



# PLANNING AND ZONING DEPARTMENT

SUITE 4, 401 ADAMS ST  
FRIENDSHIP, WI 53934

PHONE: 608-339-4222  
www.co.adams.wi.us

## SPECIAL EXCEPTION APPLICATION

FEE: \$400.00

<b>Office use:</b>	
File # <u>#17373</u>	Date received <u>6-25-24</u>
Fee \$ <u>400.00</u>	Total acres <u>.630</u>
Comp. # _____	Parcel # <u>24-418-50</u>

### Applicant:

Name of Owner Peter G. & Andrea K. Mandelke  
Mailing Address 171 W. Fairfield Ct.  
Oak Creek, WI  
Phone (914) 248-3553  
Town of \_\_\_\_\_  
Email Address: pgmandelke@gmail.com

### Property Location:

NE 1/4 NW 1/4 Sec. 7 T18 N R 6 E  
Lot # 4 Block - Addition -  
Subdivision or CSM -  
Property Address 1368 Cottonville Rd  
Friendship, WI 53934

### Co-owner (if amicable):

Name of Co-owner \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Phone \_\_\_\_\_

*R-1 LOMR Portion of property  
Flood fringe Flood Zone A*

### Property information:

Total area of the property is: .63 acres <sup>21,543 sq. ft.</sup>  
Current use is: Vacant land

Dimensions of the property: 120.16 feet x 208.82 feet

Proposed use is: Buildable Home Site w/Lake  
Excavation on slopes > 20% Access

**Special Exception Requested:** Section \_\_\_\_\_ of the Adams County \_\_\_\_\_ Ordinance  
Specific request: Excavate and regrade area by lake to provide safer access to water

**IMPORTANT:** Attach plot plan or location sketch showing the location, boundaries, uses and sizes of the following applicable items: subject site, existing and proposed structures, all structure setbacks {current & proposed}, sanitary system, utilities, parking areas, property drainage, proposed excavation and / or filling, street rights-of-way, easements, driveways, trees 6 inches or greater in diameter at waist height, and all other pertinent features.

A Special Exception granted by the Board of Adjustment shall expire within two (2) years unless substantial work has commenced.

The undersigned hereby applies for the ordinance change requested above and states that the information on this application and the attached plot plan are accurate.

Signature   
Date 6-17-2024

<b>Office notes:</b>
<u>KC 6405</u>
<u>6-25-24 \$400</u>
<u>Rj. Andrea Mandelke</u>

ADAMS COUNTY PLANNING & ZONING DEPARTMENT  
REQUEST FOR  
TOWN PARTICIPATION

THE TOWN BOARD OF \_\_\_\_\_

\_\_\_\_\_ **DOES NOT OBJECT**

\_\_\_\_\_ **OBJECTS**

TO THE REQUEST FOR THE APPLICANT, \_\_\_\_\_,  
LOCATED ON PARCEL # \_\_\_\_\_ TO BE GRANTED A:

**REQUEST TYPE:**

**BRIEF DESCRIPTION OF REQUEST:**

\_\_\_\_\_ REZONE.....  
\_\_\_\_\_ CONDITIONAL USE.....  
\_\_\_\_\_ VARIANCE.....  
\_\_\_\_\_ SPECIAL EXCEPTION.....  
\_\_\_\_\_ MODIFICATION.....

**REASON(S) FOR THE TOWN BOARD DECISION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SUGGESTED CONDITIONS IF APPROVED:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
TOWN CLERK  
\_\_\_\_\_  
SUPERVISOR  
\_\_\_\_\_  
SUPERVISOR

\_\_\_\_\_  
CHAIRPERSON  
\_\_\_\_\_  
SUPERVISOR  
\_\_\_\_\_  
SUPERVISOR

DATE: \_\_\_\_\_

## **Planning and Zoning Department**

**Application for Special Exception at:**

**1368 Cottonville Avenue**

**Friendship, WI 53934**

**Application Attachments:**

- **MSA—Adams County Certified Survey Map—Lot #4**
- **Plat of Survey showing house and various setbacks**
- **Arial View of Proposed Special Exception Area**
- **Slope and Grade of Proposed Special Exception Area**
- **Side View of Proposed Special Exception Area**



