

Land Resources and Parks Department Staff Report

County Variance Application No. 2022-0426

County Land Use Permit Application No. 2022-0425

Filing Date: May 31, 2022

Hearing Date: July 21, 2022

Owner:

Terry and Jenna Fies
N4131 County Road P
Rubicon, WI 53078

Applicant (Agent):

Same

Location

PIN# 038-1017-1044-008

Location: SE ¼, SE ¼, Section 10, T10N, R17E, Town of Rubicon, Dodge County, Wisconsin the site address being N4131 County Road P.

County Jurisdiction

The County has Jurisdiction over this site as the Town of Rubicon has adopted the County's 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.

Appellants Request

On May 31, 2022, an application for a variance request was submitted by the appellant(s) with a request to the terms of the Setback, Height and Area Measurements of the Dodge County Land Use Code to allow the construction of a 34' x 77' detached accessory structure with a total height of 20.5', where said shed will exceed the 1,500 sq. ft. maximum size allowed and 20' maximum height restrictions for detached accessory building that is located within the R-1 Single Family Residential Zoning District.

Features

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

The property is located within the R-1 Single-Family Residential zoning district;

The property is presently being used for residential use;

The physical features of this approximate 0.88 acre lot include a rolling topography with slopes ranging from 2 to 12% . The parcel contains of a residence with a detached garage and small shed;

The general character of the surrounding land use consists of a cluster of residential homes and a farm to the north, and a mix of commercial businesses and residential homes to the south, with agricultural land surrounding the west side. ;

The property includes the following nonconforming structure / structures / use:

- Single-family dwelling within hwy setback

On May 31, 2022 an application for a County Land Use Permit was made by the appellant in order they be allowed to construct a 34' x 77' detached structure on this site with the proposed height of 20 feet and 6 inches. The permit was denied for the following reasons:

Subsection 5.1.7 and 5.2.9 of the code refer to the maximum building size and lot coverage regulations. For lots located in the R-1 and R-2 Residential Zoning Districts, no single accessory building shall exceed 1500 square feet. As proposed, the lot coverage area for the shed on this parcel will be 2,618 square feet or 1,118 square feet in area more than allowed by the Code and therefore prohibited by the Code.

Subsection 5.2.8 of the Code states that detached accessory structures within the Residential Zoning Districts, such as the above noted project, shall not exceed a height of 20 feet. As proposed, the height of the aforementioned project is to be 20 feet and 6 inches, thus not in compliance with the Code.

The appellant is requesting an area variance to Sections 5.1.7, 5.2.9 and 5.2.8 of the Code.

Town Recommendation:

Approve;

- Conditions:

Deny:

-

No Recommendation

No response from Town – 30-days elapsed;

Purpose Statement

The purpose and intent of the lot coverage and height provisions of the Code is to promote a variety of public purposes such as providing for light and air, fire protection, prevention of overcrowding, solving drainage problems, protecting the appearance and character of the neighborhood and for conserving property values.

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.

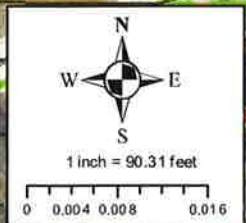
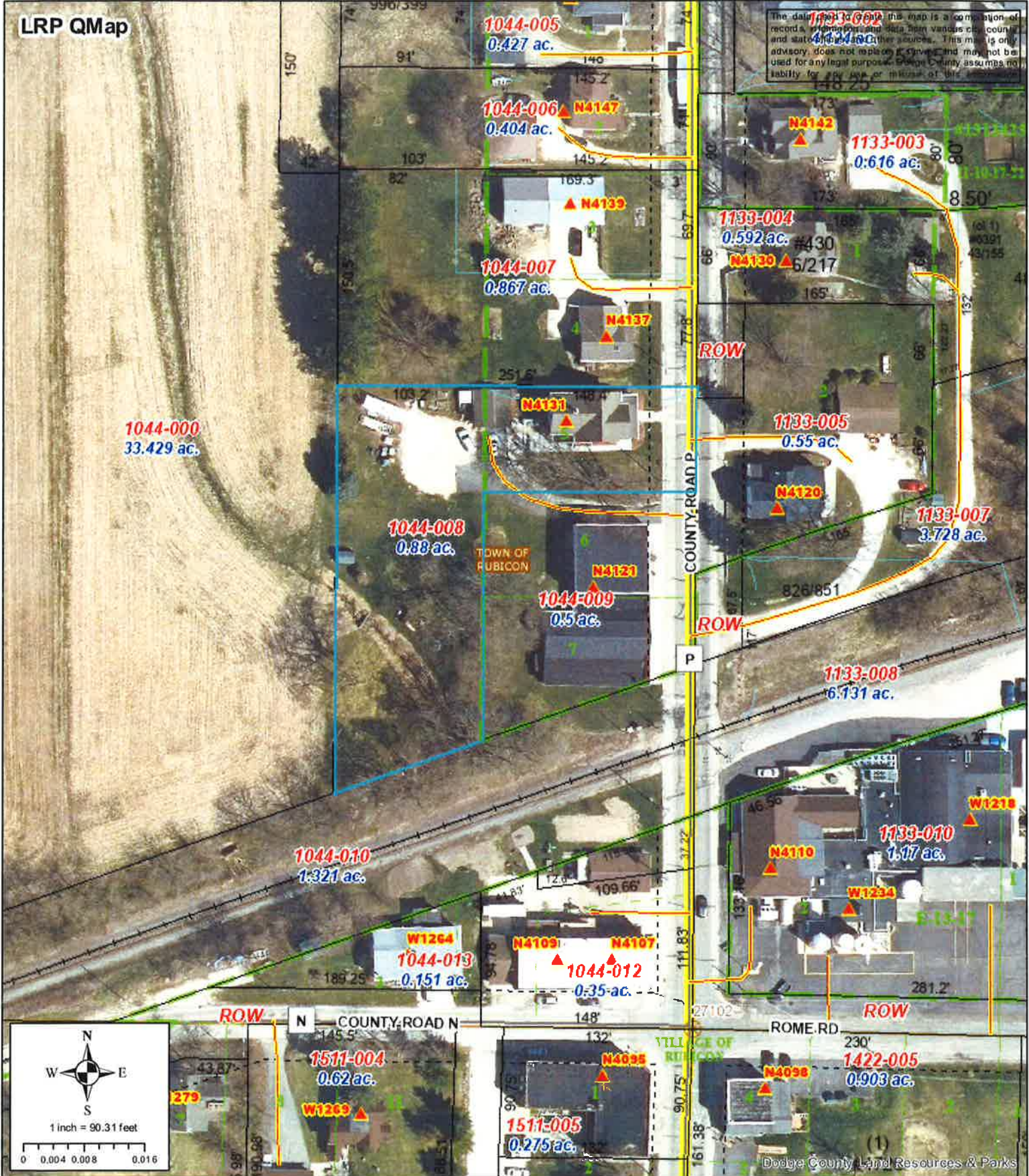
The staff believes that the appellant is requesting an area variance to Section 5.1.7, 5.2.9, 5.2.8 of the code;

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 unique to the property and if granted, the variance would not be contrary to the public interest.

It is the staff's position that the request does not meet all three criteria that is necessary to grant a variance in this case. It is the staff's position that in this case, there are no conditions that are unique to this property that suggest a variance be granted. It is the staff's position that the appellant has reasonable options available to comply with the building size and height provisions of the ordinance and therefore the Code is not unnecessarily burdensome in this case and does not create a hardship. It is the staff's position that that the Board will be unable to make the findings that are necessary in order to grant a variance in this case and therefore the variance request should be denied.

LRP QMap

The data on this map is a compilation of record and state data from various county and state 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.



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 County Board of Adjustment Decision

County Variance Application No. 2022-0426
County Land Use Permit Application No. 2022-0425
Filing Date: May 31, 2022
Hearing Date: July 21, 2022

Owner:

Terry and Jenna Fies
N4131 County Road P
Rubicon, WI 53078

Applicant (Agent):

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PIN# 038-1017-1044-008

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Appellants Request

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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 5.1.7, of the Code are "area" variances.

(Yes / No) _____

Is there a physical limitation that is unique to this property that prevents the appellant from complying with the lot coverage and height provisions of the code?

(Yes / No) _____

Are the lot coverage and height 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 smaller shed in compliance with the height requirements 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 requests?

(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 structure shall not be used for human habitation or overnight accommodations
- ? This structure shall not be used for any business, trade or industry and shall not be rented out for storage space;
- ? Others

Motion by _____ to (approve / deny) the variance to the _____ requirements of the code 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
Vacant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Rodney Justman	<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
Sharon Schumann (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.

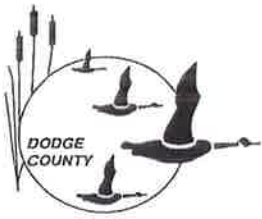
Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality assumes no 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 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

June 9, 2022

Terry and Jenna Fies
N4131 County Road P
Rubicon, WI 53078

COPY

RE: Determination of Application Completeness
Variance Application: #2022-0426
Property Location: SE ¼, SE ¼, Section 10, T10N, R17E, Town of Rubicon, Dodge County, Wisconsin the site address being N4131 County Road P.

Dear Terry and Jenna Fies:

The Dodge County Land Resources and Parks Department has received your Variance application to allow the construction of a 34' x 77' detached accessory structure with a total height of 20.5', where said shed will exceed the 1,500 sqft. maximum size allowed and 20' maximum height restrictions for detached accessory building that is located within the R-1 Single Family Residential Zoning District. On June 9, 2022, the Department has determined that your Variance application is complete. This application will be forwarded to the Dodge County Board of Adjustment for review at a public hearing on Thursday, July 21, 2022 at 7:00 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin. You and other interested parties may appear in person or may be represented by an agent or attorney. If you or your agent can not attend the hearing, please contact the Land Resources and Parks Department to discuss your options.

Please Note: The Board of Adjustment members will be conducting an on-site visit on July 14, 2022 to review the site and the proposed construction project. Please make sure that the proposed construction project is staked out so that the Board can review your proposal. Your attendance during the on-site visit is not required.

If you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

Terry R. Ochs
Senior Land Use / Sanitary Specialist
tochs@co.dodge.wi.us
(920) 386-3270
Dodge County
Land Resources and Parks



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. 220426	Issue Date:
Application Date: 5-31-2022	Receipt #: 4931-0002

Variance Application

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

Names and Mailing Addresses	Property Description														
Applicant (Agent) Terry Fies	Parcel Identification Number (PIN) 038-1017-1044-008														
Street Address N4131 County Road P	Town Rubicon														
City • State • Zip Code Rubicon, WI 53078	<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>SE</td> <td>SE</td> <td>10</td> <td>10</td> <td></td> <td>17</td> <td></td> </tr> </table>	¼	¼	Section	T	N	R	E	SE	SE	10	10		17	
¼	¼	Section	T	N	R	E									
SE	SE	10	10		17										
Property Owner (If different from applicant)	Subdivision or CSM #														
Street Address	Site Address N4131 County Road P Rubicon														
City • State • Zip Code	Is this property connected to public sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No														

Present property use:

Residence Single Family (R-1)

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

Describe all nonconforming structures and uses on this property:

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

Code 5.1.7 accessory building size limit 1500 square feet.
Code 5.2.8 Detached accessory structure shall not exceed a height of 20' - 5/1/2022 (mw-per phone call w/ Terry)

Variance Requested:

Increase accessory building size to 2210 square feet with 12 foot X 34 foot lean to on side of building

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?

To maintain desired square footage, multiple buildings would need to be constructed. This would not be possible with lot grade.

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

Drive way location would not allow multiple buildings with site grade and setbacks to property lines,

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. I will not be able to store my vehicles, trailers, boat, and RV on premises and be protected from elements

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

Because of building location, visibility to Highway P is minimal and my yard would look cleaner. It would increase appeal to neighbors

CERTIFICATE

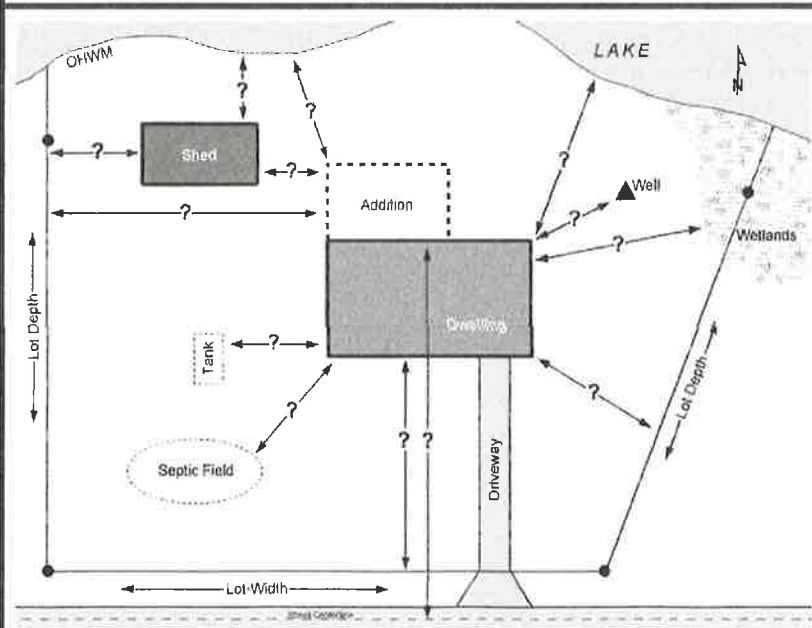
I hereby certify that I am the owner and/or authorized agent of the property owner and that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief and I hereby authorize members of the Dodge County Land Resources and Parks Department and 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:  Date: 5/25/2022

Daytime Contact Number (262) 483 - 5467

SITE PLANS AND BUILDING PLANS

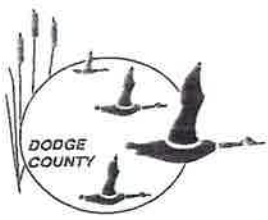
All applications must be accompanied by a site plan. Figure 1 below is an example of an acceptable plan.



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)



Dodge County

Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

June 1, 2022

Terry and Jenna Fies
N4131 County Road P
Rubicon, WI 53078

COPY

RE: Notice of Permit Refusal

PIN# 038-1017-1044-008

Location: SE ¼, SE ¼, Section 10, T10N, R17E, Town of Rubicon, Dodge County, Wisconsin the site address being N4131 County Road P.

Dear Terry and Jenna Fies:

Your application for a permit to construct a shed on the property described above is hereby denied for failure to comply with the following sections of the Dodge County Codes:

Land Use Code Provisions:

Subsection 5.1.7 and 5.2.9 of the code refer to the maximum building size and lot coverage regulations. For lots located in the R-1 and R-2 Residential Zoning Districts, no single accessory building shall exceed 1500 square feet. As proposed, the lot coverage area for the structures on this parcel will be 2,618 square feet, thus not in compliance with the code and therefore prohibited by the Code.

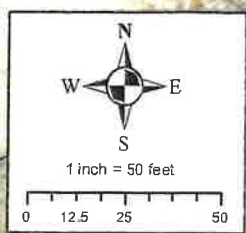
Subsection 5.2.8 of the Code states that detached accessory structures within the Residential Zoning Districts, such as the above noted project, shall not exceed a height of 20 feet. As proposed, the height of the aforementioned project is to be 20 feet and 6 inches, thus not in compliance with the Code.

Therefore, the County is unable to issue a permit for your proposed construction projects unless the construction is modified so as to comply with the code provisions mentioned above or unless a variance is granted to the height and lot coverage standards of the code.

A variance request was filed on 05/31/2022 and has been forwarded to the Board of Adjustment for scheduling of an on-site inspection and a public hearing. If you have any questions, feel free to give me a call.

