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
co.dodge.wi.gov

This Area For Office Use Only	
County ID No. 240012	Receipt No. 8738-0006
	Application Date 1-10-2024
Permit Expiration Date Denied	Sanitary Permit —

Permit Application Fee: $50 plus $2 per $1,000 cost of the project (Payable to: Dodge County) $116.00

CITY OF JUNEAU - $25 or After the Fact 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

Applicant/Agent/Contractor (If Contractor: Please Include State Certification No.)
Jeffrey Graczyk

Street Address
N8364 County Road CP

City • State • Zip Code
Beaver Dam, WI 53916

Property Owner ☐ **Same as applicant**
Same

Street Address

City • State • Zip Code

Property Information

Parcel Identification Number (PIN)
046-1214-1924-015

Town	T N	R E
Westford	12	14

1/4	1/4	Section	Acreage	Lot (Block)
			±309	

Subdivision or CSM (Volume/Page/Lot)

Address Of Property (**DO NOT** Include City/State/Zip Code)
N8364 County Rd CP

Is this property connected to public sewer? ☐ No ☐ Yes
Is property located within a sanitary district/accessible to public sewer? ☐ No ☐ Yes

Current Use Of Property

☐ Vacant Land ☒ Single-Family Residential
☐ Working Farm ☐ Two-Family ☐ Multi-Family
☐ Business • Industrial • Commercial • *(Use other below to describe)*

Other _____

Proposed Use Of Property

☒ Same As Current Use (No Change)
☐ Single-Family Residential ☐ Two-Family ☐ Multi-Family
☐ Business • Industrial • Commercial • *(Use other below to describe)*

Other _____

Proposed Construction Project

(CHECK ALL THAT APPLY)

(Building plans are required for new/replacement Homes)

☐ *New Structure/Construction* ☐ *Replacement Of Existing* ☐ *Addition To An Existing*

☐ Pool	☐ Porch	☒ Driveway	☐ Field Tile Installation
☐ Deck	☐ Fence	☐ Boathouse	☐ Pond (Less than 2 acres in size)
☐ Patio	☐ Riprap	☐ Attached Garage	☐ Sign *(Complete additional project information below)*
☐ Shed	☐ Gazebo	☐ Detached Garage	☐ Barn *(Complete additional project information below)*
☐ Home	☐ Sidewalk	☐ Ag Ditch Cleanout	☐ 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 8.75
Length 52.25
Total Area 457
Total Stories _____
Height *(To roof peak)* _____

Estimated Cost *(w/Labor)* $ 4000

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.

End Of Page 1

Application Continued On Page 2⇨

PAGE 2 — SUPPLEMENTAL INFORMATION AND ADDITIONAL REQUIREMENTS

NOTE: Your County Land Use Permit will be withheld and will not be processed without the completion and submittal of the required worksheet(s) to this office for departmental review and approval. Worksheets can be found at https://www.co.dodge.wi.gov/departments/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.**

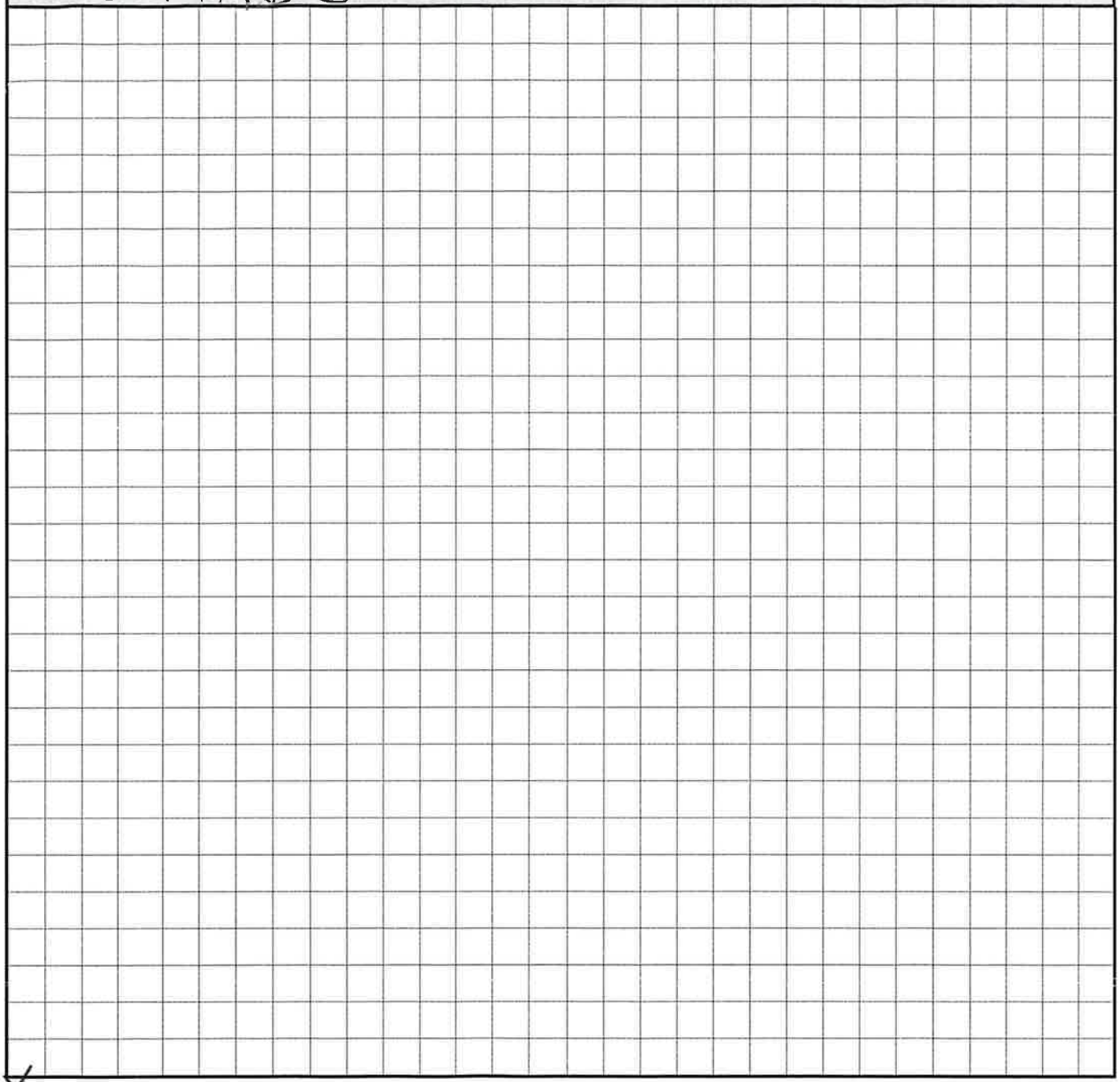
CERTIFICATE & CONTACT INFORMATION

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) Jeffrey Graczyk Daytime Contact Phone (773) 882-2058 or Email: _____

Signature _____ Date 1.10.2024 Call for pickup ☐ No ☒ Yes

COUNTY RD CP **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
				☐ Approved ☐ Approved w/Conditions ☐ Denied

Notes/Stipulations: Denied - Within 75 ft setback, over max ISR without Mitigation, and unable to confirm that structure is fully on property.

☐ Approved ☒ Denied	**Land Resources and Parks Department**	**Date**
		6/10/25

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

WORKSHEET NO. 1 - IMPERVIOUS SURFACE AREA CALCULATION

These impervious surface area calculations are required per Section 9.0 of the County Shoreland Ordinance. The County impervious surface standards apply to the construction, reconstruction, expansion, replacement or relocation of **ANY** impervious surface on a riparian lot or parcel and any non-riparian lot or parcel that is located entirely within 300 feet of the ordinary highwater mark of any navigable lake, pond, flowage or waterway. An impervious surface is an area that releases, as runoff, all or a majority of the precipitation that falls on it. Under the County's Shoreland Ordinance, an **IMPERVIOUS SURFACE (AREA)** includes all of the following:

- All Buildings/Structures (homes/garages/sheds/etc.)
- Patios constructed with pavers/stone/concrete/blacktop/etc.
- Driveways, Sidewalks, Walkways and Stairways constructed with wood/stone/pavers/gravel/concrete/blacktop/etc.
- Compacted Parking Areas
- Decks and Porches (covered and uncovered)

plus private road surfaces not specifically listed in the Shoreland Ordinance and any other surface/material that is determined by the County Land Use Administrator to be impervious. An impervious surface (area) **excludes** grassed and/or other vegetated areas, frozen soil, public road surfaces and certain private roads or other surfaces that are specifically listed as exempted in the Ordinance.

To complete this worksheet you will need to provide the dimensions and area calculations for **ALL** impervious surfaces (see description below) on your lot that are located (or to be located) within 300 feet of the ordinary highwater mark (edge of the water) of a navigable lake, pond, flowage or waterway. If additional space is required, please attach separate sheet(s) with the applicable dimensions and area calculations shown.

1 Is any part of your property located within 300 feet of the "water" *(i.e., a lake, river or other navigable waterway/waterbody)*?
☐ **NO**, go to line 43. ☒ **YES**, go to line 2.

2 Will any part of your proposed construction (impervious surface) project be located within 300 feet of the water?
☐ **NO**, go to line 43. ☒ **YES**, go to line 3.

3 Is your property a vacant, undeveloped lot *(i.e., no existing impervious surfaces present)*?
☒ **NO**, go to line 4. ☐ **YES**, enter "0" (zero) on line 15, then go to line 17.

4 Complete **Table 1: PreConstruction (Existing) Shoreland Impervious Surface Area** (lines 5 thru 15) calculations below.

