

Town of Calumet

Application for Variance Board of Appeals

Hearings held the 3rd Thursday of the month

Applications including all required documents and fees must be received and verified complete 30 days prior to the hearing.

Fee of \$400 Payable with application, payable to Town of Calumet, PO Box 92, Malone, WI 53049

Property Owner(s): Rosalie Gulig Trust c/o Greg Mueller

Address: 101 Evergreen Road, Mt. Calvary, WI 53057

Address of Property: South end of Gulig Road, South of #10114

Tax Identification Parcel #: T05-17-18-27-15-021-02, 022-00, 017-00

What section of the Town of Calumet Zoning Ordinance does this variance request pertain to? Section 3.6: Area and Setback Requirements and 3.14, Highway Setbacks.

Description of Request: Reduce Minimum Lot Width to 74' (perp.), 91.10 frontage.

Other information pertaining to the variance request:

Reduce setback to 30' from the private road easement line, instead of 75' from center of pavement.

Reduce road width to 16' pavement width plus 2' shoulders, both sides. See addendum for more info.

The following documents must be submitted with this APPLICATION, in order to proceed with scheduling Board of Appeals meeting.

1. Six (6) copies of the application and map of property for which variance is requested (if applicable).
2. Names and addresses of all owners of abutting land of the property for which the variance is being requested.

Mary Beth Mueller-trustee
P.O.A.
Signature of Applicant (or designee)

05/08/2025
Date

Applicant or Designee must be present at meeting to answer questions.

For Office Use Only

Date Received _____ Received by _____



548 Prairie Road
Fond du Lac, WI 54935
Phone: 920.922.5703
www.jeaaa.com

April 30, 2025

Town of Calumet
Board of Appeals
PO Box 92
Malone, WI 53049

Re: Addendum to Application for Variance, Rosalie Gulig Trust

Dear Board Members:

This addendum is included with the application for variance submitted by Rosalie Gulig Trust and pertains to a proposed residential development at the south end of Gulig Road. The proposed development would create 6 single family residential lots that would range in size from 0.40 to 0.42 acres. All lots would be served by the existing sanitary sewer. The owners have met with the adjacent landowner to the east who has agreed to provide an easement so a cul de sac can be constructed at the end of the road. The following is a list of variances that would be needed to approve the proposed development:

1. Section 3.6, Single Family Residential Minimum Lot Width at Setback: 100 feet. **We are requesting that this be reduced to 74 feet.** It is our opinion that this lot width is more consistent with existing lots along Gulig Road, many of which are about 50 feet in width.
2. Section 3.14.6 C. 1., Highway Setback Lines: Lots abutting private roads where the setback distance shall be 50 feet from the right of way line but not less than 75 feet from the center line of said road. **We are requesting that this be reduced to 30 feet from the right of way line, or 40' from the center line of the easement.** The reason for the request is that the required 75' setback would render these lots unbuildable since the highway setback and the setback to the ordinary high-water mark would be too close, leaving no room for a structure. And it is our opinion that the requested 30' is consistent with what is required in a platted subdivision, it provides ample space between the road and future structures and is a larger setback than many existing homes on Gulig Road currently provide.
3. Section 3.3.2., Definitions; Road: All property dedicated or intended for public or private street purposes or subject to public easements and therefore has a right-of-way width of 66 feet and a hard-surfaced paved area of at least 22 feet in width with 2-foot graveled shoulders. **We are requesting that the road easement right of way be reduced to 25 feet and the pavement width be reduced to 16 feet.** The reason for the request is with a 66' right of way, any kind of highway setback, and the setback to the ordinary high-water mark, the buildable area on each lot would be too small to build on. It is our opinion that a 25' easement and a 16' wide pavement is consistent with the rest of Gulig Road.

We look forward to discussing these variance requests with you. If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric R. Otte".

Eric R. Otte, P.E., P.L.S.

President

J. E. Arthur and Associates, Inc.

Abutting Property Owners

Jeffry Laufenberg
N10114 Gulig Road
Malone, WI 53049
T05-17-18-27-15-023-00

Russell Gulig Rev. Living Trust
N10126 Hwy 151
Malone, WI 53049
T05-17-18-27-15-001-00

Lloyd Steffan Farms LLC
1700 S Jackson
Appleton, WI 54915
T05-17-18-34-05-001-01