

VILLAGE OF THERESA
ZONING BOARD OF APPEALS
MEETING & PUBLIC HEARING AGENDA

Monday, September 14, 2026 – 6:00 P.M.

Theresa Village Hall

292 Mayville Street

Theresa, Wisconsin 53091

1. Call to Order

2. Roll Call

**3. Verification of Proper Notice – posted at Village Hall and to the website
September 2, 2026**

4. Public Hearing – Variance Request No. 1 - Small Garden/Utility Shed

Nate and Nicole Wagoner

345 Birchwood Lane

Parcel No. 186-1217-1024-041

Public hearing to consider a request for a variance from the Village of Theresa Zoning Code requirements relating to the location of an accessory structure.

The applicants are requesting a variance to allow an existing small garden/utility shed to remain in its current location behind the garage, outside the required rear-yard location.

- a. Staff presentation/background**
- b. Applicant presentation**
- c. Public comments in favor**
- d. Public comments in opposition**
- e. Other public comments/questions**
- f. Applicant response, if necessary**
- g. Close Public Hearing**

6. Consideration and Possible Action – Variance Request No. 1

Discussion, findings, consideration and possible action on the variance request of Nate and Nicole Wagoner regarding the existing small garden/utility shed at 345 Birchwood Lane.

7. Public Hearing – Variance Request No. 2 - Dog Pen

Nate and Nicole Wagoner

345 Birchwood Lane

Parcel No. 186-1217-1024-041

Public hearing to consider a request for a variance from § 350-85(E) of the Village of Theresa Zoning Code relating to the required location of a dog pen/run.

The applicants are requesting a variance to allow an existing dog pen to remain along the side of the residence rather than within the required rear yard.

- a. Staff presentation/background
- b. Applicant presentation
- c. Public comments in favor
- d. Public comments in opposition
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- f. Applicant response, if necessary
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8. Consideration and Possible Action – Variance Request No. 2

Discussion, findings, consideration and possible action on the variance request of Nate and Nicole Wagoner regarding the existing dog pen at 345 Birchwood Lane.

9. Adjournment

Posted 9-2-2026

**PUBLIC HEARINGS
VILLAGE OF THERESA
DODGE COUNTY, WISCONSIN**

NOTICE IS HEREBY GIVEN that the Village of Theresa Zoning Board of Appeals will hold public hearings on **Monday, September 14, 2026, at 6:00 p.m.** at the Village Hall, 292 Mayville Street, Theresa, Wisconsin.

The public hearings will consider variance applications submitted by **Nate and Nicole Wagoner** for the property located at **345 Birchwood Lane, Parcel No. 186-1217-1024-041**, regarding the following:

1. A variance for the **location of an existing dog kennel on the side of the garage.**
2. A variance for the **location of an existing shed behind the garage.**

Following the public hearings, the Zoning Board of Appeals will meet to deliberate and take action on the variance applications.

Becky Tellier, WCPC, MMC
Village Clerk-Treasurer

*Published 8/27/2026 and
9/3/2026*

Village of Theresa
292 Mayville St
Theresa, WI 53091
(920)488-5421

VARIANCE APPLICATION

Village of Theresa Zoning Board of Appeals

Per Village Code of Ordinance Section 305-101 – 'Zoning' / "Variances"

Date filed 8-7-26

\$ 200 Application Fee (Payable to Village of Theresa)
\$ 460 Special Meeting Fee *pd 8/7 # 3257 KJB*
\$ _____ Publication Fee

Owner/agent:

Name: Nate + Nicole Wagoner
Address: 345 Birchwood Ln Theresa WI 53091
Phone: 920-948-1837 (Nate) 920-948-3231 (Nicole)

Contractor:

Name: N/A
Address: _____
Phone #: _____

Village of Theresa

Dodge County Wisconsin

Address: _____ Tax parcel No. 186-1217-1024-041

Lot area & dimensions: _____ sq. ft., _____ x _____ ft.

