Town of Herman
Minutes of the Plan Commission
February 27, 2023

The meeting was called to order by Plan Commission Chairman Dave Stein at 7:00pm.

Roll Call: Members present: David Stein, Ben Schellinger, Joel Christ, and Larry Moldenhauer. Zoning Administrator David Groth, and Secretary Alison Pecha. Absent: Tim Baier

Approval of Agenda: Motion by Stein to approve the agenda. Seconded by Moldenhauer. Motion carried.

Public Hearings:

A. Minor Land Division application by Julie Callies create 7.011-acre lot in the A-1 Farmland Preservation District under the Zoning Ordinance, Chapter 251-18 Code of Ordinances, Town of Herman, Dodge County, Wisconsin in the SW¼ and NW¼ of Section 36. Parcel #020-1117-3623-000. N5170 Harvest Rd

Dylan Callies stated that his mother Julie wishes to sell the home and farm buildings. She would like to remove the home and building from the farm parcel.

No persons spoke for or against the Minor land division.

Zoning Administrator Groth recommends approval. It is noted on the CSM that N5170 and N5184 share a well.

Larry Moldenhauer motion to recommend approval for the town board of the minor land division. Stein seconded and the motion carried.

B. Minor land division application by Julie Callies of .3-acre lot to add to an existing 1.34-acre lot in the A-1 Farmland Preservation District under the Zoning Ordinance, Chapter 251-18 Code of Ordinances, Town of Herman, Dodge County, Wisconsin in the SW¼ and NW¼ of Section 36. Parcel #020-1117-3623-001. N5184 Harvest Rd

Dylan Callies stated that this land division would be straight out a lot line on the home.

No persons spoke for or against the Minor land division.

Zoning Administrator Groth recommends approval. The original home lot is 1.34 adding .3 to that lot will make that lot conforming with the current zoning ordinance.

Schellinger motion to recommend approval for the town board of the minor land division with the .3 acres to be added to 020-1117-3623-001. Christ seconded and the motion carried.

C. Minor land division application by Gary Zastrow create 3-acre lot in the A-1 Farmland Preservation District under the Zoning Ordinance, Chapter 251-18 Code of Ordinances, Town of Herman, Dodge County, Wisconsin in the SW¼ and NE¼ of Section 9. Parcel #020-1117-0913-000 & 020-1117-0924-01. W1488 Hwy 33

Mr. Zastrow wishes to sell the home and buildings. This land division would include 2 parcels.

No persons spoke for or against the Minor land division.

Zoning Administrator Groth recommends approval of the minor land division.

Stein motion to recommend approval for the town board of the minor land division of parcels 020-1117-0913-000 & 020-1117-0924-01. Schellinger seconded and the motion carried.

D. Rezone application by the Herman Town Board to rezone 2 acres from A-1 to R-2 District under the Zoning Ordinance, Chapter 384, Code of Ordinances, Town of Herman, Dodge County, Wisconsin in the Ne¼ and NE¼ of Section 6. Parcel #020-1117-0614-000. Site address N715 County AY

Clerk Pecha explained that this is a clean up for the town to certify it Farmland Preservation. This parcel isn't eligible for Farmland Preservation credits as it is only a home and only a 2-acre parcel. This rezone will make the town zoning map match with Dodge County Farmland Preservation Plan map and 2023 Future Land Use Map. This change will not have a tax change as parcels are taxed on use not zoning.

Zoning Administrator Groth recommends approval of the rezone.

Moldenhauer motion to approve the rezone 020-1117-0614-000 to R1 from A-1. Stein seconded and the motion carried.

E. Amendments to the Town of Herman 2030 Future Land Use map in the SE¼ and NE¼ of Section 13. Parcel #020-1117-1341-000 from industrial to agriculture.

Clerk Pecha explained that back in 2013 the parcel owner ask to have the 38-arce parcel zoning changed to A-1 from A-2. The rezone was granted by the town and Dodge County. This has stopped the recertify of the towns Farmland Preservation because that doesn't match the Towns 2030 Future land Use Map. The town needs to petition the county to amend its Future land Use Map and Farmland Preservation.

Zoning Administrator Groth recommends approval of the amendments.

Moldenhauer motion to approve the petition to ask Dodge County to amend its Future land Use Map and Farmland Preservation. Stein seconded and the motion carried.

Communications and petitions by Plan Commission Secretary- The Comprehensive Plan is a 2030 plan, and we should begin considering updating it.

Future agenda items and business- March 27, 2023 meeting planned

Adjourn- Motion by Moldenhauer to adjourn. Stein seconded the motion. Motion carried to adjourn at 7:34

Alison Pecha, Plan Commission Secretary