

**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

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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:

BOP 25-9  
128125

Received By – Date  
(MM/DD/YYYY):

## 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@ccebuildingpros.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 a variance in 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 Details for 026 073053 View Map

## Parcel Information

Name: <b>BRIAN TWARDZIK</b>	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: 00000-0000-0000-0000
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**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

## Value Information

Assess Year 2025 ▾			
Description	Acres	Land	Improvements
Residential	0.960	58,300	613,600
<b>TOTALS</b>	<b>0.960</b>	<b>58,300</b>	<b>613,600</b>

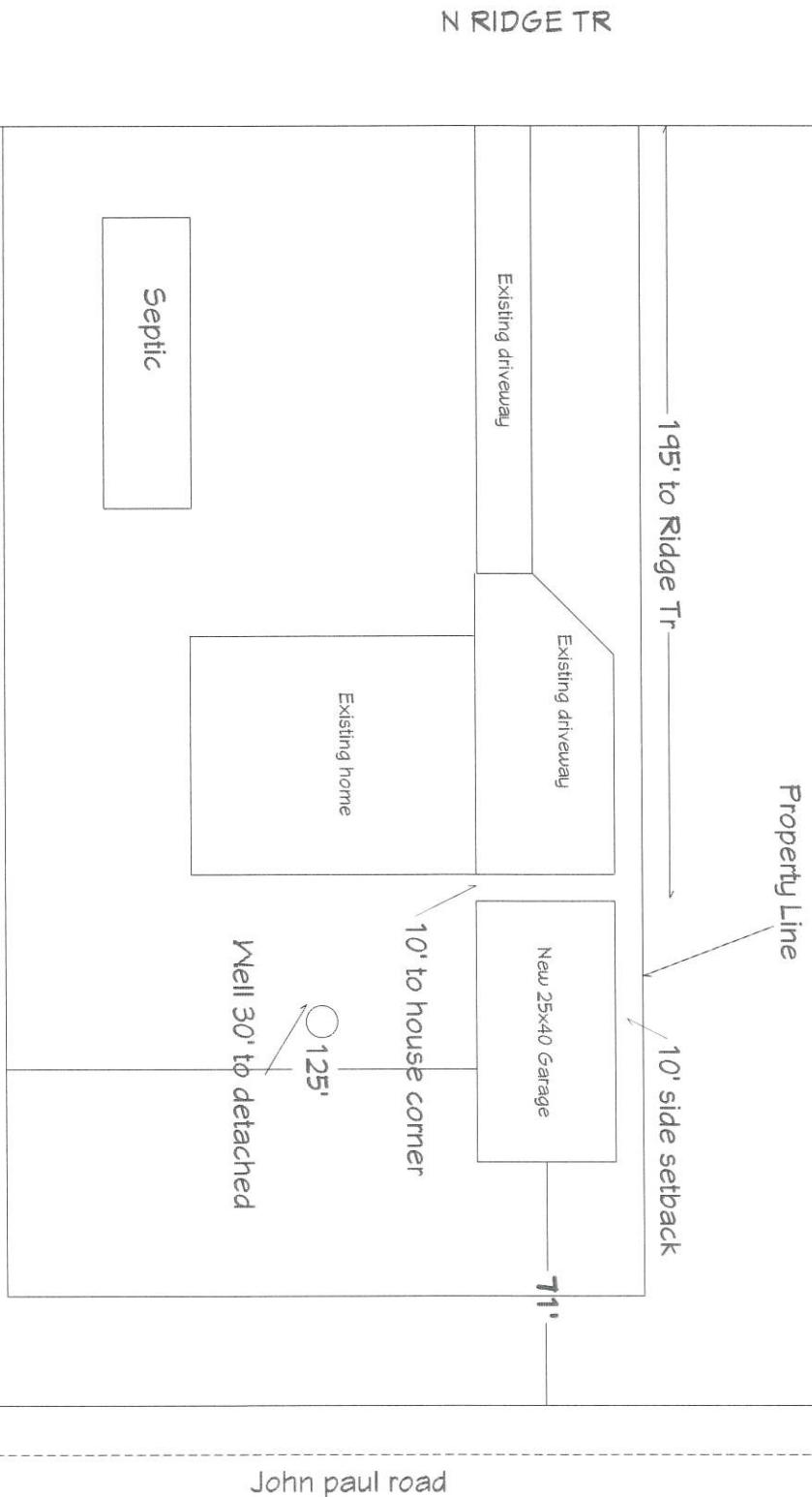
## Legal Information

PT SW 1/4  
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.



DRAWINGS PROVIDED BY:  
CC&E Building & Remodeling

Brian Twardzik  
8258 N Ridge Trl  
Milton WI 53563

NUMBER	DATE	REVISED BY	DESCRIPTION

DATE:  
6/17/2025

SCALE:  
1:100

SHEET:  
1 of 1



# ArcGIS Web Map