Zoning district _____ Current use: _____

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

None prior

Description of all nonconforming structures & uses on the property

see attached letter for shed

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

Variance Requested shed that is located behind garage.

Attach:

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: Nicole Wagoner Date: 8/7/2026

Applicant/Agent/Owner

Remit to: Village of Theresa, 292 Mayville St, Theresa, WI 53091

Request for Variance Procedure
Per Village Code of Ordinances Section 350-101 - Variances

1. Contact the Building Inspector with the following:
 - a. Complete building or other required permit application(s); i.e. Building, Electrical, Heating, Plumbing, Driveway, etc.
 - b. Detailed Site Plan
 - c. Detailed Building Plans
 - d. Any other information requested by the Building Inspector, Zoning Board of Appeals, Village Board, or Village Clerk

The Village of Theresa holds a contract with SafeBuilt out of Waukesha Wisconsin.

2. The Zoning Board of Appeals shall conduct a public hearing on the proposed variance. The Village requires the following information:
 - a. A complete variance request application.
 - b. Names of abutting property owners/ within 100 feet (Clerk will do this)
 - c. Letter of hardship.
 - d. Application Fee
 - e. Special Meeting Fee
 - f. Publication Fee
3. **Upon receipt of the fees and the above mentioned information, the Clerk will then ensue the following procedures:**
 - a. Publish a class two notice stating the variance request, location, date, and time of the public hearing. This notice must be published in the *Dodge County Pionier*, the designated Village newspaper. **Publication must appear in the newspaper twice (2 weeks).**
 - b. Notice of public hearing shall be given **not more than 30 days and not less than 10 days before the hearing** in the designated Village newspaper and shall give due notice to the Zoning Board of Appeals members and the Village Board.
 - c. Notification of the variance request and the public hearing will be sent to all **landowners within one-hundred (100) feet** of any part of the subjects building or premises involved in the appeal.
4. Upon completion of the above procedures the Zoning Board of Appeals- Public Hearing may be held. At the hearing the appellant or applicant may appear in person or by agent or attorney.
5. For further information, please contact:
 - Village Building Inspector – Doc Leonard, 262-364-9597
DLeonard@safebuilt.com
 - Village Clerk – Treasurer - Becky Tellier, 920-488-5421
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We are applying for a variance for our dog kennel and the mobile, non-permanent structure shed in place at 345 Birchwood Ln in Theresa

DOG KENNEL -Doc instructs that this needs to be behind the house which is on a hill of which we are unable to change the grade of the lot to accommodate.

We own 2 large dogs and desired to provide a place for them to be let outside for the bathroom, contained, vs running in the yard. While they are very friendly, not all people are “dog people”, so this is our way of being responsible dog owners and courteous neighbors.

§ 350-8) Fences and retaining walls.

E. Dog pens and runs shall be erected in the rear yard only and shall be located at least 10 feet from any property line.

Doc had shared the above one line under the chapter “fences and retaining walls” that briefly referenced dog kennels. Our kennel is greater than 10 feet off of property lines in all directions, however, the kennel that we built follows all of the points in a different section that directly references a proper shelter for them without calling out a restriction on location, that is Chapter 109 Animals.

1. Having the kennel allows us to contain the dog waste in one area versus all over the yard. (see 109-10 A. and B. below)
2. We have built a sound structure, to include the garage as one side, a concrete base for the ability to keep it clean, a steel roof for shade a protection from elements and complies with the ordinances of chapter 109-16 A1,A2a-b,D1-2, and E

§ 109-10Animal feces.

A.

Removal of fecal matter. The owner or person in charge of any dog, cat, horse, or other animal shall not permit solid fecal matter of such animal to deposit on any street, alley or other public or private property, unless such matter is immediately removed therefrom by said owner or person in charge. This section shall not apply to a person who is visually or physically handicapped.

B.

Accumulation of fecal matter prohibited on private yards. The owner or person in charge of the dog or cat must also prevent accumulation of animal waste on his/her own property by regularly patrolling and properly disposing of the fecal matter.