Sincerely,

Morgan Wisth
Land Use /Sanitation Specialist
Dodge County Code Administration
mwisth@co.dodge.wi.us



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
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Highly Developed Shoreline	Active 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 Use Permit

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

110.00

This Area For Office Use Only

COUNTY ID No. 220425	Receipt No. 4931-0002
Permit Expiration Date	Application Date 5-31-2022
	Sanitary Permit

PERMIT APPLICATION FEE: \$50 plus \$2 per \$1,000 cost of the project (Payable to: Dodge County) / **CITY OF JUNEAU (\$25 or After the Fact/\$50)**
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.) Jenna Fies		Parcel Identification Number (PIN) 038-1017-1044-008				
Street Address N4131 county Road P		Town Robicon	T	N	R	E
City • State • Zip Code Robicon WI 53078		1/4 SE	1/4 SE	Section 10	Acreage .88	Lot (Block) 17
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)				
City • State • Zip Code		Is this property connected to public sewer? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is property located within a sanitary district/accessible to public sewer? <input type="checkbox"/> No <input checked="" 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) <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family 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) ***

NEW STRUCTURE/CONSTRUCTION
 REPLACEMENT OF EXISTING
 ADDITION TO AN EXISTING

<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 checked="" 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 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

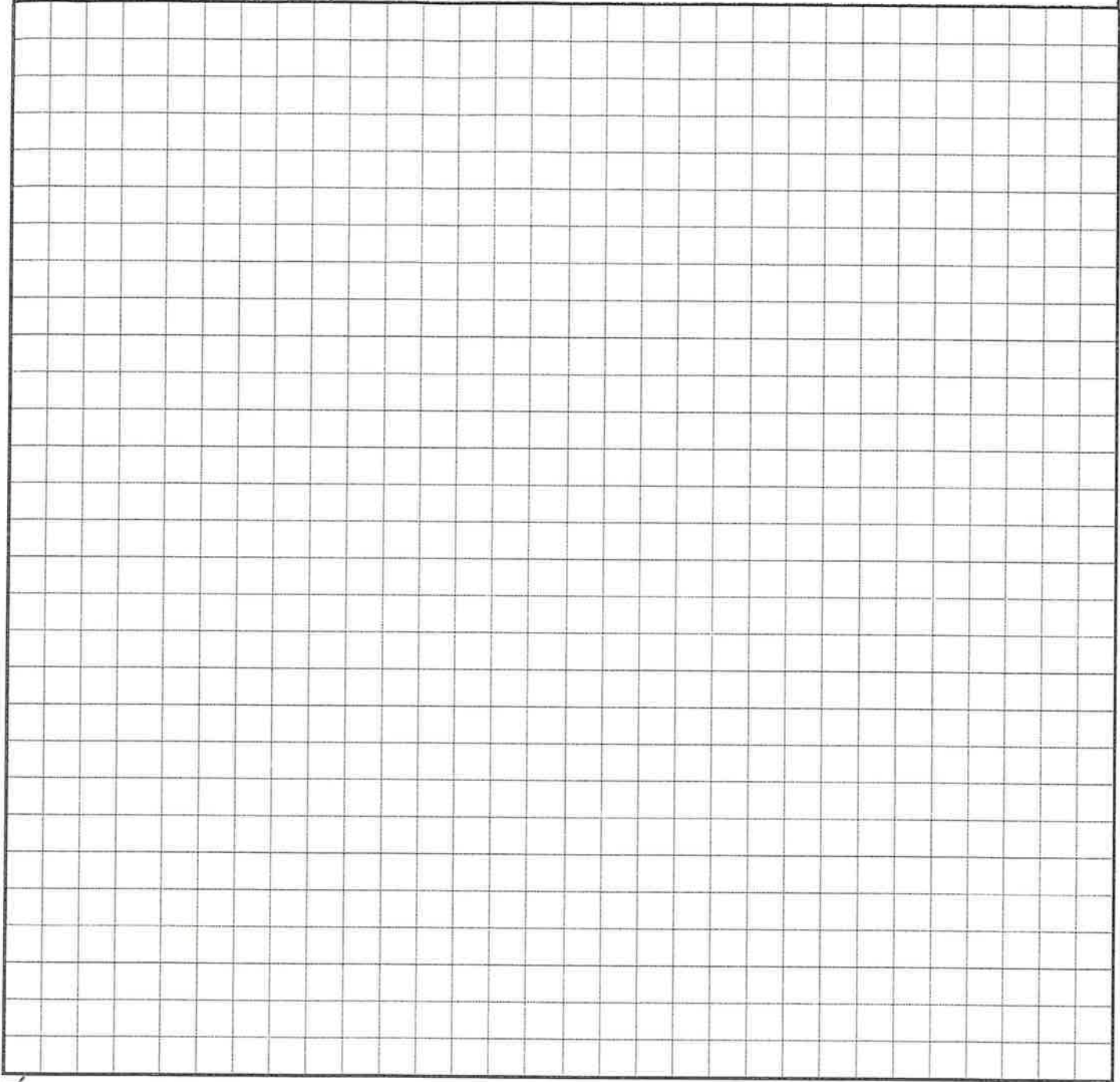
Other _____

Width <u>34 Ft</u>	Additional Project Information
Length <u>77 Ft</u>	
Total Area <u>2,618</u>	
Total Stories <u>1</u>	
Height (To roof peak) <u>20 Ft 6 in</u>	
Estimated Cost (w/Labor) \$ <u>30,000</u>	Home Addition: Total number of bedrooms? Before _____ After _____ 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.

SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

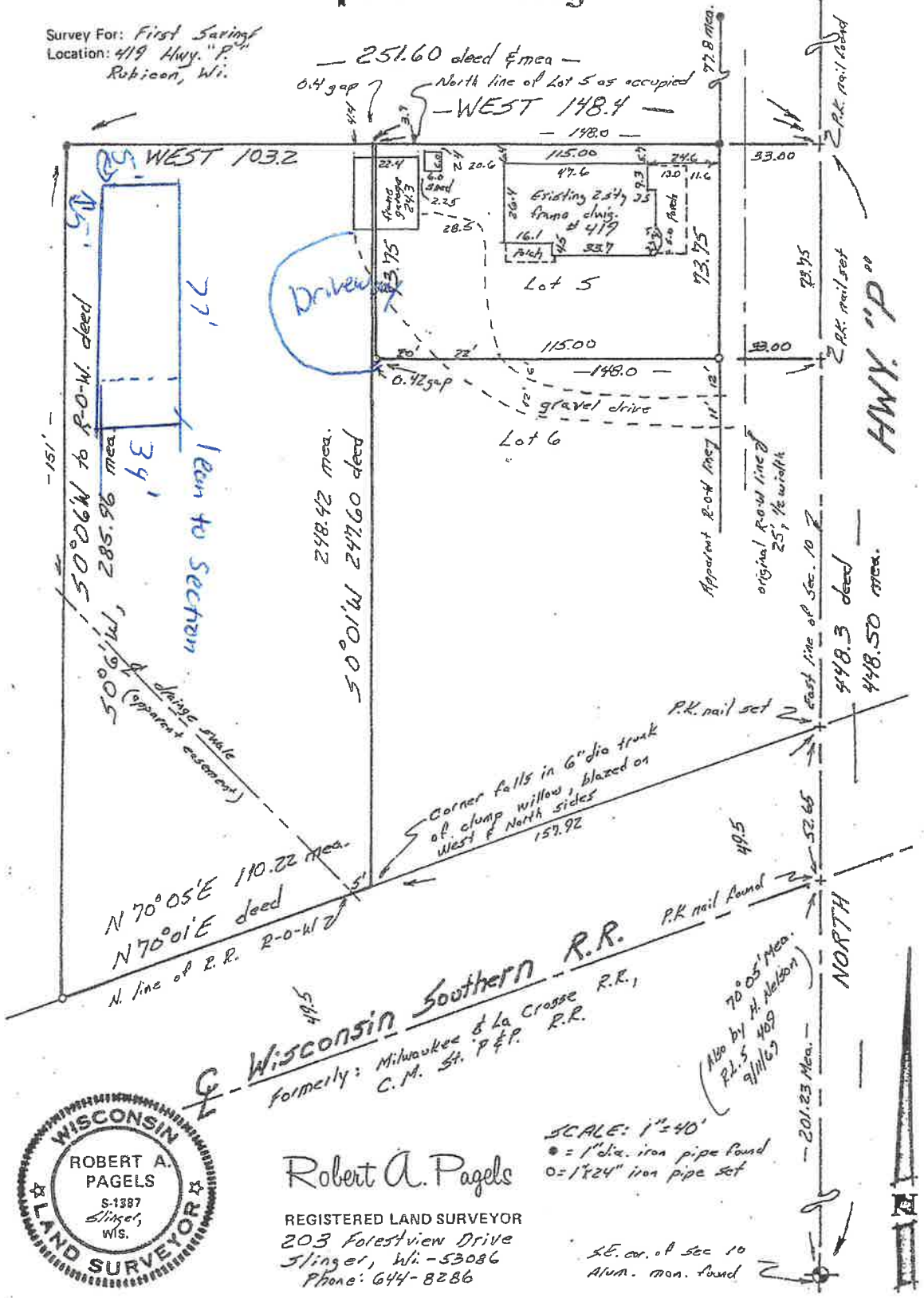
BOA ID No. 2022-0426	BOA Appeal Date 5/31/22	BOA P/H Date 7/23/22	BOA Decision Date	BOA Decision <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Notes/Stipulations: 06/03/2022 LUP Denied for structure size and height.				
<input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied			Land Resources and Parks Department 	Date 06/03/2022

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

Plat of Survey

W. 1/4 cor. of
Sec. 10. Alum. Mon. Found.

Survey For: *First Savings*
Location: *419 Hwy. "P"*
Rubicon, Wis.



Robert A. Pagels
 REGISTERED LAND SURVEYOR
 203 Forestview Drive
 Slinger, Wis. - 53086
 Phone: 644-8286

SCALE: 1" = 40'
 • = 1" dia. iron pipe found
 ○ = 1 1/2" dia. iron pipe set

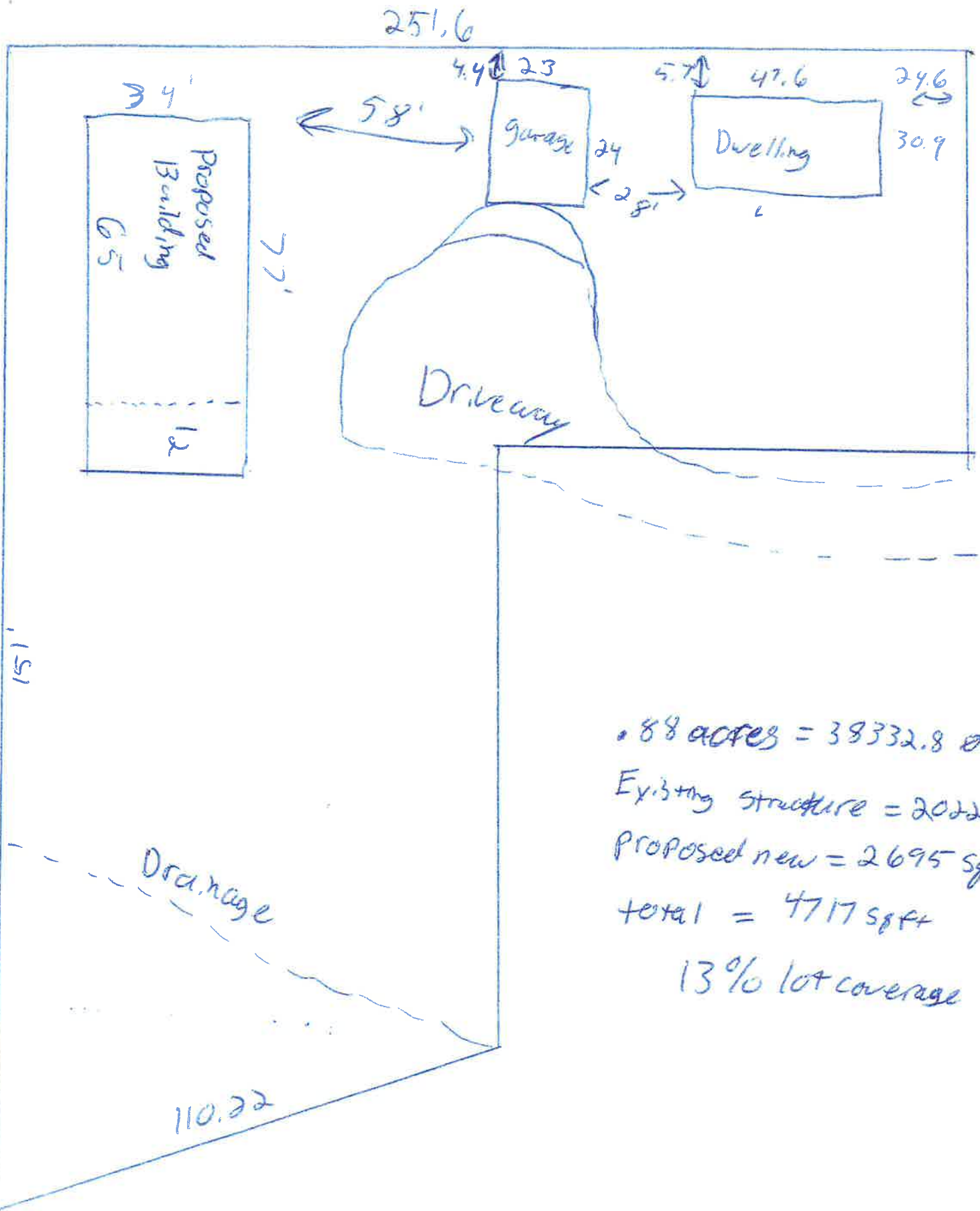
State of Wisconsin) ss I certify that I have surveyed the above described (property) and the above map is a true
 Milwaukee County) representation thereof and shows the size and location of the Property, its exterior boundaries, the location and
 dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroach-
 ments, if any.

This survey is made for the exclusive use of the present owners of the Property, and also those who purchase,
 mortgage, or guarantee the title thereto within one (1) year from date hereof;

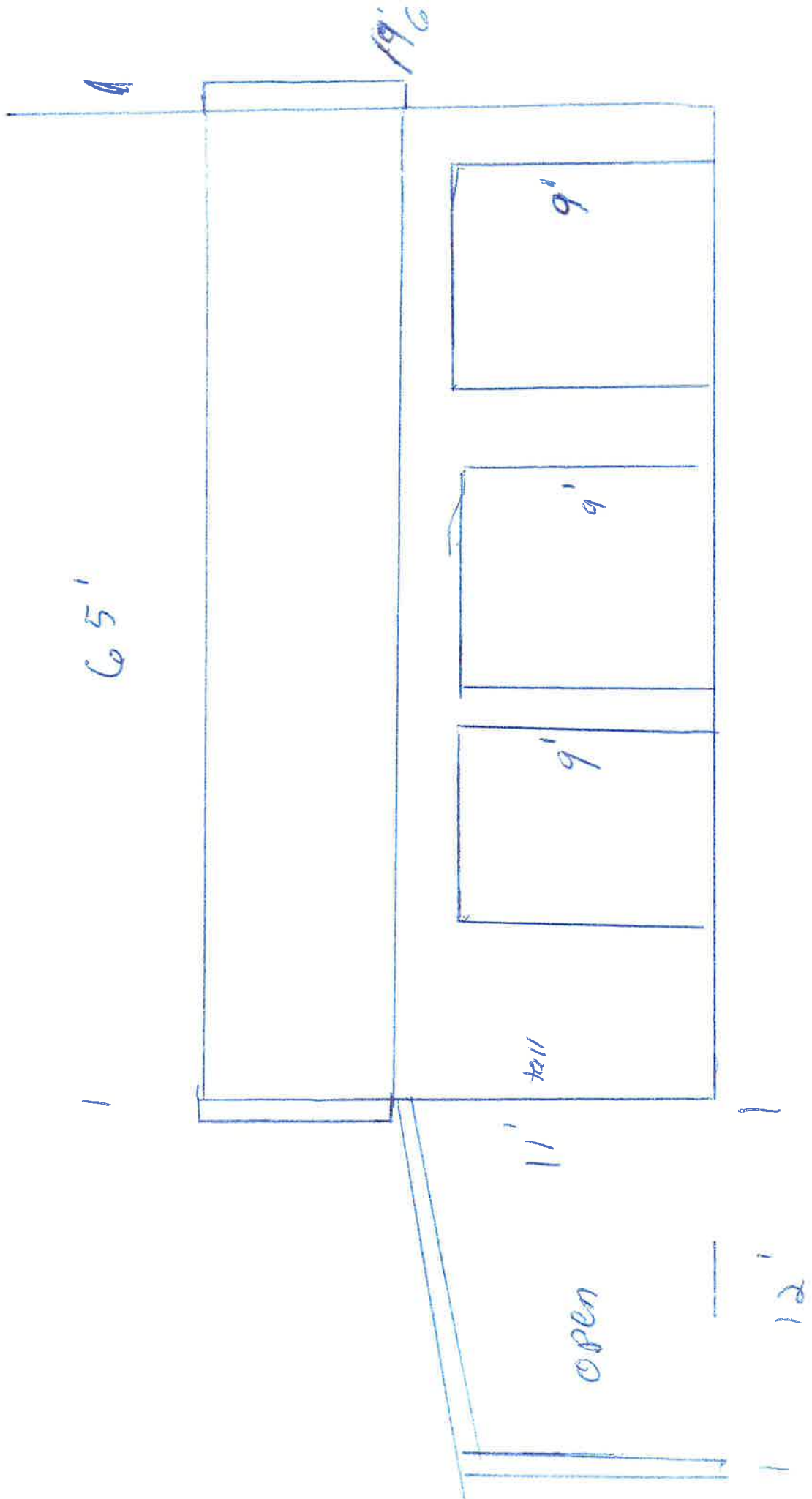
Robert A. Pagels

 ROBERT A. PAGELS, Registered Land Surveyor

Sheet 1 of 2
 DATE: May 2, 1984
 JOB NO.: F-316



• 88 acres = 38332.8 sft
 Existing structure = 2022 sft
 Proposed new = 2695 sft
 total = 4717 sft
 13% lot coverage



Terry & Jenna Fies

Town of Rubicon, Sec. 10

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.



