

VILLAGE OF THERESA

ZONING BOARD OF APPEALS MEETING AGENDA

Monday, July 28, 2025 - 6:00 PM

Theresa Village Hall, 292 Mayville Street, Theresa, Wisconsin

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes from Previous Meeting (if applicable)
5. Public Hearings on Variance Requests
 1. Variance Request – Trevor Gatz, 332 Birchwood Lane
Request for a variance to allow placement of a law enforcement dog kennel along the east side of the residence garage, contrary to setback requirements under the Village of Theresa Zoning Ordinance.
 2. Variance Request – Emily Sherman, 411 Valley Drive
Request for a variance to install a six-foot privacy fence over a sanitary sewer easement, contrary to restrictions under the Village of Theresa Zoning Ordinance.
6. Close Public Hearings
7. Discussion and Possible Action on Variance Requests
 1. Trevor Gatz variance request
 2. Emily Sherman variance request

8. Adjournment

This agenda has been posted in at least one (1) place as required by law and on the Village website.

Note: It is possible that a quorum of the Village Board of Trustees may be present at this meeting. No official action by the Village Board will be taken during this meeting. This notice is provided to comply with Wisconsin Open Meetings Law.

ADA Notice: Persons requiring special accommodations for attendance at the meeting should contact the Village Clerk's Office at (920) 488-5421 at least 48 hours prior to the meeting.

Becky Tellier
Village Clerk – Treasurer
Posted on the 7th day of July 2025

P A I D
JUL 07 2025
Cash \$ 230.00
PAJ

Village of Theresa
VARIANCE APPLICATION
Village of Theresa Zoning Board of Appeals
Per Village Code of Ordinance Section 305-101 - 'Zoning' / "Variances"

Date filed 07/05/2025

\$ _____ Application Fee (Payable to Village of Theresa)

\$ _____ Special Meeting Fee

\$ _____ Publication Fee

Owner/agent:

Name: Trevor J. Gatz

Address: 332 Birchwood Ln, Theresa, WI 53091

Phone: (309) 573-6314

Contractor:

Name: _____

Address: _____

Phone #: _____

Village of Theresa

Dodge County Wisconsin

Address: 332 Birchwood Ln Tax parcel No. 186-1217-1031-072

Lot area & dimensions: 179.37 x 116.23 (.31 acre) sq. ft., 179.37 x 116.23 ft.

Zoning district Residential (R-1) Current use: Residential

Nature and disposition of any prior petition for appeal, variance or conditional use

N/A

Description of all nonconforming structures & uses on the property

Placement of a law enforcement dog kennel along east side of residence garage

Terms of Ordinance (requirement & section #) See Attached Ordinance Section 350

Variance Requested Placement of pre built law enforcement dog kennel on east side of residence garage

Attach:

Building/Heating/Electrical/Plumbing/Driveway Permit Application

Site Plan

Detailed Building Plans

Any other information requested by the Building Inspector, Zoning Board of Appeals, Clerk or Village Board.

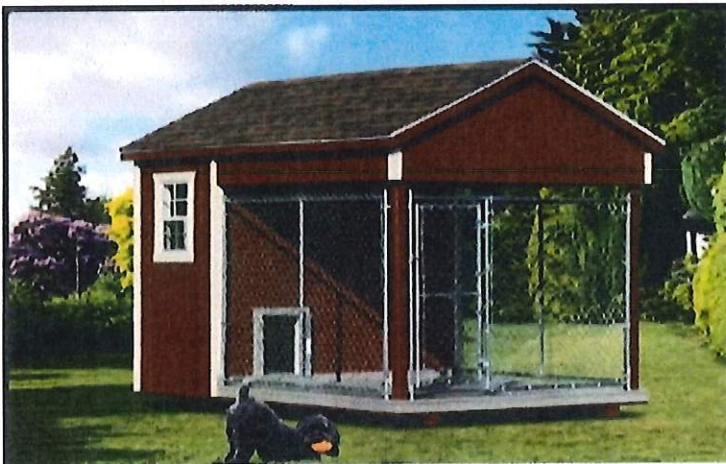
I certify that the information I have provided in this application is true and accurate.

