



DODGE COUNTY
WISCONSIN

Dodge County

Land Resources and Parks Department

RECEIVED JUL 27 2026 *[Signature]*

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 21, 2026

DEADLINE FOR CITY RESPONSE:

AUGUST 20, 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
PHYLLIS HAMMANN ESTATE

CITY
COLUMBUS
(TOWN OF ELBA)

ACTIVITY NUMBER
2026-0352

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 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. 260352	Expiration Date
Application Date: 7-20-2026	Receipt #: 14404-005

Application Fee: \$75 (Non-Refundable)

NAMES & MAILING ADDRESSES *		PROPERTY DESCRIPTION	
Applicant (Agent) Logan DeBoer		Parcel Identification Number (PIN) * 014-1013-1821-000	
Street Address 625 East Slifer Street		Town Elba	T N R E 10 13
City • State • ZipCode Portage, WI 53901		1/4 1/4 Section SE NW 18	Acreage of Parent Parcel * 56.561
Property Owner (If different from applicant) Phyllis J. Hammann Estate		Acreage of Proposed Lot(s) 33.154	
Street Address N4015 Baden Street		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) N/A	
City • State • ZipCode Columbus, WI 53925		Site Address Of Property (DO NOT Include City/State/ZipCode) * N4015 Baden Street	
		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>Logan DeBoer</u> Daytime Phone (<u>608</u>) <u>742</u> - <u>7788</u> Email: <u>Ldeboer@grothman.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) No Change to current Use	
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>Logan DeBoer</u> Daytime Contact Phone (<u>608</u>) <u>742</u> - <u>7788</u> Email: <u>Ldeboer@grothman.com</u>			
Signature <u>Logan DeBoer</u> Date <u>7-14-2026</u>			
OFFICE USE ONLY			
☐ CUP Required (App _____)		☐ REZONE Required (App _____)	
☐ Restriction Release Required			
Notes: A-2			
APPROVED ☐	DENIED ☐	LAND RESOURCES AND PARKS DEPARTMENT Date _____	

OWNER/CLIENT: PHYLLIS J. HAMANN ESTATE
529 VISTA CIRCLE
COLUMBUS, WI 53925

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
825 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 426-198