TRANSPORTATION • MUNICIPAL • REMEDIATION  
DEVELOPMENT • ENVIRONMENTAL

307 Main Street P.O. Box 349 Friendship, WI 53934-0349  
608-339-3808 Fax 608-339-8078

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PREPARED FOR:

LAWRENCE BILLINGS  
1401 13TH LANE  
FRIENDSHIP, WI 53934

FIELD BOOK # AF 55  
PAGES # 17

PROJECT # 333006  
PAGE: 1 OF 2

DRAWN BY: CJR  
CHECKED BY: GPR

**ADAMS COUNTY CERTIFIED SURVEY MAP NO. 3851**

LOT 2 OF ADAMS COUNTY CERTIFIED SURVEY MAP NO. 3694 AS RECORDED IN VOLUME 16 C.S.M. ON PAGE 197 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 6 EAST, TOWN OF PRESTON, ADAMS COUNTY, WISCONSIN.

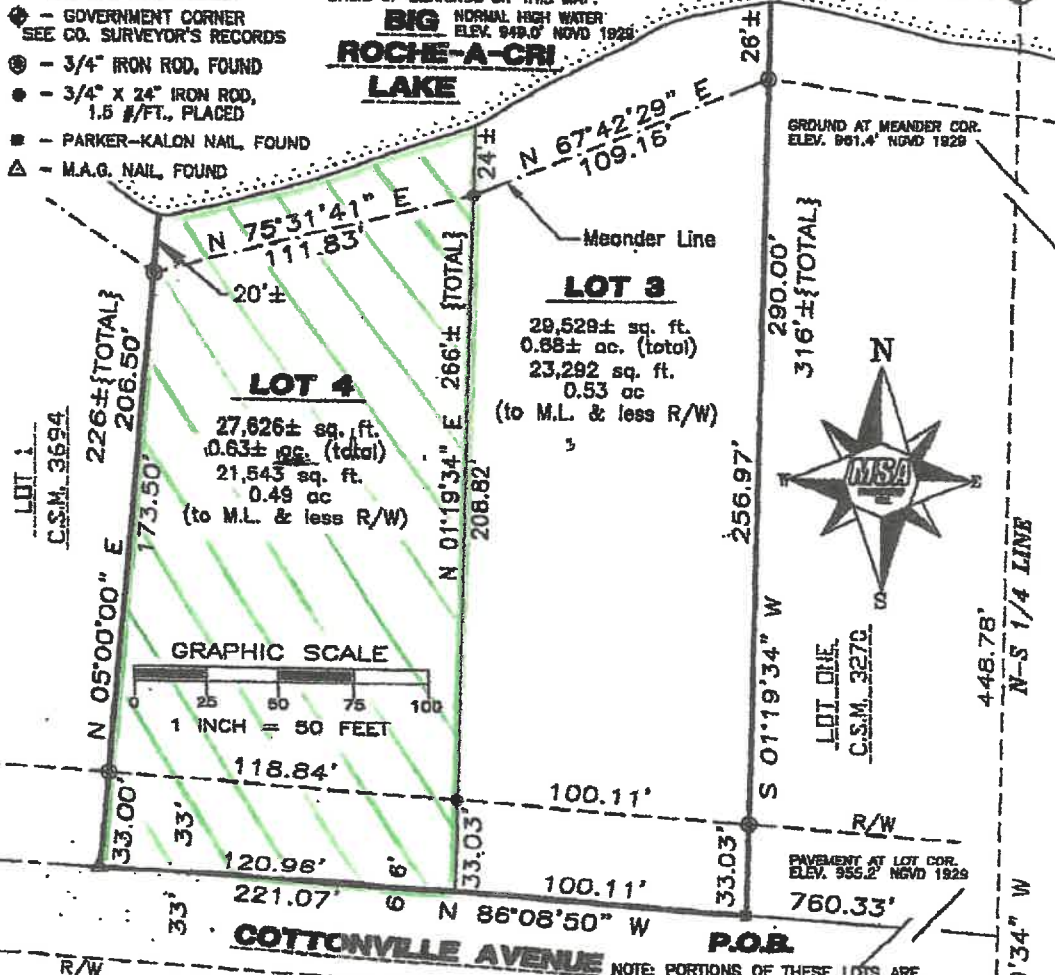
**LEGEND**

- ◆ - GOVERNMENT CORNER  
SEE CO. SURVEYOR'S RECORDS
- - 3/4" IRON ROD, FOUND
- - 3/4" X 24" IRON ROD,  
1.5 #/FT., PLACED
- - PARKER-KALON NAIL, FOUND
- △ - M.A.G. NAIL, FOUND

