

Board of Adjustments
NOTICE OF PUBLIC HEARING

Notice is hereby given: A public hearing shall be held before the Town of Milton Board of Adjustment Committee on Tuesday, August 12, 2025, at 6:00 p.m., within the Milton Town Hall, 23 First St., Milton, WI.

Whereas: The purpose of this public hearing is to consider the variance application of:

Brian Twardzik: 8258 N Ridge Trail, Milton, Parcel 6-13-1546.53, consisting of .960 acres, zoned Rural Residential, within Section 22 of the Town of Milton, requesting the following area variances.

- I. The parcel is impacted by a Double Roadway Setback of 83 feet. The applicant is requesting a lesser rear setback of 71 feet from John Paul Road to construct a detached garage measuring 25 feet x 40 feet, requiring an area variance of 300 square feet within the Double Roadway.
- II. To exceed the accessory structure height of 16 feet by 6 feet for a total accessory structure height of 22 feet at the peak.

As such: Any person interested in and/or affected by this change will be allowed to express their opinions during the public hearings.

Upon closure of the public hearing, the Town of Milton Board of Adjustment will review the requested variance and shall act immediately on their findings.

Additional information is available at the town clerk's office during regular business hours.

TOWN OF MILTON
 23 FIRST ST MILTON WI 53563
 608-868-2465
 608-868-6642
 townofmilton@charter.net
 www.townofmiltonrc.com

TOWN OF MILTON

ROCK COUNTY

VARIANCE – APPLICATION FORM

TOWN USE ONLY	
Application Number:	BDP 25-9
Received By – Date (MM/DD/YYYY):	7/28/25

Variance – APPLICATION FORM

1. Type of Variance

- ☒ Area variances provide an increment of relief (normally small) from a physical dimensional restriction such as a building height or setback.
- ☐ Use variances permit a landowner to put a property to an otherwise prohibited use. Use variances are prohibited in shoreland zoning.

2. Describe variance request. Attached a sketch if applicable.

Our request is for the following.

- (1) We wish to exceed the height restriction by 6' to allow for storage space.
- (2) We wish to place the detached structure closer than current rear set back allows to allow proper spacing from principle dwelling and still achieve max allowable size of accessory structure. No other location on the property is suitable for this.

3. To qualify for a variance, an applicant has the burden of proof to demonstrate that they meet all three variance standards

3a. Unnecessary hardship - Unnecessary hardship is present when compliance with the ordinance would do one of two things:

- Unreasonably prevent the owner from using the property for a permitted purpose. For example, if a lot is zoned residential, would complying with the ordinance prevent the lot from being used for a home.
- be unnecessarily burdensome in view of ordinance purposes

3b. Conditions unique to the property Conditions unique to the property such as steep slopes or wetlands must prevent compliance with the ordinance. If an alternative location exists on the property that would not require a variance, this standard is not met. Not every small or steep property meets this standard.

3c. No harm to the public interests A variance granted may not harm public interests. "Public interests" are the purpose and intent of the ordinance that were adopted by the elected officials representing the community.

APPLICANT INFORMATION

4. LANDOWNER OR AUTHORIZED LANDOWNER REPRESENTATIVE

a. Name:	Brian Twardzik	Telephone:	608-751-6671				
Address:	8258 N Ridge TRL	City:	Milton	State:	WI	Zip:	53563
b. Name:	Christopher Hutter	Telephone:	920-723-7855				
Address:	331 Garfield ST	City:	Fort Atkinson	State:	WI	Zip:	53538
E-mail address:	Chutter@ccebldingpros.com						

5. AGENT (SURVEYOR AND DEVELOPER)

a. Surveyor name:	Ryan Combs	Telephone:	(608) 752-0575				
Address:	109 W Milwaukee St	City:	Janesville	State:	WI	Zip:	53548
b. Developer name:		Telephone:					
Address:		City:		State:		Zip:	
E-mail address:							

