

**DODGE COUNTY BOARD OF ADJUSTMENT MINUTES**  
**July 18, 2024**

The Dodge County Board of Adjustment met on this 18th day of July at 7:00 p.m., in Rooms 1H and 1I on the 1<sup>st</sup> Floor of the Administration Building, located at 127 East Oak Street, 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, Rodney Justman, William Nass.

Members excused were Larry Bischoff (1st Alt), Brad Kufalks (2nd Alt.)

Mr. 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 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 11, 2024 meeting were reviewed by the Board.

Motion by Mark Othmer to approve the minutes as written.

Second by Rodney Justman

Vote: 5-0 Motion carried.

The staff explained the hearing procedures to those in attendance;

**PUBLIC HEARING**

**Susan M. Cook** - for a variance to the terms of the setback provisions of the Dodge County Land Use Code to allow construct boathouse. Where said boathouse will be located 29 feet from the centerline of Shorecrest Drive or 31 feet within the required setback and thus prohibited by the code.

Motion by Mark Othmer to approve the variance to allow construction boathouse. Where said boathouse will be located 29 feet from the centerline of Shorecrest Drive or 31 feet within the required setback, with the following conditions:

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.
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed structure
3. A mitigation plan is to be submitted, approved, implemented and completed per the Shoreland Protection Ordinance.

Second by Russell Kottke.

Vote: 5-0 Motion carried.

#### OTHER BUSINESS

1. Audit and code changes
2. Committee Member Reports
3. Approve Per Diems

Respectfully submitted,

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Mark Othmer, 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. 2024-0619**  
**County Land Use Permit Application No. 2024-0543**  
**Filing Date: August 7, 2024**  
**Hearing Date: September 19, 2024**

**Applicant (Agent):**

Graphic House  
8101 International Drive  
Wausau, WI 54401

**Owner:**

Columbus Chemical Industries  
N4335 Temkin Road  
Columbus, WI 53925

**Location**

The described property is the subject of the appeal:

PIN # 014-1013-0713-004

Location: Part of the SW ¼ of the NE ¼, Section 07, Town of Elba, the site address being N4335 Temkin Road.

**County Jurisdiction**

The County has Jurisdiction over this site as the Town of Elba 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 August 7, 2024, an application for a variance request was submitted by the appellant with a request to construct a sign southeast of the existing building. As proposed, the project will be located within the required highway setback from Temkin Road. As proposed, the sign will be 18.5' from the Right-of-Way of Temkin Road or 23.5' within the required setback and 42' from the centerline of Temkin Road or 33' within the required setback, and therefore prohibited 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 Elba has adopted the County's Land Use Code.

The physical features of this 6.93 acre lot include gently sloping topography ranging from 0 to 2%. The parcel contains an industrial production facility.

The parcel is surrounded by industrial and commercial uses along with single family residences.

On July 18, 2024, an application for a County Land Use Permit was made by the appellant in order they be allowed to construct a sign. The Land Use permit was denied by the County Land Use Administrator for the following reason:

Subsection 5.1 and Table 5.1 -1 of the Land Use Code refer to the required setbacks from public roads, streets and highways under the Dodge County Land Use Code. On a Town Road, the required setback is 75 feet from its centerline or 42 feet from its right-of-way, whichever is the greatest distance of the two. As proposed, the sign will be 18.5' from the Right-of-Way of Temkin Road or 23.5' within the required setback and 42' from the centerline of Temkin Road or 33' within the required setback, and therefore prohibited by the code.

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

### **Purpose Statement**

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

### **Staff Advisory:**

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

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

Other sign options exist within the Code, however those options would require a variance as well.

The Town of Ashippun has not made a recommendation on this matter as of the time of publication of this document.

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

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

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

**Dodge County Board of Adjustment Decision**

**County Variance Application No. 2024-0619**  
**County Land Use Permit Application No. 2024-0543**  
**Filing Date: August 7, 2024**  
**Hearing Date: September 19, 2024**

**Applicant (Agent):**

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**Owner:**

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PIN # 014-1013-0713-004

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**County Jurisdiction**

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**Review Criteria**

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**Appellants Request**

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**CONCLUSIONS OF LAW**

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

**The appellants request to Subsection 5.1 and Table 5.1 -1 of the Code are “area” variances.**

(Yes / No) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

(Yes / No) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Are the 5.1 and Table 5.1 -1 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 sign 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?**

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.

Others

\_\_\_\_\_

\_\_\_\_\_

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

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

**Vote**

|                                |                              |                             |                                  |                                      |
|--------------------------------|------------------------------|-----------------------------|----------------------------------|--------------------------------------|
| Rodney Justman                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| Russel Kottke                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| 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 |
| (Larry Bischoff - Alternate 1) | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| (Brad Kufalk - Alternate 2)    | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |
| William Nass                   | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Abstain | <input type="checkbox"/> Not Present |

**Motion (Carried / Denied)**

**ORDER AND DETERMINATION**

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

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

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

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

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

Dodge County Board of Adjustment

Signed \_\_\_\_\_ Attest \_\_\_\_\_  
Chairperson Secretary

Dated: \_\_\_\_\_

Filed: \_\_\_\_\_





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

I-2

| THIS AREA FOR OFFICE USE ONLY        |                         |
|--------------------------------------|-------------------------|
| Activity No.<br><b>240619</b>        | Issue Date:             |
| Application Date:<br><b>8-7-2024</b> | Receipt #:<br><b>CC</b> |