THE NORTH LINE OF THE NE 1/4 OF SECTION 7-18-6 WAS ASSIGNED A BEARING OF S87°33'26"E AS THE BASIS OF BEARINGS ON THIS MAP.

**BIG NORMAL HIGH WATER  
ROCHE-A-CRI LAKE**  
ELEV. 949.0' NGVD 1929

**NORTH QUARTER  
CORNER 7-18-6**



383469

REGISTER'S OFFICE } SS  
ADAMS COUNTY WI  
RECEIVED FOR RECORD

FEB - 9 1999

AT 11:00 A M IN VOL 17  
OF SURVEY PAGE 205-206  
D. J. M. REGISTER

WISCONSIN  
GREGORY P. RHINEHART  
STATE OF WISCONSIN  
FRIENDSHIP, WISCONSIN  
REGISTERED SURVEYOR

IF THE SURVEYOR'S SEAL IS NOT RED IN COLOR, THIS MAP IS ALCOB AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION DOES NOT APPLY TO COPIES.

1/26/99

017 PAGE 205

SURVEYOR'S CERTIFICATE  
ON PAGE 2 OF THIS DOCUMENT

**SOUTH QUARTER  
CORNER 7-18-6**

1/25/2020  
Daw

**BADGER - LAND SURVEY, LLC**  
 2610 WEST GRAND AVE.  
 WISCONSIN RAPIDS, WI 54495

PHONE: (715) 424-5900  
 FAX: (715) 424-5901  
 E-MAIL: bdsurvey@wcte.net  
 www.badgerlandsurvey.com  
 JOB#: 35321B

