

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
July 21, 2022

The Dodge County Board of Adjustment met on this 21 day of July at 7:00 p.m., in Rooms 1H and 1I on the 1st Floor of the Administration Building, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman Nass called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Rodney Justman, William Nass, Jon Schoenike and Sharon Schumann (Alternate 2). Members excused were Harold Hicks,

Terry Ochs of the Land Resources and Parks Department was in attendance at the request of the chairman;

Non-Committee Member County Board Attendance: None

Chairman Nass noted that a quorum is present.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Terry Ochs noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed by the Board.

The minutes from the July 14, 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.

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

Terry and Jenna Fies for a variance 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 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, thus not compliant with the code provisions.

Motion by Jon Schoenike to APPROVE the variance 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.

Second by Sharon Schumann.

Vote: 4-0 Motion carried.

PUBLIC HEARING

LORNA J POBANZ & LORI A KREUZIGER 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.

Motion by Jon Schoenike to APPROVE the variance to the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1. 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 or 8.5' within the required setback.

Second by Rodney Justman.

Vote: 4-0 Motion carried.

PUBLIC HEARING

Aaron Wolstein applicant for BFS Investments LLC. for a variance to the terms of the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1 which refers to the distance 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 required highway setback at this location is 67 feet from the Road Right of Way of STH 33. As proposed 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.

Motion by Sharon Schumann to APPROVE (With conditions) the variance to the terms of the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1. As proposed 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. The condition(s) are as follows:

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

Second by Rodney Justman.

Vote: 4-0 Motion carried.

PUBLIC HEARING

Steve Martin 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 distance that all buildings and other structures are required to be setback from all roads. On a Town road the, the required setback is 75 feet from center line or 42 feet from road right of way, whichever is the greater distance of the two. According to County records, the required setback at this location is 42 feet from road right of way of Oak Road. As proposed, to allow the construction of a detached accessory structure (Shed), where said shed will be located 18.25 feet from the road right of way of Oak Road. As proposed the shed will be located 23.75 feet within the required setback, thus not compliant with the code provisions.

Motion by Rodney Justman to APPROVE the variance to the terms of the Dodge County Land Use Code Subsection 5.1.1 and Table 5.1-1 As proposed, to allow the construction of a detached accessory structure (Shed), where said shed will be located 18.25 feet from the road right of way of Oak Road.

Second by No second, motion failed.

Motion by Sharon Schumann TABLE for a period of 90 days to allow the applicant time to pursue options to reconfigure the parcels under common ownership. And to vacate the unimproved Town Road (Oak Road).

Second by Jon Schoenike.

Vote: 4-0 Motion carried.

OTHER BUSINESS

1. Harold Hicks resignation from the Dodge County Board of Ajustment.
2. Committee Member Reports
3. Approve Per Diems

Motion by Jon Schoenike to adjourn the meeting.

Second by Sharon Schumann.

Motion carried.

Respectfully submitted,

_____, Secretary

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

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
August 11, 2022

The Dodge County Board of Adjustment met on this 11th day of August, 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.

Chairman William Nass called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Rodney Justman, Jon Schoenike. Members excused were, William Nass.

Terry Ochs of the Land Resources and Parks Department was in attendance at the request of the chairman;

Non-Committee Member County Board Attendance: None

Rodney Justman (Vice Chair) noted that a quorum is NOT present.

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

The agenda was reviewed by the Board;

Require movement of the minutes from the July 21, 2022 to be scheduled for the August 18, 2022 meeting were reviewed by the Board.

Rodney Justman 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 August 18, 2022.

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

- 1) **MARK RODE & ANGELA RODE** - The site is located on LOT 1 CSM 6355 Being part of the SW1/4, of the NW1/4, & part of the SE1/4, NW1/4, Section 11, T10N, R16E Town of Hustisford, Dodge County Wisconsin, the site address being N4344 Rich-Glo Lane
- 2) **BERYL I SIEGEL & MICHAEL C.** - The site is located in part of the NW1/4, NE1/4, Section 26, Town of Fox Lake, Dodge County Wisconsin the site address being W10220 Indian Point Rd

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

Respectfully Submitted,

Jon Schoenike, Secretary

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

Land Resources and Parks Department Staff Report

County Variance Application No. 2022-0548
County Land Use Permit Application No. 2022-0547
Filing Date: July 1, 2022
Hearing Date: August 18, 2022

Owner:

Mark & Angela Rode
N4344 Rich-Glo Ln
Iron Ridge, WI 53035

Applicant (Agent):

Same

Location

PIN#: 024-1016-1123-008

Property Location: SW ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin the site address being N4344 Rich-Glo Ln.

County Jurisdiction

The County has Jurisdiction over this site as the Town of Hustisford 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 1, 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 24' x 65' detached accessory structure with a total height of 24' 7", 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 1.5 acre lot include a rolling topography with slopes ranging from 2 to 6%. The parcel contains a residence with an attached garage;

The general character of the surrounding land use consists of agricultural lands with a cluster of residences to the south on Rich-Glo Ln.;

On July 1, 2022 an application for a County Land Use Permit was made by the appellant in order they be allowed to construct a 24' x 65' detached garage;

This permit was denied by the County Land Use Administrator 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 1,560 square feet or 60 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 24 feet and 7 inches, thus not in compliance with the Code.

The appellant is requesting an area variance to Section 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 the proposed structure would be out of character with the accessory structures in the subdivision. 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.

Dodge County Board of Adjustment Decision

County Variance Application No. 2022-0548
County Land Use Permit Application No. 2022-0547
Filing Date: July 1, 2022
Hearing Date: August 18, 2022

Owner:
Mark & Angela Rode
N4344 Rich-Glo Ln
Iron Ridge, WI 53035

Applicant (Agent):
Same

Location
PIN#: 024-1016-1123-008
Property Location: SW ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin the site address being N4344 Rich-Glo Ln.

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 1, 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 24' x 65' detached accessory structure with a total height of 24' 7", 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.

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

Vacant	<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

July 28, 2022

Mark Rode
N4344 Rich-Glo Ln
Iron Ridge, WI 53035

RE: Determination of Application Completeness

Variance Application: #-2022-0548


Property location: SW ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin
the site address being N4344 Rich-Glo

Dear Mark Rode;

The Dodge County Land Resources and Parks Department has received your Variance application to the terms of the Setback, Height and Area Measurements of the Dodge County Land Use Code to allow the construction of a 24' x 65' detached accessory structure with a total height of 24'7", 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 the property described above. On July 28, 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, August 18, 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 August 11, 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

THIS AREA FOR OFFICE USE ONLY	
Activity No. 220548	Issue Date:
Application Date: 7-1-2022	Receipt #: 5022-1030

Variance Application

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

Names and Mailing Addresses		Property Description																	
Applicant (Agent) Mark Rose	Parcel Identification Number (PIN) 024-1016-1123-008 See Attached																		
Street Address N4344 RichGlo Lane	Town Hostford																		
City • State • Zip Code Iron Ridge WI 53035	<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>SW</td> <td>NW</td> <td>11</td> <td>10</td> <td>16</td> <td></td> <td></td> </tr> </table>	1/4	1/4	Section	T	N	R	E	SW	NW	11	10	16						
1/4	1/4	Section	T	N	R	E													
SW	NW	11	10	16															
Property Owner (If different from applicant)	Subdivision or CSM #																		
Street Address	Site Address N4344 Rich - Glo Lane																		
City • State • Zip Code	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																		
Present property use:																			
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): Chapter 5, Measurements & Exceptions - 5.1.7 R1 or R2 Residential Zoning Districts building shall not exceed 1500' + 5.2.8 Residential Zoning Districts maximum height of building cannot exceed 20'																			
Variance Requested: Size & Height																			
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? My wife and I want to store our RV indoors. The door height needs to be 14' to allow entry. Our need for more storage requires a larger garage.																			

CAFOSE

100-211-11-11-11

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

Height need of 14' and wanting to match the look & pitch of our house are why we designed the building as we have done.

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, my wife & I would like to travel using an RV. I like to keep expensive items indoors so they don't deteriorate in our Wisconsin weather

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

RV, ATW's, cycles, etc. would be parked inside rather than cluttering up the yard or driveway.

CERTIFICATE

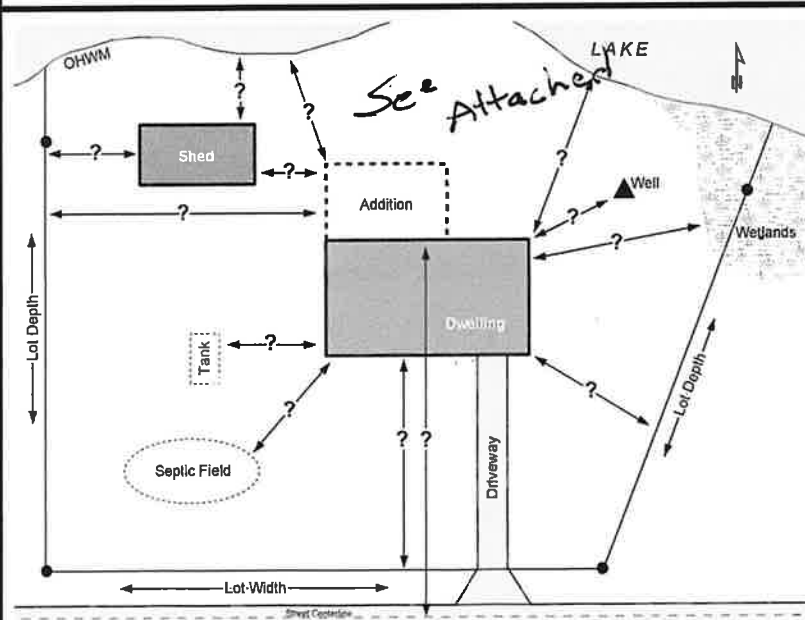
I hereby certify that I am the owner and/or authorized agent of the property owner and that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief and I hereby authorize members of the Dodge County Land Resources and Parks Department and 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: Mark J. [Signature] Date: 6/30/22

Daytime Contact Number (920) 210 - 8598

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)



July 8th, 2022
Morgan Wisth



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

July 11, 2022

Mark Rode
N4344 Rich-Glo Ln
Iron Ridge, WI 53035

COPY

RE: Notice of Permit Refusal- #2022-0547
PIN# 024-1016-1123-008

Location: SW ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin
the site address being N4344 Rich-Glo Ln.

