



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

September 9, 2026

Lori Koenig-Fry
Elba Town Clerk
W12431 State Road 16 & 60
PO Box 191
Columbus, WI 53925

Notice is hereby given that a public hearing will be held by the **Dodge County Land Resources and Parks Committee** on Monday, October 12, 2026 at 7:25 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin on the petition of **Diane Fox** agent for **David W. & Marie P. O'Krole Family Trust** to rezone land from the A-1 Prime Farmland zoning district to the A-2 General Agriculture zoning district to allow for the creation of 2 lots (33-acres and 42-acres). The 42 -acre lot will contain an existing dwelling. The 33-acre lot will remain agricultural and in an existing MFL (Managed Forest Lands) program and not for residential use. The property is located in part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 20, Town of Elba. A copy of the proposed project is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700).

All persons interested are invited to attend and be heard. Written comments may be sent to the Dodge County Land Resources and Parks Department at 127 E Oak Street, Juneau, WI 53039 or by e-mail to tochs@co.dodge.wi.us no later than October 9, 2026.



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REZONING NOTIFICATION

DATE SENT TO TOWN: **SEPTEMBER 9, 2026**

DATE OF PUBLIC HEARING: **OCTOBER 12, 2026**

<u>OWNER</u>	<u>LOCATION/TOWN</u>	<u>ACTIVITY NUMBER</u>
DAVID & MARIE O'KROLEY	W11685 NINABUCK RD/ELBA	2026-0378

Enclosed, please find a copy of the public hearing notice and information associated with the proposed rezoning.

Please notify our department of the Town Board's recommendation on this proposed rezoning. If, by the **Date of Public Hearing** stated above, our department does not receive a recommendation from the Town or a request to postpone the public hearing until the Town Board can review the matter, we will assume the Town Board has no recommendation on this matter.

**Please complete the form below and return to Land Resources and Parks Department
at the above road or email address or contact us at the above with any questions.**

Thank you!

TOWN RECOMMENDATION

APPROVE ☐ DENY ☐ LAYOVER ☐ NO RECOMMENDATION ☐

COMMENTS (If Deny or Layover is selected above, then must indicate reason why below)

DATE

TOWN REPRESENTATIVE (signature)

TOWN REP & POSTION (printed)

The Town has the ability to disapprove of a proposed rezone under WI STATE STATUTE: 59.97(5)(e)3 and Dodge County Land Use Code Section 2.2.15.B by filing a certified adopted resolution disapproving of the petition to Dodge County Land Resources and Parks Department prior to, at or within 10 days after the County public hearing. If the Town files a disapproving resolution, the Land Resources and Parks Committee may not recommend approval of the proposed amendment to the County Board unless the petition is modified. However, the County Board may still approve the proposed amendment or could amend, deny or remand back to Land Resources and Parks Committee for reconsideration.

Note: This form is a recommendation only and is not considered a certified resolution.



Dodge County Land Resources & Parks Department

127 East Oak Street · Juneau, WI 53039-1329
PHONE: (920) 386-3700 · FAX: (920) 386-3979
EMAIL: landresources@co.dodge.wi.us

October 8, 2026

Applicant (Agent):

Diane Fox
5409 Starker Ave.
Madison WI 53716

Owner:

David W. & Marie P. O'Kroley Family Trust
W11685 Ninabuck Rd PO Box 47
Columbus, WI 53925

RE: Determination of Application Completeness
Rezoning Petition Application: #2026-0378
Project: Rezone

Dear Applicant;

The Dodge County Land Resources and Parks Department has received your rezoning request to rezone land from the A-1 Prime Farmland zoning district to the A-2 General Agriculture zoning district, for lands located in the SE ¼ of Section 20, Town of Elba. On September 3, 2026, the Department has determined that your Rezoning application is complete. This application will be forwarded to the Dodge County Planning, Development and Parks Committee for review at a public hearing on Monday, October 12, 2026 at 7:25 P.M. or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin. You and other interested parties may appear in person or may be represented by an agent or attorney. If you or your agent cannot attend the hearing, please contact the Land Resources and Parks Department to discuss your options.

