

Dodge County

Planning and Development Department

COPY

Administration Building 127 E. Oak Street, Juneau WI 53039-1329 (920) 386-3711 Fax (920) 386-3979

September 29, 2004

Thomas Springer
W7932 Provimi Road
Watertown, WI 53098

RE: Land Use Code Violation - County Permit applications
Site Location: Part of the SE 1/4 NW 1/4, Section 25, T09N, R14E,
Township of Shields, Dodge County, Wisconsin
PIN# 040-0914-2524-002
Site Address: Provimi Road

Dear Mr. Springer:

The following application forms have been enclosed for your use:

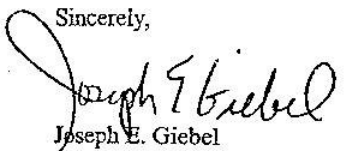
- Land Use Permit;
- Variance application;
- Rezoning Petition;
- Conditional Use Permit;

The two options that you would have to seek County approval to allow the expansion of the tire-storage area on your property are as follows:

1. The County considers the tire recycling operation as a legal existing non-conforming use of the property, as a tire recycling operation is not listed as an allowed or conditional use within the A-1 Prime Agricultural Zoning District and the tire recycling use of the property existed prior to the adoption of the County Land Use Code by the Town of Shields. In order to bring the use into compliance with the County Code so as to allow for the expansion of the tire material storage areas, you would be required to successfully rezone the property into a Zoning District that would allow a tire recycling operation. According to the Code, the I-2 Industrial Zoning District would allow tire recycling plants as a conditional use. If you wish to follow this option, you would be required to submit a rezoning petition with a request to rezone the property from the A-1 Prime Agricultural Zoning District into the I-2 Industrial Zoning District and submit a County Conditional Use Permit with a request to bring the existing non-conforming use of the property into compliance with the code, and with a request to allow the expansion of the tire/material-storage areas on this site. A rezoning petition process requires that a public hearing be held and requires approval of the County Board of Supervisors. The Conditional Use Permit process requires that a public hearing be held and requires approval of the County Planning and Development Committee;
2. A second option to address this matter would be to submit a County Land Use Permit and a Variance application form with a request to allow for the expansion of the tire storage areas on this lot. The Variance process requires that a public hearing be held and requires approval of the Board of Adjustment;

If you would like to discuss your options in more detail, please feel free to give me a call.

Sincerely,


Joseph E. Giebel
Assistant Code Administrator