

**AGENDA: PLANNING, ZONING, & ECONOMIC DEVELOPMENT COMMISSION
PUBLIC HEARING & MEETING
425 Water Street, Lomira
September 23, 2026 6pm**

Call Public Hearing to Order

Roll Call

Donald Luedtke
Joey Jewell
Jessica Loomans
Tony Schraufnagel
Richard Pribnow
Peter Kuen
Jim Koenigs

Allow for public comment and discuss the conditional use permit request of Evan Mittelstadt to construct a residential duplex on parcel 146-1317-1513-001 on Milwaukee St.

Allow for public comment and discuss the conditional use permit request of Gilda Lorena Guillen to construct a permit-parking lot at 606 Main St.

Adjourn Public Hearing

Call Meeting to Order

Roll Call

Donald Luedtke
Joey Jewell
Jessica Loomans
Tony Schraufnagel
Richard Pribnow
Peter Kuen
Jim Koenigs

Consider the conditional use permit application of Evan Mittelstadt to construct a residential duplex on parcel 146-1317-1513-001 on Milwaukee St. and make a recommendation to the Village Board

Consider the conditional use permit request of Gilda Lorena Guillen to construct a permit-parking lot at 606 Main St. and make a recommendation to the Village Board

Consider the certified survey map (CSM) to split parcel 146-1317-1431-004 located at 250 Main St. into two parcels

Consider the minor land division request to split parcel 030-1317-1223-000 in the Town of Lomira

Adjourn

A quorum of the Village Board trustees may be present at this committee meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Village Board will be taken at this meeting.

Agendas are posted in the following places: Lomira municipal building and website www.villageoflomira.gov at least 24 hours before meeting(s). Persons requiring additional services to participate in any public meeting should contact the Clerk-Treasurer's office at 920-269-4112 option 2 for assistance prior to the meeting.

SITE PLAN

LOT 1 OF CSM #6334, V.43, P.16,
DOC.#1117699, BEING PART OF
LOTS 1 & 6 OF NORTHWEST
ADDITION AND PART OF THE SW
1/4 OF THE NE 1/4 AND NW 1/4 OF
THE SE 1/4 OF SECTION 15, T. 13
N.-R. 17 E., VILLAGE OF LOMIRA,
DODGE COUNTY, WISCONSIN.

EXISTING UTILITIES SHOWN ARE INDICATED
IN ACCORDANCE WITH AVAILABLE RECORDS AND
FIELD MEASUREMENTS. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS
AND ELEVATIONS OF ALL UTILITIES, INCLUDING
SEWER AND WATER FROM THE OWNERS OF THE
RESPECTIVE UTILITIES. ALL UTILITY OWNERS
SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS
PRIOR TO EXCAVATION.

LEGEND

- - 3/4" REBAR FOUND
- - 1" IRON PIPE FOUND
- ⊗ - UTILITY POLE
- ⊙ - TREE
- ✱ - WATER SERVICE VALVE
- + 000.00 - EXISTING GROUND ELEVATION
- 800 - EXISTING GROUND CONTOUR
- G — BURIED GAS LINE
- E — BURIED ELECTRIC & TELE. LINE
- U — OVERHEAD UTILITY LINE
- — PROPOSED SILT FENCE
- 1043 — PROPOSED FINISHED GRADE
- 765.0 — PROPOSED FINISHED GRADE

I HEREBY CERTIFY THAT THE
ELEVATIONS SHOWN ON THIS
DRAWING ARE A TRUE AND CORRECT
REPRESENTATION OF THE EXISTING
CONDITIONS AS OBTAINED BY FIELD
SURVEY ON 7/13/2026. ALL GRADES
ARE NAVD88 DATUM.

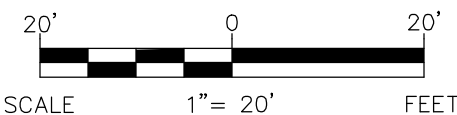
EROSION CONTROL MEASURES
PROVIDE SILT FENCE 1 FOOT INSIDE
PERIMETER OF ALL LOT LINES.
PROVIDE 14' WIDE TRACKING PAD OF
3" FRACTURED CLEAR STONE ALONG
LENGTH OF PROPOSED DRIVEWAY.