If you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

Terry R. Ochs
Land Resources and Parks Department
Code Administration
127 E. Oak St., Juneau, WI 53039
Dodge County, WI
Office 920-386-3711

[Websites](#) - [Department](#) - [Permits and Licenses](#) | Dodge County, WI





DODGE COUNTY
LAND RESOURCES & PARKS DEPARTMENT
127 E. OAK STREET • JUNEAU, WI 53039
PHONE: (920) 386-3700 x2 • FAX: (920) 386-3979
E-MAIL: landresources@co.dodge.wi.us

THIS AREA FOR OFFICE USE ONLY	
Activity No. 260378	Application Date: 9-3-2026
	Receipt #: 14795-0009

REZONING PETITION

Petition Fee: \$350 (Payable to Dodge County)

NAMES & MAILING ADDRESSES	PROPERTY DESCRIPTION
Petitioner (Agent) Diane Fox	Parcel Identification Number (PIN) 014-1013-2041-002
Street Address 5409 Starker Ave	Town E/ba
City • State • ZipCode Madison WI 53716	Section 20
Property Owner (If different from petitioner) David W & Marie P. O'Kroley Family Trust	NE 1/4 SE 1/4 Acreage 75.327
Street Address W11685 Ninabuck Rd PO Box 47	Subdivision or CSM (Volume/Page/Lot)
City • State • ZipCode Columbus, WI 53925	Address Of Property (DO NOT include City/State/ZipCode) W11685 Ninabuck Rd
	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 petition.

Name **Diane Fox** Daytime Phone **(608) 778-3998**

PROPOSED REZONING

Current Zoning District Ag 1	Proposed Zoning District Ag 2
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Reason For Rezoning

Parcel division into two parcels. Lot 1 approximately 40 acres including house. Lot 2 Ag only approximately 35 acres in MFL program.

Please complete the site map on the reverse side of this sheet.

CERTIFICATE

I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature **Diane Fox** Date **August 29, 2026**
Daytime Contact Number **(608) 778-3998**