6. Please identify the individual from 4. or 5. that will serve as the primary contact: 4a. ☐ 4b. ☐ 5a. ☐ 5b. ☐

Variance INFORMATION

7. /variance location:	Town of Milton	1/4 of	1/4
	Section	Tax parcel number(s) -	
8. variance is located adjacent to (check all that apply): <input checked="" type="checkbox"/> Local/Town road <input type="checkbox"/> Rock County highway <input type="checkbox"/> State highway <input type="checkbox"/> U.S. highway			
9. Landowner's contiguous property area (Square feet or acres):		10. Variance area (Square feet or acres): 1000 sq ft	

APPLICANT STATEMENT AND SIGNATURE

I, as the undersigned, am a landowner applying for are-a variance the Town of Milton, in unincorporated Rock County, or am serving as the primary contact for said landowner. I do hereby verify that I have reviewed the Town of Milton VARIANCE – APPLICATION FORM INFORMATION, reviewed and completed this application form, and submitted all information as required per said documents, and that all information is correct, accurate, and true to the best of my knowledge and belief, with all information accessible to me. These statements are being made to induce official action on the part of the Town of Milton, its agents, employees, and officials.

LANDOWNER/PRIMARY CONTACT SIGNATURE:

Christopher Hutter

DATE: 07-22-2025

Parcel Information

Name:

BRIAN TWARDZIK

Parcel Number:

6-13-1546.53

Address:

8258 N RIDGE TRL
MILTON, WI 53563-8705

Site Address:

8258 N RIDGE TRAIL
MILTON, WI 53563-8705

Municipality:

TOWN OF MILTON

General Information

Sec/Town/Range:

22-4-13

School District:

3612 - MILTON SCHOOL DISTRICT

Other Tax Codes:

0000-0000-0000-0000

REFERENCE DOCUMENTS LISTED BELOW MAY NOT REFLECT THE CURRENT LEGAL DESCRIPTION.
TO DETERMINE THE CURRENT LEGAL DESCRIPTION, A TITLE SEARCH MAY BE REQUIRED.

Documents:

2270588

Vol-Page:

No Volume-Page Information

Value Information

Assess Year 2025 ▼

Assessed Values are subject to change and not final until after the Municipality's Board of Review has closed.

Description	Acres	Land	Improvements
Residential	0.960	58,300	613,600
TOTALS	0.960	58,300	613,600

