



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 1, 2026

RE: Public Hearing Notice: Amendment to the Dodge County Comprehensive Plan
Town of Lomira, Lot 1 CSM 4231, located in part of the SW ¼ of the SW ¼, Section 2,
Parcel #030-1317-0233-002

This letter and public hearing notice are being sent to you in accordance with State Statute 66.1001 (4) (b). This Statute requires communities to send a notice of comprehensive plan amendments to adjacent governmental units and other governmental bodies within the boundaries of the community to allow for review and comment.

Dodge County is considering amendments to the Dodge County Year Comprehensive Plan - Future Land Use Map. You can view the Dodge County Comprehensive Plan and the proposed amendments on our department website:

<https://www.co.dodge.wi.gov/aboutlrp>

The public hearing of the Land Resources and Parks Committee on this item is scheduled for Monday, October 12, 2026, at 7:05 PM or shortly thereafter on the First Floor (Meeting Rooms 1H and 11) of the Administration Building, Juneau, Wisconsin. 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 12, 2026.

If you have any questions, please contact me, at 920-386-3711 or tochs@co.dodge.wi.us.

Sincerely,

Terry R. Ochs
Manager – Code Administration
tochs@co.dodge.wi.us
(920) 386-3711
Dodge County
Land Resources and Parks





DODGE COUNTY
WISCONSIN

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 1, 2026

Notice of Public Hearing **Amendment to the Dodge County Comprehensive Plan**

PLEASE TAKE NOTICE THAT the Dodge County Land Resources and Parks Committee of the Dodge County Board of Supervisors will hold a public hearing on a proposed amendment to the *Dodge County Comprehensive Plan*. The public hearing will be held on Monday, October 12, 2026, at 7:05 pm or shortly thereafter on the First Floor (Meeting Rooms 1H and 1I) of the Administration Building, Juneau, Wisconsin.

The *Dodge County Comprehensive Plan* is a policy document that is used by the County Board of Supervisors and the County Land Resources and Parks Committee as a guide for making decisions regarding land use and development in the County. The plan contains background information and goals, objectives, policies and recommendations addressing each of the nine (9) plan elements required by Wisconsin's Comprehensive Planning legislation.

Amendments area being proposed to the **Future Land Use Map**, Dodge County, Wisconsin, which is Map 8-2 of the *Dodge County Comprehensive Plan*. The map amendments will be available for review at the Land Resources and Parks Department on the third floor of the County Administration Building in Juneau and on the Department website at <https://www.co.dodge.wi.gov/aboutlrp>.

Residents are encouraged to review the plan amendment and to submit oral and/or written comments prior to the public hearing. 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.

Proposed Amendment to the Future Land Use Map

1. **Town of Lomira** – Lot 1 CSM 4231 Being Part of the SW ¼ of the SW ¼, Section 2, Town of Lomira - (Parcel # 030-1317-0233-002)
 - From: Industrial
 - To: Commercial

For additional information regarding the proposed amendment to the *Dodge County Comprehensive Plan* or to obtain a copy of the Plan amendment, contact Terry Ochs at 920-386-3711 or tochs@co.dodge.wi.us.

Dodge County Land Resources and Parks Committee
by Don Miller, Chair



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

COMPREHENSIVE PLAN AMENDMENT

THIS AREA FOR OFFICE USE ONLY	
Activity No. 260369	Application Date: 8-6-26
	Receipt #: 14560-0020

Annual Application Due Dates: March 15th and August 15th

Petition Fee: \$50

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION			
Petitioner (Agent) CALEB SCHAEFER		Parcel Identification Number (PIN) 030-1317-0233-002			
Street Address 401 3rd STREET		Town LOMIRA		T N	R E
City • State • ZipCode LOMIRA, WI 53048		Section 02	1/4 1/4	Acreage 9.272	Lot (Block)
Property Owner (If different from petitioner) ANGELA C PETTIT TRUST		Subdivision or CSM (Volume/Page/Lot) LOT 1 CSM 4231			
Street Address 3913 W. PROSPECT AVE, SUITE 201		Address Of Property (DO NOT Include City/State/ZipCode) INDUSTRIAL DRIVE			
City • State • ZipCode APPLETON, WI 54914					

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 CALEB SCHAEFER Daytime Phone (920) 933 - 0752