Land Resources and Parks Department Staff Report

County Variance Application No. 2022-0449
County Land Use Permit Application No. 2022-0448
Filing Date: June 6, 2022
Hearing Date: July 21, 2022

Owner:
LORNA J POBANZ
LORI A KREUZIGER
W9788 COUNTY ROAD D
BEAVER DAM WI 53916

Applicant (Agent):
SAME

Location

PIN#: 008-1113-1211-003
Property Location: NE 1/4 NE 1/4, Section 12, T11N, R13E,
Township of Calamus, Dodge County, Wisconsin. (Site Address: W9788 CTH D)

County Jurisdiction

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

Appellants Request

On June 6, 2022 an application for a variance to the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1, which refers to the distances that all buildings and other structures are required to be setback from all roads. On a County Road, the required setback is 100 feet from its centerline or 67 feet from its right of way, whichever is the greatest distance of the two. According to County records, the required highway setback at this location is 100 feet from the centerline of County Road DE. As proposed, to allow the construction of a single-family dwelling addition (Bedroom/relocation). Where said addition will be located 91.5 feet from centerline or 59.5 feet from the highway road right of way of CTH DE. As proposed the addition will be 8.5 feet within the required setback, thus not in compliance the Code provisions.

Features

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

The property is located within the R-1 Single-Family Residential zoning district;

The property is presently being used for Single-family use use;

The physical features of this approximate 1.323 acre lot include a nearly level topography with slopes ranging from 0-3%. The parcel contains a Dwelling, attached garage, and 3 detached accessory structures;

The general character of the surrounding land use consists of a mix of residential, agricultural and extensive commercial;

The property includes the following a nonconforming structure / structures / use:

- Existing dwelling is 88' from the center line of CTH DE and also 37' from the road right of way of CTH D to the south.
-

The property has been the subject of a prior appeal / variance described as:

- November 19, 1985, a variance was granted for a 24' x 26' detached accessory structure (Garage) north of the dwelling. Said proposed garage was 11' within setback.

On June 6, 2022 an application for a County Land Use Permit was made by the appellant in order they be allowed to construct a 11' 10" x 12' 6" dwelling addition for the purpose of relocating bedrooms to the lower level.;

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

Highway Setback Provisions of the Land Use Code:

5.1.1 and Table 5.1-1 which refers to the distances that all buildings and other structures are required to be setback from all roads. On a County Road, the required setback is 100 feet from its centerline or 67 feet from its right of way, whichever is the greatest distance of the two. According to County records, the required highway setback at this location is 100 feet from the centerline of County Road DE. As proposed, to allow the construction of a single-family dwelling addition (Bedroom/relocation). Where said addition will be located 91.5 feet from centerline or 59.5 feet from the highway road right of way of CTH DE. As proposed the addition will be 8.5 feet within the required setback, thus not in compliance the Code provisions.

Therefore, the County is unable to issue a permit for your proposed construction project unless the construction is modified so as to comply with the Code Provisions mentioned above or unless a Variance is granted to allow the Home Addition to be located within the Minimum Setback Standards of the Code.

According to Subsections 10.3.2.B.1 of the County Land Use Code, rebuilding, repair or remodeling of a legal existing nonconforming structure is permitted provided the rebuilt, remodeled or repaired structure is confined to the existing three dimensional footprint of the legal existing nonconforming structure.

The appellant is requesting an area variance to Section 5.1.1 and Table 5.1-1 of the code;

Town Recommendation:

Approve;

- Conditions:

Deny:

-

No Recommendation

No response from Town – 30-days elapsed;

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 Section 5.1.1 and Table 5.1-1 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 unique to the property and if granted, the variance would not be contrary to the public interest.

It is the staff's position that the appellant has reasonable options available to comply with the setback provisions of the ordinance and therefore the Code is not unnecessarily burdensome in this case and does not create a hardship.

It is the staff's position that in this case, there are no conditions that are unique to this property that suggest a variance be granted.

It is the staff's position that the request does not meet all three criteria that is necessary to grant a variance in this case.

Therefore, it is the staff's position that that the Board will be unable to make the findings that are necessary in order to grant a variance in this case and therefore the variance request should be denied.

LRP QMap

1212-002
33.87 ac.

1211-008
4.388 ac.

The information on this map is a compilation of...
1827642



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	Prime Agricultural	General Agricultural
Sewer Service Areas	Non-Metallic Mining		One Family Residential	Industrial
Highly Developed Shoreline	Active Mining Area		Two Family Residential	Waterbody
Elevation Contours	Approved Mining Area		Multi-Family Residential	ROW/City/Village
	Mine Property Boundaries			

Date: 6/8/2022

Dodge County Board of Adjustment Decision

County Variance Application No. 2022-0449
County Land Use Permit Application No. 2022-0448
Filing Date: June 6, 2022
Hearing Date: July 21, 2022

Owner:
LORNA J POBANZ
LORI A KREUZIGER
W9788 COUNTY ROAD D
BEAVER DAM WI 53916

Applicant (Agent):
SAME

Location

PIN#: 008-1113-1211-003
Property Location: NE 1/4 NE 1/4, Section 12, T11N, R13E,
Township of Calamus, Dodge County, Wisconsin. (Site Address: W9788 CTH D)

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Appellants Request

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CONCLUSIONS OF LAW

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

The appellants request to Subsections 5.1.1, and Table 5.1-1 of the Code are "area" variances.

(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 single-family dwelling addition (Bedroom/relocation) on this lot in compliance with the highway setback lines?

(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 requests?

(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?

? 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.

? Others

Motion by _____ to (approve / deny) the variance request to allow the construction of a single-family dwelling addition (Bedroom/relocation). Where said addition will be located 91.5 feet from centerline or 59.5 feet from the highway road right of way of CTH DE 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
Vacant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Rodney Justman	<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
Sharon Schumann (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.

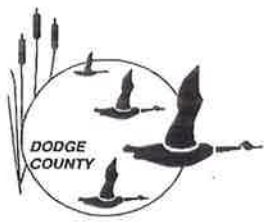
Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality assumes no 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 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

June 9, 2022

LORNA J POBANZ
LORI A KREUZIGER
W9788 COUNTY ROAD D
BEAVER DAM WI 53916

RE: Determination of Application Completeness
Variance Application: #2022-0449
Property Location: NE 1/4 NE 1/4, Section 12, T11N, R13E, Township of Calamus, Dodge County, Wisconsin. (Site Address: W9788 CTH D)

Dear LORNA J POBANZ & LORI A KREUZIGER;

The Dodge County Land Resources and Parks Department has received your Variance application to allow the construction of a single-family dwelling addition (Bedroom/relocation). Where said addition will be located 91.5 feet from centerline or 59.5 feet from the highway road right of way of CTH DE. As proposed the addition will be 8.5 feet within the required setback, thus not in compliance the Code provisions. On June 9, 2022, the Department has determined that your Variance application is complete. This application will be forwarded to the Dodge County Board of Adjustment for review at a public hearing on Thursday, July 21, 2022 at 7:00 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin. You and other interested parties may appear in person or may be represented by an agent or attorney. If you or your agent can not attend the hearing, please contact the Land Resources and Parks Department to discuss your options.

Please Note: The Board of Adjustment members will be conducting an on-site visit on July 14, 2022 to review the site and the proposed construction project. Please make sure that the proposed construction project is staked out so that the Board can review your proposal. Your attendance during the on-site visit is not required.

If you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

Terry R. Ochs
Senior Land Use / Sanitary Specialist
tochs@co.dodge.wi.us
(920) 386-3270
Dodge County
Land Resources and Parks



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. 220449	Issue Date:
Application Date: 6-10-2022	Receipt #: CC

Variance Application

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

Names and Mailing Addresses	Property Description														
Applicant (Agent) Norma Pobanz + Lori Kreuziger	Parcel Identification Number (PIN) 008 - 1113 - 1211 - 003														
Street Address W9788 City Rd D.	Town Calmus														
City • State • Zip Code Beaver Dam WI 53916	<table border="1"> <tr> <td>1/4</td> <td>1/4</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>12</td> <td>11</td> <td></td> <td>13</td> <td></td> </tr> </table>	1/4	1/4	Section	T	N	R	E	NE	NE	12	11		13	
1/4	1/4	Section	T	N	R	E									
NE	NE	12	11		13										
Property Owner (If different from applicant)	Subdivision or CSM #														
Street Address	Site Address W9788 City Rd D														
City • State • Zip Code	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														

Present property use:

Single Residential

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

1985 - Breezy way + attach garage

Describe all nonconforming structures and uses on this property:

breezyway + garage per 1985 approved variance

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

section 5.141

Variance Requested:

build bedroom between garage and house and we are short 9ft, from middle of road (City DE)

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?

Both owners are disabled and all bedrooms upstairs

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

not 100 ft. from center of road

DADOSS

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?

no

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

no affect

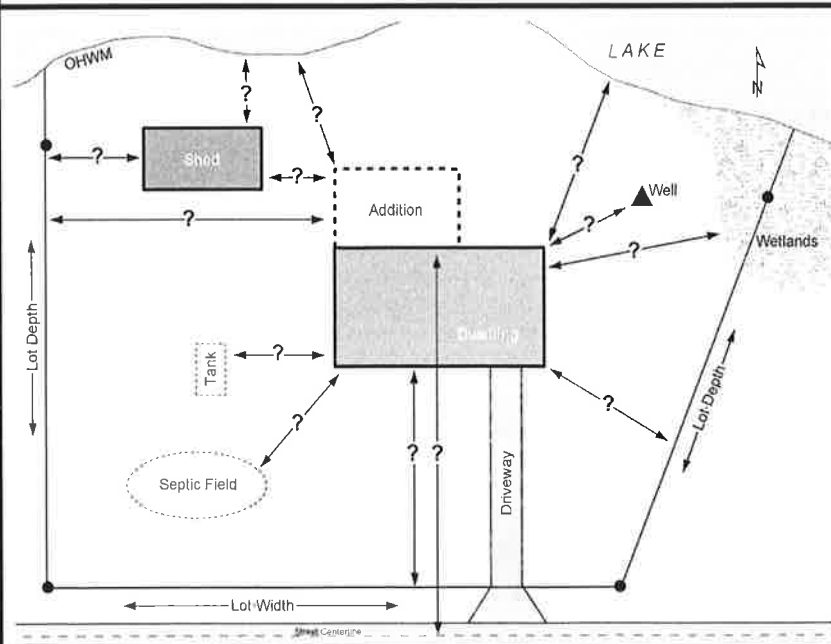
CERTIFICATE

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: Dean J. Pobanz Sub Guy Date: 6/6/22
Daytime Contact Number (920) 210-7384

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)



Dodge County

Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

June 8, 2022

LORNA J POBANZ
LORI A KREUZIGER
W9788 COUNTY ROAD D
BEAVER DAM WI 53916

RE: Notice of Permit Refusal

Site Location: NE 1/4 NE 1/4, Section 12, T11N, R13E,
Township of Calamus, Dodge County, Wisconsin
PIN# 008-1113-1211-003
Site Address: W9788 CTH D

Dear LORNA J POBANZ & LORI A KREUZIGER:

Your application for a permit to construct a Single-family dwelling addition on the property described above is hereby denied for failure to comply with the following sections of the Dodge County Land Use Code:

Subsection 5.1.1 and Table 5.1-1 of the Code refers to the distances that all buildings and other structures are required to be setback from public roads/streets/highways. For the specific section of CTH DE along which the above noted project is to take place, the required setback from the highway road right of way is 67 feet or 100 feet from centerline, whichever is greater. As proposed, the aforementioned project is to be located 91.5 feet from centerline or 59.5 feet from the highway road right of way. As proposed the addition will be 8.5 feet within the required setback, thus not in compliance the Code provisions.

According to Subsection 10.3.2.B.3 of the Code, No new basements, additional stories, lateral expansion or accessory construction outside of the perimeter of existing structure or building, except as allowed under this subsection, shall be permitted unless the proposed construction complies with all applicable provisions of this Code;

10.3.2.B.3 Additions and modifications to legal existing nonconforming structures that comply with the applicable setback and other applicable dimensional requirements of this Code are permitted.

In this case, the County considers your residence as a lawful existing non-conforming structure as the residence is located 88 feet from centerline and was in existence prior to the adoption of the County Code. The County considers the addition located within road setback as an enlargement of the nonconforming structure and therefore prohibited by the Code.

Therefore, the County is unable to issue a permit for this proposed structure unless a variance is applied for and granted by the Dodge County Board of Adjustment. It is noted that said application has been received and will be forwarded to the Board of Adjustment.

If you have any questions, feel free to contact the Dodge County Planning and Development office at (920) 386-3700.

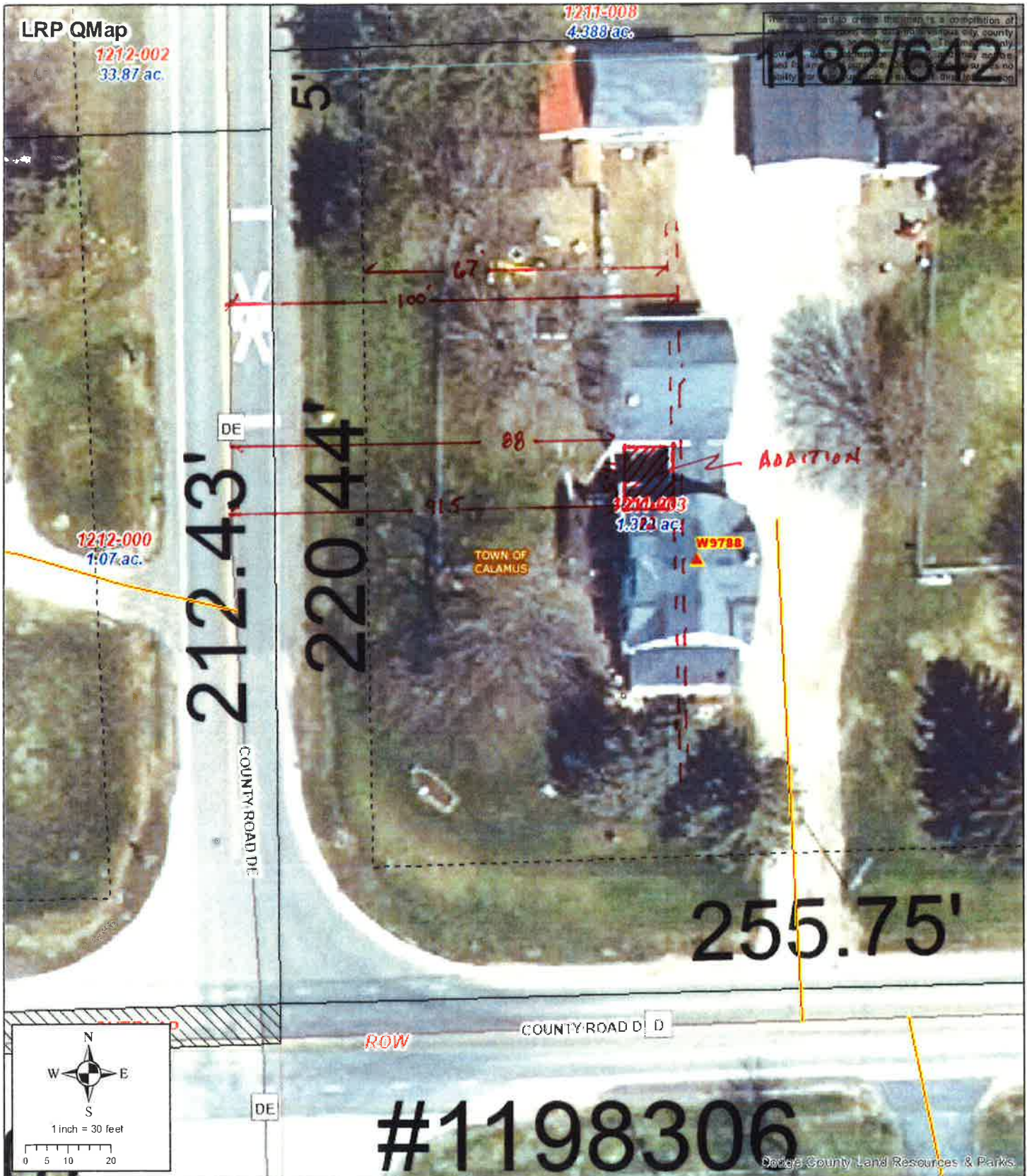
Sincerely,



Terry R. Ochs
Senior Land Use / Sanitary Specialist
tochs@co.dodge.wi.us
(920) 386-3270
Dodge County
Land Resources and Parks

copy

copy



182/642

LRP QMap

1212-002
33.87 ac.

