

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
March 12, 2020

The Dodge County Board of Adjustment met on this 12th day of March, 2020 at 9:30 a.m. in Room 302, Land Resources and Parks Conference Room, on the third floor of the Administration Building, Juneau, Wisconsin.

Vice-Chairman Jon Schoenike called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Harold Hicks and Jon Schoenike. It was noted that Larry Dogs will meet the Board at the 1st inspection site. Members excused were William Nass, Sharon Schumann and Edward Premo (Alternate 1).

Kris Pasewald of the Land Resources and Parks Department was in attendance at the request of the chairman.

Non-Committee Member County Board Attendance: None

The Chairman asked the staff to confirm compliance with the open meeting laws requirements. Kris noted that the meeting was properly noticed in accord with the open meeting law and in accord with the statute and code requirements.

Larry Dogs met the Board at the 1st inspection site.

Chairman Schoenike noted that a quorum is present.

The minutes from the February 20, 2020 meeting were reviewed by the Board.

Motion by Harold Hicks to approve the minutes as written.

Second by Larry Dogs Vote: 3-0 Motion carried.

The Board viewed the following sites for facts to be presented at a future public hearing:

- 1) **Joshua and Jamie Schraufnagel** - Lot 7 Maplewood Homesites, located in part of the SW ¼ of the NW ¼, Section 29, Town of Lomira, the site address being W2021 Ehrhardt Drive.
- 2) **Christopher and April Verhagen** - Part of the NE ¼ of the NE ¼, Section 22, Town of Theresa, the site address being N8390 State Road 175.

Motion by order of the Chair to adjourn the meeting. Motion carried. Time: 11:30 AM

Respectfully Submitted,

Larry Dogs, Secretary

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

Land Resources and Parks Department Staff Report

County ID# (Variance Request): 2020-0051
County ID# (LUP): 2020-0046
Filing Date: February 7, 2020
Hearing Date: March 19, 2020

Appellant /Owners

Joshua and Jamie Schraufnagel
W2021 Ehrhardt Drive
Lomira, WI 53048

Location

PIN# 030-1317-2923-005

Location: Lot 7 Maplewood Homesites, located in part of the SW ¼, of the NW ¼, Section 29, Town of Lomira, the site address being W2021 Ehrhardt Drive.

Variance/Appeal Request:

Variance request to the terms of the highway setback provisions of the Dodge County Land Use Code to allow the construction of a home addition where a portion of said addition will be located approximately 5 feet within the required highway setback lines.

County Jurisdiction

The County has jurisdiction over this site as the Town of Lomira has adopted the Dodge County Land Use Code.

Review Criteria

Subsections 2.3.12.A through 2.3.12.G of the Dodge County Land Use Code details procedural matters and the approval criteria for the variance process. The Board shall hold a public hearing on each variance application, and following the public hearing, act to approve, approve with conditions, or deny the variance based upon the approval criteria of Section 2.3.12.E.

Features

The features of the proposed construction and property that relate to the granting or denial of the appeal 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 property is located within A-2 General Agricultural zoning district.

The property is presently being used for residential use.

The physical features of this approximate 0.726-acre lot includes a rolling topography with slopes ranging from 0 to 10%. The parcel contains a residence with an attached garage and a patio.

The staff notes that Ehrhardt Drive is not centered within the road right-of-way at this location thereby creating a required building setback of approximately 76' from the centerline of the existing pavement at this location.

The general character of the surrounding land use consists of year round residences and agricultural use.

On February 2, 2020 a Land Use Permit application was received for a 32' x 16' home addition with a roof peak height of 15 feet.

This permit for the home addition was denied by the County Land Use Administrator for the following reason:

Subsection 5.1 and Table 5.1 -1 of the Land Use Code refer to the required setbacks from public roads, streets and highways under the Dodge County Land Use Code. For the specific section of Ehrhardt Road along which the above noted project is to take place, the required setback is 75 feet from the centerline or 42 feet from the road right-of-way, whichever distance is greater. As proposed, the home addition will be located approximately 38.5 feet from the road right-of-way or approximately 3.5' within the required setback, therefore not in compliance the Code provisions.

Town Recommendation: No response from Town as of Lomira

Purpose Statement

The highway setback provisions of the County Land Use Code promote a variety of public purposes such as providing for light and air, fire protection, traffic safety, prevention of overcrowding, solving drainage problems, protecting the appearance and character of the neighborhood and for conserving property values. The highway setback provisions also provide for a uniform setback for all structures along all roads within the County in order to provide safe visibility while entering or exiting a site and to save tax payers of Dodge County from having to purchase non-conforming structures located within the highway setback lines, when those structures need to be removed for highway improvement or relocation projects.

Staff Advisory:

This staff advisory is only advice to the Dodge County Board of Adjustment. The Board may or may not consider the advice of the staff and decision making authority is vested in the Board only.

The staff believes that the appellant is requesting an area variance to Subsection 5.1 and Table 5.1-1 of the Land Use Code of the code.

The staff points out that the Board does not have summary power to ignore ordinance provisions or objectives. The burden also falls on the appellant to convincingly demonstrate to this Board that a literal enforcement of the Land Use Code regulations would result in an unnecessary hardship, that the hardship is due to special conditions that are unique to the property and if granted, the variance would not be contrary to the public interest.

The Board should determine if the location of the proposed home addition will create a safety hazard for people entering or exiting the driveway or when using the road. The Board should also consider the costs to the Town and the public of having to purchase this structure in the future if this structure would need to be removed for highway improvement or relocation projects.

If the Board can make the findings that are necessary in order to grant a variance in this case, the staff recommends the following condition of approval in order to save the tax payers the cost of having to purchase this non-conforming structure in the future if this structure needs to be removed for highway improvement or relocation projects:

1. A variance agreement shall be required to be recorded with the Register of Deeds Office in the amount of the proposed construction project prior to the approval of the land use permit.

Dodge County Board of Adjustment Decision

County ID# (Variance Request): 2020-0051
County ID# (LUP): 2020-0046
Filing Date: February 7, 2020
Hearing Date: March 19, 2020

Appellant /Owners

Joshua and Jamie Schraufnagel
W2021 Ehrhardt Drive
Lomira, WI 53048

Location

PIN# 030-1317-2923-005

Location: Lot 7 Maplewood Homesites, located in part of the SW ¼, of the NW ¼, Section 29, Town of Lomira, the site address being W2021 Ehrhardt Drive.

Variance/Appeal Request:

Variance request to the terms of the highway setback provisions of the Dodge County Land Use Code to allow the construction of a home addition where a portion of said addition will be located approximately 3.5 feet within the required highway setback lines.

County Jurisdiction

The County has jurisdiction over this site as the Town of Lomira has adopted the Dodge County Land Use Code.

CONCLUSIONS OF LAW

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

The appellants request to Subsection 5.1 and Table 5.1-1 of the Code is an "area" variance.

(Yes / No) _____

Is there a physical limitation that is unique to this property that prevents the appellant from complying with the highway setback provisions of the code?

(Yes / No) _____

Does the Board believe that the highway setback provisions of the Code are unnecessarily burdensome in this case, thereby creating a hardship?

(Yes / No)
Explain: _____

Does the appellant have other options available to construct a complying home addition on this lot?

(Yes / No)

Explain _____

What hardship exists if the variance is denied?

Explain _____

Is this project harmful in any way to the public's interests? (Yes/No)

Explain _____

Does the Board have sufficient information to make a decision on this request?

(Yes/No)

Does the Board believe that the appellant's variance request meets the criteria that is necessary in order to grant the variance request?

(Yes/No)

If the Board can make the findings necessary in order to grant the variance request in this case, are any conditions of approval necessary in this case to mitigate any potential adverse impacts that result from this proposed development project?

- The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County Land Use Permit for this project which allows for the removal of said home addition at the expense of the owner whenever Dodge County, or any municipality in which the above described improvement is located deems it necessary to have said improvement removed for the purpose of Highway or Street improvement.
- Others

Motion by _____ to (approve / deny) the variance requested based upon the previously mentioned findings and conditions.

Motion second _____

Vote

Harold Hicks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Jon Schoenike	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Sharon Schumann	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Larry Dogs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Ed Premo (1 st Alternate)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Vacant (2 nd Alternate)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
William Nass	<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 board

- Granted the variance request as proposed;
- Granted the variance request by the appellant subject to the conditions listed above;
- Denied the variance request as proposed;
- The Land Use Administrator is directed to issue a land use permit incorporating the decision of this Board.

Expiration of Approval Any order issued by the Board requiring a Zoning official to issue a permit shall become void after one year unless the applicant or appellant shall have filed an application for such permit with the Zoning official within such time, provided, that the time may be extended when so specified by the Board.