Reason For Amendment

PLAN TO CONSTRUCT AN AUTO DEALERSHIP FACILITY W/ ATTACHED AUTO
REPAIR

CERTIFICATE

I, the undersigned, hereby petition to amend the Dodge County Comprehensive Plan, certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature  Date _____

(See back page of this form for map requirement)

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Sketch Map – Attach a sketch map or aerial photo of the area to be included in the plan amendment to the petition. 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 location and dimensions of the proposed area;
4. The location of the existing and proposed lot lines;
5. The location and dimensions of any existing or proposed easements;
6. The location of any existing buildings, water courses, drainage ditches and other features pertinent to the petition;
7. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
8. Any other additional information pertinent to this petition.

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

Please submit the completed petition form, sketch map and the appropriate fee (payable to Dodge County) to the address listed on the front of this form.

SITE ADDRESS:

Vacant Land at Industrial Dr. &
S.T.H. 49, Lomira, Dodge County, Wisconsin

PARCEL A:
Lot 1 of Certified Survey Map No. 4231 recorded in the office of the Register of Deeds for Dodge County, Wisconsin, on December 30, 1997 in Volume 26 of Certified Survey Maps, at Page 200-201, as Document No. 356734, being a survey of Lot 1 of Certified Survey Map No. 4180, being a part of the Southwest 1/4 of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 2, Township 13 North, Range 17 East, Town of Lamira, Dodge County, Wisconsin.

PARCEL B:
That parcel of land known as Industrial Drive, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 13 North, Range 17 East, lying East of the Minnesota, St. Paul & Sault St. Marie Railroad right-of-way and West of Lot 1 of Certified Survey Map No. 4231 recorded in the office of the Register of Deeds for Dodge County, Wisconsin, on December 30, 1997 in Volume 26 of Certified Survey Maps, at Page 200-201, as Document No. 856734.

Tax Key No.: 030-1317-0344-003

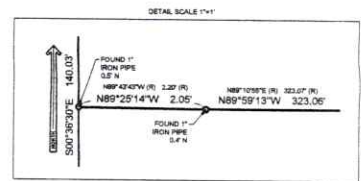
Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the South line of the Southwest 1/4 of Section 2, Township 13 North, Range 17 East which has a bearing of N89°59'13"W.

This survey was prepared based on Knight Barry Title Group Commitment No. 2355376, effective date of August 27, 2025, last revised September 3, 2025, which lists the following easement and/or restrictions from schedule b-ii:

- 5 - 8, 11 - 14 **VISIBLE EVIDENCE SHOWN IF ANY**
2 - 4, 9, 10, 17, 21, 23 - 26 **NOT SURVEY RELATED**
15. **Utility Easement and other matters contained in the instrument recorded August 26, 1932 as Document No. 328744. Does not affect property by location; not shown.**
Conveyance of Rights in Land recorded October 11, 1976 as Document No. 595746. Does not affect property by location; not shown.
16. **Conveyance of Lands for Highway Purposes and other matters contained in the instrument recorded March 4, 1952 as Document No. 429840. (Partial B) Does not affect property by location; not shown.**
17. **Findings, Determination and Declaration - Establishing Certain Controlled-Access Highway and other matters contained in the instrument recorded May 26, 1952 as Document No. 428193. Does not affect property by location - vacated per D.C. No. 1131302.**
18. **Order to Vacate Controlled-Access Highway recorded July 23, 2009 as Document No. 1131820. Does not affect property by location; not shown.**
19. **Utility Easement and other matters contained in the instrument recorded July 17, 1999 as Document No. 534714. Does not affect property by location; not shown.**
20. **Various conditions, restrictions, easements and other matters contained in Q1 Claim Deed recorded on January 29, 1998 as Document No. 658187.**
Revised as a Correction Deed recorded on March 19, 1998 as Document No. 658093. Affects property by location; not shown.

1. Monuments disclosed at all corners of the surveyed property boundary.
2. Address as found in title commitment: Vacant Land on Industrial Drive, Lomira, WI 53048
Tax Key Numbers: 030-1317-023-002 & 030-1317-034-003
Flood Zone Classification: The property lies within in Zone "X" of the Flood Insurance Rate Map
Community Panel No. 15027702005. The Flood Insurance Rate Map was dated April 19, 2010. Zone "X" areas
are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 999,887 Square Feet (16,027.2 Acres)
Parcel A Gross Land Area: 404,127 Square Feet (7.35 Acres)
Parcel B Gross Land Area: 295,790 Square Feet (5.3787 Acres)
5. Substantial features observed in the process of conducting the survey graphically shown on survey.

