

LEGAL NOTICE FOR:

**BOARD OF ADJUSTMENT**

Hearing No. 1

Notice is hereby given that a public hearing will be held by the **Dodge County Board of Adjustment** on Thursday, December 14, 2023 at 7:00 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Dodge County Administration Building, Juneau, Wisconsin on the appeal of **CELIA AKEY** - for a variance request to the terms of the Area Measurements of the Dodge County Land Use Code to allow the construction of a 64' x 80'=5,120 sqft. detached accessory structure, where said shed will exceed the 1,500 sqft. maximum size allowed for detached accessory building that is located within the R-1 Single Family Residential Zoning District and therefore prohibited by the code.

The site located in part of the SE ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin the site address being N4361 Oaklawn Estates. A copy of the proposed petition is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700).

All persons interested are invited to attend and be heard. Written comments may be submitted to the Dodge County Land Resources and Parks Department at 127 E Oak Street, Juneau, WI 53039 or by e-mail to [tochs@co.dodge.wi.us](mailto:tochs@co.dodge.wi.us) no later than December 13, 2023.

Dated November 7, 2023

Dodge County Board of Adjustment  
By William Nass, Chairman

## **Land Resources and Parks Department Staff Report**

**County Variance Application No. 2023-0917**

**County Land Use Permit Application No. 2023-0916**

**Filing Date: October 14, 2023**

**Hearing Date: December 14, 2023**

**Applicant / Owner:**

Celia Akey

N4361 Oaklawn Estates

Iron Ridge, WI 53035

**Location**

PIN#: 024-1016-1124-000

Property Location: Lot 1, CSM# 642, SE ¼, NW ¼, Section 11, T10N, R16E, Township of Hustisford, Dodge County, Wisconsin

Site Address: N4361 Oaklawn Estates

**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 October 14, 2023, a request for a variance to the terms of the Lot Coverage provisions of the Dodge County Land Use Code was submitted to allow the construction of a 80' x 64' accessory structure (pole shed) where said structure will be 5,120 square feet in size. As proposed the structure will be 3,620 square feet larger than allowed by the Code (1500 square feet).

Also included in the request is a request for a variance to the terms of the Height Requirements for Accessory Structures provision of the Dodge County Land Use Code. The accessory structure is proposed to be 27' in height to its peak. The maximum height allowed for an accessory structure in the R-1 Single family residential zoning district is 20 feet. The proposed structure would be 7 feet taller than what is allowed by the Code.

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

The physical features of this approximate 9.74 acre lot includes sloping topography with slopes ranging from 4-7%.

The proposed project is at the dead end of Oaklawn Estates, a Town road.

The general character of the surrounding land use consists of agricultural lands and residential subdivisions to the south and west.

On October 14, 2023 an application for a County Land Use Permit was made by the appellant in order they be allowed to construct an 80' x 64' (5120 square foot) accessory structure (pole shed) that would be 27 feet in height to its peak. This permit was denied by the County Land Use Administrator for the following reason:

Lot Coverage Provisions and Height Requirements for Accessory Structures of the Land Use Code:

Subsection 5.1.7 of the County Land Use Code refers to the allowed portion of a lot that can be occupied by principal and accessory buildings and decks. While most zoning districts govern lot coverage on a percentage basis, the R-1 and R-2 Residential Zoning Districts limits the size of any accessory structure to a maximum size of 1500 square feet. There is no limit on the number of accessory structures.

Subsection 5.2.8 of the County Land Use Code refers to the maximum allowed height of accessory buildings. Residential Zoning Districts allow for a maximum height of 20 feet.

Therefore, the County is unable to issue a permit for the proposed project unless the construction is modified to comply with the Code Provisions mentioned above or unless a Variance is granted to allow the accessory structure to be larger than 1500 square feet and and 20' maximum height restrictions for detached accessory building that is located within the R-1 Single Family Residential Zoning District.

The appellant is requesting area variance to Subsections 5.1.7 and 5.2.8 of the code;

**Town Recommendation:**

Approve;  
• Conditions:

Deny:  
•

No Recommendation  
 No response from Town – As of October 24, 2023;

**Purpose Statement**

The lot coverage and height provisions of the County Land Use Code promotes 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.

**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 Subsections 5.1.7 and 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.

The Board should determine if the lot coverage and height requirement provisions of the code are unnecessarily burdensome in this case and if the size of the proposed accessory structure will create any conflicts with neighboring properties and neighboring uses.

It is the staff's position that the lot coverage and accessory structure height provisions of the Code may be unnecessarily burdensome in this case, thereby creating a hardship. The staff notes that the purpose of the accessory structure lot coverage provisions of the Code are intended to prevent overcrowding and to protect the character of the residential neighborhood. It is the staff's position that the maximum lot coverage area allowed for a residential accessory structure (1500 square feet) is generally based on a typical residential lot of less than one acre. In this case, the appellant's lot is 9.74 acres in size, which could accommodate a larger accessory building size without adversely affecting the residential character of the adjacent neighborhood. With a larger footprint for the accessory structure, it is proportional that the proposed structure will also have an increase in height. It is the staff's position that the accessory structure, as proposed, will not have an adverse impact on the adjacent neighborhood as the accessory structure will be screened from the residences on all sides by existing trees.