Revocation. This order may be revoked by the Board after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality 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.

Dodge County Board of Adjustment

Signed _____ Chairperson Attest _____ Secretary

Dated: _____

Filed: _____



**DODGE COUNTY LAND RESOURCES
AND PARKS DEPARTMENT**
127 E. Oak Street • Juneau, WI 53039
PHONE: (920) 386-3700 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

τ THIS AREA FOR OFFICE USE ONLY τ	
Activity No. 200051	Issue Date:
Application Date: 2-7-2020	Receipt #: 224-0006 BACHE

Variance Application

Application Fee: \$450 (After the Fact Application Fee: \$900)

Names and Mailing Addresses	Property Description														
Applicant (Agent) Joshua and Jamie Schraufnager	Parcel Identification Number (PIN) 030-1317-2923-005														
Street Address W2021 Ehrhardt Dr	Town Lomira														
City • State • Zip Code Lomira, WI 53048	<table border="1" style="width: 100%; text-align: center;"> <tr> <td>¼</td> <td>¼</td> <td>Section</td> <td>T</td> <td>N</td> <td>R</td> <td>E</td> </tr> <tr> <td>SW</td> <td>NW</td> <td>29</td> <td>13</td> <td></td> <td>17</td> <td></td> </tr> </table>	¼	¼	Section	T	N	R	E	SW	NW	29	13		17	
¼	¼	Section	T	N	R	E									
SW	NW	29	13		17										
Property Owner (if different from applicant)	Subdivision or CSM # Lot 7 Maplewood Homesites														
Street Address	Site Address W2021 Ehrhardt Dr Lomira, WI 53048														
City • State • Zip Code	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														

Present property use:

Residential

List any prior variances that have been granted or denied for this property:

None

Describe all nonconforming structures and uses on this property:

At the present time there are no nonconforming structures. We are using this property as our home.

List the terms of the Land Use Code for which you are requesting a variance (section # and code provision requirements):

setback requirement from a town Road (75')

Variance Requested:

Relaxation of the setback to allow an addition to the structure. Structure will be in the set back by about 2.5 feet

Address the following variance criteria described in the application materials. (Attach additional sheets if necessary):

What unnecessary hardship is present that prohibits your compliance with the terms of the Land Use Code?

Our current home is a two bedroom home with inadequate room. We are requesting a relaxation of the set back to allow us to have adequate room. We are not able to go to the rear due to the septic.

What unique features of this property prevent you from complying with the terms of the Land Use Code?

The Significant Curve in the road to make the Cal-de-Sac reduces the footage on the northeast corner. The recent repaving of the road moved it closer, after the house plan were done, causing about 2ft of the corner of the addition to be too close.

Will denial of the variance request prevent you from using this property for a permitted purpose or render conformity with the Code unnecessarily burdensome? Why?

Due to the fact that this is a two bedroom home, The Second room will fit a twin size bed but not a twin size bed and a crib

How would the interest of the public or neighbors be affected by granting or denying this variance?

No one will be affected the only people that use this road is my parents and us because it is a dead ended road

CERTIFICATE

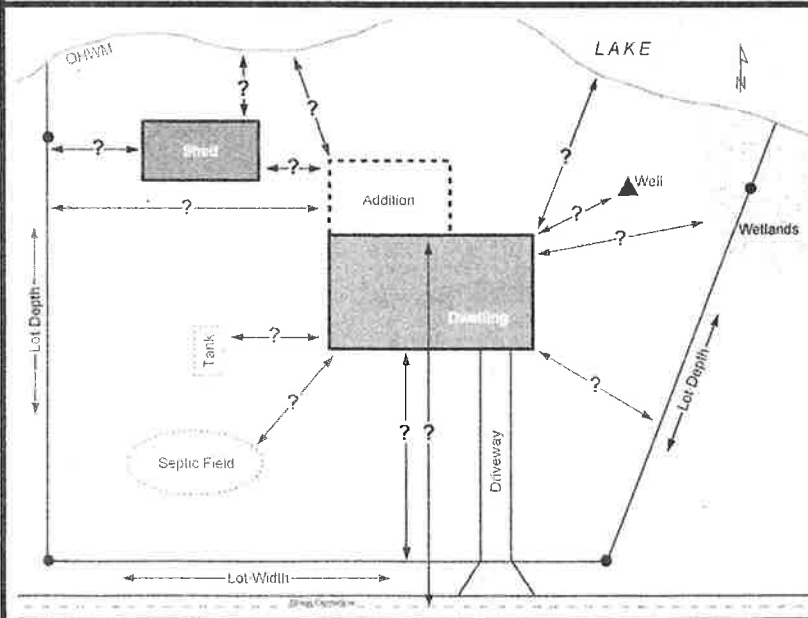
I hereby certify that I am the owner and/or authorized agent of the property owner and that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief and I hereby authorize members of the Dodge County Land Resources and Parks Department and members of the Dodge County Board of Adjustment to enter the above described property for purposes of obtaining information pertinent to my application/appeal/variance request.

Signature of owner or authorized agent: Janice Schaufnager Date: 2/10/20

Daytime Contact Number (970) 539 - 9231

SITE PLANS AND BUILDING PLANS

- All applications must be accompanied by a site plan. Figure 1 below is an example of an acceptable plan.



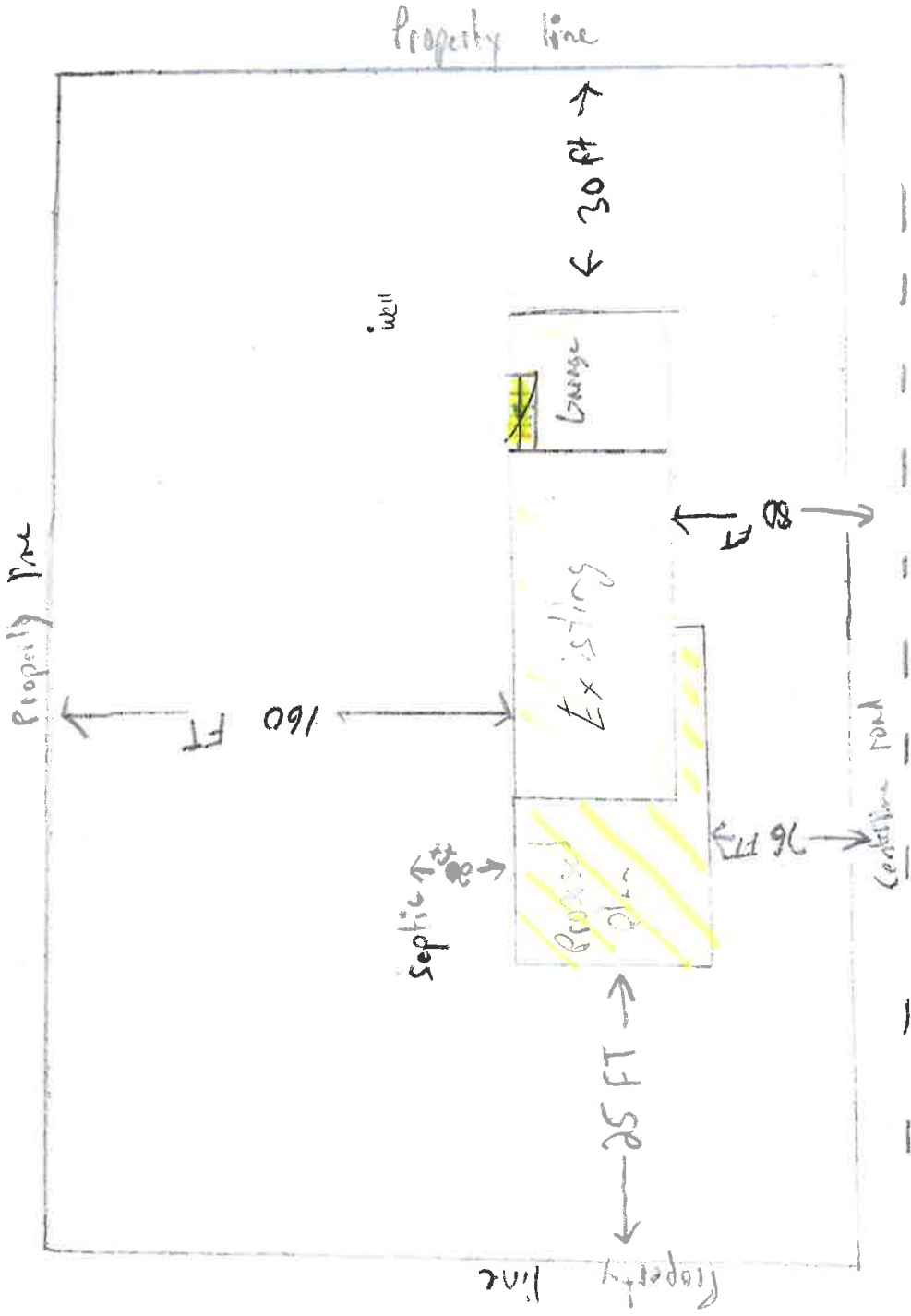
Site plans must be drawn to scale and/or all dimensions given, such as:
Location and dimensions of the project
Location and dimensions of existing structures
Dimensions of the property
Location and names of abutting roads, lakes & Streams
North arrow
Owner's name