-----OVER-----

§ 109-16 Providing proper shelter.

A.

Proper shelter. No person owning or responsible for confining or impounding any animal may fail to provide the animal with proper shelter as prescribed in this section. In the case of farm animals, nothing in this section shall be construed as imposing shelter requirements or standards more stringent than normally accepted husbandry practices in the particular county where the animal or shelter is located

Outdoor standards. Minimum outdoor standards of shelter shall include:

(1)

Shelter from sunlight. When sunlight is likely to cause heat exhaustion of an animal tied or caged outside, sufficient shade by natural or artificial means shall be provided to protect the animal from direct sunlight. As used in this subsection, "caged" does not include farm fencing used to confine farm animals.

(2)

Shelter from inclement weather.

(a)

Animals generally. Natural or artificial shelter appropriate to the local climatic conditions for the species concerned shall be provided as necessary for the health of the animal.

(b)

Dogs. If a dog is tied or confined unattended outdoors under weather conditions which adversely affect the health of the dog, a shelter of suitable size to accommodate the dog shall be provided.

D.

Space standards. Minimum space requirements for both indoor and outdoor enclosures shall include:

(1)

Structural strength. The housing facilities shall be structurally sound and maintained in good repair to protect the animals from injury and to contain the animals.

(2)

Space requirements. Enclosures shall be constructed and maintained so as to provide sufficient space to allow each animal adequate freedom of movement. Inadequate space may be indicated by evidence of debility, stress or abnormal behavior patterns.

E.

Sanitation standards. Minimum standards of sanitation for both indoor and outdoor enclosures shall include periodic cleaning to remove excreta and other waste materials, dirt and trash so as to minimize health hazards.

SHED- We are requesting the board grant the variances application for the non-permanent structure shed we had placed month's ago, unknowingly that it does not conform to

ordinances. While referencing chapter 350-101 A3- the topographical condition that inhibits placement elsewhere on the property due to the hill of which we are located and 350-101 D1, D3, D4 (2 snippets of the chapter is below). We propose, if granted, a “condition” of the approval, we would move the shed if deemed necessary to access the utilities in the event there is a need due to a service interruption (350-101 F shown in the snippet below) due to it not being a permanent structure. (There is no part of the shed that is dug into or secure to the ground, it is just sitting on top.)

The lot that our house is built is a hill and we were instructed by Doc that we could not change the grade of the lot to accommodate the shed in any other location. He also stated that the size of the shed is not such that it would have required a building permit. The area chosen for the non-permanent shed is behind the garage in an area that does not impede traffic, water, or view. There is a line of Arbor Vitae bushes between the shed and the neighbor behind us. We spoke with him (the neighbor) and he stated that he doesn’t have an issue with the shed being placed there. The neighbor next to him, who’s property also butts up to ours, has a 6-foot white privacy fence so it does not affect the caretaking of their yard. We assured it to be the same color as the garage so as to not create an eye sore. During our extremely wet spring, prior to its placement, the area where it sits was monitored for ponding water and was found to stay exceptionally dry which indicates we are not redirecting water.

The shed is being used to house our lawn mower, ATV, and various seasonal yards decorations and items needed to maintain the premises.

We ask for approval of the shed variance proposing that a “condition” of approval is that we would move the shed as necessary to access the utilities in the event there is a need due to a service interruption (350-101 F)

☐ § 350-101 Variances.

A. Purpose.

[Amended 8-1-2005 by Ord. No. 1-10; 9-11-2006]

- (1) A request for a variance may be made when an aggrieved party contends that strict adherence to the provisions of this chapter would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to a nonconforming use brings that use into conformance with the district and zoning requirements.
- (2) The Zoning Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship and so that the spirit of this chapter shall be observed and substantial justice done. No variance shall permit a lower degree of flood protection than the flood protection elevation for the particular area or permit standards lower than those required by state law.
- (3) For the purposes of this section, “unnecessary hardship” shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as topographical or soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district.