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

SKETCH MAP

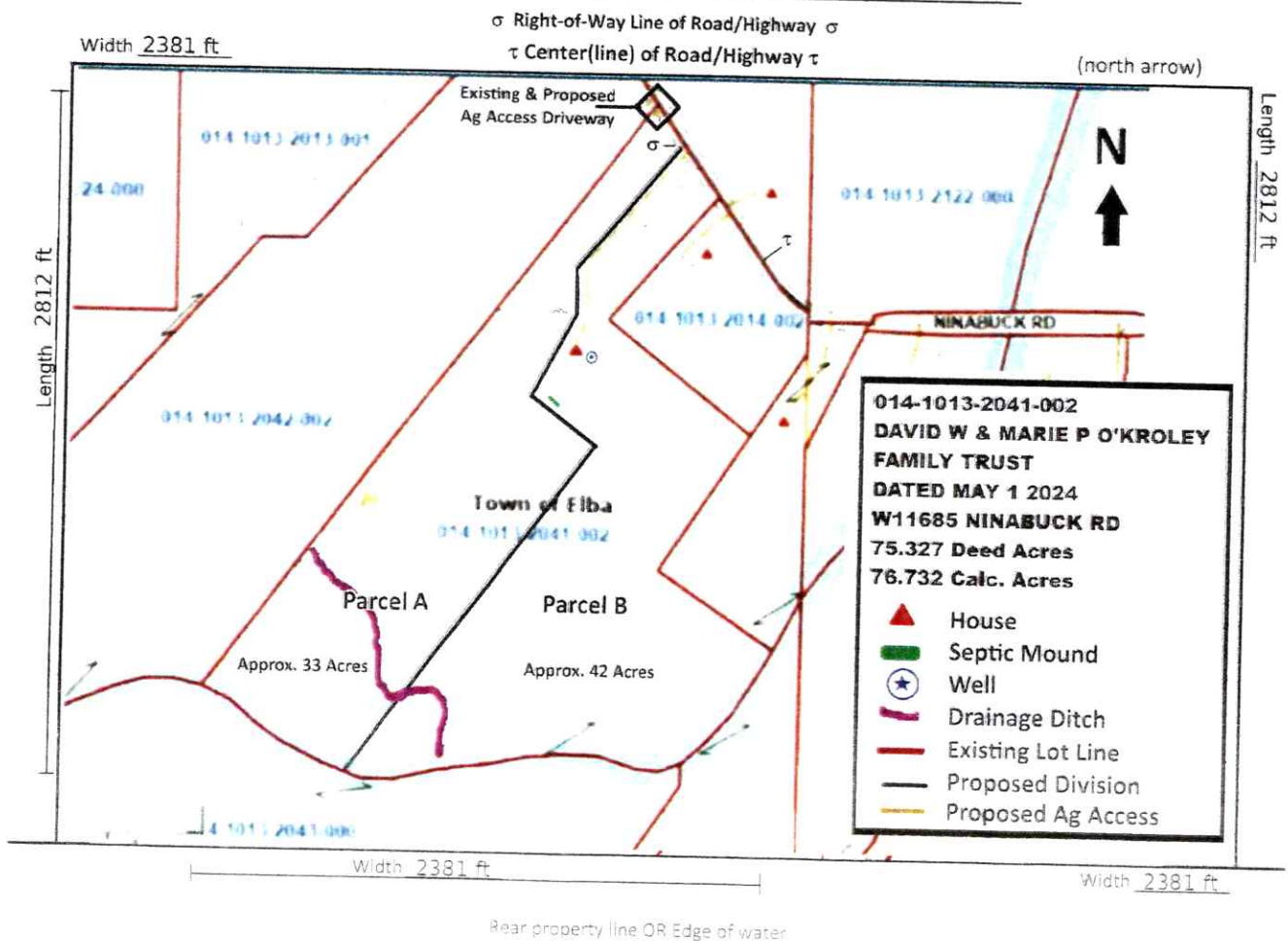
INSTRUCTIONS

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)

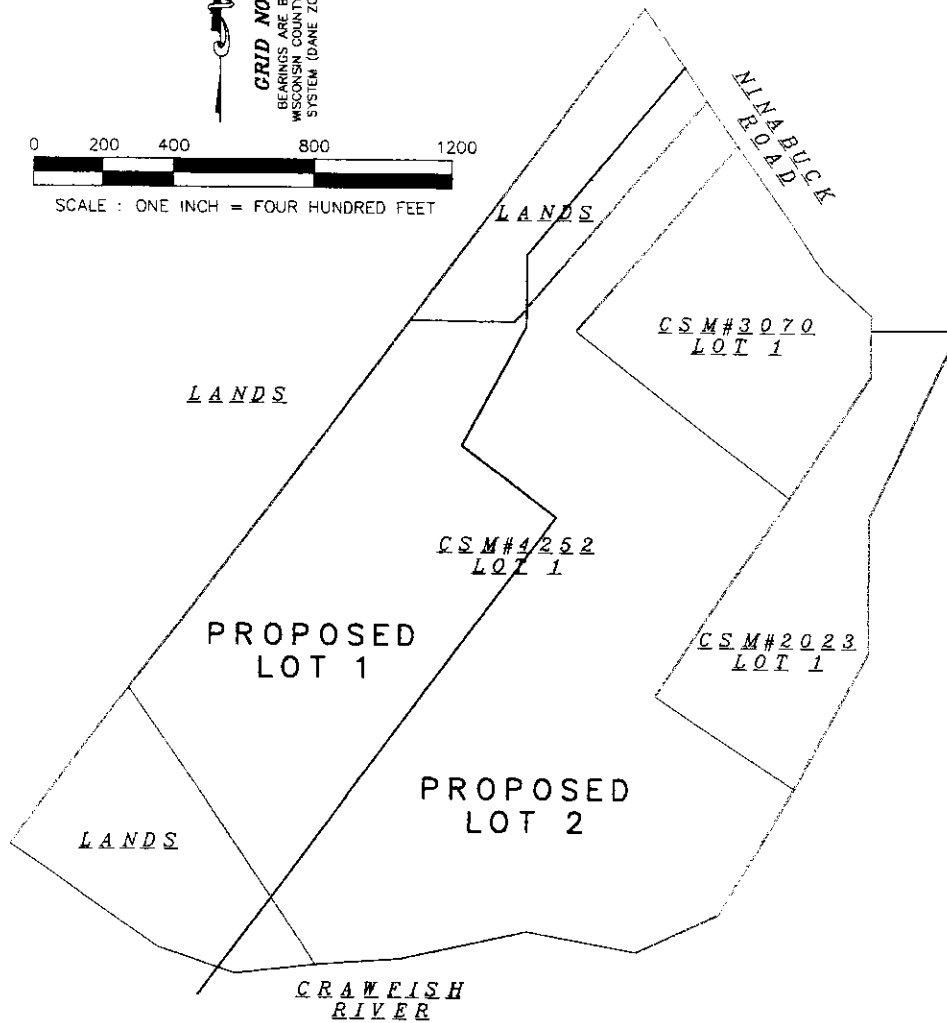
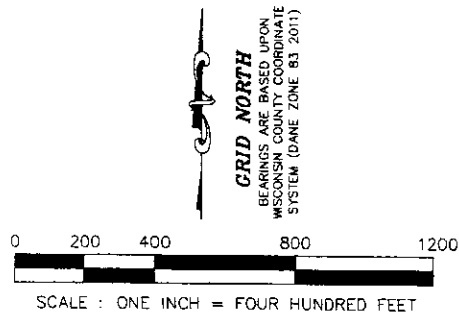
Name Of Road/Highway Ninabuck Road