If the Board can make the findings that are necessary in order to grant a variance in this case, the staff recommends the following conditions of approval:

1. All Federal, State and Local Municipality permits and approvals required for the proposed structures on this site shall be obtained for said projects prior to beginning construction, including a Dodge County Land Use Permit;
2. This structure shall not be used for human habitation or overnight accommodations;
3. This structure shall not be used for any business, trade or industry and shall not be rented out for storage space;

**Dodge County Board of Adjustment Decision**

**County Variance Application No. 2023-0917**  
**County Land Use Permit Application No. 2023-0916**  
**Filing Date: October 14, 2023**  
**Hearing Date: December 14, 2023**

**Applicant / Owner:**  
Celia Akey  
N4361 Oaklawn Estates  
Iron Ridge, WI 53035

**Location**

PIN#: 024-1016-1124-000  
Property Location: Lot 1, CSM# 642, SE ¼, NW ¼, Section 11, T10N, R16E, Township of Hustisford, Dodge County, Wisconsin  
Site Address: N4361 Oaklawn Estates

**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 October 14, 2023, a request for a variance to the terms of the Lot Coverage provisions of the Dodge County Land Use Code was submitted to allow the construction of a 80’ x 64’ accessory structure (pole shed) where said structure will be 5,120 square feet in size. As proposed the structure will be 3,620 square feet larger than allowed by the Code (1500 square feet).

Also included in the request is a request for a variance to the terms of the Height Requirements for Accessory Structures provision of the Dodge County Land Use Code. The accessory structure is proposed to be 27’ in height to its peak. The maximum height allowed for an accessory structure in the R-1 Single family residential zoning district is 20 feet. The proposed structure would be 7 feet taller than what is allowed by the Code.

**CONCLUSIONS OF LAW**

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

**The appellants request to Subsection 5.1.7 and 5.2.8, 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)

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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

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Motion by \_\_\_\_\_ to (approve / deny) the variance to the \_\_\_\_\_ requirements of the code based upon the previously mentioned findings and conditions.

Motion second \_\_\_\_\_

**Vote**

Mark Othmer	<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
Russell Kottke	<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
Larry Bischoff (1 <sup>st</sup> Alternate)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Not Present
Brad Kufalks (2 <sup>nd</sup> 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.

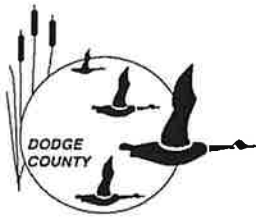
Dodge County Board of Adjustment

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](mailto:landresources@co.dodge.wi.us)

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November 7, 2023

Celia Akey  
N4361 Oaklawn Estates  
Iron Ridge, WI 53035

RE: Determination of Application Completeness  
Variance Application: #2023-0917  
Property location: SE ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin the site address being N4361 Oaklawn Estates.

Dear Celia Akey;

The Dodge County Land Resources and Parks Department has received your Variance application to allow construction of a 64' x 80"=5,120 sqft. detached accessory structure, where said shed will exceed the 1,500 sqft. maximum size allowed for detached accessory building that is located within the R-1 Single Family Residential Zoning District. On November 6, 2023, 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, December 14, 2023 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 December 7, 2023 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](mailto:tochs@co.dodge.wi.us)  
(920) 386-3270  
Dodge County  
Land Resources and Parks

Notice is hereby given that a public hearing will be held by the **Dodge County Board of Adjustment** on Thursday, December 14, 2023 at 7:00 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Dodge County Administration Building, Juneau, Wisconsin on the appeal of **CELIA AKEY** - for a variance request to the terms of the Area Measurements of the Dodge County Land Use Code to allow the construction of a 64' x 80"=5,120 sqft. detached accessory structure, where said shed will exceed the 1,500 sqft. maximum size allowed for detached accessory building that is located within the R-1 Single Family Residential Zoning District and therefore prohibited by the code.

The site located in part of the SE ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin the site address being N4361 Oaklawn Estates. A copy of the proposed petition is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700).

All persons interested are invited to attend and be heard. Written comments may be submitted to the Dodge County Land Resources and Parks Department at 127 E Oak Street, Juneau, WI 53039 or by e-mail to [tochs@co.dodge.wi.us](mailto:tochs@co.dodge.wi.us) no later than December 13, 2023.

Dated November 7, 2023

Dodge County Board of Adjustment  
By William Nass, Chairman



**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	
<b>Activity No.</b> <b>230917</b>	<b>Issue Date:</b>
<b>Application Date:</b> 10-14-2023	<b>Receipt #:</b> 8240-0010

# Variance Application

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

Names and Mailing Addresses		Property Description																		
Applicant (Agent) <i>Celia Akey</i>	Street Address <i>N4361 Oaklawn Ests</i>	Parcel Identification Number (PIN) <i>1124-000</i>	Town <i>Hustisford</i>																	
City • State • Zip Code <i>Iron Ridge, WI 53035</i>	Property Owner (If different from applicant) <i>same</i>	<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><i>SE</i></td> <td><i>NW</i></td> <td><i>11</i></td> <td><i>10</i></td> <td></td> <td><i>16</i></td> <td></td> </tr> </table>	¼	¼	Section	T	N	R	E	<i>SE</i>	<i>NW</i>	<i>11</i>	<i>10</i>		<i>16</i>		Subdivision or CSM # <i>#642, Lot 1</i>			
¼	¼	Section	T	N	R	E														
<i>SE</i>	<i>NW</i>	<i>11</i>	<i>10</i>		<i>16</i>															
City • State • Zip Code <i>same</i>	Street Address <i>same</i>	Site Address <i>N4361 Oaklawn Estates, Iron Ridge, WI 53035</i>																		
City • State • Zip Code <i>same</i>	Is this property connected to public sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																			
Present property use: <i>Residential, hobby farm</i>																				
List any prior variances that have been granted or denied for this property: <i>None</i>																				
Describe all nonconforming structures and uses on this property: <i>None</i>																				
List the terms of the Land Use Code for which you are requesting a variance (section # and code provision requirements): <i>Sec. 5.1.7 - 1500 sq ft building limit</i>																				
Variance Requested: <i>64' x 80' pole shed for daily vehicles and hobby farm feed and equipment</i>																				
<b>Address the following variance criteria described in the application materials. (Attach additional sheets if necessary):</b>																				
What unnecessary hardship is present that prohibits your compliance with the terms of the Land Use Code? <i>See document attached</i>																				

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

See attached document

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?

