

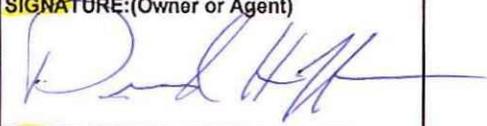
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/16/2016	DCPREZ-2016-10967
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DONALD A HOFFMAN	PHONE (with Area Code) (608) 849-7119	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6718 STATE HIGHWAY 19		ADDRESS (Number & Street)	
(City, State, Zip) WAUNAKEE, WI 53597-9202		(City, State, Zip)	
E-MAIL ADDRESS MMLHOFFMAN@YAHOO.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6718 STATE HIGHWAY 19		6718 STATE HIGHWAY 19			
TOWNSHIP SPRINGFIELD	SECTION 11	TOWNSHIP SPRINGFIELD	SECTION 2	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-111-8500-3		0808-024-9000-2			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1A Residence District	.65		
A-B Ag-Business District	R-1A Residence District	.47		
A-B Ag-Business District	A-1Ex Exclusive Ag District	1.18		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DH</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DH</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DH</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
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PRINT NAME: Donald Hoffman
DATE: 2-16-16



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Descriptive Statement

6.

A. Creating a 1.2A R-1 residential lot for my son to build on. The reason is I want him to be living on our 300 cow dairy farm that he operates as a 50/50 partnership with me.

The lot is in the corner of the property with Hwy 19 as the South boundary and the West farm property line as the West boundary of the lot.

All land surrounding the lot is A-1 ex.

B. Building would take place in the summer of 2016 completed by Nov 2016.

C. It is the closest site to the farm operation. It shares the driveway to the farm operation and the only Hwy 19 access.

It does not hinder farm operations on the land.

D. No other site is accessible because of Hwy 19 access limitations

E. I am 68 years old and my son needs to be at the farm location 24 hours a day.

F. None

G. A single family residence will be built in the summer of 2016.

H. None

I. None

J. Yes - No impact on adjacent property

K. A modest sized single story single family residence to accommodate the farm operator.

L. Completed by Nov 30. 2016

M. Unused AB parcel will be simultaneously zoned to A-1 ex. and then partially used to establish the R-1 parcel.

N. None

O. Parcel will access Hwy 19 through an easement on the existing farm driveway.

P. None

Q. None

Adjoining Land Owners:

8. Edmund Karls- Hwy 19 Waunakee, WI.

Proposed Lot 1

A parcel of land being located in part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2 and in part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, all in T8N, R8E, Town of Springfield, Dane County, Wisconsin more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 2; thence North along the west line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 180 feet; thence East, 160 feet; thence South, 280 feet; thence West, 94 feet; thence South, 71 feet to the northerly right of way of State Highway 19; thence northwesterly along said right of way, 69 feet; thence northwesterly along said right of way to the west line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11; thence North along said west line, 150 feet to the point of beginning. This description contains 1.12 acres.

A-1EX to R-1A

A parcel of land being located in part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2 and in part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, all in T8N, R8E, Town of Springfield, Dane County, Wisconsin more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 2; thence North along the west line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 180 feet; thence East, 160 feet; thence South 60 feet; thence West 94 feet; thence South, 280 feet to the northerly right of way of State Highway 19; thence northwesterly along said right of way, 69 feet to the west line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11; thence North along said west line, 150 feet to the point of beginning. This description contains 0.65 acres.

DELAYED EFFECTIVE DATE REQUESTED

AB to R-1A

A parcel of land being located in part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2 and in part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, all in T8N, R8E, Town of Springfield, Dane County, Wisconsin more particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 2; thence East along the south line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 66 feet to the point of beginning.

thence North, 120 feet; thence East, 94 feet; thence South, 220 feet; thence West, 94 feet; thence North, 100 feet to the point of beginning. This description contains 0.47 acres.

DELAYED EFFECTIVE DATE REQUESTED

AB to A-1EX

A parcel of land being located in part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2 and in part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 11, all in T8N, R8E, Town of Springfield, Dane County, Wisconsin more particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 2; thence East along the south line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 160 feet to the point of beginning.

thence North, 120 feet; thence East, 74 feet; thence South, 390 feet to the northerly right of way of State Highway 19; thence northwesterly along said right of way, 140 feet; thence northwesterly along said northerly right of way, 61 feet; thence North, 71 feet; thence East, 94 feet; thence North 100 feet to the point of beginning. This description contains 1.18 acres.



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- o Written Legal Description of the proposed Zoning Boundaries
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name Donald A. Hoffman Agent's Name _____
 Address 6718 Hwy 19 Waunakee Address _____
 Phone 8497119 Phone _____
 Email mailhoffman@yahoo.com Email _____

Town: Springfield Parcel numbers affected: 080811185003 08080249002

Section: 01 11 Property address or location: 6718 Hwy 19 Waunakee

Zoning District change: (To / From / # of acres) _____

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 90 % Other: 10 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Create Residence for Farm Residence

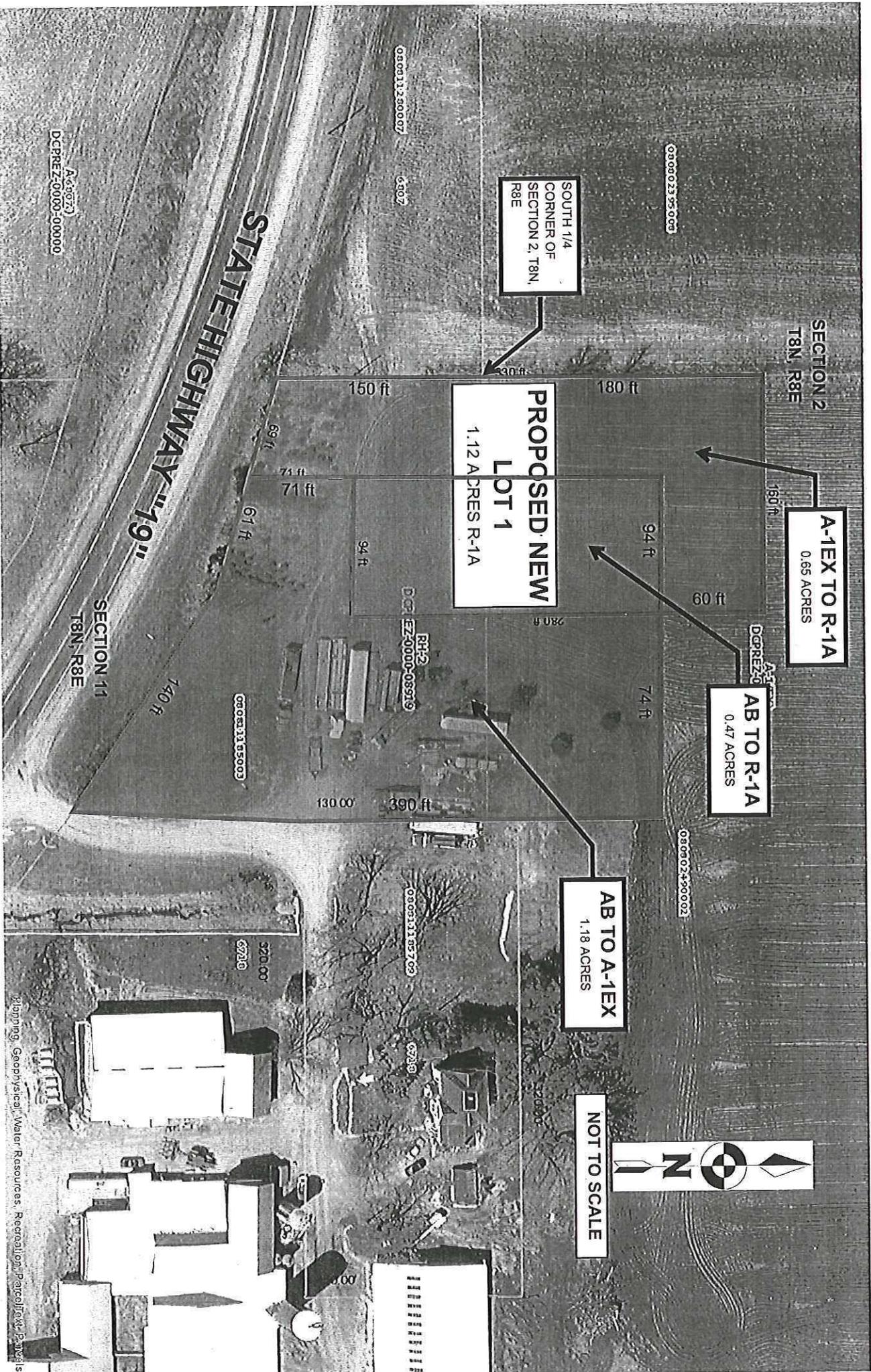
owner son is 50% FARM operator + lives 5 miles
from FARM - IS moving to FARM to
take over operation as owner is 67 years old.