## Variance Application

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

| Names and Mailing Addresses   | Property Description   |          |   |           |   |           |   |   |  |  |          |  |           |  |           |
|---|--|----------|---|-----------|---|-----------|---|---|--|--|----------|--|-----------|--|-----------|
| Applicant (Agent)<br><b>Graphic House, Inc.</b>                                     | Parcel Identification Number (PIN)<br><b>014-1013-0713-004</b>   |          |   |           |   |           |   |   |  |  |          |  |           |  |           |
| Street Address<br><b>8101 International Dr.</b>                                     | Town<br><b>Columbus Elba</b>   |          |   |           |   |           |   |   |  |  |          |  |           |  |           |
| City • State • Zip Code<br><b>Wausau WI, 54401</b>                                  | <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></td> <td></td> <td><b>7</b></td> <td></td> <td><b>10</b></td> <td></td> <td><b>13</b></td> </tr> </table> | ¼        | ¼ | Section   | T | N         | R | E |  |  | <b>7</b> |  | <b>10</b> |  | <b>13</b> |
| ¼   | ¼  | Section  | T | N         | R | E         |   |   |  |  |          |  |           |  |           |
|   |  | <b>7</b> |   | <b>10</b> |   | <b>13</b> |   |   |  |  |          |  |           |  |           |
| Property Owner (if different from applicant)<br><b>Columbus Chemical Industries</b> | Subdivision or CSM #   |          |   |           |   |           |   |   |  |  |          |  |           |  |           |
| Street Address<br><b>N4335 Temkin Road</b>  | Site Address<br><b>N4335 Temkin Rd.</b>  |          |   |           |   |           |   |   |  |  |          |  |           |  |           |
| City • State • Zip Code<br><b>Columbus, WI, 53925</b>                               | Is this property connected to public sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |          |   |           |   |           |   |   |  |  |          |  |           |  |           |

Present property use:

**Commercial**

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

**N/A**

Describe all nonconforming structures and uses on this property:

**N/A**

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

**Per 8.9.4.I(1) Setback and Height Standard**

Variance Requested:

**Columbus Chemical Industries is looking to have a monument sign installed that total 29 sqft.**

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?

**Customer can't see the sign if the face is 12 sqft. Losing business since they removed their old sign. (48 sqft.)**

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

The Buildings are about the same set back as where the ordinance says the sign should be. It would be almost to the front of the Building.

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?

Without the sign the public doesn't know where CCI office is. They have noticed a drop in customer traffic since removing a sign from the same spot we would like to build. If we move back to 35' we will be at the front door, and if we shrink the sign to 12 sq ft. it will not be very visible to customers driving past.

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

Granting this would not cause any inconvenience or harm to the public the sign will not be blocking visibility to the roadway and will be placed in an already landscaped area. The Public will know where the

**CERTIFICATE**

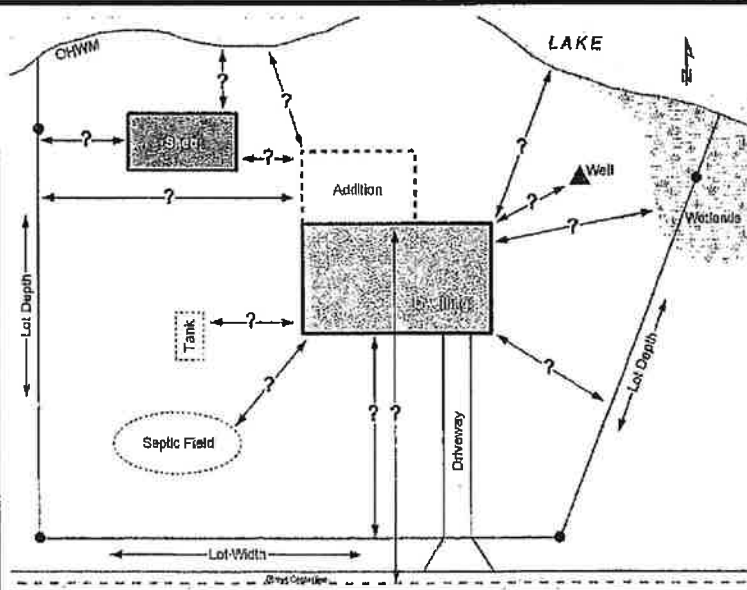
CCI office is located with the new signage. I hereby certify that I am the owner and/or authorized agent of the property owner and that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief and I hereby authorize members of the Dodge County 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: [Signature] Date: 8-7-24

Daytime Contact Number (715) 842-0402

**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)



August 7, 2024

**Dodge County Variance Application: No Harm to Public Interest**

Columbus Chemical Industries  
N4335 Temkin Dr. Columbus, WI 53925

The Proposed Signage will not cause harm to the public interest. CCI had a bigger monument sign in the same area previously, once they removed the old sign, they noticed a drop in customer traffic because there was no signage for their office. The sign is in a mulched area just outside of the building entrance and will not block any traffic views of the roadway or parking lot area. The sign will not have any negative impact to public safety, health or welfare. The sign will not be blocking any type of waterway or ditch line where water flows. If we were to push the sign back to 35 feet from the right of way, that would place the sign on the concrete slab right in front of the front door of the office. This sign is smaller in square footage than the old sign and if we were to drop it to the ordinance of 12 sq ft it would barely be visible to customers driving past.