See attached document

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

See attached document

### 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.

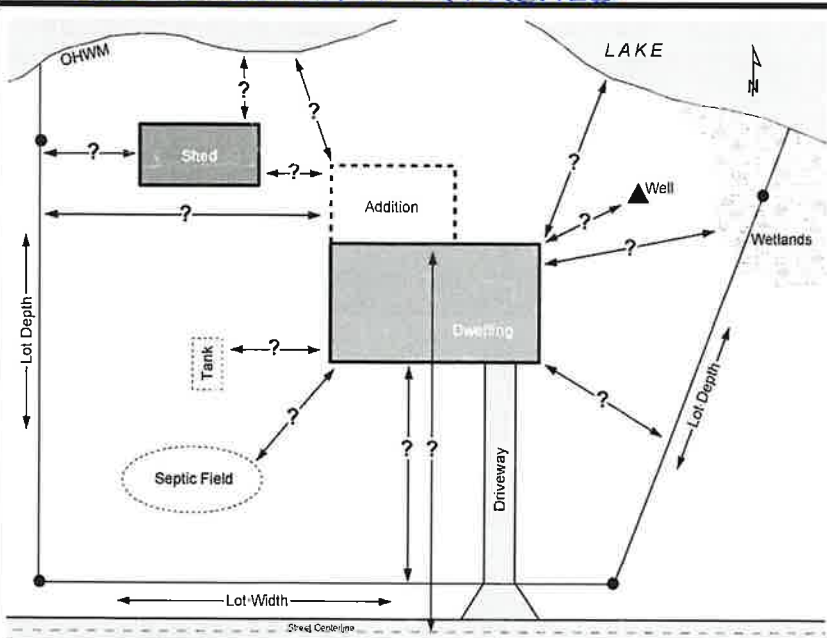
Signature of owner or authorized agent: Alan Gu Date: 10/17/23

Daytime Contact Number (414) 803 - 9170

### SITE PLANS AND BUILDING PLANS

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

See document attached



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)

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

Our 9.74 acre property was purchased with the dream of creating a hobby farm on the land. The Land Use Code restricts us to a 1500 square foot building which does not allow room for equipment, tools, or even room for our vehicles. Currently, our homes 2-car attached garage is not large enough to store the tools and equipment to care for our poultry, honeybees, and garden. We have no other choice but to store our work truck, skidsteer, skidsteer trailer, dump trailer, dog equipment, lawn mower as well as our family van, family car, and pontoon boat outside.

A large pole shed is needed to safely store all our valuable belongings for both our hobby farm as well as our personal interests. It will also eliminate the “eye-sore” of keeping everything sitting outside all year. It will also protect our family vehicles, equipment, and food for our animals safe from the rain and snow.

Attached are the plans for the pole shed which outline how we plan to store our family vehicles, boat, and hobby farm equipment.

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

There are no unique features of the property, except that it’s a 9.74acres with a very small garage on the home.

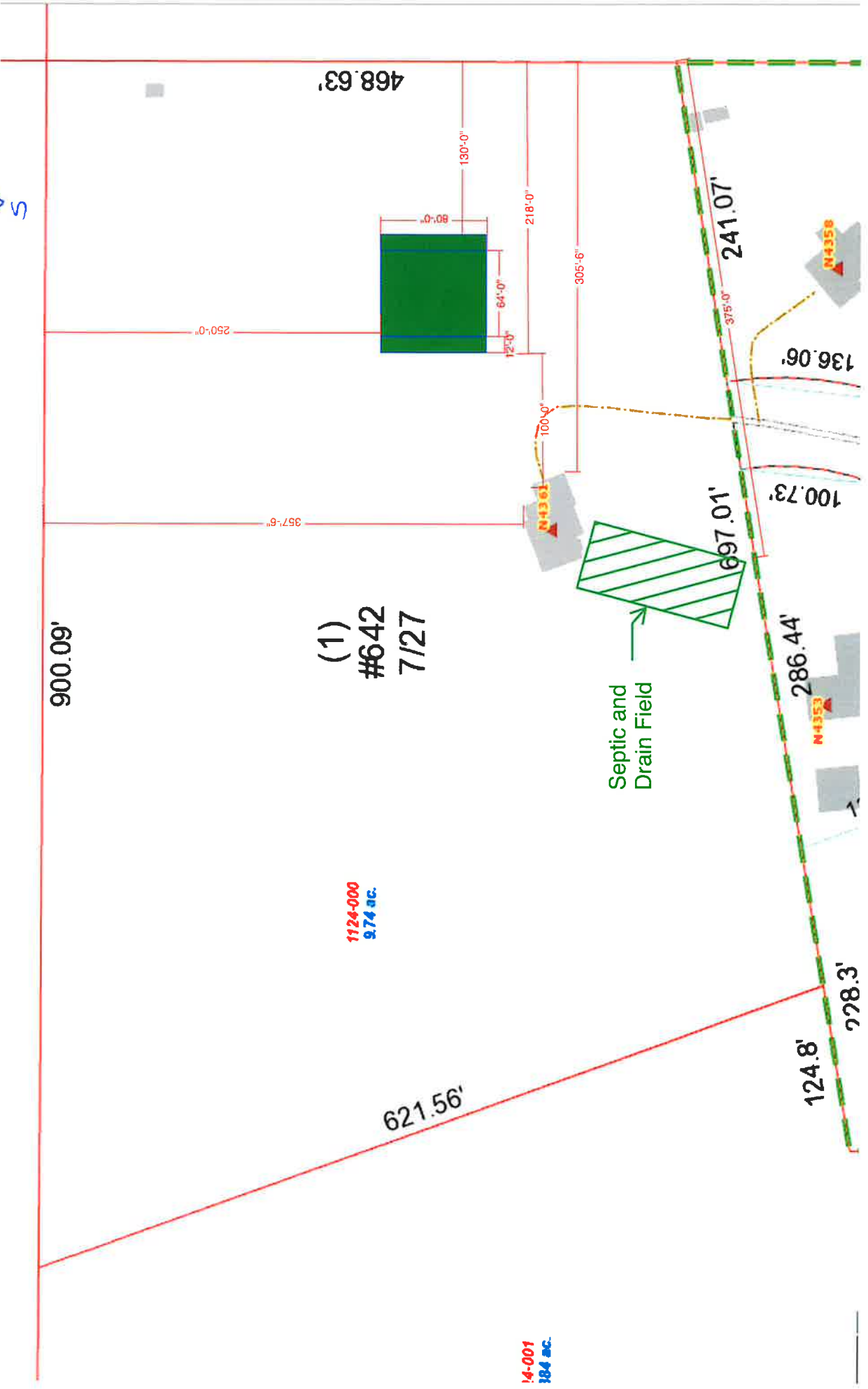
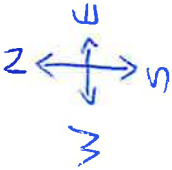
**Will denial of the variance request prevent you from using this property for a permitted purpose or render conformity with the Code unnecessarily burdensome? Why?**