TABLE 1
PRECONSTRUCTION (EXISTING) SHORELAND IMPERVIOUS SURFACE AREA

- Calculate **ONLY** for the impervious surface areas of your property that are located *"Within the Shoreland"* of your lot.
  NOTE: The "Shoreland" area of your property encompasses all of the land area from the water's edge to a point 300 feet landward.
- **DO NOT** include impervious surface areas that are located *"Outside of the Shoreland"* **(i.e., More than 300 feet from the water).**

	Existing Structure or Surface	Width (ft.)	x	Length (ft.)	=	Area (sq. ft.)	
5	House	24.5	x	44	=	1078	5a
	(or other principal structure)		x		=		5b
	Boat House	16	x	20	=	320	5c
			x		=		5d
6	Deck		x		=		6a
			x		=		6b
7	Patio (area)	~~7.65~~	x	~~23~~	=	~~176~~	7a
			x		=		7b
8	Porch	7.65	x	23	=	176	8a
			x		=		8b
9	Garage		x		=		9a
			x		=		9b
10	Shed	12.25	x	11.5	=	140	10a
			x		=		10b
			x		=		10c
11	Sidewalk/Stairway (area)	3.65	x	39.25	=	143	11a
			x		=		11b
12	Driveway (area)		x		=		12a
			x		=		12b
13	Compacted parking area	10	x	192	=	1920	13a
		8.75	x	44	=	385	13b
14	Other		x		=		14a
	Bcoaks	7.65	x	6.5	=	49.75	14b

Staff is unable to confirm if area in question was previously impervious.

2305

15	Add lines 5 thru 14. This is your **PreConstruction** (Existing) Impervious Surface Area	4211.75	15
16	**Required PreConstruction Site Plan:** Attach to this worksheet a site plan of your property (either dimensioned or drawn to scale) showing the preconstruction impervious surface areas listed in Table 1 above. Label this set of plans **PreConstruction** Impervious Surface Area.		

⇨ ⇨ ⇨ PROCEED TO PAGE 2 ⇨ ⇨ ⇨

WORKSHEET NO. 1 (PAGE 2)

17 Complete **Table 2: PostConstruction (New & Existing) Shoreland Impervious Surface Area** (lines 18 thru 28) calculations below.

TABLE 2
POSTCONSTRUCTION (NEW & EXISTING) SHORELAND IMPERVIOUS SURFACE AREA

- Calculate **ONLY** for the impervious surface areas of your property that are located *"Within the Shoreland"* of your lot.
  NOTE: The "Shoreland" area of your property encompasses all of the land area from the water's edge to a point 300 feet landward.
- **DO NOT** include impervious surface areas that are located *"Outside of the Shoreland"* **(i.e., More than 300 feet from the water).**
- For a totally new structure or surface (e.g., house, deck, patio, etc.) or for an addition to an existing structure or surface, you must enter/calculate the new width, length and area values for that particular structure/surface or addition in their applicable columns below

	New & Existing Structure or Surface	Width (ft.)	x	Length (ft.)	=	Area (sq. ft.)		
18	House	24.5	x	44	=	1078	18a	
	(or other principal structure)		x		=		18b	
	Boat House	16	x	20	=	320	18c	
			x		=		18d	
			x		=		18e	
			x		=		18f	
19	Deck		x		=		19a	
			x		=		19b	
			x		=		19c	
			x		=		19d	
20	Patio (area)	~~7.65~~	x	~~29.5~~	=	~~225.67~~	20a	WHICH ALSO AREADY INCLUDES
			x		=		20b	
			x		=		20c	
21	Porch	7.65	x	29.5	=	225.6	21a	
			x		=		21b	
			x		=		21c	
22	Garage		x		=		22a	
			x		=		22b	
			x		=		22c	
23	Shed	12.25	x	11.5	=	140	23a	
			x		=		23b	
			x		=		23c	
			x		=		23d	
			x		=		23e	
24	Sidewalk/Stairway (area)	3.65	x	39.25	=	143	24a	
			x		=		24b	
			x		=		24c	
25	Driveway (area)	8.75	x	52.25	=	457	25a	
			x		=		25b	
			x		=		25c	
26	Compacted parking area	10	x	185	=	1848	26a	
			x		=		26b	
			x		=		26c	
27	Other		x		=		27a	
			x		=		27b	
			x		=		27c	
			x		=		27d	

28	Add lines 18 thru 27. This is your **PostConstruction** (New & Existing) Impervious Surface Area	4211.64	28
29	**Required PostConstruction Site Plan:** Attach, to this worksheet, a site plan of your property (either dimensioned or drawn to scale) showing the postconstruction impervious surface areas listed in Table 2 above. Label this set of plans **PostConstruction** Impervious Surface Area.		

⇨ ⇨ ⇨ PROCEED TO PAGE 3 ⇨ ⇨ ⇨

WORKSHEET NO. 1 (PAGE 3)

30 Compare line 28 to line 15.

If Line 28 is less than or equal to line 15, go to line 40.

If line 28 is greater than line 15, go to line 31.

31	Enter the acreage of your property ~~(If you unsure of the acreage of your property, please contact the Land Resources and Parks Department for assistance.)~~	.309	31
32	Area of your property **(in square feet)** Multiply line 31 by 43,560.	13460	32
33	Multiply line 28 by 100	42.15	33
34	Divide line 33 by line 32. This is your **PERCENT IMPERVIOUS SURFACE** ⇨ ⇨ ⇨	31.3	34

Round to nearest whole number

~~Go to line 35~~

35. Is your lot located within an area designated as a highly developed shoreline? **(If you are unsure if your lot is located within an area designated as a highly developed shoreline, please contact the Land Resources and Parks Department for assistance.)**

☒ **Yes – go to line 36**

☐ **No – go to line 39**

☐ **Don't know – Contact the Land Resources and Parks Department for assistance (920) 386-3700**

36. If the use of the property is for residential use, go to line 37.

If the use of the property is for commercial or industrial use, go to line 38.

37. ☐ **LINE 34 IS LESS THAN OR EQUAL TO 30%** - Go to line 40.

☐ **LINE 34 IS GREATER THAN 30% BUT LESS THAN OR EQUAL TO 40%** - Go to line 41.

☐ **LINE 34 IS GREATER THAN 40%** - Go to line 42.

38. ☐ **LINE 34 IS LESS THAN OR EQUAL TO 40%** - Go to line 40.

☒ **LINE 34 IS GREATER THAN 40% BUT LESS THAN OR EQUAL TO 60%** - Go to line 41.

☐ **LINE 34 IS GREATER THAN 60%** - Go to line 42.

39. ☐ **LINE 34 IS LESS THAN OR EQUAL TO 15%** - Go to line 40.

☐ **LINE 34 IS GREATER THAN 15% BUT LESS THAN OR EQUAL TO 30%** - Go to line 41.

☐ **LINE 34 IS GREATER THAN 30%** - Go to line 42.

40. Your proposed project complies with the impervious surface standards of the Dodge County Shoreland Ordinance – Go to line 43

41 Your County Land Use Permit cannot be issued by this department **Until** the property owner develops, submits, agrees to and records a County –approved **Mitigation Plan** that meets the standards set forth in Section 13.0 of the Dodge County Shoreland Ordinance. **You also need to submit/complete Worksheet No. 2 (Mitigation Options Calculation) to this office for departmental review and approval.**

Go to line 43

42. Unfortunately, your project exceeds the maximum amount (percent) of impervious surface area allowed by the Dodge County Shoreland Ordinance and thus your Land Use Permit **Cannot Be Issued** by this department as proposed. Please contact our office to discuss your options regarding this matter [See office contact information below].

Go to line 43

43. Sign and date this form and submit this form along with your Land Use Permit application (and any other applicable worksheet to the Dodge County Land Resources and Parks Department for review and approval.

Person completing this form (Print) Jeffrey Graczyk Daytime Phone (773) 882 - 2058

Signature of person completing this form [signature] Date 1.10.2024

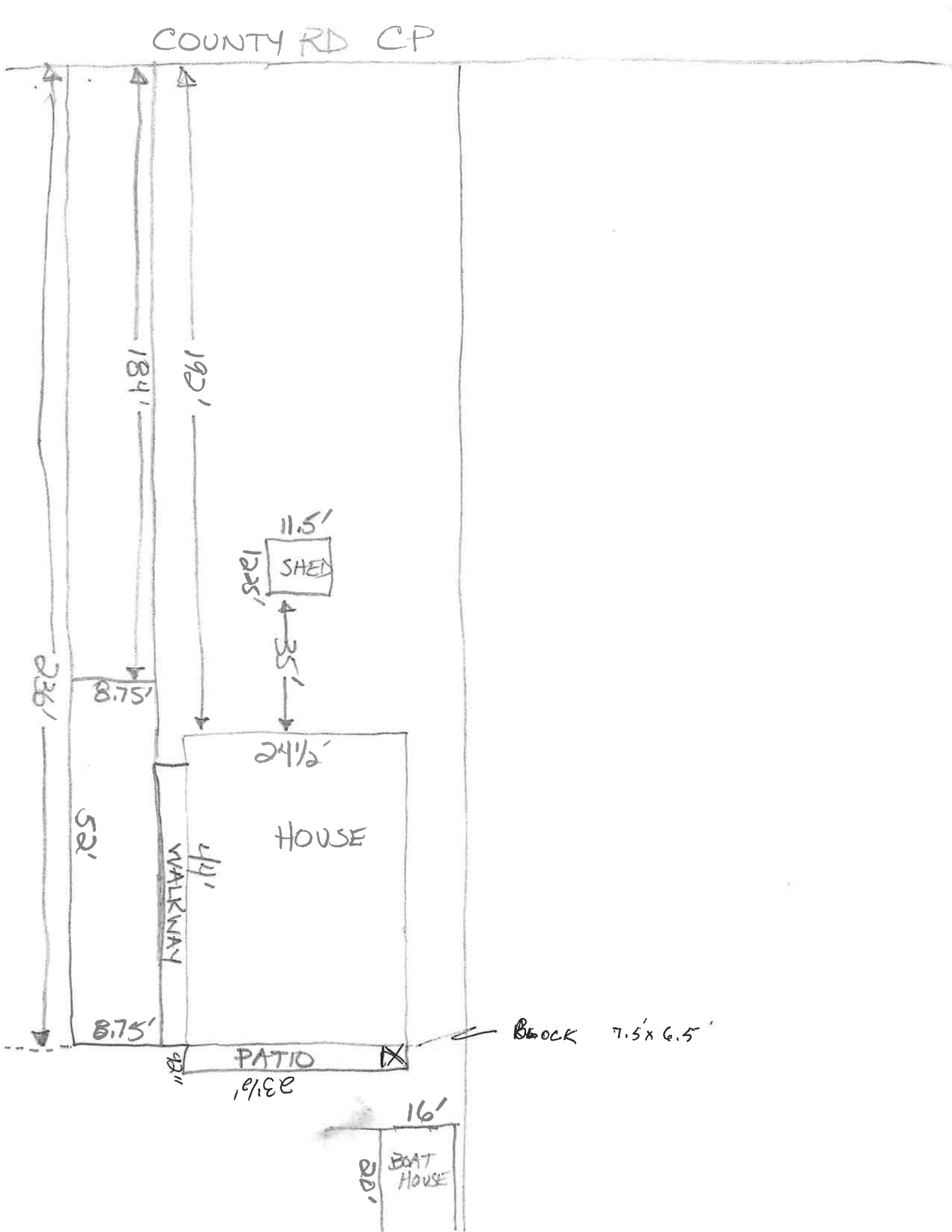
NOTE: THIS FORM/WORKSHEET IS SUBJECT TO REVIEW AND APPROVAL BY THE DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT.