*8101 International Dr, Wausau Wisconsin 54401  
Ph 715-842-0402 F 715-848-9108  
[www.graphichouseinc.com](http://www.graphichouseinc.com)*

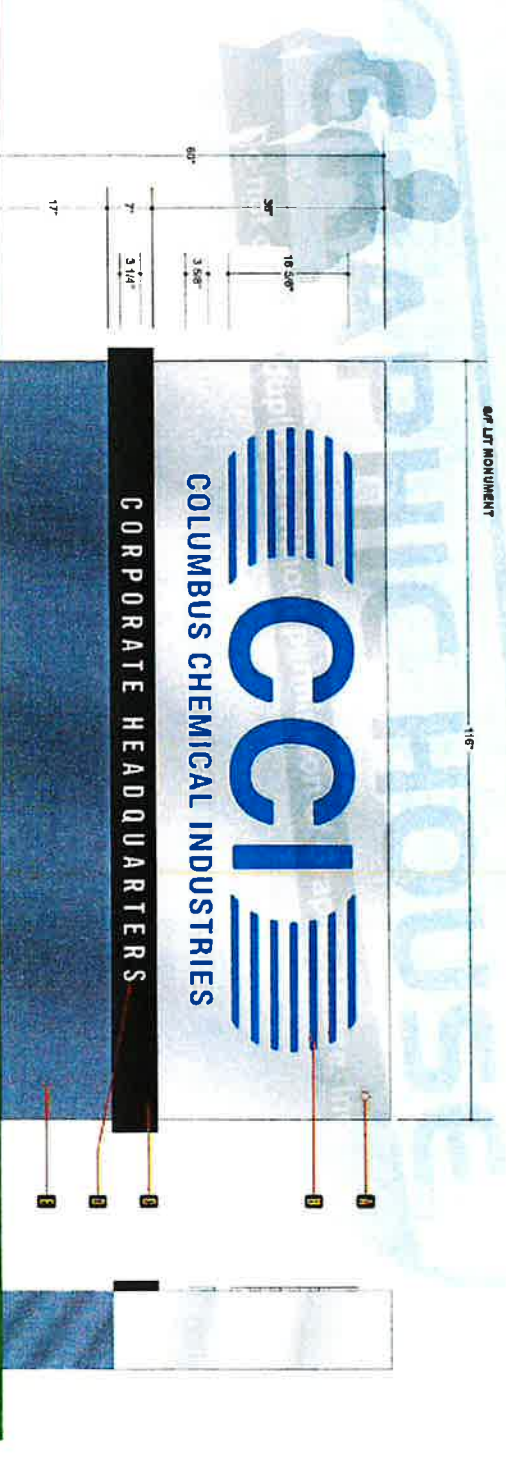
**GRAPHIC HOUSE**  
NATIONAL SIGN FIRM  
SINCE 1975

3175 Avenida D  
Miami, FL 33155  
www.graphichouse.com

**COLUMBUS CHEMICAL INDUSTRIES**  
14335 TERRINA RD  
COLUMBUS, MI

|            |          |             |            |
|------------|----------|-------------|------------|
| DESIGNER   | DATE     | SIGN NUMBER | FOR NUMBER |
| CHRIS P    | 5-8-2014 | 24103       |            |
| PROJECT #  | DATE     | ISSUED      | DATE       |
| XX         | XX       | XX          | XX         |
| REVISED BY | DATE     | ISSUED      | DATE       |
|            |          |             | 11-20-2014 |

- LETTERING**
- ALUM. ALUMINA COATED LET. w/ WHITE LET.
  - ALUM. ALUMINA COATED w/ 1/2" CLEAR ANTI-REFLECTIVE COATING AND 1/2" CLEAR ANTI-REFLECTIVE COATING
  - 1 1/2" HIGH ALUM. ALUMINA COATED w/ WHITE LET.
  - ALUM. ALUMINA COATED w/ 2 1/8" WHITE ANTI-REFLECTIVE COATING
- FINISHES**
- P1 - MP-18029 Fluoropolymer Resin w/ Hard Coat
  - P2 - MP-18149 Dual Nickel Inorganic
  - P3 - Black
  - LI - White
  - V1 - 3B30-317 Process Blue Vinyl



**CLIENT HAS ORDERED THE SIGNAGE IN ORDER TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL SIGNAGE STRUCTURES TO SUPPORT THE SIGNAGE.**

**ALL RIGHTS RESERVED**

THIS IS A PRELIMINARY DESIGN FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF GRAPHIC HOUSE. GRAPHIC HOUSE SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE.

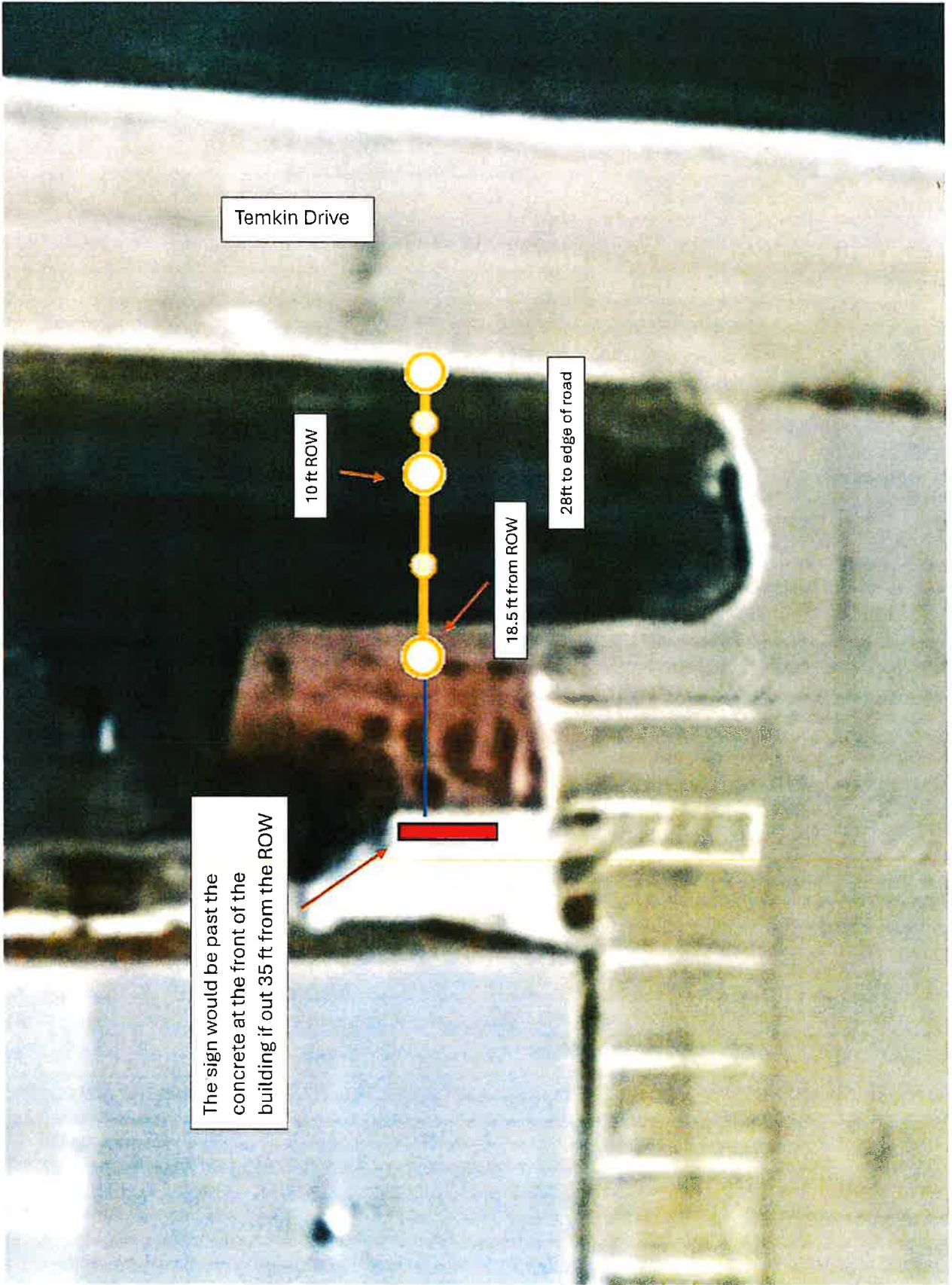
PLEASE REVIEW THIS SIGNAGE CAREFULLY. ONCE YOU APPROVE THE DESIGN, YOU WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE.