1211-008
4.388 ac.

1212-000
1.07 ac.

1212-003
1.312 ac.

212.43'

220.44'

255.75'

DE

88

91.5

TOWN OF CALAMUS

W9788

ADDITION

COUNTY ROAD DE

ROW

DE

#1198306

Dodge County Land Resources & Parks

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

Date: 6/8/2022

Land Use Permit

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

This Area For Office Use Only

COUNTY ID No.

Receipt No.

220448

4963-0002

Application Date

Sanitary Permit

Permit Expiration Date

4-6-2022

PERMIT APPLICATION FEE: \$50 plus \$2 per \$1,000 cost of the project (Payable to: Dodge County) **CITY OF JUNEAU** (\$25 or After the Fact/\$50)
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.) Lorna J. Pobanz & Lori A. Kreuziger		Parcel Identification Number (PIN) 008-1113-1211-003				
Street Address W9788 County Road D		Town Calamus	T 11	N 13	R 13	E
City • State • Zip Code Beaver Dam, WI 53916		Section NE 1/4 NE 1/4 12	Acreage 1.323	Lot (Block)		
Property Owner Same as applicant		Subdivision or CSM (Volume/Page/Lot)				
Street Address		Address Of Property (DO NOT include City/State/Zip Code) W9788 County Road D				
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 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"/> 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) ***

- NEW STRUCTURE/CONSTRUCTION REPLACEMENT OF EXISTING ADDITION TO AN EXISTING
- | | | | |
|--------------------------------|-----------------------------------|--|---|
| <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 11' 10"

Length 12' 6"

Total Area 139' 8"

Total Stories 1

Height (To roof peak) 12'

Estimated Cost (w/Labor) \$ 20,000

Additional Project Information

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

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

◆ ◆ ◆ 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.

End Of Page 1

Application Continued On Page 2 ⇨

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.

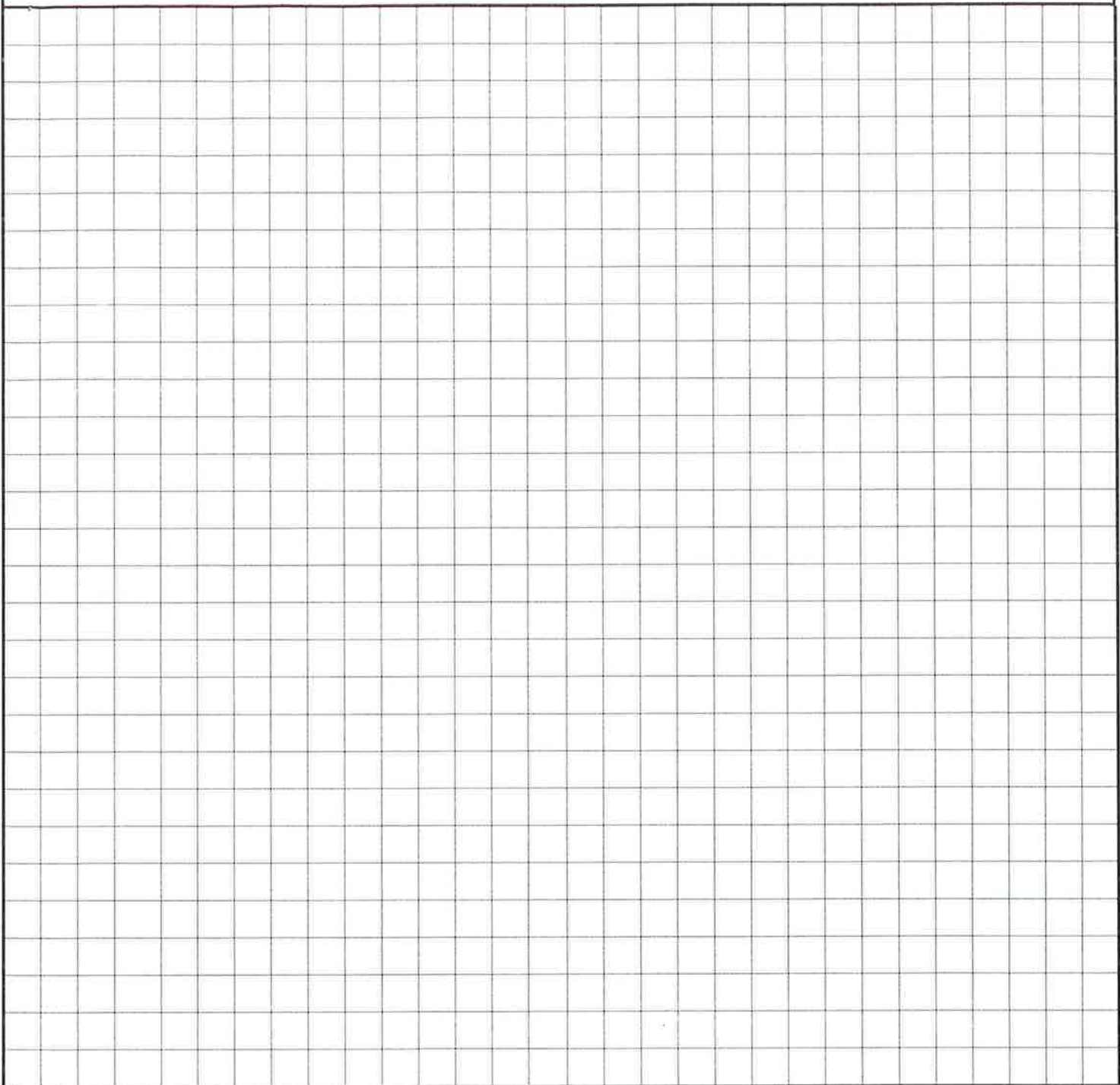
CERTIFICATE & CONTACT INFORMATION

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) Lorna J. Pobanz Daytime Contact Phone (920) 210-7384 or Email: _____

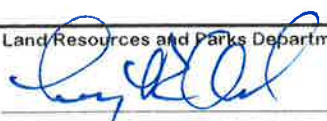
Signature Lorna J. Pobanz Date June 6, 2020 Call for pickup No Yes

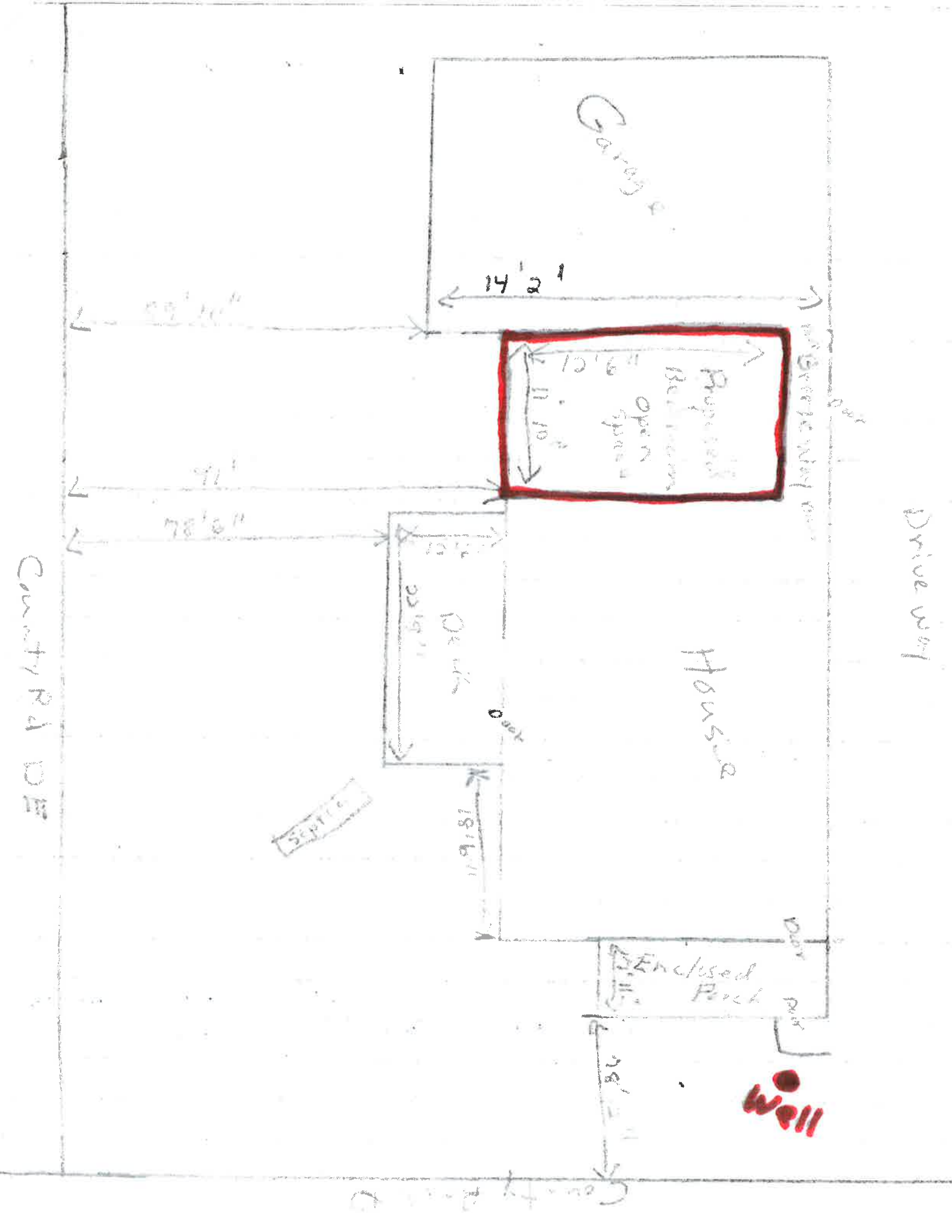
SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

BOA ID No. 2022-0449	BOA Appeal Date 6/6/22	BOA P/H Date 7/21/22	BOA Decision Date	BOA Decision <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Notes/Stipulations: 6/7/22 LVI PERFORMED WITH OWNERS HEARD S.I.P. & S.I-1 TABLE 91.5' FROM G				
<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied			Land Resources and Parks Department 	Date 6/8/22



Country Rd DE

Drive Way

House

Garage

14' 2"

Proposed
Bedroom
Open
space

11' 10"
19' 6"

Deck

12' 6"

33' 9"

SEPTIC

18' 6"

Enclosed
Porch

12' 6"

