

Minor Land Division Letter of Intent Form

Town of Elba
N3799 County Hwy T
Columbus, WI 53925
(920) 728-0269
clerk@townofelba.wi.gov

Office Use: Date Received _____
Fee Received _____
Check Number _____

Mail Form and Fee to:

Town of Elba, Clerk
PO BOX 191
Columbus, WI 53925

Application Fee: \$250 (Non-Refundable, Payable to: Town of Elba)

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION					
Applicant (Agent) <i>Logan DeBoer</i>		Parcel Identification Number (PIN) <i>014-1013-1821-000</i>					
Street Address <i>625 East Sliter street</i>		Town <i>Elba</i>		T <i>10</i>	N <i>13</i>	R <i>13</i>	E <i>13</i>
City • State • ZipCode <i>Portage, WI 53901</i>		1/4 <i>SE</i>	1/4 <i>NW</i>	Section <i>18</i>	Acreage of Parent Parcel <i>56.561</i>	Acreage of Proposed Lot(s) <i>33.154</i>	
Property Owner (If different from applicant) <i>Phyllis J. Hamann Estate</i>		Subdivision (Name, lot and block) or CSM # (Volume/Page/Lot) <i>N/A</i>					
Street Address <i>N 4015 Baden street</i>		Site Address Of Property (DO NOT include City/State/ZipCode) <i>N 4015 Baden street</i>					
City • State • ZipCode <i>Columbus, WI 53925</i>		Is this property connected to public sewer? ☐ Yes ☒ No					

CONTACT PERSON

Name and daytime phone number (include area code) of a person we can contact if we have any questions about your application.

Name *Logan DeBoer* Daytime Phone (*608*) *742* - *7788*

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) <i>No change to current use. Dividing per will</i>

PROSPECTIVE BUYERS

OPPOSITE & ABUTTING PROPERTY OWNERS

NAME _____
ADDRESS _____

NAME _____
ADDRESS _____

NAME *Philip Kaschob*
ADDRESS *N 4011 Baden street*
NAME *Jesse Sundal*
ADDRESS *N 3996 Baden Street*
NAME *B & K Land corp*
ADDRESS *W 11715 Behan Road*
NAME _____
ADDRESS _____
NAME _____
ADDRESS _____
NAME _____
ADDRESS _____

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 Town of Elba Board members and/or Town of Elba Planning Commission members to enter the above-described property for purposes of obtaining information pertinent to my request.

Signature *Loyan DeBoer* Date 1/29/26

Daytime Contact Number (608) 742 - 7788

OFFICE USE ONLY

☐ CUP Required (App _____) ☐ REZONE Required (App _____) ☐ Restriction Release Required

Notes:

APPROVED
☐

DENIED
☐

TOWN OF ELBA PLANNING COMMISSION, CHAIRMAN Date _____

TOWN OF ELBA PLANNING COMMISSION Date _____

Town of Elba Planning Commission Date _____

TOWN OF ELBA PLANNING COMMISSION Date _____

Town of Elba Planning Commission Date _____

Attest, Town Clerk Date _____

APPROVED
☐

DENIED
☐

TOWN OF ELBA BOARD CHAIRMAN Date _____

Town of Elba Supervisor #1 Date _____

TOWN OF ELBA SUPERVISOR #2 Date _____

Attest, Town Clerk Date _____

As prepared by:

G GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES

625 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 1 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.

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- ⊙ 1" IRON PIPE FND.
- ⊙ F1 BERNTSEN ALUM. MON. FND.
- ⊙ W1 BERNTSEN ALUM. MON. FND.
- ⊙ SAWCUT CROSS IN CONCRETE
- ⊙ WELL
- ⊙ SEPTIC TANK COVER
- ⊙ SEPTIC VENT

SCALE: 1" = 300'



BASIS OF BEARINGS:

IS THE EAST LINE OF THE NW1/4, SECTION 18, WHICH BEARS S00°09'40"W AS REFERENCED TO GRID NORTH DODGE CO. COORDINATE SYSTEM NAD83(91).

