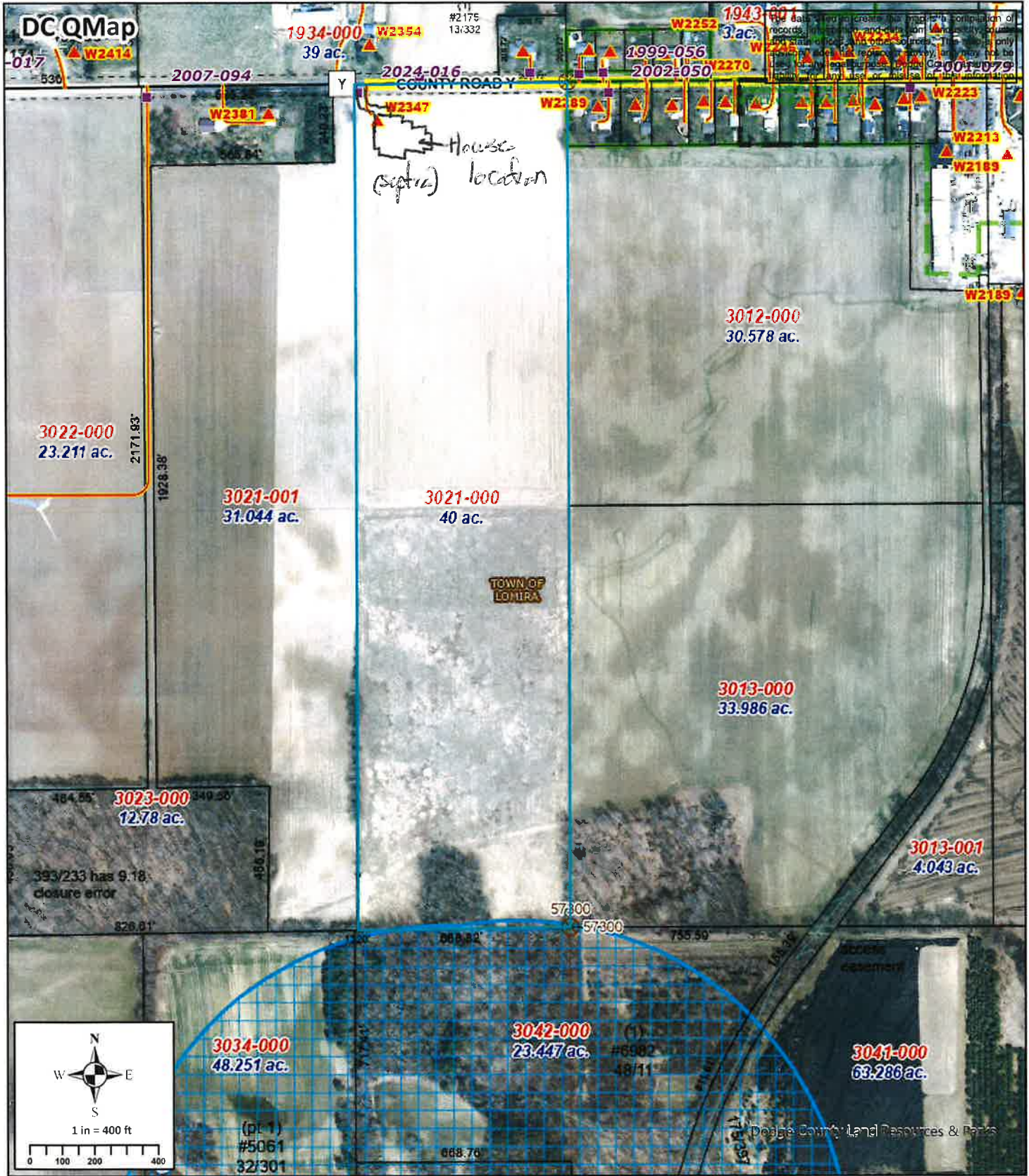
THIS AREA FOR OFFICE USE ONLY

| | | | | |
|------------|-----------------|--------------|-------------------|------------------------------------------------------------------------------------------------------------------|
| BOA ID No. | BOA Appeal Date | BOA P/H Date | BOA Decision Date | BOA Decision |
| | | | | <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |

Notes/Stipulations:

| | | |
|-------------------------------------------------------------------|----------------------------------------------|---------------|
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied | Land Resources and Parks Department _____ | Date _____ |
|-------------------------------------------------------------------|----------------------------------------------|---------------|

Please use only blue or black ink to complete the application and site plan (sketch) — **DO NOT USE PENCIL**



| General | WI Historical Society | Floodplain / Wetland | County Zoning |
|---------------------------------|----------------------------|------------------------------------|---------------------------|
| Urbanized Roads | Historic Structures | FEMA Floodplain/Storage/Dam Shadow | Planned Unit Development |
| Soils | Archaeological Sites | DNR Wetland Areas/Points | Hartford Extraterritorial |
| Airport Ordinance 3-Mile Buffer | Survey Areas | Shoreland Zoning | General Agricultural |
| Sewer Service Areas | Non-Metallic Mining | Shoreland Zoning Buffer | Prime Agricultural |
| Highly Developed Shoreline | Active Mining Area | Lakes/Ponds/Sloughs | One Family Residential |
| Elevation Contours | Approved Mining Area | Rivers/Streams/Creeks | Two Family Residential |
| | Mine Property Boundaries | | Multi-Family Residential |
| | | | General Commercial |
| | | | Extensive Commercial |
| | | | Light Industrial |
| | | | Industrial |
| | | | Waterbody |
| | | | ROW/City/Village |

D. & A. Rinzel Rev. Trust

Town of Lomira, Sec. 30

1943-010
The data used in this map is a compilation of records from the city, county and state. It is not a survey and may not be used for any purpose other than information.

COUNTY ROAD Y



**D. & A. RINZEL
REV. TRUST**

3012-000
RINZEL REVOCABLE TRUST DATED APRIL 10 2015
30.6 ac.

3021-000
RINZEL REVOCABLE TRUST DATED APRIL 10 2015
40 ac.

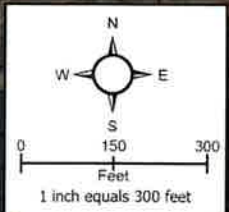
3021-001
FABER
31 ac.

30

3011-000
RINZEL REVOCABLE TRUST DATED APRIL 10 2015
34 ac.

3015-001
VANB INVESTMENTS LLC
3 ac.

- Rinzel Rev. Trust Property
- Tax Parcels
- Proposed House Location



Land Resources and Parks Department Staff Report

Town Rezoning Petition # 2024-0699

Filing Date: September 5, 2024

Committee Review Date: September 23, 2024

Applicant / Owners:

Charles and Jeanne Neis Living Trust
Tim Neis
W7762 County Road KW
Juneau, WI 53039

Location:

PIN# 032-1014-0124-000; 032-1014-0113-000; 032-1014-0142-000; 032-1014-0141-001; 032-1014-0114-000; 032-1014-0111-000;
Part of the SE ¼ of the NW ¼, Section 1, T10N, R14E, Town of Lowell, the site address being N4788 Wick Road.

Request:

Petition to rezone approximately 2.507-acres of land under the Town of Lowell Zoning Ordinance, from the AG General Agriculture Zoning District to the RC-1 Rural Residential Overlay Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval to allow for the creation of a non-farm residential lot at this location. The proposed 2.507-acre lot contains a residence which is intended for non-farm residential use. The remaining 210+acre will remain in agricultural use at this time.

Land Use Code Provisions:

According to 60.62(3) Wisconsin Statutes, in counties having a county zoning ordinance, no Town zoning ordinance or amendment of a Town zoning ordinance may be adopted under this section unless approved by the County Board. The Land Resources and Parks Committee is responsible for reviewing Town rezoning amendment requests and for recommending that the County Board of Supervisors approve or deny such petitions.

Physical Features of Site

The features of the property that relate to the granting or denial of the rezoning petition are as follows:

The proposed lots are not located within the County's Zoning jurisdiction.

The County has Shoreland Jurisdiction over portions of the remnant lot.