OWNER:
EM TRUCKING & REPAIRS, LLC
W1584 C.R. H
LOMIRA, WI 53048

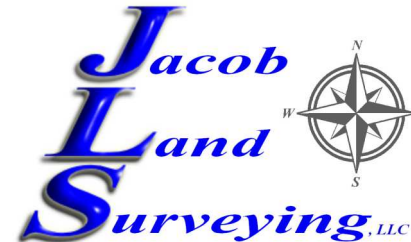
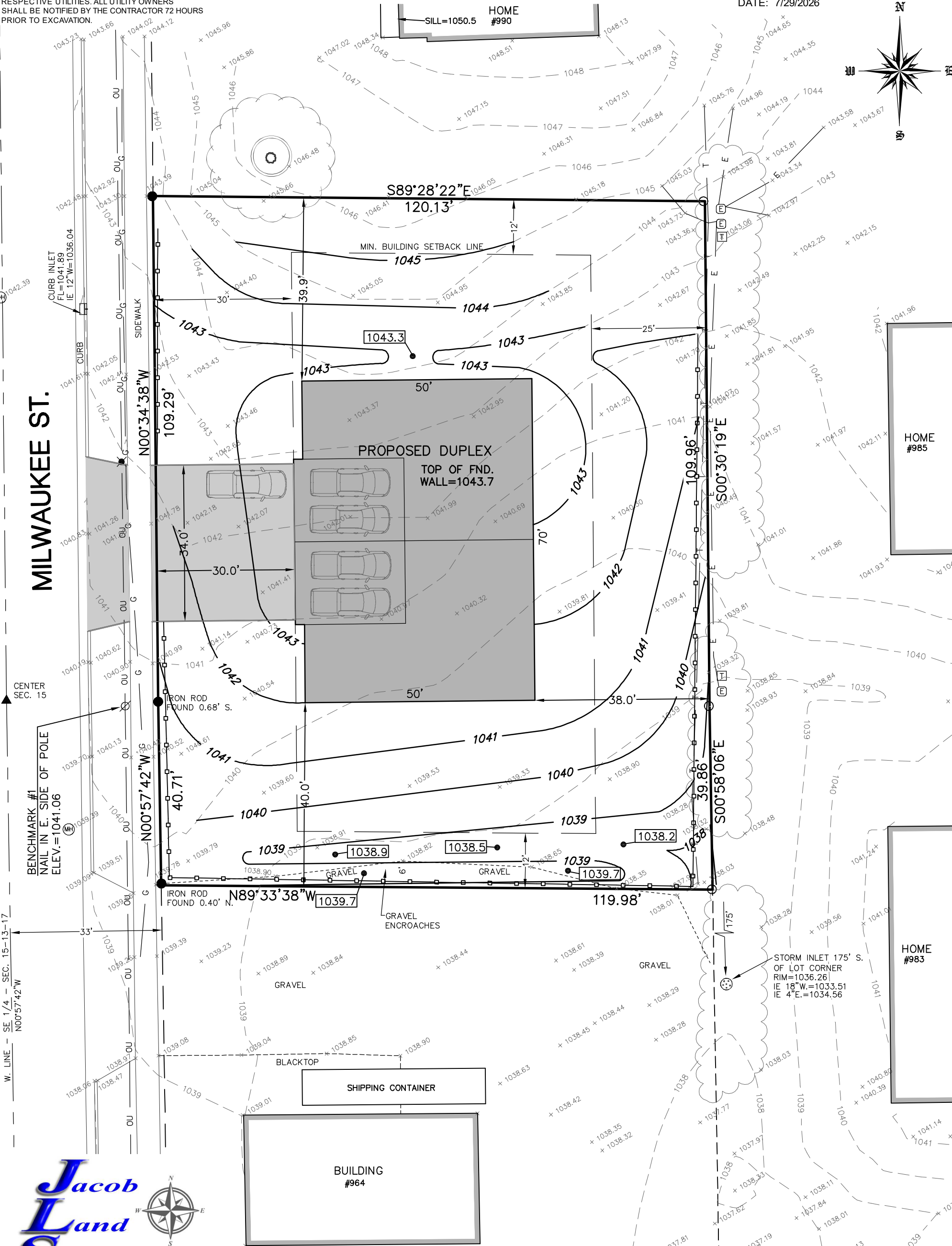
SITE AREA:
0.413 ACRE
17,991 S.F.