Dear Mr. Rode:

Your application for a permit to construct a detached garage 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 1560 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 24 feet and 7 inches, thus not in compliance with the Code.

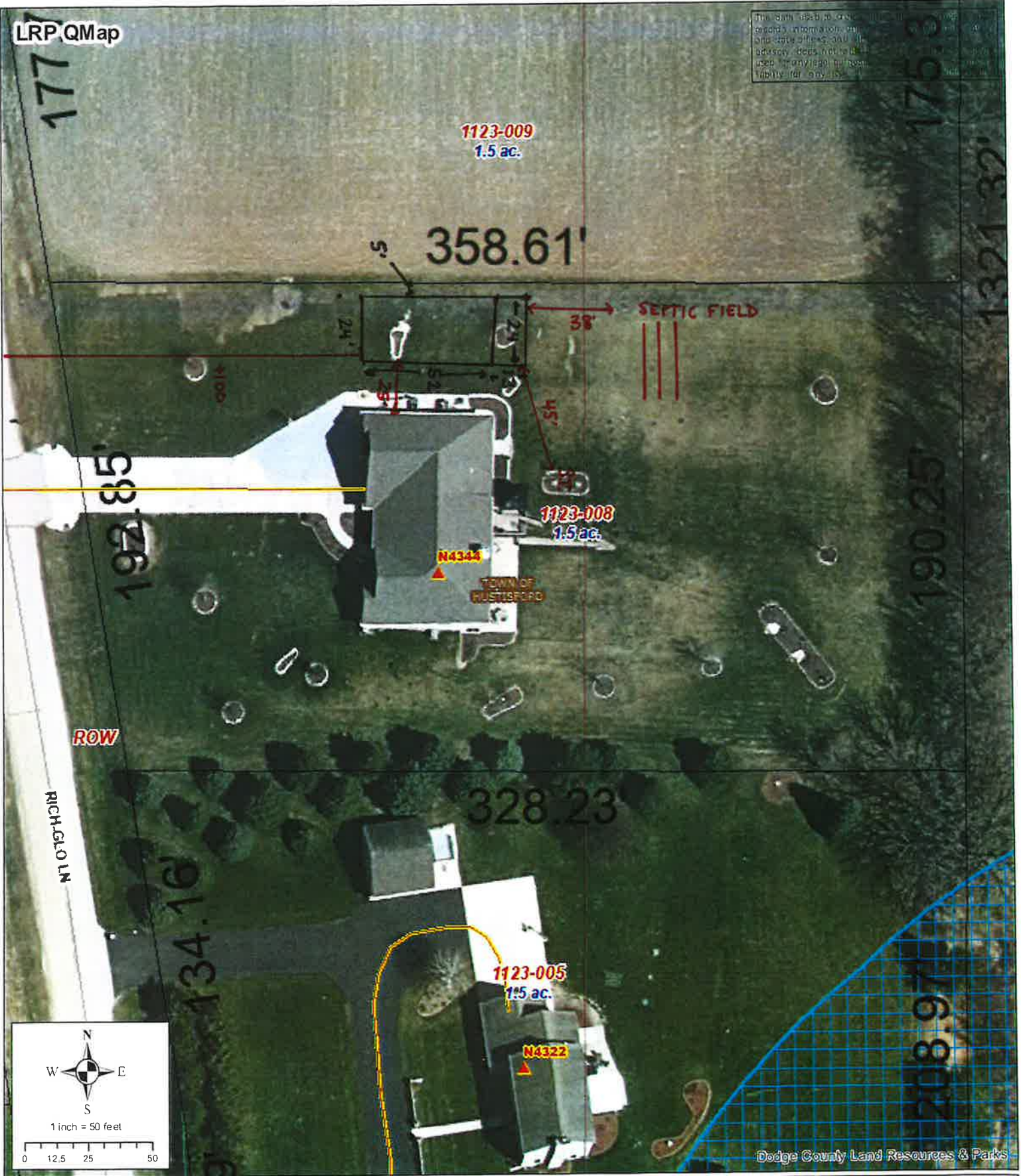
Therefore, the County is unable to issue a permit for your proposed construction projects unless the construction is modified so as to comply with the code provisions mentioned above or unless a variance is granted to the height and lot coverage standards of the code.

A variance request was filed on 07/01/2022 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

The data used to create this map is derived from public records information and is not intended to be used as a legal instrument. The user assumes all liability for any use.



- 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

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. 220547	Receipt No. 5012-0030
Permit Expiration Date	Application Date 7-1-2022
	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.) See below	Parcel Identification Number (PIN) 02410161123008 (see attached)
Street Address	Town Hustisford T 10 N R 16 E
City • State • Zip Code	SW ^{1/4} NW ^{1/4} Section 11 Acreage 1.5 Lot (Block) 1
Property Owner Mark Rode <input checked="" type="checkbox"/> Same as applicant	Subdivision or CSM (Volume/Page/Lot) 6355 Lot 1
Street Address N4344 RickGo Lane	Address Of Property (DO NOT include City/State/Zip Code) N4344 RickGo Lane
City • State • Zip Code Iron Ridge WI 53035	Is this property connected to public sewer? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is property located within a sanitary district/accessible to public sewer? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
<input type="checkbox"/> Vacant Land <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Working Farm <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____	<input checked="" type="checkbox"/> Same As Current Use (No Change) <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____

PROPOSED CONSTRUCTION PROJECT

(CHECK ALL THAT APPLY)
 *** (Building plans are required for new/replacement Homes) ***

<input checked="" type="checkbox"/> NEW STRUCTURE/CONSTRUCTION <input type="checkbox"/> Pool <input type="checkbox"/> Porch <input type="checkbox"/> Driveway <input type="checkbox"/> Deck <input type="checkbox"/> Fence <input type="checkbox"/> Boathouse <input type="checkbox"/> Patio <input type="checkbox"/> Riprap <input type="checkbox"/> Attached Garage <input type="checkbox"/> Shed <input type="checkbox"/> Gazebo <input checked="" type="checkbox"/> Detached Garage <input type="checkbox"/> Home <input type="checkbox"/> Sidewalk <input type="checkbox"/> Ag Ditch Cleanout	<input type="checkbox"/> REPLACEMENT OF EXISTING <input type="checkbox"/> ADDITION TO AN EXISTING <input type="checkbox"/> Field Tile Installation <input type="checkbox"/> Pond (Less than 2 acres in size) <input type="checkbox"/> Sign (Complete additional project information below) <input type="checkbox"/> Barn (Complete additional project information below) <input 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 _____
---	--	---

Width 24' Additional Project Information N/A
 Length 65' Home Addition: Total number of bedrooms? Before 0 After 0
 Total Area 1560 # Barn Information: Will it house any animals? If yes, complete Animal Units Worksheet.
 Total Stories 1 Sign Information: Single-Sided Double-Sided
 Height (To roof peak) 24'7" Located On-Premise Located Off-Premise
 Estimated Cost (w/Labor) \$ 250,000.00 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 ◆ ◆ ◆

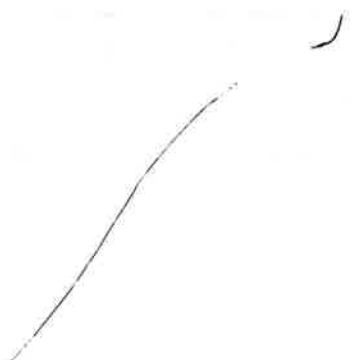
DNR NOTICE: You are responsible for complying with State and Federal laws concerning construction on or near wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates 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.

SS0044

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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.

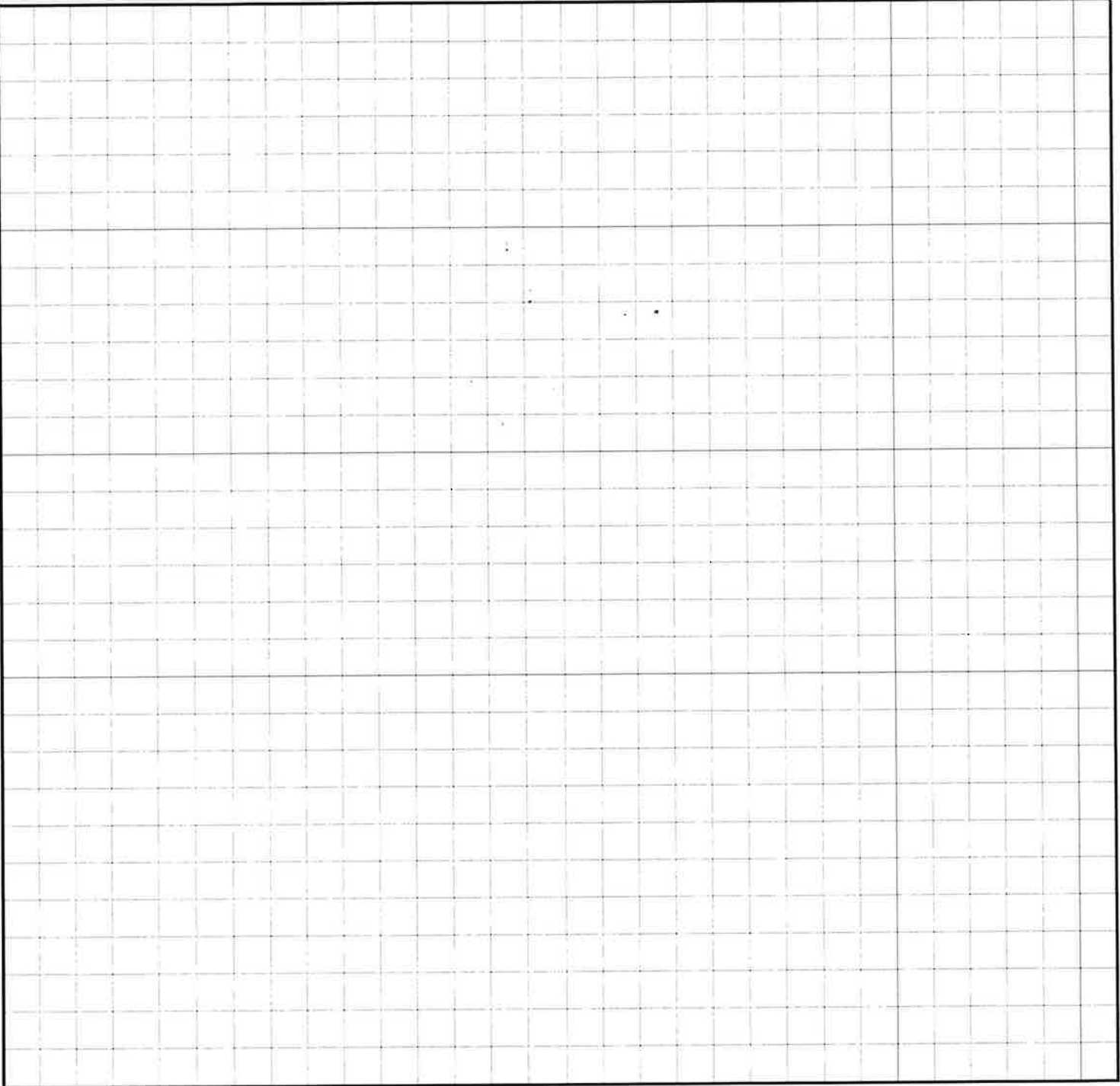
CERTIFICATE & CONTACT INFORMATION

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) Mark Rode Daytime Contact Phone (920) 210 - 8598 or Email: markr@pivotpins.com