DRAFTED BY: L. DEBOER

CHECKED BY: SPH

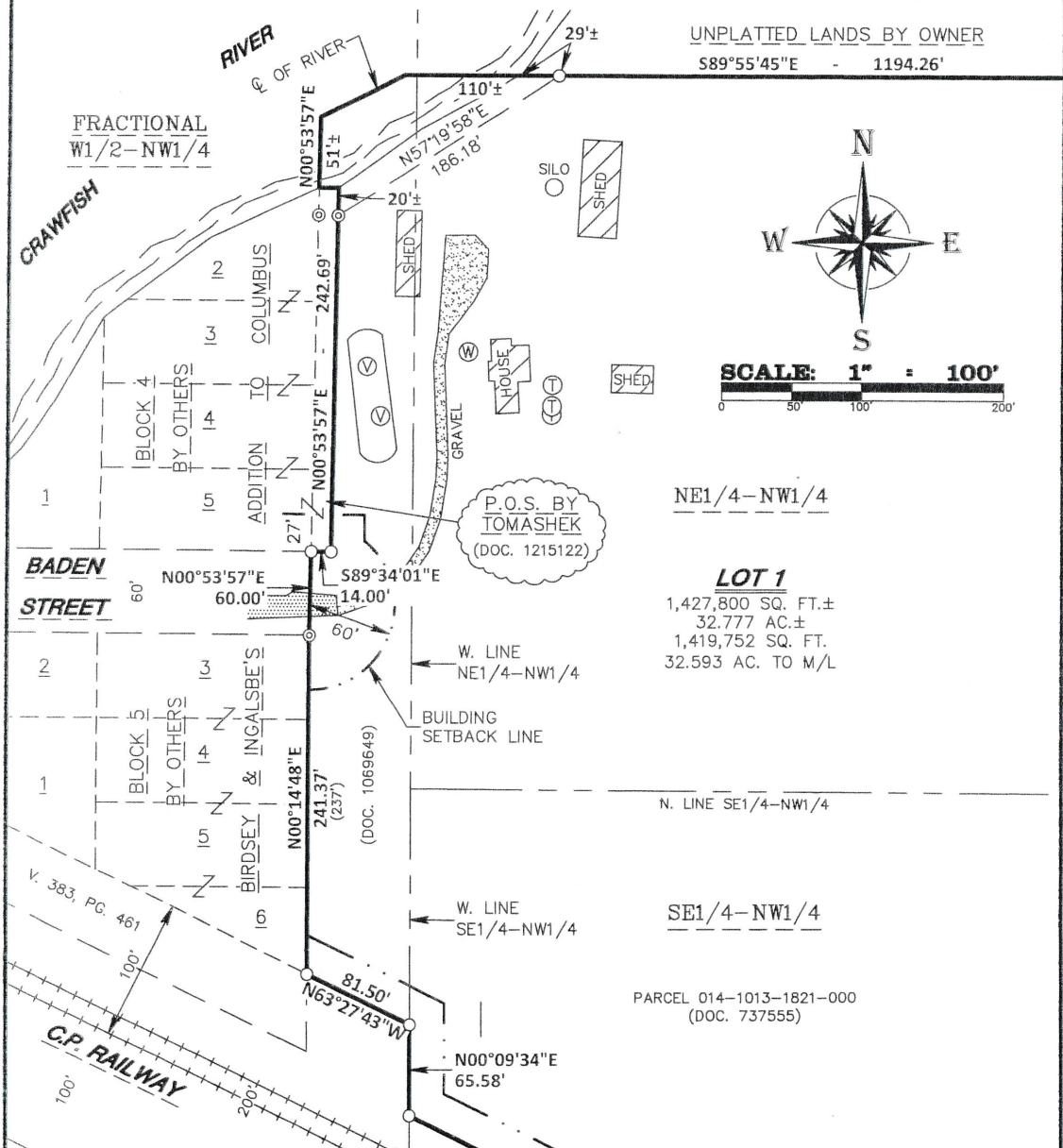
PROJ. 426-198

DWG. 426-198

SHEET 2 OF 4

DODGE COUNTY CERTIFIED SURVEY MAP GENERAL LOCATION

BEING PART OF THE FRACTIONAL W1/2 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 18, T. 10 N., R. 13 E., TOWN OF ELBA, DODGE COUNTY, WISCONSIN.



OWNER/CLIENT: PHYLLIS J. HAMANN ESTATE
529 VISTA CIRCLE
COLUMBUS, WI 53925

As prepared by:

**GA GROTHMAN
& ASSOCIATES S.C.**
PROFESSIONAL SERVICES

625 EAST SLIPPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 426-198



DRAFTED BY: L. DEBOER

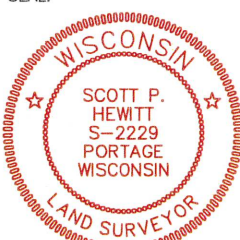
CHECKED BY: SPH

PROJ. 426-198

DWG. 426-198

SHEET 3 OF 4

SEAL:



DODGE COUNTY CERTIFIED SURVEY MAP

GENERAL LOCATION

BEING PART OF THE FRACTIONAL W1/2 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 18, T. 10 N, R. 13 E, TOWN OF ELBA, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of the **Phyllis J. Hamann Estate**, I have surveyed, monumented, mapped, and divided part of the fractional West half of the Northwest Quarter, part of Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter, Section 18, Town 10 North, Range 13 East, Town of Elba, Dodge County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 18;
thence South 00°09'40" West along the East line of the Northwest Quarter, 801.35 feet;
thence North 89°55'45" West, 24.00 feet to the East line of lands described and recorded in Document No. 737555 and being the point of beginning;
thence South 00°09'40" West along the East line of said lands, 1,391.23 feet to the Northeasterly right-of-way line of the Canadian Pacific Railway;
thence North 63°27'43" West along said Northeasterly right-of-way line, 1,446.54 feet to the West line of the Southeast Quarter of the Northwest Quarter;
thence North 00°09'34" East along said West line, 65.58 feet to the Southeast corner of lands described and recorded in Document No. 1069649;
thence North 63°27'43" West along the Southerly line of said lands, 81.50 feet to the West line of said lands and the Southeast corner of Lot 6, Block 5, Birdsey and Ingalsbe's Addition to Columbus;
thence North 00°14'48" East along the West line of said lands and the East line of Lots 3, 4, 5, and 6, Block 5 of Birdsey and Ingalsbe's Addition, 241.37 feet to the Northeast corner of said Lot 3;
thence North 00°53'57" East along the East right-of-way line of Baden Street, 60.00 feet to the Southwest corner of lands described and recorded in Document No. 1215122;
thence South 89°34'01" East along the Southerly line of said lands, 14.00 feet to the Southeast corner thereof;
thence North 00°53'57" East along the East line of said lands, 242.69 feet to a point which lies South 00°53'57" West, 20 feet, more or less, from the water's edge of the Crawfish River and being the beginning of a meander line along said river;
thence North 57°19'58" East along said meander line, 186.18 feet to a point which lies South 89°55'45" East, 29 feet more or less from the water's edge of the Crawfish River and being the end of said meander line;
thence South 89°55'45" East, 1,218.26 feet to the point of beginning.

Containing 1,444,200 square feet (33.154 acres), more or less, and including all lands lying between the meander line herein described and the centerline, also known as the thread, of the Crawfish River lying between true Westerly and Northerly extensions of the Northerly and Westerly lines herein described. Also intending to include all lands lying between the water's edge of the Crawfish River and the centerline, also known as the thread, of the Crawfish River lying between a true Northerly extension of the Westerly line of lands herein described and the Northerly extension of the East line if said Block 4, and being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Provisions of the Dodge County Land Use Code and the Town of Elba Subdivision Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: June 30, 2026

File No.: 426-198

OWNER/CLIENT:

PHYLLIS J. HAMANN ESTATE
529 VISTA CIRCLE
COLUMBUS, WI 53925

As prepared by:

**GA GROTHMAN
& ASSOCIATES S.C.**
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 426-198

DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 426-198

DWG. 426-198

SHEET 4 OF 4

SEAL:



DODGE COUNTY CERTIFIED SURVEY MAP
GENERAL LOCATION

BEING PART OF THE FRACTIONAL W1/2 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4, SECTION 18, T. 10 N., R. 13 E., TOWN OF ELBA, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that we caused the land on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map.