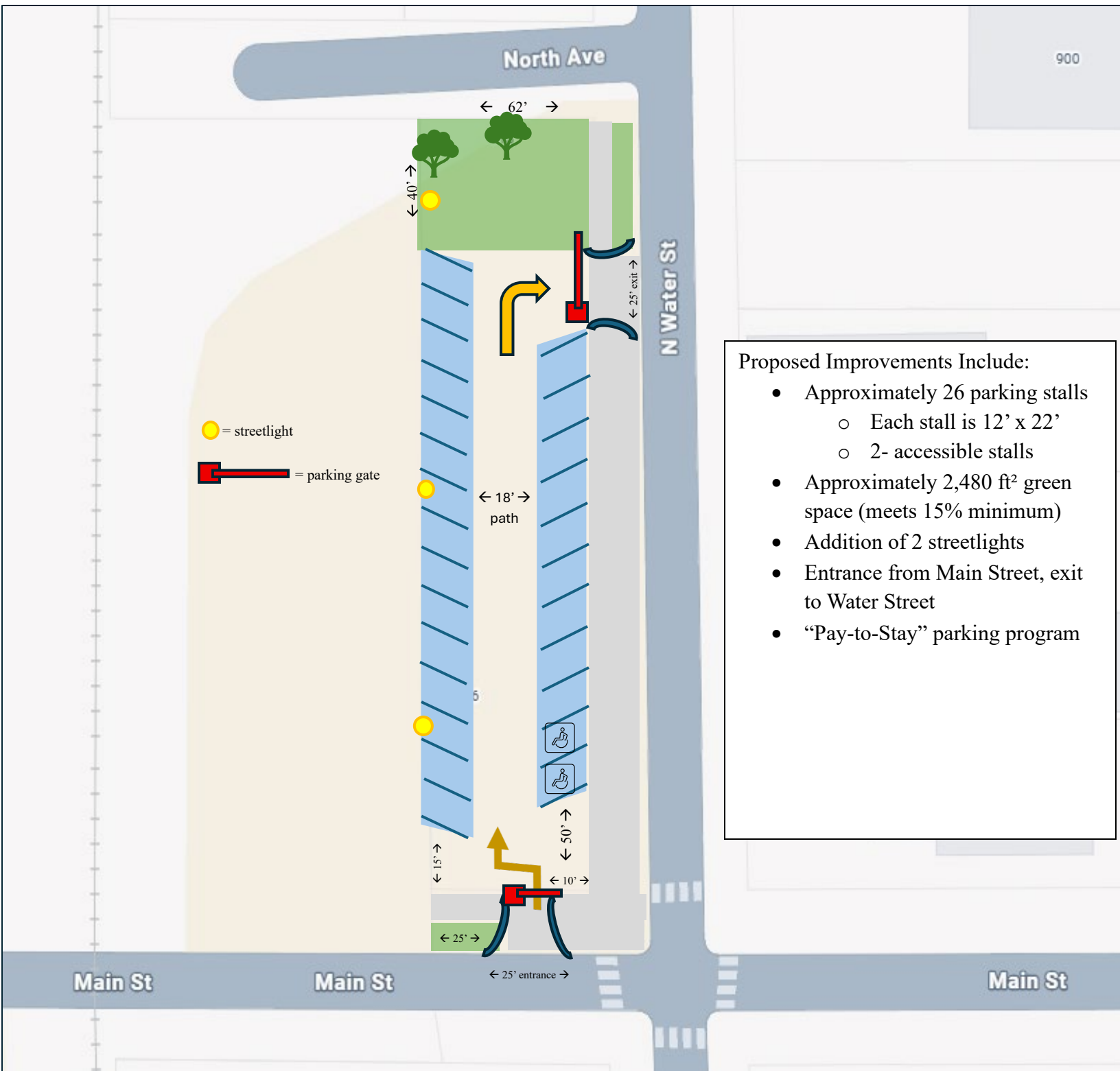
BEARINGS REFERENCED TO THE
DODGE COUNTY COORDINATE SYSTEM
(NAD 83/91 DATUM). THE WEST LINE OF
THE SE 1/4 OF SECTION 15-13-17 HAS A
BEARING OF N00°57'42"W.