Signature Mark Rode Date 6/30/22 Call for pickup No Yes

SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

BOA ID No. 2022-0548	BOA Appeal Date 7/1/22	BOA P/H Date 8/18/22	BOA Decision Date	BOA Decision <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
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Notes/Stipulations: 07/08/2022 LUP Denied - Variance on file

Approved Denied

Land Resources and Parks Department

MJ-UD

Date

07/08/2022

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Mark + Angie Rede
N 4344 Rich-Glo Lane
Iron Ridge,
"Site PLAN"

SEPIC FIELD
41' to first vent pipe

SEPTIC TANKS

PIPE TO HOME

NORTH

SCREEN-IN PORCH
24' x 13'

PROPOSED GARAGE
24' x 52'

EXISTING SLOPED GRADE APPROX 56' overall

EXISTING HOME & GARAGE

APPROX 5'

24'

52'

APPROX 14'

GARAGE FRONT 4' FORWARD

12'

PROPOSED 18' x 12' APPROACH

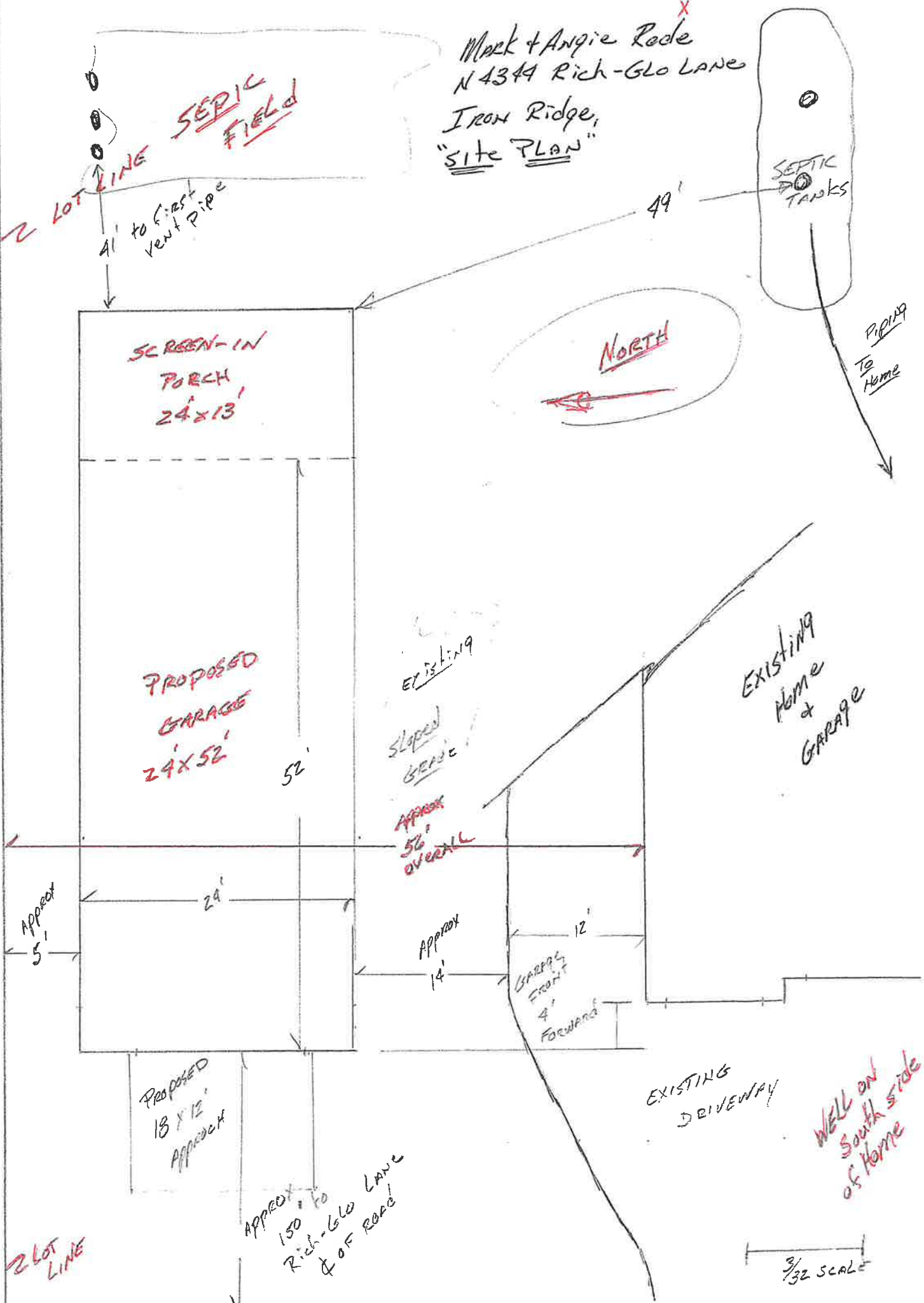
APPROX 150' TO RICH-GLO LANE & OF ROAD

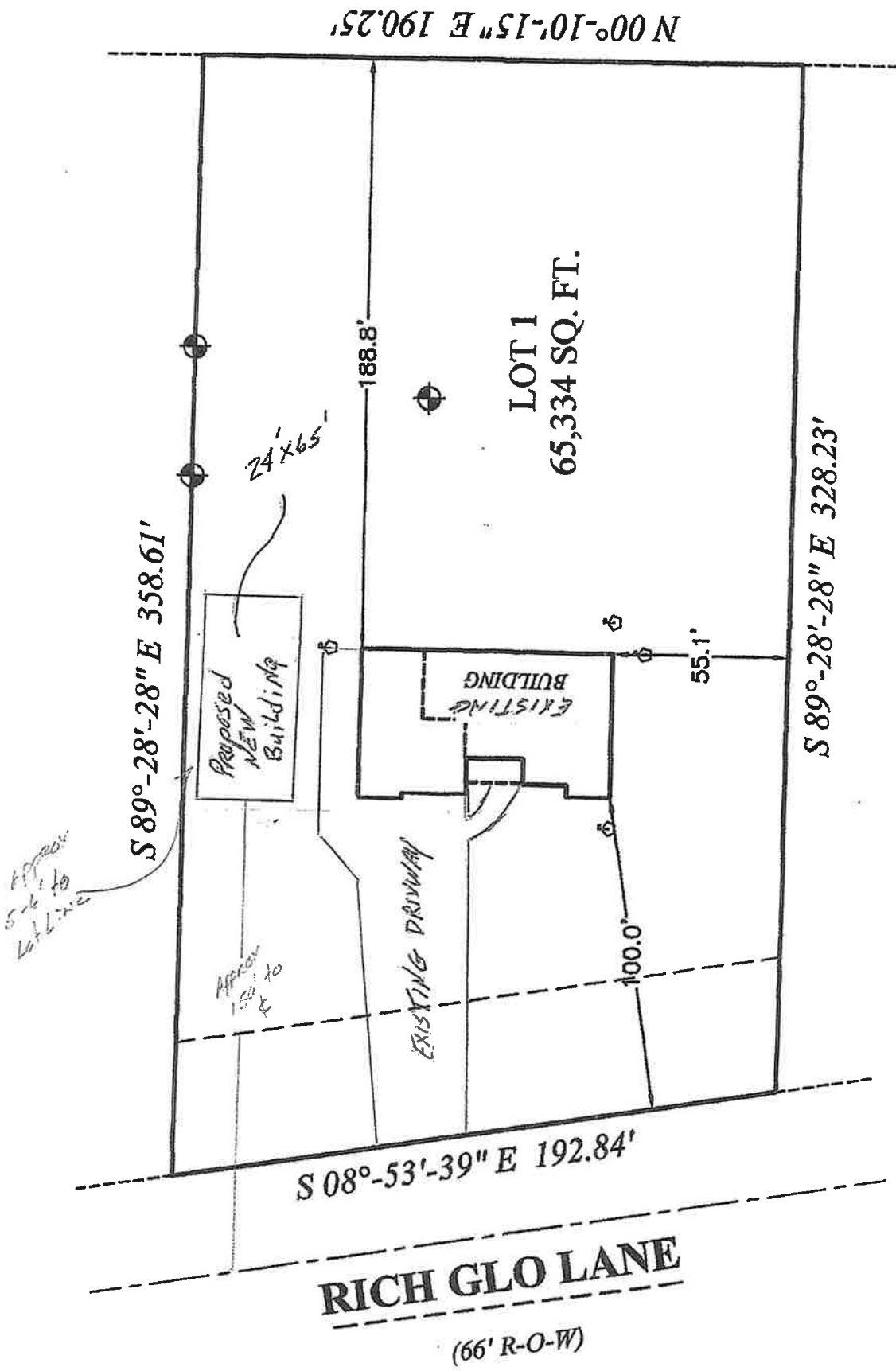
EXISTING DRIVEWAY

WELL on south side of home

2 LOT LINE

3/32 SCALE





RICH GLO LANE

(66' R-O-W)

Mark & Angela Rode
Town of Hustisford, Sec. 11

The data used to create this map is a collection of records, information, and data from various public, state, and state offices, and other sources. This data is advisory, does not replace a survey, and may not be used for any legal purpose. Users should be advised of liability for any use of this information.