Witness the hand and seal of said Owner this _____ day of _____, 20____.

Phyllis J. Hamann Estate

STATE of WISCONSIN)
SS)

COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **Phyllis J. Hamann** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires: _____

Notary Public

DODGE COUNTY LAND RESOURCES AND PARKS DEPARTMENT APPROVAL

This land division is hereby approved by Dodge County on this _____ day of _____, 20____.

Dodge County Land Use Administrator or Designee - Print Name

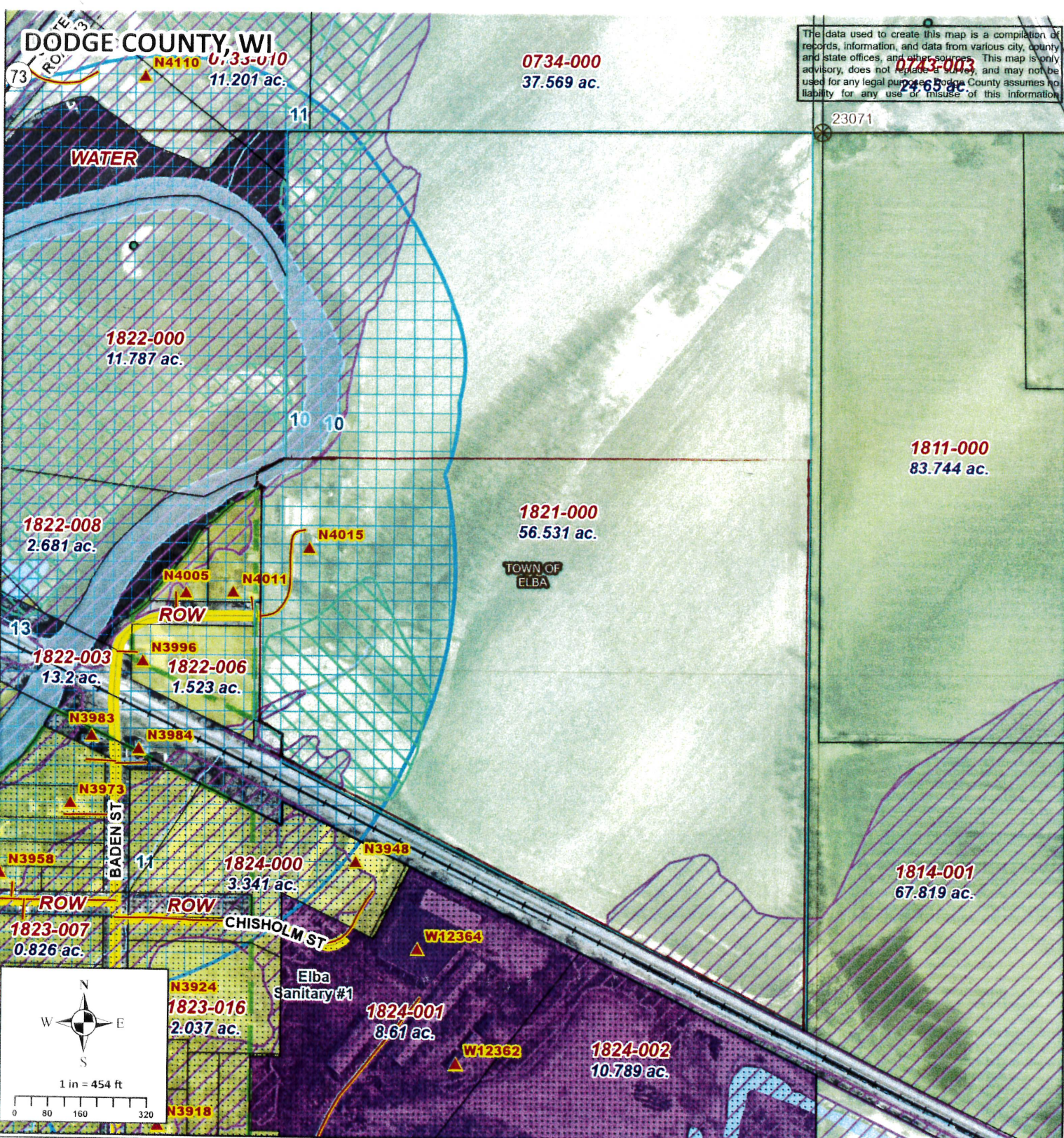
Signature

LRP Activity Number _____

OWNER/CLIENT: PHYLLIS J. HAMANN ESTATE
529 VISTA CIRCLE
COLUMBUS, WI 53925

DODGE COUNTY, WI

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 purposes. Dodge County assumes no liability for any use or misuse of this information.



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