

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

February 21, 2023

Stan Jones
818 N Church St.
Watertown, WI 53098

RE: County Board Resolution – Rezoning Petition County ID# 2022-1003

Owner: Wilcrest LLC

PIN# 014-1013-2021-000

Part of the NE ¼ of the NW ¼, Section 20, Town of Elba, located along the south side of STH 60 approximately 900 feet west of the intersection of STH 60 and Ninabuck Road.

Dear Stan Jones:

On February 20, 2023, the Dodge County Board of Supervisors took up your petition, as agent for Wilcrest LLC, to rezone an approximate 11' X 563' strip of land (0.142-acres) out of the wetland district in order to allow filling and grading of the agricultural driveway area that will be associated with the conversion of this agricultural driveway to a residential driveway.

This letter is to inform you that the Dodge County Board voted to approve your rezoning request. We are now in the process of updating our maps and records to reflect the zoning change.

If you have any questions regarding the County Boards Decision, feel free to contact this office at any time so that we may be of assistance.

Sincerely,

Joseph E Giebel
Manager – Code Administration

cc: Wilcrest LLC

****NOTE****

THIS PLACARD SHOULD BE POSTED IN PLAIN VIEW FROM THE ROAD
AT THE CONSTRUCTION SITE.

This certifies that

LAND USE PERMIT

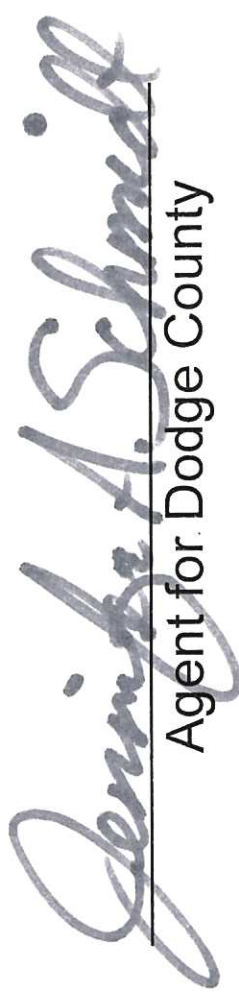
Number **2023-0129**

has been issued to **WILCREST LLC**
in compliance with the requirements of the Dodge County Land Use Code
for a **DRIVEWAY** located in
Section 20, T10N; R13E; PIN: **014-1013-2021-000**.

Town of ELBA

Permit expires MARCH 8, 2024.

Dated MARCH 9, 2023


Agent for Dodge County



Dodge County Land Resources and Parks Department • 127 E. Oak Street • Juneau, WI 53039 • (920) 386-3700x2

Wildcrest LLC
Town of Elba, Sec. 20

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

1734-000
HEIN FARMS
62.5 ac.

17

STATE ROAD 16 & 60 (16) (60)

2022-000
HENKE
32.8 ac.

2021-000
WILCREST LLC
38.7 ac.

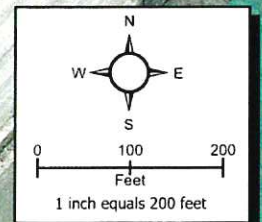
2012-000
NEHMER
34.9 ac.

20

2023-000
HENKE

2024-000
HENKE
40 ac.

-  Wildcrest LLC Property
-  Tax Parcels
-  DNR Wetland
-  Area to be Removed From Wetland



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.

230129

Receipt No.

6697-00016

Application Date

2-27-2023

Permit Expiration Date

3-8-2024

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

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

WILBERT LLC WILLIAM C. BERT

Street Address

W 2252 HANCOCK CT

City • State • Zip Code

BROWNVILLE, WI 53006

Property Owner

☐ Same as applicant

SAME

Street Address

City • State • Zip Code

PROPERTY INFORMATION

Parcel Identification Number (PIN)

014-1013-2021-000

Town

ELBA

NE^{1/4}

NW^{1/4}

Section
20

Acreage
38

Lot (Block)

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
☐ Deck ☐ Fence ☐ Boathouse
☐ Patio ☐ Riprap ☐ Attached Garage
☐ Shed ☐ Gazebo ☐ Detached Garage
☐ Home ☐ Sidewalk ☐ Ag Ditch Cleanout

- ☐ Field Tile Installation
☐ Pond (Less than 2 acres in size)
☐ Sign (Complete additional project information below)
☐ Barn (Complete additional project information below)
☐ 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 12'