Driveway is via Easement from Existing Farm
Driveway

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Donald A. Hoffman

Date: 2-16-16



SECTION 2
T8N, R8E

A-1EX TO R-1A
0.65 ACRES

AB TO R-1A
0.47 ACRES

AB TO A-1EX
1.18 ACRES

NOT TO SCALE

PROPOSED NEW
LOT 1
1.12 ACRES R-1A

SOUTH 1/4
CORNER OF
SECTION 2, T8N,
R8E

STATE HIGHWAY #19

SECTION 11
T8N, R8E

DCPREZ-0000-00000

080811330007

6302

080802335009

150 ft

180 ft

160 ft

69 ft

71 ft

71 ft

61 ft

94 ft

94 ft

60 ft

74 ft

140 ft

08081133003

DCPREZ-0000-08919

RH-2

130.00

390 ft

DCPREZ-0000-08919

080802330002

520.00

6710

08081133703

6710

Planning, Geophysical, Water Resources, Recreation, Parks

2/16/15
MAY DOT
MSH
STH/19 ROW
Toward of
open water

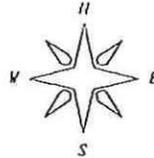


CERTIFIED SURVEY MAP

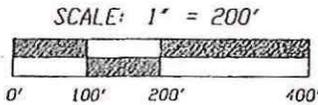
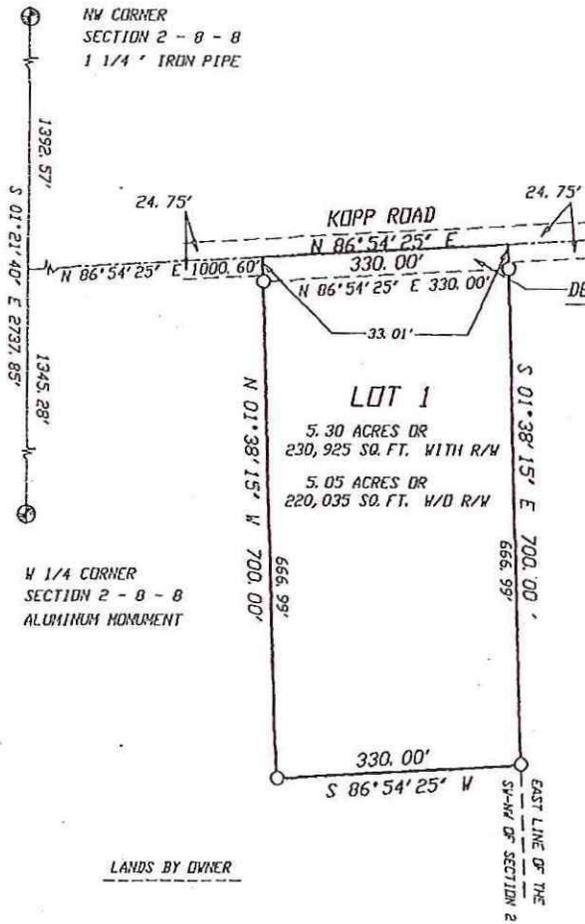
WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53597

SW 1/4, NW 1/4, SECTION 2, T 8 N, R 8 E,
TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NW 1/4 OF SECTION 2, TOWN
OF SPRINGFIELD, DANE COUNTY, WISCONSIN.



LEGEND:

○ = SET 3/4" X 2 1/4" REDAR
1.5 LBS. PER LIN. FT.

LANDS BY OTHERS

NOTE:
THIS PARCEL IS SUBJECT TO ANY AND ALL
EASEMENTS AND AGREEMENTS, RECORDED AND
UNRECORDED.

PREPARED FOR:
DON HOFFMAN
6230 KUEHN ROAD
WAUNAKEE WI 53597

DOCUMENT NO. 3958118

CERTIFIED SURVEY MAP NO. 11156

VOLUME 67 PAGES 145, 146 & 147



2/15

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53597

SW 1/4, NW1/4, SECTION 2, T 8 N, R 8 E,
TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ronald E. Williamson, Registered Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County and by the direction of the owners listed below I have surveyed, divided and mapped a portion of the SW 1/4 of the NW 1/4 of Section 2, T8N, R8E, Town of Springfield, Dane County, Wisconsin to-wit:

Commencing at the Northwest corner of said Section 2; thence S 1° 21'40" E, 1392.57 feet; thence N 86°54'25" E, 1000.60 feet to the point of beginning.

Thence continue N 86°54'25" E, 330.00 feet; thence S 1°38'15" E, 700.00 feet; thence S 86°54'25" W, 330.00 feet; thence N 1°38'15" W, 700.00 feet to the point of beginning. This parcel is subject to a road right of way of 33.00 feet over the most northerly part thereof.

Williamson Surveying Co. Inc.
by Ronald E. Williamson

Date August 16, 2004

Ronald E. Williamson
Ronald E. Williamson S-1264
President

OWNERS' CERTIFICATE

As owners we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by S.75.17(1)(a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand and seal of said owners this 7th day of July, 2004.

Donald A. Hoffman
Donald A. Hoffman

Mary L. Hoffman
Mary L. Hoffman

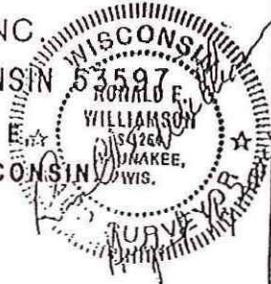


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN

SW 1/4, NW 1/4, SECTION 2, T 8 N, R 8 E
TOWN OF SPRINGFIELD, DANE COUNTY, WISCONSIN



STATE OF WISCONSIN)
DANE COUNTY) SS

Personally came before me this 17th day of July, 2004
the above named Donald A. Hoffman and Mary L. Hoffman to me known
to be the persons who executed the foregoing instrument and acknow-
ledged the same.

Ron Barman
Notary Public

Dane County, Wisconsin

Seal

My commission expires 10-21-07

Refer to building site information contained in the Dane County
Soil Survey.

Approved for recording per Dane County Zoning and Land Regulation
Committee action of August 23, 2004.

Norbert Scribner #8176
Norbert Scribner, Representative

TOWN BOARD RESOLUTION:

Resolved, that this certified survey, including the public highway
right of way dedication designated herein is hereby acknowledged
and accepted by the Town of Springfield and that this certified
survey, map is approved for recording on this 19th day of August,
2004.

Sheri Endres, Town Clerk
Sheri Endres, Town Clerk

Received for recording this 23RD day of AUGUST, 2004 at
2:00 o'clock P.M. and recorded in Volume 67 of Dane County
Certified Surveys on pages 145, 146, and 147.

DOCUMENT NO. 3958118

Jane Licht by Debra Flanders,
Jane Licht, deputy
Register of Deeds

CERTIFIED SURVEY MAP NO. 11156

**NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION
IN THE EXCLUSIVE AGRICULTURAL DISTRICT**
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)

Wisconsin Department of Agriculture
Trade and Consumer Protection
Bureau of Land and Water Resources
2811 Agriculture Drive, PO Box 8911
Madison, WI 53708-8911

Please send us this form when rezones from or CUPs/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: 8919 Application Date: 1/30/04 Public Hearing Date: 3/23/04

General Information

1. (Town/Village/City of: SPRINGFIELD County: DANE Department #

2. This Notice is for: Rezoning (From: ALEX To: RA-2) CUP/SEP Both

3a. Owner's name at time of Rezoning: DONALD + MARY HOFFMAN phone number: 608 849-7119

Address (city, state, zip code): 6230 KUEHN RD., Waunakee, WI 53597
* Donald Hoffman Date: 1-30-04

3b. Person, business or government initiating rezoning: (Same) phone number: ()

Address (city, state, zip code):

3c. If the land is being annexed, Municipality: Contact: phone ()

4. Location of the Property granted rezoning or CUP/SEP: Location of A-B area = 6718 Hwy. 16
No address for RA-2 area

1/4 1/4	Section	Town	Range	Other
<u>SW NW</u>	<u>02</u>	<u>08 N</u>	<u>08 E</u>	<u>NW, NE, Sec. 11, T08 R08</u>
<u>SW SE</u>	<u>02</u>	<u>08 N</u>	<u>08 E</u>	

Parcel Number(s) before rezoning/CUP (parcels involved): 0808-022-9000 0808-111-8500 0808-024-9000

5. Land Area and Improvements: 1.4 Ac, 40.8 Ac, 35.75 Ac.

Total Acreage: in farm before rezoning: 101 in parcel before rezoning: in Exclusive Ag. Dist. (All)

How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP?
1.05 Ac Net (RA-2), 1.65 Ac Net (A-B)

Were there improvements on the original parcel? on the 35.75 Ac. parcel (111-8500)

What percentage of the improvements were rezoned / granted a CUP/SEP? 100% on this parcel

Intent: (RA-2) - Sale of land - proposed use: residential
(A-B) = to create zoning lot for nursery stock

6. Conditional Use / Special Exceptions in Exclusive Agricultural District

What is the type of CUP/SEP?

a. Agricultural (please specify use): sales, possibly landscaping

b. Agricultural-related (please specify use): supplies, possibly sales, service, repair of lawn-garden equip.

c. Institutional ()

d. governmental ()

e. religious ()

f. utility ()

g. other (please specify use) ()

Please confirm that findings were made that CUPs/SEPs in the Exclusive Agricultural District are "consistent with agricultural use." They must meet all of the following conditions:

- The activity will not convert land that has been devoted primarily to agricultural use.
- The activity will not limit the surrounding land's potential for agricultural use.
- The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.
- The activity will not conflict with agricultural operations on other properties.

RA-2 - UNNAMED POOD - No FPI/WL
If the land was not rezoned, please skip to Question 9
A-B - 1/4 mi. SW. mib. to Waunakee Marsh on S. side 19
WLY IP Y. SLY - Also, A-B area is located on stream that drains Waunakee Marsh directly across from Marsh

DANE COUNTY ORDINANCE AMENDMENT NO. 8919

Effective: 8 / 23 / 2004
P.C.