Legal Information

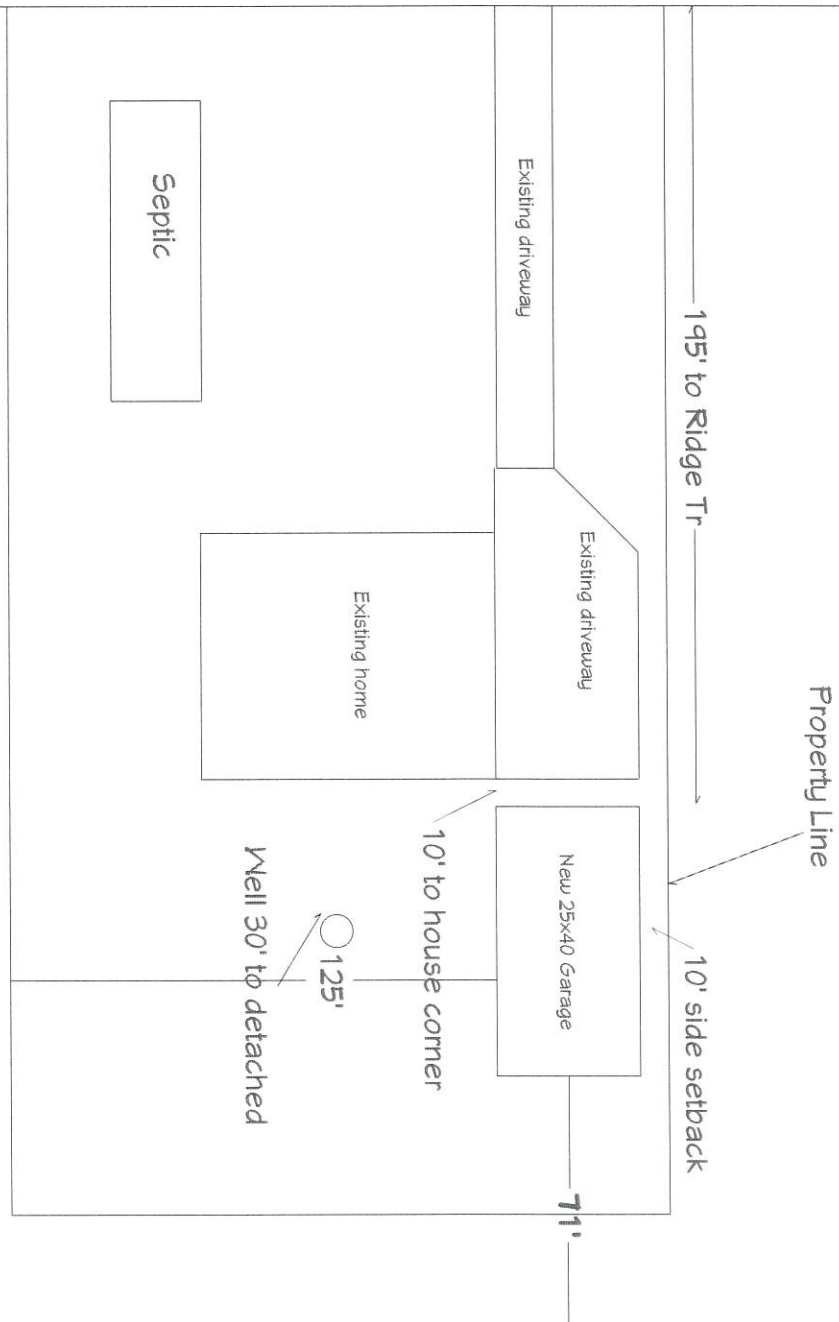
PT SW1/4
PHEASANT RIDGE
LOT 3

Rock County provides this information with the understanding that it is not guaranteed to be current, complete or accurate. Conclusions drawn from this information are the responsibility of the user. While every reasonable effort has been made to ensure the timeliness and accuracy of the information, Rock County takes no responsibility for errors and omissions.

For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer office at (608)757-5670.

For questions regarding Tax Listing Information, please contact the Real Property Lister office at (608)757-5610.

N RIDGE TR



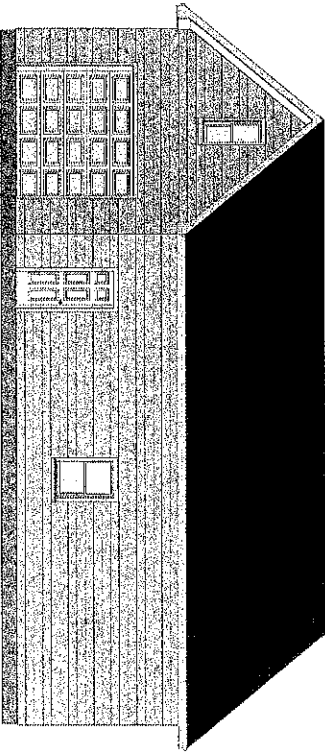
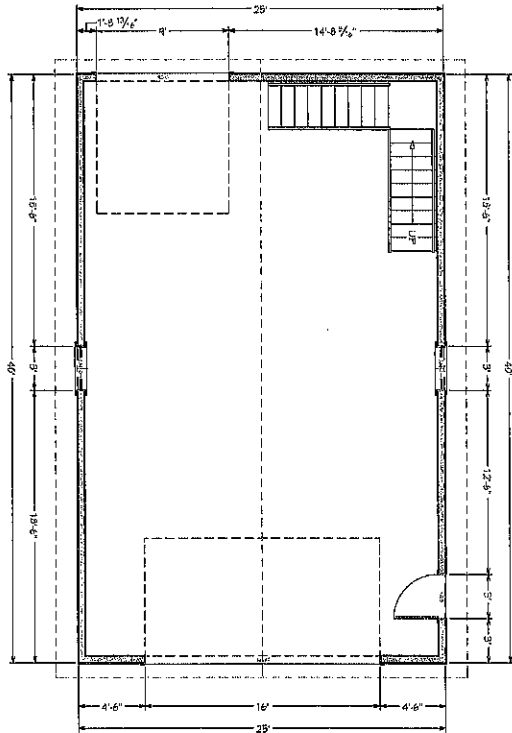
John paul road