Length 562'

Total Area .14 Acres

Total Stories 1

Height (To roof peak) _____

Estimated Cost (w/Labor) \$ 2,000

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⇒

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
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Notes/Stipulations:

☒ Approved ☐ Denied

Land Resources and Parks Department

Date

3/8/23

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



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EMAIL: landresources@co.dodge.wi.us

February 21, 2023

Stan Jones
Jones Auction and Realty LLC
818 N Church St.
Watertown, WI 53098

RE: County Permit Requirements
Owner: Wilcrest LLC
PIN 014-1013-2021-000
NE ¼ of the NW ¼, Section 20, Town of Elba

Dear Mr. Jones,

As you are aware, on February 21, 2023, the County Board approved your rezoning request, as agent for Wilcrest LLC, to remove an approximate 11' X 563' strip of land (0.142-acres) out of the wetland district in order to allow filling and grading of the agricultural driveway area that will be associated with the conversion of this agricultural driveway to a residential driveway. Please Note: As we discussed previously, the following additional permits and approvals will also be required before a residence can be constructed on this site:

Dodge County Land Use Code Requirements

According to County records, this property is located within the A-1 Prime Agricultural Zoning District. The change in use of the property for non-farm residential use will require additional County approvals which may include rezoning and/or a conditional use permits from the County and any construction on this lot would also require a County Land Use Permit. A Rezoning petition and a conditional use permit requires a public hearing to be held and requires review and approval by the Land Resources and Parks Committee and for the rezoning petition, the County Board. A Land use permit will require review and approval by the staff. Approvals are not guaranteed. The type of permits and approvals that will be required in this case will be determined by the proposed project. The current owner or any future owner of the lot can submit these permit applications prior to beginning any construction on this site.

Please also note: A County land use permit is still required for the filling, grading and the culvert replacement driveway upgrade project that was completed on this site prior to obtaining a County permit.

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

Sincerely,

Joseph Giebel
Manager – Code Administration

cc: Wilcrest LLC

Dodge County Board of Supervisors
February 20, 2023 – 6:00 p.m.
Administration Building - Juneau, Wisconsin

The February meeting of the Dodge County Board of Supervisors was called to order by Chairman David Frohling at 6:00 p.m.

The Board rose to say the Pledge of Allegiance.

Roll call was taken with all Supervisors being in attendance except for Supervisors Benter, Hedrick, Klobuchar, Priesgen, and Yaroch who previously asked to be excused. Supervisor Sheahan-Malloy was absent. Supervisors Maly and VandeZande appeared virtually.

Chairman Frohling called for approval of the minutes. A motion was made by Supervisor Caine and seconded by Supervisor Boelk to approve the minutes of the January 17, 2023, meeting of the County Board, as recorded. The motion to approve the minutes carried by voice vote.

Communications on File

Karen J. Gibson, County Clerk, reported there were no communications on file.

Special Order of Business: Introduction of Dodge County District Attorney

Chairman Frohling introduced the recently appointed District Attorney, Andrea Will. Ms. Will gave a brief overview about her qualifications and reviewed the list of top priorities for the District Attorney's Office.

Special Order of Business: County Administrator Appointments

Appoint Dr. Marthina (Marty) Greer to fill a vacancy on the Monarch Library Board of Trustees, term to expire December 31, 2025. A motion to confirm the appointment was made by Supervisor Caine and seconded by Supervisor Steger. The motion carried by voice vote.

The following Resolutions and Reports were read by the Clerk and acted upon by the Board:

Resolution No. 22-91 Appointment of Joseph M. Meagher as Emergency Management Director – Executive Committee. A motion for adoption was made by Supervisor Beal and seconded by Supervisor Bischoff. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

Resolution No. 22-92 Appointment of Thomas Fischer as County Veterans Service Officer – Finance Committee. A motion for adoption was made by Supervisor Caine and seconded by Supervisor Beal. The vote was cast with 26 ayes and 1 abstention, thereby adopting the Resolution.

Ayes: Bobholz, Macheel, Kraus, Kavazanjian, Breselow, Frievault, Greshay, Johnson, Siegmann, Steger, Kuehl, Boelk, Butler, Bischoff, Caine, Conway, Kauffeld, Houchin, Frohling, Beal, VandeZande, Maly, Klockow, Kenevan, Burnett, Derr. Total 26.