-----OVER-----

D. Action of the Board. For the Board to grant a variance, it must find that:

- (1) Denial of variance may result in hardship to the property owner due to physiographical considerations, and the granting of the variance would not be of so general or recurrent nature as to suggest that this chapter should be changed. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district.
- (2) The conditions upon which a petition for a variance is based are unique to the property for which variance is being sought and such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- (3) The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of the property.
- (4) The granting of the variance will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.
- (5) The proposed variance will not undermine the spirit and general and specific purposes of this chapter.

E. (Reserved)

F. Conditions. The Zoning Board of Appeals or the Village Board on appeal may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this section.

Thank you!

Nate and Nicole Wagoner

262-420-4732 SAFEbuilt, Inc.		WI UNIFORM PERMIT APPLICATION WIinspections@safebuilt.com <i>Inspections need to be called in by 4 pm for next business day inspections.</i>				PERMIT NO. _____ TAXKEY# _____																				
ISSUING MUNICIPALITY	☐ TOWN ☒ VILLAGE ☐ CITY OF <u>Theresa</u> COUNTY: <u>Dodge</u>		PROJECT LOCATION (Building Address) <u>345 Birchwood Ln</u>		PROJECT DESCRIPTION <u>Shed</u>																					
Owner's Name <u>Nate + Nicole Wagoner</u> Construction Contractor <u>N/A</u> Mailing Address - Include City & Zip _____		Mailing Address - Include City & Zip <u>345 Birchwood Ln Theresa, WI 53091</u> Lic No. _____		Telephone - Include Area Code <u>920-948-1837, 920-948-3231</u> Telephone - Include Area Code _____																						
Dwelling Contractor Qualifier (shall be an owner, CEO, COB, or employee of Dwelling Contractor) <u>N/A</u> Mailing Address - Include City & Zip _____		Plumbing Contractor <u>N/A</u> Mailing Address - Include City & Zip _____		Electrical Contractor <u>N/A</u> Mailing Address - Include City & Zip _____																						
HVAC Contractor <u>N/A</u> Mailing Address - Include City & Zip _____																										
PROJECT INFORMATION				Subdivision Name _____		Lot No. _____	Block No. _____																			
Zoning District _____	Lot Area _____ Sq. Ft.	N.S.E.W. _____ Setbacks _____	Front _____ Ft.	Rear _____ Ft.	Left _____ Ft.	Right _____ 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;"> <thead> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </tr> </thead> <tbody> <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> </tbody> </table> * ☐ Dwelling unit will have 3 kilowatt or more installed electric space heater equipment capacity.		Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar	Space Htg ☐	☐	☐	☐	☐	☐	☐	Water Htg ☐	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																				
Space Htg ☐	☐	☐	☐	☐	☐	☐																				
Water Htg ☐	☐	☐	☐	☐	☐	☐																				
				13. HEAT LOSS (Calculated) Total _____ BTU/HR																						
				14. ESTIMATED COST \$ _____																						
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>Nicole Wagoner</u> SIGN: <u>Nicole Wagoner</u> DATE: <u>8/7/26</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: Building Fee _____ Zoning Fee _____ WI Seal _____ Electric Fee _____ Plumbing Fee _____ HVAC Fee _____ Adm. Fee _____ Other _____ Total _____		PERMIT(S) ISSUED Bldg. # At top of form _____ Zoning # _____ Elec. # _____ Plmb. # _____ HVAC # _____		SEAL NO. _____ Municipality No. _____		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. _____																				

Dog Pens
350-85 E.

Rear yard only and 10 feet
from any property line.