IN THE EVENT OF ANY DISPUTE, ALL DISPUTES SHALL BE REFERRED TO THE LOCAL COURTS OF THE COUNTY OF COLUMBIA, MISSISSIPPI. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE. GRAPHIC HOUSE SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SIGNAGE.

DATE: 5/8/14  
BY: [Signature]



Customer's old  
Signage in same  
spot as projected new  
Signage.



Temkin Drive

10 ft ROW

18.5 ft from ROW

28ft to edge of road

The sign would be past the concrete at the front of the building if out 35 ft from the ROW

# 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.<br><b>240543</b> | Receipt No.<br><b>CC</b>             |
| Permit Expiration Date         | Application Date<br><b>7-18-2024</b> |
|                                | 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.)<br><b>Graphic House Inc</b>  | Parcel Identification Number (PIN)<br><b>014-1013-0713-004</b>  |
| Street Address<br><b>8101 International Dr</b>  | Town<br><b>Columbus Elba</b>  |
| City • State • Zip Code<br><b>Wausau, WI, 54401</b>   | Town<br><b>10</b> N R <b>13</b> E   |
| Property Owner<br><b>Columbus Chemical Industries</b>   | Subdivision or CSM (Volume/Page/Lot)<br><b>7</b>  |
| Street Address<br><b>N4335 Temkin Road</b>  | Address Of Property (DO NOT include City/State/Zip Code)<br><b>N4335 Temkin Road</b>  |
| City • State • Zip Code<br><b>Columbus, WI, 53925</b>   | Is this property connected to public sewer? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes<br>Is property located within a sanitary district/accessible to public sewer? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes   |
| CURRENT USE OF PROPERTY   | PROPOSED USE OF PROPERTY  |
| <input type="checkbox"/> Vacant Land <input type="checkbox"/> Single-Family Residential<br><input type="checkbox"/> Working Farm <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family<br><input checked="" type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe)<br>Other _____ | <input type="checkbox"/> Same As Current Use (No Change)<br><input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Two-Family <input type="checkbox"/> Multi-Family<br><input checked="" type="checkbox"/> Business • Industrial • Commercial • (Use other below to describe)<br>Other _____ |

## PROPOSED CONSTRUCTION PROJECT

(CHECK ALL THAT APPLY)

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

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

Other \_\_\_\_\_

Width 3'

Length 9.6'

Total Area 29#

Total Stories 1

Height (To roof peak) \_\_\_\_\_

Estimated Cost (w/Labor) \$ 15,625.00

### Additional Project Information

- Home Addition: Total number of bedrooms? Before \_\_\_\_\_ After \_\_\_\_\_
- Barn Information: Will it house any animals? If yes, complete Animal Units Worksheet.
- Sign Information:  Single-Sided     Double-Sided
- Located On-Premise     Located Off-Premise
- Wall     Ground     Directional    Other \_\_\_\_\_
- Will it be lighted and/or have moving/flashing parts?  No     Yes

◆ ◆ ◆ 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?**

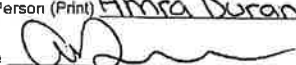
- NO** ⇒ Go to question 9.  
 **YES** ⇒ You will need to complete and submit **WORKSHEET NO. 7 (POND CONSTRUCTION SUPPLEMENTAL INFORMATION)** to this office for departmental review and approval. Go to question 9.