DODGE COUNTY LAND RECOURSES AND PARKS DEPARTMENT, 127 EAST OAK STREET, JUNEAU, WI 53039-1329

WEBSITE: WWW.CO.DODGE.WI.US

EMAIL: LANDRESOURCES@CO.DODGE.WI.US

PHONE: (920) 386-3700 (MONDAY-FRIDAY 8:00AM TO 4:30PM)


COUNTY RD CP
184'
192'
11.5'
SHED
12.5'
15'
8.75'
232'
24½'
HOUSE
52'
41'
WALKWAY
8.75'
BLOCK 7.5' x 6.5'
8"
PATIO
31'6"
16'
BOAT HOUSE
22'

DODGE COUNTY INSPECTION SHEET

Property Owner	JEFFREY GRACZYK	County ID No.	2024-0012
Site Address	N8364 COUNTY ROAD CP	PIN	046-1214-1924-015
Project	DRIVEWAY		

ZONING	ANIMAL UNITS	County Jurisdiction
N/A	N/A	☐ Land Use Code; ☑ Shoreland; ☐ Wetland; ☐ Floodplain; ☐ Hwy Setback; ☐ Airport; ☑ Sanitary; ☐ Stormwater Management; ☐ Erosion Control; ☐ After the Fact

ROAD/HIGHWAY (1)
☐ Town
☐ County
☐ US/State
☐ Urbanized
ROW _____ ☐ 33
ROW Setback
☐ 27 ☐ 42 ☐ 67 ☐ 200
Centerline Setback
☐ 60 ☐ 75 ☐ 100
☐ Other _____

ROAD/HIGHWAY (2)
☐ Town
☐ County
☐ US/State
☐ Urbanized
ROW _____ ☐ 33
ROW Setback
☐ 27 ☐ 42 ☐ 67 ☐ 200
Centerline Setback
☐ 60 ☐ 75 ☐ 100
☐ Other _____

SETBACKS/ HEIGHT

Front (1)	N/A
Front (2)	
Side (1)	
Side(2)	
Rear	
OHWM	55.5
Structure	N/A
Structure	
Septic Tank	
Septic Field	
Height	

LOT COVERAGE AREA
Zoning District: _____
% coverage allowed _____
Existing (sq. ft.) _____
Proposed (sq. ft.) _____
Total lot coverage area (sq. ft.) _____
% Lot Coverage _____

IMPERVIOUS SURFACE AREA
☑ Riparian Lot
☐ Non-riparian Lot
☑ Highly Developed Shoreland

Existing Imp. Surface (sq. ft.)	3754.66
Final Imp. Surface Area (sq. ft.)	4211.66
Lot Size (sq. ft.)	13460
% Imp. Surface area	31.29%

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 mitigation plan.

Based on historical photo driveway was not replaced in existing footprint. Additionally, some of the previous area was compacted parking area. It does not appear to have been in the full extent of the new driveway. According to the county mapping program the driveway was placed over the property line.

8.75 x 52.25 = 457 sq. ft

173.66 sq. ft. Required to be Mitigated.

Reasons for Denial:
- within 75 ft setback
- increase in impervious surfaces
- structure on neighboring property. Possibly on

☑ See Attached Site Plan (Sketch)

Notes:

☐ Compliant
☐ Noncompliant
☑ Violation
☐ Incomplete
☐ Reinspection Needed

☐ Joe Giebel ☐ Terry Ochs ☐ Morgan Wisth
☐ _____ ☐ Andy O'Brion

Date 1/25/24

DODGE COUNTY
WISCONSIN

Dodge County
Land Resources and Parks Department

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

June 10, 2025

Jeffrey Graczyk
N8364 County Road CP
Beaver Dam, WI 53916

RE: Permit Denial Notification - County ID# 2024-0012
PIN# 046-1214-1924-015
Location: Part of the SE ¼ of the NW ¼, Section 19, T12N, R14E, Town of Westford, Dodge County, Wisconsin the site address being N8364 County Road CP.

Dear Applicant:

Your after the fact application for a permit a concrete driveway that was constructed on the property described above is hereby denied for failure to comply with the following sections of the Dodge County Codes:

Shoreland Protection Ordinance - 6.1 SHORELAND SETBACK (NR115.05(1)(b)1.) *Unless exempt under 6.1(1), or reduced under 6.2, a setback of 75 feet from the OHWM of any navigable waters to the nearest part of a building or structure shall be required for all buildings and structures.* **The structure is currently located 55.5 ft. from the OHWM.**

Shoreland Protection Ordinance – 9.5 Maximum Impervious Surface *(2) For properties on shorelands where the impervious surface standard for highly developed shorelines applies under 9.4, a property owner may have more than 30% impervious surface but not more than 40% impervious surface for residential land uses. For commercial, industrial or business land uses a property owner may have more than 40% impervious surface but not more than 60% impervious surface.* **The ISR after construction of the structure is 4211.66 sq. ft. or 31.29%.**

Boundary Line Policy – If the location of the property line(s) shown 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 or the Department may require the owner/applicant to submit a plat of survey from a registered land surveyor at the owners expense to document that the proposed project will be located in compliance with the applicable setback requirements prior to the final review and issuance of the County permit. **Staff is unable to confirm that the structure was placed entirely on the property described above. A surveyor must stake this lot line to confirm the location of the structure in relation to the property line.**

A variance application has been provided with this letter.
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.

Sincerely,

Bryce Johnson
Land Use/Sanitation Specialist
bjohnson@co.dodge.wi.us | 920-386-3710

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

THIS AREA FOR OFFICE USE ONLY	
Activity No. 250639	Issue Date:
Application Date: 7-8-2025	Receipt #: CC

Variance Application

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

Names and Mailing Addresses	Property Description
Applicant (Agent) JEFFREY GRACZYK	Parcel Identification Number (PIN) 046-1214-1924-015
Street Address N 8364 COUNTY ROAD CP	Town WESTFORD
City • State • Zip Code BEAVER DAM WI 53916	¼ ¼ Section T N R E
Property Owner (If different from applicant)	Subdivision or CSM #
Street Address	Site Address N 8364 COUNTY ROAD CP
City • State • Zip Code	Is this property connected to public sewer? ☐ Yes ☒ No

Present property use:
RESIDENTIAL

List any prior variances that have been granted or denied for this property:
NONE

Describe all nonconforming structures and uses on this property:
NONE

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

9.5 MAXIMUM IMPERVIOUS SURFACE

Variance Requested:
RELIEF OF SETBACK AS CONCRETE DRIVE/PAD WAS POURED OVER PREVIOUS EXISTING IMPERVIOUS SURFACE AND BY PARTIALLY REMOVING CURRENT GRAVEL TO BE UNDER 31.99% MIS

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?
SAFETY FACTORS AND DRIVE/PAD MAKES PRIVATE RESIDENCE ADA ACCESSIBLE FROM 2 ENTRANCES

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

THERE WAS ORIGINALL ONLY 1 ENTRANCE TO RESIDENCE, AND ADDING PAD/DRIVE ALLOW EASE OF ACCESS

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

THE SIDE DRIVE/PAD IS LEVEL WITH SIDE WALKWAY, WHICH IS NECESSARY FOR ENTRY WITH HANDICAPPED FAMILY MEMBERS WITH CANES, WALKERS, & WHEELCHAIRS,

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

THERE WOULD BE NO ONE ~~AFFECTED~~ BY GRANTING VARIANCE BUT DENIAL OF VARIANCE WOULD GREATLY AFFECT USE BY ANYONE WITH A DISABILITY

CERTIFICATE

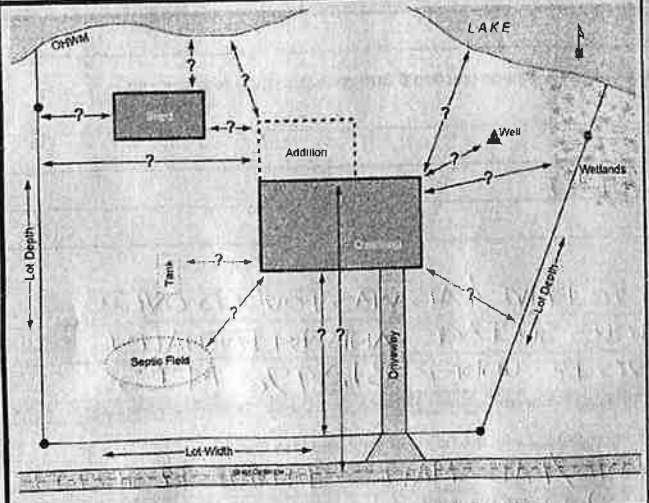
I hereby certify that I am the owner and/or authorized agent of the property owner and that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief and I hereby authorize members of the Dodge County Land Resources and Parks Department and 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: [signature] Date: 7/8/25