4. [Wire Fence West of Easterly Property Line](#)



GRAPHICAL SCALE (FEET)



0 1" = 60' 120'

[illegible]

To: Fiduciary Partners, Inc., as Trustee of the Angela C. Pettit Irrevocable Trust dated 11/16/2021, as to Parcel A
Quad Graphics, Inc., The Town of Lomira and Dodge County, as to Parcel B
Knight Barry Title Group
First American Title Insurance Company.

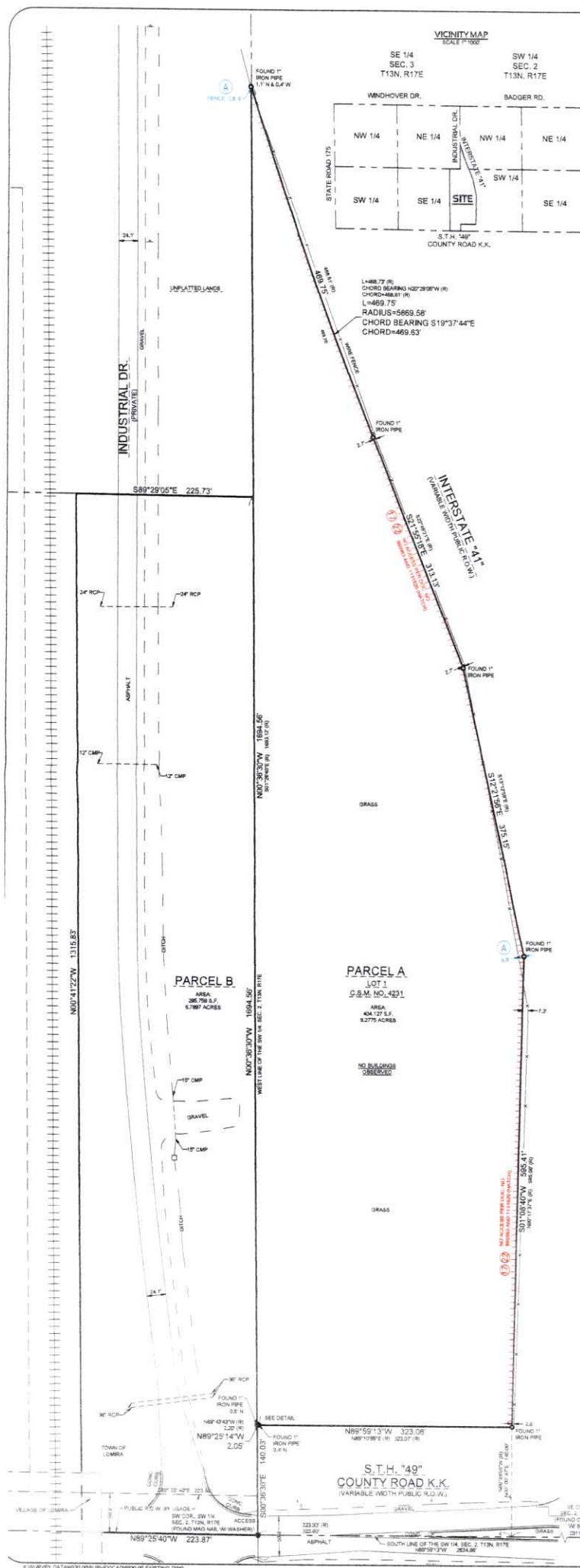
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5 & 16 of Table A thereof. The fieldwork was completed on January 15, 2025.