- Portions of the remnant lot are designated as wetlands.
- The 2.5-acre area to be rezoned is not designated as wetlands.

County has Floodplain jurisdiction over portions of the remnant lot.

- The 2.5-acre area to be rezoned is not designated as floodplain.

The topography of the site is rolling with slopes ranging from 0 to 12%;

Land Use, Site: Residential and agricultural.

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

Designated Archaeological Site: Yes No

The proposal is consistent with the Dodge County Comprehensive Plan:

- The site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.

Town Purpose Statements

The purpose of the AG-1 General Agriculture District is to provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production and maintain the existing rural character. If agricultural land is developed for residential purposes, it shall follow the RC-1 regulations.

The purpose of the RC-1 Rural Cluster Residential Overlay District is to provide for single-family residential development clustered in small groups in order to preserve the rural and natural environment. The residential density standard in this district is 1 housing unit per 25-acres.

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.

Town Rezoning Petition

The staff has reviewed the proposed Town rezoning petition for compliance with 60.62(3) Wisconsin Statutes and believes that the Town has followed the proper procedures in order to approve the rezoning petition. Therefore, staff recommends the committee report favorably on the town rezoning petition.

Dodge County Land Resources and Parks Committee Decision

Town Rezoning Petition # 2024-0699
Filing Date: September 5, 2024
Committee Review Date: September 23, 2024

Applicant / Owners:
Charles and Jeanne Neis Living Trust
Tim Neis
W7762 County Road KW
Juneau, WI 53039

Location:
PIN# 032-1014-0124-000; 032-1014-0113-000; 032-1014-0142-000; 032-1014-0141-001; 032-1014-0114-000;
032-1014-0111-000;
Part of the SE ¼ of the NW ¼, Section 1, T10N, R14E, Town of Lowell, the site address being N4788 Wick Road.

Request:
Petition to rezone approximately 2.507-acres of land under the Town of Lowell Zoning Ordinance, from the AG General Agriculture Zoning District to the RC-1 Rural Residential Overlay Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval to allow for the creation of a non-farm residential lot at this location. The proposed 2.507-acre lot contains a residence which is intended for non-farm residential use. The remaining 210+acre will remain in agricultural use at this time.

CONCLUSIONS OF LAW

Based upon the facts presented in the application and by the County staff, the committee concludes that:

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

- Yes
- No - The following additional information is required:

Is there sufficient evidence in the record to show that the town has followed the proper procedures in order to recommend approval of the town rezoning petition?

- Yes – According to the information on record in this matter, the Town has followed the proper procedures in order to approve the Town rezoning petition;
- No; based on the information submitted with the application, it appears that the town did not follow the proper procedures in approving the rezoning petition.

Comments

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board regarding the town rezoning petition based upon the previously mentioned findings.

Motion second _____

Vote

| | | | | |
|----------------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Larry Bischoff | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Mary Bobholz | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Kevin Burnett | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dale Macheel | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dan Siegmann – Chair | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |

Motion (Carried / Denied)

Dodge County Land Resources and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____

RESOLUTION # 2024-5

TO THE HONORABLE BOARD OF SUPERVISORS
OF DODGE COUNTY, WISCONSIN

WHEREAS, Dodge County, a corporate body under the laws of the State of Wisconsin, has adopted a Comprehensive Zoning Code which is full force and effect; and

WHEREAS, the Town Board of the Town of Lowell has amended the Town of Lowell Zoning Code, the power to adopt and amend the Zoning Code having been granted pursuant to Section 60.62, Wisconsin Statutes, which grants Towns authorized to exercise village powers the ability to adopt and amend a Zoning Code under Section 61.35 and Section 62.23, Wisconsin Statutes; and

WHEREAS, pursuant to Section 60.62(3), Wisconsin Statutes, the amendment of a Town Zoning Code by a Town Board is subject to approval of the County Board in counties having a Comprehensive Zoning Code in full force and effect; and

WHEREAS, a public hearing of a proposed amendment to the Town of Lowell Zoning Code official Zoning District Map was held before the Lowell Town Board on June 4, 2024, and

WHEREAS, the proposed Zoning district map amendment to the Town of Lowell Zoning Code was adopted by Ordinance by the Lowell Town Board on September 10, 2024 as set forth and attached hereto as "Exhibit A";

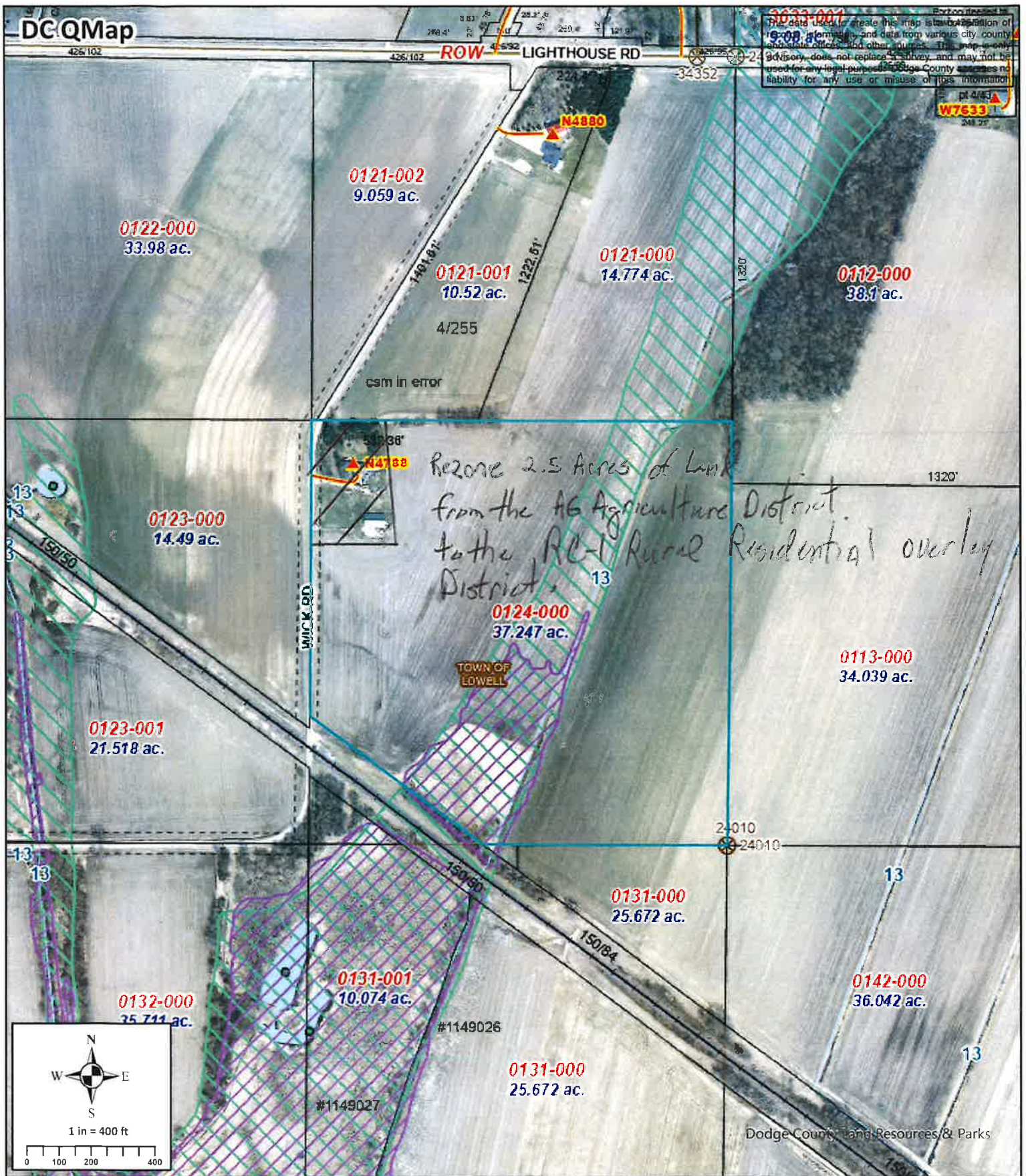
THEREFORE, BE IT RESOLVED, that the amendment to the Town of Lowell Zoning Code as represented by "Exhibit A" attached hereto and made a part of this Resolution be and hereby are APPROVED, by the Board of Supervisors of Dodge County, Wisconsin.