Distances must be shown from the project to:

- Lot lines
- Road right-of-ways & centerline
- Water bodies Ordinary High Water Mark (O.H.W.M.)
- Septic & holding tanks
- Soil absorption systems
- Nearby structures (within 50 feet)

Key

- Existing
- proposed addition
- new stairs to balcony



18,849.90
12,626.58
31,476.08

40,737.71

50,000
57,000
107,000

-107,000

382.5
386.81
769.31

818.54

5/2
1/5

We are not adding the steps from garage to base ment
4/3/20 James Schwabert

Land Use Permit

Dodge County Land Resources and Parks Department
 127 East Oak Street
 Juneau, WI 53039-1329
 (920) 386-3700 x2
 www.co.dodge.wi.us/landresources

150.

This Area For Office Use Only

COUNTY ID No.	Receipt No.
200046	EX-14
Permit Expiration Date	Application Date
	2-3-2020
	Sanitary Permit

PERMIT APPLICATION FEE: \$50 plus \$2 per \$1,000 cost of the project (Payable to: Dodge County)
 Note: After the fact (i.e., Applying for permit after construction has already started) application fee: \$100 plus \$4 per \$1,000 cost of project

NAMES & MAILING ADDRESSES		PROPERTY INFORMATION				
Applicant/Agent/Contractor (If Contractor: Please include State Certification No.)		Parcel Identification Number (PIN)				
Jamie Schraufnager		03013172923005				
Street Address		Town		T	N	R
W2021 Ehrhardt Rd		Lomira		13		17
City • State • Zip Code		1/4	1/4	Section	Acreage	Lot (Block)
Lomira, WI 53048		SW	NW	29	0.724	7
Property Owner		Subdivision or CSM (Volume/Page/Lot)				
<input checked="" type="checkbox"/> Same as applicant		820 / 298 6600 / 434				
Street Address		Address Of Property (DO NOT include City/State/Zip Code)				
		W2021 Ehrhardt Rd				
City • State • Zip Code		Is this property connected to public sewer? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
		Is property located within a sanitary district/accessible to public sewer? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
CURRENT USE OF PROPERTY		PROPOSED USE OF PROPERTY				
<input type="checkbox"/> Vacant Land <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Working Farm <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____		<input checked="" type="checkbox"/> Same As Current Use (No Change) <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____				

PROPOSED CONSTRUCTION PROJECT

(CHECK ALL THAT APPLY)

*** (Building plans are required for new/replacement Homes) ***

- | | | | |
|--------------------------------|-----------------------------------|--|---|
| <input type="checkbox"/> Pool | <input type="checkbox"/> Porch | <input type="checkbox"/> Driveway | <input type="checkbox"/> Field Tile Installation |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Fence | <input type="checkbox"/> Boathouse | <input type="checkbox"/> Pond (Less than 2 acres in size) |
| <input type="checkbox"/> Patio | <input type="checkbox"/> Riprap | <input type="checkbox"/> Attached Garage | <input type="checkbox"/> Sign (Complete additional project information below) |
| <input type="checkbox"/> Shed | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Barn (Complete additional project information below) |
| <input type="checkbox"/> Home | <input type="checkbox"/> Sidewalk | <input type="checkbox"/> Ag Ditch Cleanout | <input checked="" type="checkbox"/> Home Addition (Complete additional project information below) |
- Filling, Grading, Ditching, Dredging, Lagooning, and/or Excavating- Contact this office for assistance with determining type of permit needed

Other _____

Width 30 feet
 Length 16 feet
 Total Area 560 ft²
 Total Stories 1
 Height (To roof peak) 15 feet

Additional Project Information

Home Addition: Total number of bedrooms? Before 2 After 3

Barn Information: Will it house any animals? If yes, complete Animal Units Worksheet.

Sign Information: Single-Sided Double-Sided

Located On-Premise Located Off-Premise

Wall Ground Directional Other _____

Will it be lighted and/or have moving/flashing parts? No Yes

Estimated Cost (w/Labor) \$ 50,000.00

◆ ◆ ◆ CLEARLY MARK/FLAG/STAKE-OUT THE CORNERS OF YOUR PROJECT & PROPERTY LINES ◆ ◆ ◆

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.

PAGE 2 — SUPPLEMENTAL INFORMATION AND ADDITIONAL REQUIREMENTS

NOTE: Your County Land Use Permit will be withheld and will not be processed without the completion and submittal of the required worksheet(s) to this office for departmental review and approval. Worksheets can be found at <http://www.co.dodge.wi.gov/government/departments-e-n/land-resources-and-parks/zoning-permits-and-ordinance/land-use-permit>

Is your project located within 1000 feet of a lake, pond or flowage, within 300 feet of the ordinary highwater mark (edge of the water) of a navigable waterway stream or creek or within a wetland or a floodplain? If you are uncertain, please contact this office for assistance.

- YES ⇒ Go to question 1.
 NO ⇒ Go to question 4.

1. Does your project involve construction, reconstruction, expansion, replacement or relocation of any impervious surfaces on your lot (see description below) that are located within 300 feet of the ordinary highwater mark (edge of the water) of a navigable lake, pond, flowage or waterway?

An impervious surface is defined as an area that releases as runoff all or a majority of the precipitation that falls on it. The following "surfaces" are considered "impervious" under this Ordinance: (building) rooftops; concrete/blacktop/gravel driveways and parking surfaces; sidewalks; covered/uncovered decks; patio surfaces constructed with pavers/concrete/blacktop/flagstone; private road surfaces not specifically listed in the Ordinance or any other material and any other surface that is determined by the Land Use Administrator to be impervious. An impervious surface excludes frozen soil, public road surfaces and certain private roads that are specifically listed in the Ordinance.

- YES ⇒ You will need to complete and submit **WORKSHEET NO 1 (IMPERVIOUS SURFACE AREA CALCULATION)** to this office for departmental review and approval. Go to question 2.
 NO ⇒ Go to question 2.

2. Will any part of your project be located less than 35 feet from the ordinary highwater mark (edge of the water) of a navigable lake, pond, flowage or waterway? (**NOTE:** If your project involves either a boathouse or riprapping — Go to line 3)

- NO ⇒ Go to question 3.
 YES ⇒ Your project **CAN NOT BE APPROVED** as proposed — Contact this office for assistance. Go to question 3.

3. Will any part of your project be located anywhere between 35-75 feet from the ordinary highwater mark (edge of the water) of a navigable lake, pond, flowage or waterway?

- NO ⇒ Go to question 4.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 2 (MITIGATIONS OPTION CALCULATIONS)** to this office for departmental review and approval. Go to question 4.

4. Does your project involve riprapping?

- NO ⇒ Go to question 5.
 YES ⇒ You will need to complete and submit **WORKSHEET NO 3 (RIPRAP PROJECT SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 5.

5. Does your project involve the installation of field drain tile?

- NO ⇒ Go to question 6.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 4 (FIELD DRAIN TILE SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 6.

6. Does your project involve cleaning-out, dredging, relocating and/or the construction of an agricultural drainage ditch?

- NO ⇒ Go to question 7.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 5 (AGRICULTURAL DRAINAGE DITCH SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 8.

7. Does your project involve the filling, grading or disturbing of more than 2000 square feet of land?

- NO ⇒ Go to question 8.
 YES ⇒ You will need to complete and submit **Worksheet No. 6 (Erosion Control Supplemental Information)** to this office for departmental review and approval. Go to question 8.

8. Does your project involve the construction or reconstruction of a pond less than 2 acres in size?

- NO ⇒ Go to question 9.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 7 (POND CONSTRUCTION SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 9.

9. Does your project involve any filling, grading, dredging, or excavating and/or the construction of a pond ≥ 2 acres within a (mapped) wetland, floodplain and/or navigable waterway?

- NO ⇒ Sign and date application below.
 YES ⇒ A County **CONDITIONAL USE PERMIT (CUP)** may [also] be needed. Contact this office for assistance regarding the CUP process. Sign and date application below.