Signed: _____

Date: 07/05/2025

Applicant/Agent/Owner

Remit to: Village of Theresa, PO Box 327, Theresa, WI



→ Requesting Kennel placement on side of house instead of back yard for a K-9

Joshua and Alisha Herring

334 Birchwood Ln

Theresa, WI 53091

2 June, 2025

Village of Theresa

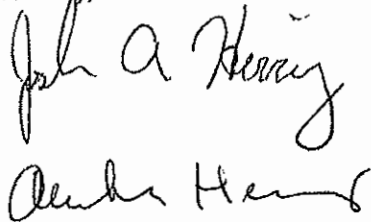
292 Milwaukee St

Theresa, WI 53091

To whom it may concern:

Trevor Gatz has requested to build a dog kennel on his property, next to the garage, for his K9. We do not have an issue with the placement of the kennel near our front yard. He has shown us the plans and dimensions of the housing.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is 'Josh A Herring' and the second is 'Alisha Herring'. Both are written in a cursive, flowing style.

Village of Theresa
VARIANCE APPLICATION
Village of Theresa Zoning Board of Appeals
Per Village Code of Ordinance Section 305-101 – 'Zoning' / "Variances"

Date filed 7/11/25 \$ 230⁰⁰ Application Fee (Payable to Village of Theresa)
\$ _____ Special Meeting Fee *pd 7/11/25 cash*
\$ _____ Publication Fee

Owner/agent:

Name: Emily Sherman
Address: 411 Valley Dr
Phone: 708-728-5143

Contractor:

Name: Dutch Brothers Fence
Address: 402 S 3rd Ave West Bend WI 53095
Phone #: 262-707-2243

Village of Theresa

Dodge County Wisconsin

Address: 411 Valley Dr Tax parcel No. _____

Lot area & dimensions: 12,629 sq. ft., 100 x 129 ft.

Zoning district Residential Current use: Residential

Nature and disposition of any prior petition for appeal, variance or conditional use

Description of all nonconforming structures & uses on the property

Terms of Ordinance (requirement & section #) See Attached Ordinance Section 350

Variance Requested 6 ft white vinyl privacy fence for the backyard
Attach: including the 15 ft sanitary easement.

Building/Heating/Electrcial/Plumbing/Driveway Permit Application

Site Plan

Detailed Building Plans

Any other information requested by the Building Inspector, Zoning Board of Appeals, Clerk or Village Board.

I certify that the information I have provided in this application is true and accurate.