All of which is respectfully submitted this _____ day of _____, 202__.

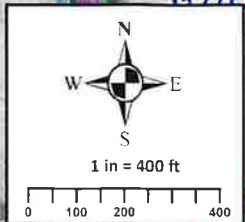


Jeffrey Caine, County Supervisor

2023-001
 10-09-23
 pt 4/5
 W7633
 248 27



Rezone 2.5 Acres of Land
 from the AG Agriculture District
 to the RC-1 Rural Residential overlay
 District.

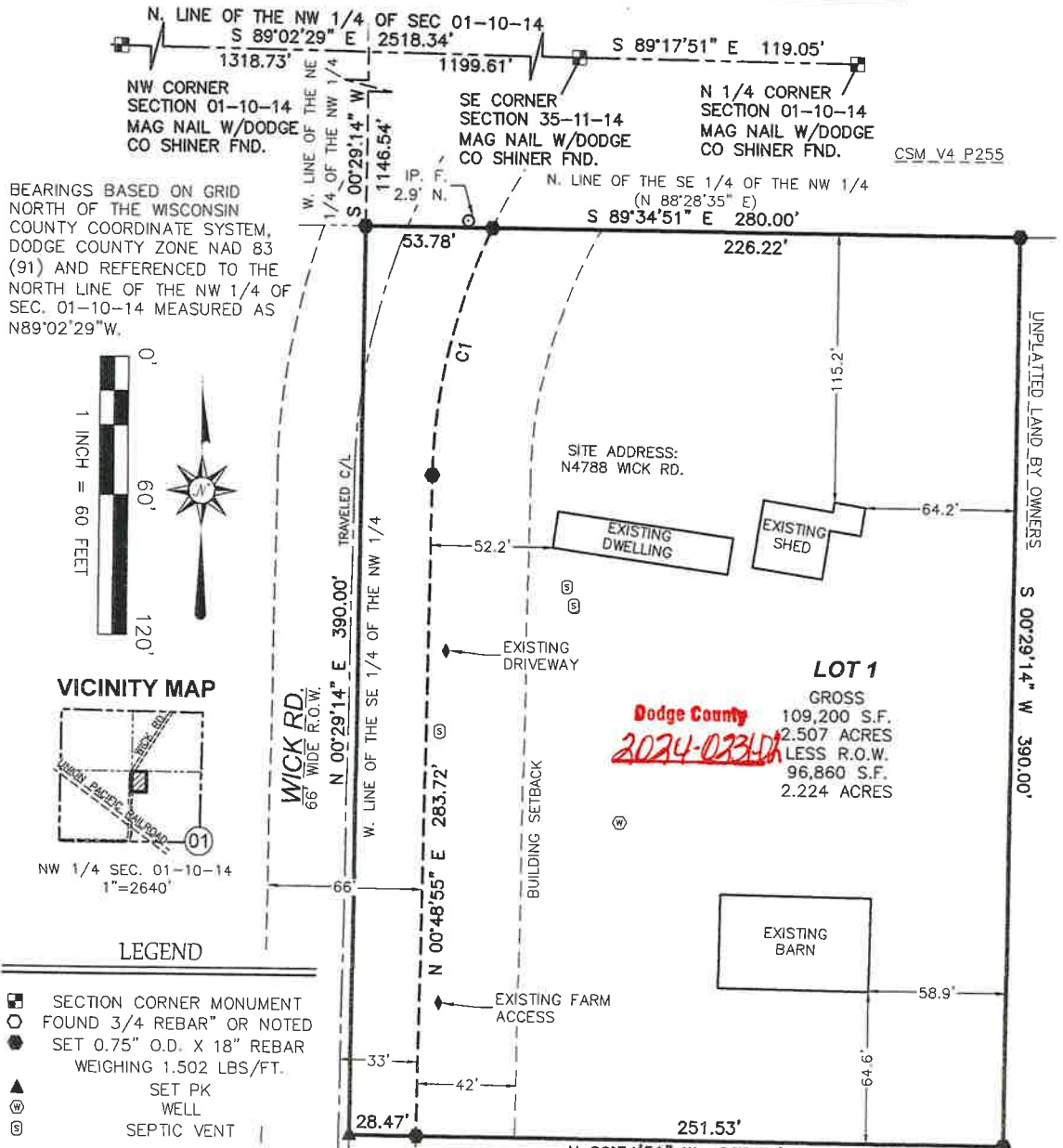


| General | WI Historical Society | Floodplain / Wetland | County Zoning |
|---------------------------------|--------------------------|------------------------------------|---------------------------|
| Urbanized Roads | Historic Structures | FEMA Floodplain/Storage/Dam Shadow | Planned Unit Development |
| Soils | Archaeological Sites | DNR Wetland Areas/Points | Hartford Extraterritorial |
| Airport Ordinance 3-Mile Buffer | Survey Areas | Shoreland Zoning | General Agricultural |
| Sewer Service Areas | Non-Metallic Mining | Shoreland Zoning Buffer | Prime Agricultural |
| Highly Developed Shoreline | Active Mining Area | Lakes/Ponds/Sloughs | One Family Residential |
| Elevation Contours | Approved Mining Area | Rivers/Streams/Creeks | Two Family Residential |
| | Mine Property Boundaries | | Multi-Family Residential |
| | | | General Commercial |
| | | | Extensive Commercial |
| | | | Light Industrial |
| | | | Industrial |
| | | | Waterbody |
| | | | ROW/City/Village |

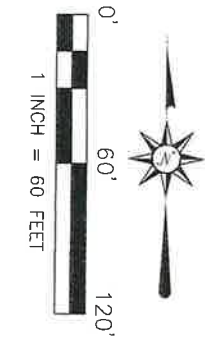
DODGE CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 1, TOWN 10 NORTH, RANGE 14 EAST,
TOWN OF LOWELL, DODGE COUNTY, WISCONSIN.

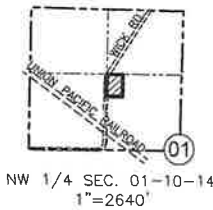
| CURVE # | RADIUS | DELTA | ARC DIST | CHORD DIST | CHORD BEARING | TANGENT IN | TANGENT OUT |
|---------|---------|-----------|----------|------------|---------------|---------------|---------------|
| C1 | 257.00' | 24°28'07" | 109.75' | 108.92' | N 13°02'58" E | N 25°17'02" E | N 00°48'55" E |



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DODGE COUNTY ZONE NAD 83 (91) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 01-10-14 MEASURED AS N89°02'29"W.



VICINITY MAP



LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR™ OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- ▲ SET PK
- ⊙ WELL
- ⊙ SEPTIC VENT

NOTES:

- WICK ROAD ESTABLISHED PER EXISTING PAVEMENT AND WIDTH PER DOC. VOLUME 5, PAGE 553.