**PLAT OF SURVEY**

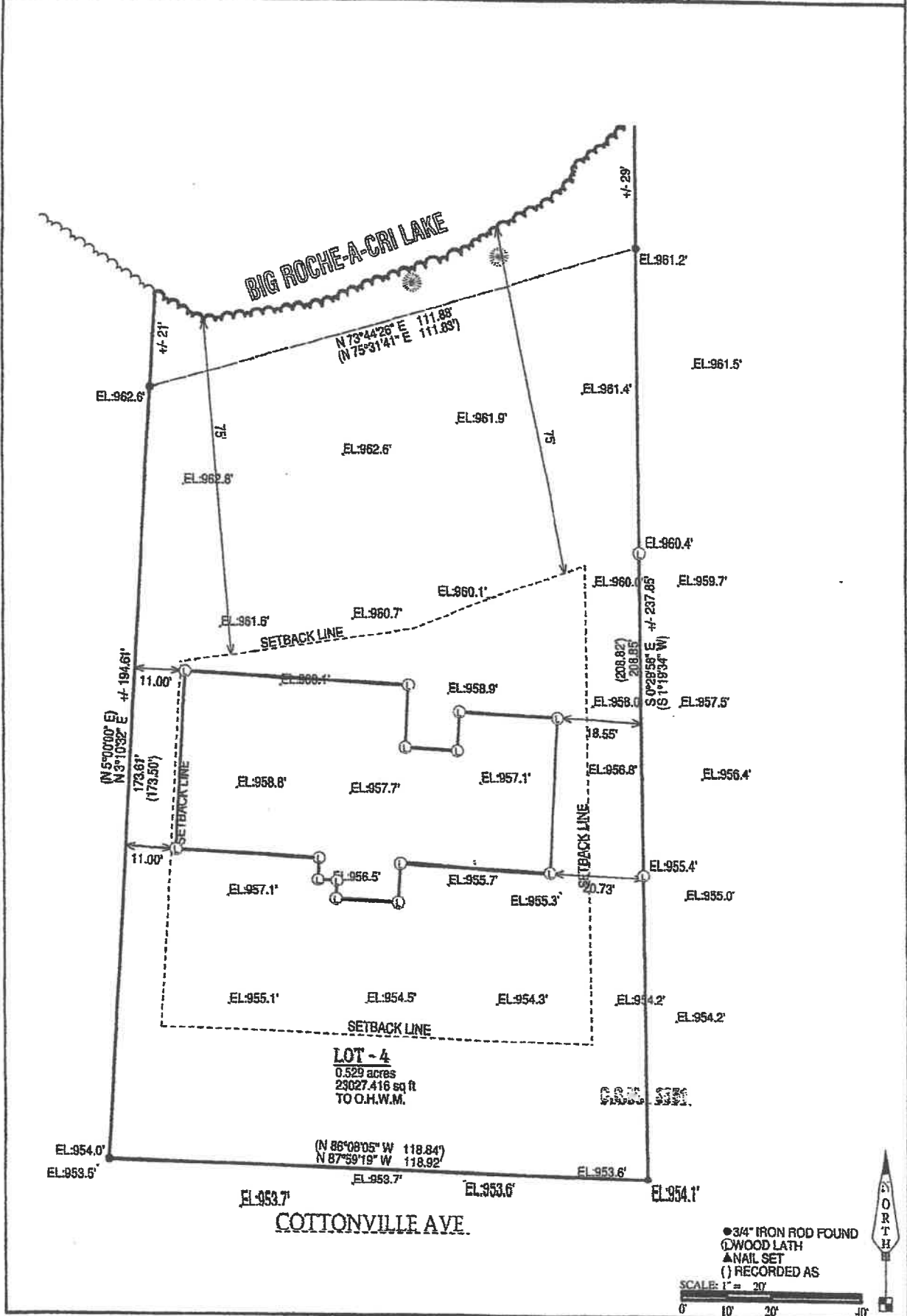
BEING ALL OF LOTS 4 OF ADAMS COUNTY  
 CERTIFIED SURVEY MAP NO. 3851, LOCATED IN  
 PART OF THE NE1/4 NW1/4 OF SECTION 7,  
 TOWNSHIP 18 NORTH, RANGE 6 EAST, TOWN OF  
 PRESTON, ADAMS COUNTY, WISCONSIN.

PREPARED FOR:

**J CAMPBELL SIGNATURE  
 HOMES LLC  
 1962 19TH CRK  
 ARKDALE, WI 54613**

DRAWN BY: EMW | 2034. BADGER - LAND SURVEY, LLC

IF THE SURVEYOR'S SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO  
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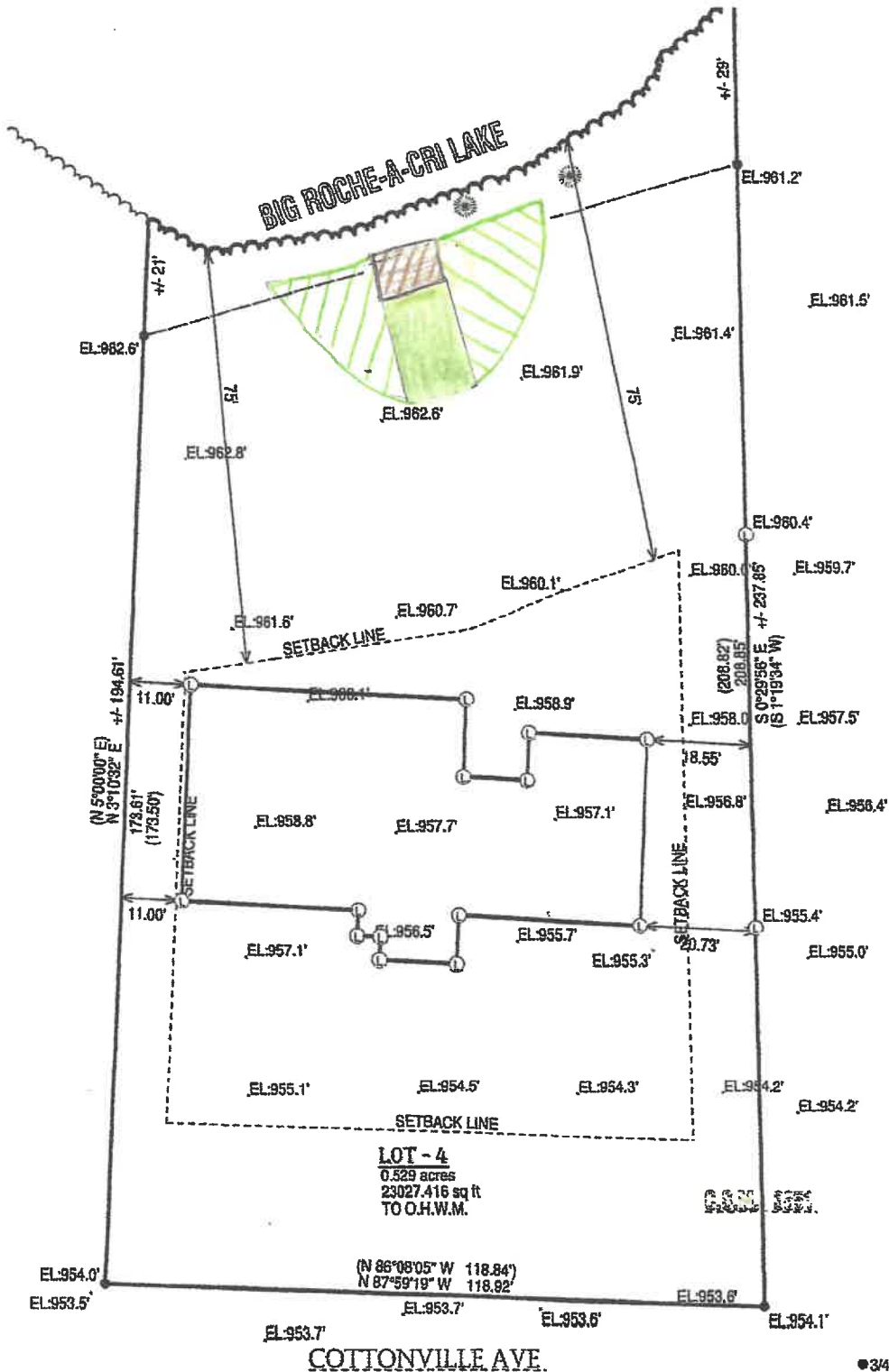
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DRAWN BY: EMW | © 2024, BADGER - LAND SURVEY, LLC