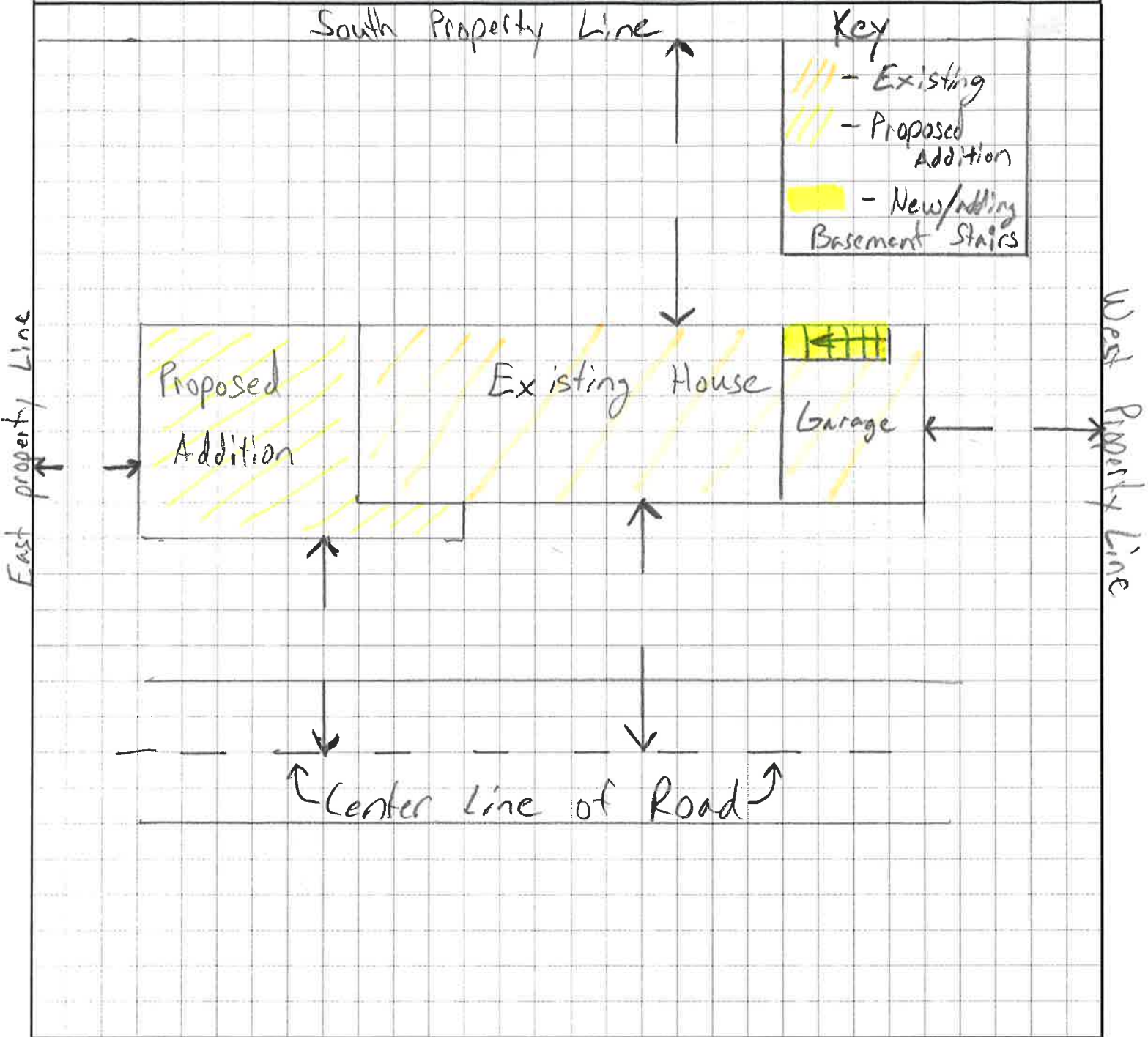
CERTIFICATE & CONTACT INFORMATION

I, the undersigned, hereby apply for a Land 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 all work performed will be done in accordance with the Dodge County Land Use Ordinance 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 the purpose of conducting an onsite code inspection(s) and to obtain information pertinent to my application request. Furthermore, I also affirm that I have read and understand the DNR notice regarding construction on or near wetlands, lakes or streams.

Contact Person (Print) Jamie Schraufnager Daytime Contact Phone (920) 539-9231

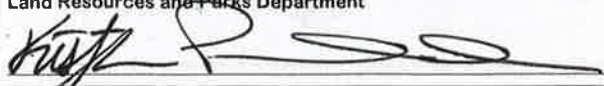
Signature Jamie Schraufnager Date 2/3/2020 Call for pickup No Yes

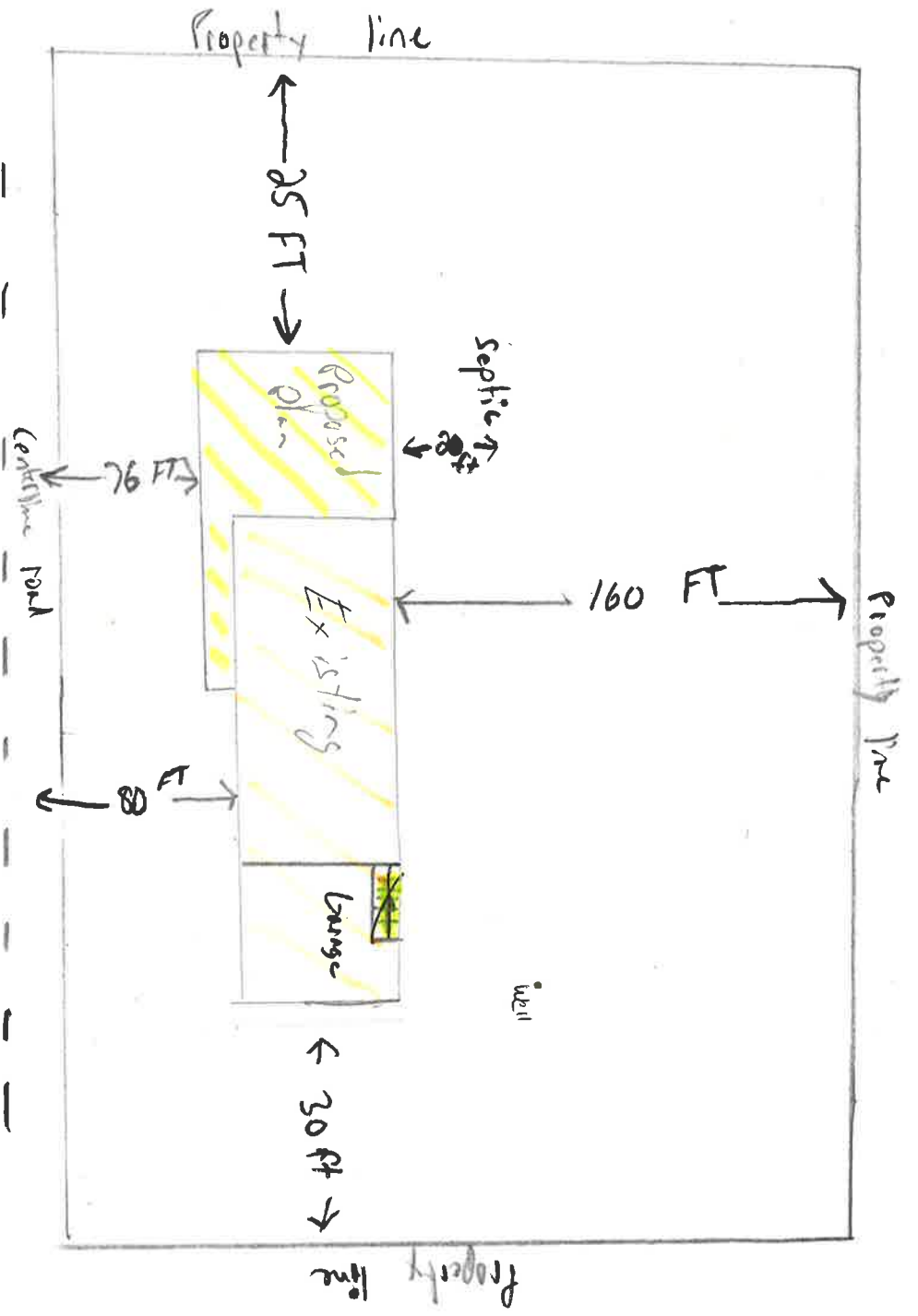
SITE PLAN (SKETCH)



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:				
2/4/2020 KP - Denied: proposed 5' within ROW setback from Ehrhardt Rd				
RE: Table S.1-1 Dodge County Land Use Code				
<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied			Land Resources and Parks Department 	
			Date 2/4/2020	



Key

- Existing
- proposed addition
- new stairs to basement

5/2
4/8

382.5	-	50,000	18,849.40
386.81	-	57,000	12,626.58
<u>769.31</u>		<u>107,000</u>	<u>31,476.08</u>
818.59	-	107,000	40,237.71

We are not adding the steps from garage to basement
 2/3/20 Dan
 Schwaiblmair

THIS DRAWING IS THE PROPERTY OF LUEDTKE LUMBER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS STRICTLY PROHIBITED. LUEDTKE LUMBER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE USER. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE USER. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE USER.