PREPARED FOR:
CHARLES & JEANNE NEIS
2011 LIVING TRUST
W7762 COUNTY ROAD KW
JUNEAU, WI. 53039



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OSHDAGO, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



REV 07/15/2024
DATED 07/03/2024
JOB# 24025
SHEET 1 OF 3

DODGE CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 1, TOWN 10 NORTH,
RANGE 14 EAST, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LANDS, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWN 10 NORTH, RANGE 14 EAST, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 1/4 CORNER OF SECTION 01, TOWN 10 NORTH, RANGE 14 EAST THENCE S 89°02'29" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4, 1318.73 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01; THENCE S 00°29'14" W, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01, 1146.54 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01 AND POINT OF BEGINNING THENCE S 89°34'51" E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01 AND THE SOUTH LINE OF CSM V.4, P. 255, 280.00; THENCE S 00°29'14" W, 390.00 FEET; THENCE N 89°34'51" W, 280.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01; THENCE N 00°29'14" E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 01, 390.00 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 109,200 SQUARE FEET OR 2.507 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE CHARLES & JEANNE NEIS 2011 LIVING TRUST OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

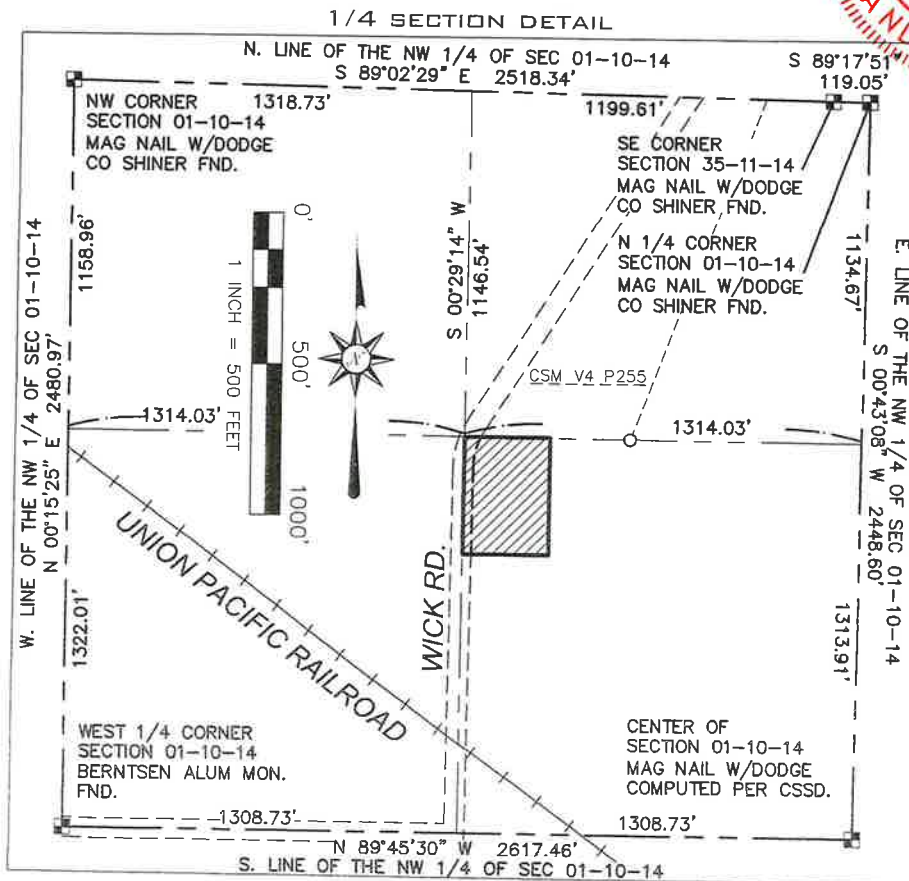
THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF DODGE COUNTY AND THE TOWN OF LOWELL IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 16 DAY OF JULY, 2024

Matthew T. O'Rourke
MATTHEW T. O'ROURKE, S-2771



Dodge County
2024-0231-02



DODGE CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 1, TOWN 10 NORTH,
RANGE 14 EAST, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN.

TOWN OF LOWELL BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF LOWELL,
THIS _____ DAY OF _____, 20_____.

TOWN CHAIRMAN

SIGNATURE _____

PRINT NAME: _____



DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY DODGE COUNTY ON
THIS _____ DAY OF _____, 20_____.

Dodge County
2024-0231-02

DODGE COUNTY LAND USE ADMINISTRATOR – PRINT NAME

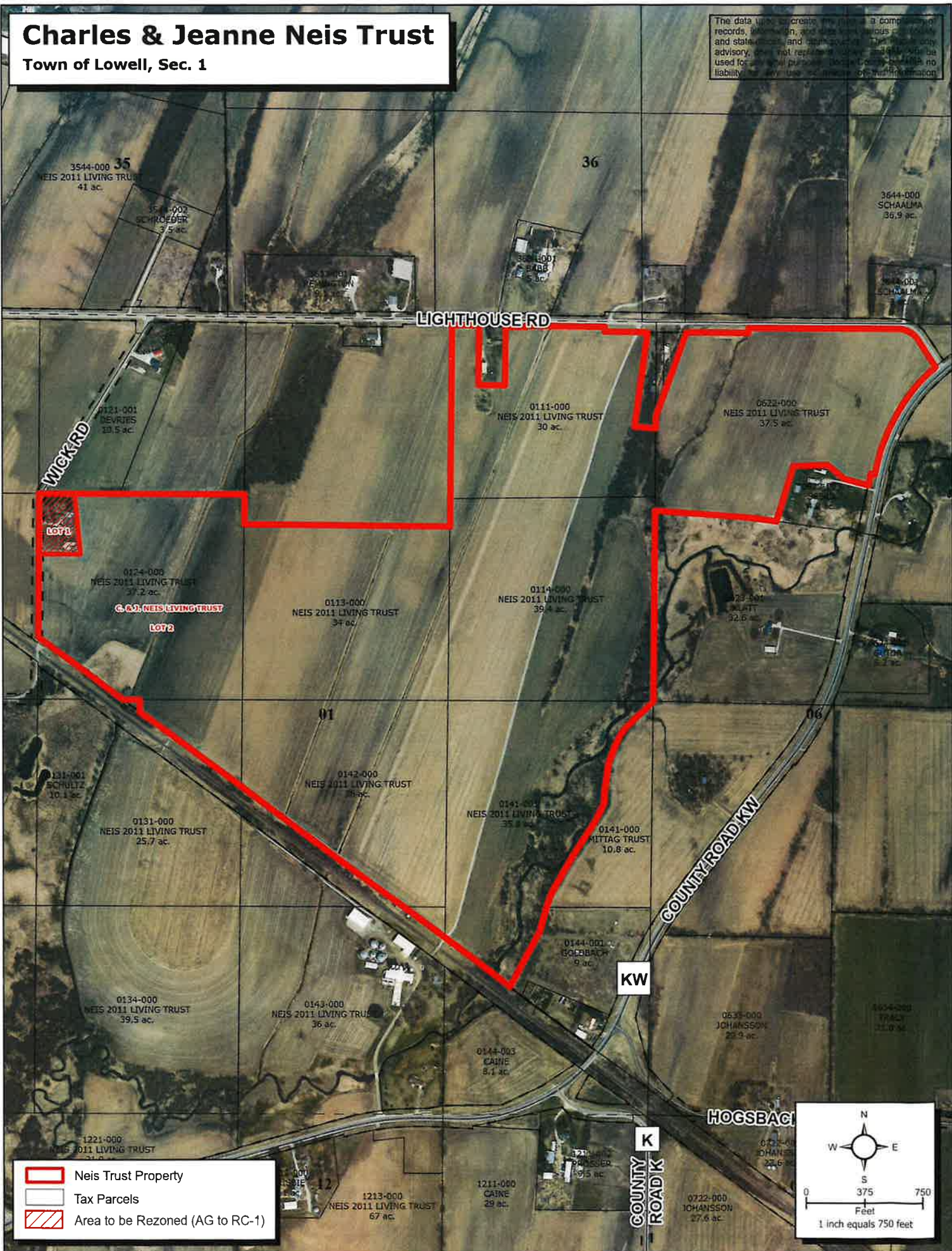
SIGN






7-16-2024

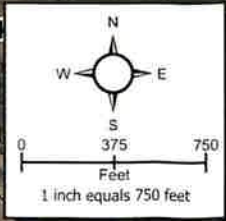
Charles & Jeanne Neis Trust

Town of Lowell, Sec. 1

The data used to create this map is a compilation of records, information, and data from various sources and is provided for informational purposes only. It is not intended to be used for legal purposes and the user assumes no liability for any use of the data or the information.



-  Neis Trust Property
-  Tax Parcels
-  Area to be Rezoned (AG to RC-1)



Land Resources and Parks Department Staff Report

Town Rezoning Petition # 2024-0703

Filing Date: September 4, 2024

Committee Review Date: September 23, 2024

Owner:

Ronald and Kristine Rennhack
W8477 Chapel Rd.
Beaver Dam, WI 53916

Location:

PIN# 032-1114-3422-000;

Part of the NW ¼ of the NW ¼, Section 34, T11N, R14E, Town of Lowell, Dodge County, Wisconsin, the site access being W8477 Chapel Rd.