**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.

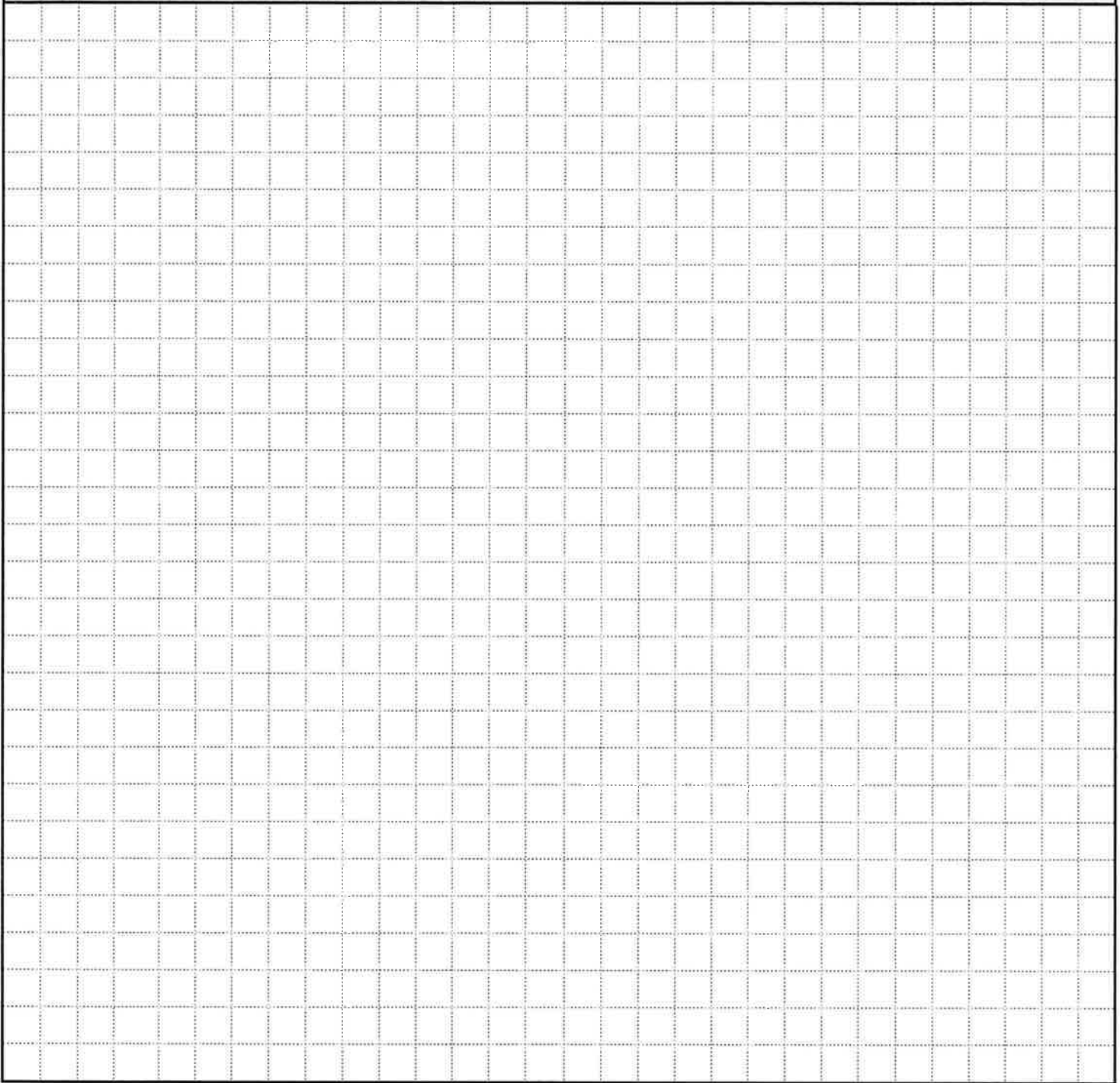
**CERTIFICATE & CONTACT INFORMATION**

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) Amra Duranceau Daytime Contact Phone (715) 842-0402 or Email: amrad@graphichouseinc.com  
 Signature  Date 7-18-24 Call for pickup  No  Yes



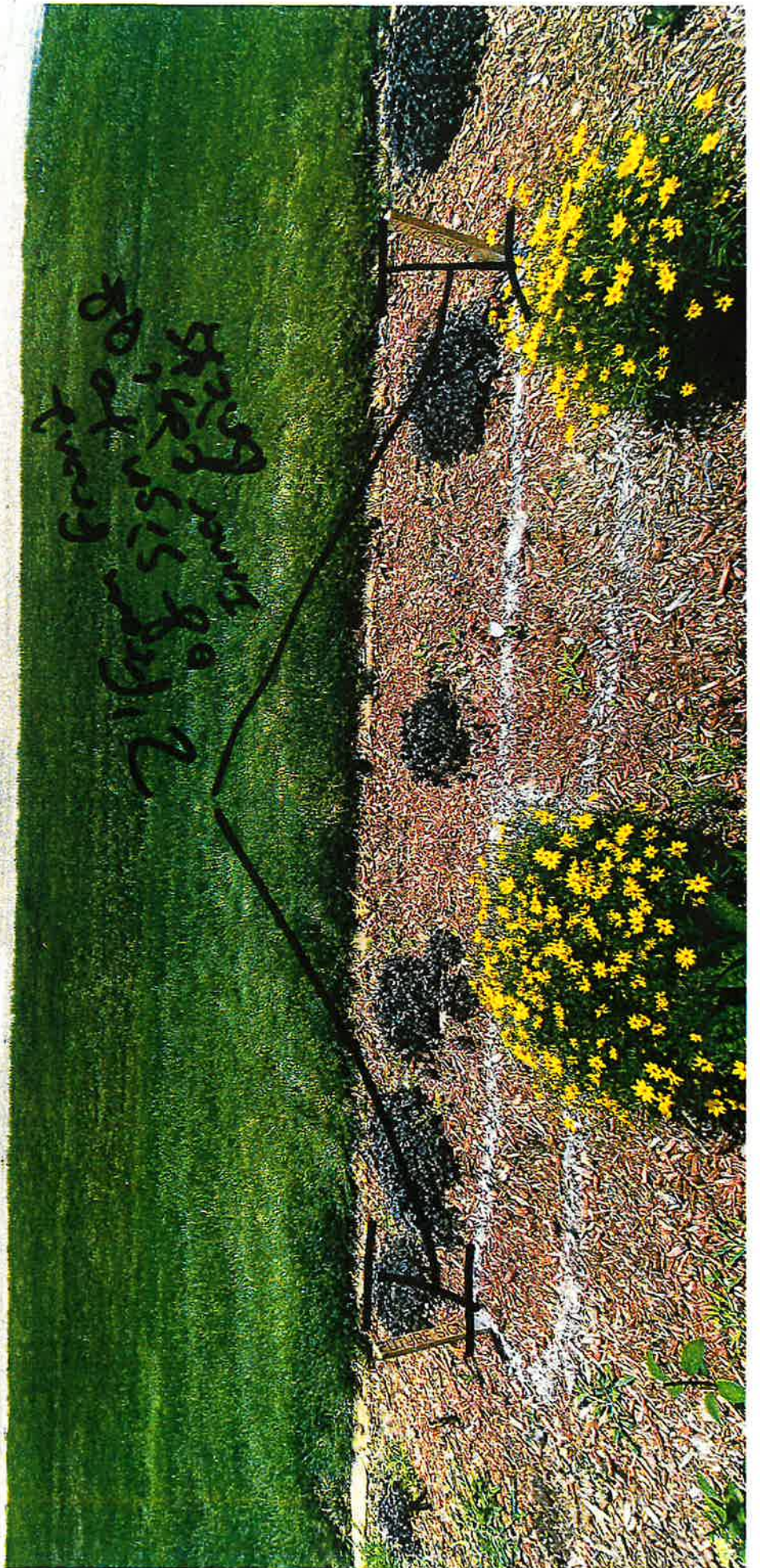
# SITE PLAN (SKETCH)