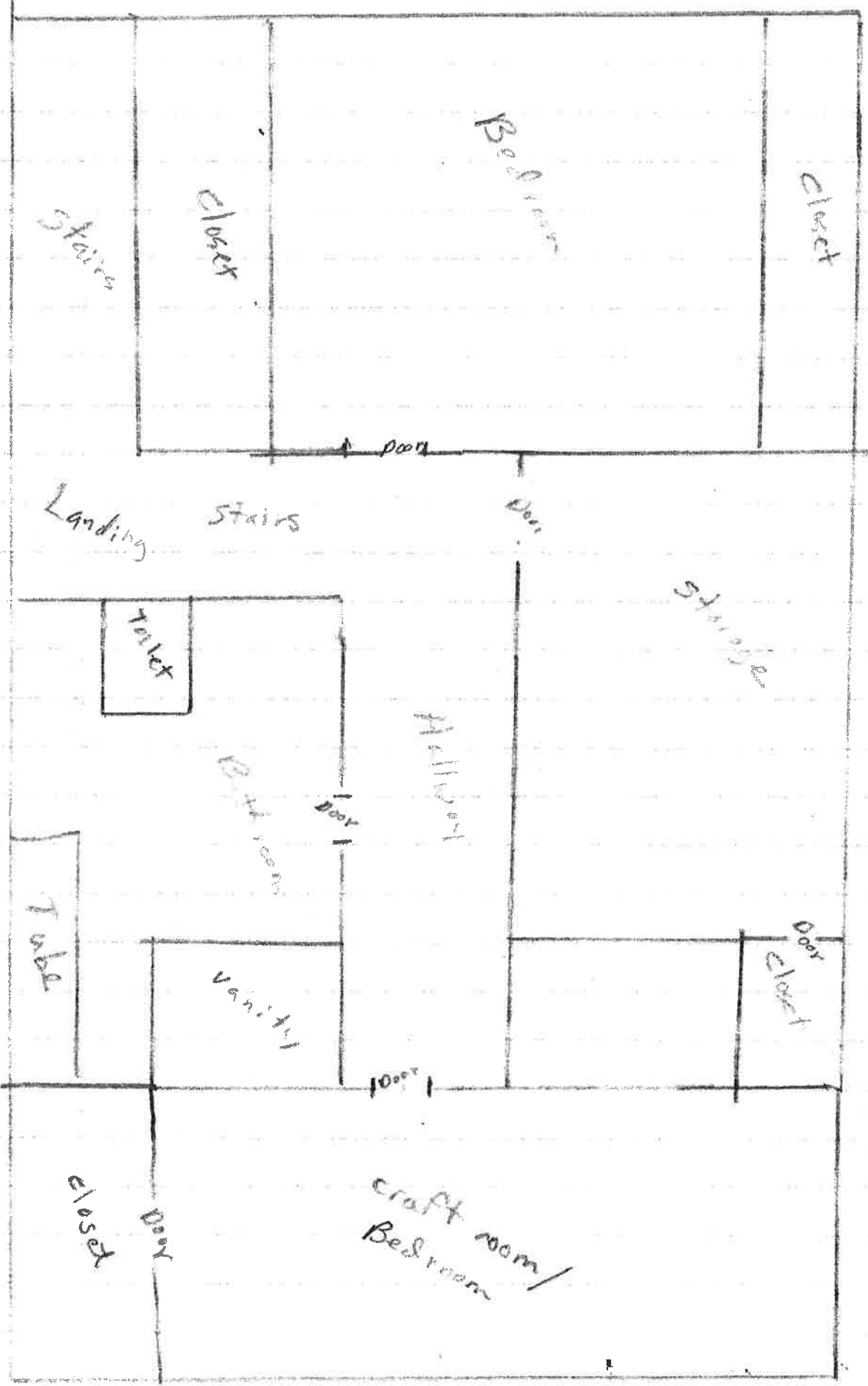
11.5m
Well

Country Rd C

County Rd. 0

City Rd 01

2nd Floor
Driveway



~~North~~ North



07

#1198306

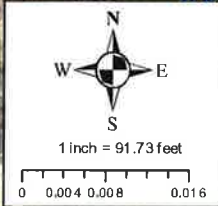
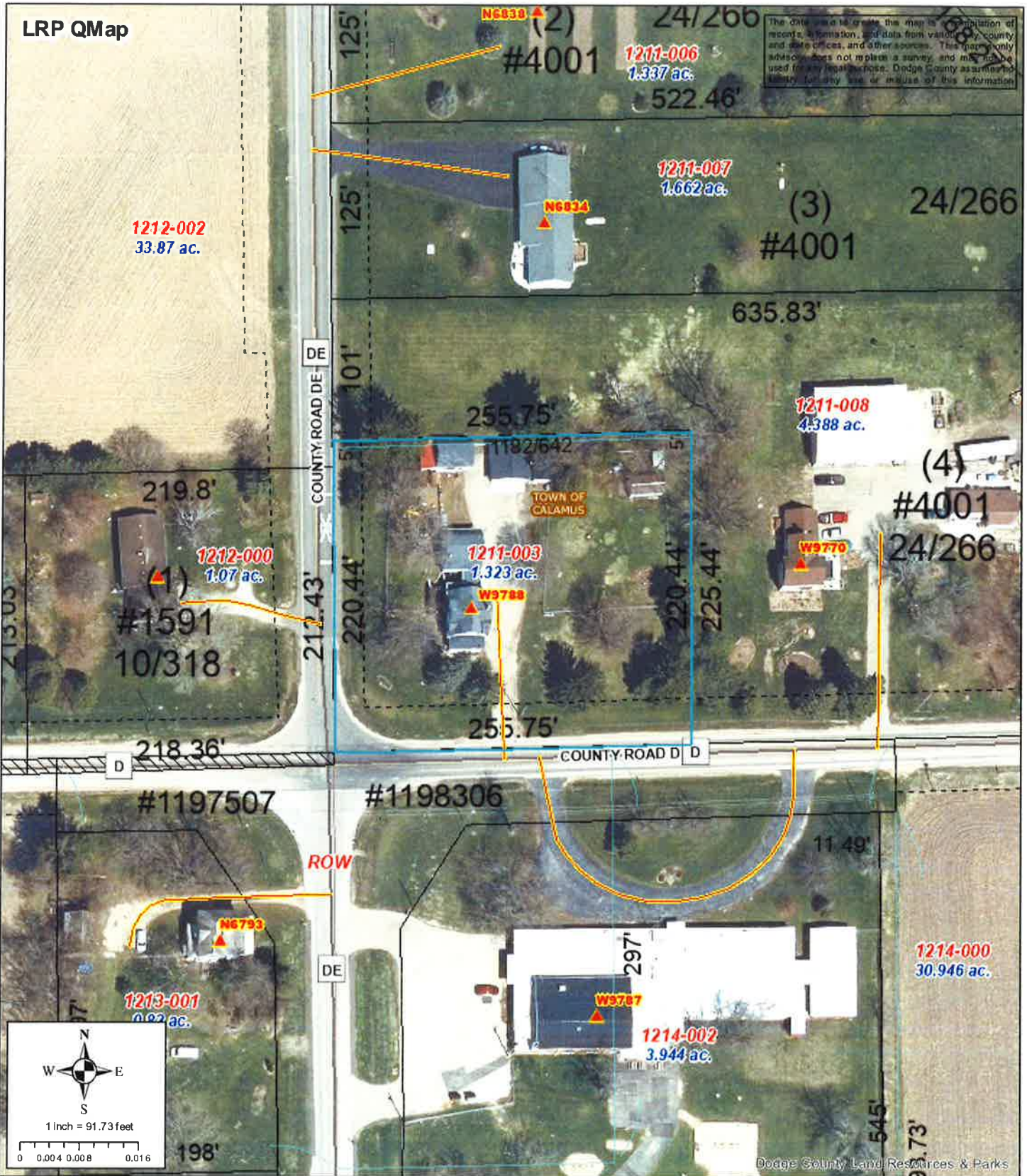
06.05.2022 21:30

1 : 500

Type here to search

LRP QMap

The data used to create this map is a compilation of records, information, and data from various county and state offices, and other sources. This map is only advisory and 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.



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		General Agricultural
Sewer Service Areas	Non-Metallic Mining			Prime Agricultural
Highly Developed Shoreline	Active 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 Variance Application No. 2022-0481
County Land Use Permit Application No. 2022-0480
Filing Date: June 13, 2022
Hearing Date: July 21, 2022

Applicant (Agent):

Aaron Wolstein
W5905 STH 33
Horicon WI 53032

Owner:

BFS INVESTMENTS LLC
820 CONCORD ST N #109
ST PAUL MN 55075

Location

PIN#: 034-1115-1021-000
Property Location: NE 1/4 NW 1/4, Section 10, T11N, R15E,
Township of Oak Grove, Dodge County, Wisconsin
(W5905 STH 33)

County Jurisdiction

The County has Jurisdiction over this site as the Town of Oak Grove has adopted the County's 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.

Appellants Request

On June 13, 2022 an application for a variance request was submitted by the appellant with a request to the terms of the Setback requirements of the Dodge County Land Use Code to allow the construction of a detached accessory structure (56' x 60' Shed). According to County records the Right of Way varies and the greatest setback is the minimum required 67 foot road right of way setback. Where said shed will be located 16' from Road Right of Way of STH 33. As proposed the shed will be 51 feet within the required setback, thus not compliance with the code provisions.

Features

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

The property is located within the I-2 Industrial zoning district;

The property is presently being used for Industrial and Residential use;

The physical features of this approximate 1.256 acre lot include a level topography with slopes ranging from 0-3% . The parcel contains a Single-family dwelling and a vehicle maintenance shop;

The general character of the surrounding land use consists of Light Industrial, Commercial and residential use to the north and commercial and agricultural to the south, with the Wild Goose State Trail lying on the west lot line.

The property includes the following a nonconforming structure / structures / use:

- The existing vehicle maintenance shop.

The property has been the subject of a prior appeal / variance described as:

- In 2004 a Unclassified Use variance was granted,
- In 2005 a variance was granted for a large ground sign and light posts within the High Way setback.

On June 13, 2022 an application for a County Land Use Permit was made by the appellant in order they be allowed to construct a detached accessory structure (56' x 60' Shed) for the purpose of filling commercial trucks for support of the business of supplying windshield fluid for gas stations.;

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

Subsection 5.1.1 and Table 5.1-1 of the Code which refers to the distances that all buildings and other structures are required to be setback from all roads. On a State Road, the required setback is 100 feet from its centerline or 67 feet from its right of way, whichever is the greatest distance of the two. According to County records, the greatest required highway setback at this location is 67 feet from the road right of way of STH 33. As proposed, the structure (56' x 60', shed) will be 16' from the right of way or approximately 51 feet within the required highway setback lines and therefore prohibited by the Code.

Therefore, the County is unable to issue a permit for this proposed structure (56' x 60', shed) structure.

The appellant is requesting an area variance to Subsection 5.1.1 and Table 5.1-1 of the Code;

Town Recommendation:

Approve;

- Conditions:

Deny:

-

No Recommendation

No response from Town – 30-days elapsed;

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 Section 5.1.1 and Table 5.1.2-2 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 unique to the property and if granted, the variance would not be contrary to the public interest.

It is the staff's position that the request does not meet all three criteria that is necessary to grant a variance in this case.

It is the staff's position that in this case, there are no conditions that are unique to this property that suggest a variance be granted.

Staff points out that, due to the current of the septic system location, the appellant has few reasonable options for a code compliant location based on the setback provisions of the ordinance. Therefore, the code maybe unnecessarily burdensome in this case and may create a hardship.

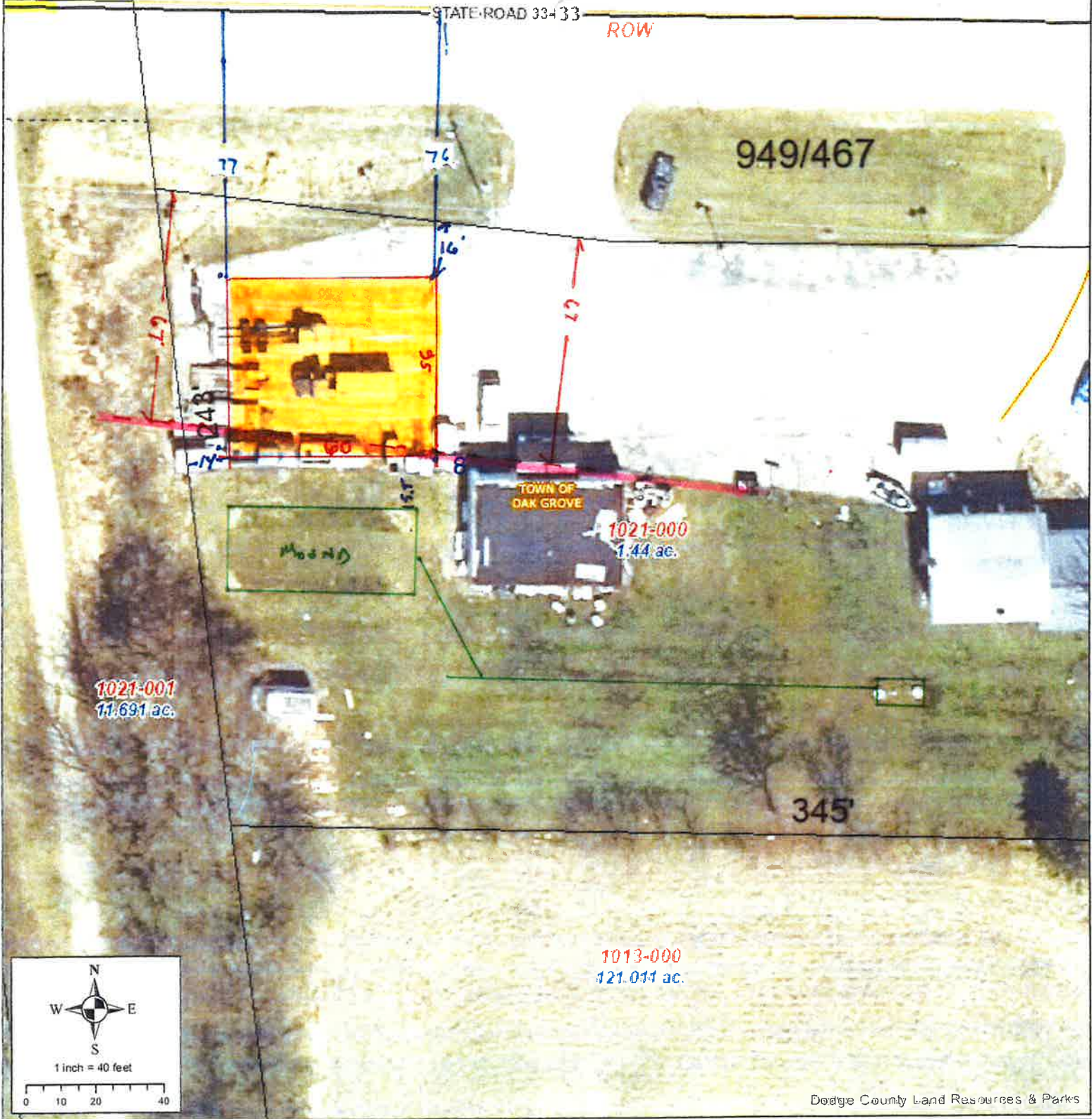
However, It is the staff's position that that the Board will be unable to make the findings that are necessary in order to grant a variance in this case and therefore the variance request should be denied.

LRP QMap

0331-000
11.911 ac.

960/81

The data used to create this map is a compilation of records, information, and data from various city, county, state agencies, 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

<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
--	--	--	---	---

Date: 6/17/2022

Dodge County Board of Adjustment Decision

County Variance Application No. 2022-0481
County Land Use Permit Application No. 2022-0480
Filing Date: June 13, 2022
Hearing Date: July 21, 2022

Applicant (Agent):

Aaron Wolstein
W5905 STH 33
Horicon WI 53032

Owner:

BFS INVESTMENTS LLC
820 CONCORD ST N #109
ST PAUL MN 55075

Location

PIN#: 034-1115-1021-000
Property Location: NE 1/4 NW 1/4, Section 10, T11N, R15E,
Township of Oak Grove, Dodge County, Wisconsin
(W5905 STH 33)

County Jurisdiction

The County has Jurisdiction over this site as the Town of Oak Grove has adopted the County's 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.

Appellants Request

On June 13, 2022 an application for a variance request was submitted by the appellant with a request to the terms of the Setback requirements of the Dodge County Land Use Code to allow the construction of a detached accessory structure (56' x 60' Shed). According to County records the Right of Way varies and the greatest setback is the minimum required 67 foot setback. Where said shed will be located 16' from Road Right of Way of STH 33. As proposed the shed will be 51 feet within the required setback, thus not compliance with the code provisions.

CONCLUSIONS OF LAW

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

The appellants request to Subsections 5.1.1, and Table 5.1-1 of the Code are "area" variances.

(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 detached accessory structure (56' x 60' Shed) on this lot in compliance with the highway setback lines?

(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 requests?

(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?

? 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.

? Others

Motion by _____ to (approve / deny) the variance request to allow the construction of a detached accessory structure (56' x 60' Shed). According to County records the Right of Way varies and the greatest setback is the minimum required 67 foot setback. Where said shed will be located 16' from Road Right of Way of STH 33. As proposed the shed will be 51 feet within the required setback, 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
Vacant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Rodney Justman	<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
Sharon Schumann (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 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

June 22, 2022

Aaron Wolstein
W5905 STH 33
Horicon WI 53032

BFS INVESTMENTS LLC
820 CONCORD ST N #109
ST PAUL MN 55075

RE: Determination of Application Completeness
Variance Application: #2022-0481
Property location: NE 1/4 NW 1/4, Section 10, T11N, R15E,
Township of Oak Grove, Dodge County, Wisconsin
W5905 STH 33

Dear Aaron Wolstein;

The Dodge County Land Resources and Parks Department has received your Variance application to allow the construction of a detached accessory structure (56' x 60' Shed). Where said shed will be located 16' from Road Right of Way of STH 33. As proposed the shed will be 51 feet within the required setback, thus not compliance with the code provisions. On June 22, 2022, the Department has determined that your Variance application is complete. This application will be forwarded to the Dodge County Board of Adjustment for review at a public hearing on Thursday, July 21, 2022 at 7:30 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin. You and other interested parties may appear in person or may be represented by an agent or attorney. If you or your agent can not attend the hearing, please contact the Land Resources and Parks Department to discuss your options.

Please Note: The Board of Adjustment members will be conducting an on-site visit on July 14, 2022 to review the site and the proposed construction project. Please make sure that the proposed construction project is staked out so that the Board can review your proposal. Your attendance during the on-site visit is not required.

If you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

Terry R. Ochs
Senior Land Use / Sanitary Specialist
tochs@co.dodge.wi.us
(920) 386-3270
Dodge County
Land Resources and Parks



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. 220481	Issue Date:
Application Date: 6/30/2023	Receipt #: CC

Variance Application

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

Names and Mailing Addresses		Property Description																	
Applicant (Agent) <i>Aaron Wolstein</i>	Parcel Identification Number (PIN) <i>034-1115-1021-000</i>																		
Street Address <i>W5905-WI-33</i>	Town <i>OAK GROVE</i>																		
City • State • Zip Code <i>Horicon WI 53032</i>	<table border="1"> <tr> <td>NE ^¼</td> <td>NW ^¼</td> <td>Section</td> <td>T</td> <td>N</td> <td>R</td> <td>E</td> </tr> <tr> <td><i>NE</i></td> <td><i>NW</i></td> <td><i>10</i></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	NE ^¼	NW ^¼	Section	T	N	R	E	<i>NE</i>	<i>NW</i>	<i>10</i>								
NE ^¼	NW ^¼	Section	T	N	R	E													
<i>NE</i>	<i>NW</i>	<i>10</i>																	
Property Owner (If different from applicant) <i>Bulk Fluid Investments</i>	Subdivision or CSM #																		
Street Address <i>820 Concord St. N Ste 104</i>	Site Address <i>W5905 WI-33</i>																		
City • State • Zip Code <i>St Paul MN 55075</i>	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																		
Present property use: <i>Industrial / Residential</i>																			
List any prior variances that have been granted or denied for this property: <i>8-4-2004 unclassified use, 2-1-2005 use sign & light poles,</i>																			
Describe all nonconforming structures and uses on this property: <i>existing workshop</i>																			
List the terms of the Land Use Code for which you are requesting a variance (section # and code provision requirements): <i>S.1. table S.1-1 Hwy set back state Road 67' from Right of Way and 100' from centerline</i>																			
Variance Requested: <i>Requesting 16' from Right of Way of 80' or - from centerline</i>																			
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? <i>Due to septic tank & line location, lot is restrictive of possible locations</i>																			

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

Has a greater Road Right of Way, ~~is~~ is greater than typical properties. Septic system location. Prior use of property was ~~limited~~ any use of expansion.

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, trying to keep production out of the elements, maintain site cleanliness & aesthetics clean. Will not have use of property. Keep chemicals inside out of the elements

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

I believe there would be no affect to the public

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.