PROJECT NOTES
 * ALL OUTSIDE DOOR AND WINDOW WALLS TO BE FINISHED WITH 1/2" OSB SHEATHING.
 * ALL INTERIOR WALLS TO BE FINISHED WITH 5/8" GYP BOARD.
 * ALL FLOORING TO BE FINISHED WITH 3/4" OSB SHEATHING.
 * ALL CEILING TO BE FINISHED WITH 5/8" GYP BOARD.
 * ALL ROOFING TO BE FINISHED WITH 1/2" OSB SHEATHING.
 * ALL EXTERIOR FINISHES TO BE AS SHOWN ON THIS DRAWING.
 * ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 * ALL WORK TO BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.

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 Luedtke Lumber
 900 K Road Ave
 Omaha, NE 68108
 www.luedtkelumber.com

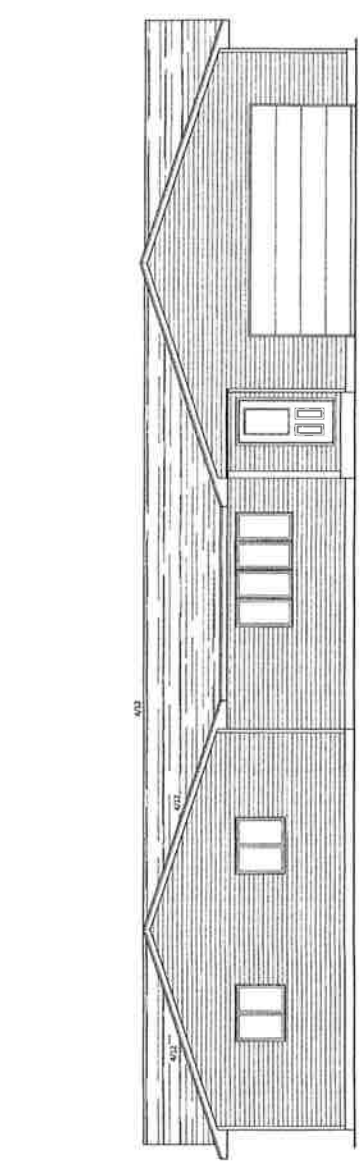
NO. 1
 Revision / Issue
 Date

1 1/2" OSB SHEATHING
 3/21/19

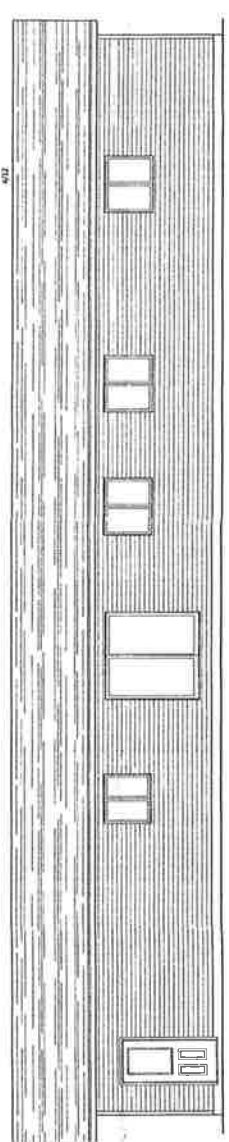
Luedtke Lumber
 900 K ROAD AVE
 OMAHA, NE 68108
 WWW.LUEDTKEBUMBER.COM

Josh & Jamie
 Schraunagel
 Contractor: Kraig Kietzer
 W2021 EHRHARDT RD
 OMAHA, WI 53048

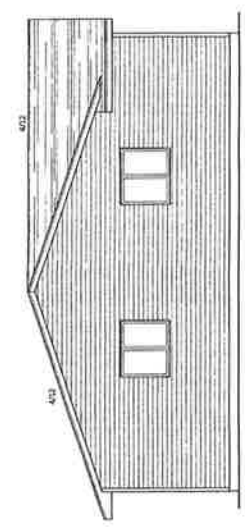
S1902K
 3/21/19
 2 of 2
 DPL



FRONT ELEVATION
 3/4" = 1'-0"

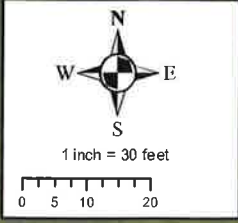


REAR ELEVATION
 3/4" = 1'-0"



LEFT ELEVATION
 3/4" = 1'-0"

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 for informational purposes and does not constitute a survey. Dodge County assumes no liability for any use or misuse of this information.



Dodge County Land Resources & Parks

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

Land Resources and Parks Department Staff Report

County ID# (Variance Request): 2020-0059

County ID# (LUP): 2020-0058

Filing Date: February 11, 2020

Hearing Date: March 19, 2020

Appellant /Owners

Christopher and April Verhagen

N8390 State Road 175

Theresa, WI 53091

Location

PIN# 042-1217-2211-002

Location: Part of the NE ¼ of the NE ¼, Section 22, Town of Theresa

Site Address: N8390 State Road 175

Variance/Appeal Request:

Request for a variance to the terms of the Highway Setback Overlay District provisions of the Dodge County Land Use Code to allow the construction of a 12' x 16' home addition and a 7' x 15' x 36' deck addition where said deck will be located approximately 50' within the required highway setback lines and said home addition will be located approximately 26' within the required highway setback lines.

County Jurisdiction

The County has jurisdiction over this site as the Town of Theresa has adopted the County's Highway Setback Overlay District regulations.

Review Criteria

Subsections 2.3.12.A through 2.3.12.G of the Dodge County Land Use Code details procedural matters and the approval criteria for the variance process. The Board shall hold a public hearing on each variance application, and following the public hearing, act to approve, approve with conditions, or deny the variance based upon the approval criteria of Section 2.3.12.E.

Features

The features of the proposed construction and property that relate to the granting or denial of the appeal are as follows:

This is an after-the-fact variance request as the deck and home addition has already been started.

The property is located within the County's jurisdiction as the Town of Theresa has adopted the County's Highway Setback provisions of the Code and the proposed project is located within 200' of the centerline State Road 175.

The property is presently being used for residential use.

The physical features of this approximate 2.017-acre lot includes a rolling topography with slopes ranging from 0 to 12%. The parcel contains a residence, a deck, a playhouse, and a shed.

The residence is considered by the County as a legal existing nonconforming structure as the residence is located within the required highway setback lines and said home was constructed prior to the adoption of the Highway setback provisions of the Land use code.

The general character of the surrounding land use consists of year residential and agricultural use.

On February 5, 2020, the applicant was notified that they were in violation of the Dodge County Land Use Code for the construction of a home addition and a deck on this lot without the required permits and approvals.

On February 11, 2020 a Land Use Permit application was submitted by the appellants for a 12' x 16' home addition and a 7' x 15' x 36' deck addition.

The permit for the home and deck additions were denied by the County Land Use Administrator for the following reason:

Subsection 4.6.4 A and Table 5.1 -1 of the Land Use Code refer to the required setbacks from public roads, streets and highways, within the Highway Setback Overlay District. For the specific section of State Road 175 along which the above noted project is to take place, the required setback is 100 feet from the centerline or 67 feet from the road right-of-way, whichever distance is greater. As proposed, the home addition will be located approximately 74 feet from the centerline or approximately 26 within the required setback, therefore not in compliance with the Code provisions. As proposed, the deck addition will be located approximately 50 feet from the centerline or 50 feet within the required setback, therefore not in compliance with the Code provisions.

Town Recommendation: No response from Town of Theresa Town Board.

Purpose Statement

The highway setback provisions of the County Land Use Code promote a variety of public purposes such as providing for light and air, fire protection, traffic safety, prevention of overcrowding, solving drainage problems, protecting the appearance and character of the neighborhood and for conserving property values. The highway setback provisions also provide for a uniform setback for all structures along all roads within the County in order to provide safe visibility while entering or exiting a site and to save tax payers of Dodge County from having to purchase non-conforming structures located within the highway setback lines, when those structures need to be removed for highway improvement or relocation projects.

The purpose and intent of the nonconforming structure provisions of the Land Use Code is generally to allow uses, structures and lots that came into existence legally in conformance with then applicable requirements to continue to exist and be put to productive use, but to bring as many aspects of such situations into compliance with existing regulations as is reasonably possible. The regulations are intended to recognize the interests of property owners in continuing to use their property, promote reuse and rehabilitation of existing buildings and to place reasonable limits on the expansion and alteration of nonconformities that have the potential to adversely affect surrounding properties or the community as a whole.