Yes, it will prevent us from being able to protect our family vehicles as well as the equipment and food for our animals.

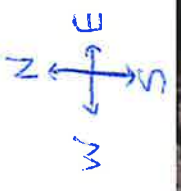
**How would the interest of the public or neighbors be affected by granting or denying this variance?**

Currently our neighbors have to endure the “eye-sore” of all our vehicles and equipment sitting outside all year. Granting the variance would allow us to have everything stored into one building.

Site Map/Building Plan  
Owner: Celia Akey (Morner)



Site Map/Building Plan  
Owner: Celia Akoy (Morner)



100'



# 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](mailto:landresources@co.dodge.wi.us)

October 31, 2023

Celia Akey  
N4361 Oaklawn Estates  
Iron Ridge, WI 53035

RE: Notice of Permit Refusal- County ID #2023-0916  
PIN# 024-1016-1124-000

Location: SE ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin  
the site address being N4361 Oaklawn Estates.

Dear Celia Akey:

Your application for a permit to construct a 64' x 80' accessory structure 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 of the Land Use Code states that for lots located within the R-1 or R-2 Residential Zoning Districts there is no maximum lot coverage, however, no single accessory building shall exceed 1500 square feet in area. According to the application, the proposed structure area is listed as 5120 square feet, 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 5.1.7 standards of the code.

A variance request was filed on 10/19/2023 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,

Andy O'Brion  
Senior Land Use /Sanitation Specialist

COPY



# 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.
<b>230916</b>	8246-0009
Permit Expiration Date	Application Date
	10-19-2023
	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.) <u>Celia Akey</u>		Parcel Identification Number (PIN) <u>1124-000</u>				
Street Address <u>N4361 Oaklawn Ests</u>		Town <u>Hostisford</u>	T <u>10</u>	N <u>16</u>	R <u>16</u>	E
City • State • Zip Code <u>Iron Ridge, WI 53035</u>		1/4 <u>SE</u>	1/4 <u>NW</u>	Section <u>11</u>	Acreage <u>9.74</u>	Lot (Block) <u>1</u>
Property Owner <input checked="" type="checkbox"/> Same as applicant		Subdivision or CSM (Volume/Page/Lot) <u>#642, Lot 1</u>				
Street Address		Address Of Property (DO NOT include City/State/Zip Code) <u>N4361 Oaklawn Ests</u>				
City • State • Zip Code		Is this property connected to public sewer? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is property located within a sanitary district/accessible to public sewer? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				
CURRENT USE OF PROPERTY		PROPOSED USE OF PROPERTY				
<input type="checkbox"/> Vacant Land <input checked="" type="checkbox"/> Single-Family Residential <input type="checkbox"/> Working Farm <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other _____		<input checked="" type="checkbox"/> Same As Current Use (No Change) <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe) Other <u>hobby farm</u>				

## 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"/> REPLACEMENT OF EXISTING	<input type="checkbox"/> 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 checked="" 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 64'      **Additional Project Information**

Length 80'      Home Addition: Total number of bedrooms? Before \_\_\_\_\_ After \_\_\_\_\_

Total Area 5,120      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) 14'       Located On-Premise  Located Off-Premise

Estimated Cost (w/Labor) \$ 200,000       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.