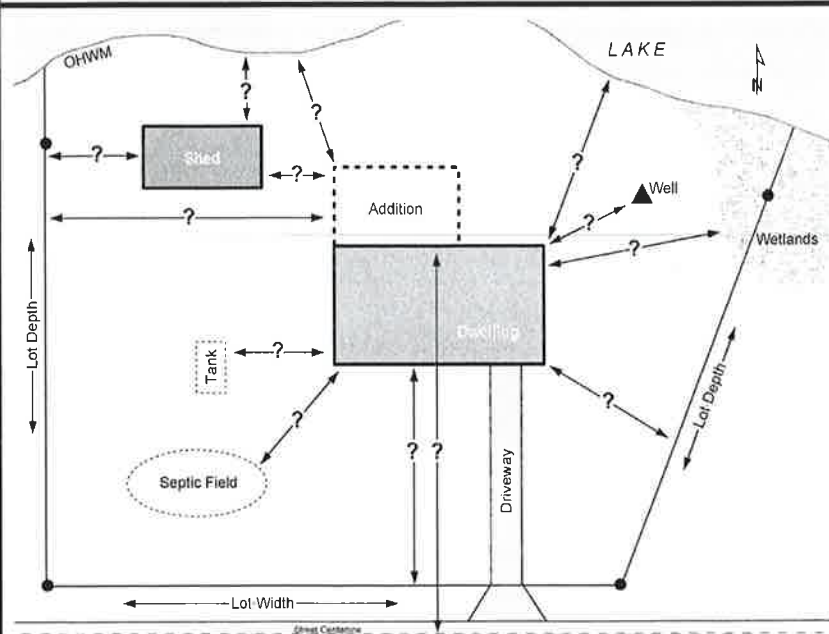
Signature of owner or authorized agent: _____

Date: 6-13-22

Daytime Contact Number (608) 635-6405

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)



Dodge County

Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

June 22, 2022

BFS INVESTMENTS LLC
820 CONCORD ST N #109
ST PAUL MN 55075

Aaron Wolstein
W5905 STH 33
Horicon WI 53032

COPY

RE: Notice of Permit Refusal

Site Location: NE 1/4 NW 1/4, Section 10, T11N, R15E,
Township of Oak Grove, Dodge County, Wisconsin
PIN# 034-1115-1021-000
Activity # 2022-0480

Dear Mr. Wolstein:

Your application for a permit to construct a Detached Accessory Structure (56' x 60', shed) on property described above is hereby denied for failure to comply with the following sections of the Dodge County Land Use Code:

Subsection 5.1.1 and Table 5.1.2-2 of the Code which refers to the distances that all buildings and other structures are required to be setback from all roads. On a State Road, the required setback is 100 feet from its centerline or 67 feet from its right of way, whichever is the greatest distance of the two. According to County records, the greatest required highway setback at this location is 67 feet from the road right of way of STH 33. As proposed, the structure (56' x 60', shed) will 16' from the right of way or approximately 51 feet within the required highway setback lines and therefore prohibited by the Code.

Therefore, the County is unable to issue a permit for this proposed structure (56' x 60', shed) structure. You have the right to appeal the decision of the Land Use Administrator to the Dodge County Board of Adjustment. And on June 13, 2022, a variance application was received and will be forwarded on to the Dodge County Board of Adjustment.

If you have any questions, feel free to contact the Dodge County Planning and Development office at (920) 386-3700.

Sincerely,

Terry R. Ochs
Senior Land Use / Sanitary Specialist
tochs@co.dodge.wi.us
(920) 386-3270
Dodge County
Land Resources and Parks

Land Use Permit

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

This Area For Office Use Only

COUNTY ID No. 220480	Receipt No. CC
Permit Expiration Date	Application Date 4-13-2022
	Sanitary Permit

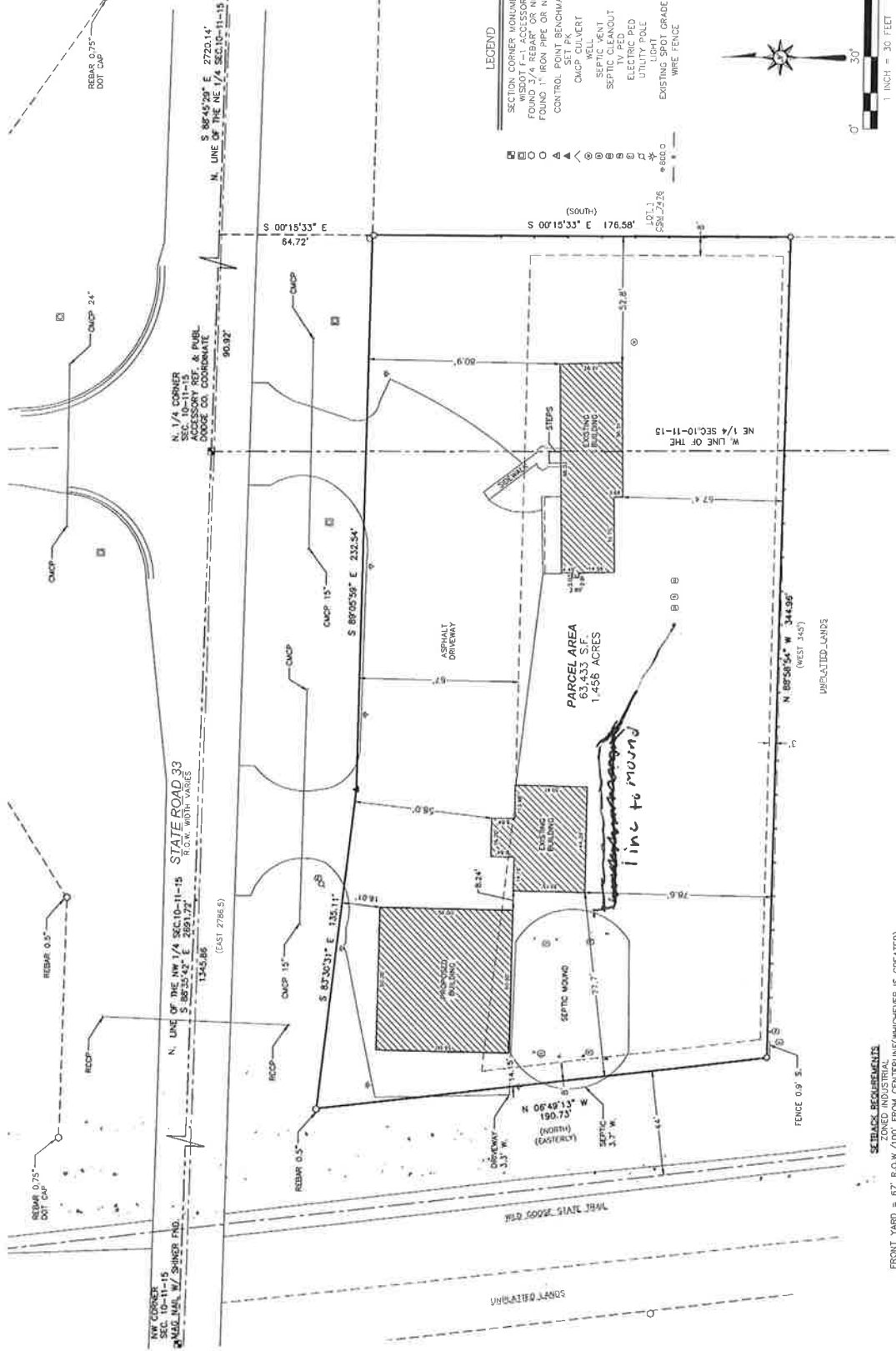
498

PERMIT APPLICATION FEE: \$50 plus \$2 per \$1,000 cost of the project (Payable to: Dodge County) / **CITY OF JUNEAU (\$25 or After the Fact/\$50)**
 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

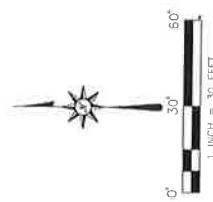
NAMES & MAILING ADDRESSES		PROPERTY INFORMATION				
Applicant/Agent/Contractor (If Contractor: Please Include State Certification No.) Aaron Wolstein		Parcel Identification Number (PIN) 034-1115-1021-000				
Street Address W 5905 WI-33		Town Oak Grove	T	N	R	E
City • State • Zip Code Horicon, WI 53032		NE ^{1/4}	NW ^{1/4}	Section 10	Acreage 1.44	Lot (Block)
Property Owner Bulk Fluid Investments		Subdivision or CSM (Volume/Page/Lot)				
Street Address 820 Concord St N Suite 104		Address Of Property (DO NOT include City/State/Zip Code) W 5905 WI-33				
City • State • Zip Code St Paul MN 55075		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 type="checkbox"/> Single-Family Residential <input type="checkbox"/> Working Farm <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other <u>Industrial / Residential</u>		<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 type="checkbox"/> Home Addition (Complete additional project information below)						
<input type="checkbox"/> Filling, Grading, Ditching, Dredging, Lagooning, and/or Excavating- Contact this office for assistance with determining type of permit needed Other <u>Replacer existing shop/Building</u>						
Width <u>56</u>		Additional Project Information				
Length <u>60</u>		Home Addition: Total number of bedrooms? Before _____ After _____				
Total Area <u>3360</u>		Barn Information: Will it house any animals? If yes, complete Animal Units Worksheet.				
Total Stories <u>1</u>		Sign Information: <input type="checkbox"/> Single-Sided <input type="checkbox"/> Double-Sided				
Height (To roof peak) <u>27'8"</u>		<input type="checkbox"/> Located On-Premise <input type="checkbox"/> Located Off-Premise				
Estimated Cost (w/Labor) \$ <u>224,000</u>		<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.						

PLAT OF SURVEY

UNPLATTED LANDS BEING PART OF THE NW 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF SECTION 10, T11N, R15E, TOWN OF OAK GROVE, DODGE COUNTY, WISCONSIN.



- LEGEND**
- SECTION CORNER MONUMENT
 - FOUND 1/4 REBAR (SEE DOCUMENT)
 - FOUND 1\"/>



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, 1983 AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 10-11-15 PUBLISHED BY DODGE COUNTY AS SB63542E.

NOTES:
 * A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.

LEGAL DESCRIPTION PER DOC. # 125650A

A PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10, T11N, R15E, TOWN OF OAK GROVE, DODGE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT POINT IN THE CENTER LINE OF STATE TRUNK HIGHWAY "33" (ALSO NORTH LINE OF SECTION 10, T11N, R15E, TOWN OF OAK GROVE, DODGE COUNTY, WISCONSIN) DISTANCE 278.3 FEET EAST OF THE NW CORNER OF SECTION 10, THENCE SOUTH A DISTANCE OF 14.15 FEET TO THE CENTER LINE OF SAID HIGHWAY, THENCE WITH THE CENTER LINE OF SAID HIGHWAY, A DISTANCE OF 345 FEET TO THE EASTERN RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD, THENCE NORTH-WESTERLY ALONG SAID RIGHT OF WAY LINE OF SAID RAILROAD, A DISTANCE OF 190.73 FEET TO THE CENTER LINE OF STATE TRUNK HIGHWAY "33", THENCE EAST ALONG SAID CENTERLINE A DISTANCE OF 190.73 FEET TO THE BEGINNING EXCEPTING THEREFROM LOTS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 895, PAGE 467, IN THE OFFICE OF THE REGISTER OF DEEDS, DODGE COUNTY, WISCONSIN.

DRAFT

SETBACK REQUIREMENTS
 ZONED INDUSTRIAL
 FRONT YARD = 67' R.O.W./100' SETBACK (WHICHEVER IS GREATER)
 SIDE YARD = 3'
 REAR YARD = 3'

SURVEYOR'S CERTIFICATION:
 I, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND MONUMENTS, AND THE LOCATION OF ALL EASEMENTS, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, EASEMENTS, ENCROACHMENTS, AND ENCROACHMENTS OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASED, MORTGAGED OR GUARANTEED THE TITLE THERE TO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. OROURKE, PROFESSIONAL LAND SURVEYOR 5-2771

DATE	06/07/2022
JOB NO.	22131
SHEET	1 OF 1
CLIENT	AARON WOLSTEIN
PROJECT	BOUNDARY
WORKS	PLAT OF SURVEY
DRAWING	N2131 SURVEY.DWG
DRAWN BY	JOO
CHECKED BY	MTD
LOCATION	W5905 STATE ROAD 33 OAK GROVE, WISCONSIN



APPLICATION FORM COMPLETION TIPS

Property Identification Number (PIN): The PIN can be found in the upper right-hand corner of the tax bill for the property. Alternatively, the PIN can also be found using the [Land Records Search Tool](#) located on the Dodge County Website (www.co.dodge.wi.us) or by contacting the County Property Description Office (920) 386-3770 (propertydescription@co.dodge.wi.us).

Riprap & Ag Ditch Cleanout Projects: Additional supplemental forms/information may also be required.

Barn Projects: Depending upon the number of animals, an "Animal Units Worksheet" may also be required.

Wireless Communication Facility Category 2 Collocation Projects: – Submit two copies of detailed design specifications of the tower and supporting equipment which includes a side view illustration of the proposed tower showing the overall tower height and the proposed antennae locations.

The Application must be signed and dated to be valid. Application will not be processed without payment of the required fee.

Property Line Location Markers: The property owner is responsible to clearly mark the boundary lines and the boundary corners adjacent to where the proposed construction will take place. Markings shall be clearly visible and accurate prior to, as well as at, the time of inspection. This may be by means of the property owner marking the boundary line(s) and the boundary corner(s) themselves or having the boundary line and boundary corners surveyed and marked by a professional. If the location of the property line(s) marked by the property owner or his/her agent is not consistent with the location of the property line(s) shown on public records or if there is a disagreement by any of the parties involved about the location of the boundary line(s), the Department may require the property line(s) to be surveyed by a registered land surveyor at the owner's expense.

Building Plans: Building plans are a graphical representation of what a building will look like after construction. Building plans shall include all proposed construction including all proposed attachments or extensions from the main structure including decks, platforms, landings, patios, attached garages, porches, lean-to structures and overhangs greater than 2 feet in width, etc.

SITE PLAN (SKETCH) COMPLETION TIPS

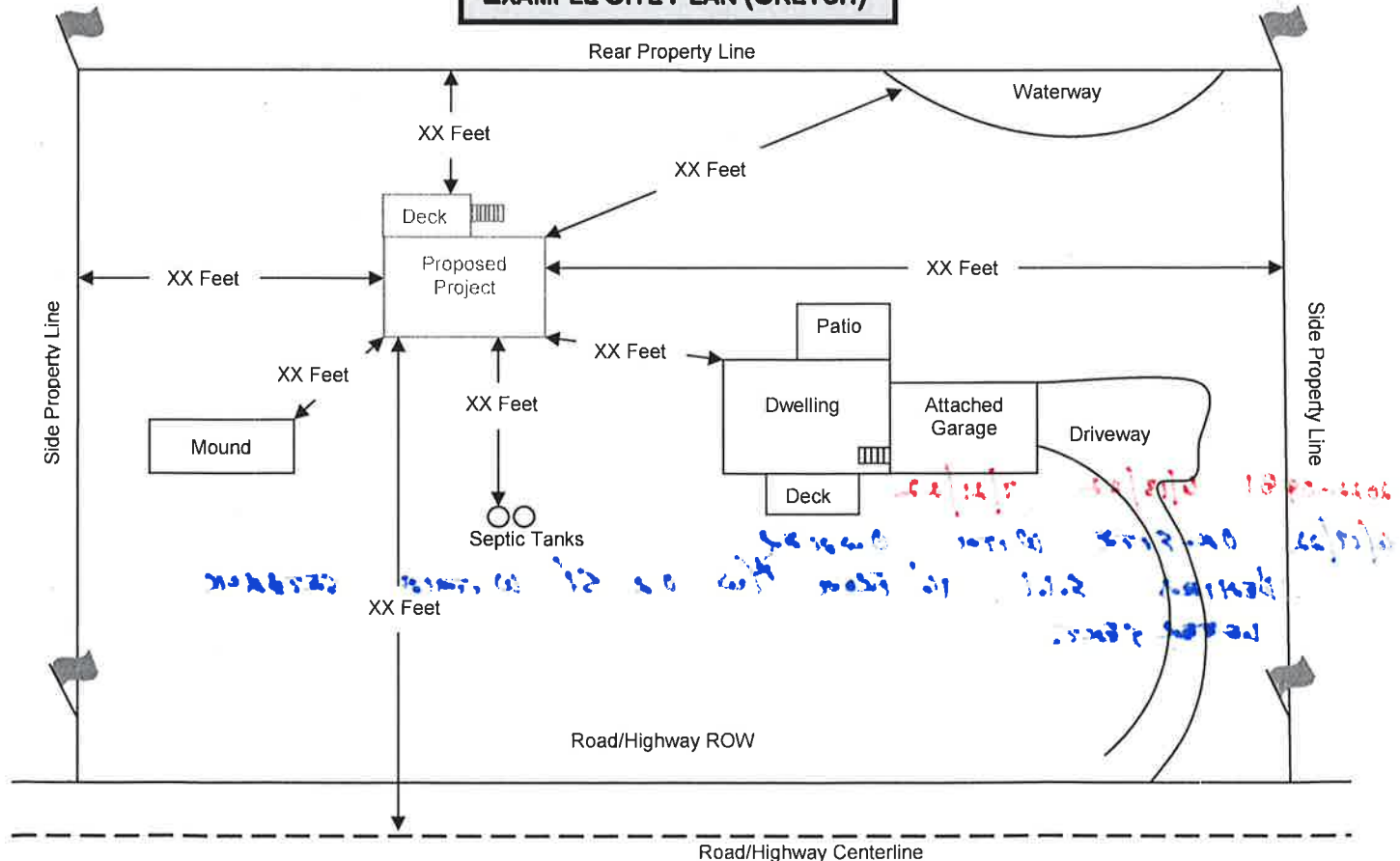
ALL applications must be accompanied by a site plan (sketch). You may use an aerial photo which can be obtained by using the Dodge County Web mapping tool at <http://dodgecowi.wgxtreme.com/>, the attached (blank) site plan or supply your own.