Request:

Petition to rezone approximately 3-acres of land under the Town of Lowell Zoning Ordinance, from the AG General Agriculture Zoning District to the RC-1 Rural Cluster Residential Overlay Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors to allow for the creation of a 3-acre non-farm residential lot containing an existing residence and accessory buildings.

Land Use Code Provisions:

According to 60.62(3) Wisconsin Statutes, in counties having a county zoning ordinance, no Town zoning ordinance or amendment of a Town zoning ordinance may be adopted under this section unless approved by the county board. The Land Resources and Parks Committee is responsible for reviewing Town rezoning amendment requests and for recommending that the County Board of Supervisors approve or deny such petitions.

Physical Features of Site

The features of the property that relate to the granting or denial of the rezoning petition are as follows:

The proposed area to be rezoned is not located within the County's Zoning Jurisdiction.

Portions of the remnant property are located within the County's Shoreland and Floodplain Jurisdiction.

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

Land Use, Site: Residential and agricultural;

Land Use, Area: Agricultural with scattered residences along Chapel and Blackbird Roads.

Designated Archaeological Site: Yes No

The proposal is consistent with the Dodge County Comprehensive Plan:

- The site is designated as agricultural according to the County's Future Land Use Map which can include a limited amount of residential development, but where the predominant land use would be agricultural in nature.

Town Purpose Statements

The purpose of the AG-1 General Agriculture District is to provide for, maintain, preserve, and enhance agricultural lands historically utilized for crop production and maintain the existing rural character. If agricultural land is developed for residential purposes, it shall follow the RC-1 regulations.

The purpose of the RC-1 Rural Cluster Residential Overlay District is to provide for single-family residential development clustered in small groups in order to preserve the rural and natural environment. The residential density standard in this district is 1 housing unit per 25-acres.

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.

Town Rezoning Petition

The staff has reviewed the proposed Town rezoning petition for compliance with 60.62(3) Wisconsin Statutes and believes that the Town has followed the proper procedures in order to approve the rezoning petition. Therefore, staff recommends the committee report favorably on the town rezoning petition.

Dodge County Land Resources and Parks Committee Decision

Town Rezoning Petition # 2024-0703
Filing Date: September 4, 2024
Committee Review Date: September 23, 2024

Owner:
Ronald and Kristine Rennhack
W8477 Chapel Rd.
Beaver Dam, WI 53916

Location:
PIN# 032-1114-3422-000;
Part of the NW ¼ of the NW ¼, Section 34, T11N, R14E, Town of Lowell, Dodge County, Wisconsin, the site access being W8477 Chapel Rd.

Request:
Petition to rezone approximately 3-acres of land under the Town of Lowell Zoning Ordinance, from the AG General Agriculture Zoning District to the RC-1 Rural Residential Overlay Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors to allow for the creation of a 3-acre non-farm residential lot containing an existing residence and accessory buildings.

CONCLUSIONS OF LAW

Based upon the facts presented in the application and by the County staff, the committee concludes that:

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

- Yes
- No - The following additional information is required:

Is there sufficient evidence in the record to show that the town has followed the proper procedures in order to recommend approval of the town rezoning petition?

- Yes – According to the information on record in this matter, the Town has followed the proper procedures in order to approve the Town rezoning petition;
- No; based on the information submitted with the application, it appears that the town did not follow the proper procedures in approving the rezoning petition.

Comments

Motion by _____ to submit a (favorable / unfavorable) recommendation to the County Board regarding the town rezoning petition based upon the previously mentioned findings.

Motion second _____

Vote

| | | | | |
|----------------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Larry Bischoff | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Mary Bobholz | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Kevin Burnett | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dale Macheel | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Dan Siegmann – Chair | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |

Motion (Carried / Denied)

Dodge County Land Resources and Parks Committee

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____

RESOLUTION # _____

**TO THE HONORABLE BOARD OF SUPERVISORS
OF DODGE COUNTY, WISCONSIN**

WHEREAS, Dodge County, a corporate body under the laws of the State of Wisconsin, has adopted a Comprehensive Zoning Code which is full force and effect; and

WHEREAS, the Town Board of the Town of Lowell has amended the Town of Lowell Zoning Code, the power to adopt and amend the Zoning Code having been granted pursuant to Section 60.62, Wisconsin Statutes, which grants Towns authorized to exercise village powers the ability to adopt and amend a Zoning Code under Section 61.35 and Section 62.23, Wisconsin Statutes; and

WHEREAS, pursuant to Section 60.62(3), Wisconsin Statutes, the amendment of a Town Zoning Code by a Town Board is subject to approval of the County Board in counties having a Comprehensive Zoning Code in full force and effect; and

WHEREAS, a public hearing of a proposed amendment to the Town of Lowell Zoning Code official Zoning District Map was held before the Lowell Town Board on August 6, 2024, and

WHEREAS, the proposed Zoning district map amendment to the Town of Lowell Zoning Code was adopted by Ordinance by the Lowell Town Board on August 7, 2024 as set forth and attached hereto as "Exhibit A";

THEREFORE, BE IT RESOLVED, that the amendment to the Town of Lowell Zoning Code as represented by "Exhibit A" attached hereto and made a part of this Resolution be and hereby are APPROVED, by the Board of Supervisors of Dodge County, Wisconsin.

All of which is respectfully submitted this _____ day of _____, 202__.



Jeffrey Caine, County Supervisor

ORDINANCE NO. 2024-2

**AN ORDINANCE AMENDING THE ZONING CODE
TOWN OF LOWELL, DODGE COUNTY, WISCONSIN**

ASSIGNMENT OF RC-1: RURAL RESIDENTIAL OVERLAY ZONING DISTRICT TO CREATE ONE - 3.00
ACRE NON-FARM PARCELS FROM A 52.571 ACRE PARENT PARCEL FOR RON & KRIS RENNHACK.

- WHEREAS,** The Town of Lowell, Dodge County, Wisconsin, is authorized by Wisconsin Statutes Sec. 61.35 and Sec. 62.23(7) to adopt and amend a zoning code for the purpose of promoting the health, safety, morals, or the general welfare of the community; and
- WHEREAS,** The Town of Lowell Town Board adopted the current Town of Lowell Zoning Code, Chapter 295, in September 2020, which amended Title 13 of the 2004 adopted Town Code of Ordinances; and
- WHEREAS,** Article XIII of Chapter 295-82 of the Town of Lowell Zoning Code authorizes the Town Board to consider petitions to make changes to the zoning district boundaries as applied to property within the town subject to the review and recommendation of the Plan Commission; and
- WHEREAS,** A zoning petition to amend the Official Zoning District Map in the Town of Lowell Zoning Code was filed with the Town by assigning the RC-1: Rural Residential Overlay Zoning District to create one - 3.000 acre parcel owned by Ron & Kris Rennhack as more accurately described and presented in Exhibit "A" hereto; and
- WHEREAS,** The Town of Lowell Plan Commission conducted a public hearing on August 6, 2024, for purposes of soliciting comments from Town of Lowell residents, property owners and affected persons concerning the petition; and
- WHEREAS,** The Town of Lowell Plan Commission did, on August 6, 2024, recommend to the Town Board that the zoning petition be granted as it conforms to the Zoning code, contingent the CSM exclude the acreage in the ROW for lot 1 and that the lot conform to the zoning code. Lot 2 shall be deed restricted from further development and sub-division.
- WHEREAS,** The Town Board did, at a meeting held on August 7, 2024 determine that the zoning petition is consistent with the adopted Town of Lowell 2020 Comprehensive Plan, purpose and intent of the Zoning and Subdivision Code, good zoning and land development practices, and furthers the general welfare of the Town;

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF LOWELL, DODGE COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

Section 1. Adoption.
The zoning petition to amend the official Zoning District Map in the Town of Lowell Zoning Code by assigning the RC-1: Rural Residential Overlay Zoning District to create one, 3.00 acre property as described and presented in Exhibit "A" hereto is granted.