Amending Section 10.03 relating to Zoning Districts in the Town of Springfield.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Springfield be amended to include in the RH-2 Rural Homes and A-B Agricultural Business District/s the following described land:

PETITION NUMBER: 8919

TO RH-2:

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 2, Town of Springfield described as follows: Beginning at the Northeast corner of said SW 1/4 of the NW 1/4; thence South 700 feet; thence West 330 feet; thence North 700 feet; thence East 330 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

- 1) Counts as one split on farm.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

TO AB:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 2 and also part of the NW 1/4 of the NE 1/4 of Section 11, Town of Springfield described as follows: Commencing at the South quarter corner of said Section 2; thence East along the South line of said SW 1/4 of the SE 1/4 of said Section 2, 66.00 feet to the point of beginning. Thence North parallel with the west line of said SW 1/4 of the SE 1/4 120 feet; thence East parallel with said South line of said SW 1/4 of the SE 1/4, 234 feet; thence South parallel with said west line of said SW 1/4 of the SE 1/4, 120 feet; thence continue South parallel with the west line of said NW 1/4 of the NE 1/4 of said Section 11, 270 feet to a point on the Northerly right-of-way of State Highway 19; thence Northwesterly along said Northerly right-of-way 140 feet; thence continuing Northwesterly along said Northerly right-of-way 130 feet to a point on a line that is 66.00 East of the West line of said NW 1/4 of the NE 1/4; thence North on a line parallel with and 66.00 feet East of said NW 1/4 of the NE 1/4, 150 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

- 1) Counts as one split on farm;
- 2) No lighted billboards;
- 3) Signs no greater than 4' x 8';

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

- 4) The applicant should provide evidence that either approved toilet facilities will be provided for patrons of the nursery, or that alternative accommodations have been approved by the Town of Springfield and local building inspector.

DEED RESTRICTION REQUIRED

This amendment will be effective, if within 90 days of its adoption by Dane County the owner or owners of the land shall record the following restrictions on said land:

- 1) Deed restrict the proposed A-B zoning lot to limit the permitted uses in the A-B district to only sales, service, and repair of lawn and garden equipment, and sales and distribution of nursery stock and plants.

Said restrictions shall run in favor of Dane County and the pertinent Town Board as well as the owners of land within 300 feet of the site. **Failure to record the restrictions will cause the rezone to be null and void.**

A copy of the recorded document shall be submitted to Dane County Zoning.



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

Land Division Review
608/266-9086

Property Listing
608/266-4120

Surveyor
608/266-4252

Zoning
608.266-4266

REMINDER NOTICE

DONALD & MARY HOFFMAN
6230 KUEHN RD
WAUNAKEE WI 53597

06/01/04

REZONE PETITION # 8919 SECTION 2,11 TOWN Springfield

Please be advised that all required approvals by Town, Zoning Committee, Dane County Board and County Executive have been obtained.

NOTE:

The petition included a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, *and/or a notice document.*

The petition was amended to include a delayed effective date subject to the recording of a Certified Survey* and/or a Deed Restriction, *and/or a notice document.*

Please be advised that the zoning change will not become effective until the required documents have been recorded. The document must be recorded in the office of the Dane County Register of Deeds no later

than 8/23/04

- If a deed restriction or notice document is required you may utilize the document enclosed or have your attorney draft a document for you. Please note that the wording of the restrictions or notice document may not be altered.
- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time for the recording of the document.

IMPORTANT

Failure to record the survey and/or deed restriction and/or notice document will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction or notice document. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.

545-90 (9/00)

RESTRICTIONS

PETITION #8919

Use black ink & print legibly

WHEREAS, _____

is/are owner(s) of the following described real estate in the

Town of _____ in Dane County,

further described as follows:

(Use reverse side if more space is needed for the complete property description.)

Legal Description:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 2 and also part of the NW 1/4 of the NE 1/4 of Section 11, Town of Springfield described as follows: Commencing at the South quarter corner of said Section 2; thence East along the South line of said SW 1/4 of the SE 1/4 of said Section 2, 66.00 feet to the point of beginning; Thence North parallel with the west line of said SW 1/4 of the SE 1/4 120 feet; thence East parallel with said South line of said SW 1/4 of the SE 1/4, 234 feet; thence South parallel with said west line of said SW 1/4 of the SE 1/4, 120 feet; thence continue South parallel with the west line of said NW 1/4 of the NE 1/4 of said Section 11, 270 feet to a point on the Northerly right-of-way of State Highway 19; thence Northwesterly along said Northerly right-of-way 140 feet; thence continuing Northwesterly along said Northerly right-of-way 130 feet to a point on a line that is 66.00 East of the West line of said NW 1/4 of the NE 1/4; thence North on a line parallel with and 66.00 feet East of said NW 1/4 of the NE 1/4, 150 feet to the point of beginning.

Recording area

Name and return address:

PARCEL IDENTIFICATION NUMBER(S)

WHEREAS, said owner(s) desires to place certain restrictions on the above-said real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

1. The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of the County zoning ordinance at the time the enforcement action is commenced, and;
2. The Town Government of the Town of _____, Dane County, provided that the lands are within the jurisdiction of said Town at the time the enforcement action is commenced, and;
3. The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed: (Use *reverse side or attachment if more space is needed.*)

- 1) Deed restrict the proposed A-B zoning lot to limit the permitted uses in the A-B district to only sales, service, and repair of lawn and garden equipment, and sales and distribution of nursery stock and plants.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Natural Resources Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Natural Resources Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Date

Date

Signature of Grantor (owner)

Signature of Grantor (owner)

*Name printed

*Name printed

Date

Date

Signature of Grantor (owner)

Signature of Grantor (owner)

*Name printed

*Name printed

This document was drafted by:
(print or type name below)
**Dane County Planning &
 Development**

STATE OF WISCONSIN, County of _____

Subscribed and sworn to before me on _____ by the above named person(s).

Signature of notary or other person
 authorized to administer an oath _____
 (as per s. 706.06, 706.07)

*Names of persons signing in any capacity must be typed or printed below their signature.
 P&D form 2/20/2001

Print or type name: _____

Title _____ Date commission expires: _____



DANE COUNTY CLERK
 City-County Building, Room 112
 210 Martin Luther King, Jr. Boulevard
 Madison, Wisconsin 53703
 (608) 266-4121

JOSEPH T. PARISI
 COUNTY CLERK

ROBERT OHLSEN
 CHIEF DEPUTY
 (608) 266-4122

Resolution # 2004-174
REPORT ON ZONING ORDINANCE/PETITION NO. 8919

PETITIONER: Donald & Mary Hoffman

TO THE DANE COUNTY CLERK:

At a meeting held on May 10, 2004, the Town Board of Springfield

- APPROVED
 DISAPPROVED

the petition as amended by the Dane County Board of Supervisors.

This will certify that the following is a true and correct resolution:

RESOLUTION # 2004-174.

RESOLVED by the Town Board of Springfield that zoning

Ordinance/Petition No. 8919, be, and the same hereby is,

- APPROVED
 DISAPPROVED

Dated this 21 day of
May, 2004.

Sherris Endres
 TOWN OF Springfield

D.C. Planning & Zoning
 ZONING DIVISION
 CLERK

RECEIVED
 MAY 24 2004
 DANE COUNTY CLERK

JUN 1 2004

DANE COUNTY ORDINANCE AMENDMENT NO. 8919

Amending Section 10.03 relating to Zoning Districts in the Town of Springfield.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Springfield be amended to include in the RH-2 Rural Homes and A-B, Agricultural Business District/s the following described land:

PETITION NUMBER: 8919

TO RH-2:

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 2, Town of Springfield described as follows: Beginning at the Northeast corner of said SW 1/4 of the NW 1/4; thence South 700 feet; thence West 330 feet; thence North 700 feet; thence East 330 feet to the point of beginning.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.21(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

TO AB:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 2 and also part of the NW 1/4 of the NE 1/4 of Section 11, Town of Springfield described as follows: Commencing at the South quarter corner of said Section 2; thence East along the South line of said SW 1/4 of the SE 1/4 of said Section 2, 66.00 feet to the point of beginning. Thence North parallel with the west line of said SW 1/4 of the SE 1/4 120 feet; thence East parallel with said South line of said SW 1/4 of the SE 1/4, 234 feet; thence South parallel with said west line of said SW 1/4 of the SE 1/4, 120 feet; thence continue South parallel with the west line of said NW 1/4 of the NE 1/4 of said Section 11, 270 feet to a point on the Northerly right-of-way of State Highway 19; thence Northwesterly along said Northerly right-of-way 140 feet; thence continuing Northwesterly along said Northerly right-of-way 130 feet to a point on a line that is 66.00 East of the West line of said NW 1/4 of the NE 1/4; thence North on a line parallel with and 66.00 feet East of said NW 1/4 of the NE 1/4, 150 feet to the point of beginning.

COMPOSITE REPORT

Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 03/23/04 ITEM#: 12.