Daytime Contact Number (773) 882-2058

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

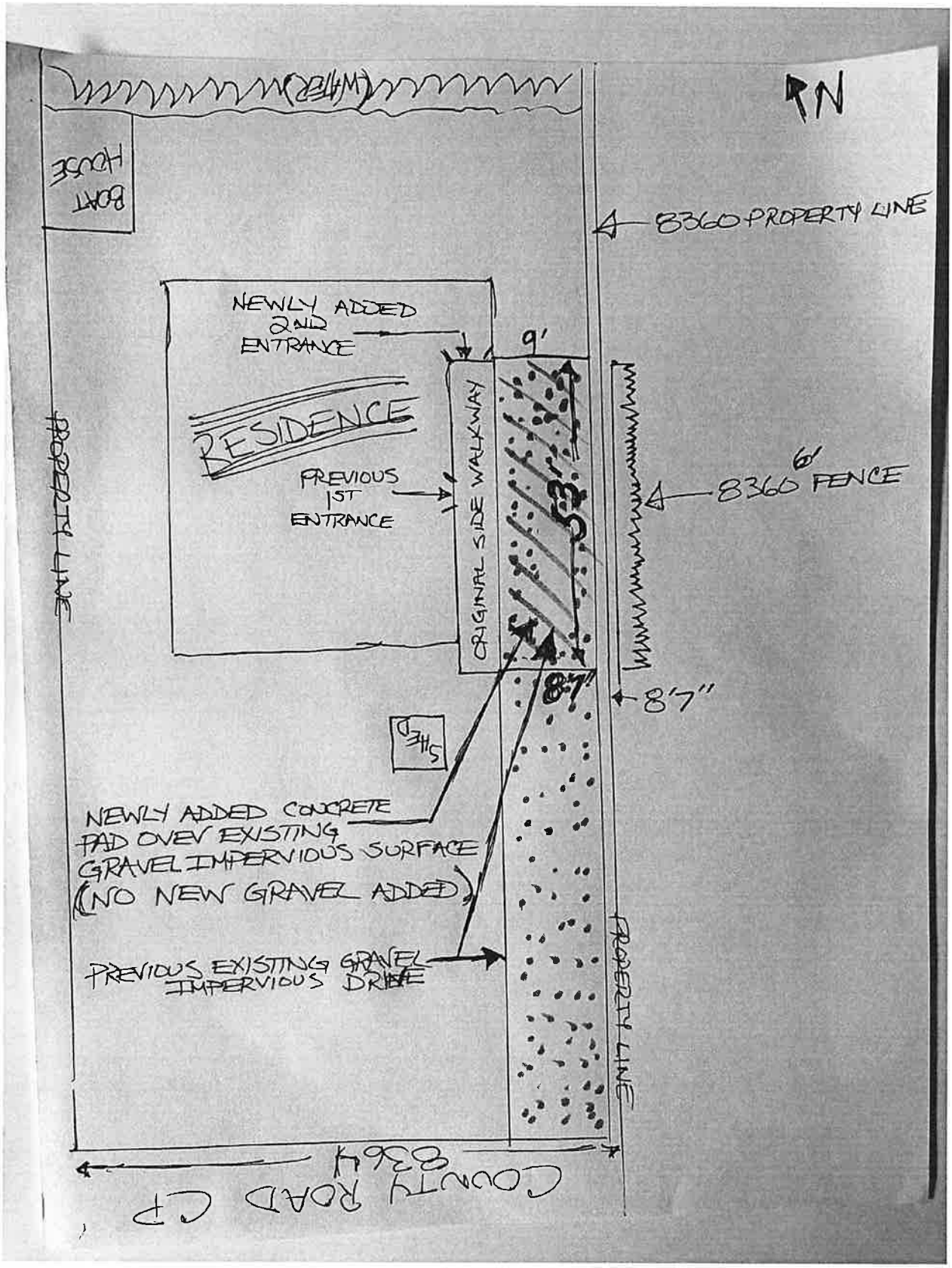
Location and names of abutting roads, lakes & streams

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)


N
8360 PROPERTY LINE
NEWLY ADDED 2ND ENTRANCE
9'
RESIDENCE
PREVIOUS 1ST ENTRANCE
ORIGINAL SIDE WALKWAY
6'
8360 FENCE
8'7"
8'7"
NEWLY ADDED CONCRETE PAD OVER EXISTING GRAVEL IMPERVIOUS SURFACE (NO NEW GRAVEL ADDED)
PREVIOUS EXISTING GRAVEL IMPERVIOUS DRIVE
PROPERTY LINE
PROPERTY LINE
COUNTY ROAD CP
8364

DODGE COUNTY
WISCONSIN

Dodge County
Land Resources and Parks Department

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

7/29/2025

Owner/Applicant:
JEFFREY J GRACZYK
N8364 COUNTY ROAD CP
BEAVER DAM WI 53916

RE: Determination of Application Completeness
Variance Application: #2025-0639
PIN# 046-1214-1924-015
Location: Westerly 50 feet of Lot 18 of Derge's Lakewood Shore, SE ¼, NW ¼, Section 19, T12N, R14E, Town of Westford, Dodge County, Wisconsin the site address being N8364 County Road P.

To all involved parties;

The Dodge County Land Resources and Parks Department has received your Variance application to allow a structure (Driveway) that does not meet the shoreline setback and the impervious surface regulations to remain. As constructed, the project is too close to the Ordinary High Water Mark and exceeds the allowed Impervious surfaces thus prohibited by the Code. On 7/29/2025, 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, 9/18/2025 at 7:00P.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 cannot 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 9/11/2025 to review the site and the construction project. 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,

Andy O'Brion
Senior Land Use / Sanitary Specialist
aobrion@co.dodge.wi.us
(920) 386-3702
Dodge County
Land Resources and Parks

Land Resources and Parks Department
Staff Report

County Variance Application No. 2025-0639
County Land Use Permit Application No. 2024-0012
Filing Date: 7/8/2025
Hearing Date: 9/18/2025

Owner/Applicant:
Jeffery J Graczyk
N8364 County Road CP
Beaver Dam, WI 53916

Location
PIN#: 046-1214-1924-015
Property location: Westerly 50 feet of Lot 18 of Derge's Lakewood Shore, Part of the SE ¼ of the NW¼, Section 19, Town of Westford, the site address being N8364 County Road P.

County Jurisdiction
The County has Jurisdiction over this site as the Town of Westford falls under the County's Shoreland Protection Ordinance.

Review Criteria
Subsections 14.7(1) through 14.7(6) of the Dodge Shoreland Protection Ordinance lists procedural matters and the approval criteria for the variance process. The Board shall hold a public hearing on each variance application, and following the public hearing, act to approve, approve with conditions, or deny the variance based upon the approval criteria of Section 14.7(6).

Appellants Request
An application for variance requests was submitted by the applicant on July 8, 2025, to allow a structure (Driveway) to remain that does not meet the Ordinary High Water Mark (OHWM) setback and does not meet the Impervious Surface regulations. As constructed, the driveway is 55.5' from the OHWM or 19.5' within the required setback, which is prohibited by the Ordinance, and the Impervious Surfaces are 31.29% or 1.29% more than is allowed without Mitigation. These are requests for variances to Subsections 6.1 and 9.5 of the Dodge County Shoreland Protection Ordinance.

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 Shoreland Jurisdiction over this site as the site is located within 1000 ft. of the OHWM of a navigable body of water (Beaver Dam Lake).

The property is currently being used for residential use.

The physical features of this 0.309-acre lot includes fairly flat topography with slopes ranging from 0-2%. The parcel contains a residence and associated accessory structures.

As this is an after the fact application, staff is unable to accurately and reliably determine the impervious surface calculation prior to the work that was done. The impervious surfaces after this project was completed were

4211.66 sq. ft. or 31.29%. This property is considered to be a Highly Developed Shoreline under Section 9.4 of the Dodge County Shoreland Protection Ordinance and is permitted up to 30% impervious surfaces without mitigation and up to 40% with mitigation per Subsection 9.5(2) of the Dodge County Shoreland Protection Ordinance.

Sufficient evidence of a preexisting driveway in this location was not provided by the property owner.

The general character of the surrounding land use consists of single-family residences to the west and east, an agricultural field to the south of County Road CP, and Beaver Dam Lake to the north.

Per Section 16.2 of the Dodge County Shoreland Protection Ordinance, a driveway is defined as a structure.

The setback for a structure per Section 6.2 of the Dodge County Shoreland Protection Ordinance is 75 ft. from the OHWM. The driveway on this property is currently located 55.5 ft. from the OHWM.

According to the Dodge County GIS system, the driveway may be placed across the side lot line to the east.

Permit history:

On January 10, 2024, an after the fact application for a County Land Use Permit was made by the appellant to allow the 8.75' x 52.25' (457 sq. ft.) driveway to remain. An on-site inspection was conducted by staff on January 25, 2024. The permit was denied by staff on June 10, 2025. A variance application was submitted to this department on July 8, 2025.

Applicable ordinance provisions in this case:

Structure (s.59.692(1)(e), Stats) within the Dodge County Shoreland Protection Ordinance. A principal structure or any accessory structure including a garage, shed, boathouse, sidewalk, walkway, patio, deck, retaining wall, porch or fire pit

Section 6.1 Shoreland Setbacks within the Dodge County Shoreland Protection Ordinance. Unless exempt, a setback of 75 ft. from the OHWM of any navigable waters to the nearest part of a building or structure shall be required for all buildings and structures.

Subsection 9.5(2) Maximum Impervious Surfaces for Highly Developed Shorelines within the Dodge County Shoreland Protection Ordinance. This provision allows for a property to reach up to 30% without mitigation and up to 40% with mitigation.

Section 9.6 Treated Impervious Surfaces within the Dodge County Shoreland Protection Ordinance. This provision states that impervious surfaces that can be documented to show that they are meeting any of the requirements under this section shall be excluded from the impervious surface calculations.

Section 9.7 Existing Impervious Surfaces within the Dodge County Shoreland Protection Ordinance. This provision allows for the relocation or modification of existing impervious surfaces with similar or different impervious surfaces, provided the relocation or modification does not result in an increase of the impervious surface calculations.

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

As proposed, the driveway would be located 55.5 ft. from the OHWM of Beaver Dam Lake or 19.5 ft. within the required setback and thus prohibited by Section 6.1 of the Dodge County Shoreland Protection Ordinance. Additionally, the impervious surfaces on this property are 4,211.66 sq. ft. or 31.29% This property is considered to

be a Highly Developed Shoreline under Section 9.4 of the Dodge County Shoreland Protection Ordinance and is permitted up to 30% impervious surfaces without mitigation and up to 40% with mitigation per Subsection 9.5(2) of the Dodge County Shoreland Protection Ordinance.

According to Subsection 9.5(2), the maximum allowed impervious surfaces for this lot with mitigation are 40%. Currently, the lot exceeds the permissible impervious surfaces for a highly developed shoreline. Under Section 9.7, the property owner may maintain this increased impervious surfaces, provided it is not further expanded. However, the proposed increase exceeds both the impervious surface limits set by Subsection 9.5(2) and the standards in Section 9.7 of the Dodge County Shoreland Protection Ordinance, making it prohibited.

This section of the ordinance may be met by utilizing the treated impervious surface requirements listed under Section 9.6 or by relocation of existing impervious surfaces under Section 9.7 of the Dodge County Shoreland Protection Ordinance.