Animals- 109-10, 109-14-complited

350-83 B Accessory Structure

Not closer than 3 feet

to any lot line

4 ft. Utility Easement 4 ft.

to 5.5 ft west of current
building (20x45)

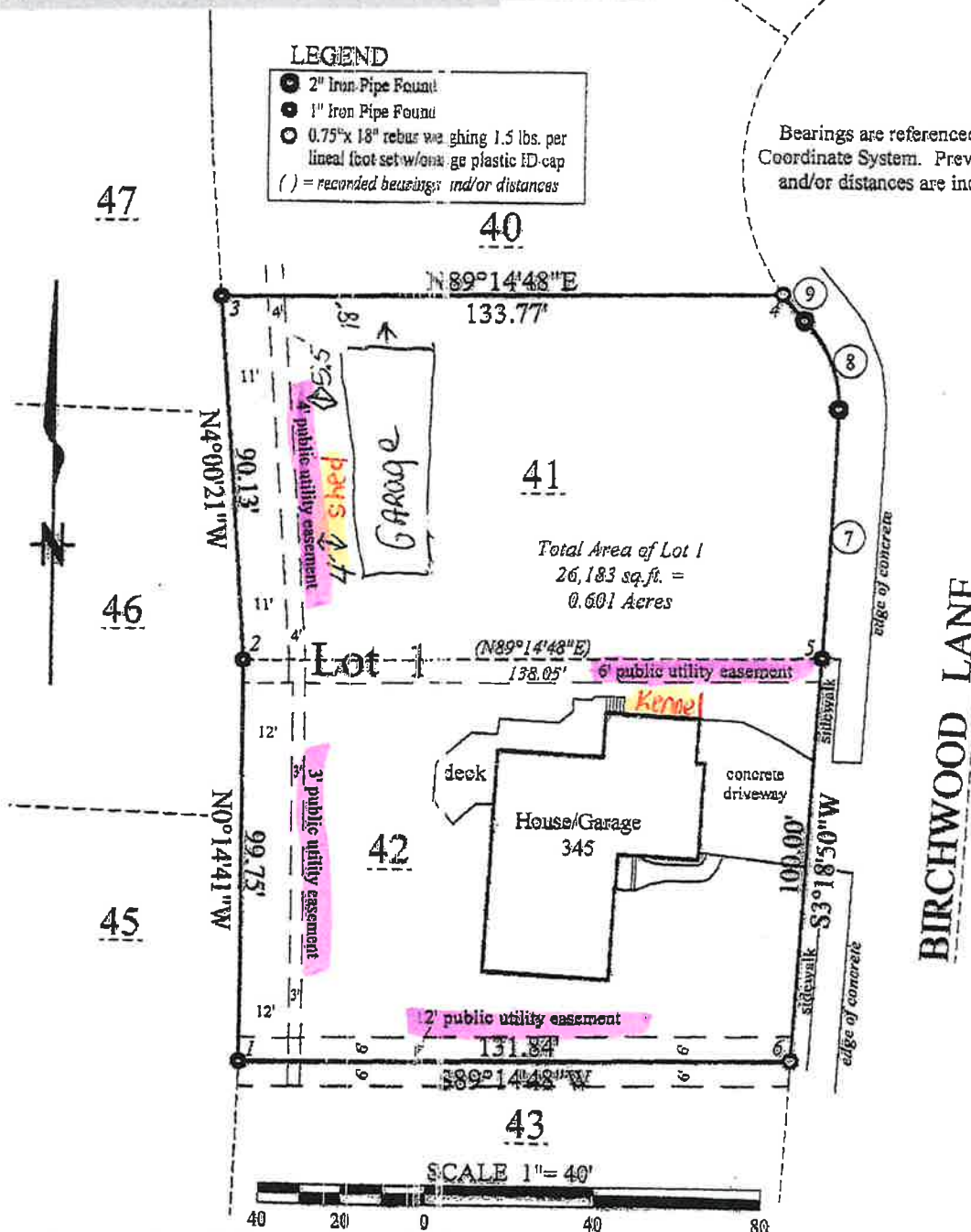
rd	Radius
55'	3014.48'
29'	30.00'
6'	55.00'



LEGEND

- 2" Iron Pipe Found
- 1" Iron Pipe Found
- 0.75"x 18" rebar weighing 1.5 lbs. per lineal foot set w/ orange plastic ID cap
- () = recorded bearings and/or distances

Bearings are referenced to the Dodge County Coordinate System. Previously recorded bearings and/or distances are indicated in parentheses.