See Attached Site Plan (Sketch)

## THIS AREA FOR OFFICE USE ONLY

|  |                 |              |  |  |
|--|-----------------|--------------|--|--|
| BOA ID No.   | BOA Appeal Date | BOA P/H Date | BOA Decision Date  | BOA Decision   |
|  |                 |              |  | <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |
| Notes/Stipulations:  |                 |              |  |  |
|  |                 |              |  |  |
|  |                 |              |  |  |
|  |                 |              |  |  |
| <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied |                 |              | Land Resources and Parks Department<br> | Date<br>8-8-24   |





Sign to face pool the front





Park Here  
Sign Placement




17' from street  
to top of curb

28' from top of curb  
to base of case

# DODGE COUNTY INSPECTION SHEET

|   |                                   |
|---|-----------------------------------|
| Property Owner<br><b>COLUMBUS CHEMICAL INDUSTRIES</b> | County ID No.<br><b>2024-0543</b> |
| Site Address<br><b>N4335 TEMKIN RD</b>                | PIN<br><b>014-1013-0713-004</b>   |

Project: **SIGN**

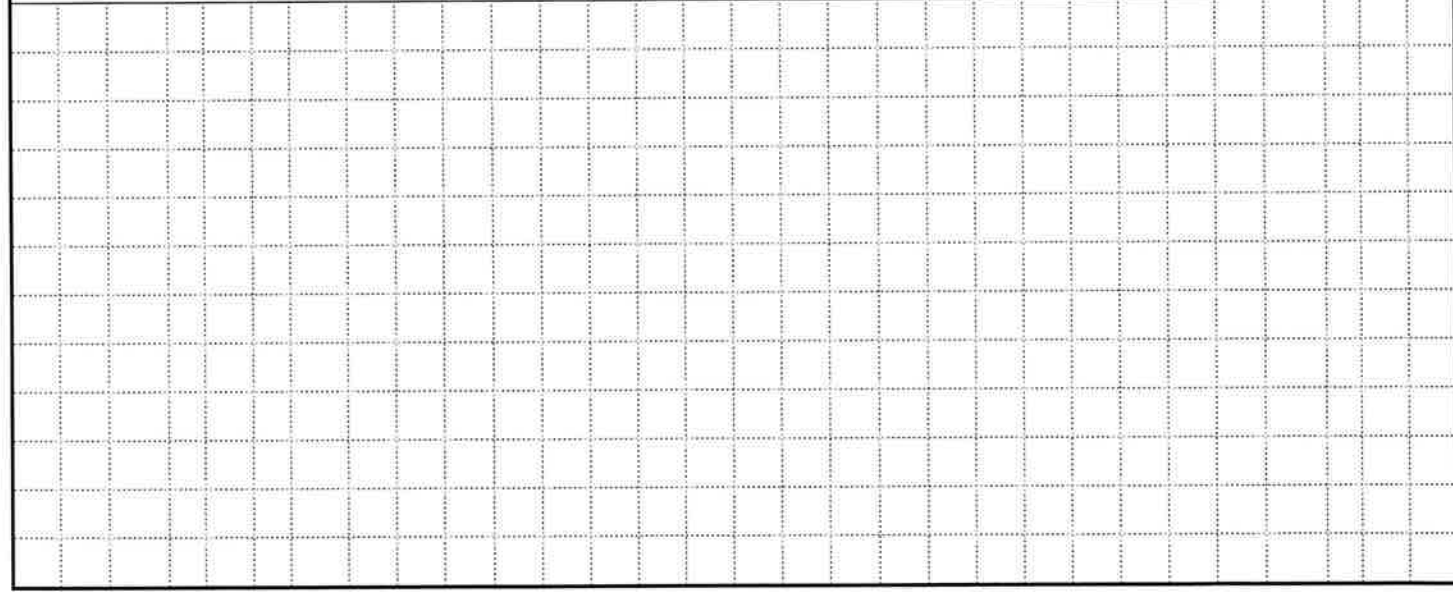
|  |  |   |   |  |
|--|--|---|---|--|
| <b>ZONING</b><br>   | <b>ANIMAL UNITS</b><br>_____   | <b>County Jurisdiction</b><br><input checked="" type="checkbox"/> Land Use Code; <input type="checkbox"/> Shoreland; <input type="checkbox"/> Wetland; <input type="checkbox"/> Floodplain; <input type="checkbox"/> Hwy Setback; <input type="checkbox"/> Airport; <input type="checkbox"/> Sanitary;<br><input type="checkbox"/> Stormwater Management; <input type="checkbox"/> Erosion Control; <input type="checkbox"/> After the Fact |   |  |
| <b>ROAD/HIGHWAY (1)</b><br><input type="checkbox"/> Town<br><input type="checkbox"/> County<br><input type="checkbox"/> US/State<br><input type="checkbox"/> Urbanized<br>ROW <u>VARIES</u> <input type="checkbox"/> 33<br>ROW Setback<br><input type="checkbox"/> 27 <input type="checkbox"/> 42 <input type="checkbox"/> 67 <input type="checkbox"/> 200<br>Centerline Setback<br><input type="checkbox"/> 60 <input type="checkbox"/> 75 <input type="checkbox"/> 100<br><input type="checkbox"/> Other _____ | <b>ROAD/HIGHWAY (2)</b><br><input type="checkbox"/> Town<br><input type="checkbox"/> County<br><input type="checkbox"/> US/State<br><input type="checkbox"/> Urbanized<br>ROW _____ <input type="checkbox"/> 33<br>ROW Setback<br><input type="checkbox"/> 27 <input type="checkbox"/> 42 <input type="checkbox"/> 67 <input type="checkbox"/> 200<br>Centerline Setback<br><input type="checkbox"/> 60 <input type="checkbox"/> 75 <input type="checkbox"/> 100<br><input type="checkbox"/> Other _____ | <b>SETBACKS/ HEIGHT</b><br>Front (1) <u>18.4'</u><br>Front (2) _____<br>Side (1) _____<br>Side(2) _____<br>Rear _____<br>OHWM _____<br>Structure _____<br>Structure _____<br>Septic Tank _____<br>Septic Field _____<br>Height _____  | <b>LOT COVERAGE AREA</b><br>Zoning District: _____<br>% coverage allowed _____<br>Existing (sq. ft.) _____<br>Proposed (sq. ft.) _____<br>Total lot coverage area (sq. ft.) _____<br>% Lot Coverage _____ | <b>IMPERVIOUS SURFACE AREA</b><br><input type="checkbox"/> Riparian Lot<br><input type="checkbox"/> Non-riparian Lot<br><input type="checkbox"/> Highly Developed Shoreland<br>Existing Imp. Surface (sq. ft.) _____<br>Final Imp. Surface Area (sq. ft.) _____<br>Lot Size (sq. ft.) _____<br>% Imp. Surface area _____ |