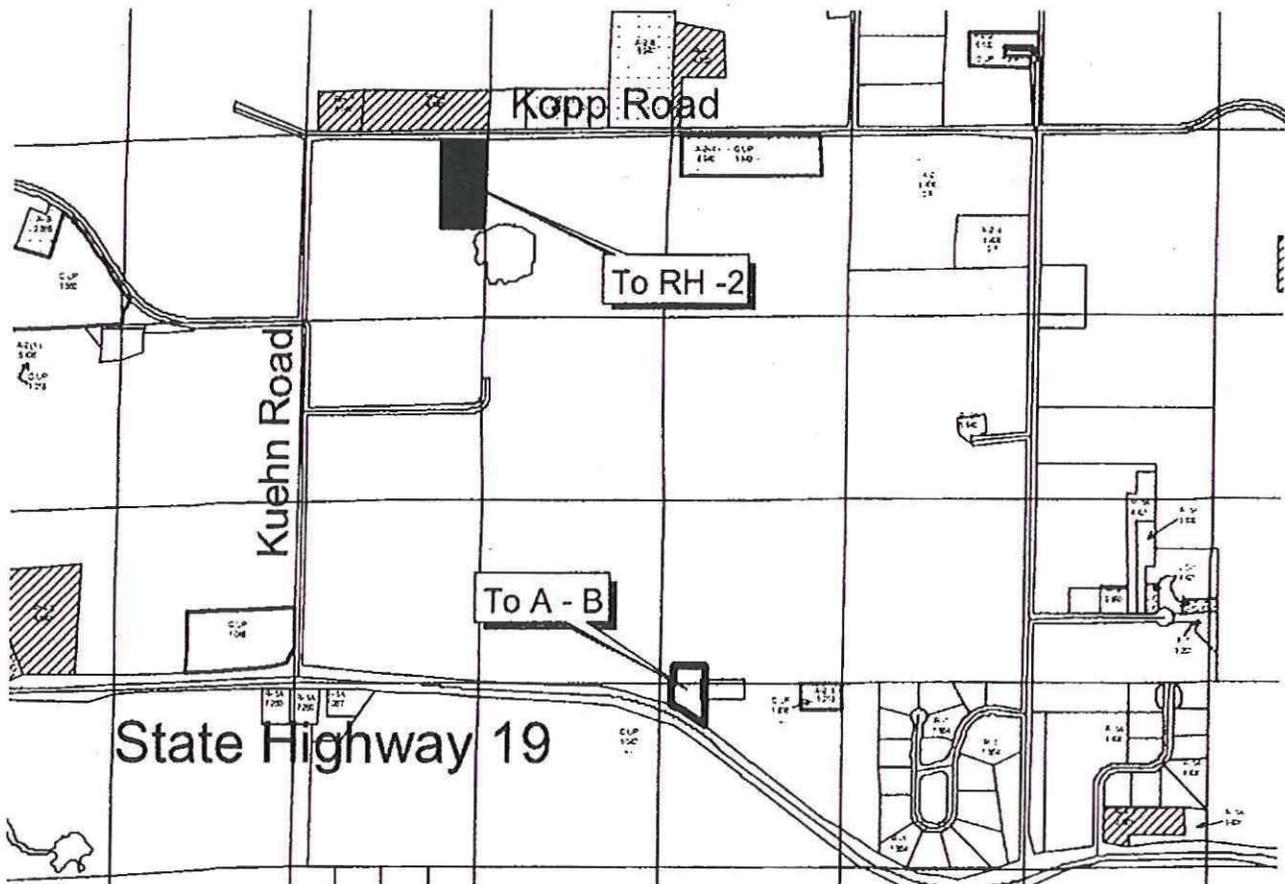
ZONING PETITION #: 8919 CUP #: None
 APPLICANT: DONALD & MARY HOFFMAN

TOWN - SECTION: Town of Springfield 2 & 11
 LOCATION: Across from 6808 Kopp Road and at 6718 State Highway 19

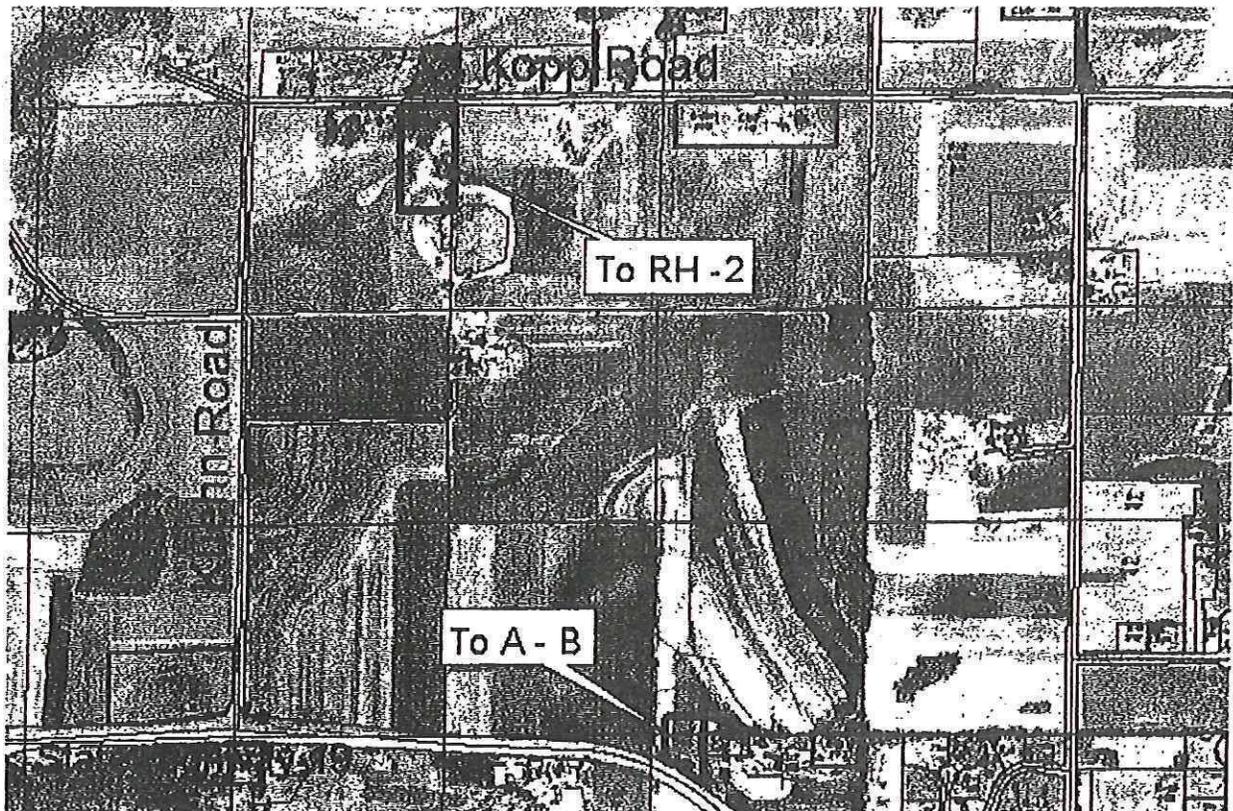
AREA: 7.0 acres DELAYED EFFECTIVE DATE: Yes

CHANGE: From the A-1 EX Exclusive Agricultural to the RH-2 Rural Homes and A-B Agricultural Business

PROPOSED USE: building site for sale and nursery stock sales business



<p>TOWN ACTION RECOMMENDATION</p> <p><input checked="" type="checkbox"/> Approved <i>February 18, 2004</i></p> <p><input type="checkbox"/> DENY</p>	<p>ZNR COMMITTEE ACTION - REZONING</p> <p><input checked="" type="checkbox"/> Postponed <i>3-23-2004</i></p> <p><input checked="" type="checkbox"/> Approve <input checked="" type="checkbox"/> Cond/Amnd Town <input checked="" type="checkbox"/> Cond/Amnd Comm</p> <p><input checked="" type="checkbox"/> As Conditioned <i>D.R., no lighted billboards, Max. Sign 4' x 8'</i></p> <p><input type="checkbox"/> Amended <input type="checkbox"/> Changed Zone Dist.</p> <p><input type="checkbox"/> Changed Boundary Description</p> <p><input type="checkbox"/> DENY</p> <p>Action Date <i>Apr. 13, 2004</i> Vote <i>7-0</i></p>	<p>ZNR CUP APPROVAL</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> As Specified by Town</p> <p><input type="checkbox"/> Con by ZNR <input type="checkbox"/> DENY</p> <p>Date _____</p> <hr/> <p>COUNTY BOARD ACTION REZONING</p> <p><input type="checkbox"/> Referred <input type="checkbox"/> Approved <input type="checkbox"/> Amended on Floor</p> <p>Date <i>5/6/04</i></p> <p><input type="checkbox"/> DENY</p> <p>COUNTY BOARD AGENDA ITEM # _____</p>
<p>SUBJECT TO:</p> <p><input type="checkbox"/> Conditions <input type="checkbox"/> Amended</p> <p>IF CUP:</p> <p><input type="checkbox"/> Conditions <input type="checkbox"/> None</p>		



DANE COUNTY ZONING STAFF COMMENTS / BACKGROUND

12. 8919, A-1EX to RH-2 and A-B, Springfield

- **Owner(s) of record:** Donald & Mary Hoffman
- **Agent:** Same
- **Size, zoning, use of existing parcel:** 262 acre A-1EX farm with a farmhouse and farm buildings located on the north side of State Highway 19, and another set of buildings at the end of an unnamed Town Road east of Kuehn Road.
- **Rezone/CUP desired:** Create new 5.3 acre RH-2 parcel to be sold and a 1.7 acre A-B Agricultural Business area (not a separate parcel) for the Hoffmans' nursery stock business:
 - 1) New 5.3-acre RH-2 parcel for sale to Hoffman's "brother-in-law's brother" is "non-productive land" with more than half wooded acres and "wet land" (not shown as officially designated Wetlands) adjacent to an unnamed pond. Only 1 acre is "usable ag land."
 - 2) 1.7 acre area (not a separate parcel) currently used for farm machinery parking and field crops is immediately west of ag buildings and Hoffmans' farm house. Mrs. Hoffman would use the area "for a planting service [for] area landscape providers...[and] would also sell the stock on a limited basis to other landscapers or the public." They hope to open in April and would build a 30'x30' garage for "storage for sensitive plants and an office."
- **Number of new home sites created:** None
- **History:** Pet. 5013 (effective 05/10/1991) / CUP 918 (effective 05/28/1991) Previous rezone and CUP on Hoffman farm, located east of farmstead off State Highway 19 -- rezoned 1.4--acres to A-2(1) with for a sand & gravel mineral extraction site with Conditions including a 5-year expiration deadline and operation and reclamation as per plans submitted and approved by the Committee.
CUP 1836 (effective 08/12/2003) renewed the mineral extraction site for 23 years with standard conditions for new ME sites.