The appellant is requesting an area variance to Section 6.1 and Section 9.5 of the Dodge County Shoreland Protection Ordinance.

Town Recommendation:

☐ Approve;
- Conditions:

☐ Deny:
-

☐ No Recommendation
☒ No response from Town – 30-days elapsed;

Purpose Statement

The purpose of the water setback provisions of the Ordinance is to require a uniform setback distance from the water to preserve the public interest in shorelands and navigable waters of the State. Every property owner that has frontage on a body of water is required to comply with this uniform water setback requirement. In this case, the driveway is located within the setback and therefore prohibited by code.

The purpose of the impervious surface provisions of the Ordinance is to control runoff, which carries pollutants to the waters of the State to protect the navigable waters and the public's right therein from degradation and deterioration. As proposed, the final impervious surfaces would be 4,211.66 sq. ft. or 173.66 sq. ft. above the required maximum impervious surfaces for this lot and thus prohibited by code.

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 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 Shoreland Protection Ordinance regulations would result in an unnecessary hardship, that the hardship is due to special conditions unique to the property, and if granted, the variance would not be contrary to the public interest.

It is important to note that the impervious surface section of the Land Use Permit can be met by utilizing the treated impervious surface requirements listed under Section 9.6 or by the relocation of existing impervious

surfaces under Section 9.7 of the Dodge County Shoreland Protection Ordinance. Examples of these could include but are not limited to replacement of impervious surfaces with permeable pavers, removal of concrete such as sidewalks or a portion of the driveway, installing an infiltration basin, or installing a rain garden.

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

If the Board does make the findings necessary in order to grant a variance, the requested conditions are listed below:

1. A survey is done to confirm that the driveway does not cross the east side property line.
2. Establishment and restoration of the vegetative buffer.


75’
N8368
N8366
N8364
N8360
1924-016
0.337 ac.
19
1924-015
0.309 ac.
18
1924-014
0.422 ac.
17
16
I-49-13
N8358
DERGE'S
LAKEWOOD
SHORE
60'
70'±
180'
50'
10'
80'±

N10829 CTY RD H LOM $78

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
co.dodge.wi.gov

This Area For Office Use Only	
County ID No. 250762	Receipt No. 12289-0005
	Application Date 8-11-2025
Permit Expiration Date	Sanitary Permit —

Permit Application Fee: $50 plus $2 per $1,000 cost of the project (Payable to: Dodge County)
IF IN THE CITY OF JUNEAU - $25 or After the Fact 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

Applicant/Agent/Contractor (If Contractor: Please Include State Certification No.)
Jeffrey L. Reindl

Street Address
N10829 County H

City • State • Zip Code
Lomira WI 53048

Property Owner ☒ Same as applicant

Street Address

City • State • Zip Code

Property Information

Parcel Identification Number (PIN)
030-1317-2312-002

Town: Lomira | T 13 N | R 17 E

1/4	1/4	Section	Acreage	Lot (Block)
NW	NE	23	2.0	

Subdivision or CSM (Volume/Page/Lot)

Address Of Property (**DO NOT** Include City/State/Zip Code)

Is this property connected to public sewer? ☐ No ☐ Yes
Is property located within a sanitary district/accessible to public sewer? ☐ No ☐ Yes

Current Use Of Property

☐ Vacant Land ☒ Single-Family Residential
☐ Working Farm ☐ Two-Family ☐ Multi-Family
☐ Business • Industrial • Commercial • *(Use other below to describe)*

Other _____

Proposed Use Of Property

☒ Same As Current Use (No Change)
☐ Single-Family Residential ☐ Two-Family ☐ Multi-Family
☐ Business • Industrial • Commercial • *(Use other below to describe)*

Other _____

Proposed Construction Project

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

☒ *New Structure/Construction* ☐ *Replacement Of Existing* ☐ *Addition To An Existing*

☐ Pool	☐ Porch	☐ Driveway	☐ Riprap (DNR Documentation Required)
☐ Deck	☐ Fence	☐ Boathouse	☐ Pond (Less than 2 acres in size)
☐ Patio	☐ Attached Garage	☐ Ag Ditch Cleanout	☐ Sign *(Complete additional project information below)*
☐ Shed	☒ Detached Garage	☐ Field Tile Installation	☐ Barn *(Complete additional project information below)*
☐ Home	☐ Sidewalk	☐	☐ 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 24'
Length 24'
Total Area 576 sq. ft.
Total Stories 1
Height *(To roof peak)* _____

Estimated Cost *(w/Labor)* $ 14,000

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.

End Of Page 1

Application Continued On Page 2 ⇨

PAGE 2 — SUPPLEMENTAL INFORMATION AND ADDITIONAL REQUIREMENTS

NOTE: Your County Land Use Permit will be withheld and will not be processed without the completion and submittal of the required worksheet(s) to this office for departmental review and approval. Worksheets can be found at https://www.co.dodge.wi.gov/departments/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 submit additional information (riprap example) and DNR approval documents 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.**

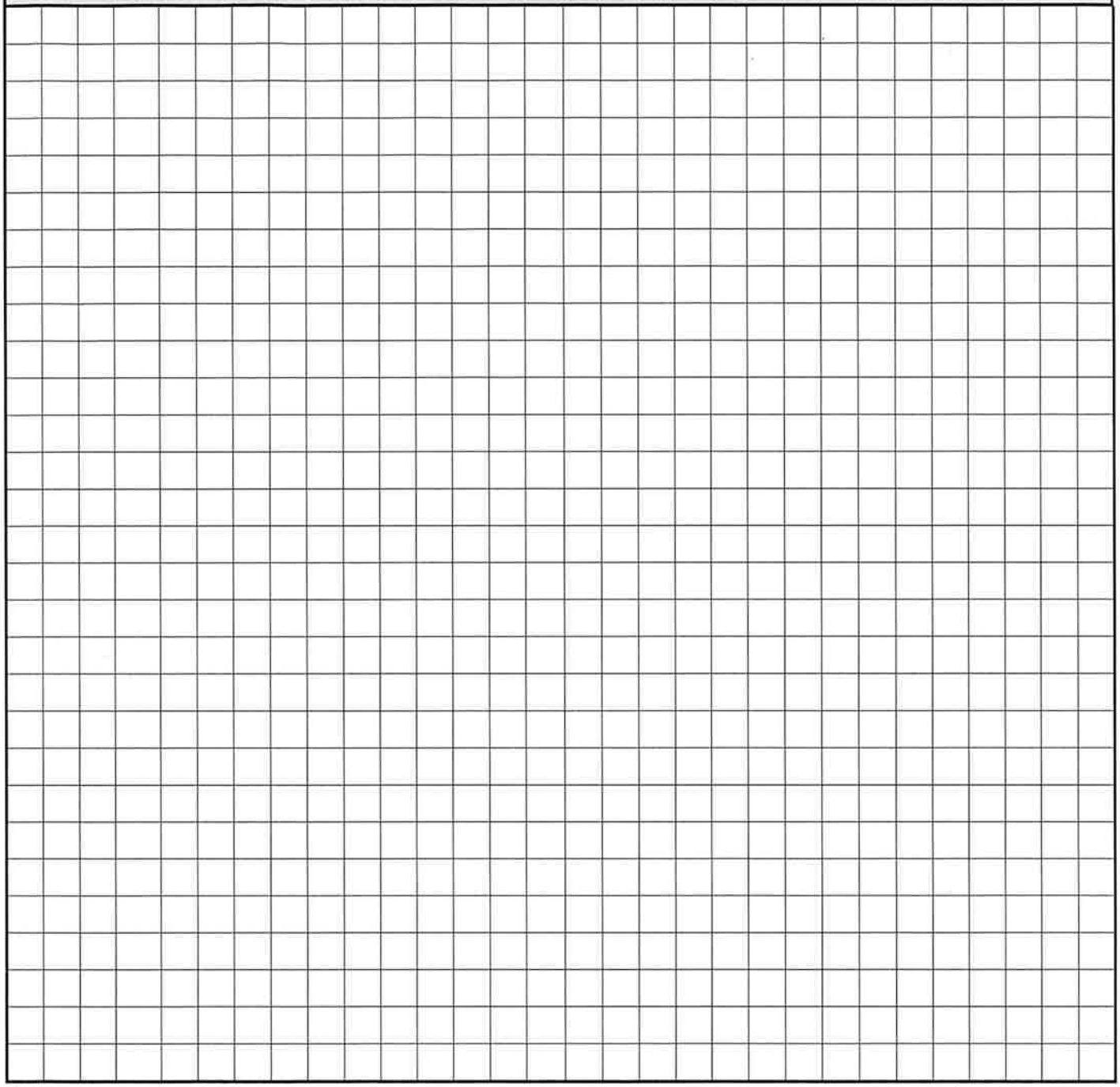
CERTIFICATE & CONTACT INFORMATION

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) Jeffrey L. Reindl Daytime Contact Phone (920) 948-5238 or Email: jreindl@bmura.k12.wi.us

Signature Jeffrey L. Reindl Date 8-11-2025 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
				☐ Approved ☐ Approved w/Conditions ☐ Denied

Notes/Stipulations: Permit denied dve to highway setbacks.

☐ Approved ☑ Denied	**Land Resources and Parks Department** Megan Willms	**Date** 8-12-2025

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

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 Information Search** located on the Dodge County Website (co.dodge.wi.gov) or by contacting the County Property Description Office (920) 386-3775 (propertydescription@co.dodge.wi.us).

Riprap & Ag Ditch Cleanout Projects: Additional supplemental forms/information may also be required.
Barn Projects: Depending upon the number of animals, an "Animal Units Worksheet" may also be required.
Wireless Communication Facility Category 2 Collocation Projects: – Submit two copies of detailed design specifications of the tower and supporting equipment which includes a side view illustration of the proposed tower showing the overall tower height and the proposed antennae locations.