UNPLATTED LANDS BY OWNER

NE1/4-NW1/4

S89°55'45"E - 1194.26'

N89°55'45"W
24.00'

24' WIDE ACCESS
EASEMENT BY
OTHER INSTRUMENT

UNPLATTED
LANDS
BY OWNER

NW1/4-NE1/4
(DOC. 677558)

UNPLATTED
LANDS BY
B&K LAND
CORPORATION
(DOC. 787880)

LOT 1

1,427,800 SQ. FT.±
32.777 AC.±
1,419,752 SQ. FT.
32.593 AC. TO M/L

N. LINE SE1/4-NW1/4

PARCEL 014-1013-1821-000
(DOC. 737555)
(DOC. 1069649)

SE1/4-NW1/4

E. LINE NW1/4

UNPLATTED
LANDS BY
B&K LAND
CORPORATION

SW1/4-NE1/4

PARCEL
014-1013-1814-001

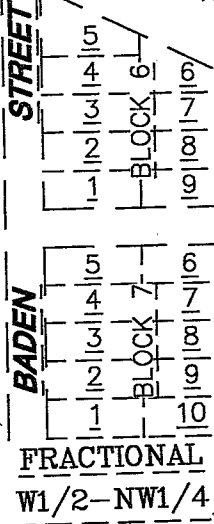
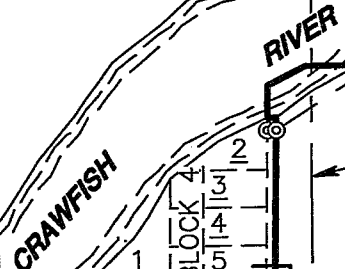
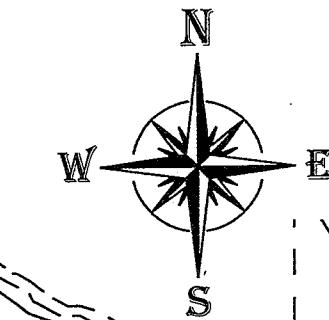
LOT 1
C.S.M. 1792
BY OTHERS

LOT 2
C.S.M. 1792
BY OTHERS

SW COR.
SEC. 18

S89°10'06"E - 2118.18'

C1/4 COR.
SEC. 18



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

is prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
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DRAFTED BY: L. DEBOER

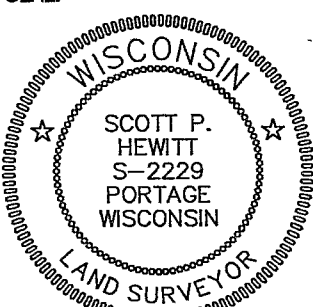
CHECKED BY: SPH

PROJ. 426-198

DWG. 426-198

SHEET 2 OF 4

SEAL:

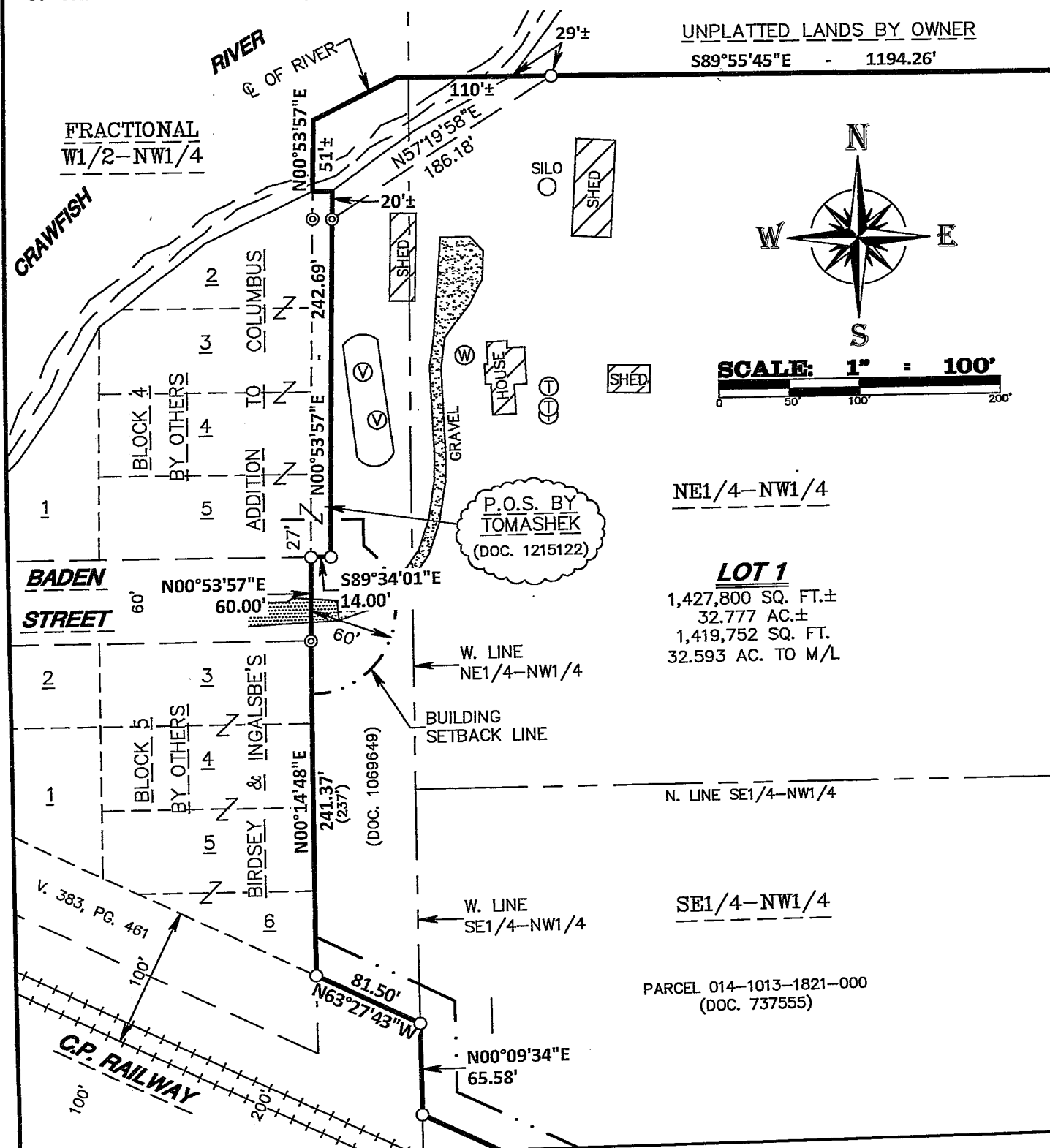


DODGE COUNTY CERTIFIED SURVEY MAP GENERAL LOCATION

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UNPLATTED LANDS BY OWNER

S89°55'45"E - 1194.26'



NE1/4-NW1/4

LOT 1

1,427,800 SQ. FT.±
32.777 AC.±
1,419,752 SQ. FT.
32.593 AC. TO M/L

N. LINE SE1/4-NW1/4

SE1/4-NW1/4

PARCEL 014-1013-1821-000
(DOC. 737555)

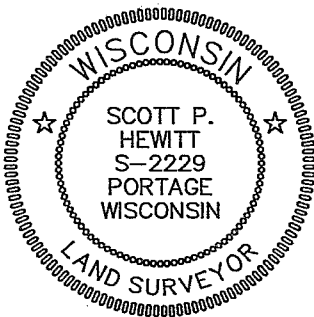
OWNER/CLIENT: PHYLLIS J. HAMANN ESTATE
529 VISTA CIRCLE
COLUMBUS, WI 53925

prepared by:

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DWG. 426-198 SHEET 3 OF 4

DODGE COUNTY CERTIFIED SURVEY MAP

GENERAL LOCATION

BEING PART OF THE FRACTIONAL $W\frac{1}{2}$ OF THE $NW\frac{1}{4}$, PART OF THE $NE\frac{1}{4}$ OF THE $NW\frac{1}{4}$ AND PART OF THE $SE\frac{1}{4}$ OF THE $NW\frac{1}{4}$, 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 $00^{\circ}09'40''$ West along the East line of the Northwest Quarter, 801.35 feet;
thence North $89^{\circ}55'45''$ 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 $00^{\circ}09'40''$ 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 $63^{\circ}27'43''$ 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 $00^{\circ}09'34''$ East along said West line, 65.58 feet to the Southeast corner of lands described and recorded in Document No. 1069649;
thence North $63^{\circ}27'43''$ 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 $00^{\circ}14'48''$ 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 $00^{\circ}53'57''$ 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 $89^{\circ}34'01''$ East along the Southerly line of said lands, 14.00 feet to the Southeast corner thereof;
thence North $00^{\circ}53'57''$ East along the East line of said lands, 242.69 feet to a point which lies South $00^{\circ}53'57''$ 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 $57^{\circ}19'58''$ East along said meander line, 186.18 feet to a point which lies South $89^{\circ}55'45''$ 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 $89^{\circ}55'45''$ 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

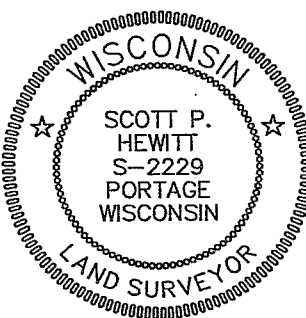
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OWNER/CLIENT: PHYLLIS J. HAMANN ESTATE
529 VISTA CIRCLE
COLUMBUS, WI 53925

Prepared by:

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DWG. 426-198 SHEET 4 OF 4

DODGE COUNTY CERTIFIED SURVEY MAP

GENERAL LOCATION

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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