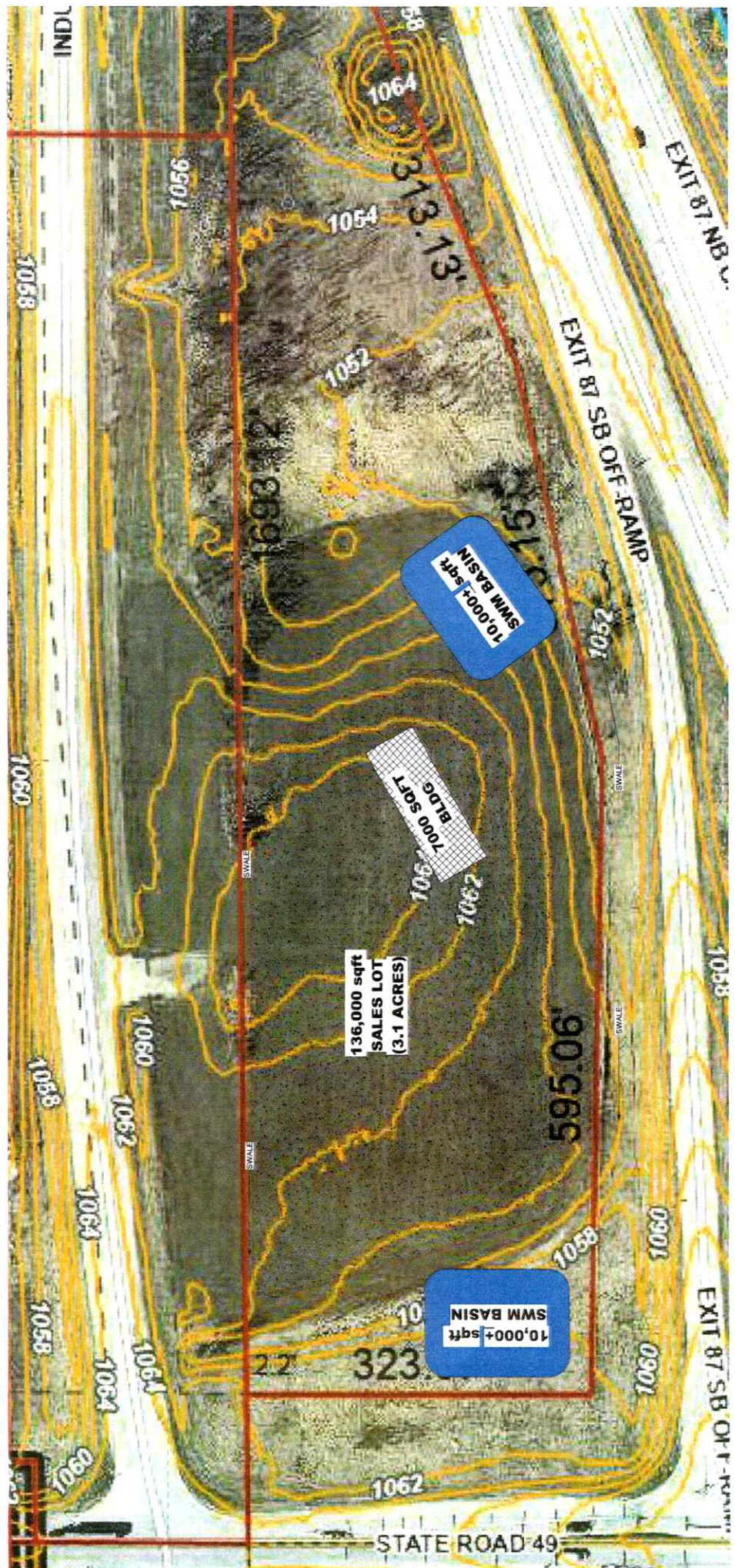
John P. Konopacki, PLS
License No. S-2461
Date of Plat or Map: January 23, 2026



CHAPUT
LAND SURVEYS

730 N. Hamilton Ave. Ste 720, Milwaukee, WI 53234
414-234-8088 www.chaputondesigns.com







Dodge County Land Resources and Parks Department

127 East Oak Street • Juneau, WI 53039

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September 1, 2026

RE: Public Hearing Notice: Amendment to the Dodge County Comprehensive Plan
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Parcel #030-1317-0233-002

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Dodge County is considering amendments to the Dodge County Year Comprehensive Plan - Future Land Use Map. You can view the Dodge County Comprehensive Plan and the proposed amendments on our department website:

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If you have any questions, please contact me, at 920-386-3711 or tochs@co.dodge.wi.us.