Staff Advisory:

This staff advisory is only advice to the Dodge County Board of Adjustment. The Board may or may not consider the advice of the staff and decision making authority is vested in the Board only.

The staff believes that the appellant is requesting an area variance to Subsection 4.6.4 A and Table 5.1-1 of the Land Use Code of the code.

The staff points out that this is an after the fact variance request and the Board must look at the situation as if the deck home addition does not yet exist. The staff points out that the Board does not have summary power to ignore ordinance provisions or objectives. The burden also falls on the appellant to convincingly demonstrate to this Board that a literal enforcement of the Land Use Code regulations would result in an unnecessary hardship, that the hardship is due to special conditions that are unique to the property and if granted, the variance would not be contrary to the public interest.

The staff notes that the entire structure is located within the highway setback lines and any addition to the home will also be located within the highway setback lines and would be prohibited by the Code. The staff notes that the purpose and intent of the nonconforming structure provisions of the Land Use Code is generally to allow uses, structures and lots that came into existence legally in conformance with then applicable requirements to continue to exist and be put to productive use, but to bring as many aspects of such situations into compliance with existing regulations as is reasonably possible. The regulations are intended to recognize the interests of property owners in continuing to use their property, promote reuse and rehabilitation of existing buildings and to place reasonable limits on the expansion and alteration of nonconformities that have the potential to adversely affect surrounding properties or the community as a whole.

The Board should determine in this case if the location of the proposed home addition and the deck addition will create a safety hazard for people entering or exiting the driveway or when using the road. The Board should also consider the costs to the public of having to purchase these structures in the future if the structures would need to be removed for highway improvement or relocation projects.

If the Board can make the findings that are necessary in order to grant a variance in this case, the staff recommends the following condition of approval in order to save the tax payers the cost of having to purchase these non-conforming structures in the future if the structures need to be removed for highway improvement or relocation projects:

1. A variance agreement shall be required to be recorded with the Register of Deeds Office in the amount of the proposed construction projects prior to the approval of the land use permit.

Dodge County Board of Adjustment Decision

County ID# (Variance Request): 2020-0059

County ID# (LUP): 2020-0058

Filing Date: February 11, 2020

Hearing Date: March 19, 2020

Appellant /Owners

Christopher and April Verhagen

N8390 State Road 175

Theresa, WI 53091

Location

PIN# 042-1217-2211-002

Location: Part of the NE ¼ of the NE ¼, Section 22, Town of Theresa

Site Address: N8390 State Road 175

Variance/Appeal Request:

Request for a variance to the terms of the Highway Setback Overlay District provisions of the Dodge County Land Use Code to allow the construction of a 12' x 16' home addition and a 7' x 15' x 36' deck addition where said deck will be located approximately 50' within the required highway setback lines and said home addition will be located approximately 26' within the required highway setback lines.

County Jurisdiction

The County has jurisdiction over this site as the Town of Theresa has adopted the County's Highway Setback Overlay District regulations.

CONCLUSIONS OF LAW

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

This is an "after- the- fact variance request and the Board is required to review this request as if the deck and home addition do not yet exist.

(Yes / No) _____

The appellants request to Subsection 4.6.4.A and Table 5.1-1 of the Code is an "area" variance.

(Yes / No) _____

Is there a physical limitation that is unique to this property that prevents the appellant from complying with the highway setback provisions of the code?

(Yes / No) _____

Are the highway setback provisions of the Code unnecessarily burdensome in this case, thereby creating a hardship?

(Yes / No)

Explain: _____

Does the appellant have other options available to construct a complying deck or home addition on this lot?

(Yes / No)

Explain _____

What hardship exists if the variance is denied?

Explain _____

Is this project harmful in any way to the public's interests? (Yes/No)

Explain _____

Does the Board have sufficient information to make a decision on this request?

(Yes/No)

Does the Board believe that the appellant's variance request meets the criteria that is necessary in order to grant the variance request?

(Yes/No)

If the Board can make the findings necessary in order to grant the variance request in this case, are any conditions of approval necessary in this case to mitigate any potential adverse impacts that result from this proposed development project?

- This deck/porch addition shall perpetually remain an open deck/porch and shall not be screened in or enclosed in any manner in order to create a screen porch or other room addition;
- The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County Land Use Permit for this deck and home addition which allows for the removal of said structures at the expense of the owner whenever the Wisconsin DOT, Dodge County, or any municipality in which the above described improvement is located deems it necessary to have said improvement removed for the purpose of Highway or Street improvement.
- Others

Motion by _____ to (approve / deny) the variance requested based upon the previously mentioned findings and conditions.

Motion second _____

Vote

Harold Hicks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Jon Schoenike	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Sharon Schumann	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Larry Dogs	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Ed Premo (1 st Alternate)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Vacant (2 nd Alternate)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
William Nass	<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 board

- Granted the variance request as proposed;
- Granted the variance request by the appellant subject to the conditions listed above;
- Denied the variance request as proposed;
- The Land Use Administrator is directed to issue a land use permit incorporating the decision of this Board.

Expiration of Approval Any order issued by the Board requiring a Zoning official to issue a permit shall become void after one year unless the applicant or appellant shall have filed an application for such permit with the Zoning official within such time, provided, that the time may be extended when so specified by the Board.

Revocation. This order may be revoked by the Board after notice and opportunity to be heard for violation of any of the conditions imposed.

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality 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.

Dodge County Board of Adjustment

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____



**DODGE COUNTY LAND RESOURCES
AND PARKS DEPARTMENT**
127 E. Oak Street • Juneau, WI 53039
PHONE: (920) 386-3700 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

THIS AREA FOR OFFICE USE ONLY	
Activity No. 200059	Issue Date:
Application Date: 8-11-2020	Receipt #: BATCH 224-0015

Variance Application

Application Fee: \$450 (After the Fact Application Fee: \$900)

Names and Mailing Addresses	Property Description														
Applicant (Agent) Chris & April Verhagen	Parcel Identification Number (PIN) 042-1217-2211-002														
Street Address 108390 State Rd 175	Town Theresa														
City • State • Zip Code Theresa WI 53091	<table border="1"> <tr> <td>¼</td> <td>¼</td> <td>Section</td> <td>T</td> <td>N</td> <td>R</td> <td>E</td> </tr> <tr> <td>NE</td> <td>NE</td> <td>22</td> <td>12N</td> <td>17E</td> <td></td> <td></td> </tr> </table>	¼	¼	Section	T	N	R	E	NE	NE	22	12N	17E		
¼	¼	Section	T	N	R	E									
NE	NE	22	12N	17E											
Property Owner (If different from applicant)	Subdivision or CSM #														
Street Address	Site Address														
City • State • Zip Code	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														

Present property use:

Single family home

List any prior variances that have been granted or denied for this property:

**July 5, 1974 - variance to road right of way setback
variance denied**
**Oct 2, 1969 - ~~variance~~ ^{granted} ~~variance~~ April 12, 1971 - structure repair -
denied**

Describe all nonconforming structures and uses on this property:

**House, deck, addition, all located within road right of
way setback**

List the terms of the Land Use Code for which you are requesting a variance (section # and code provision requirements):

**4.6.3
5.2.3 - Street highway setback (table 5.1-1)**

Variance Requested:

Variance request to road setback as listed in table 5.1-1

Address the following variance criteria described in the application materials. (Attach additional sheets if necessary):

What unnecessary hardship is present that prohibits your compliance with the terms of the Land Use Code?

**The home was built non-conforming before we ~~had~~ purchased
it. Due to home being close to the road, there is no option
to meet setback.**

What unique features of this property prevent you from complying with the terms of the Land Use Code?

Complying with the code would mean blocking Septic, propane ~~access~~ access.

Will denial of the variance request prevent you from using this property for a permitted purpose or render conformity with the Code unnecessarily burdensome? Why?

Yes, without a variance, no outside structure or additions can be done. The entire property falls inside the setback.

How would the interest of the public or neighbors be affected by granting or denying this variance?

Neighbors would be unaffected. We only have 1 neighbor within 300' and his property / access is not affected. We are not expanding toward road or any access point.