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

2801 International Lane, Suite 101
Madison, WI 53704 608 250 3263
Fax 608 250 3266
email: info@bourse-surveying.com
www.bourse-surveying.com

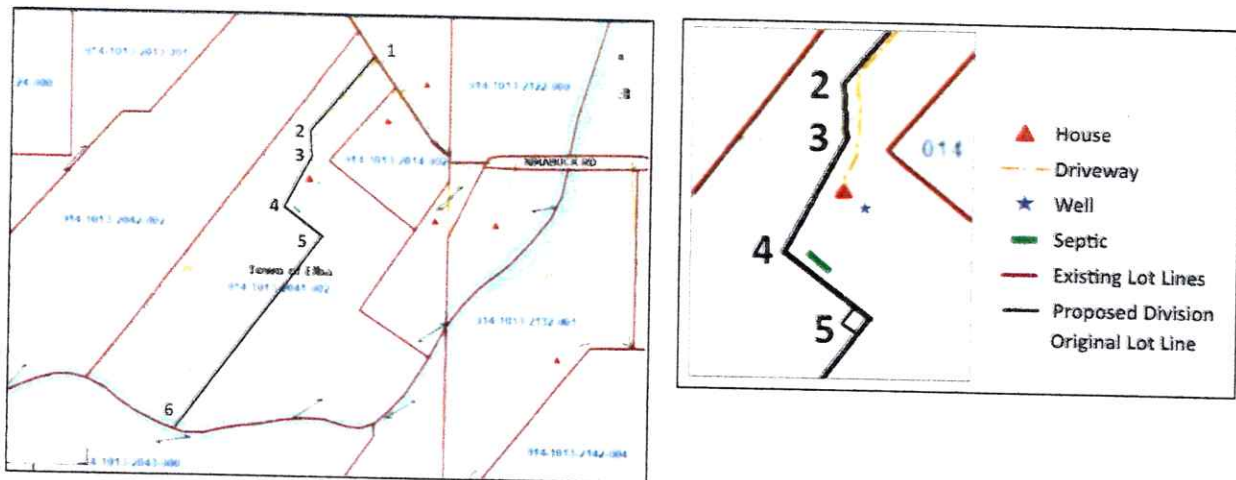
DATE: _____
BY: _____

DATE: _____
BY: _____

ADDITIONAL INFORMATION: _____

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'Kroley. 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

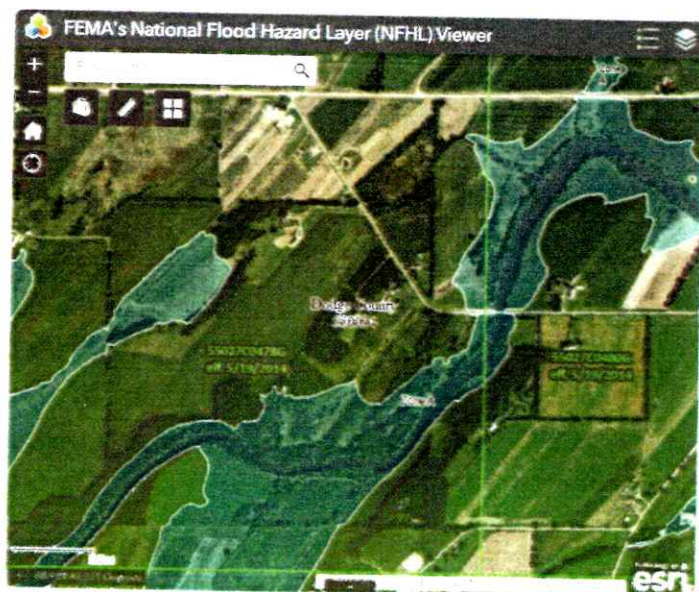
Of the 73 acres currently under closed Managed Forest Law, the existing parcel has reached the maximum for 20% non-productive land. The proposed division would allow 6 acres of non-productive land for Proposed Lot 1 and 8 acres for Proposed Lot 2.

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 Conservancy 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 719

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 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

W11653

W11653

2132-000
9.82 ac.

2041-002
75.327 ac.

2041-001
10.01 ac.