Is the "use" in compliance with the applicable Ordinances?  Yes  No  N/A

Do any Ordinance exemptions apply?  Yes  No Sections: \_\_\_\_\_

Are other permits or approvals required?  No  Yes:

CUP  Rezoning  Variance  POWTS Review  POWTS Reconnection  State Plan Approvals  Stormwater Management Plans  
 Erosion Control Plans  Lot Restrictions  Other \_\_\_\_\_



See Attached Site Plan (Sketch)

Notes:

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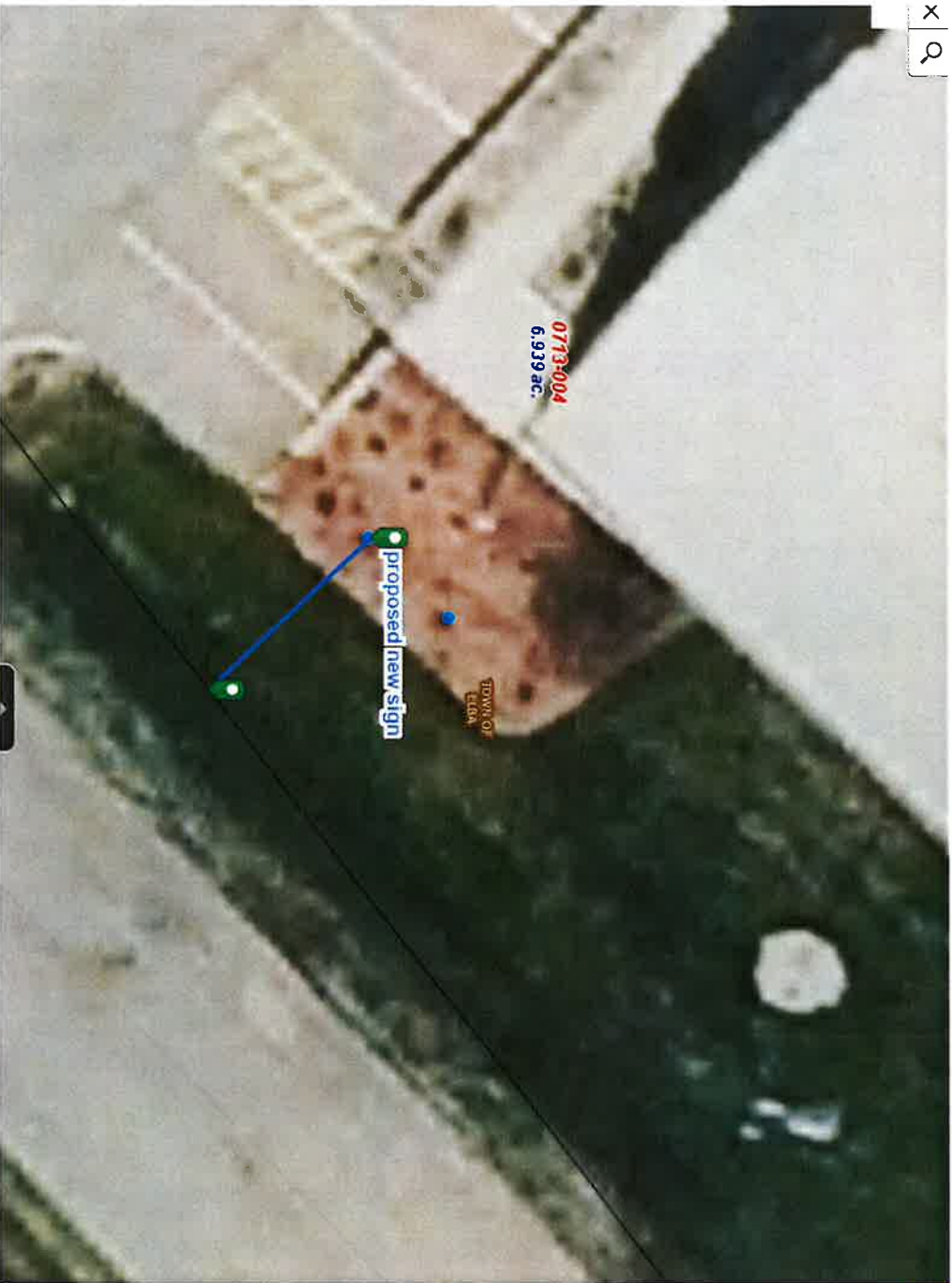