- **Soils/Uses:** RH-2 -- 85% Class III; 15% Class IV; 55% Woodland, 15% "wet land." 330% Cropland: A-B – 100% Cropland and stream
- **Shoreland/Floodzone/Wetlands:** RH-2 -- Unnamed pond with no associated Floodplain or Wetlands; A-B – Intermittent stream tributary to the Waunakee Marsh flows north to south through this parcel, passing under STH 19 to Floodplain/ Wetlands area of Marsh on south side of highway.

(Questions? Contact Kristine Schutte – 266-9084)

DANE COUNTY AGENCY COMMENTS

Land Conservation (Questions? Contact Kevin Connors – 224-3730): None as of 3/16/04
Highway & Transportation (Questions? Contact Pam Dunphy – 266-4261): Not enough information provided to determine traffic impact.

Environmental Health (Questions? Contact Jim Clark – 242-6515): Approved toilet facilities are required for patrons of mercantile operations such as the nursery sales facility unless alternative accommodations are approved in writing by the local unit of government and local building inspector. The use of the sanitary facilities in the existing structure would not be authorized without a thorough evaluation of the existing private sewage system that verifies the system is capable of accepting the additional wastewater load and is in compliance with Wisconsin Administrative Code ch Comm 83 and Dane County Code ch 46. A copy of the code section pertaining to the toilet room requirements follows these comments. This office would object to this petition until all necessary actions have been completed to assure that adequate toilet facilities are provided as required by the pertinent codes.

Comm 69.2902 (4) PUBLIC FACILITIES. This is a department alternative to the requirements in IBC section 2902.6: Toilet rooms may be omitted in a small retail or mercantile building where all of the following requirements are met:

- (a) No more than 25 occupants are accommodated.
- (b) **Other restrooms are conveniently located and available to the patrons and employees during all hours of operation.**
- (c) The omission is approved in writing by the local unit of government.
- (d) **A copy of the written approval from the local unit of government is provided to the department or its authorized representative upon request.**

DANE COUNTY PLANNING STAFF COMMENTS

- **Town Planning District:** Agricultural preservation
- **Town Density Policy:** One lot per 35 acres owned as of 4/16/79.
- **Remaining Splits / Building Sites:** Two (one remaining if petition is approved).
- **Other Planning Issues:** Please note the extensive comments regarding wastewater discharge related to the proposed nursery stock business provided by Dane County Environmental Health.

(Questions? Contact Majid Allan – 267-2536)

TOWN ACTION REPORT

- **Town Action:** The town board voted to approve the petition subject to conditions.
- **Town Conditions:**
 - "1) Counts as one split on farm" [staff note: this appears to simply be a note regarding the proposed RH-2 parcel as opposed to a condition]
 - "2) No lighted billboards;
 signs no greater than 4' x 8'
 allow 10.121(1)(e)(f) uses per D.C. Ordinances for A-B."

RECOMMENDED CONDITIONS

- **Conditions:** See town conditions, above. In addition, the ZNR committee may wish to consider the following conditions based on comments submitted by Dane County Environmental Health.
 - 1) The applicant should provide evidence that either approved toilet facilities will be provided for patrons of the nursery, or that alternative accommodations have been approved by the Town of Springfield and local building inspector.

- **Restrictions:** As per town recommendations, the ZNR committee should consider the following restrictions:
 - 1) Deed restrict the proposed A-B zoning lot to limit the permitted uses in the A-B district to only sales, service, and repair of lawn and garden equipment, and sales and distribution of nursery stock and plants.

DRAFT: FOR DISCUSSION PURPOSE ONLY

3/23/04

Public Hearing

ZNR Committee

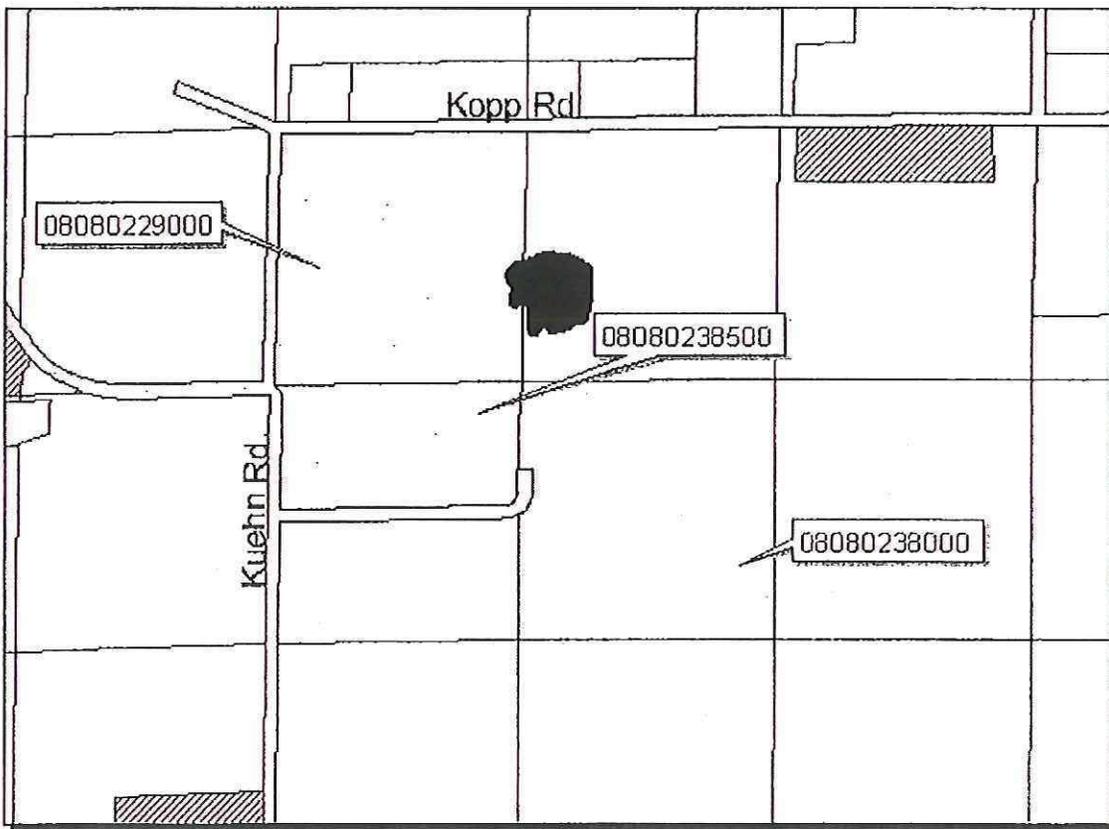
IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (E.G. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Record Number: 8919	Date of Twn Adp: 4/13/79
Applicant: Don Hoffman	Previous density study: NO
Town: Springfield	Total acres in original farm: 102 (gross acreage)
Section: 2	Original Farm: Jerome Hellenbrand

Reason for Review: Create residential parcel Remaining splits: Two (2)

Split summary: 1979 Acreage: 102 / 35 = 2.91 (2) splits
 Previous splits: None

Current Parcel #	Acres	How Determined	Description	Owner
022 - 9000	38.7	GIS	A-1EX	HOFFMAN, DONALD ALOYSIUS & MARY L
023 - 8000	40.7	GIS	A-1EX	HOFFMAN, DONALD ALOYSIUS & MARY L
023 - 8500	18.4	GIS	A-1EX	HOFFMAN, DONALD ALOYSIUS & MARY L



NOTE: Density study is based on original farm acreage owned at the time of Town Plan Adoption, or based on date specified in adopted town plan.

TOWN BOARD ACTION REPORT

Regarding Zoning Petition #

8919

Public Hearing

3-23-04

Whereas, the Town Board of the Town of Springfield having considered said zoning petition, be it therefore resolved that said petition is hereby (Approved/Denied).

The Town Planning Commission,

consisting of 6 members voted 6 in favor and 0 opposed.

The Town Board,

consisting of 4 members voted 4 in favor and 0 opposed.

The above petition is subject to the following conditions: (Cross out or write none if there are no conditions)

①

Counts as one split, on farms

②

• no lighted bill boards

• signs no greater than 4' x 8'

• allow 10.121⁽¹⁾(e)(f) uses per D.C. Ordinances for A-B.

(attach additional page(s) as required)

Please note: If the proposed rezoning is approved by the Town Board, but this rezone does not comply with the Town Land Use Plan, please explain the approval. These reasons are critical for the Zoning Committee and the County Board in their consideration of the petition.