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

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

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

SITE PLAN (SKETCH) COMPLETION TIPS

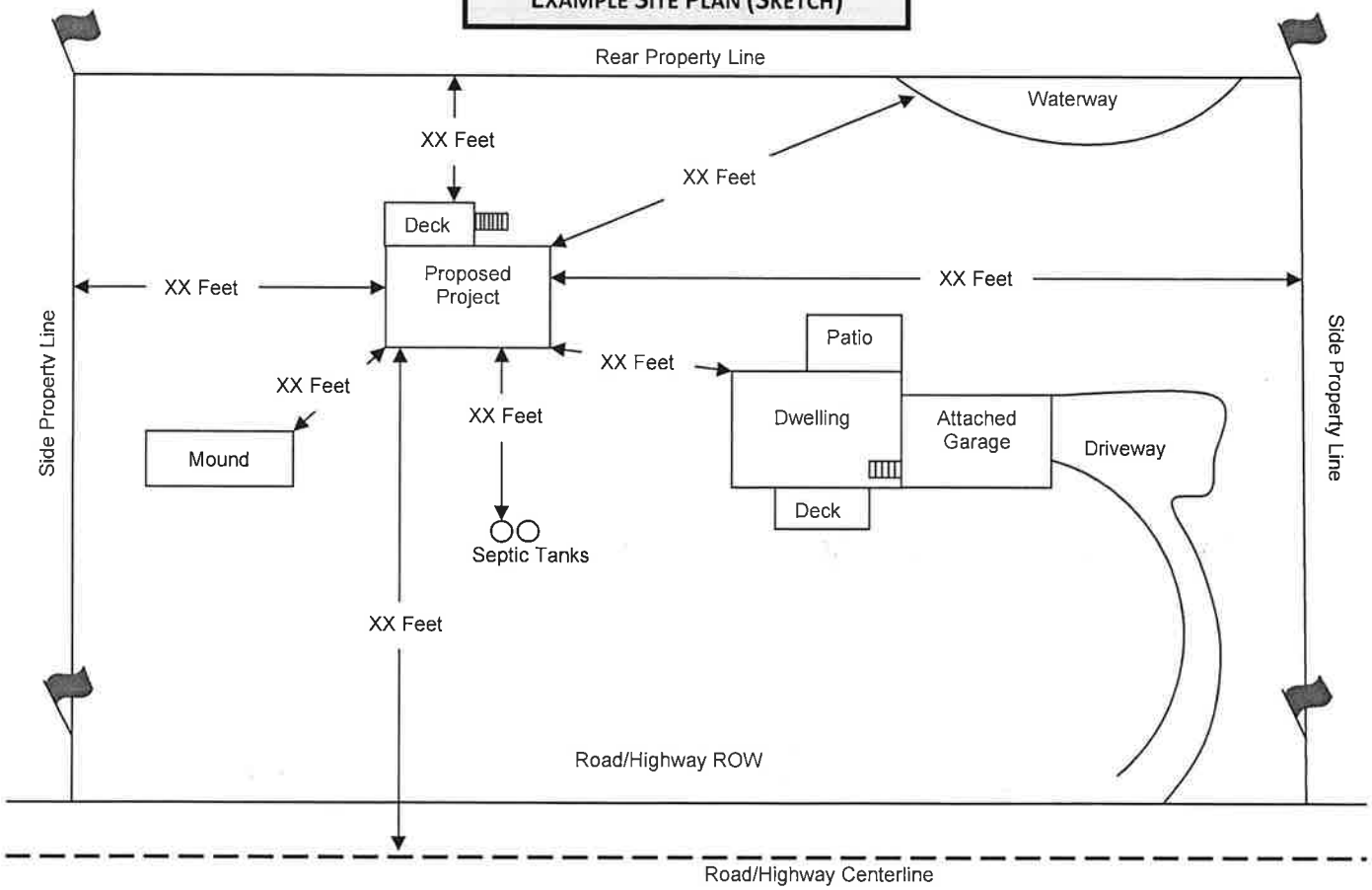
ALL applications must be accompanied by a site plan (sketch). You may use an aerial photo which can be obtained by using the Dodge County Web mapping tool at http://dodgecowi.wgxtreme.com/, the attached (blank) site plan or supply your own.

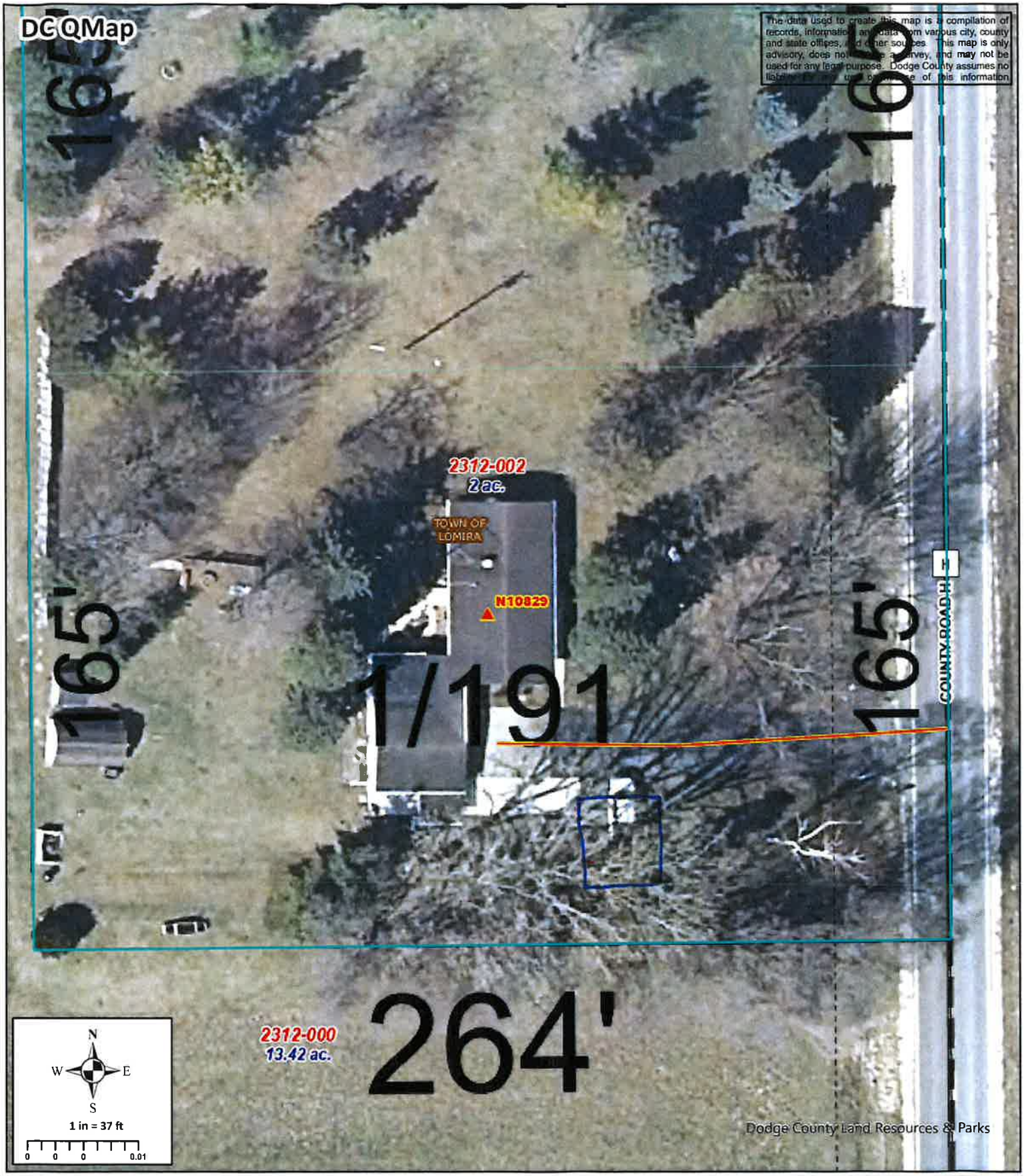
Where applicable, the site plan must show the setback or distance (either scaled or dimensioned) of the proposed project from such items as:

- ✓ Side and Rear Lot/Property Line(s)
- ✓ Abutting Road/Highway Centerline(s)
  - o For the purposes of this section, the centerline of a road, street or highway shall be the center of the existing surface or pavement, or if there is no pavement, the midpoint between the existing fences or other road, street or highway right-of-way markers indicating the boundaries of the opposite sides of the above.
- ✓ 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)





General
- Urbanized Roads
- Soils
- Airport Ordinance 3-Mile Buffer
- Sewer Service Areas
- Highly Developed Shoreline
- Elevation Contours

WI Historical Society
- Historic Structures
- Archaeological Sites
- Survey Areas

Non-Metallic Mining
- Active Mining Area
- Approved Mining Area
- Mine Property Boundaries

Floodplain / Wetland
- FEMA Floodplain/Storage/Dam Shadow
- DNR Wetland Areas/Points

Shoreland Zoning
- Shoreland Zoning Buffer
- Lakes/Ponds/Sloughs
- Rivers/Streams/Creeks

County Zoning
- Planned Unit Development
- Hartford Extraterritorial
- General Agricultural
- Prime Agricultural
- One Family Residential
- Two Family Residential
- Multi-Family Residential
- General Commercial
- Extensive Commercial
- Light Industrial
- Industrial
- Waterbody
- ROW/City/Village

Date: 8/11/2025

General
- Urbanized Roads
- Soils
- Airport Ordinance 3-Mile Buffer
- Sewer Service Areas
- Highly Developed Shoreline
- Elevation Contours

WI Historical Society
- Historic Structures
- Archaeological Sites
- Survey Areas

Non-Metallic Mining
- Active Mining Area
- Approved Mining Area
- Mine Property Boundaries