Signed: Emily Sherman
Applicant/Agent/Owner

Date: 7/11/25

Remit to: Village of Theresa, PO Box 327, Theresa, WI

262-420-4732 SAFEbuilt, Inc.		WI UNIFORM PERMIT APPLICATION Wlinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>				PERMIT NO. TAXKEY#																						
ISSUING MUNICIPALITY OF <u>Theresa</u> COUNTY: <u>Dodge</u>		☐ TOWN ☒ VILLAGE ☐ CITY		PROJECT LOCATION (Building Address)		<u>411 Valley Dr Theresa</u>																						
				PROJECT DESCRIPTION ☐ COMMERCIAL ☐ ONE & TWO FAMILY		<u>Fence; 6ft Privacy</u>																						
Owner's Name <u>Emily Sherman</u>		Mailing Address - Include City & Zip <u>411 Valley Dr Theresa WI 53091</u>		Telephone - Include Area Code <u>708 728 5143</u>																								
Construction Contractor <u>Dutch Brother's Fence</u>		LicNo.		Telephone - Include Area Code <u>262 707 2243</u>		Email																						
Mailing Address - Include City & Zip <u>402 S 3rd Ave West Bend WI 53095</u>																												
Dwelling Contractor Qualifier (shall be an owner, CEO, COB, or employee of Dwelling Contractor) DCQ LicNo.				Telephone - Include Area Code																								
Mailing Address - Include City & Zip				Email																								
Plumbing Contractor		LicNo.		Telephone - Include Area Code																								
Mailing Address - Include City & Zip				Email																								
Electrical Contractor		LicNo.		Telephone - Include Area Code																								
Mailing Address - Include City & Zip				Email																								
HVAC Contractor		LicNo.		Telephone - Include Area Code																								
Mailing Address - Include City & Zip				Email																								
PROJECT INFORMATION				Subdivision Name <u>Valley Estates</u>		Lot No. <u>47</u> Block No.																						
Zoning District		Lot Area Sq. Ft.		N.S.E.W. Front Rear Ft. Ft.		Left Right Ft. Ft.																						
1a. PROJECT ☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other		3. TYPE ☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial		6. STORIES ☐ 1-Story ☐ 2-Story ☐ Other		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other																						
1b. GARAGE Attached ☐ Detached		4. CONST. TYPE ☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		7. FOUNDATION ☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other		10. PLUMBING Sewer ☐ Municipal ☐ Septic No.																						
2. AREA Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		5. ELECTRICAL Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts ☐ Underground ☐ Overhead Power Company:		8. USE ☐ Seasonal ☐ Permanent ☐ Other		11. WATER ☐ Municipal Utility ☐ Private On-Site Well																						
						12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat. Gas</td> <td>LP</td> <td>Oil</td> <td>Elec.</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>Water Htg</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> <td>☐</td> </tr> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	LP	Oil	Elec.	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	LP	Oil	Elec.	Solid	Solar																						
Space Htg	☐	☐	☐	☐	☐	☐																						
Water Htg	☐	☐	☐	☐	☐	☐																						
						13. HEAT LOSS (Calculated) Total _____ BTU/HR																						
						14. ESTIMATED COST <u>\$ 14,300</u>																						
The undersigned hereby applies for a permit to do the work herein described and hereby agrees that all work will be done in accordance with all the laws of the State of Wisconsin and all the municipality ordinances.																												
APPLICANT (PRINT): <u>Emily Sherman</u> SIGN: <u>Emily Sherman</u> DATE: <u>6/27/25</u>																												
APPROVAL CONDITIONS This permit is issued pursuant to the attached conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. Owner/Builder solely responsible for compliance with all applicable State & Local Building and Zoning codes.																												
INSPECTIONS NEEDED Building ☐ Footing ☐ Foundation ☐ Rough ☐ Insulation ☐ Bsmt. Fl. ☐ Final Electric ☐ Rough ☐ Service ☐ Final Plumbing ☐ Rough ☐ Underfloor ☐ Final HVAC ☐ Rough ☐ Final																												
FEES:		PERMIT(S) ISSUED		SEAL NO. _____		Municipality No. _____																						
Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		Bldg. # At top of form Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		RECEIPT CK # _____ Amount \$ _____ Date _____ From _____ Rec By. _____		PERMIT EXPIRATION: Permit expires two years from date issued unless municipal ordinance is more restrictive.																						
						PERMIT ISSUED BY MUNICIPAL AGENT: Name _____ Date _____ Certification No. _____																						

411 Valley Dr

Emily Sherman

**Bernklau
Surveying, Inc.**

N60 W25864 Walnut Road

Sussex, WI 53089

(262) 538-0708

www.bernklausurveying.com

Plat of Survey



SCALE 1" = 30'

Lot 47, Valley Estates First Addition, part of Certified Survey Map #5206, Volume 34, Page 23, and Certified Survey Map #5301, Volume 34, Page 277, and a part of the SE 1/4 of the NW 1/4 of Section 10, Township 12 North, Range 17 East, Village of Theresa, Dodge County, Wisconsin.