MAR 12 2004

(attach additional page(s) as required)

Please note: The following space (and additional pages as required) are reserved for comment by the minority voter(s).

I, Sherris Endres, as Town Clerk of the Town of Springfield, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 2-18, 2004.

Sherris Endres Date: March 10, 2004
Town Clerk

**NOTICE OF PUBLIC HEARING BY THE DANE COUNTY
ZONING & NATURAL RESOURCES COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 201 of the City-County Building, Madison, Wisconsin on Tuesday, 03/23/04 at 7:30 P.M. to consider the following matter:

12. PETITION # 8919 BY DONALD & MARY HOFFMAN to change the zoning from A-1 EX Exclusive Agricultural to RH-2 Rural Homes and A-B Agricultural Business on property located across from 6808 Kopp Road at 6718 State Highway 19 in part of the SW 1/4 NW 1/4 and SW 1/4 SE 1/4 Section 2, and the NW 1/4 NE 1/4 Section 11, Town of Springfield

Effective: 8 / 23 / 2004
P.C.

BALLWEG, ROGER W; BERNARDS,
SYLVIA A ET AL
.102 DEBRA LN
MADISON, WI 53704

ENDRES, GORDON & RENEE
6864 KOPP RD
WAUNAKEE, WI 53597

HESSEFORT, MARK L & ROBIN L
5828 KOPP RD
WAUNAKEE, WI 53597

HETZER, MICHAEL R & KATHRYN J
6808 KOPP RD
WAUNAKEE, WI 53597

HOFFMAN, DONALD ALOYSIUS &
MARY L
5230 KUEHN RD
WAUNAKEE, WI 53597

RIPP, STEVEN S
6143 LODI SPRINGFIELD RD
WAUNAKEE, WI 53597

SUCHOMEL, MICHAEL G & MARY A ET
AL
5207 BARMAN RD
WAUNAKEE, WI 53597

WATTS, KEITH A & BECKY J ET AL
6780 KOPP RD
WAUNAKEE, WI 53597

WEITZEL, JAMES R & JUDITH A
5788 KOPP RD
WAUNAKEE, WI 53597

8919

ITEM 13

LEGAL (2) PINK
PURPOSE: BUILDING SITE FOR
SALE & NURSERY STOCK SALES

7.0 AC.

DBD (RH ONLY)

**NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION
IN THE EXCLUSIVE AGRICULTURAL DISTRICT**
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)

Wisconsin Department of Agriculture
Trade and Consumer Protection
Bureau of Land and Water Resources
2811 Agriculture Drive, PO Box 8911
Madison, WI 53708-8911

Please send us this form when rezones from or CUPs/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: 8919 Application Date: 1/30/04 Public Hearing Date: 3/23/04

General Information

Department #

1. Town/Village/City of: SPRINGFIELD County: DANE

2. This Notice is for: Rezoning (From: A-EX To: RA-2) CUP/SEP Both

3a. Owner's name at time of Rezoning:
DONALD + MARY HOFFMAN phone number: 608 849-7119

Address (city, state, zip code): 6230 KUEHN RD., Waunakee, WI 53597
Date: 1-30-04

3b. Person, business or government initiating rezone
(same) phone number: ()

Address (city, state, zip code)

3c. If the land is being annexed, Municipality: Contact: phone ()

4. Location of the Property granted rezone or CUP/SEP
Location of A-B area = 6718 Hwy.
No address for RA-2 area

1/4 1/4	Section	Town	Range
<u>SW NW</u>	<u>02</u>	<u>08 N</u>	<u>08 E</u>
<u>SW SE</u>	<u>02</u>	<u>08 N</u>	<u>08 E</u>

NW, NE, Sec. 11, T08 R08

Parcel Number(s) before rezoning/CUP (parcels involved)
0808-022-9000 0808-111-8500 0808-024-9000

5. Land Area and Improvements
1.4 Ac
40.8 Ac, 35.75 Ac.

Total Acreage: in farm before rezone: 101 in parcel before rezone: in Exclusive Ag. Dist. (All)

How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP?
1 5.05 Ac Net (RA-2), 2 1.65 Ac Net (A-B)

Were there improvements on the original parcel? yes no
on the 35.75 Ac. parcel (111-8500)

What percentage of the improvements were rezoned / granted a CUP/SEP? 100% on this parcel
Intent: (RA-2) - Sale of land - proposed use: residential
Intent: (A-B) = 10 ~~acres~~ create zoning

6. Conditional Use / Special Exceptions in Exclusive Agricultural District
lot for nursery stock sales, possibly landscaping

What is the type of CUP/SEP?
a. Agricultural (please specify use) supplies, possibly sales, service, repair of lawn & garden eqipt.
b. Agricultural-related (please specify use)
c. Institutional ()
d. governmental
e. religious
f. utility
g. other (please specify use)

Please confirm that findings were made that CUPs/SEPs in the Exclusive Agricultural District are "consistent with agricultural use." They must meet all of the following conditions:

- The activity will not convert land that has been devoted primarily to agricultural use.
- The activity will not limit the surrounding land's potential for agricultural use.
- The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.
- The activity will not conflict with agricultural operations on other properties.

If the land was not rezoned, please skip to Question 9

W1 Y FP Y? SL Y - Also, A-B area is located on a stream that flows directly across from Marsh

7. Reason for Rezoning Out of Exclusive Agricultural Use (please check)

General information required (for all rezones):

Miles from city/village boundary: ① $\pm 3\frac{1}{2}$ to Wauville ② ± 0.75 m
 Miles from existing residential area: ① ± 0.25 to Harve Hill Se
 Is the land served by public sewer? yes / no
 Is the land within a sanitary district? yes / no
 Is the land served by public water? yes / no
 Is the land within a planning transition area? yes / no

REASON for Rezoning: (If land was rezoned into more than one type of use, please specify the acres for each use.)

a. Develop land for non-Agricultural residential use (_____ acres)
 If more than 1 lot was developed: Number of lots 1 Average lot size (acres) 5.05 Acre Net
 (RH-2 lot)

b. Residence for parent / child / retirement (circle) of farm owner-operator
 c. farm consolidation
 Whose farm is the land being added to? _____ Total acres in consolidated farm _____

d. Pre-existing use Substandard or nonconforming parcel
 e. develop for industrial use (_____ acres) g. develop for recreational use (_____ acres)
 f. develop for commercial use (_____ acres) h. other (please specify) A-B lot for ag. business

B. Soils Information

a. Type of soils in parcel rezoned out of exclusive agricultural district (approximate, from soil survey)

% of land in soil classes II A-B: 100% % of land in soil class IV 15% of RH-2 in IV
 % of land in soil class III 85% of RH-2 % of land in soil classes V - VIII _____
 *in III

b. Type of land in parcel rezoned out of exclusive agricultural district (approximate)

% of land in cropland $\pm 30\%$ of RH-2 % of land in woodland $\pm 55\%$ of RH-2
 % of land in pasture _____ % of land in other (specify) $\pm 15\%$ wetland,
100% of A-B in cropland wetland fringe (RH-2)
(w/out "stream")

9. Certification History

Have any zoning certificates been issued for the property rezoned or granted the or non-ag. CUP/SEP? Yes / No

If YES, you must attach:

copies of any zoning certificates issued for the property during the last 10 years AND
 a written legal description of the property removed, such as a warranty deed, land contract, certified survey map or subdivision plat.

10. Findings for Rezoning

Please confirm that the rezoning was approved only after findings were made based on consideration of the following as required by s. 91.77(1) Wis. Stats.:

Adequate public facilities to accommodate the development either exist or will be provided within a reasonable time.
 Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
 The land is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas.

Is the rezone consistent with the County Agricultural Preservation plan? _____

Signature of Zoning Authority	Title	Date of Signature
_____	_____	_____
Date of Local Approval	Effective Date	
_____	_____	

a grow field crops - it is adjacent to the Farm buildings Area.

B. The Hwy is south of this property west + north to crop land and to the East in my Farm House.

C. I would like to use the Area to store + display nursery stock. The nursery will be used by my wife for a planting service to area Land scape providers we would also sell the stock on a limited basis to other Landscapers or the public.

D. we Hope to have this operational by April.

we would like to construct a 30x30 Foot garage to use as storage for sensitive plants and a office.

David Hoffman 1-30-04

about 3 A. of woods. 1 A. of wetland
+ grass and 1 A. of usable Ag land.

B. Land to the east-west and south
in farm land - to the north of
Kepp Road there are 3 Residential
zoned parcels of various sizes from
 $1\frac{1}{2}$ - 7 A.

C. I would like to sell off some
non-productive land as a Residential
Site to my Brother in Law's Brother
Some of the proceeds will be
put back into my dairy operation
to update our milking parlor
The rest should be for Retirement
I'm open for suggestions on good
Investments

D. The buyer would like to complete
a Home by School opening in the Fall.

PLEASE USE BLACK INK

TOWN OF SPRINGFIELD
PLAN COMMISSION
6157 County Highway P
Dane, Wisconsin 53529
608-849-7887

Applicant Donald Hoffman AGENT: _____
Address 6230 Kuehn Rd WAUNAKEE WI 53597
Telephone 8497119 Day _____ Evening _____
Legal description or address of subject property 6230 Kuehn Rd WAUNAKEE

Description of parcel (size, certified survey data, maps and/or diagrams must be included if appropriate)

5.3 A. parcel located SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2
T8N R8E Springfield

Current zoning on subject property A1-EX

Request/Purpose (zoning change, zoning variance, or conditional use permit) Rezone to
BH-2

Reason for change (please describe in detail) To create a 5 A.
Buildable Home site.