Abstain: Guckenberger. Total 1.

Absent: Benter, Priesgen, Hedrick, Sheahan-Malloy, Klobuchar, Yaroch. Total 6.

Resolution No. 22-93 Advisory Resolution Requesting the Wisconsin Legislature to Increase Entry Level Compensation Rate for Assistant District Attorneys – Executive and Judicial & Public Protection Committees. A motion for adoption was made by Supervisor Conway and seconded by Supervisor Steger. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

Resolution No. 22-94 Advisory Resolution Supporting Increased State Funding for County Child Support Programs – Judicial & Public Protection Committee. A motion for adoption was made by Supervisor Conway and seconded by Supervisor Kavazanjian. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

Resolution No. 22-95 Resolution Supporting the Dodge County Housing Authority's Community Development Investment Grant Application (Childcare Center – Reeseville) – Executive Committee. A motion for adoption was made

by Supervisor Caine and seconded by Supervisor Boelk. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

Resolution No. 22-96 2022 Dodge County Human Services and Health Department Budget Amendment (Wisconsin Medicaid Cost Reporting Program Funds) – Human Services and Health Board. A motion for adoption was made by Supervisor Kuehl and seconded by Supervisor Guckenberger. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

Resolution No. 22-97 Amend Town Zoning Ordinance – Town of Theresa – Jay-Vee Wulff Family Farms LLC Property– Supervisor Butler. A motion for adoption was made by Supervisor Bobholz and seconded by Supervisor Butler. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

Report No. 1 Ordinance No. 1119 – Amend Land Use Code – Town of Elba – Wildcrest LLC Property – Land Resources and Parks Committee. A motion for adoption was made by Supervisor Siegmann and seconded by Supervisor Butler. The vote was cast with 26 ayes and 1 no, thereby adopting the Report and Ordinance.

Ayes: Bobholz, Macheel, Kraus, Kavazanjian, Breselow, Frievault, Greshay, Johnson, Siegmann, Steger, Kuehl, Boelk, Butler, Bischoff, Caine, Conway, Kauffeld, Houchin, Frohling, Beal, VandeZande, Maly, Klockow, Kenevan, Burnett, Derr. Total 26.

No: Guckenberger. Total 1.

Absent: Benter, Priesgen, Hedrick, Sheahan-Malloy, Klobuchar, Yaroch. Total 6.

Report No. 2 Ordinance No. 1120 – Amend Land Use Code – Town of Lebanon – Sabrina Breitenbach, agent for Daniel and Richard Lueck ETAL – Land Resources and Parks Committee. A motion for adoption was made by Supervisor Bobholz and seconded by Supervisor Siegmann. The vote was cast with 20 ayes and 7 noes, thereby adopting the Report and Ordinance.

Ayes: Bobholz, Macheel, Breselow, Frievault, Greshay, Johnson, Steger, Kuehl, Boelk, Bischoff, Caine, Conway, Frohling, Beal, VandeZande, Maly, Klockow, Kenevan, Burnett, Derr. Total 20.

Noes: Kraus, Kavazanjian, Siegmann, Guckenberger, Butler, Kauffeld, Houchin. Total 7.

Absent: Benter, Priesgen, Hedrick, Sheahan-Malloy, Klobuchar, Yaroch. Total 6.

The Clerk noted the following had been placed on the Supervisor's desks: Friends of Clearview newsletter. Chairman Frohling ordered this item be placed on file.

Chairman Frohling called for the next order of business: Public Comment Period. No public Comment.

At 6:25 p.m. Supervisor Boelk made a motion to adjourn until Tuesday, March 21, 2023, at 6:00 p.m. Supervisor Burnett seconded the motion. The motion carried by voice vote.

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

RE: Delineation Report and Maps for Town of Elba, Dodge County Land
Ramminger, Allen J - DNR <Allen.Ramminger@wisconsin.gov>

Thu 3/31/2022 2:24 PM

To:

- Stan Jones <Info@jonesauctionservice.com>

Cc:

- jonesauc@gmail.com <jonesauc@gmail.com>

Hi Stan;

One item I didn't include in my last email. Is the base of the agricultural driveway native soils or does it have a rock base added? If there is a base added, then my email stands. If no base, then a wetland permit would be needed by the DNR too. Maybe this is how the County is viewing the access driveway also?