1123-010
HAFEMEISTER LIVING TRUST DATED JUNE 15 2009
1.6 ac.

1123-009
HAFEMEISTER LIVING TRUST DATED JUNE 15 2009
1.5 ac.



M. & A. RODE

1123-008
RODE
1.5 ac.

1123-015
BERTH REVOCABLE TRUST DATED DECEMBER 1 2001
10 ac.

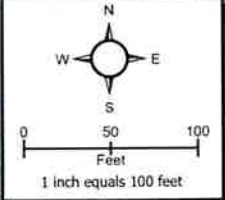
1123-004
HAFEMEISTER LIVING TRUST DATED JUNE 15 2009
1.4 ac.

RICH-GLO LN

1123-005
ROBEL
1.5 ac.

1123-003
BAUER
1.0 ac.

1123-006
BERTH REVOCABLE TRUST DATED APRIL 1 2001



Land Resources and Parks Department Staff Report

County Variance Application No. 2022-0594

County Land Use Permit Application No. 2022-0593

Filing Date: July 15, 2022

Hearing Date: August 18, 2022

Applicant (Agent):

Kamps Building
David Kamps
N7295 Watercress Lane
Beaver Dam WI 53916

Owner:

BERYL I SIEGEL
MICHAEL C SIEGEL
107 LIBERTY ST
BEAVER DAM WI 53916

Location

PIN#: 018-1313-2612-000

Property Location: NW1/4, NE1/4, Section 26, Town of Fox Lake, Dodge County Wisconsin, (Known as W10220 Indian Point Rd)

Appellants Request

An application for a variance request was submitted by the appellant with a request construct of a main floor remodel and lateral expansion (26.33' x 32'), as well as a second story dwelling addition to an existing non-conforming (26.33' x 22') principle structure. Where said property does not abut a "Public Road". And said principle structure remodeling and expansion will take place on a legal existing non-conforming structure located 28 feet from the ordinary high water mark of a navigable body of water (Fox Lake), where said minimum setback is 57 feet per setback averaging.

County Jurisdiction

The County has Zoning Jurisdiction over this site as the Town of Fox Lake has adopted the County's Land Use Code.

The County has Shoreland Jurisdiction over this site as the site is located within 1000 feet of the Ordinary High Water Mark of a navigable body of water (Fox Lake).

The County has Floodplain jurisdiction over this site as the site or portions of the site are designated as floodplains on the maps listed in Section 1.5(2)a of the Dodge County Floodplain Zoning Ordinance.

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.

Subsections 14.7(1) through 14.7(7) of the Dodge County Shoreland Protection Ordinance details the 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 14.7(6).

Features

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

The County has Zoning Jurisdiction over this site as the Town of Fox Lake has adopted the County's Land Use Code. The property is located within the R-1 Single Family Residential Zoning District.

The County has Shoreland Jurisdiction over this site as the site is located within 1000 feet of the Ordinary High Water Mark of a navigable body of water (Fox Lake).

The County has Floodplain jurisdiction over this site as the site or portions of the site are designated as floodplains on the maps listed in Section 1.5(2)a of the Dodge County Floodplain Zoning Ordinance. A portion of the property is designated as a floodplain, however, the proposed project will be located outside of the floodplain per the application.

The physical features of this approximate 0.217-acre lot include a nearly level topography with slopes ranging from 0 to 3%. The owner has legal access via an access easement over a "Private Drive, also known as Indian Point Rd. The parcel contains a residential structure and a detached garage. Staff also points out that the site is also registered with the Wisconsin Historical Society and labeled as an Archaeological Site (#1248379) due to Native American Mounds located on Indian Point;

The general character of the surrounding land use consists of a mixture of year-round and seasonal residences on Indian Point and a wetland to the south.

The property has been the subject of the following variance:

- On October 24, 1974 the Dodge County Board of Adjustment issued a variance to allow a basement under an existing non-conforming structure not to exceed an additional 2.5 feet in total structure height. A variance was granted to allow this dwelling on a parcel where said parcel does not abut a public road.

On July 15, 2022, an application for a County Land Use Permit to allow construction of a main floor remodel and lateral expansion (26.33' x 32'), as well as a second story dwelling addition to an existing non-conforming (26.33' x 22') principle structure.

The permit application was denied for the following reasons:

Section 6.1 of the Shoreland Protection Ordinance refers to the shoreland setback distances that all structures are to be set back from the ordinary high water mark Ordinary High Water Mark a Navigable Body of water. According to this provision, unless exempt under 6.1, or reduced under 6.2, a setback of 75 feet from the OHWM of any navigable waters to the nearest part of a building or structure shall be required for all buildings and structures. As proposed, the existing dwelling and proposed remodel will be located 28 feet from the OHWM of Fox Lake or 28.5 feet within the minimum required 56.5' setback average per 6.2 and therefore prohibited by the Ordinance.

The staff points out that that per the Dodge County Shoreland Protection Ordinance all any expansions must comply with section 11.3 which reads as follows:

11.3 LATERAL EXPANSION OF NONCONFORMING PRINCIPAL STRUCTURE WITHIN THE SETBACK. (NR 115.05(1)(g)5.) *An existing principal structure that was lawfully placed when constructed but that does not comply with the required building setback required under Section 6.1 may be expanded laterally, provided that all of the following requirements are met:*

- (1) *The use of the structure has not been discontinued for a period of 12 months or more if a nonconforming use.*
- (2) *The existing principal structure is at least 35 feet from the ordinary high-water mark.*
- (3) *Lateral expansions are limited to a maximum of 200 square feet over the life of the structure. No portion of the expansion may be any closer to the ordinary high-water mark than the closest point of the existing principal structure.*
- (4) *The County shall issue a permit that requires a mitigation plan that shall be approved by the County and implemented by the property owner by the date specified in the permit. The mitigation plan shall meet the standards found in Section 13.0.*
- (5) *All other provisions of the shoreland ordinance shall be met.*

As proposed this project does not satisfy the requirements of Section 11.3(2) & (3) which requires any existing principle structure to be no closer than 35 feet from the O.H.W.M. and said expansion may not exceed 200 sq. ft. in area. As proposed the lateral expansion (10'x26.33' =260.3 sqft.) exceeds 200 square feet in area and the existing structure is located less than 35 feet to the O.H.W.M, and therefore the project does not comply with this section code.

The appellant is requesting an area variance to sections 6.1, 6.2 and 11.3 of the Dodge County Shoreland Protection Ordinance.

Purpose Statement

The purpose of the water setback provisions of the Shoreland Ordinance are to enforce a uniform setback that preserves the public interest in shorelands and navigable waters of the State as well as to protect the navigable waters and the public's right therein from degradation and deterioration which results from uncontrolled use and development of the shorelands.

Town Recommendation:	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>	No recommendation submitted <input checked="" type="checkbox"/>
DNR Recommendation:	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>	No recommendation submitted <input checked="" type="checkbox"/>

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.

Shoreland Protection Ordinance

The purpose of the water setback provisions of the Code are to require a uniform setback distance from the water in order to preserve the public interest in shorelands and navigable waters of the State and every property owner that has frontage on a body of water is required to comply with this uniform water setback requirement. In this case, the required water setback for a Principle Structure is 56.5 feet to the O.H.W.M. per 6.2 Setback Average of the code. And as per 11.3 any Non-conforming structure located less than 35' from the O.H.W.M. may not be expanded.

The staff points out that the Board does not have summary power to ignore the water setback provisions of the code and the Board can only grant a variance if the request meets the approval criteria listed in Section 14.7(6) of the Code. The staff also points out that the burden falls on the appellant to convincingly demonstrate to this Board that a literal enforcement of the Shoreland Protection Ordinance regulations would result in an unnecessary hardship, that the hardship is due to special conditions that are unique to the property rather than considerations personal to the property owner and if granted, that 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 to the water setback provisions or the lateral expansion provisions of the Ordinance in this case. It is the staff's position that ignoring the required water setback provisions and the lateral expansion restrictions of the Code and allowing the construction of the proposed principle structure expansion both laterally and vertically on this site is not consistent with the purpose of the ordinance and the cumulative effect of allowing construction to occur within the required water setback lines will result in the degradation and deterioration of the waterbody and the shoreland which is not in the best interest of the adjacent land owners, the public or the community. It is also the staff's position that the Ordinance is not unnecessarily burdensome in this case as the appellant has other reasonable options to design and construct a structure in compliance with the Ordinance provisions.

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 and the variance request should be denied.

Dodge County Board of Adjustment Decision

Water setback provisions of the Shoreland Protection Ordinance

County Variance Application No. 2022-0594
County Land Use Permit Application No. 2022-0593
Filing Date: July 15, 2022
Hearing Date: August 18, 2022

Applicant (Agent):
Kamps Building
David Kamps
N7295 Watercress Lane
Beaver Dam WI 53916

Owner:
BERYL I SIEGEL
MICHAEL C SIEGEL
107 LIBERTY ST
BEAVER DAM WI 53916

Location
PIN#: 018-1313-2612-000
Property Location: NW1/4, NE1/4, Section 26, Town of Fox Lake, Dodge County Wisconsin, (Known as W10220 Indian Point Rd)

Appellants Request
An application for a variance request was submitted by the appellant with a request construct of a main floor remodel and lateral expansion (26.33' x 32'), as well as a second story dwelling addition to an existing non-conforming (26.33' x 22') principle structure. Where said property does not abut a "Public Road". And said principle structure remodeling and expansion will take place on a legal existing non-conforming structure located 28 feet from the ordinary high water mark of a navigable body of water (Fox Lake), where said minimum setback is 57 feet per setback averaging.

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 6.1, 6.2 and 11.3 of the Ordinance is an "area" variance.