Does request conflict with the existing Town of Springfield Land Use Plan. That is, does this request generally meet the requirements of the Land Use Plan or does it not generally meet the requirements of the Land Use Plan. Please explain in detail.

Yes - The plan allows for 1 home site
per 35 A. in A1EX. The farm is 262A.
and should HAVE 7 split available.
Can't draw a stave attached.

List all landowners adjacent to subject property. (They will be notified regarding application and meeting.)

Gordon Endres 6864 Kopp Rd.

Mike Hetzer 6808 Kopp Rd.

Ed Knits 6802 Hwy 19

Steve Ripp. 6143 Loc: Springfield Rd

List any other information that would be helpful to Plan Commission members in the review process.

The proposed parcel includes 70% wooded

20% farmland and 10% wet land

The drive way will enter Kopp Rd with good visibility in both directions

The above information is true and complete to the best of my knowledge.

Signature of Applicant(s): D. H. [Signature]

Date: 1-20-04

Date: _____

Please attach:

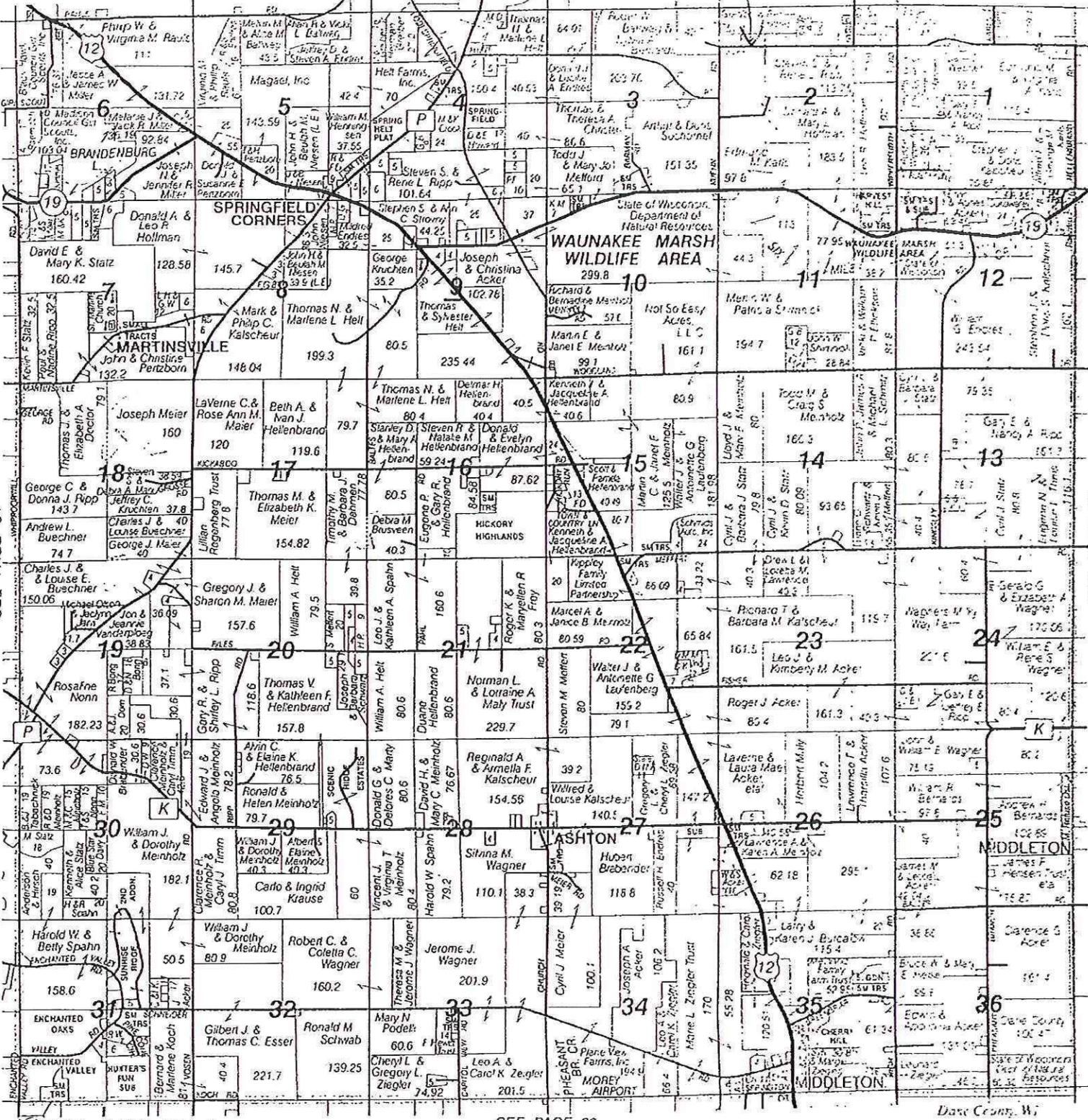
- * Section map location
- * 1/4 section drawing
- * Soil map
- * Scale drawing w/buildings

NOTE: The petitioner is required to submit 8 complete packets at time of application.

SPRINGFIELD

T.8N.-R.8E.

SEE PAGE 41



SEE PAGE 34

SEE PAGE 36

© 2001 Rockford Map Pubs., Inc. SEE PAGE 26 Date County, W.

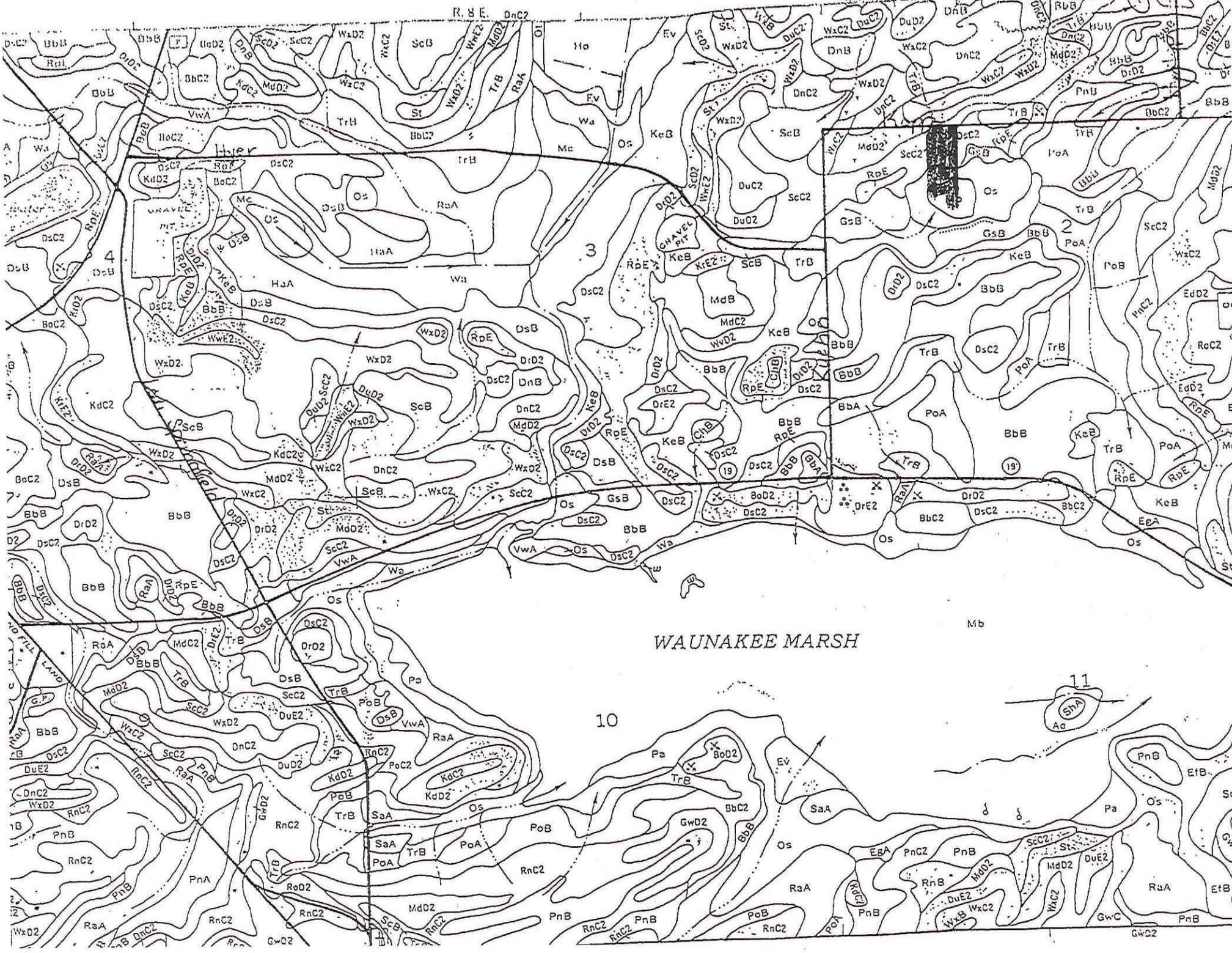
7920 7656 7392 7128 6864 6600 6336



www.rockfordmap.com

SINCE 1941

SAUK PRAIRIE EQUIPMENT INC.
 Highway 12 & PF, Prairie du Sac, WI 53578
 (608)643-3307