Leaver Land Surveying LLC

REVISED 4 February 2020 Sheet 1 of 2 Sheets

V51 #204

Village of Theresa
292 Mayville St
Theresa, WI 53091
(920)488-5421

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pd 8/7 # 3257
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SHED- We are requesting the board grant the variances application for the non-permanent structure shed we had placed month's ago, unknowingly that it does not conform to

ordinances. While referencing chapter 350-101 A3- the topographical condition that inhibits placement elsewhere on the property due to the hill of which we are located and 350-101 D1, D3, D4 (2 snippets of the chapter is below). We propose, if granted, a “condition” of the approval, we would move the shed if deemed necessary to access the utilities in the event there is a need due to a service interruption (350-101 F shown in the snippet below) due to it not being a permanent structure. (There is no part of the shed that is dug into or secure to the ground, it is just sitting on top.)

The lot that our house is built is a hill and we were instructed by Doc that we could not change the grade of the lot to accommodate the shed in any other location. He also stated that the size of the shed is not such that it would have required a building permit. The area chosen for the non-permanent shed is behind the garage in an area that does not impede traffic, water, or view. There is a line of Arbor Vitae bushes between the shed and the neighbor behind us. We spoke with him (the neighbor) and he stated that he doesn’t have an issue with the shed being placed there. The neighbor next to him, who’s property also butts up to ours, has a 6-foot white privacy fence so it does not affect the caretaking of their yard. We assured it to be the same color as the garage so as to not create an eye sore. During our extremely wet spring, prior to its placement, the area where it sits was monitored for ponding water and was found to stay exceptionally dry which indicates we are not redirecting water.

The shed is being used to house our lawn mower, ATV, and various seasonal yards decorations and items needed to maintain the premises.

We ask for approval of the shed variance proposing that a “condition” of approval is that we would move the shed as necessary to access the utilities in the event there is a need due to a service interruption (350-101 F)

► □ § 350-101 Variances.

A. Purpose.

[Amended 8-1-2005 by Ord. No. 1-10; 9-11-2006]

- (1) A request for a variance may be made when an aggrieved party contends that strict adherence to the provisions of this chapter would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to a nonconforming use brings that use into conformance with the district and zoning requirements.
- (2) The Zoning Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship and so that the spirit of this chapter shall be observed and substantial justice done. No variance shall permit a lower degree of flood protection than the flood protection elevation for the particular area or permit standards lower than those required by state law.
- (3) For the purposes of this section, “unnecessary hardship” shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as topographical or soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district.

-----OVER-----

D. Action of the Board. For the Board to grant a variance, it must find that:

- (1) Denial of variance may result in hardship to the property owner due to physiographical considerations, and the granting of the variance would not be of so general or recurrent nature as to suggest that this chapter should be changed. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district.
- (2) The conditions upon which a petition for a variance is based are unique to the property for which variance is being sought and such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- (3) The purpose of the variance is not based exclusively upon a desire to increase the value or income potential of the property.
- (4) The granting of the variance will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.
- (5) The proposed variance will not undermine the spirit and general and specific purposes of this chapter.

E. (Reserved)

F. Conditions. The Zoning Board of Appeals or the Village Board on appeal may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this section.

Thank you!