(Yes / No) _____

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

(Yes / No)

Explain _____

2) **Are the water setback provisions of the Shoreland Ordinance unnecessarily burdensome in this case, thereby creating a hardship?**

(Yes / No)

Explain _____

Does the appellant have other options available to construct this dwelling remodel and expansion on this lot in compliance with the water setback lines?

(Yes / No)

Explain _____

Does the Board believe that a dwelling remodel and expansion is necessary for the preservation of the owner's property rights?

(Yes / No)

Explain _____

What hardship exists if the variance is denied?

Explain _____

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

Explain _____

4) **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 mitigation plan in accord with Section 13.0 of the Shoreland Protection Ordinance to restore a native primary vegetative buffer area to county vegetative buffer standards along the shoreline on

the north side of the dwelling remodel and expansion shall be submitted to the Department for review and approval.

- The dwelling shall utilize exterior natural or earth tone colors excluding trim.
- An implementation schedule and enforceable obligation instrument for the mitigation plan shall be recorded in the office of the Register of Deeds prior to issuance of the Land Use Permit.
- Project review by the Wisconsin Historical Society
- Others

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

(Yes/No)

6) **Does the Board believe that the variance request meets all of the criteria in Section 14.7.6 of the County Shoreland Protection Ordinance?**

Section 14.7(6) Approval criteria

1. That literal enforcement of the provisions of the ordinance will result in an unnecessary hardship on the applicant,
2. That the hardship is due to special conditions that are unique to the property, and
3. That the variance is not contrary to the public interest.

(Yes/No)

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

Motion second _____

Vote

Vacant	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Jon Schoenike	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Sharon Schumann	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
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
Vacant (2 nd Alternate)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
William Nass	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present

Motion (Carried / Denied)

ORDER AND DETERMINATION

On the basis of the above findings of fact, conclusions of law and the record in this matter the board

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

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

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

Appeals. This decision may be appealed by a person aggrieved by this decision or by any officer, department, board or bureau of the municipality by filing an action in certiorari in the circuit court for this county within 30 days after the date of filing of this decision. The municipality assumes no liability for and makes no warranty as to reliance on this decision if construction is commenced prior to expiration of this 30-day period.

Dodge County Board of Adjustment

Signed _____ Attest _____
Chairperson Secretary

Dated: _____

Filed: _____



Dodge County

Land Resources and Parks Department

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

July 28, 2022

Kamps Building
David Kamps
N7295 Watercress Lane
Beaver Dam WI 53916

BERYL I SIEGEL
MICHAEL C SIEGEL
107 LIBERTY ST
BEAVER DAM WI 53916

RE: Determination of Application Completeness
Variance Application: #2022-0594
Property location: THAT PT NW1/4 NE1/4 SEC 26 AS DESC IN V359 P261 (SUBJECT TO 0.036 ACRES CATALOGUED BURIAL SITE PER DOC# 1248379) (Known as W10220 Indian Point Rd)

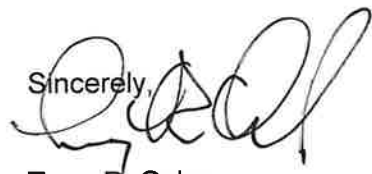
Dear David Kamps;

The Dodge County Land Resources and Parks Department has received your Variance application to allow construction of a main floor remodel and lateral expansion (26.33' x 32'), as well as a second story dwelling addition to an existing non-conforming (26.33' x 22') principle structure, located on the property described above. Where said property does not abut a "Public Road" and therefore, meet the definition of a Lot. And said principle structure remodeling and expansion will take place on a legal existing non-conforming structure located 28 feet from the ordinary high water mark of a navigable body of water (Fox Lake), where said minimum setback is 57 feet per setback averaging. On July 28, 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, August 18, 2022 at 7:15 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 August 11, 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,

A handwritten signature in black ink, appearing to read 'Terry R. Ochs', written over the word '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. 220594	Issue Date:
Application Date: 7-15-2022	Receipt #: 5265-0001

Variance Application

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

Names and Mailing Addresses		Property Description						
Applicant (Agent) <i>David Kamps - Kamps Building</i>		Parcel Identification Number (PIN) <i>018 - 1313 - 2612 - 000</i>						
Street Address <i>N7295 Watercress Lane</i>		Town <i>FOX LAKE</i>						
City • State • Zip Code <i>Beaver Dam, WI 53916</i>		¼	¼	Section <i>26</i>	T	N	R	E
Property Owner (If different from applicant) <i>Michael Siegel</i>		Subdivision or CSM #						
Street Address <i>W10220 Indian Point Rd.</i>		Site Address <i>W10220 INDIAN POINT RD</i>						
City • State • Zip Code <i>Fox Lake, WI 53933</i>		Is this property connected to public sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						

Present property use:

Single family residential

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

Describe all nonconforming structures and uses on this property:

*Main House - Built to 34' from ordinary high water mark
Porch - Built within high water mark @ 28.5'*

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

*Section 12.2 / A "Lot" needs to abut a public road.
Shoreland Protection Ordinance - Section 16.2 - same as above
11.3 - Existing structure at least 35' from O.H.W.M.
- lateral expansion limited to 200 sq. ft.
6.1 - SHORELAND SETBACK*

Variance Requested:

1.) For ~~an~~ property to be described as a "lot". 2.) Variance for existing structure to be @ 34' 3.) For expansion of 240 sq. ft.

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?

That the property is not considered a "lot" due to it not abutting a public road.

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

Not described as a "lot"

INDIAN MOUND - There is an Indian Mound on the East side of the structure which prevents expansion on this side. Unable to comply with Shoreland Ordinance O.H.W.M. (Prevents 2nd story)

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. If this property were described as a "lot" we would be able to proceed to the East without a variance. Due to the Indian Mound, that is not possible.

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

I don't see any negative effects this would have. I think granting the variance would improve the property, structure, and neighborhood.

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:

[Handwritten Signature]

Date:

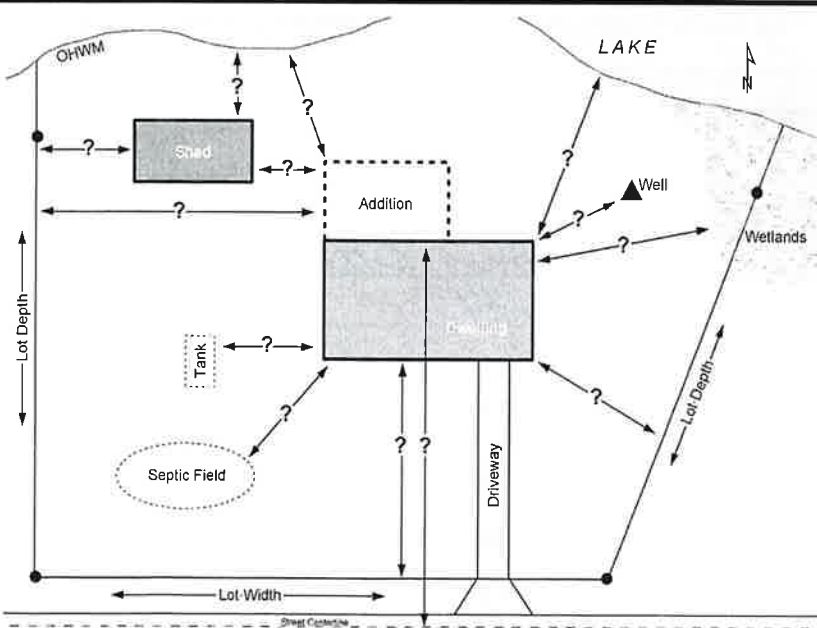
5/26/22

Daytime Contact Number (

920) 319 - 1680

SITE PLANS AND BUILDING PLANS

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

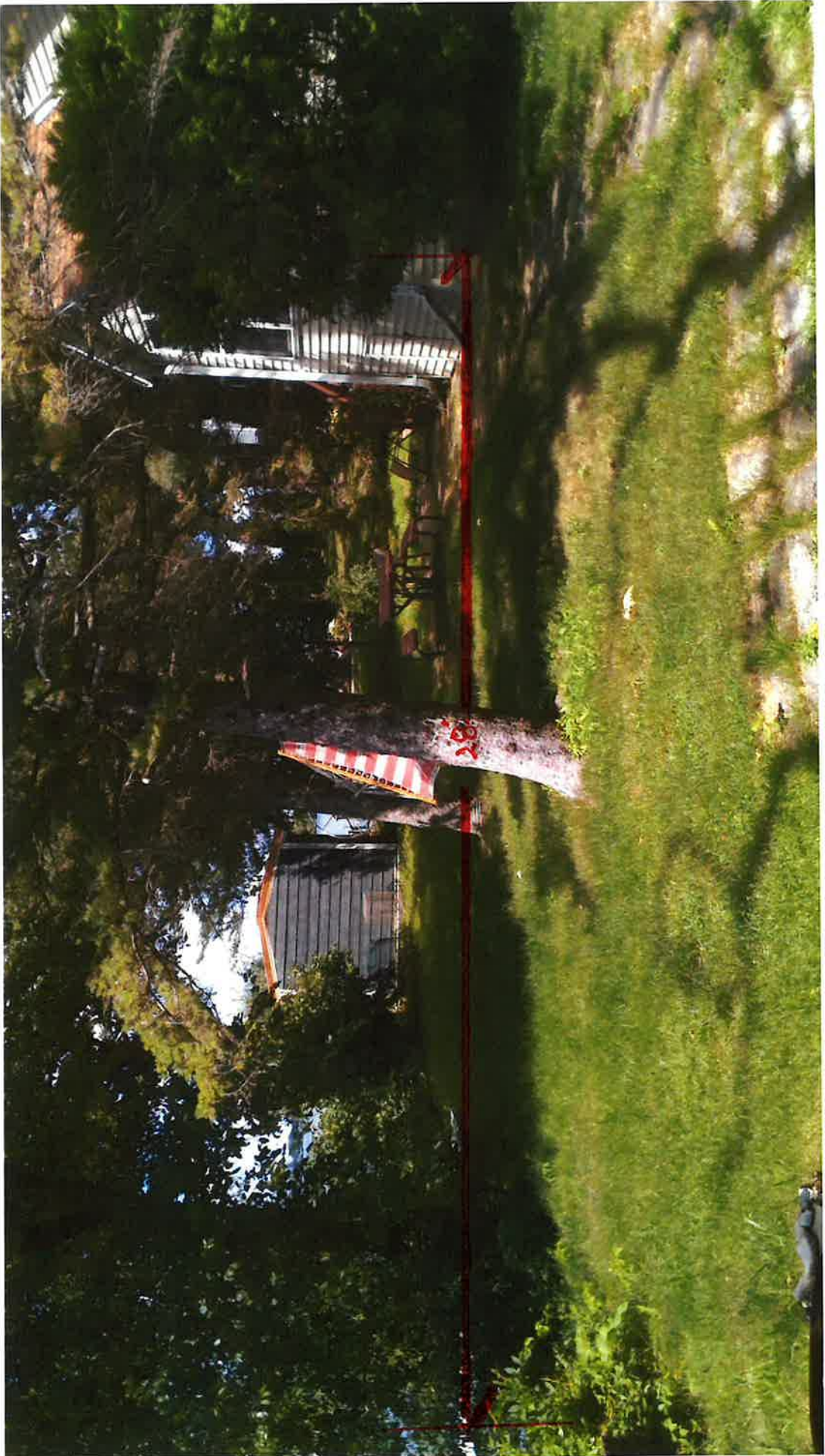


- Site plans must be drawn to scale and/or all dimensions given, such as:
Location and dimensions of the project
Location and dimensions of existing structures
Dimensions of the property
Location and names of abutting roads, lakes & Streams
North arrow
Owner's name