2132-001
41.43 ac.

W11549

2044-000
16.971 ac.

2142-004
96.888 ac.

2043-000
56 ac.



1 in = 600 ft

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

County Zoning

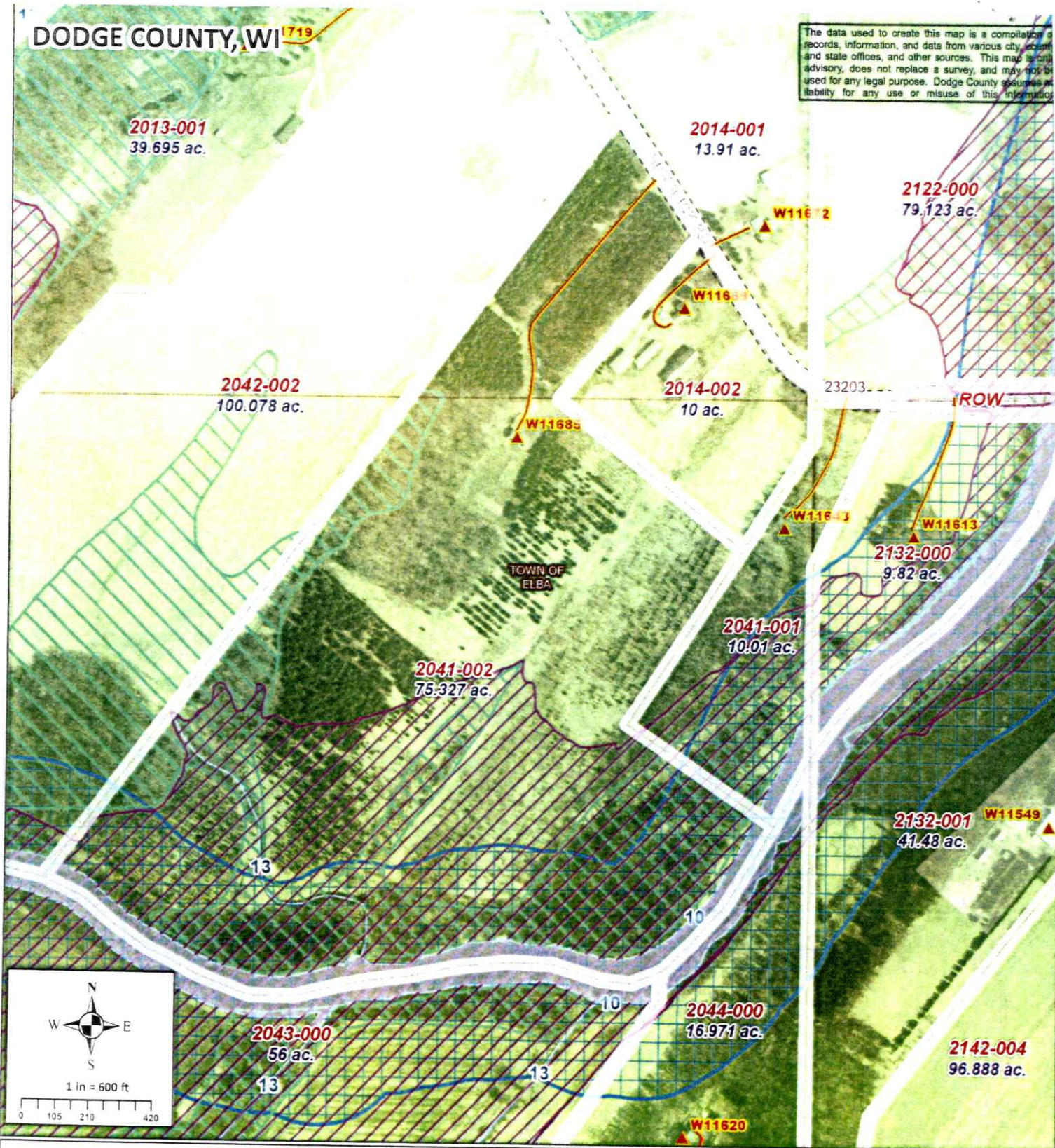
- Planned Unit Development
- Hartford Extraterritorial
- General Agricultural
- Prime Agricultural
- One Family Residential
- Two Family Residential
- Multi-Family Residential
- General Commercial
- Extensive Commercial
- Light Industrial
- Industrial

Future Land Use

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

DODGE COUNTY, WI 1719

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General

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- Archaeological Sites
- Survey Areas

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