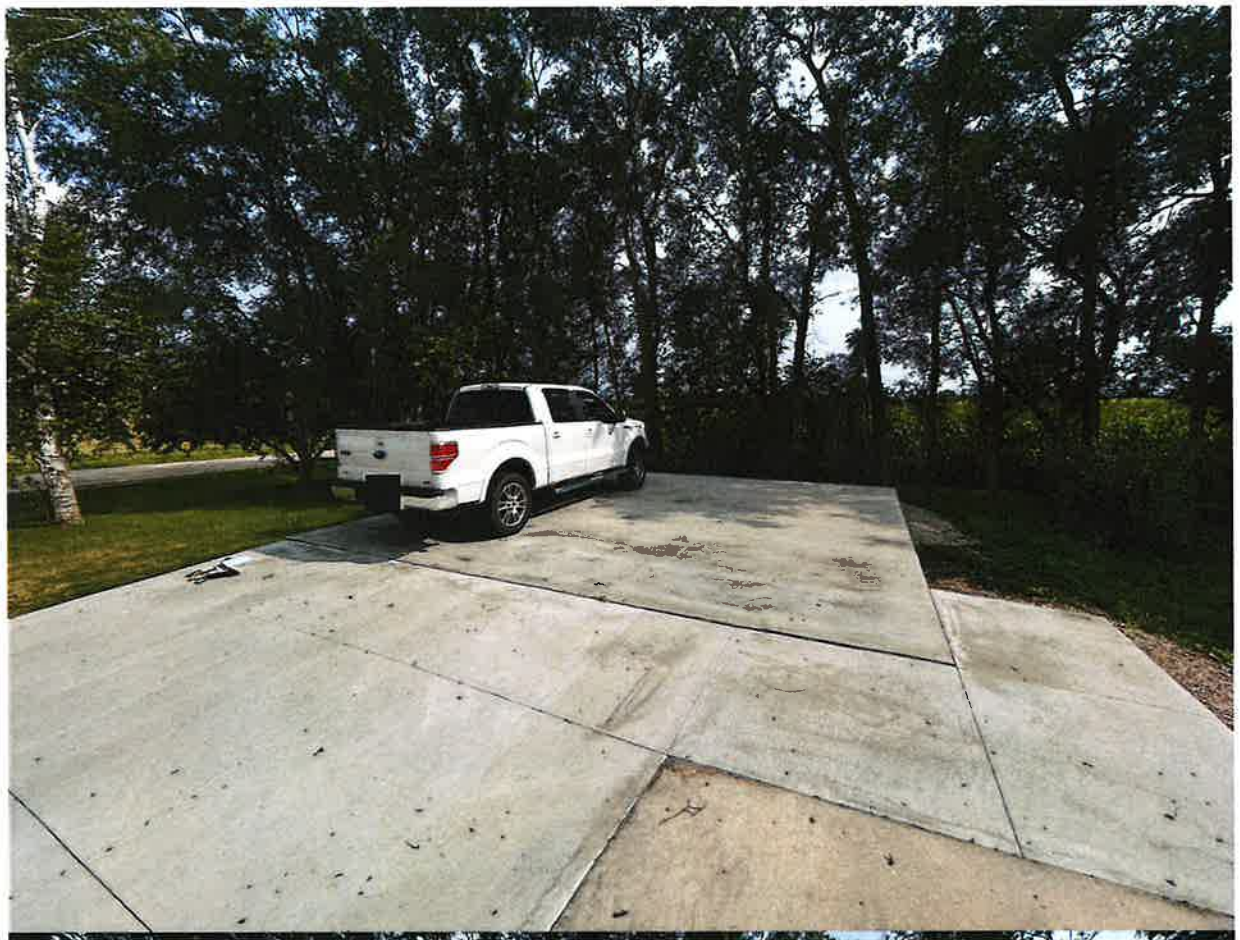
Floodplain / Wetland
- FEMA Floodplain/Storage/Dam Shadow
- DNR Wetland Areas/Points

Shoreland Zoning
- Shoreland Zoning Buffer
- Lakes/Ponds/Sloughs
- Rivers/Streams/Creeks

County Zoning
- Planned Unit Development
- Hartford Extraterritorial
- General Agricultural
- Prime Agricultural
- One Family Residential
- Two Family Residential
- Multi-Family Residential
- General Commercial
- Extensive Commercial
- Light Industrial
- Industrial
- Waterbody
- ROW/City/Village

Date: 8/12/2025

Parcel: 030-1317-2312-002



Photos Taken 08/11/2025 by Gregor Willms

DODGE COUNTY INSPECTION SHEET

Property Owner	JEFFREY REINDL	County ID No.	2025-0762
Site Address	N10829 COUNTY ROAD H	PIN	030-1317-2312-002
Project	DETACHED GARAGE		

ZONING: R-1 | ANIMAL UNITS: N/A

County Jurisdiction

☑ Land Use Code; ☐ Shoreland; ☐ Wetland; ☐ Floodplain; ☑ Hwy Setback; ☐ Airport; ☐ Sanitary; ☐ Stormwater Management; ☐ Erosion Control; ☐ After the Fact

ROAD/HIGHWAY (1)

☐ Town
☑ County
☐ US/State
☐ Urbanized

ROW 67 ☐ 33

ROW Setback
☐ 27 ☐ 42 ☑ 67 ☐ 200

Centerline Setback
☐ 60 ☐ 75 ☑ 100

☐ Other 100

CH H - H

ROAD/HIGHWAY (2)

☐ Town
☐ County
☐ US/State
☐ Urbanized

ROW _____ ☐ 33

ROW Setback
☐ 27 ☐ 42 ☐ 67 ☐ 200

Centerline Setback
☐ 60 ☐ 75 ☐ 100

☐ Other _____

SETBACKS/ HEIGHT

Front (1) CL	88'
Front (2) ROW	55
Side (1)	31'
Side(2)	276
Rear	150
OHWM	
Structure	
Structure	
Septic Tank	
Septic Field	
Height	15'

LOT COVERAGE AREA

Zoning District:	R-1
% coverage allowed	35
Existing (sq. ft.)	3256
Proposed (sq. ft.)	576
Total lot coverage area (sq. ft.)	3832
% Lot Coverage	4.40

IMPERVIOUS SURFACE AREA

☐ Riparian Lot
☐ Non-riparian Lot
☐ Highly Developed Shoreland

Existing Imp. Surface (sq. ft.) _____

Final Imp. Surface Area (sq. ft.) _____

Lot Size (sq. ft.) _____

% 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 _____

2831 + 320 + 105 = 3256

☐ See Attached Site Plan (Sketch)

Notes: Garage within ROW & CL setbacks - Permit denied

☐ Compliant
☑ Noncompliant

☐ Violation
☐ Incomplete
☐ Reinspection Needed

☑ Gregor Willms ☐ Bryce Johnson ☐ Andy O'Brion
☐ _____

Gregor Willms

Date: 8-12-25

DODGE COUNTY
WISCONSIN

Dodge County
Land Resources and Parks Department

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

August 12, 2025

Jeffrey Reindl
N10829 County Road H
Lomira, WI 53048

RE: Permit Denial Notification - County ID# 2025-0762

PIN# 030-1317-2312-002
Location: NW ¼, NE ¼, Section 23, T13N, R17E, Town of Lomira, Dodge County, Wisconsin the site address being N10829 County Road H.

Dear Mr. Reindl:

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

4.6.2 Structures Prohibited Within Setback Lines
4.6.2.A No new structure or part thereof shall be placed, erected or structurally altered within 200 feet of the centerline of any highway, except as allowed under Section 4.6.2.B, without a Land Use Permit and without full compliance with the provisions of this code and all other applicable County regulations. All structures shall be located in accord with the minimum setbacks listed in Sections 5.1.1, 5.2.3 and Table 5.1-1 of this code except as provided for in Section 4.6.4 B.

Table 5.1-1: Minimum Setback Distances

Type of Abutting Roadway	Minimum Setback Distances (feet)	
	From Centerline	From Right-of-Way
Streets and Town Roads (designated) (See appendix 1)	60	27
Streets and Town Roads (undesignated)	75	42
Federal, State, and County Trunk Highways	100	67
Expressways and Freeways - Residential Uses - Nonresidential Uses	 --- ---	 200 67

During an onsite inspection on 08/11/2025, the proposed detached garage was 88 feet from the centerline of County Road H and 55 feet from the road Right-of-Way. As noted

within Table 5.1-1, the proposed detached garage was 12 feet within both the required centerline and road Right-of Way setbacks. A variance application has been provided for you with this letter.

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.

Sincerely,

Gregor Willms
Land Use/Sanitation Specialist
gwillms@co.dodge.wi.us | 920-386-3270

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

τ THIS AREA FOR OFFICE USE ONLY τ	
Activity No.: 250773	**Issue Date:**
Application Date: 8-13-2025	**Receipt #:** 12289-0014

Variance Application

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

Names and Mailing Addresses	Property Description
Applicant (Agent) Jeffrey Lee Reindl	Parcel Identification Number (PIN) 030-1317-2312-002
Street Address N10829 County Road H	Town Lomira
City • State • Zip Code Lomira, WI 53048	¼: NW; ¼: NE; Section: 23; T: 13 N; R: 17 E
Property Owner (If different from applicant)	Subdivision or CSM #
Street Address	Site Address N10829 County Road H, Lomira, WI 53048
City • State • Zip Code	Is this property connected to public sewer? ☐ Yes ☒ No

Present property use: Single family residence

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

N/A

Describe all nonconforming structures and uses on this property:

Proposed 24' x 24' garage - proposed to be setback 85' from the center line of County Road H.

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

Subsection 4.6.2A

table 5.1-1 minimum of setback distances

Variance Requested:

We are requesting an increment of relief that will allow us to build a garage on existing pavement that will allow us to have reasonable use of our property.

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?

There is no other location on our property that will permit us build the garage and still have reasonable use of our property without creating a massive financial burden for our family.

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

There is not enough space on the south side of our property to fit a garage near our dwelling nor is there appropriate distance from our sewage drain field. Buildng on the north end of the property would require the costly removal of seven large trees, the construction of a new driveway, the addition of another culvert, plus a new entrance onto County Trunk H.

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?

Denial of the variance request will create an unnecessary (financial) burden for our family, thus conformity with the Code is unnecessarily burdensome. Additionally, If we cannot build the proposed garage, we will be prevented from using our property for its permitted purpose.

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

The public would not be adversely affected by granting this variance as we have no direct neighbors on our property lines. The trees & foliage on the yard will mostly block the view of the proposed garage site. Finally, the proposed garage design is one-story tall and is designed to match the aesthetics of the dwelling.