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

July 28, 2022

David Kamps / Kamps Building
205 W. Third St.
Beaver Dam WI 53916

BERYL I SIEGEL
MICHAEL C SIEGEL
107 LIBERTY ST
BEAVER DAM WI 53916

RE: Notice of Permit Refusal
Site Location: NW 1/4 NE 1/4, Section 26, T13N, R13E,
Township of Fox Lake, Dodge County, Wisconsin
PIN# 018-1313-2612-000
Site Address: W10220 Indian Point Rd
Activity #: 2022-0593

Dear David Kamps:

On July 21, 2022, an on-site inspection was conducted for a Land Use Permit application. Your application for a permit to construct a main floor remodel and lateral expansion as well as a second story 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:

Section 12.2

Of the Dodge County Land Use Code, A "Lot" is defined as "A contiguous and continuous quantity of land in possession of, owned by, or recorded as property of the same claimant, person, persons, or company and having frontage on a public street, occupied by a principal structure or use, and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area, and other space provisions of this code." Per departmental records, the above noted property does not have frontage on a public street. Since this parcel does not abut a public road, it does not meet the definition of a lot and therefore does not qualify for a County permit.

Records show, the above-mentioned parcel does not have a public road frontage and therefore, does not meet the definition of a "Lot". Therefore, the County is unable to issue a permit for this proposed structural additions.

ALSO, per the Dodge County Shoreland protection Ordinance

Section 16.2

Of the Dodge County Land Use Code, A "Lot" is defined as "A contiguous and continuous quantity of land in possession of, owned by, or recorded as property of the same claimant, person, persons, or company and having frontage on a public street, occupied by a principal structure or use, and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area, and other space provisions of this code." Per departmental records, the above noted property does not have frontage on a public street. Since this parcel does not abut a public road, it does not meet the definition of a lot and therefore does not qualify for a County permit.

The current dwelling is located 28' from the Ordinary High Water Mark (O.H.W.M.) and therefore, non-conforming with the Dodge County Shoreland Ordinance 6.1, which reads as follows;

6.1 SHORELAND SETBACK (NR115.05(1)(b)1.) *Unless exempt under 6.1(1), or reduced under 6.2, a setback of 75 feet from the OHWM of any navigable waters to the nearest part of a building or structure shall be required for all buildings and structures.*

Therefore, any expansion must comply with the following section 11.3 prohibits the expansion.


11.3 LATERAL EXPANSION OF NONCONFORMING PRINCIPAL STRUCTURE WITHIN THE SETBACK. (NR 115.05(1)(g)5.) *An existing principal structure that was lawfully placed when constructed but that does not comply with the required building setback required under Section 6.1 may be expanded laterally, provided that all of the following requirements are met:*

- (1) *The use of the structure has not been discontinued for a period of 12 months or more if a nonconforming use.*
- (2) *The existing principal structure is at least 35 feet from the ordinary high-water mark.*
- (3) *Lateral expansions are limited to a maximum of 200 square feet over the life of the structure. No portion of the expansion may be any closer to the ordinary high-water mark than the closest point of the existing principal structure.*
- (4) *The County shall issue a permit that requires a mitigation plan that shall be approved by the County and implemented by the property owner by the date specified in the permit. The mitigation plan shall meet the standards found in Section 13.0.*
- (5) *All other provisions of the shoreland ordinance shall be met.*

The on-site inspection noted the structure to be located 28' from the O.H.W.M.. Therefore, the main floor remodel and 10 foot lateral expansion are classified as expansion of a structure closer than 35' from the O.H.W.M. And thus, prohibited by the code.

Unfortunately, your application is therefore, denied. Please note, you have the right to appeal the decision of the Land Use Administrator to the Board of Adjustment. On July 15, 2022 Dodge County Land Resources Department has received said variance application, and is in the process to admitting it to the Dodge County Board of Adjustment for review. If you have any questions, feel free to give me a call.

Sincerely,



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

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 constitute a survey, and may not be used for any legal purpose. Dodge County assumes liability for any use or misuse of this information.



<p>General</p> <ul style="list-style-type: none"> Urbanized Roads Soils Airport Ordinance 3-Mile Buffer Sewer Service Areas Highly Developed Shoreline Elevation Contours 	<p>WI Historical Society</p> <ul style="list-style-type: none"> Historic Structures Archaeological Sites Survey Areas <p>Non-Metallic Mining</p> <ul style="list-style-type: none"> Active Mining Area Approved Mining Area Mine Property Boundaries 	<p>Floodplain / Wetland</p> <ul style="list-style-type: none"> FEMA Floodplain/Storage/Dam Shadow DNR Wetland Areas/Points <p>Shoreland Zoning</p> <ul style="list-style-type: none"> Shoreland Zoning Buffer Lakes/Ponds/Sloughs Rivers/Streams/Creeks 	<p>County Zoning</p> <ul style="list-style-type: none"> Planned Unit Development Hartford Extraterritorial General Agricultural Prime Agricultural One Family Residential Two Family Residential Multi-Family Residential 	<ul style="list-style-type: none"> General Commercial Extensive Commercial Light Industrial Industrial Waterbody ROW/City/Village
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Fig. 1. Circuit diagram of the measuring instrument.

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. 220593	Receipt No. 5265-0001
	Application Date 7-15-2022
Permit Expiration Date	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.) <i>David Hamp - Hamp Building</i>	Parcel Identification Number (PIN) <i>018-1313-2612-000</i>
Street Address <i>N7295 Watercross Lane</i>	Town <i>Fox Lake</i>
City • State • Zip Code <i>Berwen Dam, WI 53916</i>	T 13 N R 13 E
Property Owner <i>Michael Siegel</i>	Subdivision or CSM (Volume/Page/Lot) <i>NW NE 26</i>
Street Address <i>W10220 Indian Point Rd</i>	Address Of Property (DO NOT include City/State/Zip Code)
City • State • Zip Code <i>Fox Lake, WI 53933</i>	Is this property connected to public sewer? <input type="checkbox"/> No <input type="checkbox"/> Yes Is property located within a sanitary district/accessible to public sewer? <input type="checkbox"/> No <input type="checkbox"/> Yes

CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
<input type="checkbox"/> Vacant Land <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Working Farm <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____	<input 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 checked="" 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 <u>26'4"</u>	Additional Project Information
Length <u>32'</u>	
Total Area _____	Home Addition: Total number of bedrooms? Before <u>2</u> After <u>3</u>
Total Stories <u>2</u>	Barn Information: Will it house any animals? If yes, complete Animal Units Worksheet.
Height (To roof peak) <u>30'</u>	Sign Information: <input type="checkbox"/> Single-Sided <input type="checkbox"/> Double-Sided
Estimated Cost (w/Labor) \$ <u>100,000</u>	<input type="checkbox"/> Located On-Premise <input type="checkbox"/> Located Off-Premise
	<input type="checkbox"/> Wall <input type="checkbox"/> Ground <input type="checkbox"/> Directional Other _____
	Will it be lighted and/or have moving/flashing parts? <input type="checkbox"/> No <input type="checkbox"/> Yes

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

DNR NOTICE: You are responsible for complying with State and Federal laws concerning construction on or near wetlands, lakes and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification Web Page (www.dnr.state.wi.us) or contact a Department of Natural Resources Service Center.