## 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.

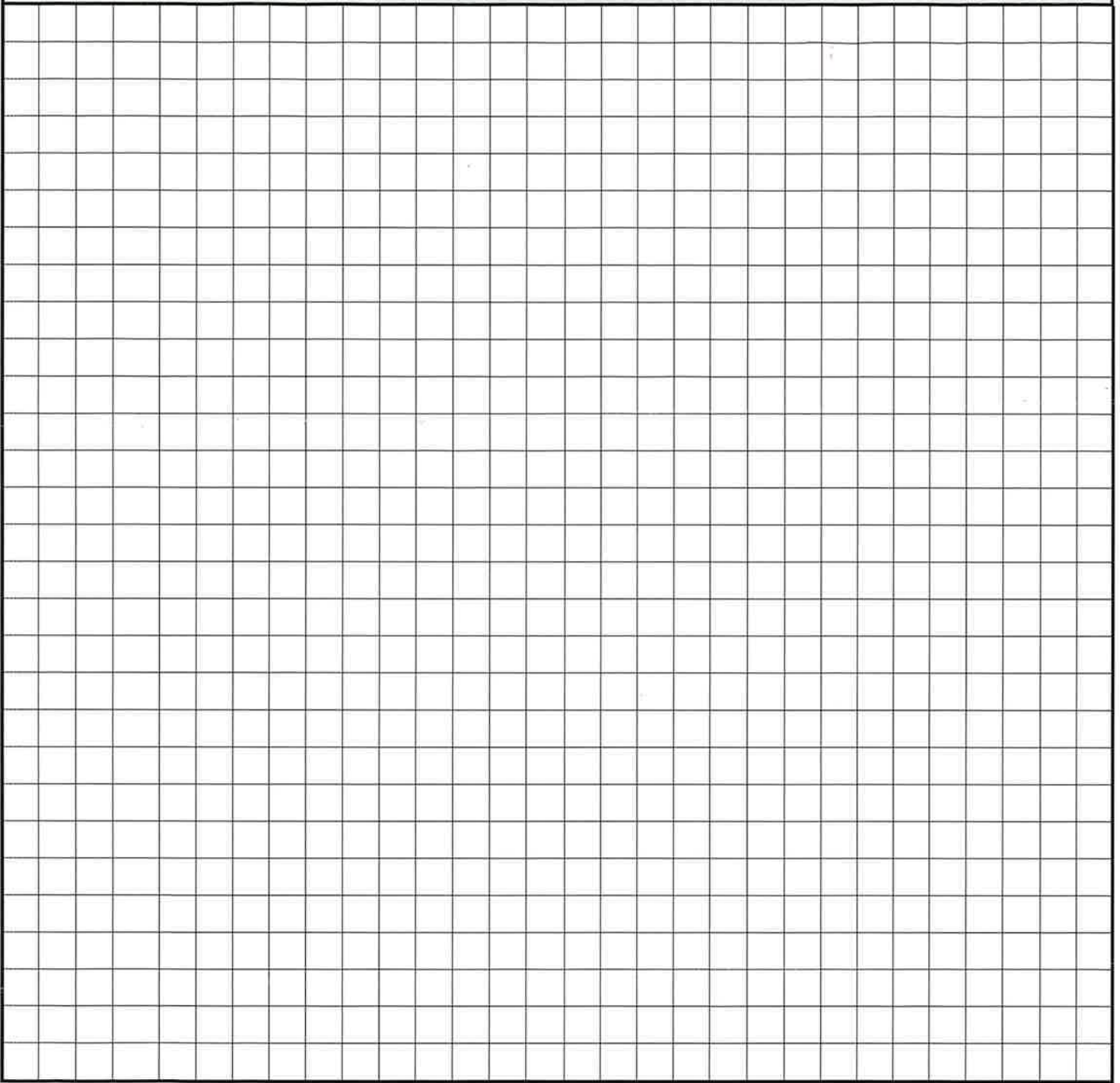
## CERTIFICATE & CONTACT INFORMATION

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) Celia Akey Daytime Contact Phone ( 414, 803-9170 ) or Email: celiamorner@gmail.com

Signature Celia Akey Date 10/17/23 Call for pickup  No  Yes

# SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

### THIS AREA FOR OFFICE USE ONLY

BOA ID No. <b>2023-0917</b>	BOA Appeal Date <b>10/19/23</b>	BOA P/H Date <b>12/14/23</b>	BOA Decision Date	BOA Decision <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Notes/Stipulations: <b>DENIED   10/31/23   MAX SAFT. R-1   1,500<sup>sq</sup>   PROPOSE 5/40<sup>sq</sup></b>				
<input type="checkbox"/> Approved <input 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](http://www.co.dodge.wi.us)) or by contacting the County Property Description Office (920) 386-3770 ([propertydescription@co.dodge.wi.us](mailto: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