Where applicable, the site plan must show the setback or distance (either scaled or dimensioned) of the proposed project from such items as:

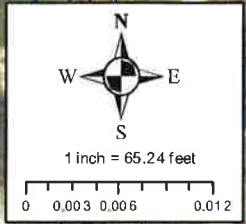
- ✓ Side and Rear Lot/Property Line(s)
- ✓ Abutting Road/Highway Centerline(s)
- ✓ Nearby Lakes and/or Creeks/Streams
- ✓ Nearest Adjacent Structure/Building on Lot
- ✓ Septic/Holding Tank and/or Pump Chamber
- ✓ Septic System Absorption Area (Mound, Trench, Drainline, etc.)

NOTE: Generally, setbacks (distances) greater than 200 feet can be estimated. Missing, ambiguous, imprecise or inaccurate information will result in delay in the review and/or issuance of the permit application.

EXAMPLE SITE PLAN (SKETCH)



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 misinterpretation 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	<u>Non-Metallic Mining</u>	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

Land Resources and Parks Department Staff Report

County Variance Application No. 2022-0496
County Land Use Permit Application No. 2022-0429
Filing Date: June 16, 2022
Hearing Date: July 21, 2022

Applicant / Owner:
Steve Martin
N302 Lincoln Rd
Ixonia, WI 53036

Location

PIN#: 002-0917-3142-000

Property Location: NW ¼, SE ¼, Section 31, T09N, R17E, Town of Ashippun, Dodge County, Wisconsin the site address being N302 Lincoln Rd.

County Jurisdiction

The County has Jurisdiction over this site as the Town of Ashippun has adopted the County's 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.

Appellants Request

On July 16, 2022, a request for a variance to the terms of the Highway Setback District provisions of the Dodge County Land Use Code was submitted to allow the construction of a detached accessory structure (36' x 48', Shed), where said shed will be located 18.25 feet from the Town Road Right of Way of Oak Road. As proposed the structure will be 23.75 feet within the required highway setback lines.

Features

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

The property is located within the A-1 Prime Agricultural zoning district;

The property is presently being used for residential and agricultural use;

The physical features of this approximate 5.4 acre lot include a gently sloping topography with slopes ranging from 2-12%. The parcel contains a residence, detached garage and several accessory structures.

The general character of the surrounding land use consists of agricultural land, wood lots, and wetland to the northeast. There are several nonfarm residential lots along Lincoln and Oak Roads.

The property has been the subject of a prior variance described as:

- 30'x45' and 8'x10' Accessory structure within the streetyard granted on June 10th, 1996.

The County was unable to find any records on file for the following nonconforming structures that are located on this property in apparent violation of the County Highway Setback provisions of the Code:

- An approximate 16'x24' wood shed structure that is located within the highway setback of Oak Road;
- An approximate 18'x10' shed is located within the highway setback and road right-of-way of Oak Road.

On July 16th, 2022 an application for a County Land Use Permit was made by the appellant in order they be allowed to construct a detached accessory structure (36' x 48', Shed) on this lot where said shed will be located approximately 18.25 feet from the Town Road Right of Way of Oak Road.

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

Subsection 5.2.3 and Table 5.1-1 of the County Land Use Code refer to the distances that all buildings and other structures are required to be setback from all roads. On a Town Road, the required setback is 75 feet from its centerline or 42 feet from its right of way, whichever is the greatest distance of the two. According to County records, the required highway setback at this location is 42 feet from the road right-of-way of Oak Road. As proposed, the shed will begin at approximately 18.25 feet from the road right-of-way or approximately 23.75 feet within the required highway setback lines and therefore prohibited by the code.

The appellant is requesting an area variance to Section 5.2.3 and Table 5.1.1 of the Highway Setback provisions of the Dodge County Land Use Code.

Town Recommendation:

- No response from Town – 30-days elapsed;

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 Section 5.2.3 and Table 5.1-1 of the Dodge County Land Use 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 unique to the property and if granted, the variance would not be contrary to the public interest.

The staff points out that the appellants are the owners of the approximate 5.1 acre parcel in Section 31, Town of Ashippun along the south side of Oak Road. Said road dedication was accepted by the Town Board of Ashippun in 1985 when this lot was created and the road dedication was necessary in order for the lot to meet the road frontage provisions of the Code. This portion of the road extension has never been upgraded or installed by the Town or Owner as of this date and access to this lot is by an existing driveway which abuts at the east end of the paved portion of Oak Road to the west. It is the staff's position that the right-of-way exists and is owned by the Town and all structures to be located on this lot are required to be located a minimum of 42 feet from the road right-of-way. It is the staff's position that there are no conditions that are unique to this property that would suggest this variance be granted as the appellant has other options to locate a shed in compliance with the highway setback lines and therefore the variance request should be denied.

3113-000
37.092 ac.

Ashippun
Sanitary

3114-000
71.36 ac.

ated per csm #1796

OAK RD

ROW

18' 3"

66.02'

515'

32' 6"

N302

TOWN OF
ASHEPPUN

(1)

3142-000
5.14 ac.

3143-000
62.2 ac.

435'

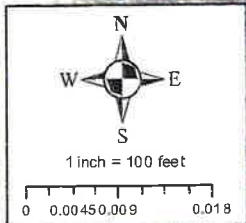
#1796

12/28

435'

515'

3141-000
55.16 ac.



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	Rivers/Streams/Creeks	General Agricultural
Sewer Service Areas	Non-Metallic Mining			Prime Agricultural
Highly Developed Shoreline	Active 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

Dodge County Board of Adjustment Decision

County Variance Application No. 2022-0496
County Land Use Permit Application No. 2022-0429
Filing Date: June 16, 2022
Hearing Date: July 21, 2022

Applicant / Owner:

Steve Martin
N302 Lincoln Rd
Ixonla, WI 53036

Location

PIN#: 002-0917-3142-000
Property Location: NW ¼, SE ¼, Section 31, T09N, R17E, Town of Ashippun, Dodge County, Wisconsin the site address being N302 Lincoln Rd.

County Jurisdiction

The County has Jurisdiction over this site as the Town of Ashippun has adopted the County's 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.

Appellants Request

On July 16, 2022, a request for a variance to the terms of the Highway Setback Overlay District provisions of the Dodge County Land Use Code was submitted to allow the construction of a detached accessory structure (36' x 48', Shed), where said shed will be located 18.25 feet from the Town Road Right of Way of Oak Road. As proposed the structure will be 23.75 feet within the required highway setback lines.

CONCLUSIONS OF LAW

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

The appellants request to Subsections 5.1.1, and Table 5.1-1 of the Code are "area" variances.

(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 detached accessory structure (36' x 48', Shed) on this lot in compliance with the highway setback lines?

(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 requests?

(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?

- ? 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.
- ? Others

Motion by _____ to (approve / deny) the variance request to allow the construction of a detached accessory structure (36' x 48', Shed), where said shed will be located 18.25 feet from the Town Road Right of Way of Oak Road. As proposed the structure will be 23.75 feet within the required highway setback lines, 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
Vacant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Rodney Justman	<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
Sharon Schumann (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 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

June 23, 2022

Steve Martin
N302 Lincoln Rd
Ixonia, WI 53036

RE: Determination of Application Completeness
Variance Application: #2022-0496
Property location: NW ¼, SE ¼, Section 31, T09N, R17E, Town of Ashippun, Dodge County, Wisconsin the site address being N302 Lincoln Rd.

Dear Steve Martin;

The Dodge County Land Resources and Parks Department has received your Variance application to allow the construction of a detached accessory structure (36' x 48', Shed). Where said shed will be located 18.25 feet from the Town Road Right of Way of Oak Road. As proposed the structure will be 23.75 feet within the required setback, thus not in compliance with code provisions. On June 23, 2022, the Department has determined that your Variance application is complete. This application will be forwarded to the Dodge County Board of Adjustment for review at a public hearing on Thursday, July 21, 2022 at 7:45 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin. You and other interested parties may appear in person or may be represented by an agent or attorney. If you or your agent can not attend the hearing, please contact the Land Resources and Parks Department to discuss your options.

Please Note: The Board of Adjustment members will be conducting an on-site visit on July 14, 2022 to review the site and the proposed construction project. Please make sure that the proposed construction project is staked out so that the Board can review your proposal. Your attendance during the on-site visit is not required.

If you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

Terry R. Ochs
Senior Land Use / Sanitary Specialist
tochs@co.dodge.wi.us
(920) 386-3270
Dodge County
Land Resources and Parks



**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

Variance Application

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

THIS AREA FOR OFFICE USE ONLY	
Activity No. 220496	Issue Date:
Application Date: 6-16-2022	Receipt #: 5027-0017

Names and Mailing Addresses		Property Description			
Applicant (Agent) <i>Steve Martin</i>	Parcel Identification Number (PIN) <i>002-0917-3142-000</i>	T	N	R	E
Street Address <i>N302 Lincoln Road</i>	Town <i>Ashippun</i>				
City • State • Zip Code <i>IXONIA, WI 53036</i>	Section <i>31</i>				
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 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:
None

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

Variance Requested:

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?
Deeded Right-a-way OAK Road

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

THE SET BACKS

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, this site is close to electric & the house, the land is flat, and it is very convenient.

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

Not at all

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.

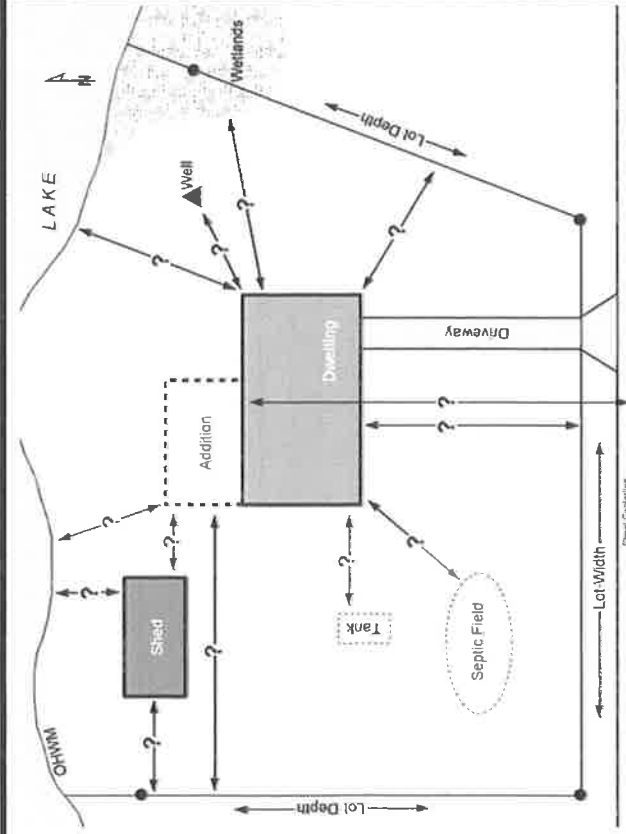
Signature of owner or authorized agent: *HO Minto*

Date: *6/13/2022*

Daytime Contact Number (*920*) *248* - *0318*

SITE PLANS AND BUILDING PLANS

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



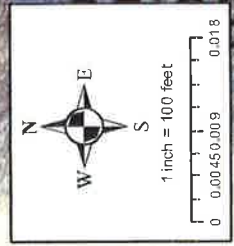
Site plans must be drawn to scale and/or all dimensions given, such as:

- 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)

ated per csm #1796



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
			Waste/body
			ROW/City/Village



Dodge County Land Resources and Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

COPY

June 20th, 2022

Steve Martin
N302 Lincoln Rd
Ixonia, WI 53036

RE: Notice of Permit Refusal
PIN# 002-0917-3142-000

Location: NW ¼, SE ¼, Section 31, T09N, R17E, Town of Ashippun, Dodge County, Wisconsin the site address being N302 Lincoln Rd.

Dear Mr. Martin:

Your application for a land use permit to construct a shed on the property described above is being withheld for the following reason:

Subsection 5.1.2.E and Table 5.1.2-2 refer to the distances that all buildings and other structures are required to be setback from all streets and highways. On a Town Road, the required setback is 75 feet from the centerline or 42 feet from the road right-of-way, whichever distance is greater. At this location the required setback is

75 feet from the centerline of Oak Road.

42 feet from the road right-of-way of Oak Road.

As proposed the shed is within the 75' setback of Oak Road, thus not in compliance of the Land Use Code. Please note, that per our conversation on June 6th, you mentioned talking to the Town about removing that portion of Oak Road from being a Town Road. As of now, the permit will remain on hold. If the Town is unable to remove that portion of Oak Road from being considered a road, the County is unable to issue a permit for your proposed construction projects unless the construction is modified so as to comply with the code provisions mentioned above or unless a variance is granted to the hwy setback standards of the code. A variance application form has been enclosed for your review.

If you have any questions, feel free to give me a call.

Sincerely,

Morgan Wisth
Land Use/Sanitation Specialist
Dodge County Code Administration
920-386-3710 | mwisth@co.dodge.wi.us | 127 E Oak St. Juneau, WI 53039

Land Use Permit

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

This Area For Office Use Only

COUNTY ID No. 220429	Receipt No. 4931-0005
Permit Expiration Date	Application Date 5-31-2022
	Sanitary Permit <u> </u>

PERMIT APPLICATION FEE: \$50 plus \$2 per \$1,000 cost of the project (Payable to: Dodge County) CITY OF JUNEAU (\$25 or After the Fact/\$50)
 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.) Steve Martin		Parcel Identification Number (PIN) 002-0917-3147-000			
Street Address N 302 Lincoln Rd		Town Ashippun	T 09	N 17	R E
City • State • Zip Code Ironia, WI. 53036		NW ^{1/4}	SE ^{1/4}	Section 31	Acreege 60.3
Property Owner <input checked="" type="checkbox"/> Same as applicant		Subdivision or CSM (Volume/Page/Lot) 1CSM1796			
Street Address		Address Of Property (DO NOT include City/State/Zip Code)			
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 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"/> 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) ***

- NEW STRUCTURE/CONSTRUCTION REPLACEMENT OF EXISTING ADDITION TO AN EXISTING
- | | | | |
|--|-----------------------------------|--|--|
| <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 checked="" 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 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 36
 Length 48
 Total Area 1728
 Total Stories ONE
 Height (To roof peak) 23 Feet

Additional Project Information

- Home Addition:** Total number of bedrooms? Before _____ After _____
- 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) \$ 120,000

◆ ◆ ◆ **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?