CERTIFICATE

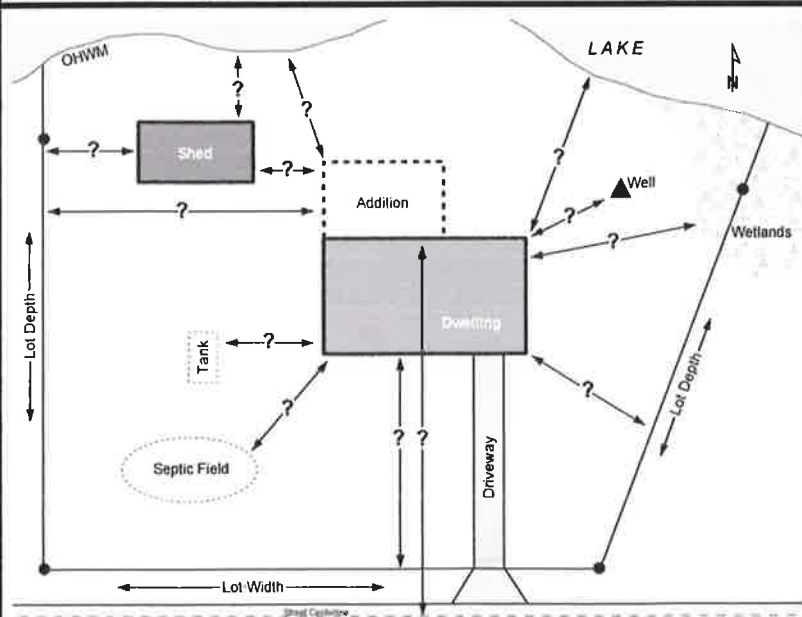
I hereby certify that I am the owner and/or authorized agent of the property owner and that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief and I hereby authorize members of the Dodge County Land Resources and Parks Department and members of the Dodge County Board of Adjustment to enter the above described property for purposes of obtaining information pertinent to my application/appeal/variance request.

Signature of owner or authorized agent: April Verhagen Date: 2-11-20

Daytime Contact Number (414) 870 - 1049

SITE PLANS AND BUILDING PLANS

- All applications must be accompanied by a site plan. Figure 1 below is an example of an acceptable plan.



Site plans must be drawn to scale and/or all dimensions given, such as:
Location and dimensions of the project
Location and dimensions of existing structures
Dimensions of the property
Location and names of abutting roads, lakes & Streams
North arrow
Owner's name

Distances must be shown from the project to:

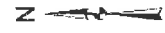
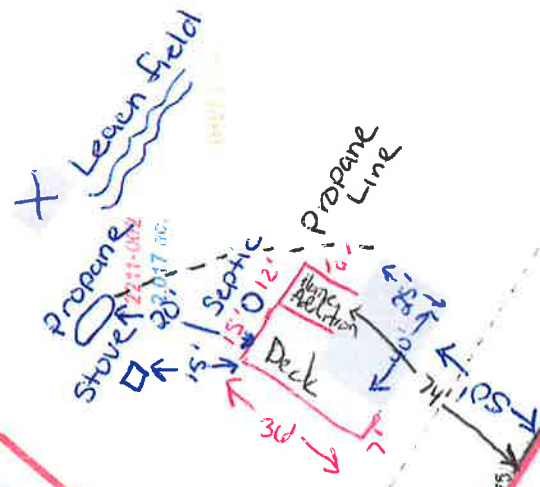
- Lot lines
- Road right-of-ways & centerline
- Water bodies Ordinary High Water Mark (O.H.W.M.)
- Septic & holding tanks
- Soil absorption systems
- Nearby structures (within 50 feet)

2323-000
58.763 ac.

2214-001
20.33 ac.

2214-000
17.14 ac.

2214-002
18.047 ac.

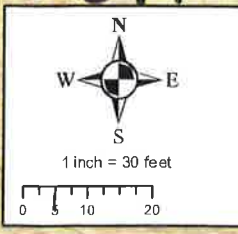


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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 intended to provide a general overview and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



2017



Dodge County Land Resources & Parks

<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"> FE MA 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 	<ul style="list-style-type: none"> General Commercial Extensive Commercial Light Industrial Industrial Waterbody ROW/City/Village
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Land Use Permit

Dodge County Land Resources and Parks Department
 127 East Oak Street
 Juneau, WI 53039-1329
 (920) 386-3700 x2
 www.co.dodge.wi.us/landresources

This Area For Office Use Only

COUNTY ID No. 200058	Receipt No. 224-0014 <i>BAFON</i>
Permit Expiration Date	Application Date 2-11-2020
	Sanitary Permit

PERMIT APPLICATION FEE: \$50 plus \$2 per \$1,000 cost of the project (Payable to: Dodge County) **ATF \$112**
 Note: After the fact (i.e., Applying for permit after construction has already started) application fee: \$100 plus \$4 per \$1,000 cost of project

NAMES & MAILING ADDRESSES		PROPERTY INFORMATION	
Applicant/Agent/Contractor (If Contractor: Please Include State Certification No.) Chris & April Verhagen		Parcel Identification Number (PIN) 042-1217-2211-002	
Street Address 108390 Hwy 175		Town Theresa	T N R E 12N 17E
City • State • Zip Code Theresa WI 53091		1/4 1/4 Section NE NE 22	Acreage Lot (Block) 2.017 1
Property Owner <input checked="" type="checkbox"/> Same as applicant		Subdivision or CSM (Volume/Page/Lot)	
Street Address		Address Of Property (DO NOT include City/State/Zip Code) 108390 State Rd 175	
City • State • Zip Code		Is this property connected to public sewer? <input type="checkbox"/> No <input type="checkbox"/> Yes Is property located within a sanitary district/accessible to public sewer? <input type="checkbox"/> No <input type="checkbox"/> Yes	
CURRENT USE OF PROPERTY		PROPOSED USE OF PROPERTY	
<input type="checkbox"/> Vacant Land <input type="checkbox"/> Working Farm <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____		<input checked="" type="checkbox"/> Same As Current Use (No Change) <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____	
<input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family			
PROPOSED CONSTRUCTION PROJECT			
(CHECK ALL THAT APPLY)			
*** (Building plans are required for new/replacement Homes) ***			
<input type="checkbox"/> Pool <input checked="" type="checkbox"/> Deck <input type="checkbox"/> Patio <input type="checkbox"/> Shed <input type="checkbox"/> Home <input type="checkbox"/> Filling, Grading, Ditching, Dredging, Lagooning, and/or Excavating- Contact this office for assistance with determining type of permit needed Other _____			
<input type="checkbox"/> NEW STRUCTURE/CONSTRUCTION <input type="checkbox"/> PORCH <input type="checkbox"/> FENCE <input type="checkbox"/> GAZEBO <input type="checkbox"/> SIDEWALK <input type="checkbox"/> DRIVEWAY <input type="checkbox"/> BOATHOUSE <input type="checkbox"/> ATTACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> AG DITCH CLEANOUT <input type="checkbox"/> REPLACEMENT OF EXISTING <input type="checkbox"/> FIELD TILE INSTALLATION <input type="checkbox"/> POND (Less than 2 acres in size) <input type="checkbox"/> SIGN (Complete additional project information below) <input type="checkbox"/> BARN (Complete additional project information below) <input checked="" type="checkbox"/> HOME ADDITION (Complete additional project information below)			
Width <u>12'</u> Length <u>116'</u> Total Area <u>192 sq ft</u> Total Stories <u>1</u> Height (To roof peak) <u>11'</u> Estimated Cost (w/Labor) \$ <u>3200</u>		Additional Project Information Home Addition: Total number of bedrooms? Before <u>3</u> After <u>3</u> Barn Information: Will it house any animals? If yes, complete Animal Units Worksheet. Sign Information: <input type="checkbox"/> Single-Sided <input type="checkbox"/> Double-Sided <input type="checkbox"/> Located On-Premise <input type="checkbox"/> Located Off-Premise <input type="checkbox"/> Wall <input type="checkbox"/> Ground <input type="checkbox"/> Directional Other _____ Will it be lighted and/or have moving/flashing parts? <input type="checkbox"/> No <input type="checkbox"/> Yes	
◆ ◆ ◆ CLEARLY MARK/FLAG/STAKE-OUT THE CORNERS OF YOUR PROJECT & PROPERTY LINES ◆ ◆ ◆			
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.			

PAGE 2 — SUPPLEMENTAL INFORMATION AND ADDITIONAL REQUIREMENTS

NOTE: Your County Land Use Permit will be withheld and will not be processed without the completion and submittal of the required worksheet(s) to this office for departmental review and approval. Worksheets can be found at <http://www.co.dodge.wi.gov/government/departments-e-m/land-resources-and-parks/zoning-permits-and-ordinance/land-use-permit>

Is your project located within 1000 feet of a lake, pond or flowage, within 300 feet of the ordinary highwater mark (edge of the water) of a navigable waterway stream or creek or within a wetland or a floodplain? If you are uncertain, please contact this office for assistance.

- YES ⇒ Go to question 1.
 NO ⇒ Go to question 4.