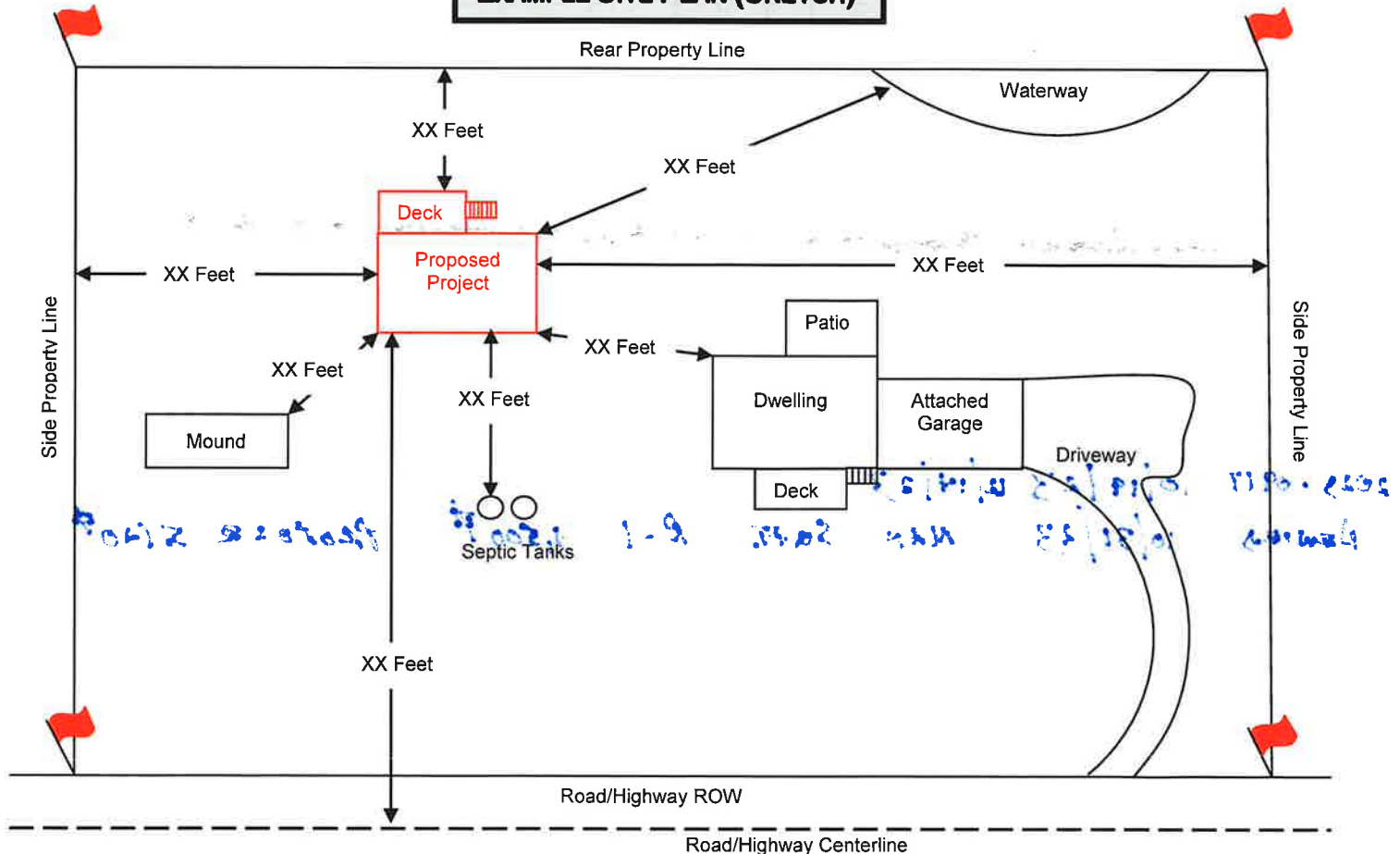
**ALL** applications must be accompanied by a site plan (sketch). You may use an aerial photo which can be obtained by using the Dodge County Web mapping tool at <http://dodgecowi.wgxtreme.com/>, the attached (blank) site plan or supply your own.

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

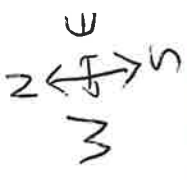
- ✓ Side and Rear Lot/Property Line(s)
- ✓ Abutting Road/Highway Centerline(s)
- ✓ Nearby Lakes and/or Creeks/Streams
- ✓ Nearest Adjacent Structure/Building on Lot
- ✓ Septic/Holding Tank and/or Pump Chamber
- ✓ Septic System Absorption Area (Mound, Trench, Drainline, etc.)

**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)

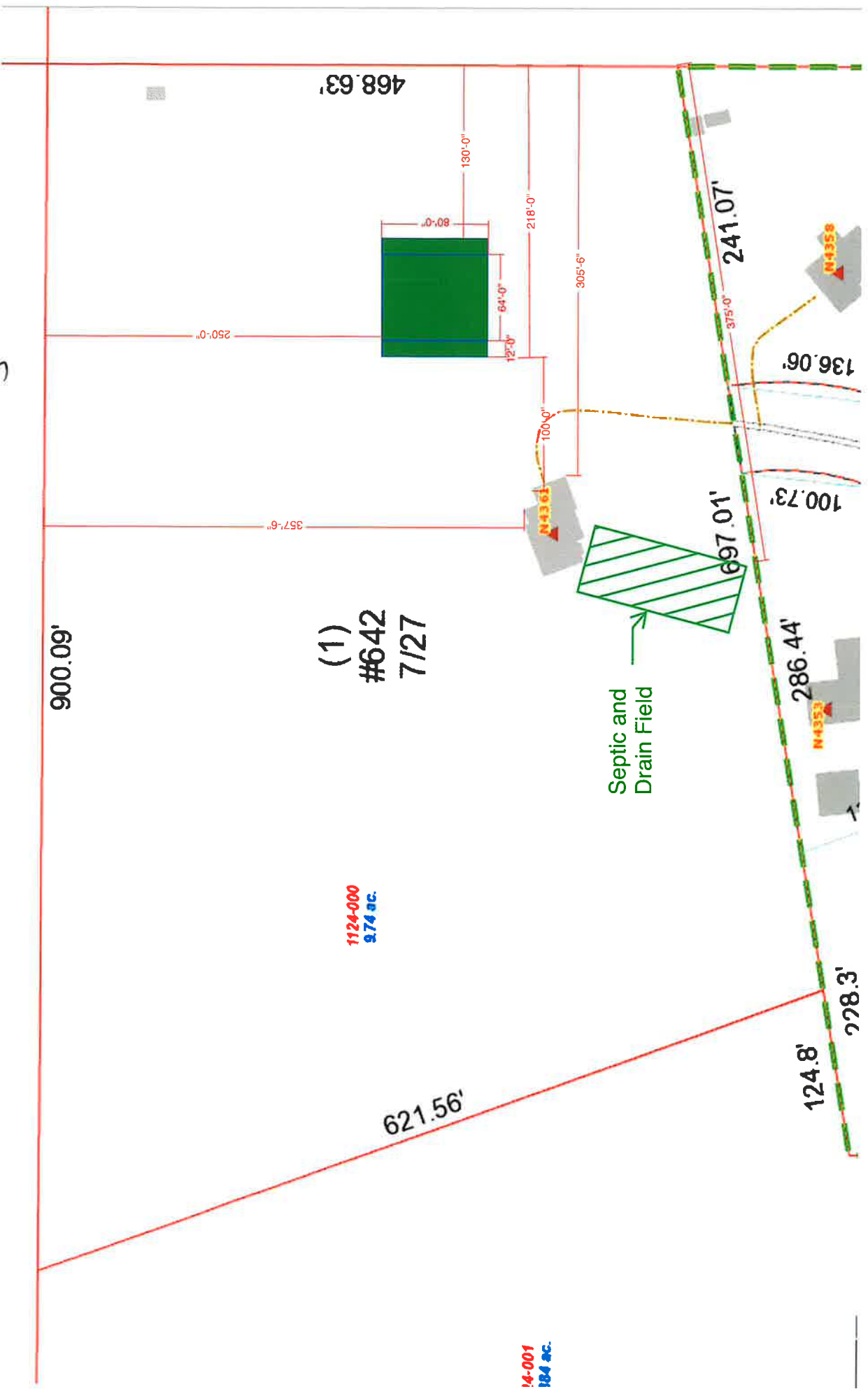
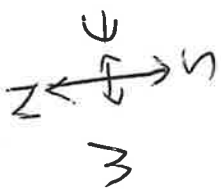