DAVID H. JACOB, PLS NO. S-2469
JACOB LAND SURVEYING, LLC
PROJECT NO. 260076
DATE: 7/29/2026



W8057 Randallwood Lane, Fond du Lac, WI 54937
phone (920) 922-2908 fax (920) 922-7202



Proposed Improvements Include:

- Approximately 26 parking stalls
 - Each stall is 12' x 22'
 - 2- accessible stalls
- Approximately 2,480 ft² green space (meets 15% minimum)
- Addition of 2 streetlights
- Entrance from Main Street, exit to Water Street
- “Pay-to-Stay” parking program

CERTIFIED SURVEY MAP

FOR

BOARDROOM PROPERTIES, LLC

PART OF LOT 1 OF CSM 7236, V.50, P.18, DOC.#1260775, AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, T. 13 N.-R. 17 E., VILLAGE OF LOMIRA, DODGE COUNTY, WISCONSIN.

PARENT PARCEL NUMBER:
146-1317-1431-004

EAST AVENUE

OWNER:
BOARDROOM PROPERTIES, LLC
W8016 REDWOOD ROAD
BEAVER DAM , WI 53916

TOTAL AREA:
2.336 ACRES
101,747 SQ. FT.

(270.00')
269.92'

(N89°29'26"E)
N89°29'39"E

IRON PIPE
FOUND
1.6' W.

EXISTING
BUILDING
#250 MAIN ST.

LOT 1
1.458 ACRES
63,502 SQ. FT.

S89°29'39"W
(S89°29'26"W)

234.49'

LOT 1 CSM 7236
V. 50, P. 18
DOC.#1260775

UNPLATTED LANDS
DOC.#1374954

S00°51'33"E

269.93'

112.00'

(346.85')
346.49'

LOT 2
0.878 ACRES
38,245 SQ. FT.

DOC.#1376135

LOT 1
V. 50, P. 18
DOC.#1260775

S00°51'33"E
(S00°51'46"W)

108.19'

N89°36'38"E

161.64'

S00°51'33"E

S89°29'39"W
(S89°29'26"W)

LOT 2
CSM 7236
V. 50, P. 18
DOC.#1260775

LEGEND

● - 3/4" x 18" REBAR SET WEIGHING
1.50 LBS/FT. w/BLUE PLASTIC CAP

○ - 1" IRON PIPE FOUND

⊙ - CONC. MONUMENT w/BRASS CAP FOUND

(346.85') - "RECORDED AS" DATA

BEARINGS REFERENCED TO THE DODGE COUNTY
COORDINATE SYSTEM (NAD 83/91 DATUM). THE EAST
LINE OF THE SW 1/4 OF SECTION 14-13-17 HAS A
BEARING OF N01°06'58"W.

N01°06'58"W 1672.45' NE COR.-SW 1/4
E. LINE - SW 1/4 - SEC. 14-13-17

SE COR.-SW 1/4
SEC. 14-13-17

NE COR.-SW 1/4
SEC. 14-13-17

1" = 60'

60'

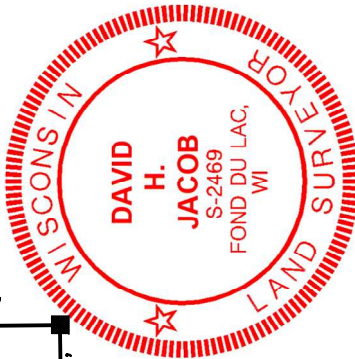
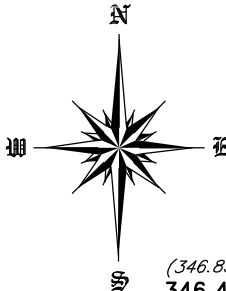
0

60'

120'

SCALE

FEET



CERTIFIED SURVEY MAP

PART OF LOT 1 OF CSM 7236, V.50, P.18, DOC.#1260775, AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14, T. 13 N.-R. 17 E., VILLAGE OF LOMIRA, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, David H. Jacob, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Eric Rusch, bounded and described as follows:

That part of Lot 1 of Certified Survey Map Number 7236, recorded in Volume 50, Page 18 of Certified Survey Maps in the Dodge County Register of Deeds Office as Document Number 1260775, and part of the Northeast 1/4 of the Southwest 1/4 of Section 14, T. 13 N.-R. 17 E., Village of Lomira, Dodge County, Wisconsin, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 14; thence North 01°-06'-58" West along the East line of the Southwest 1/4 of said Section 14, 1672.45 feet to the Easterly extension of the North right-of-way line of Main Street; thence South 89°-29'-39" West along said right-of-way line and Easterly extension, 523.50 feet to the Southwest corner of Lot 2 of said Certified Survey Map Number 7236 and to the point of beginning; thence continuing South 89°-29'-39" West along said right-of-way line, 397.59 feet; thence North 00°-32'-00" West along the East right-of-way line of East Avenue, 269.92 feet to the Southwest corner of said Lot 1; thence North 89°-29'-39" East along the South line of said Lot 1, 346.49 feet; thence South 00°-51'-33" East along the West line of said Lot 1, 108.19 feet to the Northwest corner of lands described in Document Number 1376135 in said Register of Deeds Office; thence North 89°-36'-38" East along the North line of said lands, 49.56 feet to the Northwest corner of said Lot 2; thence South 00°-51'-33" East along the West line of said Lot 2, 161.64 feet to the point of beginning and containing 2.336 acres (101,747 sq. ft.) of land, more or less, and subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the Village of Lomira in surveying, dividing, and mapping the same.



David H. Jacob P.L.S. No. S-2469

Jacob Land Surveying, LLC.
Fond du Lac, Wisconsin 54937
Project Number:260079
Date: 8/31/2026

VILLAGE OF LOMIRA APPROVAL CERTIFICATE

This land division is hereby approved by the Village of Lomira as being in conformance with the Village Subdivision Ordinance.

Dated this _____ day of _____, 2026.

Donald Luedtke, Village President

Jenna Rhein, Village Administrator-Clerk-Treasurer



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

DATE SENT TO VILLAGE:

AUGUST 31, 2026

DEADLINE FOR VILLAGE RESPONSE:

SEPTEMBER 30, 2026

LETTER OF INTENT NOTIFICATION

Please find attached a copy of the minor subdivision letter of intent(s)
submitted to our department for approval.

<u>NAME</u>	<u>VILLAGE</u>	<u>ACTIVITY NUMBER</u>
ANNETTE MICHELS	LOMIRA (TOWN OF LOMIRA)	2026-0377

Please notify our department of your Village Board's position on the enclosed letter of intent. If your Village Board does not return the completed form by the above deadline or file a request that the County review be delayed until a date after which your Village Board has reviewed the proposal, we will assume that the Village Board is in favor of the land division request.

CONTACT: Land Resources & Parks Department
ATTN: Land Division
127 E. Oak Street
Juneau, WI 53039