Section 2. Effective Date.
This ORDINANCE shall take effect upon APPROVAL by the Dodge County Board of Supervisors and restriction approved by

Town Board, Town of Lowell, Dodge County, Wisconsin



John H. Schmitt, Town Chairman



Greg Caine, Town Supervisor



David W. Huebner, Town Supervisor

ATTEST:



Kim Mann, Town Clerk

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES
625 EAST SUFFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONES PORTAGE: (608) 742-7789 SAUK: (608) 844-2877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 724-377

DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 724-377

DWG. 724-377 SHEET 1 OF 4

SEAL:



DODGE COUNTY CERTIFIED SURVEY MAP GENERAL LOCATION

BEING PART OF THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4, SECTION 34, T. 11 N., R. 14 E, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN. CONTAINING 2,291,279 SQ. FT. - 52.601 AC.

SCALE: 1" = 400'

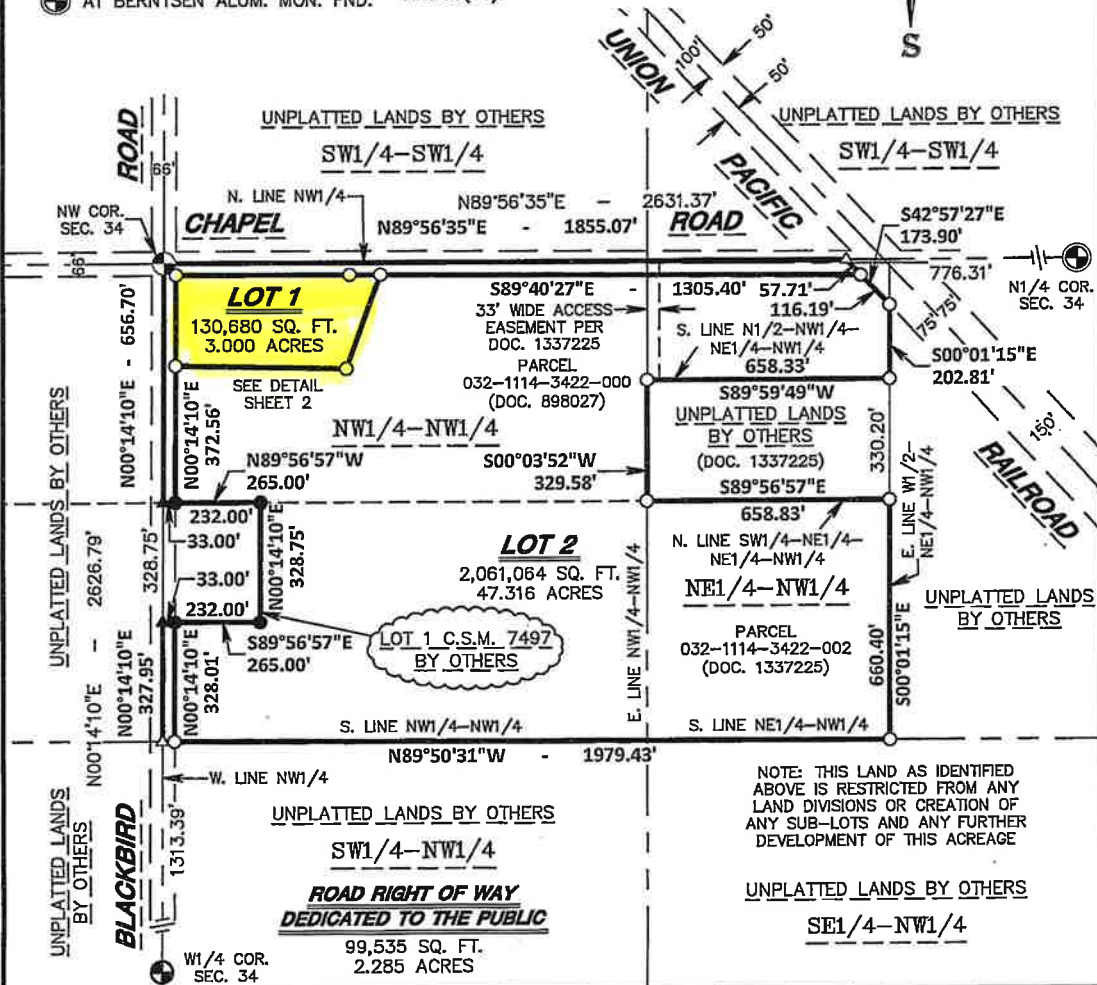


LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ▲ MASONRY NAIL FND.
- ⊙ W1 BERNTSEN ALUM. MON. FND.
- ⊙ A1 BERNTSEN ALUM. MON. FND.

BASIS OF BEARINGS:

IS THE NORTH LINE OF THE NW1/4 WHICH BEARS N89°56'35"E AS REFERENCED TO GRID NORTH DODGE CO. COORDINATE SYSTEM NAD83(91).



OWNER: RONALD R. AND KRISTINE L. RENNHACK
W8477 CHAPEL ROAD
BEAVER DAM WI, 53916

CLIENT: UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
1325 W. WISCONSIN STREET
PORTAGE, WI 53901

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 724-377



DRAFTED BY: L. DEBOER

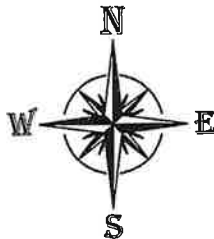
CHECKED BY: SPH

PROJ. 724-377

DWG. 724-377 SHEET 2 OF 4

DODGE COUNTY CERTIFIED SURVEY MAP GENERAL LOCATION

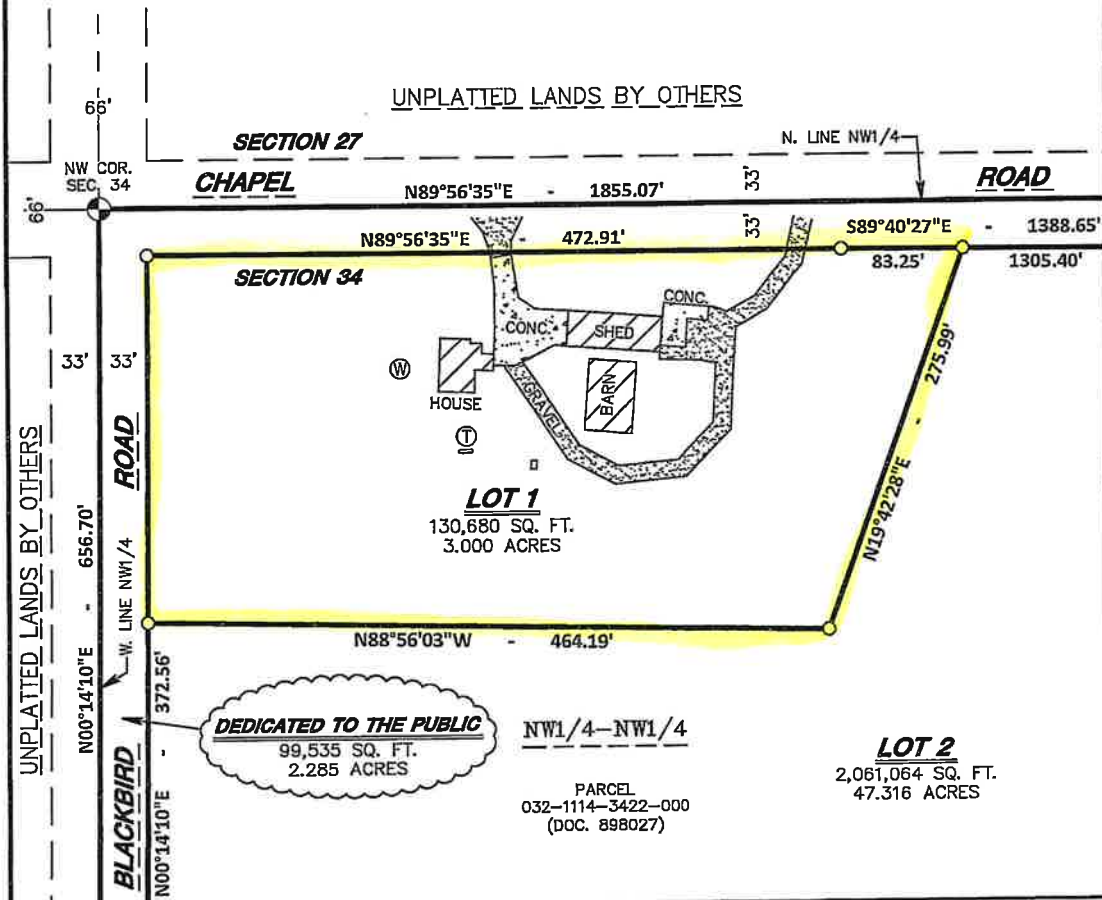
BEING PART OF THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4, SECTION 34, T. 11 N., R. 14 E, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN. CONTAINING 2,291,279 SQ. FT. - 52.601 AC.