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|  |   |  |                     |
|--|---|--|---------------------|
| <input type="checkbox"/> Compliant<br><input checked="" type="checkbox"/> Noncompliant | <input type="checkbox"/> Violation<br><input type="checkbox"/> Incomplete<br><input type="checkbox"/> Reinspection Needed | <input type="checkbox"/> Joe Giebel <input type="checkbox"/> Terry Ochs <input type="checkbox"/> Bryce Johnson<br><input type="checkbox"/> _____ <input type="checkbox"/> Andy O'Brion<br><u>7-24-24</u> | Date <u>7-24-24</u> |
|--|---|--|---------------------|



Measurement

Map | Feet

Measurement Result

18.5 Feet

Clear

Press CTRL to enable snapping





**DODGE COUNTY**  
W I S C O N S I N

# Dodge County Land Resources and Parks Department

127 East Oak Street • Juneau, WI 53039  
PHONE: (920) 386-3700 • EMAIL: [landresources@co.dodge.wi.us](mailto:landresources@co.dodge.wi.us)  
WEBSITE: [co.dodge.wi.gov](http://co.dodge.wi.gov)

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8/8/2024

Graphic House Inc.  
8101 International Dr  
Wausau, WI 54401

**COPY**

Columbus Chemical Industries  
N4335 Temkin Drive  
Columbus, WI 53925

RE: Permit Withholding Notification - County ID# 2024-0543

PIN# 014-1013-0713-004

Location: Town of Elba, Dodge County, Wisconsin the site addresses being N4335 Temkin Road.

Dear Applicant:

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

**8.9.4.1 Setback and Height Standards**

**(1) Freestanding Signs**

*The overall height of a freestanding sign or sign structure shall be measured from the lowest point of the ground directly below the sign to the highest point of the freestanding sign or sign structure except where a freestanding sign or sign structure is mounted along a roadway that has a higher grade level as compared to the grade level directly below the freestanding sign or sign structure, then the freestanding sign or structure's height will be measured from the roadway grade level to the highest point of the freestanding sign or sign structure.*

*Freestanding sign(s) less than Twelve (12) square feet in area shall be located a minimum of 2 feet behind any public road right-of-way and shall not exceed 10 feet in height. Freestanding sign(s) greater than 12 square feet in area shall be located a minimum of 35 feet behind any public road right-of-way and shall not exceed a height of 20 feet. The sign(s) shall meet all side and rear yard requirements of the Code for an accessory structure.*

Your variance application has been received and we will get it on the Board of Adjustment schedule. You will be notified of the public hearing.

*You have the right to appeal this decision to the Board of Adjustment. Such appeals shall be filed with the Land Resources and Parks Department within 30 days after the date of written notice of the decision or order of the review and decision making body.*

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy O'Brion', written in a cursive style.

Andy O'Brion  
Senior Land Use/Sanitation Specialist  
Dodge County Code Administration  
920-386-3702 | aobrion@co.dodge.wi.us | 127 E Oak St. Juneau, WI 53039



0713-004  
6.939 ac.

proposed new sign

TOWN OF  
ELBA

TEMKIN RD

ROW

299.47'

42' Right-of-way setback buffer

286/452  
Radke (7)  
conveyan

73

Dodge County Land Resources & Parks

POWERED BY  
esri



0713-004  
6.939 ac.

proposed new sign

TOWN OF  
ELBA

TEMKIN DR

ROW

286/452  
Radke (7)  
conveyance

75' centerline setback buffer

73

# Red Bud City Properties LLC

Town of Elba, Sec. 7

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 should not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

47.1 ac.

0713-001  
D & K GERBER PROPERTIES LLC  
4.5 ac.

0724-005  
BUZZELL  
3.4 ac.

0713-001  
D & K GERBER PROPERTIES LLC  
4.5 ac.

0724-007  
COLOTTI  
4.8 ac.

0713-005  
TEMKIN PROPERTIES 4330 LLC  
1.2 ac.

**RED BUD CITY  
PROPERTIES LLC**

0713-004  
RED BUD CITY PROPERTIES LLC  
6.9 ac.

07

0724-006  
SHEARD  
10.4 ac.

0713-006  
KRAFT  
16.2 ac.

0713-008  
WILLE  
0.7 ac.

0731-000  
TEMKIN IRON & METAL LLC  
14.9 ac.

0731-001  
WILLIAMS  
0.4 ac.

0731-002  
WATTERS  
0.7 ac.

0742-002  
SWITZKY  
6.1 ac.

0742-024  
ROBERTS  
5.6 ac.