Sincerely,

Terry R. Ochs
Manager – Code Administration
tochs@co.dodge.wi.us
(920) 386-3711
Dodge County
Land Resources and Parks





DODGE COUNTY
WISCONSIN

Dodge County

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Proposed Amendment to the Future Land Use Map

1. **Town of Lomira** – Lot 1 CSM 4231 Being Part of the SW ¼ of the SW ¼, Section 2, Town of Lomira - (Parcel # 030-1317-0233-002)
 - From: Industrial
 - To: Commercial

For additional information regarding the proposed amendment to the *Dodge County Comprehensive Plan* or to obtain a copy of the Plan amendment, contact Terry Ochs at 920-386-3711 or tochs@co.dodge.wi.us.

Dodge County Land Resources and Parks Committee
by Don Miller, Chair



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

COMPREHENSIVE PLAN AMENDMENT

THIS AREA FOR OFFICE USE ONLY	
Activity No. 260369	Application Date: 8-6-26
Receipt #: 14560-0020	

Annual Application Due Dates: March 15th and August 15th

Petition Fee: \$50

NAMES & MAILING ADDRESSES		PROPERTY DESCRIPTION			
Petitioner (Agent) CALEB SCHAEFER		Parcel Identification Number (PIN) 030-1317-0233-002			
Street Address 401 3rd STREET		Town LOMIRA		T N	R E
City • State • ZipCode LOMIRA, WI 53048		Section 02	1/4 1/4	Acreage 9.272	Lot (Block)
Property Owner (If different from petitioner) ANGELA C PETTIT TRUST		Subdivision or CSM (Volume/Page/Lot) LOT 1 CSM 4231			
Street Address 3913 W. PROSPECT AVE, SUITE 201		Address Of Property (DO NOT Include City/State/ZipCode) INDUSTRIAL DRIVE			
City • State • ZipCode APPLETON, WI 54914					

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 CALEB SCHAEFER Daytime Phone (920) 933 - 0752

Reason For Amendment

PLAN TO CONSTRUCT AN AUTO DEALERSHIP FACILITY W/ ATTACHED AUTO
REPAIR

CERTIFICATE

I, the undersigned, hereby petition to amend the Dodge County Comprehensive Plan, certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature  Date _____

(See back page of this form for map requirement)

◆ AREA BELOW THIS LINE FOR OFFICE USE ONLY ◆

Sketch Map – Attach a sketch map or aerial photo of the area to be included in the plan amendment to the petition. 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 location and dimensions of the proposed area;
4. The location of the existing and proposed lot lines;
5. The location and dimensions of any existing or proposed easements;
6. The location of any existing buildings, water courses, drainage ditches and other features pertinent to the petition;
7. The location and name of existing roads, easements of record, public access to navigable waters and dedicated areas;
8. Any other additional information pertinent to this petition.

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

Please submit the completed petition form, sketch map and the appropriate fee (payable to Dodge County) to the address listed on the front of this form.

QUALITY AND SURVIVAL

SITE ADDRESS:

Vacant Land at Industrial Dr. &
S.T.H. 43, Lomira, Dodge County, Wisconsin

Parcel A:
Lot 1 of Certified Survey Map No. 4231 recorded in the office of the Register of Deeds for Dodge County, Wisconsin, on December 30, 1897 in Volume 28 of Certified Survey Maps, at Page 200-201, as Document No. 556734, being a resurvey of Lot 1 of Certified Survey Map No. 4180, being a part of the Southwest 1/4 of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 2, Township 13 North, Range 17 East, Town of Lomira, Dodge County, Wisconsin.

Tax Key No.: 030-1317-0233-002

PARCEL B:
That parcel of land known as Industrial Drive, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 13 North, Range 17 East, lying East of the Minnesota, St. Paul & Sault St. Marie Railroad right-of-way and West of Lot 1 of Certified Survey Map No. 4231 recorded in the office of the Register of Deeds for Dodge County, Wisconsin, on December 30, 1997 in Volume 26 of Certified Survey Maps, at Page 200-201, as Document No. 856734.

Tax Key No. 030-1317-0344-002

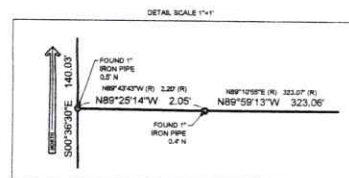
Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the South line of the Southwest 1/4 of Section 2, Township 13 North, Range 17 East which has a bearing of N89°59'13"W.