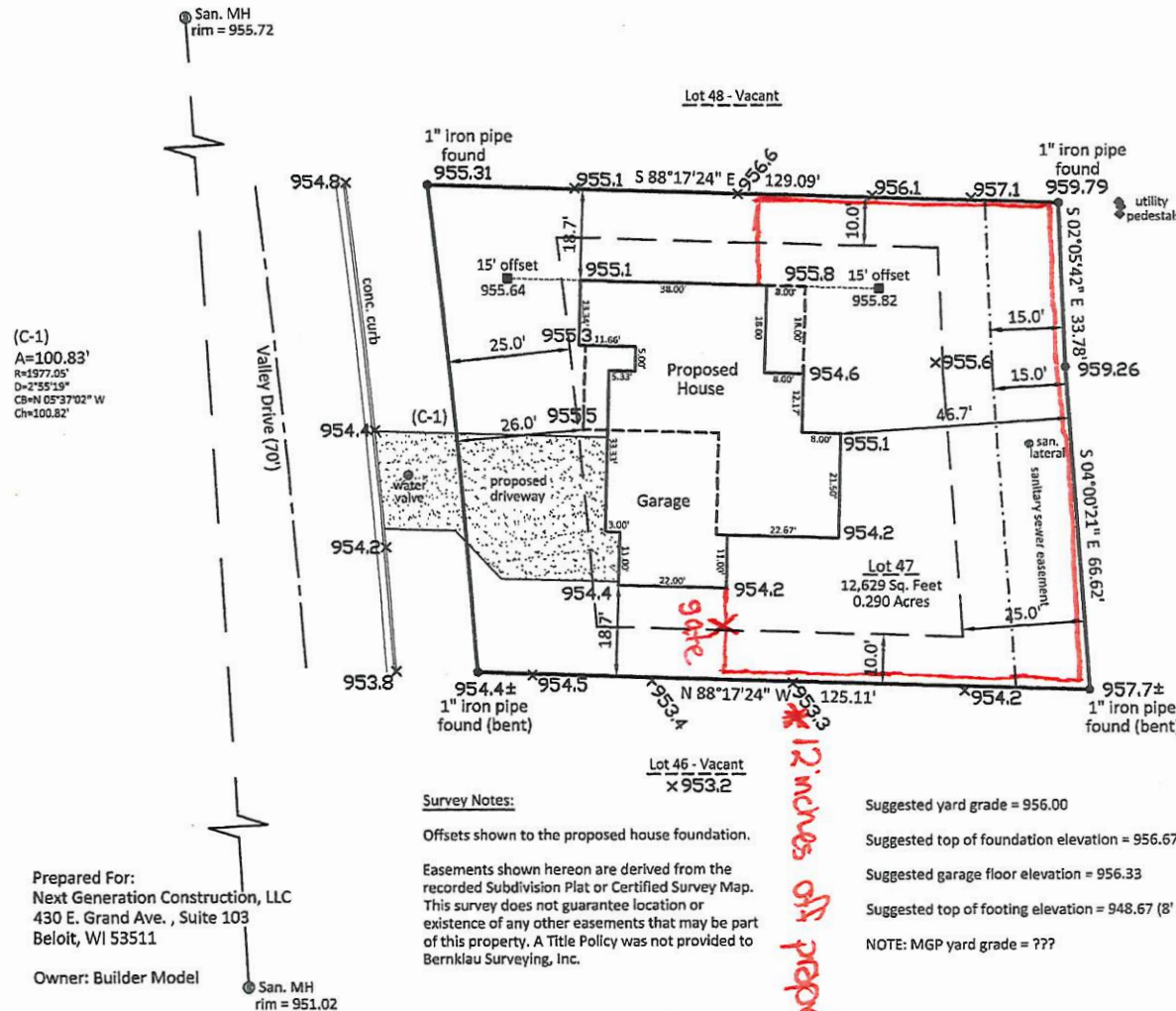
I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the map shown hereon is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, easements, and all visible encroachments, if any.

This survey is made for the exclusive use of the owners of the property; also those who purchase a mortgage or guarantee title thereto, within one year hereof.

Date October 14, 2024

Revised October 16, 2024

Thomas M. Bernklau, PLS - 2147



(C-1)
A=100.83'
R=1977.05'
D=2°55'19"
CB=N 05°37'02" W
Ch=100.82'

Valley Drive (70')

Prepared For:
Next Generation Construction, LLC
430 E. Grand Ave., Suite 103
Beloit, WI 53511

Owner: Builder Model

PN 4619-24

*install
expected
late July

*12 inches off property lines

left vinyl
privacy
fence