

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
June 3, 2013**

The Dodge County Planning, Development and Parks Committee met on June 3, 2013, at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel, Joseph Marsik and William Muche. The staff member present at the request of the Chairman was Joseph Giebel.

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 agenda was reviewed and approved as posted.

**TOWN REZONING PETITIONS**

**Patrick and Ann Morrison** - Part of the SW ¼, NW ¼, Section 7, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin, the site address being N4302 County Road DJ. Town Rezoning Petition – Request to rezone up to 3-acres of land from the A-1 Prime Agriculture Zoning District to the A-2 General Agriculture Zoning District under the Town of Hustisford Zoning Ordinance has been submitted by the Town of Hustisford Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation.

Motion by Grebel to submit a favorable recommendation to the County Board on the Town of Hustisford rezoning petition to rezone up to 3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by Marsik      Vote 5-0      Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Jody Kehl** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a pheasant hunting preserve on this site within the A-1 Prime Agricultural and A-2 General Agricultural zoning districts. The property is located in part of the NW ¼ and part of the NE ¼, Section 17, Town of Ashippun, the site address being N1602 State Road 67.

Motion by Muche to approve the conditional use permit request subject to the following conditions:

1. The operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community.

2. 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 operation on this site.
3. The cabin (clubhouse) shall be served by an approved, code-compliant, sanitary system.
4. All firearms discharges shall be done during legal shooting hours.
5. The operation shall be conducted in accord with the plans & specifications submitted on April 16, 2013
6. Any significant change or expansion of the operation on this site may require that a new Conditional Use Permit be obtained.

Second by Behl      Vote 5-0      Motion carried.

**PUBLIC HEARING**

**Daniel Michels-** Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a 3.45-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District for the farm operator. The property is located in part of the SE ¼ SE ¼, Section 2, T13N, R17E, Town of Lomira, the site address being N11805 Butternut Road;

Motion by Grebel to approve the conditional use permit request to allow for the creation of a 3.45 non-farm single family residential lot in the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 3.632-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be constructed on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
  - 030-1317-0244-000
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Muche      Vote 5-0      Motion carried.

**OTHER BUSINESS**

1. The minutes from the May 6, 2013 meeting were reviewed by the Committee.

Motion by Muche to approve the minutes with the following correction to line 6, page 1:

Acting Chairman Grebel ~~Chairman Schaefer~~ called the meeting to order. Roll Call was taken. Members ....

Second by Grebel            Vote: 5-0            Motion carried.

2. The minutes from the May 20, 2013 meeting were reviewed by the Committee.

Motion by Marsik to approve the minutes as written.

Second by Grebel            Vote: 5-0            Motion carried.

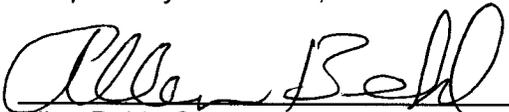
3. No Committee Member Reports

4. No Extra Per Diems

Motion by Chairman Schaefer to adjourn the meeting.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

  
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Allen Behl, Secretary

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