This survey was prepared based on Knight Barry Title Group Commitment No. 2355376, effective date of August 27, 2025, last revised September 3, 2025, which lists the following easement and/or restrictions from schedule b-ii:

- 1-5-A-11-14 VISIBLE EVIDENCE SHOWN IF ANY
2-4-9, 10, 19-21 & 23-26 NOT SURVEY RELATED
15. Utility Easement and other matters contained in the instrument recorded August 26, 1932 as Document No. 32874A, does not affect property by location, not shown.
Conveyance of Rights in Land recorded October 11, 1976 as Document No. 85674A, does not affect property by location, not shown.
16. Conveyance of Lands for Highway Purposes and other matters contained in the instrument recorded March 4, 1952 as Document No. 42864G, (Parcel B) does not affect property by location, not shown.
17. Findings, Determination and Declaration - Estabishing Certain Controlled-Access Highway and other matters contained in the instrument recorded May 23, 1952 as Document No. 42193A, does not affect property by location, not shown.
Order to Vacate Controlled-Access Highway recorded July 23, 2000 as Document No. 131132G, does not affect property by location, not shown.
18. Utility Easement and other matters contained in the instrument recorded June 17, 1968 as Document No. 32471A, does not affect property by location, not shown.
22. Covenants, conditions, restrictions and other matters contained in Out Claim Deed recorded on January 29, 1998 as Document No. 85187B, does not affect property by location, not shown.
- Re-recorded as Correction Deed recorded on March 19, 1988 as Document No. 86506A, affects

1. Monuments found/placed at all corners of the surveyed property boundary.
2. Address as disclosed in title commitment: Vacant Land on Industrial Drive, Lomira, WI 53048
Tax Key Numbers: 030-1317-0233-002 & 030-1317-0344-003
3. Flood Zone Classification: The property lies within in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55027C0260F with an effective date of April 19, 2010. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
Grass Land Area: 99.887 Square Feet (18,067.2 Acres).
Parcel A Grass Land Area: 404,127 Square Feet (9.2775 Acres).
Parcel B Grass Land Area: 295,760 Square Feet (6.7897 Acres).
4. Substantial features observed in the process of conducting the survey are/are likely shown on current maps.

A - Wire Fence West of Easement Property Line



GRAPHICAL SCALE (FEET)



0 1"=60' 120'

[illegible]

To: Fiduciary Partners, Inc., as Trustee of the Angela C. Pettit Irrevocable Trust dated 11/16/2021, as to Parcel A
Quad Graphics, Inc., The Town of Lomira and Dodge County, as to Parcel B
Knight Berry Title Group
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8 & 19 of Table A thereof. The fieldwork was completed on January 15, 2026.

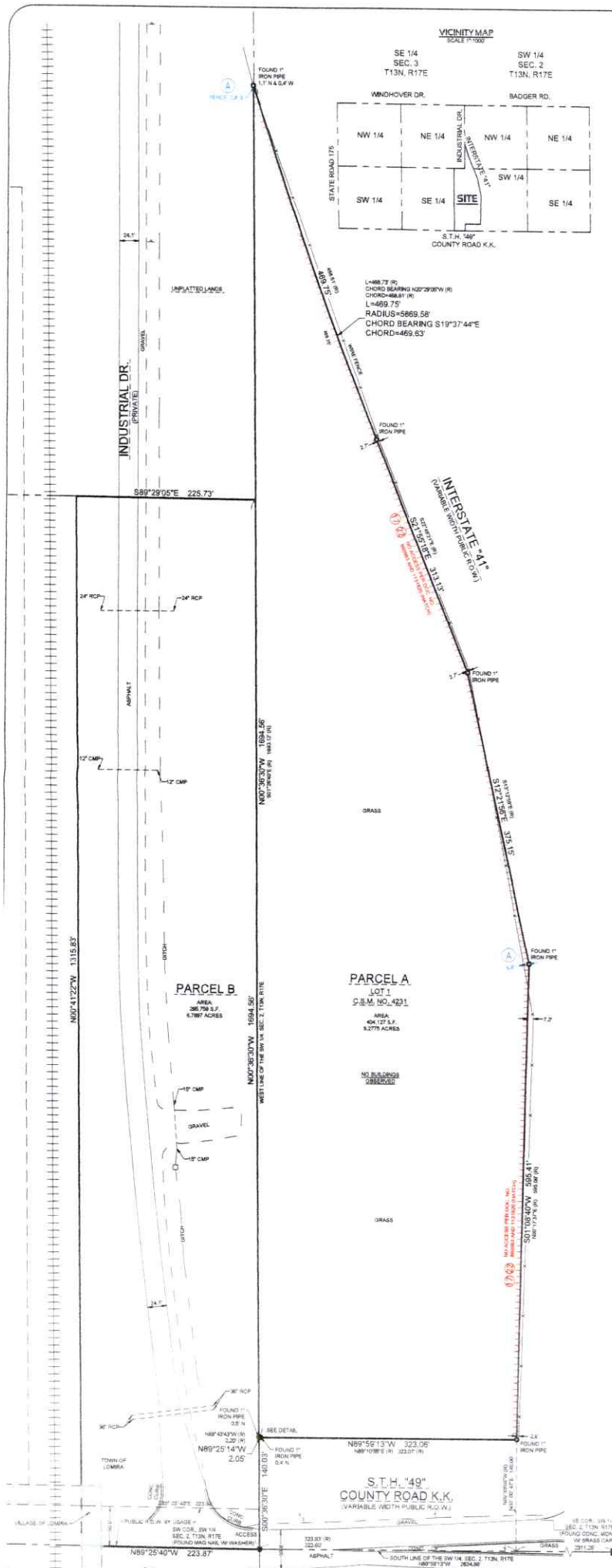
John P. Konopacki, PLS
License No. S-2461