CERTIFICATE

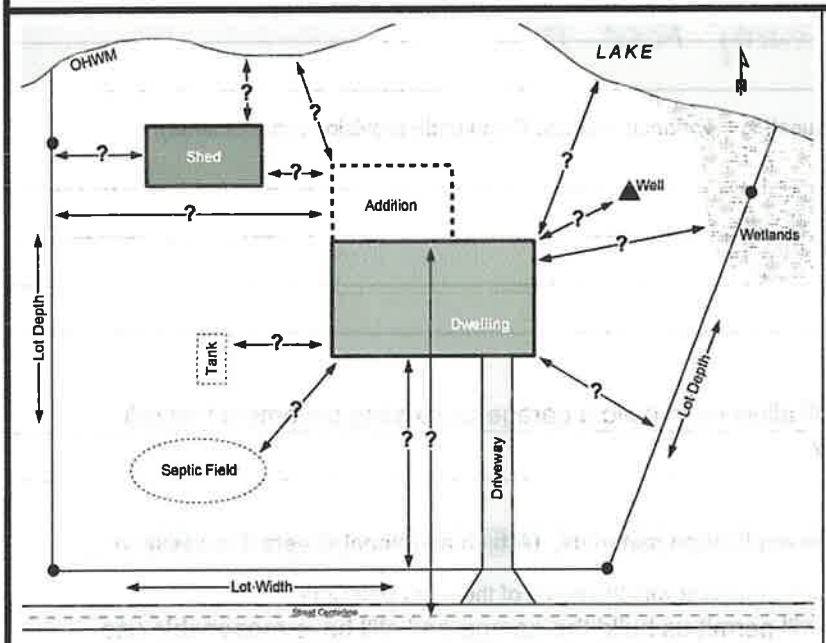
I hereby certify that I am the owner and/or authorized agent of the property owner and that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief and I hereby authorize members of the Dodge County Land Resources and Parks Department and 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: [signature] Date: 08/13/2025

Daytime Contact Number (920) 948 - 5238

SITE PLANS AND BUILDING PLANS

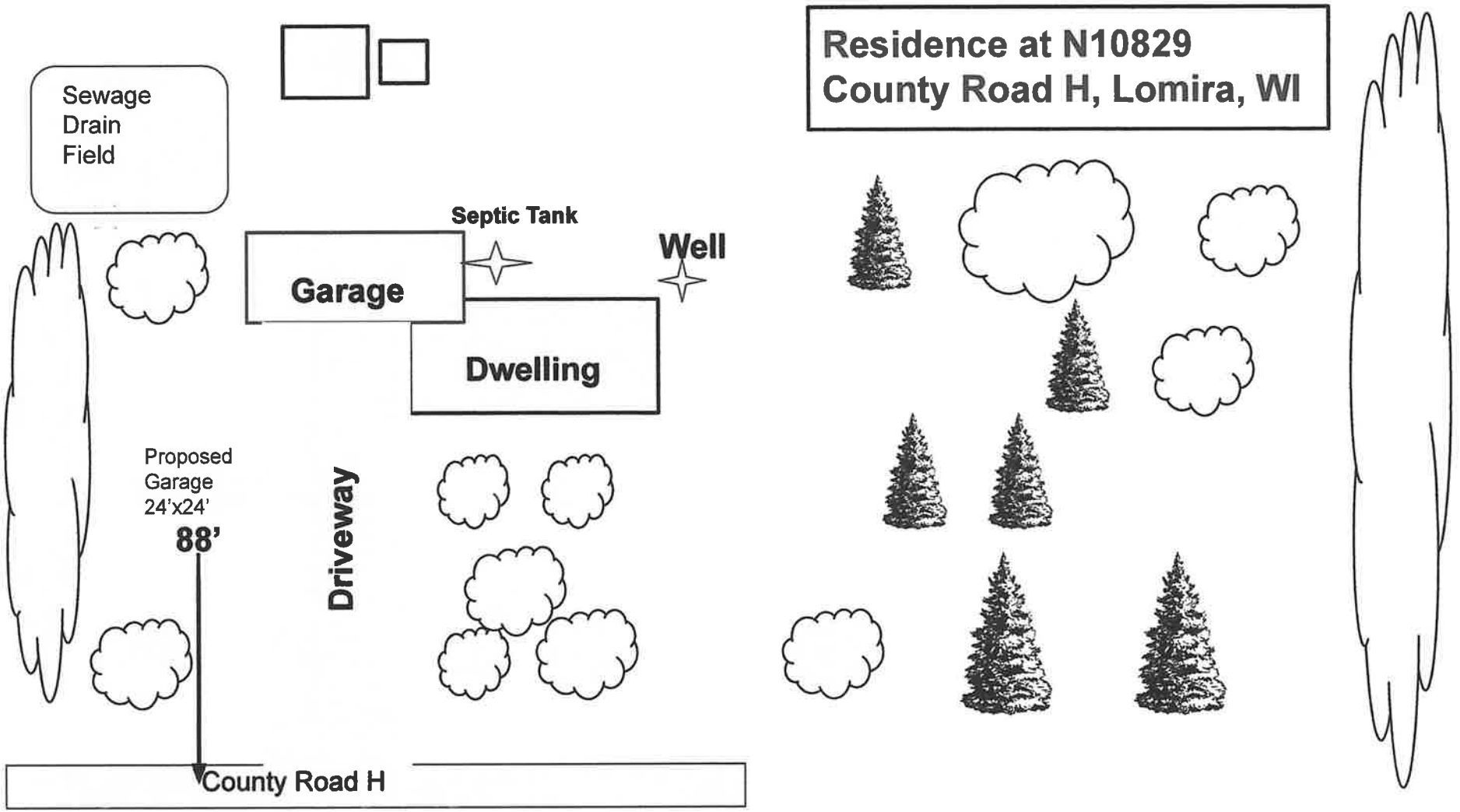
- All applications must be accompanied by a site plan. Figure 1 below is an example of an acceptable plan.



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)


Residence at N10829
County Road H, Lomira, WI
Sewage
Drain
Field
Septic Tank
Well
Garage
Dwelling
Proposed
Garage
24'x24'
88'
Driveway
County Road H

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

August 15, 2025

Owner/Applicant:
JEFFREY & JULIE REINDL
N10829 COUNTY ROAD H
LOMIRA WI 53048

RE: Determination of Application Completeness
Variance Application: #2025-0773
PIN#: 030-1317-2312-002
Property location: CSM Volume 1, Page 191, Part of the NW ¼ of the NE¼, Section 23, Town of Lomira, the site address being N10829 County Road H.

To all involved parties;

The Dodge County Land Resources and Parks Department has received your Variance application to allow an accessory structure that does not meet the Right-of-way setback of County Highway H. As proposed, the project will be 88' from the centerline and 55' from the Right-of-Way of County Highway H or 12' within both required setbacks thus prohibited by the Code. On August 15 2025, 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, September 18, 2025 at 7:15 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin. You and other interested parties may appear in person or may be represented by an agent or attorney. If you or your agent cannot 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 September 11,2025 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,

Andy O'Brion
Senior Land Use / Sanitary Specialist
aobrion@co.dodge.wi.us
(920) 386-3702
Dodge County
Land Resources and Parks

Land Resources and Parks Department
Staff Report

County Variance Application No. 2025-0773
County Land Use Permit Application No. 2025-0762
Filing Date: August 13, 2025
Hearing Date: September 18, 2025

Applicant & Owner (Agent):
JEFFREY & JULIE REINDL
N10829 COUNTY ROAD H
LOMIRA, WI 53048

Location
PIN#: 030-1317-2312-002
Property Location: CSM V1 P191 BEING PT NW1/4 NE1/4 SEC 23 ALSO PARC DESC IN V389 P367, Section 23, T13N, R17E, Town of Lomira, Dodge County, Wisconsin.
Site Address: N10829 COUNTY ROAD H

County Jurisdiction
The County has Jurisdiction over this site as the Town of Lomira 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
An application for a variance request was submitted by the applicant on August 13, 2025, to allow construction of an accessory structure that does not meet the highway setback provisions of the Dodge County Land Use Code. As proposed, the accessory structure would be 88 feet from the centerline and 55 feet from the Right-of-Way line, both of which are 12 feet within the required setbacks thus prohibited by the Code. These are requests for variances to Subsection 5.2.3 and Table 5.1-1 of the Dodge County Land Use 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 Lomira has adopted the County's Land Use Code;

The property is presently being used for single-family residential use;

The physical features of this 2.0 acre lot include gently sloping topography with slopes ranging from 2 to 6 % . The parcel contains a single-family residence and a small wooded area;

The general character of the surrounding land use consists of agricultural fields with supporting single-family residences to the north and south with scattered commercial establishments to the west. The Village of Lomira sits less than a quarter mile to the west;

The principal structure on the parcel meets both the centerline and road Right-of-Way setbacks from County Road H;

Permit History:

On August 11, 2025 an application for a County Land Use Permit was made by the appellant in order they be allowed to construct a 24' x 24' detached garage;

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

Subsection 5.2.3 and Table 5.1-1 of the Dodge County Land Use Code refer to the required minimum setback distances for structures. The parcel in question lies to the west of County Road H less than a quarter mile south of the intersection with State Road 67. County Road H is classified as a county highway which requires a minimum setback of 100' from the centerline and 67' from the road Right-of-Way. As proposed, the detached garage will lie 88' from the centerline and 55' from the road Right-Of-Way. The proposed structure will be both 12' closer then allowed for both the centerline and the road Right-of-Way setbacks as allowed by the Dodge County Land Use Code and is therefore prohibited. Staff notes that other locations onsite would be available for a detached garage the comply with the highway setback provisions of the Land Use Code.

The appellant is requesting an area variance to Subsection 5.2.3 and Table 5.1-1 of the Dodge County Land Use Code;

Town Recommendation:

☐ Approve;
- Conditions:

☐ Deny:
-

☐ No Recommendation
☐ No response from Town – 30-days elapsed;

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

Staff Advisory:

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

The staff believes that the appellant is requesting an area variance to Subsection 5.2.3 and Table 5.1-1 of the Dodge County Land Use Code;

The staff points out that the Board does not have summary power to ignore ordinance provisions or objectives. The burden also falls on the appellant to convincingly demonstrate to this Board that a literal enforcement of the Dodge County 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 highway setback provisions of the code are unnecessarily burdensome in this case. 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.

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

Subsection 2.3.12.E.7 of the Land Use Code states: *"A variance may not be granted where the primary reason for obtaining a variance is to obtain a more profitable use of the property, personal inconvenience, construction error, economic gain, self-created hardship or where the property is presently a non-conforming use."*

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 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 recorded with the Register of Deeds Office in the amount of the value of the garage, prior to the issuance of the variance.


264'
389/367
165'
165'
330'
2312-002
2 ac.
67'
TOWN OF
LOMIRA
H
N10829
165'
165'
1/19
Garage
COUNTY ROAD H
264'


264'
389/367
165'
165'
TOWN OF
LOMIRA
330'
2312-002
2 ac.
N10829
100'
165'
165'
1/19
Garage
264'