Phone: (920) 386-3700 x2
E-mail: landresources@co.dodge.wi.us

VILLAGE RECOMMENDATION

APPROVE ☐ DENY ☐ NO RECOMMENDATION ☐

LAYOVER TO DATE: _____ ☐

COMMENTS: _____

VILLAGE REPRESENTATIVE

**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

**MINOR LAND DIVISION
LETTER OF INTENT FORM**

THIS AREA FOR OFFICE USE ONLY

Activity No. 260377	Expiration Date
Application Date: 8-28-26	Receipt #: CC

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES *		PROPERTY DESCRIPTION			
Applicant (Agent) Dominick & Molly Regan		Parcel Identification Number (PIN) * 030-1317-1223-000			
Street Address N5116 Cty. Rd. V		Town Lomira		T 13	N 17
City • State • ZipCode Fond du Lac, WI 54937		1/4	1/4	Section 12	Acreage of Parent Parcel * 39.571
Property Owner (If different from applicant) Annette Michels		Acreage of Proposed Lot(s) 2			
Street Address N11656 Butternut Rd.		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot)			
City • State • ZipCode Lomira, WI 53048		Site Address Of Property (DO NOT include City/State/ZipCode) *			
		Is this property connected to public sewer? ☐ Yes ☒ No			
SURVEYOR INFO *					
Name and daytime phone number (include area code) of a surveyor we can contact if we have any questions about your application.					
Surveyor Name: <u>Jeff Butzke</u> Daytime Phone <u>(920) 517-1683</u> Email: <u>jbutzke@compass-surveying.com</u>					
CURRENT PROPERTY USE *			PROPOSED USE *		
☐ Vacant Property ☐ Single Family Residential ☐ Duplex (Two-Family Residential) ☐ Multi-Family Residential • Number of residential units: _____ ☒ Active Working Farm Operation ☐ Recreational / Wetlands / Wooded Parcel ☐ Business / Industrial / Commercial Use (Describe Below) ☐ Other (Describe Below)			☒ Single Family Residential ☐ Duplex (Two-family Residential) ☐ Multi-Family Residential • Number of residential units: _____ ☐ Agricultural Use Only – No residential structures ☐ Open Space Recreational / Wetlands - No residential structures ☐ Business / Industrial / Commercial Use (Describe Below) ☐ Other (Describe Below)		
A SKETCH PLAN SHOWING THE PROPOSED LAND DIVISION IS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.					
CERTIFICATE *					
I, the undersigned, hereby apply for Minor Land Division approval and certify that all the information both above and attached is true and correct to the best of my knowledge. I hereby authorize members of the Dodge County Land Resources and Parks Department to enter the above-described property for purposes of obtaining information pertinent to my request.					
Contact Person (Print) <u>Molly Regan</u> Daytime Contact Phone <u>(920) 960-9717</u> Email: <u>mollymichels00@gmail.com</u>					
Signature <u>Molly Regan</u> Date <u>8/28/2026</u>					
OFFICE USE ONLY					
☐ CUP Required (App _____)		☐ REZONE Required (App _____)		☐ Restriction Release Required	
Notes: A-1					
APPROVED ☐		DENIED ☐		LAND RESOURCES AND PARKS DEPARTMENT	
Date _____					

9:17

5G 



DODGE COUNTY Wisconsin



Map

Search

Advanced Search

More



Identify



Clear Selection(s)



More



Toolbar Options



BUTTERNUT RD

030-1317-1222-000



11

030-1317-1223-000

Town of Lomira

12

2 acres

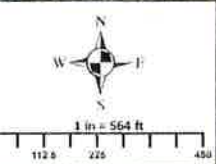
(1)

SUNNY DR

2014-012
DODGE COUNTY, WI
2019-023

2015-010
1111-001
1.45 ac. W517

The data used to create this map is a compilation of records, information, and data from various sources, including but not limited to, aerial photography, historical maps, and other public records. The map is not a warranty of accuracy, and the user should verify the information on the ground or through other means.



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	Future Land Use - Single Family Residential - General Residential - Commercial - Industrial - City / Village / ROW - Utilities & Community Services - Recreation - Conservancy - Agriculture - Waterbody
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2014-012
DODGE COUNTY, WI
2019-023

2015-010
57022

COUNTY ROAD KK

The data used to create this map is a compilation of records information and does not constitute a survey. The map is for informational purposes only and does not constitute a survey. Dodge County assumes no liability for any use of the information.



- | | | | | | |
|--|---|---|---|---|--|
| <p>General</p> <ul style="list-style-type: none"> Urbanized Roads Soils Airport Ordinance 3-Mile Buffer Sewer Service Areas Highly Developed Shoreline Elevation Contours | <p>WI Historical Society</p> <ul style="list-style-type: none"> Historic Structures Archaeological Sites Survey Areas Non-Metallic Mining Active Mining Area Approved Mining Area Mine Property Boundaries | <p>Floodplain / Wetland</p> <ul style="list-style-type: none"> FEMA Floodplain/Storage/Dam Shadow ONR Wetland Areas/Points Shoreland Zoning Shoreland Zoning Buffer Lakes/Ponds/Sloughs Rivers/Streams/Creeks | <p>County Zoning</p> <ul style="list-style-type: none"> Planned Unit Development Hartford Extraterritorial General Agricultural Prime Agricultural One Family Residential Two Family Residential Multi-Family Residential | <p>Future Land Use</p> <ul style="list-style-type: none"> General Commercial Extensive Commercial Light Industrial Industrial Waterbody ROW/City/Village City / Village / ROW Utilities & Community Services | <p>Recreation</p> <ul style="list-style-type: none"> Recreation Conservancy Agriculture Waterbody |
|--|---|---|---|---|--|