Owner: Celia Atkey (Morner)



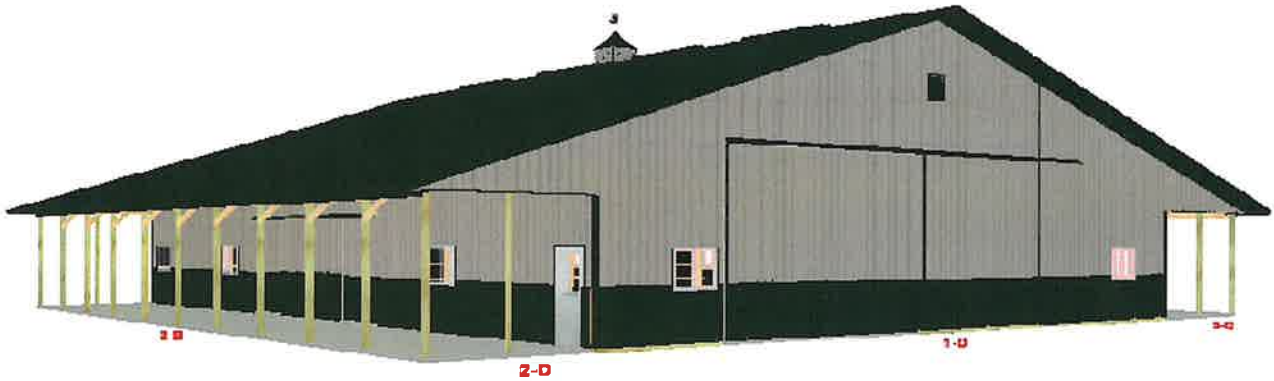
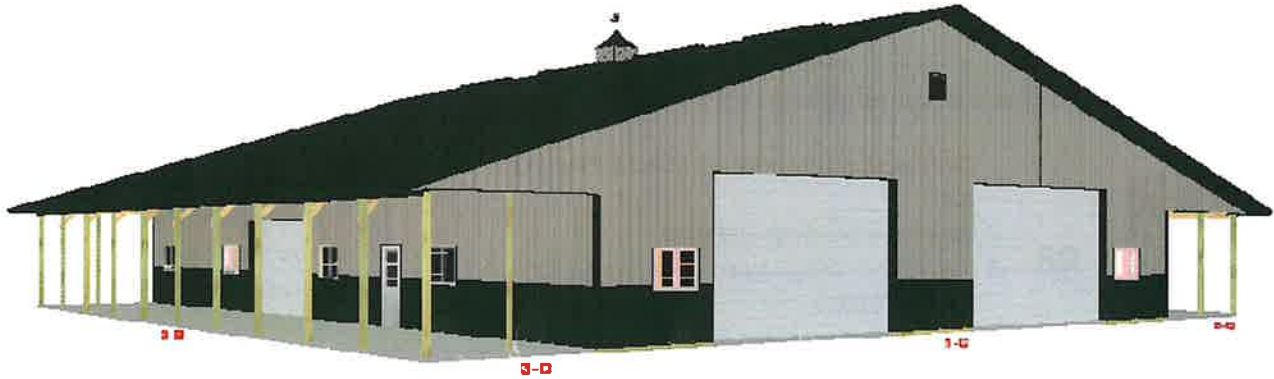
100'

Owner: Celia Akley (Morrer)





Elevation Views



Date: 10/15/2023 - 9:44 PM  
Design Name: 64'x80'x14' w/ 12'  
Overhang Both Sides  
Design ID: 314359565883  
Estimated price: \$85,266.14 \*

\*Today's estimated price, future pricing may go up or down.  
Tax, labor, and delivery not included.



