



DODGE COUNTY
WISCONSIN

Dodge County Land Resources and Parks Department

RECEIVED AUG 03 2026

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 CITY:

JULY 28, 2026

DEADLINE FOR CITY RESPONSE:

AUGUST 27, 2026

LETTER OF INTENT NOTIFICATION

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

NAME
DAVID & MARIE O'KROLEY

CITY
COLUMBUS
(TOWN OF ELBA)

ACTIVITY NUMBER
2026-0356

Please notify our department of your City's position on the enclosed letter of intent. If your City 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 City has reviewed the proposal, we will assume that the City 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

CITY RECOMMENDATION

APPROVE ☐

DENY ☐

NO RECOMMENDATION ☐

LAYOVER TO DATE: _____

☐

COMMENTS: _____

CITY REPRESENTATIVE



DODGE COUNTY
WISCONSIN

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. 260356	Expiration Date
Application Date: 7-23-26	Receipt #: 14506-0007

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES *		PROPERTY DESCRIPTION			
Applicant (Agent) Diane Fox (Trustee)		Parcel Identification Number (PIN) * 014-1013-2041-002			
Street Address 5409 Starker Ave		Town Elba		T 10	N 13
City • State • Zip Code Madison, WI 53716		1/4 NE	1/4 SE	Section 20	Acreage of Parent Parcel * 75.327
Property Owner (If different from applicant) David W. & Marie P. O'Kroley Family Trust		Acreage of Proposed Lot(s) 33/42			
Street Address W11685 Ninabuck Rd		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) 			
City • State • Zip Code Columbus, WI 53925		Site Address Of Property (DO NOT include City/State/ZipCode) * W11685 Ninabuck Rd			
		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: Michelle Burse Daytime Phone (608) 250-9263 Email: mburse@bse-inc.net					
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) Ag1 Zoned under Managed Forest Law (MFL)		☒ 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) Parcel A: MFL Parcel B: Single Family Residential and MFL			
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) Diane Fox Daytime Contact Phone (608) 778-3998 Email: idesign.dianefox@gmail.com					
Signature <i>Diane Fox</i> Date <i>July 22, 2026</i>					
608 OFFICE USE ONLY					
☐ CUP Required (App _____)		☒ REZONE Required (App _____)		☐ Restriction Release Required	
Notes: <i>A-1 → A-2</i>					
APPROVED ☐		DENIED ☐		LAND RESOURCES AND PARKS DEPARTMENT Date _____	