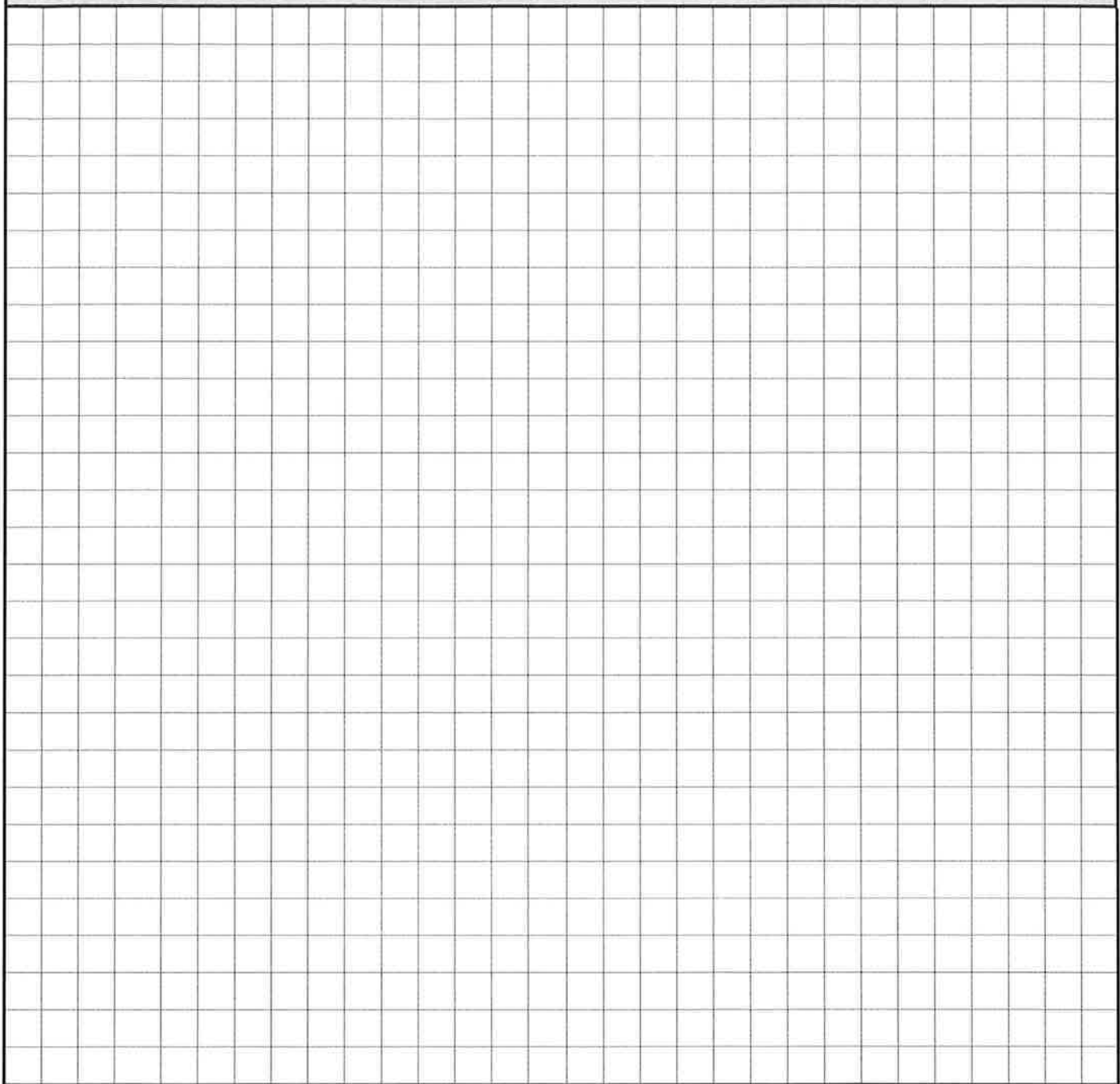
- NO ⇒ Sign and date application below.
 YES ⇒ A County **CONDITIONAL USE PERMIT (CUP)** may [also] be needed. Contact this office for assistance regarding the CUP process. Sign and date application below.

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) Steve Martin Daytime Contact Phone (920) 206-0992 or Email: Spencer.lane.pastures@gmail.com
 Signature Steve Martin Date 5-26-2022 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:				
<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**

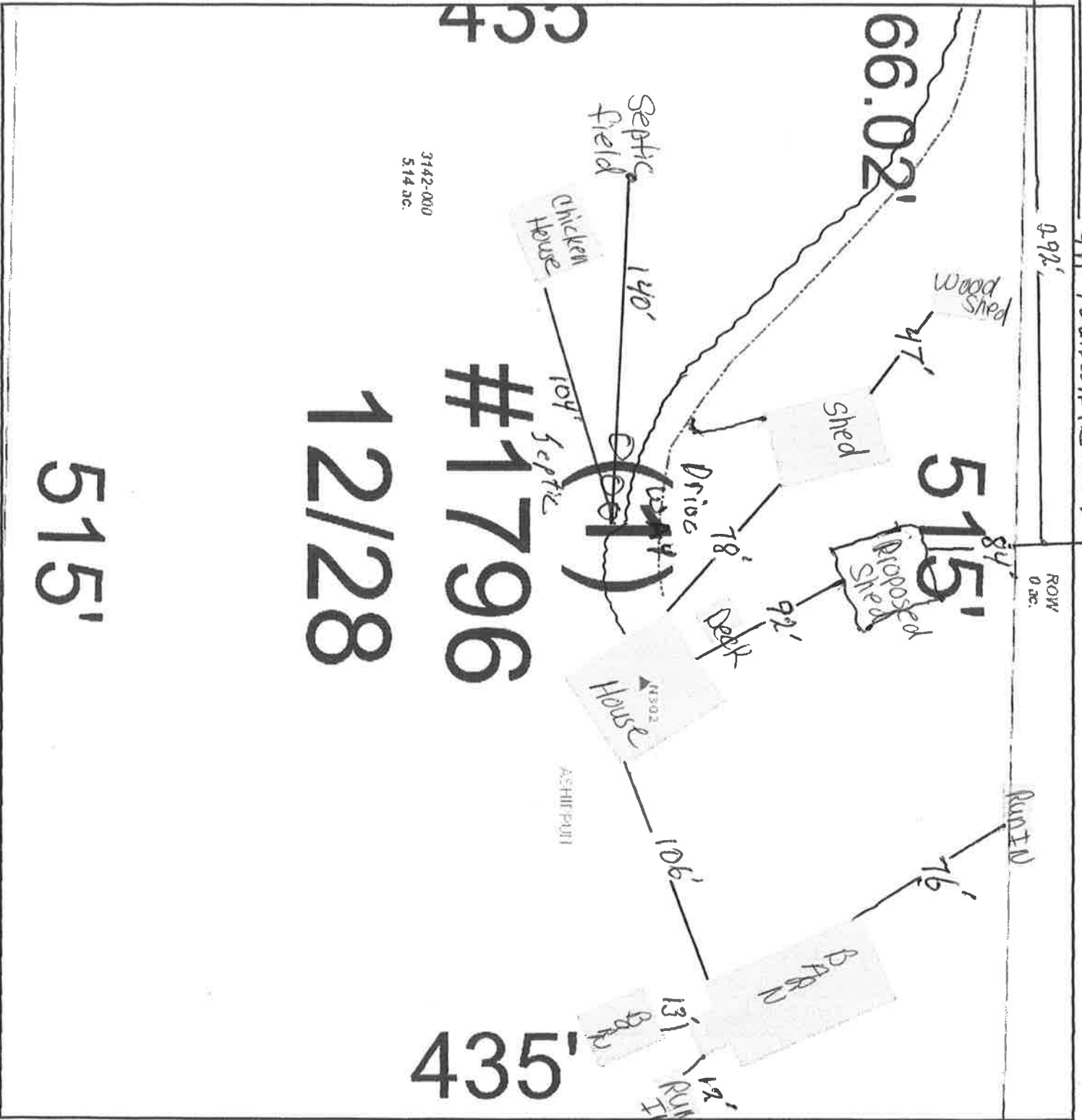
Legend

- Parcels
- Parcel Labels
- CSW Boundaries
- CSW Lots
- Sub and Condo Lots
- Subdivisions and Condo Boundaries
- Encumbrances
- ROW
- Address Points
- Address Labels
- Driveways
- Building Footprints
- Misc Lines
- Cities and Villages (scale below 30k)
- Towns
- Sections
- State Roads
- County Roads
- Federal Roads
- Interstates
- Centerline
- Lakes and Rivers
- Horizon Marsh
- Surrounding Counties



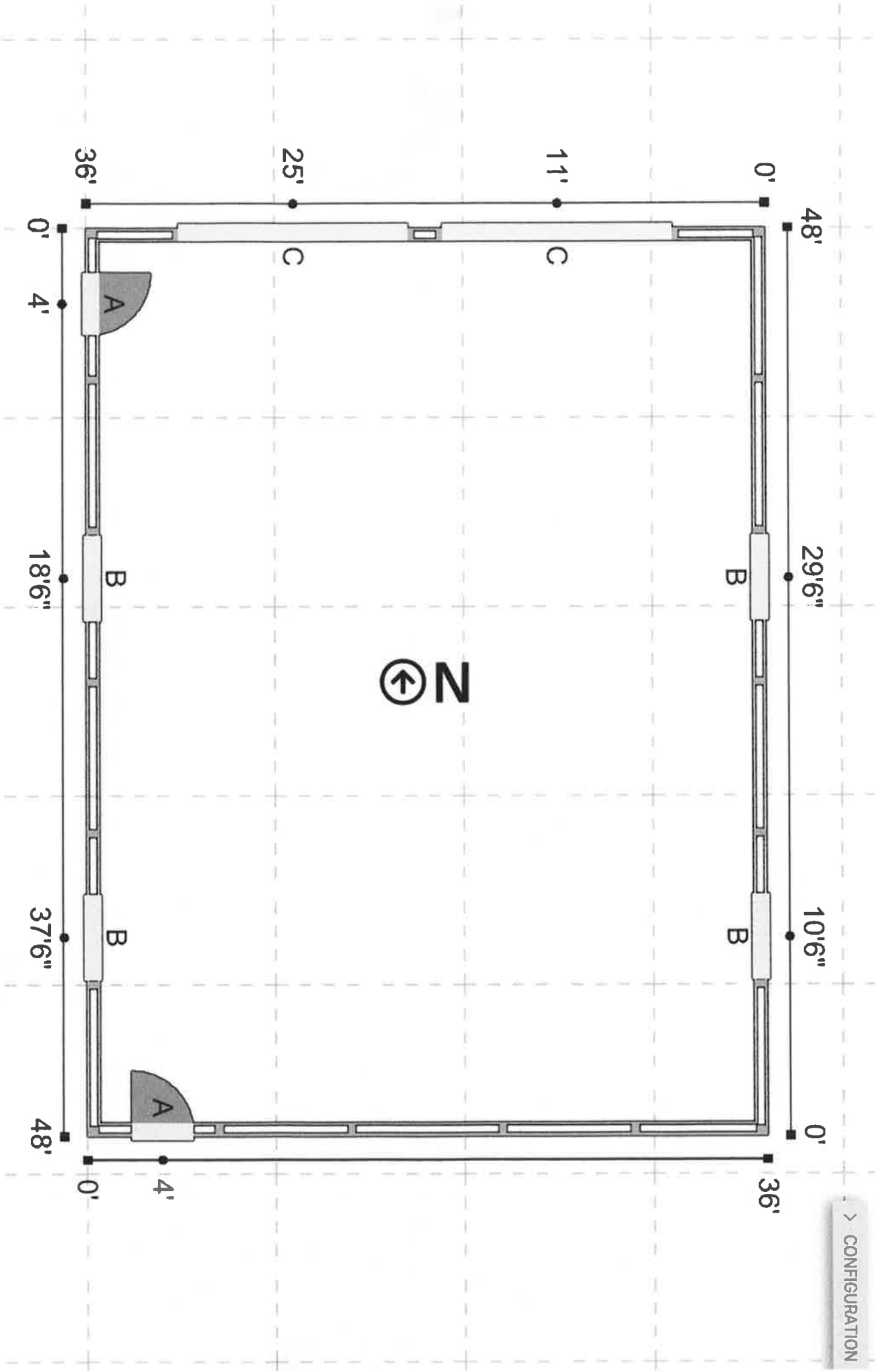
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date printed:	04/22 2:15 PM
Scale:	









> CONFIGURATION

Margaret & Stephen Martin
Town of Ashippun, Sec. 31

3113-000
JAEGER
37.1 ac.

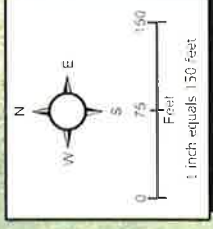
OAK RD



3143-000
BROOKS WJ PROPERTIES LLC
92.2 ac.

3141-000
MARTIN REVOCABLE TRUST
55.2 ac.

This is a computer-generated map and should not be used for any legal purposes. Do not rely on this information for any legal purposes. Do not use or misuse this information.



DODGE COUNTY BOARD OF ADJUSTMENT MINUTES

July 14, 2022

The Dodge County Board of Adjustment met on this July 14, 2022 at 9:30 a.m. in Room 302, Land Resources and Parks Conference Room, on the third floor of the Administration Building, Juneau, Wisconsin.

Roll Call was taken.

Members present were as follows: Rodney Justman, William Nass, Jon Schoenike and Sharon Schumann,. Members excused were Harold Hicks.

The staff present at the request of the chairman were Terry Ochs.

Chairman Nass noted that a quorum is present.

The Chairman requested confirmation from the staff on whether the meeting was posted in compliance with the open meeting law.

Mr. Ochs from Land Resources and Parks Department noted that the proper meeting notices were posted by the Dodge County Clerk;

The agenda was reviewed by the Board;

Motion by William Nass to approve the agenda as written.

Second by Jon Schoenike

Vote: 4-0 Motion carried.

The minutes from the April 21, 2022 meeting were reviewed by the Board.

Motion by Rodney Justman to approve the minutes as written.

Second by Sharon Schumann

Vote: 4-0 Motion carried.

The minutes from the May 19, 2022 meeting were reviewed by the Board.

Motion by Sharon Schumann to approve the minutes as written.

Second by Rodney Justman

Vote: 4-0 Motion carried.

Election of Officers: Chairman, Vice-Chairman and Secretary;

Chairman

The Chairman opened the floor for nominations to the office of the Chairman

Motion Jon Schoenike to nominate William Nass for Chairman,

Second Sharon Schumann;

William Nass accepted the nomination;

No other nominations entered;

Motion Jon Schoenike to close nominations,

Second by Sharon Schumann Motion Carried;

Vote: 3-0 to approve William Nass as Chairman

Vice Chairman

The Chairman opened the floor for nominations to the office of the Vice-Chairman

Motion Jon Schoenike to nominate Rodney Justman for Vice-Chairman,

Second Sharon Schumann

Rodney Justman accepted the nomination;

No other nominations entered;

Motion Jon Schoenike to close nominations,

Second by Sharon Schumann Motion Carried;

Vote: 3-0 to approve Rodney Justman as Chairman

Secretary

The Chairman opened the floor for nominations to the office of the Secretary

Motion William Nass to nominate Jon Schoenike for Secretary,

Second Rodney Justman;

Jon Schoenike accepted the nomination;

No other nominations entered;

Motion William Nass to close nominations,

Second by Sharon Schumann Motion Carried;

Vote: 3-0 to approve Jon Schoenike as Secretary

Chairman William Nass requested Terry Ochs of the Land Resources & Parks Department to accompany the Board on the following on-site inspections and to attend the Public Hearings on July 21, 2022.

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

- 1) **Aaron Wolstein applicant for BFS Investments LLC.** - The site is located in part of the NE ¼, of the NW ¼, Section 10, T11N, R15E, Township of Oak Grove, Dodge County, Wisconsin. The site address being W5905 STH 33.
- 2) **LORNA J POBANZ & LORI A KREUZIGER** - The site is located in part of the NE ¼ of the NE ¼, Section 12, T11N, R13E, Township of Calamus, Dodge County, Wisconsin the site Address being W9788 CTH DE.
- 3) **Terry and Jenna Fies** - The site is located in part of the SE ¼, SE ¼, Section 10, T10N, R17E, Town of Rubicon, Dodge County, Wisconsin the site address being N4131 County Road P.
- 4) **Steve Martin** - The site is located in part of NW ¼, of the SE ¼, Section 31, T09N, R17E, Town of Ashippun, Dodge County, Wisconsin the site address being N302 Lincoln Rd.

Motion by order of the Chair to adjourn the meeting. Motion carried.

Respectfully Submitted,

_____, Secretary

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