Anyways, different agencies cover different realms of regulations and if Dodge County takes jurisdiction to this driveway, then you will have to work with them for permitting purposes.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Allen Ramminger

Wetlands Specialist

Wisconsin Department of Natural Resources

3911 Fish Hatchery Road, Fitchburg, WI 53711

Cell: 608-228-4067

Allen.Ramminger@wisconsin.gov

From: Stan Jones <Info@jonesauctionservice.com>

Sent: Tuesday, March 29, 2022 4:33 PM

To: Ramminger, Allen J - DNR <Allen.Ramminger@wisconsin.gov>

Cc: jonesauc@gmail.com

Subject: Re: Delineation Report and Maps for Town of Elba, Dodge County Land

CAUTION: This email originated from outside the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Allen

Thank you for your return email dated March 21, 2022 regarding the driveway delineation for the 38 acres located on State Highway 16/60 in the Town of Elba, just east of Columbus.

Your email indicated that the existing agricultural field road [driveway] going from State Highway 60 to the southeast corner 6-acres, would qualify as exempt wetland fill. You further stated that wetland permitting would be needed if any expansion or alterations are done to this driveway in the future.

In other words, as long as the existing road footprint was not altered or expanded, the existing road would be acceptable as a driveway to the 6-acre piece of land for a potential future home or improvement in the southeast corner of the 38 acre lot.

Re: Delineation Report and Maps for Town of Elba, Dodge County Land

Stan Jones <Info@jonesauctionservice.com>

Thu 3/31/2022 3:50 PM

To:

- Ramminger, Allen J - DNR <Allen.Ramminger@wisconsin.gov>

Cc:

- jonesauc@gmail.com <jonesauc@gmail.com>

Thank you for your reply.

I appreciate the information. From speaking with the current owner, that a rock base is evident and was in place from the driveway's beginning. We will take this information to the county and we'll see where that goes.

Once again, thank you very much.

Stan Jones, CAI, WRA #993

Jones Auction & Realty Service, LLC

818 N Church Street

Watertown, WI 53098

(920) 261-6820

info@JonesAuctionService.com

THINK SPRING! THINK AUCTION!

Our 24th Annual Spring Lawn & Garden Consignment Sale is Sunday, April 24th at 10:00am at Badgerland Park just north of Watertown. There is still time to consign. Call today and we hope to see you there!

Visit: <https://www.jonesauctionservice.com/24th-annual-spring-farm-lawn-garden-live-auction/>



JonesAuctionService.com

(920) 261-6820

Stan Jones

From: Ramminger, Allen J - DNR <Allen.Ramminger@wisconsin.gov>
Sent: Monday, March 21, 2022 12:13 PM
To: Stan Jones
Cc: jonesauc@gmail.com
Subject: RE: Delineation Report and Maps for Town of Elba, Dodge County Land

Hi Stan;

From the 1979, 1980, 1992, 1999, there has been an agricultural field road access going from State Highway 60 to the back 6 acres located at NE NW T10N R13E S20. The footprint of this road would qualify as exempt wetland fill. If any expansion or alterations are done to this road in the future, it would need wetland permitting.

Hop this helps.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Allen Ramminger

Wetlands Specialist

Wisconsin Department of Natural Resources

3911 Fish Hatchery Road, Fitchburg, WI 53711

Cell: 608-228-4067

Allen.Ramminger@wisconsin.gov

From: Stan Jones <Info@jonesauctionservice.com>
Sent: Tuesday, March 15, 2022 3:09 PM
To: Ramminger, Allen J - DNR <Allen.Ramminger@wisconsin.gov>
Cc: jonesauc@gmail.com
Subject: RE: Delineation Report and Maps for Town of Elba, Dodge County Land

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

RE: Delineation and Driveway Approval for Town of Elba Land

Good Morning Mr. Ramminger,

Stan Jones, of Jones Auction & Realty Service, asked me to email to you the attached documents for the 38.66 acre vacant land property located off State Highway 16/60, a bit east of Columbus, WI, in the Town of Elba. The tax parcel number for this acreage is 014-1013-2021. I believe Stan and yourself have had conversations regarding the delineation approval.

Attached please find the completed Delineation Report for this acreage and a second attachment with multiple aerial maps from the county's records.

The first map is simply from the plat book showing the parcel location. Then is the 1964 aerial; (2) maps from 1971 which may or may not show the drive as the tilled ground appears 'different' than the tilled ground in