SKETCH MAP

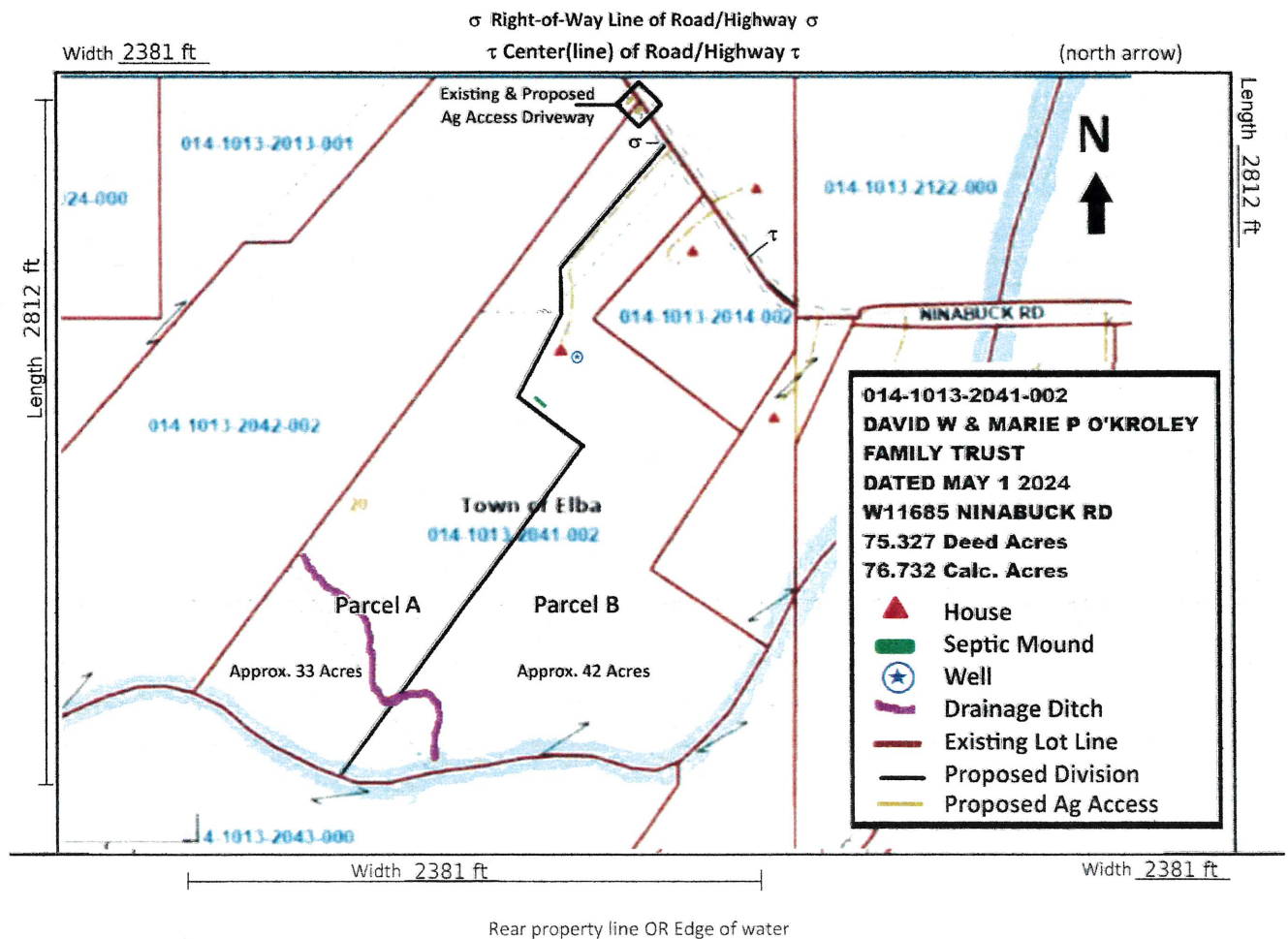
INSTRUCTIONS

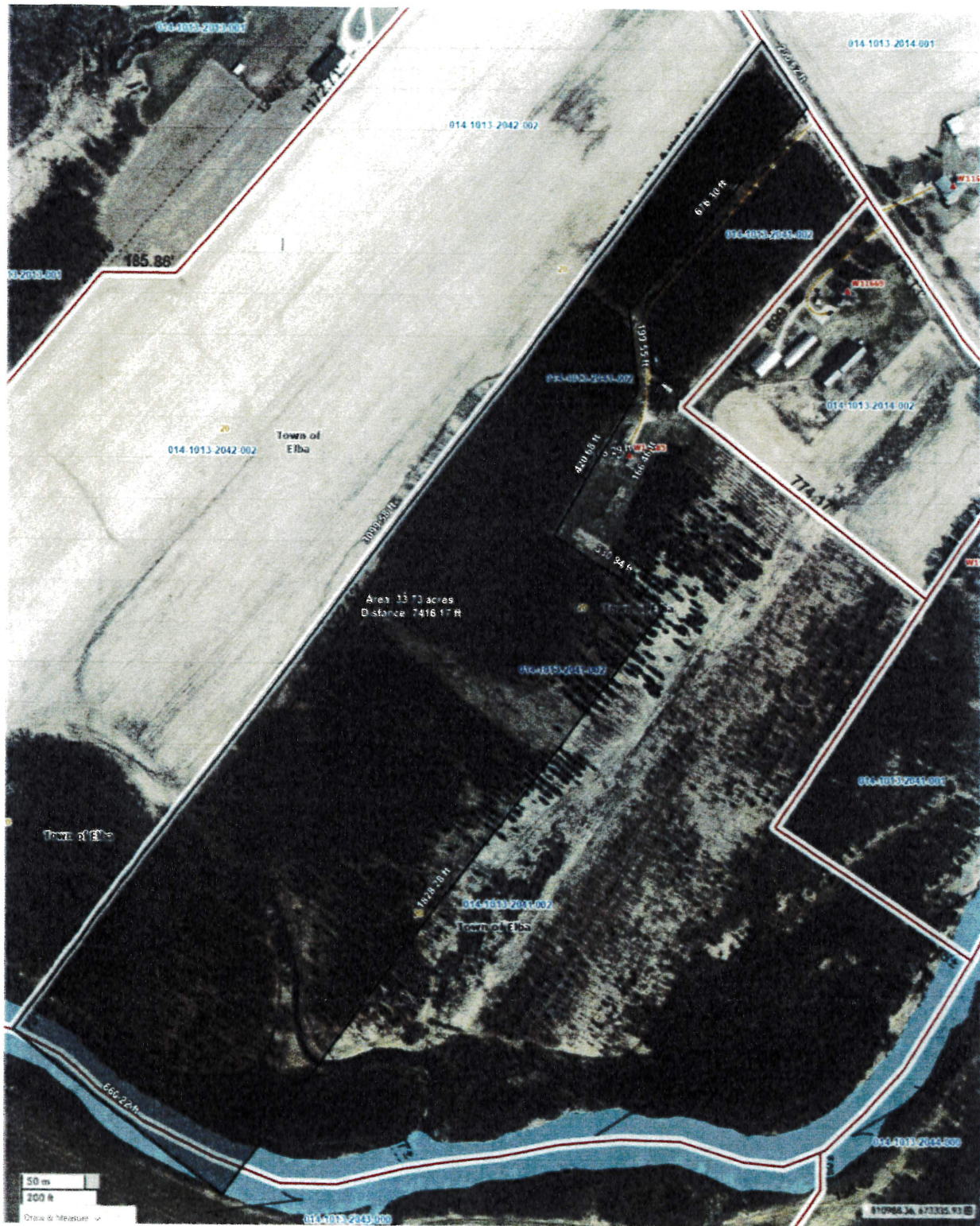
Sketch the proposed land division in the space provided below or attach a sketch map or aerial photo of the proposed land division to the application. The sketch map or aerial photo shall be at a scale of 1" = 200' or other appropriate scale. This sketch map or aerial photo shall include the following information:

1. North arrow, date and scale;
2. Reference to a section corner or existing lot line;
3. The dimensions of the existing parcel;
4. The location and dimensions of the proposed lot(s);
5. The location of the existing and proposed lot lines;
6. The location and dimensions of any existing or proposed easements;
7. The location of any existing buildings, water wells, septic systems, water courses, drainage ditches and other features pertinent to proper division;
8. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
9. The location of existing and proposed driveways;
10. Any other additional information pertinent to this land division;

(An aerial photo of your site may be available through the Dodge County Planning, Development and Parks Department. Please contact our office for additional information (920) 386-3700)

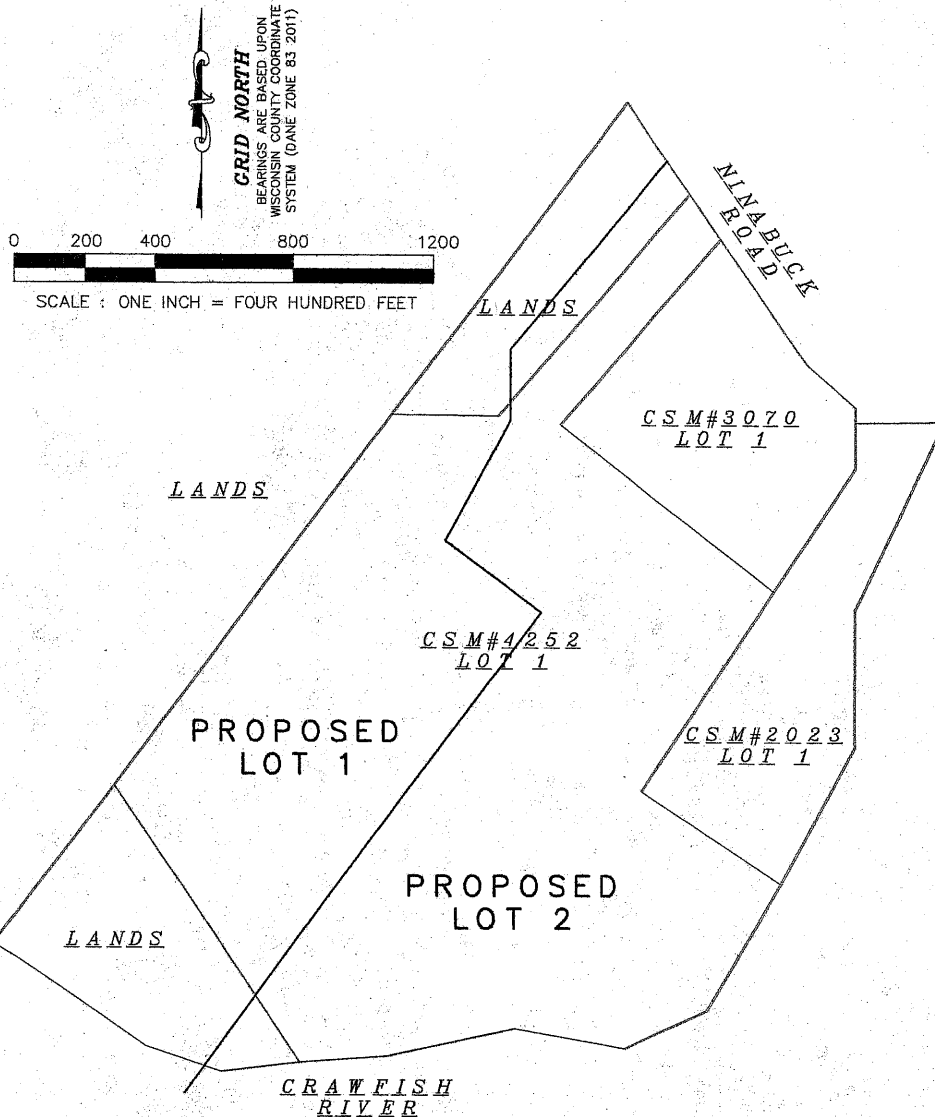
Name Of Road/Highway Ninabuck Road





Overlay of Proposed Lot 1 & 2 over aerial photo of Parcel 014-1013-2041-002

PROPOSED LAND DIVISION



SURVEYED FOR :
DIANE FOX

SURVEYED BY :

Burse

surveying & engineering LLC

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

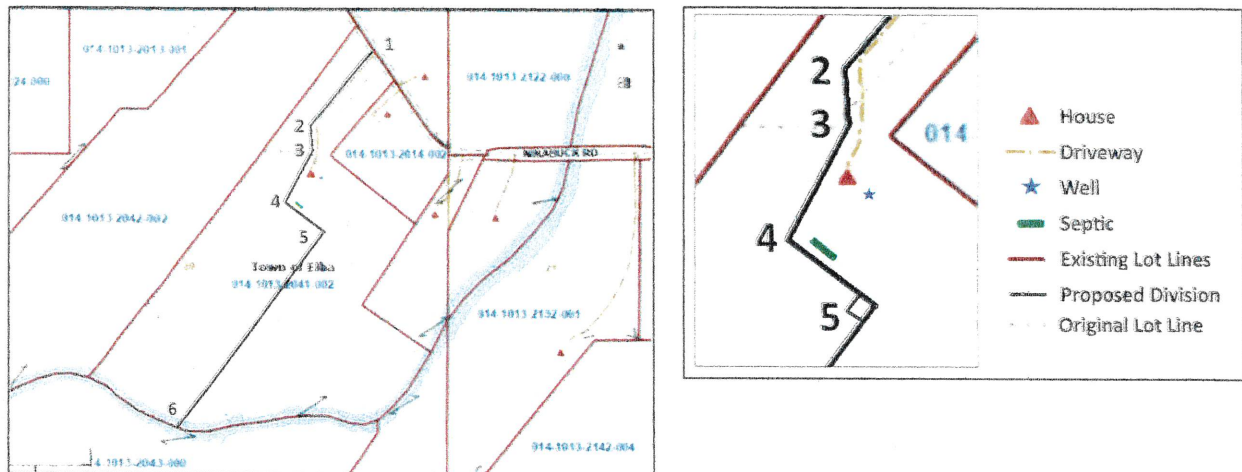
Date: July 21, 2026
Plot View: Sheet 1

\\BSE3193\\dwg\\Survey\\BSE3193 Survey v2020.dwg

SHEET 1 OF 1

Proposed Division of Parcel 014-1013-2041-002

The following is a proposal to divide Parcel 014-1013-2041-002 to settle the estate of David W. O'Krole. The existing parcel is zoned Ag 1. It consists of approximately 73 acres under Managed Forest Law (MFL) with an additional 2 acres for the primary residence. The original purchase consisted of Lot 1 in a certified survey and two addition parcels, Parcel A & B. The location of the well and septic mound are shown in enlarged image, west of the proposed division line.



Description of Proposed Division

The proposed division would create two parcels: Proposed Lot 1 is approximately 33 acres of MFL land. Proposed Lot 2 consists of the existing residence with 2 additional acres and approximately 40 acres of MFL land. Points 1-6 mark the proposed division.