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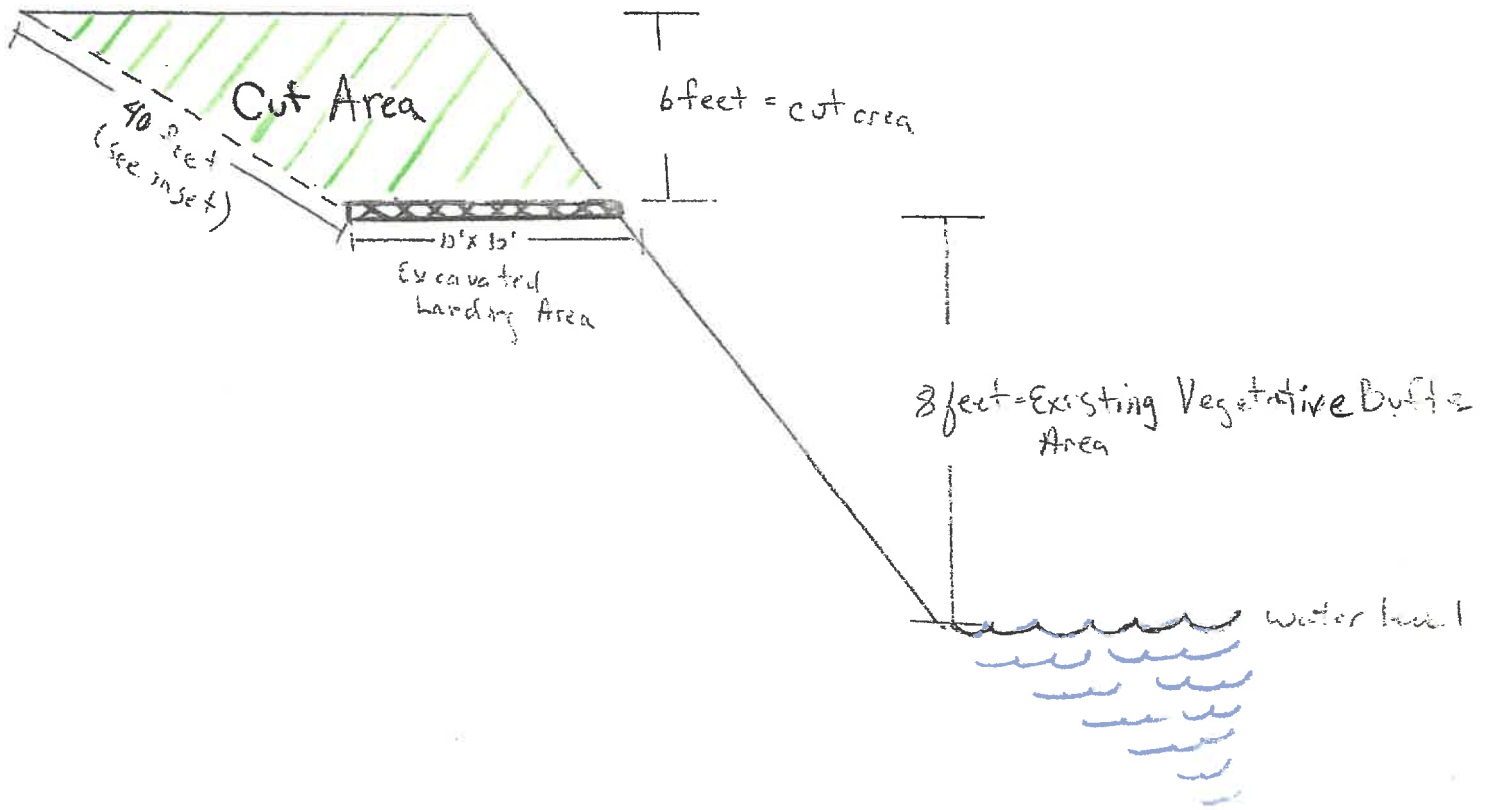
*Arrial View of Proposed Special Exception*



● 3/4" IRON ROD FOUND  
 ○ WOOD LATH  
 ▲ NAIL SET  
 ( ) RECORDED AS  
 SCALE: 1" = 20'  
 0' 10' 20' 40'