1. Does your project involve construction, reconstruction, expansion, replacement or relocation of any impervious surfaces on your lot (see description below) that are located within 300 feet of the ordinary highwater mark (edge of the water) of a navigable lake, pond, flowage or waterway?

An impervious surface is defined as an area that releases as runoff all or a majority of the precipitation that falls on it. The following "surfaces" are considered "impervious" under this Ordinance: (building) rooftops; concrete/blacktop/gravel driveways and parking surfaces; sidewalks; covered/uncovered decks; patio surfaces constructed with pavers/concrete/blacktop/flagstone; private road surfaces not specifically listed in the Ordinance or any other material and any other surface that is determined by the Land Use Administrator to be impervious. An impervious surface excludes frozen soil, public road surfaces and certain private roads that are specifically listed in the Ordinance.

- YES ⇒ You will need to complete and submit **WORKSHEET NO 1 (IMPERVIOUS SURFACE AREA CALCULATION)** to this office for departmental review and approval. Go to question 2.
 NO ⇒ Go to question 2.

2. Will any part of your project be located less than 35 feet from the ordinary highwater mark (edge of the water) of a navigable lake, pond, flowage or waterway? (NOTE: If your project involves either a boathouse or riprapping — Go to line 3)

- NO ⇒ Go to question 3.
 YES ⇒ Your project **CAN NOT BE APPROVED** as proposed — Contact this office for assistance. Go to question 3.

3. Will any part of your project be located anywhere between 35-75 feet from the ordinary highwater mark (edge of the water) of a navigable lake, pond, flowage or waterway?

- NO ⇒ Go to question 4.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 2 (MITIGATIONS OPTION CALCULATIONS)** to this office for departmental review and approval. Go to question 4.

4. Does your project involve riprapping?

- NO ⇒ Go to question 5.
 YES ⇒ You will need to complete and submit **WORKSHEET NO 3 (RIPRAP PROJECT SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 5.

5. Does your project involve the installation of field drain tile?

- NO ⇒ Go to question 6.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 4 (FIELD DRAIN TILE SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 6.

6. Does your project involve cleaning-out, dredging, relocating and/or the construction of an agricultural drainage ditch?

- NO ⇒ Go to question 7.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 5 (AGRICULTURAL DRAINAGE DITCH SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 8.

7. Does your project involve the filling, grading or disturbing of more than 2000 square feet of land?

- NO ⇒ Go to question 8.
 YES ⇒ You will need to complete and submit **Worksheet No. 6 (Erosion Control Supplemental Information)** to this office for departmental review and approval. Go to question 8.

8. Does your project involve the construction or reconstruction of a pond less than 2 acres in size?

- NO ⇒ Go to question 9.
 YES ⇒ You will need to complete and submit **WORKSHEET NO. 7 (POND CONSTRUCTION SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 9.

9. Does your project involve any filling, grading, dredging, or excavating and/or the construction of a pond ≥ 2 acres within a (mapped) wetland, floodplain and/or navigable waterway?

- NO ⇒ Sign and date application below.
 YES ⇒ A County **CONDITIONAL USE PERMIT (CUP)** may [also] be needed. Contact this office for assistance regarding the CUP process. Sign and date application below.

CERTIFICATE & CONTACT INFORMATION

I, the undersigned, hereby apply for a Land 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 all work performed will be done in accordance with the Dodge County Land Use Ordinance 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 the purpose of conducting an onsite code inspection(s) and to obtain information pertinent to my application request. Furthermore, I also affirm that I have read and understand the DNR notice regarding construction on or near wetlands, lakes or streams.

Contact Person (Print) April Verhagen Daytime Contact Phone (414) 870-1049

Signature April Verhagen Date 2-11-20 Call for pickup No Yes


SITE PLAN (SKETCH)

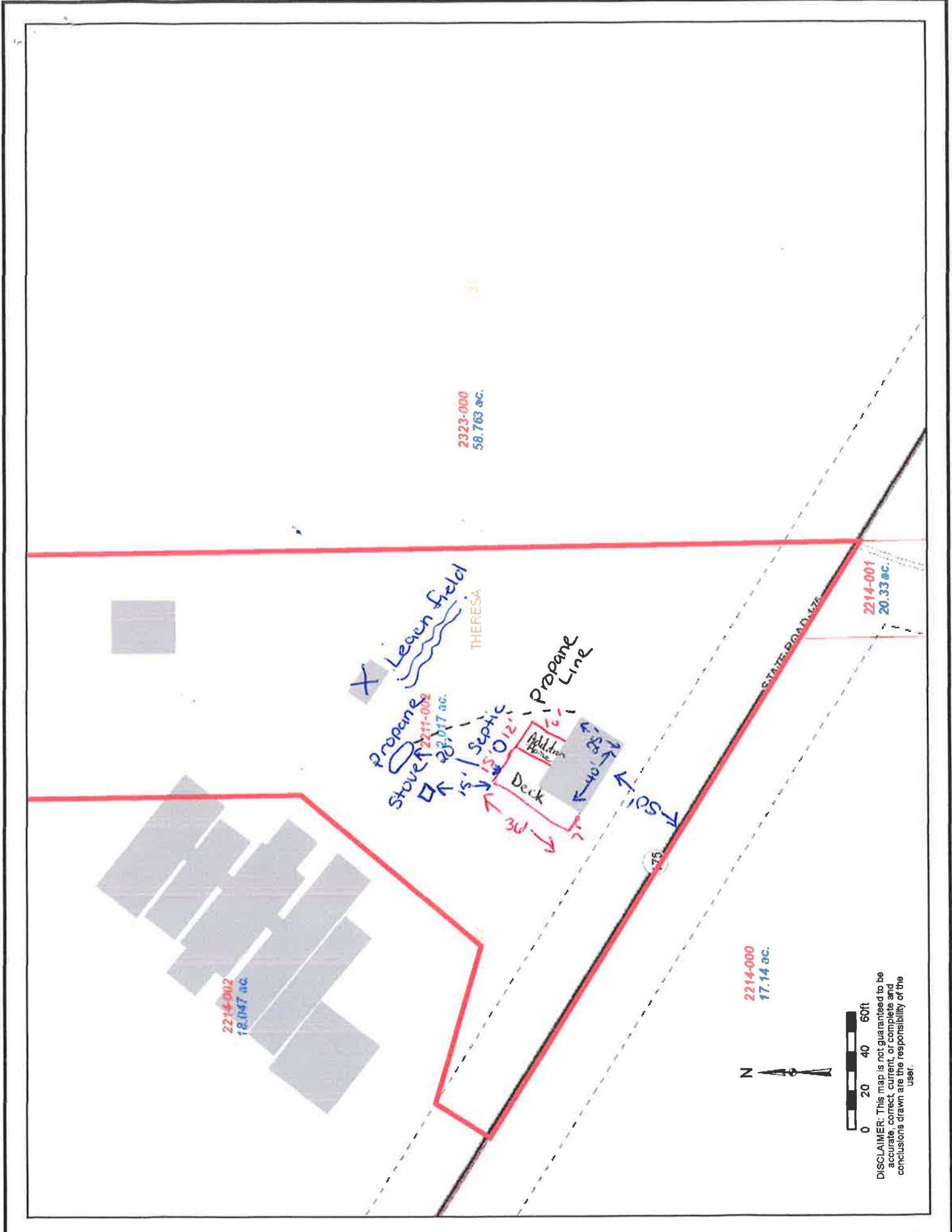
-see attached-

Denied - reference Code sections: 5.1.1
 Dodge County Highway S.1-1 Table
 setback over lot on R
 of Dodge County Land Use Code

See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

BOA ID No.	BOA Appeal Date	BOA P/H Date 3/19/2020	BOA Decision Date	BOA Decision <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Notes/Stipulations: 2/12/2020 - Denied based on ROW setback to Hwy 17S, VAR applied for 2/11/2020, Sections 5.1.1 + Table S.1-1				
<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied			Land Resources and Parks Department 	
			Date 2/12/2020	



2214-002
18.047 ac.

2214-000
17.14 ac.

2323-000
58.763 ac.

2214-001
20.33 ac.

X Legion Field
THERESA

Propane Stove
2211-002
23.017 ac.

Propane Line

Septic
15' 0 12"

Addition Home

Deck

30'
15'
12'

40'
15'

105'

STATE ROAD 175

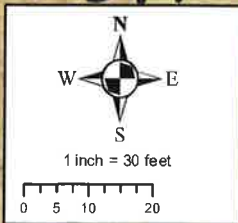


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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 intended to provide a general overview of the information and is not intended to 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.



2017



Dodge County Land Resources & Parks

<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 	<ul style="list-style-type: none"> General Commercial Extensive Commercial Light Industrial Industrial Waterbody ROW/City/Village
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