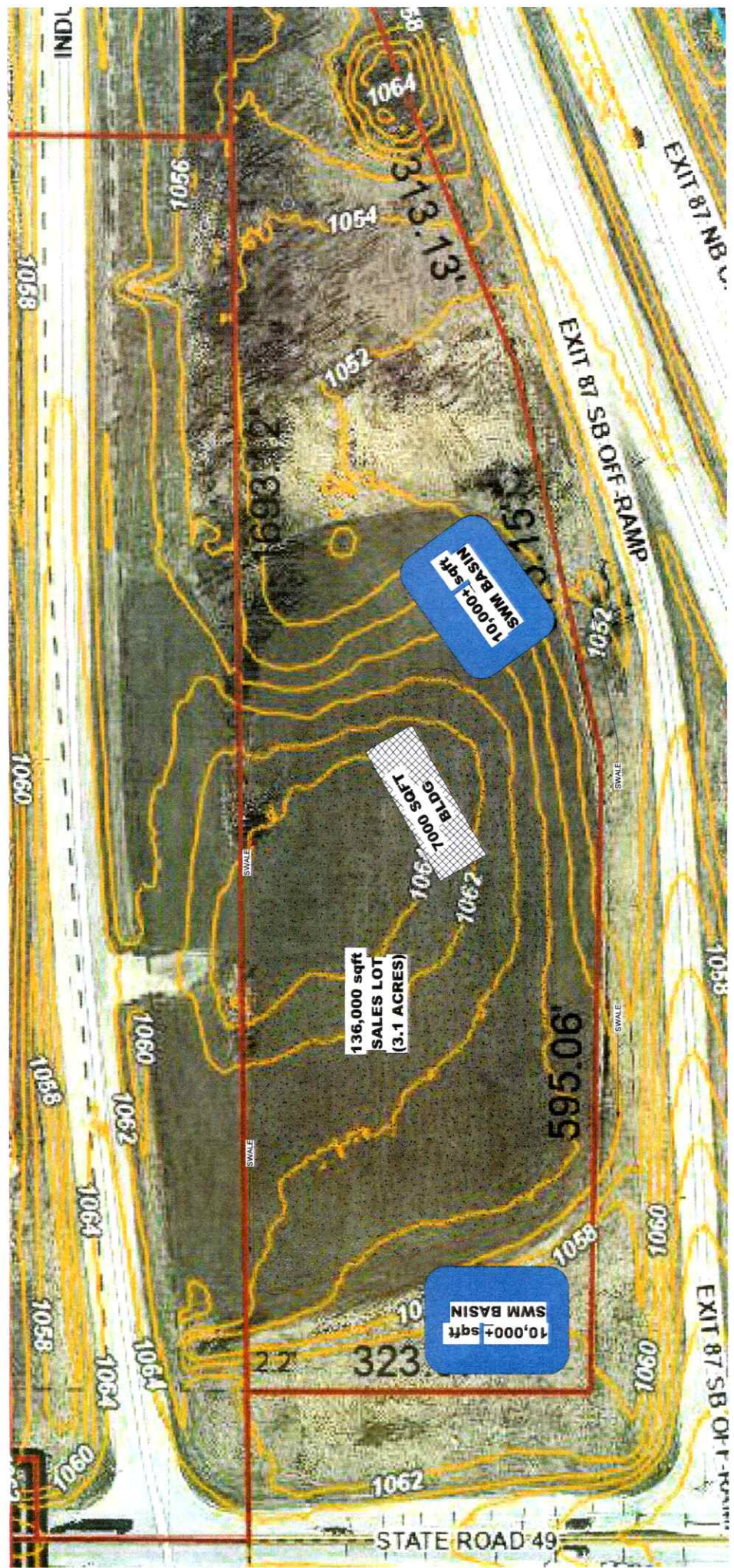
Date of Plat or Map: January 23, 2021

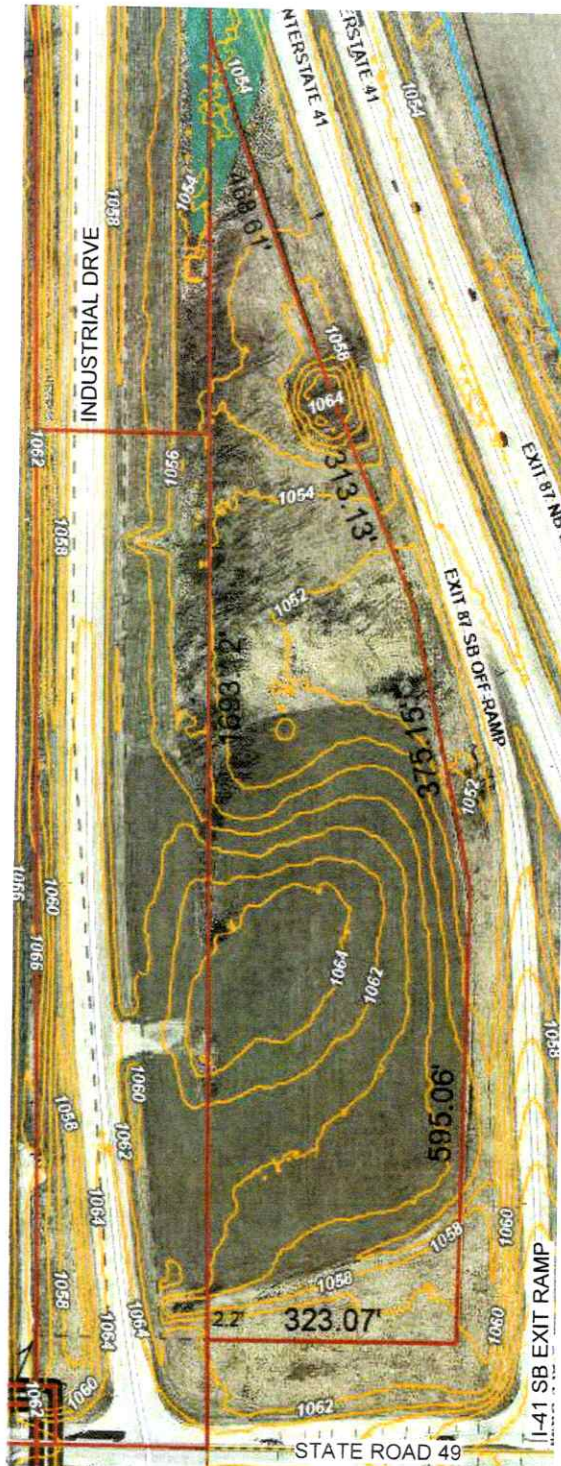


CHAPUT
LAND & SURVEYS

710 N. Hamilton Ave. Ste 720, Milwaukee, WI 53204
414-234-8068 www.chaputindurveys.com







① AERIAL SITE PLAN
1" = 160'-0"

Parcel Number: 030-1317-0233-002
 Legal Description: LOT 1 CSM 4231 IN V26
 P200 BEING PT SW1/4 SW1/4 & PT NW1/4 SW1/4 SEC 2
 SeccTwp-Rng: 02-13N-17E
 PLS/Tract: 02-13N-17E SW SW
 Acres: 9.272
 Municipality: TOWN OF LOMIRA