SCALE: 1" = 100'


LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ▲ MASONRY NAIL FND.
- ⊙ W1 BERNTSEN ALUM. MON. FND.
- ⊙ A1 BERNTSEN ALUM. MON. FND.



OWNER: RONALD R. AND KRISTINE L. RENNHACK
W8477 CHAPEL ROAD
BEAVER DAM WI, 53916

CLIENT: UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
1325 W. WISCONSIN STREET
PORTAGE, WI 53901

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <p>As prepared by:</p> <p>GA GROTHMAN & ASSOCIATES S.C. PROFESSIONAL SERVICES</p> <p>625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901 PHONE: PORTAGE (808) 742-7788 SAUK (808) 844-8877 FAX: (808) 742-0434 E-MAIL: surveying@grothman.com <small>(RED LOGO REPRESENTS THE ORIGINAL MAP)</small></p> <p>G & A FILE NO. 724-377</p> <p>DRAFTED BY: <u>L. DEBOER</u></p> <p>CHECKED BY: <u>SPH</u></p> <p>PROJ. <u>724-377</u></p> <p>DWG. <u>724-377</u> SHEET <u>3</u> OF <u>4</u></p> | <p>SEAL:</p>  |
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DODGE COUNTY CERTIFIED SURVEY MAP
GENERAL LOCATION

BEING PART OF THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4, SECTION 34, T. 11 N., R. 14 E, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN, CONTAINING 2,291,279 SQ. FT. - 52.601 AC.

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **United Country Midwest Lifestyle Properties**, I have surveyed, monumented, mapped and divided part of the Northwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter, Section 34, Town 11 North, Range 14 East, Town of Lowell, Dodge County, Wisconsin, described as follows:

Beginning at the Northwest corner of Section 34;
 thence North 89°56'35" East along the North line of the Northwest Quarter, 1,855.07 feet to the Southwest right-of-way line of the Union Pacific Railroad;
 thence South 42°57'27" East along said Southwest right-of-way line, 173.90 feet to the East line of the West Half of the Northeast Quarter of the Northwest Quarter;
 thence South 00°01'15" East along said East line, 202.81 feet to the Southeast corner of the North Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter;
 thence South 89°59'49" West along the South line of the North Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter, 658.33 feet to the Southwest corner thereof;
 thence South 00°03'52" West along the East line of the Northwest Quarter of the Northwest Quarter, 329.58 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter;
 thence South 89°56'57" East along the North line of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter, 658.83 feet to the Northeast corner thereof;
 thence South 00°01'15" East along the East line of the West Half of the Northeast Quarter of the Northwest Quarter, 660.40 feet to the Southeast corner thereof;
 thence North 89°50'31" West along the South line of the Northeast Quarter of the Northwest Quarter and the South line of the Northwest Quarter of the Northwest Quarter, 1,979.43 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter;
 thence North 00°14'10" East along the West line of the Northwest Quarter, 327.95 feet to the Southwest corner of Lot 1, Certified Survey Map, No. 7497;
 thence South 89°56'57" East along the South line of said Lot 1, 265.00 feet;
 thence North 00°14'10" East along the East line of said Lot 1, 328.75 feet to the Northeast corner thereof;
 thence North 89°56'57" West along the North line of said Lot 1, 265.00 feet to the Northwest corner thereof;
 thence North 00°14'10" East, 656.70 feet to the point of beginning.
 Containing 2,291,279 square feet, (52.601 acres), more or less. Being subject to Chapel Road right-of-way on the Northerly side thereof, Blackbird Road right-of-way on the Westerly side thereof and servitudes and easements of use or record, if any.

I **DO FURTHER CERTIFY** that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Provisions of the Dodge County Land Use Code and the Town of Lowell Subdivision Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT
 Professional Land Surveyor, No. 2229
 Dated: August 15, 2024
 File No.: 724-377

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| <p>OWNER: RONALD R. AND KRISTINE L. RENNHACK W8477 CHAPEL ROAD BEAVER DAM WI, 53916</p> | <p>CLIENT: UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES 1325 W. WISCONSIN STREET PORTAGE, WI 53901</p> |
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As prepared by:

GAGROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 724-377

DRAFTED BY: L. DEBOER
CHECKED BY: SPH
PROJ. 724-377
DWG. 724-377 SHEET 4 OF 4

**DODGE COUNTY CERTIFIED SURVEY MAP
GENERAL LOCATION**

**BEING PART OF THE NW1/4 OF THE NW1/4 AND THE NE1/4 OF THE NW1/4, SECTION 34, T. 11 N,
R. 14 E, TOWN OF LOWELL, DODGE COUNTY, WISCONSIN. CONTAINING 2,291,279 SQ. FT. - 52.601 AC.**

OWNER'S CERTIFICATE of DEDICATION

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated, as represented on this certified survey map.

Witness the hand and seal of said Owner this _____ day of _____, 20____.

Ronald R. Rennhack

Kristine L. Rennhack

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **Ronald R. and Kristine L. Rennhack** to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, Wisconsin My commission expires: _____

TOWN BOARD RESOLUTION

Be it resolved that this certified survey map located in the Town of Lowell is hereby approved by the Town Board.

Town Chairperson

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of Lowell on
20____.

Town Clerk

Date

OWNER: RONALD R. AND KRISTINE L. RENNHACK
W8477 CHAPEL ROAD
BEAVER DAM WI, 53916

CLIENT:
UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
1325 W. WISCONSIN STREET
PORTAGE, WI 53901

EXHIBIT "A"