SHEET:	SCALE:	DATE: 6/17/2025	DRAWINGS PROVIDED BY: CC&E Building & Remodeling	Brian Twardzik 8258 N Ridge Trl Milton WI 53563		REVISION TABLE <table border="1"> <thead> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISY BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				NUMBER	DATE	REVISY BY	DESCRIPTION																				
						NUMBER	DATE	REVISY BY	DESCRIPTION																								

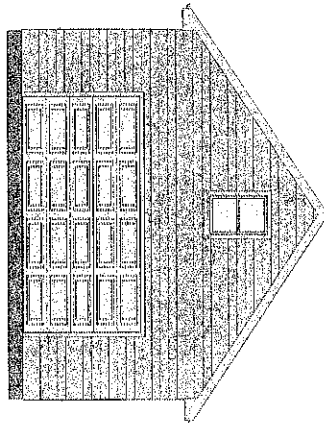
2x6 walls at 10'
Nails (R-19) and ceilings (R-21) insulation and drywall to be included. Vent chutes and insulation to be gouted in attic ceiling, also option attic storage drywalled.
8/12 pitch shingle roof (Color/brand TBD)
All headers 2 ply 2x12 except garage to be 3 ply
Windows and entry door to be specified by supplier TBD
Garage doors concrete let in to be sized 3" larger than Plan opening and tapered
Attic Storage trusses will utilized and floor decked with 3/4" T&G subfloor

L.P. 5" reveal lap siding, trims to match siding (color TBD)
Solid Rake overhangs 12"
Vented Eaves overhangs 16"
Box ends at Corners
Shingle roof to match house best possible. (Brand/Color TBD)
Ridge vented per manufacturers specs
Aluminum Soffit/Fascia/Gutters (Color TBD)

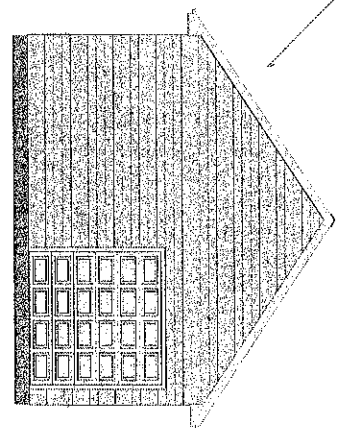
8/12



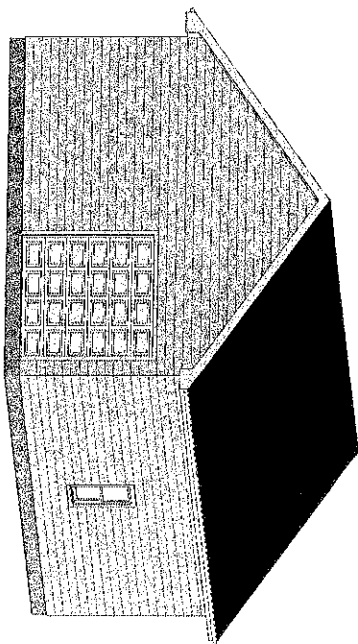
C2 CAMERA 2
1/4 IN = 1 FT



C3 CAMERA 3
1/4 IN = 1 FT



C5 CAMERA 5
1/4 IN = 1 FT



C4 CAMERA 4
1/4 IN = 1 FT

DRAWINGS PROVIDED BY:
CC&E Building & Remodeling

Brian Twardzik
8258 N Ridge Trl
Milton WI 53563

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

DATE:	5/23/2025
SCALE:	
SHEET:	P-1

ArcGIS Web Map