Nate and Nicole Wagoner

262-420-4732 SAFEbuilt, Inc.		WI UNIFORM PERMIT APPLICATION WIinspections@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>345 Birchwood Ln</u>																						
				PROJECT DESCRIPTION ☐ COMMERCIAL ☒ ONE & TWO FAMILY		<u>Dog Kennel</u>																						
Owner's Name <u>Nate + Nicole Wagoner</u>		Mailing Address - Include City & Zip <u>345 Birchwood Ln Theresa WI 53091</u>		Telephone - Include Area Code <u>920-948-1837, 1920-948-3231</u>																								
Construction Contractor <u>N/A</u>		LicNo. _____		Telephone - Include Area Code _____																								
Mailing Address - Include City & Zip _____				Email _____																								
Dwelling Contractor Qualifier (shall be an owner, CEO, COB, or employee of Dwelling Contractor) DCQ LicNo. <u>N/A</u>				Telephone - Include Area Code _____																								
Mailing Address - Include City & Zip _____				Email _____																								
Plumbing Contractor <u>N/A</u>		LicNo. _____		Telephone - Include Area Code _____																								
Mailing Address - Include City & Zip _____				Email _____																								
Electrical Contractor <u>N/A</u>		LicNo. _____		Telephone - Include Area Code _____																								
Mailing Address - Include City & Zip _____				Email _____																								
HVAC Contractor <u>N/A</u>		LicNo. _____		Telephone - Include Area Code _____																								
Mailing Address - Include City & Zip _____				Email _____																								
PROJECT INFORMATION				Subdivision Name		Lot No.																						
Zoning District		Lot Area		N.S.E.W.		Block No.																						
		Sq. Ft.		Setbacks																								
				Front		Rear																						
				Ft.		Ft.																						
				Left		Right																						
				Ft.		Ft.																						
1a. PROJECT		3. TYPE		6. STORIES		9. HVAC EQUIPMENT																						
☐ New ☐ Addition ☐ Raze ☐ Alteration ☐ Repair ☐ Move ☐ Other _____		☐ Single Family ☐ Two Family ☐ Multi ☐ Commercial		☐ 1-Story ☐ 2-Story ☐ Other _____		☐ Forced Air Furnace ☐ Radiant Baseboard or Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Other _____																						
1b. GARAGE		4. CONST. TYPE		7. FOUNDATION		10. PLUMBING																						
Attached ☐ Detached		☐ Site Constructed ☐ Mfd. UDC ☐ Mfd. HUD		☐ Concrete ☐ Masonry ☐ Treated Wood ☐ ICF ☐ Other _____		Sewer ☐ Municipal ☐ Septic No. _____																						
2. AREA		5. ELECTRICAL		8. USE		11. WATER																						
Basement _____ Sq. Ft. Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Other _____ Sq. Ft. TOTAL _____		Entrance Panel Size: _____ amp Service: _____ New _____ Rewire _____ Phase _____ Volts _____ Underground _____ Overhead Power Company: _____		☐ Seasonal ☐ Permanent ☐ Other _____		☐ Municipal Utility ☐ Private On-Site Well																						
						12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Fuel</th> <th>Nat. Gas</th> <th>L.P.</th> <th>Oil</th> <th>Elec. *</th> <th>Solid</th> <th>Solar</th> </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	L.P.	Oil	Elec. *	Solid	Solar	Space Htg	☐	☐	☐	☐	☐	☐	Water Htg	☐	☐	☐	☐	☐	☐
Fuel	Nat. Gas	L.P.	Oil	Elec. *	Solid	Solar																						
Space Htg	☐	☐	☐	☐	☐	☐																						
Water Htg	☐	☐	☐	☐	☐	☐																						
						13. HEAT LOSS (Calculated) Total _____ BTU/HR																						
						14. ESTIMATED COST \$ _____																						
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>Nicole Wagoner</u> SIGN: <u>Nicole Wagoner</u> DATE: <u>8/7/26</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. _____																						

Dog Pens

350-85 E.

Rear yard only and 10 feet
From any property line.

Animals - 109-10, 109-14e - complied

350-83 B Accessory Structure

Not closer than 3 feet

to any lot line

4 ft. Utility Easement 4 ft.

to 5.5 ft west of current
building (20x45)

rd	Radius
15'	3014.48'
19'	30.00'
6'	55.00'



LEGEND

- 2" Iron Pipe Found
- 1" Iron Pipe Found
- 0.75"x 18" rebar weighing 1.5 lbs. per lineal foot set w/gauge plastic ID cap
- () = recorded bearings and/or distances

Bearings are referenced to the Dodge County
Coordinate System. Previously recorded bearings
and/or distances are indicated in parentheses.