**How to recall and purchase a saved design at home**



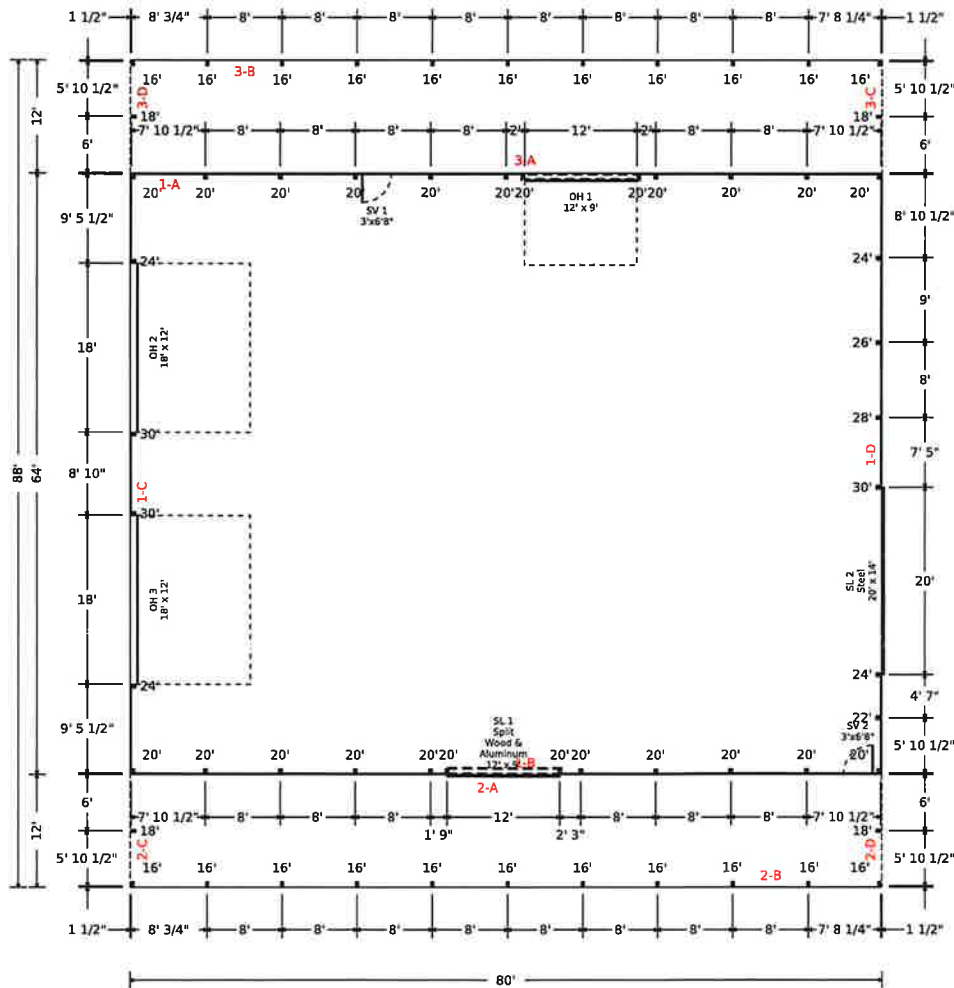
**OR**

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 314359565883
4. Follow the on-screen purchasing instructions

**How to purchase at the store**

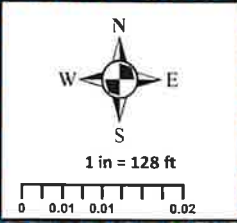
1. Enter Design ID: 314359565883 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

**FLOOR PLAN**





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.



<p><b>General</b></p> <ul style="list-style-type: none"> <li>Urbanized Roads</li> <li>Soils</li> <li>Airport Ordinance 3-Mile Buffer</li> <li>Sewer Service Areas</li> <li>Highly Developed Shoreline</li> <li>Elevation Contours</li> </ul>	<p><b>WI Historical Society</b></p> <ul style="list-style-type: none"> <li>Historic Structures</li> <li>Archaeological Sites</li> <li>Survey Areas</li> </ul> <p><b>Non-Metallic Mining</b></p> <ul style="list-style-type: none"> <li>Active Mining Area</li> <li>Approved Mining Area</li> <li>Mine Property Boundaries</li> </ul>	<p><b>Floodplain / Wetland</b></p> <ul style="list-style-type: none"> <li>FEMA Floodplain/Storage/Dam Shadow</li> <li>DNR Wetland Areas/Points</li> </ul> <p><b>Shoreland Zoning</b></p> <ul style="list-style-type: none"> <li>Shoreland Zoning Buffer</li> <li>Lakes/Ponds/Sloughs</li> <li>Rivers/Streams/Creeks</li> </ul>	<p><b>County Zoning</b></p> <ul style="list-style-type: none"> <li>Planned Unit Development</li> <li>Hartford Extraterritorial</li> <li>General Agricultural</li> <li>Prime Agricultural</li> <li>One Family Residential</li> <li>Two Family Residential</li> <li>Multi-Family Residential</li> </ul>	<ul style="list-style-type: none"> <li>General Commercial</li> <li>Extensive Commercial</li> <li>Light Industrial</li> <li>Industrial</li> <li>Waterbody</li> <li>ROW/City/Village</li> </ul>
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**DODGE COUNTY BOARD OF ADJUSTMENT MINUTES**  
**December 7, 2023**

The Dodge County Board of Adjustment met on this 7th day of December 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: Mark Othmer, Jon Schoenike, Russell Kottke, William Nass, and Larry Bischoff (1st Alt).

Members excused were Rodney Justman, and Brad Kufalks (2nd Alt.)

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. Mr. 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;

The minutes from the November 9th 2023 meeting were reviewed by the Board.

Motion by Jon Schoenike to approve the minutes as written.

Second by Larry Bischoff

Vote: 5-0 Motion carried.

Chairman Nass requested Mr. Ochs of the Land Resources & Parks Department to accompany the Board on the following on-site inspections and to attend the Public Hearings on December 14, 2023.

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

- **CELIA AKEY** - SE ¼, NW ¼, Section 11, T10N, R16E, Town of Hustisford, Dodge County, Wisconsin the site address being N4361 Oaklawn Estates.
- **KYLE AND AMANDA PRILL** - NE ¼, NW ¼, Section 05, T10N, R17E, Town of Rubicon, Dodge County, Wisconsin the site Address being N4805 Lilac Road.

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

Respectfully Submitted,

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Mark Othmer, Secretary

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