Point 1 would be the northerly point of Proposed Lot 2, approximately 270 ft. from the northerly most marker of Parcel 014-1013-2014-002. Points 5 & 6 would be 660 ft. from the property boundary with Parcel 014-1013-2042-002.

Exact acreage, distances, and locations of Points 2 thru 5 will be determined when new monument pipes are set. Key factors include the location of the existing driveway, the electrical service (east of Point 3), the wood lot west of the residence, and maintaining a minimum of 25 ft. between the property line and the house foundation.

Existing and proposed driveways

- The existing driveway for Parcel 014-1013-2041-002 will serve Parcel B.
- Access to Parcel A would require a driveway next to Parcel 014-1013-2042-002 unless shared access is permitted.

Location and name of existing roads, easements of record, public access to navigable waters and dedicated areas

- The northern property boundary is Ninabuck Rd.
- The southern boundary of the property is the Crawfish River. Beginning 75 ft from the center of the river frontage, the measured distance noted on the most recent county plot map was 2588.72 ft.
The nearest official public access point to the Crawfish River is located at Astico County Park.
- The only easements on record relates to access to maintain the existing drainage ditch, which measures approximately 1230 ft. Running water is noted year-round and part is navigable.

Additional information pertinent to this land division

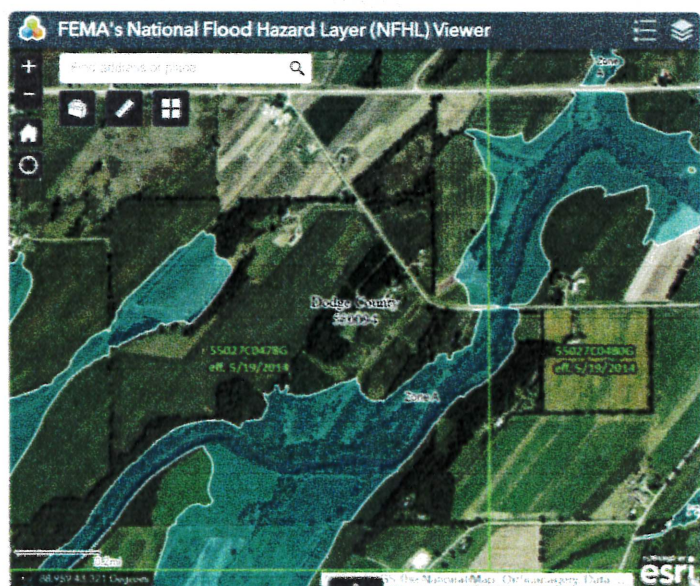
Of the 73 acres currently under closed Managed Forest Law, the existing parcel has reached the maximum for 20% non-productive land. The proposed division would allow 6 acres of non-productive land for Proposed Lot 1 and 8 acres for Proposed Lot 2.

The State of Wisconsin has recognized an archaeology site on the property. To maintain the integrity of the site, some acreage may need to be removed from the MFL program. The Wisconsin Department of Natural Resources (DNR) commonly has added a **15-foot buffer** to protect the site. That buffer would impact land use in and around the archaeological features on the property.

The 2035 Dodge County Conservation Map and FEMA Flood Plain Map are included to highlight the impact of the flood plain limiting future agricultural production.



2035 Dodge Co. Conservancy



DODGE COUNTY, WI

1719

The data used to create this map is a compilation of records, information, and data from various city, town, 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.

2013-001
39.695 ac.

2014-001
13.91 ac.

2122-000
79.123 ac.

2042-002
100.078 ac.

2014-002
10 ac.

23203

ROW

W11685

W11669

W11672

W11613

W11613

2132-000
9.82 ac.

2041-001
10.01 ac.

2041-002
75.327 ac.

W11685

2132-001
41.43 ac.

W11549

2044-000
16.971 ac.

2142-004
96.888 ac.

2043-000
56 ac.

13

10

13

W11620

TOWN OF ELBA



1 in = 600 ft

0 105 210 420

General

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

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

WI Historical Society

- Historic Structures
- Archaeological Sites
- Survey Areas

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

Future Land Use

- Single Family Residential
- General Residential
- Commercial
- Industrial
- City / Village / ROW
- Utilities & Community Services
- Recreation
- Conservancy
- Agriculture
- Waterbody