PAGE 2 — SUPPLEMENTAL INFORMATION AND ADDITIONAL REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

4. Does your project involve riprapping?

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

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

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

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

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

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

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

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

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

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

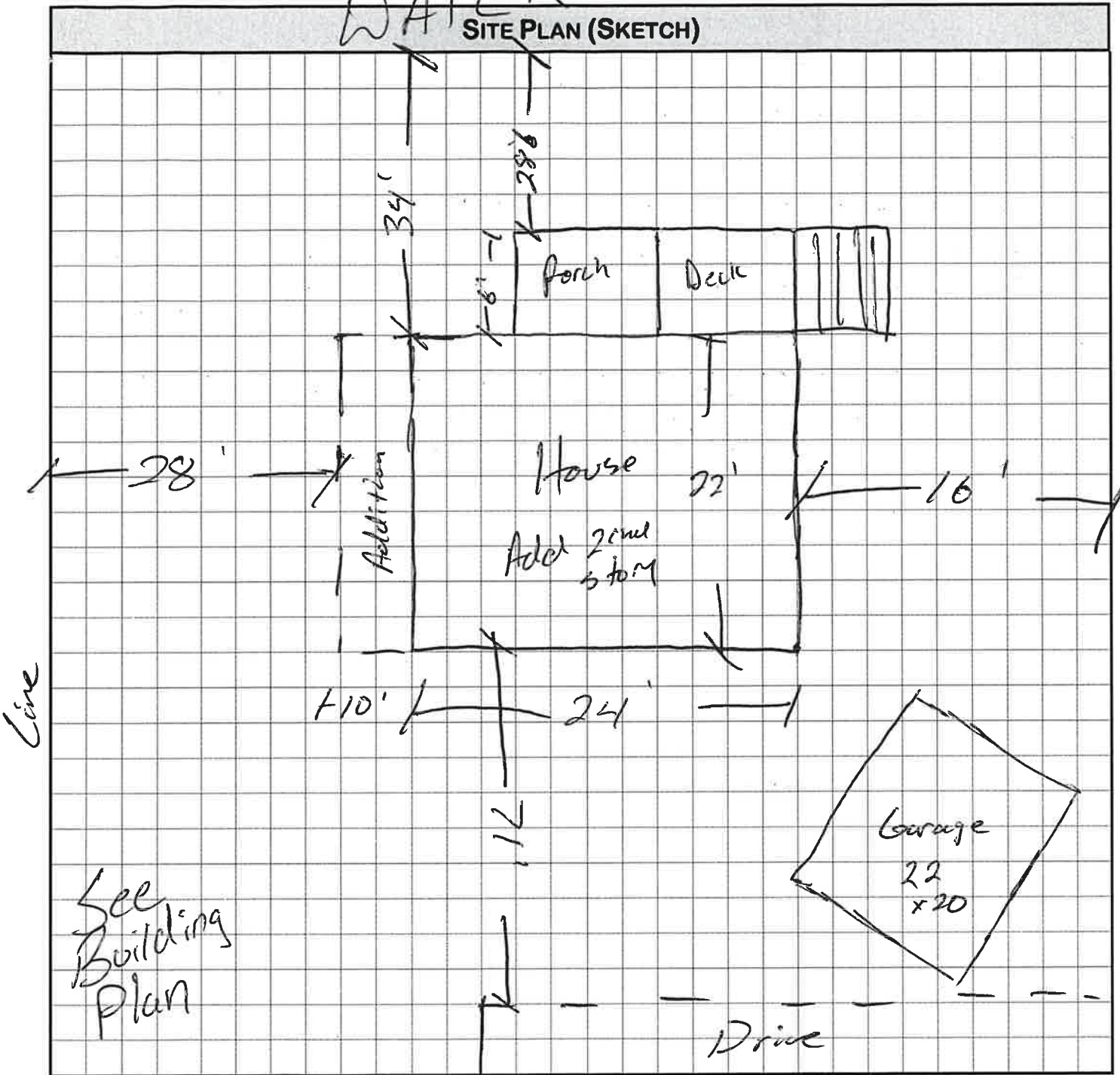
- NO** ⇒ Sign and date application below.
 YES ⇒ A County **CONDITIONAL USE PERMIT (CUP)** may [also] be needed. Contact this office for assistance regarding the CUP process. Sign and date application below.

CERTIFICATE & CONTACT INFORMATION

I, the undersigned, hereby apply for a Land Use Permit and certify that all the information both above and attached is true and correct to the best of my knowledge. I affirm that all work performed will be done in accordance with the Dodge County Land Use Ordinance and with all other applicable laws and regulations. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for the purpose of conducting an onsite code inspection(s) and to obtain information pertinent to my application request. Furthermore, I also affirm that I have read and understand the DNR notice regarding construction on or near wetlands, lakes or streams.

Contact Person (Print) David Hays Daytime Contact Phone 920 319-1680 or Email: _____
Signature [Signature] Date 6/1/22 Call for pickup No Yes

WATER SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

THIS AREA FOR OFFICE USE ONLY

BOA ID No. 2022-0594	BOA Appeal Date 7/15/22	BOA PH Date 8/10/22	BOA Decision Date	BOA Decision <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Notes/Stipulations: 7/28/22 REVIEW : DENIAL EXISTING HOOD COOP DEFINITION "LOF"				
2/22/22 PHOTOS TAKEN G.2 SEEDACK AVERAGE 2022-0594 56.5'				
046M SEEDACK				

<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	Land Resources and Parks Department _____	Date _____
--	--	---------------

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 of 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

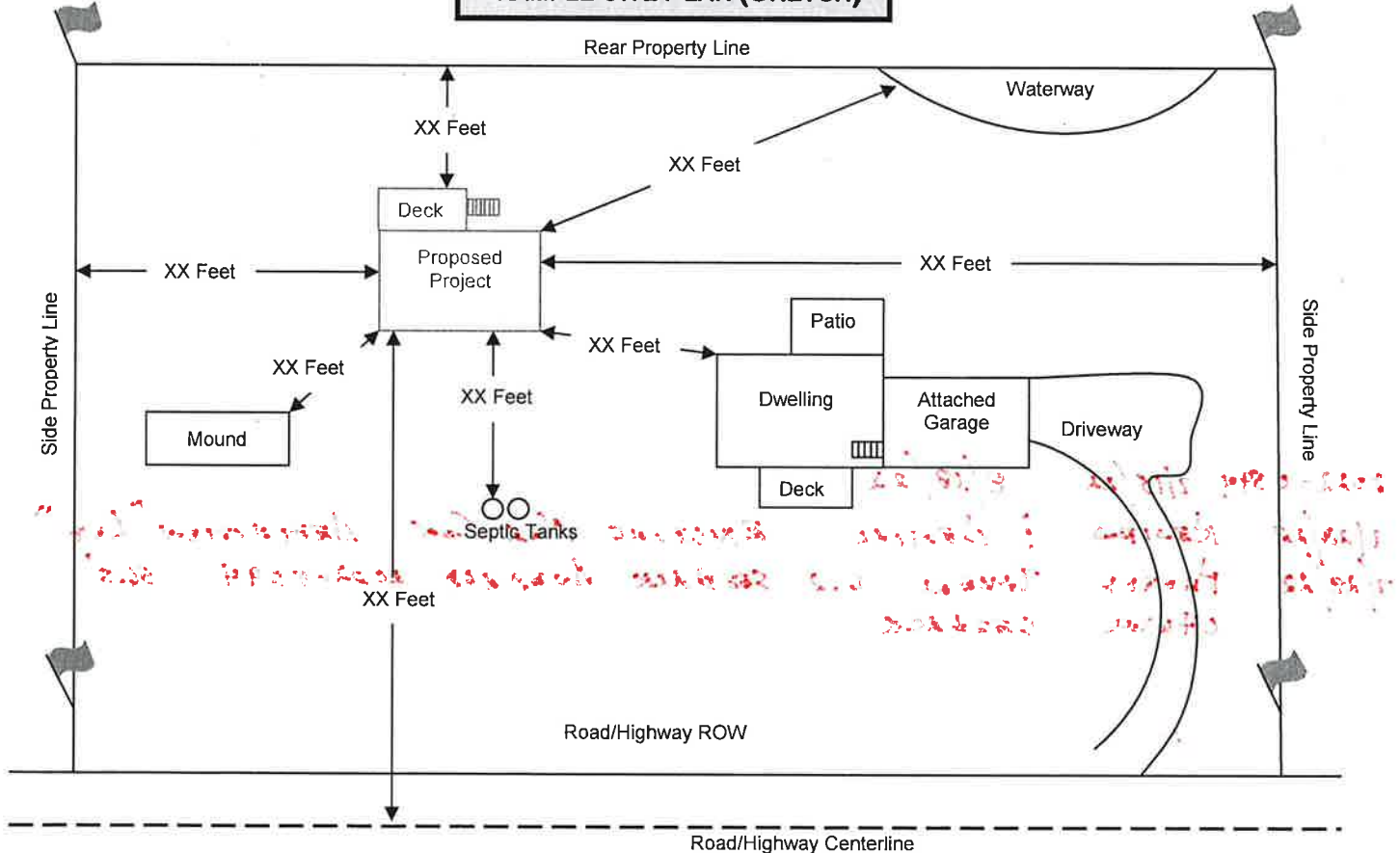
ALL applications must be accompanied by a site plan (sketch). You may use an aerial photo which can be obtained by using the Dodge County Web mapping tool at <http://dodgecowi.wgxtreme.com/>, the attached (blank) site plan or supply your own.

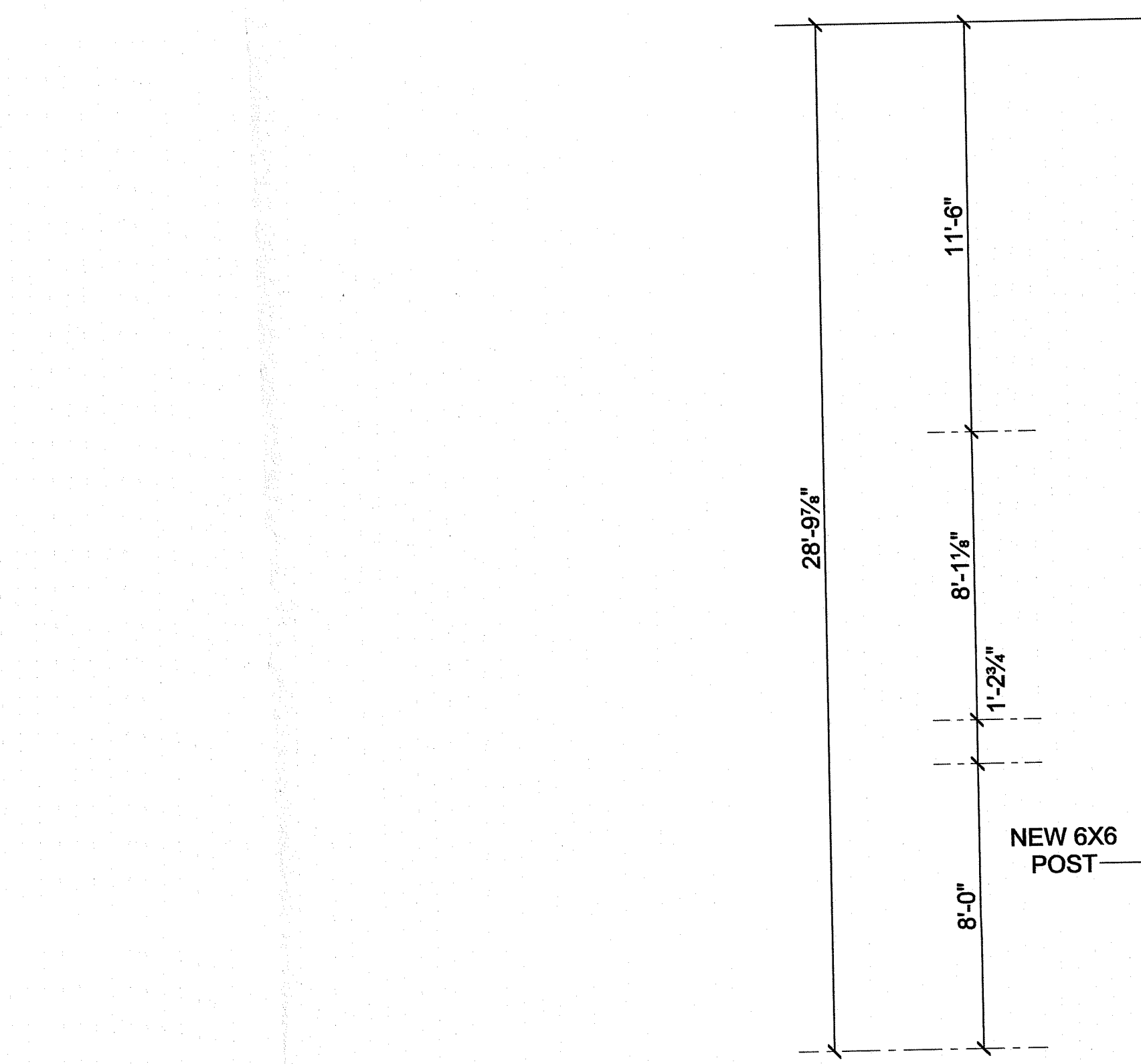
Where applicable, the site plan must show the setback or distance (either scaled or dimensioned) of the proposed project from such items as:

- ✓ 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)





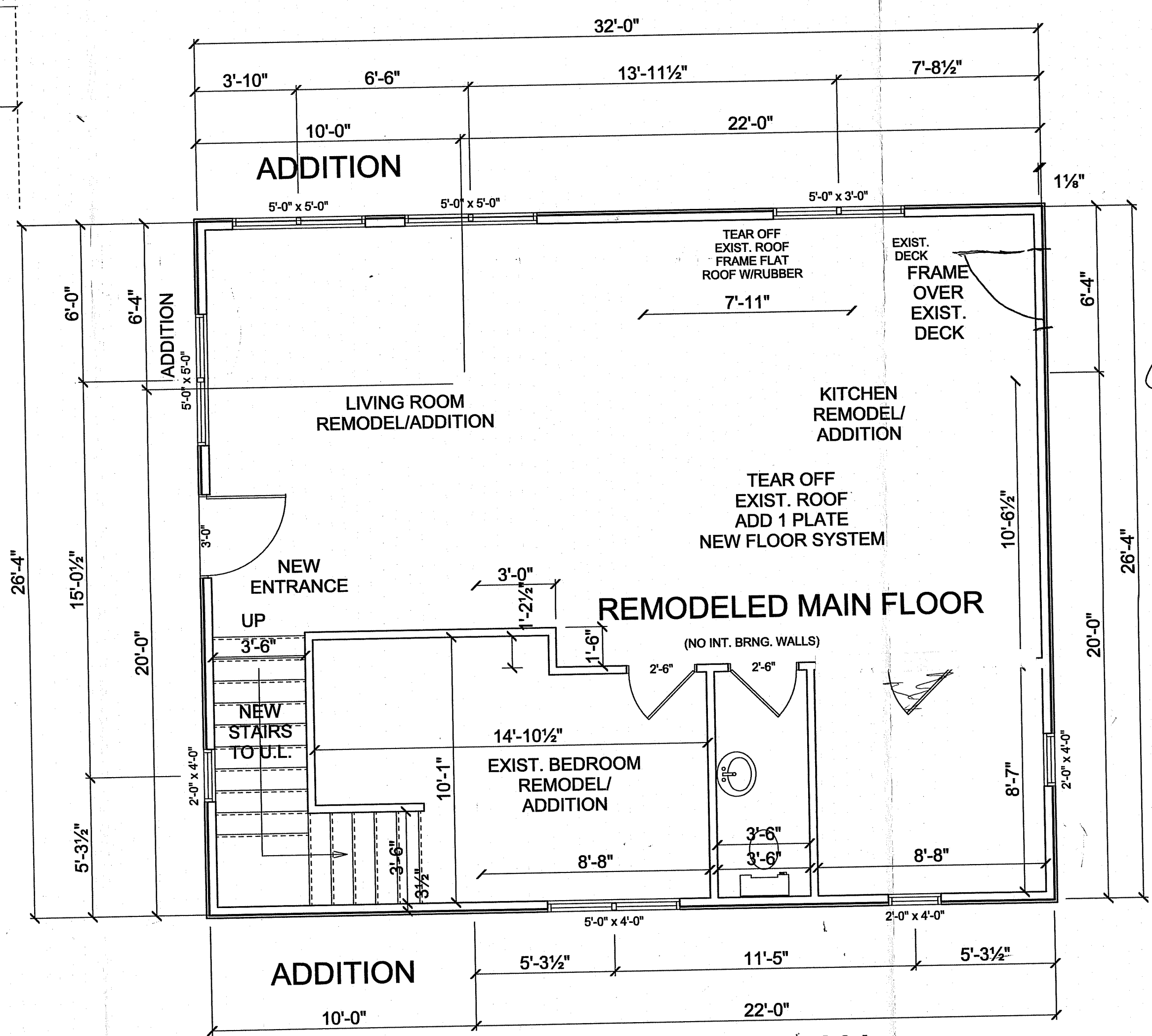
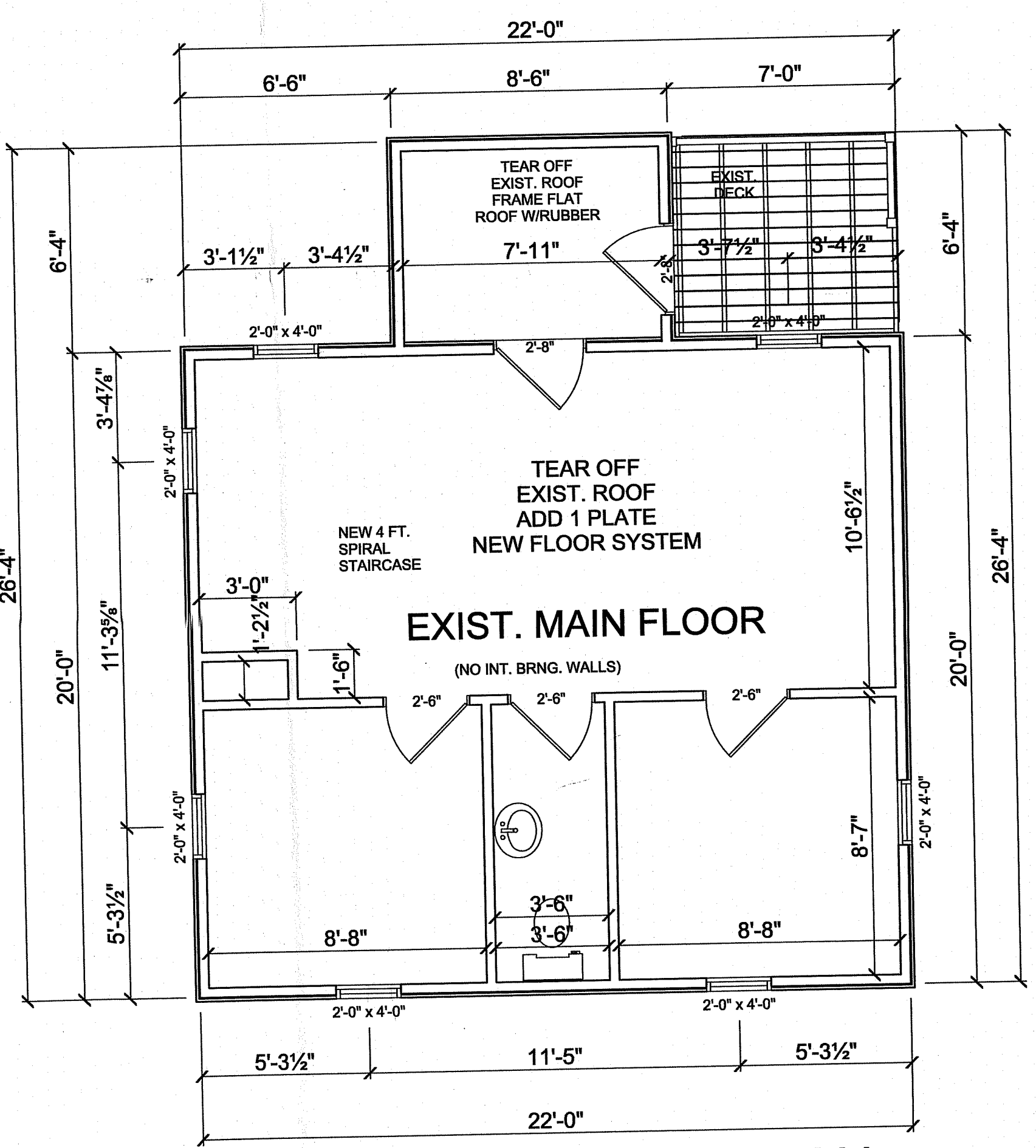
NEW ROOF SYSTEM

NEW UPPER LEVEL

EXISTING MAIN FLOOR

EXISTING FOUNDATION
ADDITION

WEST ELEVATION
SCALE: 1/4" = 1'



Revision made
D. [Signature]
7/15/22

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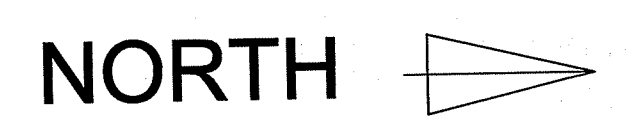
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NEW HOUSE CONST.

DIVINITY DESIGN
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FOX LAKE, WI 53933
PH# 1-262-224-5447

SIEGEL, MIKE
INDIAN POINT RD.
FOX LAKE, WI 53933

ORIGINAL MAIN/
ADDITION/REMODEL



Beryl & Michael Siegel
Town of Fox Lake, Sec. 26

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