# Sideview of Proposed Special Exception

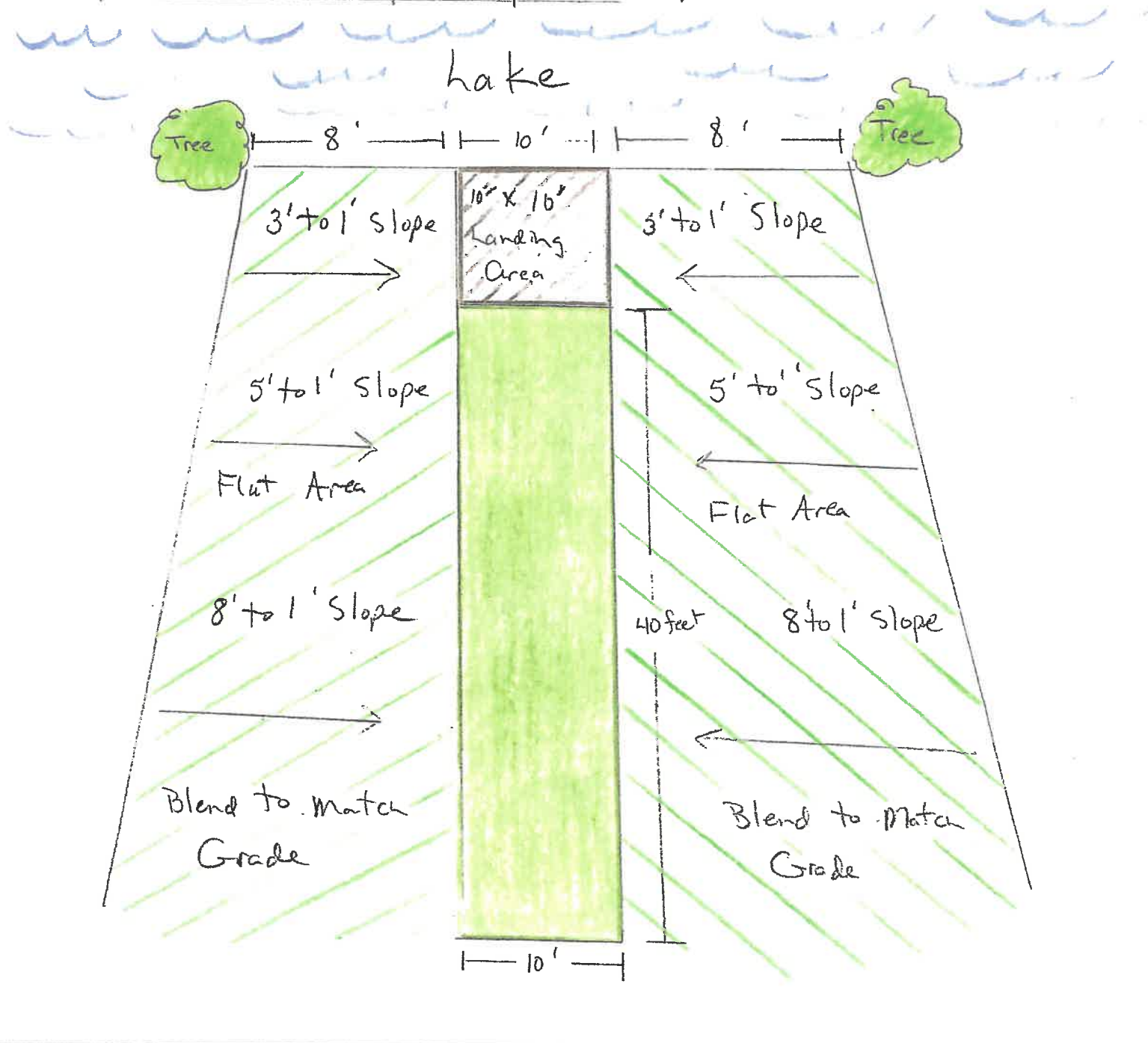


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## Erosion Control

- **Straw Blanket—single strand**
  - **Native Seed in Proposed Variance Area**
  - **Grass Seed in other areas**
-

# Slope and Grade of Proposed Special Exception



## Notes:

- Lot at lake is 111.83 feet wide (see MSA Lot #4)
- Access View Corridor is 30 feet
- Distance between trees in Proposed Special Exception Area is 26 feet
- Landing Area (10 feet X 10 feet) is 31 feet from East Lot Line
- Add 40 Sq ft wooden landing area to 10' X 10' shaded landing area with steps to pier