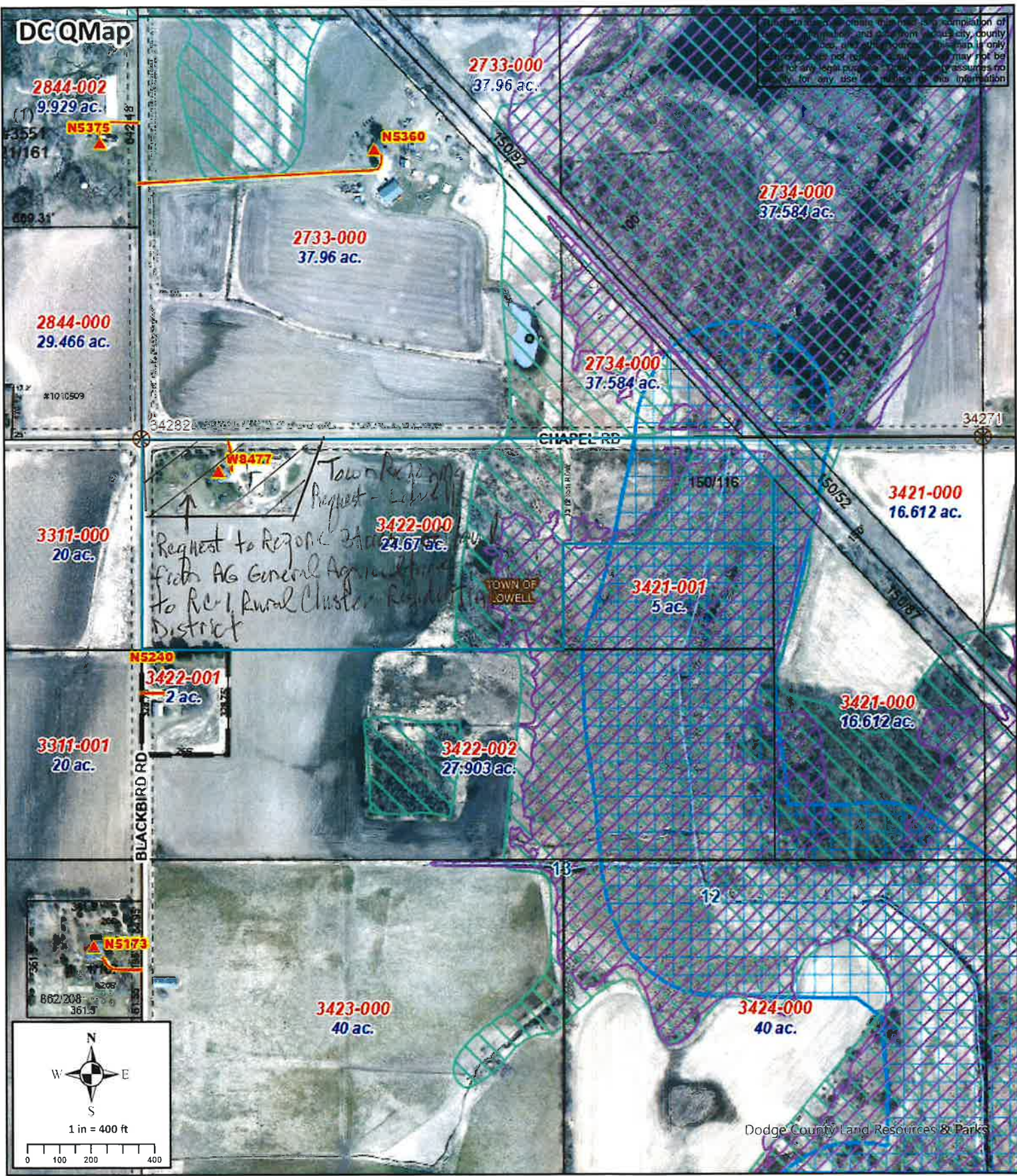
Legal Description
Ron & Kris Rennhack

Parcel Pin #: 032-1114-3422-000, N1/2 OF NW1/4 NW1/4 & N 5 AC OF W1/2 OF NE1/4 NW1/4
& SEC 34 & 032-1114-3422-002, S1/2 OF NW1/4 NW1/4, S 5 AC OF W1/2 NE1/4 NW1/4 &
N1/2 OF S1/2 OF W1/2 NE1/4 NW1/4 ALL IN SEC 34 EX CSM 7497 IN V52 P43

DEED RESTRICTION

Lot 2, 49.571 acres on the CSM shall be deed restricted from further land divisions and any further development.

This data was obtained from a compilation of various information and is from Dodge County GIS. It is only for informational purposes and may not be used for any legal purposes. Dodge County assumes no liability for any use or misuse of this information.



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

Town of Lowell, Sec. 34

This map was created by the Town of Lowell in consultation of various professionals and other various city, county and state officials and agencies. This map is only advisory and for informational purposes and may not be used for any legal purposes. The County Assessor is not liable for any use or misuse of this information.



Rennhack Property
 Tax Parcels
 Area to be Rezoned (AG to RC-1)

0 150 300
Feet
1 inch equals 300 feet

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
September 9, 2024**

The Dodge County Land Resources and Parks Committee met on September 9, 2024 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Call to Order: Chairman Dan Siegmann called the meeting to order at 7:00 PM.

Members present: Larry Bischoff, Mary Bobholz, Kevin Burnett and Dan Siegmann.

Members excused: Dale Macheel

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, Jason Roy - Parks Supervisor, Nicole Streblov – Parks and Trails Support,

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.

TOWN AMENDMENT REQUEST

Town of Hubbard Zoning Ordinance Amendment - A petition to amend the text of the Town of Hubbard Zoning Ordinance has been submitted by the Town of Hubbard Town Board to the County Board of Supervisors for approval. The intent of the amendment is to adopt the applicable residential and commercial building codes by reference into the Town of Hubbard Zoning Ordinance. The changes will allow the Town to stay compliant with the Wisconsin Administrative Code and the Department of Safety and Professional Services regulations

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the request to amend the text of the Town of Hubbard Zoning Ordinance in order to adopt the applicable residential and commercial building codes by reference into the Town of Hubbard Zoning Ordinance.

Second by Larry Bischoff Vote: 4-0 Motion carried.

PUBLIC HEARING

Kyle Finley – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the construction of a non-farm residence on this lot and to establish a lawn care, landscaping, snow removal and contractors yard business within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the NE ¼, Section 18, Town of Lebanon, the site address being N1566 Scofield Road.

Motion by Kevin Burnett to approve the conditional use permit request to allow for the construction of a non-farm residence on this lot and to establish a lawn care, landscaping, snow removal and contractors yard business within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. A County Land Use Permit and Sanitary Permit shall be obtained for the proposed residence, prior to beginning construction of the residence;
2. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare 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;
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 and in accord with the operational standards in Section 8.5 of the of the Code;
5. The proposed shop/office shall have adequate and code-compliant sanitary accommodations to serve the employees;
6. The applicant shall submit a County Land Use permit for all proposed buildings or structures to be located on this site prior to beginning construction on this site. State level building plan approvals shall also be obtained, if required, prior to the issuance of the Land Use Permits for the buildings;
7. The construction or placement of signs on this lot shall require a Dodge County Land Use permit and said signs shall be designed in compliance with Subsection 8.9 of the Dodge County Land Use Code.
8. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties;
9. All hazardous wastes used in the operation of the proposed business shall be stored, handled and/or disposed of in accord with the applicable regulations;
10. Any expansion of the business operation and/or of its facilities shall require review by the Dodge County Land Resources and Parks, and may require that a new Conditional Use Permit be obtained.
11. 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.

Second by Larry Bischoff Vote 4-0 Motion carried.

Public Comment (30 minute limit, 2 minutes per person, limited to agenda items, but not public hearing items) – No Public Comments

REGISTER OF DEEDS

Requesting Ordinance Amendment Sec. 3.06(3) LandShark (online land records) monthly subscription

Chris Planasch presented a proposed Ordinance amendment to amend Chapter 3, Section 3.06 – Fees for certain County Services of the Dodge County Code of Ordinances to the Committee for review. The proposed amendment would allow the fees charged by the Register of Deeds Office for certain services, to be modified through the Dodge County annual budget process. The fees, if amended, would then be effective on January 1st of the following year. A schedule of fees would be displayed in the Office of the Register of Deeds after adoption by the Dodge County Board of Supervisors.

The proposed subscription price for subscribers to be able to print unlimited copies of land records will be increased from \$250.00 per month to \$350.00 per month.

Motion by Dan Siegmann to submit the Ordinance amendments to the Dodge County Board of Supervisors for consideration.

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

2025 Budget Update

Chris Planasch provided the Committee with an update on the 2025 Budget for the Register of Deeds Department.

PARK SYSTEM

A. Park Presentation

Jason Roy and Nicole Streblov provided the Committee with an overview of the County Parks, the parks staff, the trail system and the projects that occurred this past year and that are planned for 2025.

ADMINISTRATION

A. Department 2025 Budget Proposal Review

Bill Ehlenbeck provided the Committee with an update on the 2025 Department Budget.

B. The minutes from the August 26, 2024 meeting were reviewed by the Committee.

Motion by Larry Bischoff to approve the minutes as written.

Second by Kevin Burnett Vote: 4-0 Motion carried.

C. No Committee Member Reports

D. No additional Per Diems.

Future Meeting Schedule: Monday, September 23, 2024 – 7:00 – Rooms 1H/1I – 1st Floor
Administration Building, Juneau, WI.

Motion by Dan Siegmann to adjourn the meeting.

Meeting adjourned at 8:49 PM

Respectfully Submitted,

Secretary

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