WAUNAKEE MARSH

10

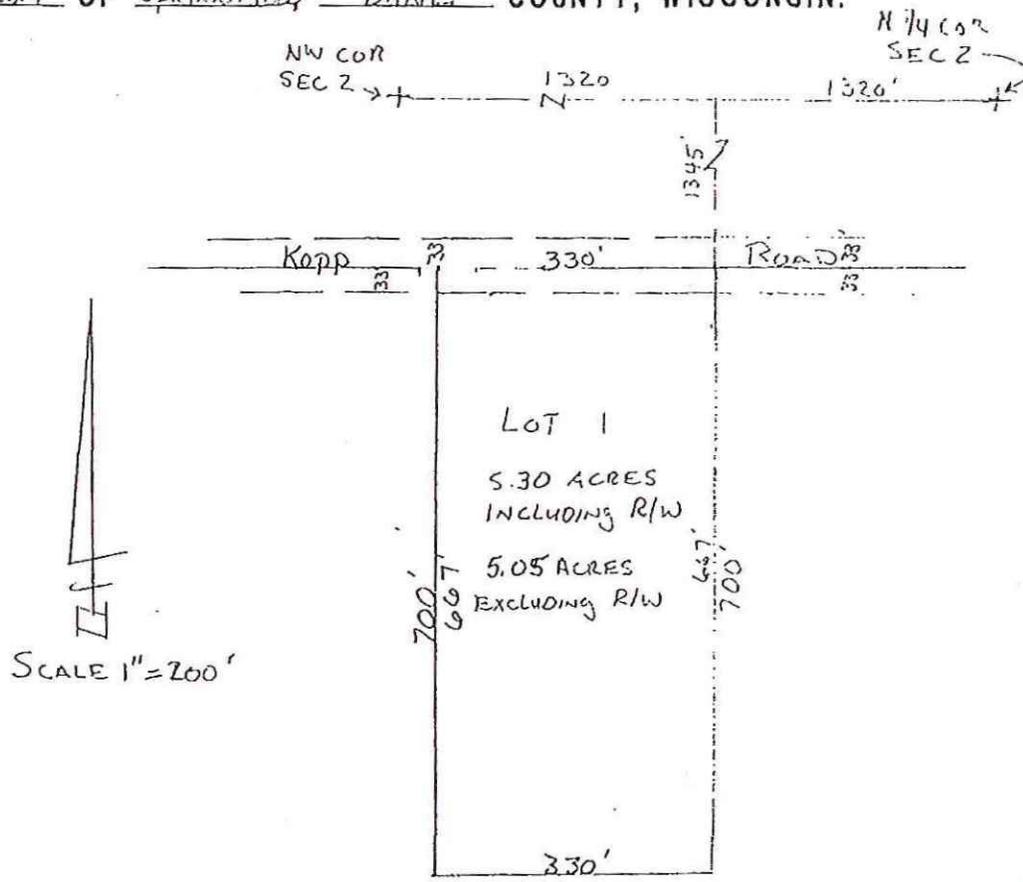
11

CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING CO., INC.

104 A WEST MAIN STREET WAUNAKEE WISCONSIN 53597

SW 1/4, NW 1/4, SECTION 2, T 8 N, R 8 E,
TOWN OF SPRINGFIELD DANE COUNTY, WISCONSIN.



A-1 EXLC TO RH-2

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 2, T8N, R8E, Town of Springfield, Dane County, Wisconsin to wit:

Beginning at the Northeast corner of said SW 1/4 of the NW 1/4; thence South 700 feet; thence West 330 feet; thence North 700 feet; thence East 330 feet to the point of beginning. This parcel contains 5.30 acres.

DELAYED EFFECTIVE DATE REQUESTED

Owners: Donald and Mary Hoffman
6230 Kuehn Rd.
Waunakee, Wi 53597

Phone: 849-7119

Soils:	Percent	Class
	85	III
	15	IV

0808-022-9000

CARL P. ENDRES

JOHN E

41.9 A.

4.2

1401.8

1347.8

883.8

JOHN BARBIAN

883.8

CEM
5308

1325.8

330

KOPP

1325.8

ROAD

700

5.30
Acres

RH-2

700

1356.6

VICTOR M. &

JOHN BARBIAN

1354.2

41.4 A.

330

41.3 A.

41

1349.7

1347.07

1331.6

1331.6

13

20.2 A.

40.8 A.

THERESA

40

1320

1324.9

1329.5

20.2 A

2657.9

1327.3

1327.3

133

EDMUND M. KARLS

THERES

40.2 A.

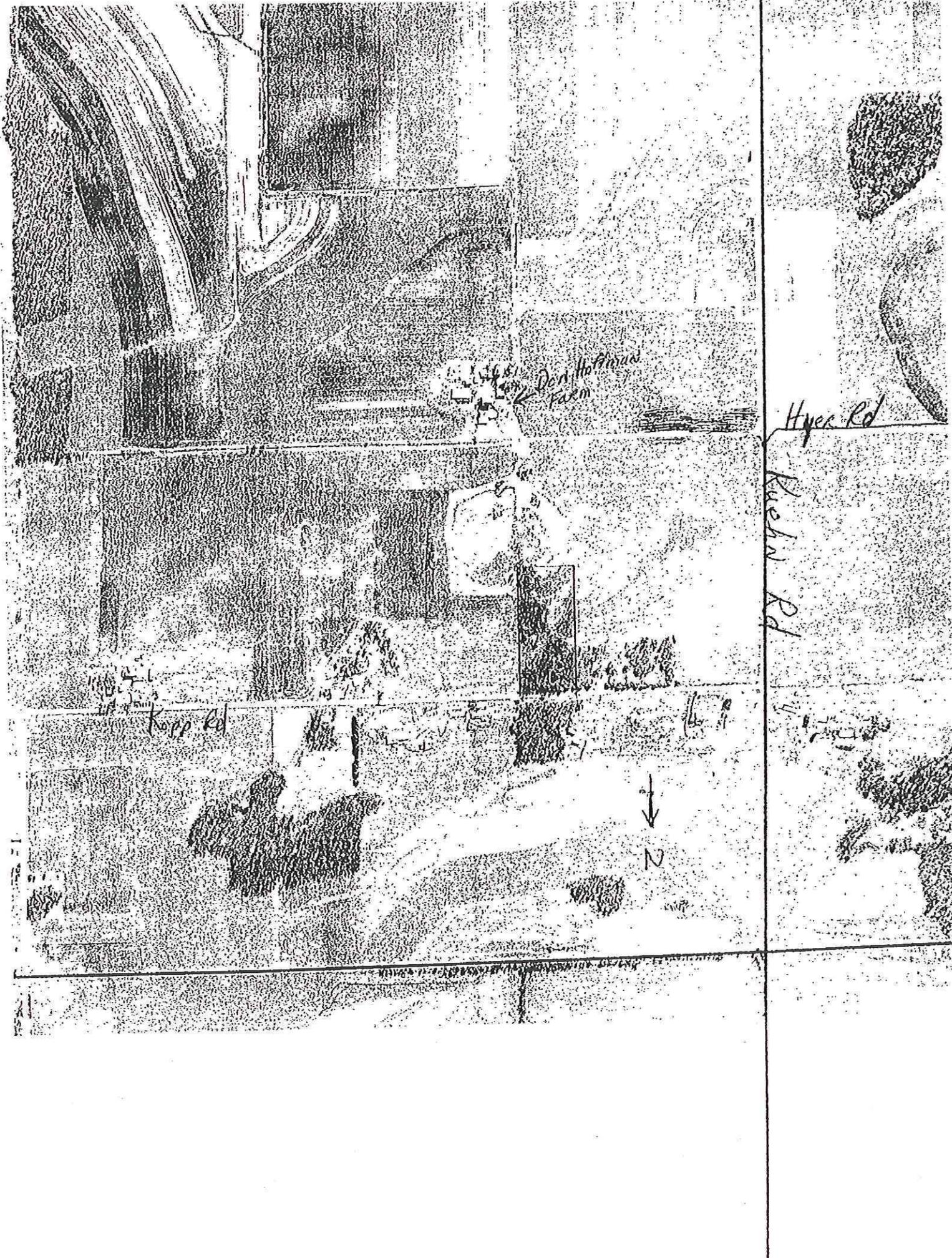
40.4 A.

40

20

24.8

128.4



De Witt Farm

Hyer Rd

Kushn Rd

Kopp Rd



N

PLEASE USE BLACK INK

TOWN OF SPRINGFIELD
PLAN COMMISSION
6157 County Highway P
Dane, Wisconsin 53529
608-849-7887

Applicant Donald Hoffman AGENT: _____

Address 6230 Kuehn Rd Wausau WI 53597

Telephone 849-7119 Day _____ Evening _____

Legal description or address of subject property _____

6718 Hwy 19 Wausau WI:

Description of parcel (size, certified survey data, maps and/or diagrams must be included if appropriate)

Parcel located SW 1/4 of the SE 1/4 of Section 2. Also part of the NW 1/4 of NE 1/4 of Sect 11 T8N R8E Preliminary Survey Attached - 1.7 A. total Area. is left of Farm driveway on Hwy 19.

Current zoning on subject property AT-EX

Request/Purpose (zoning change, zoning variance, or conditional use permit) _____

Reserve to _____

Reason for change (please describe in detail) To allow for the

resale of nursery stock at the site

Does request conflict with the existing Town of Springfield Land Use Plan. That is, does this request generally meet the requirements of the Land Use Plan or does it not generally meet the requirements of the Land Use Plan. Please explain in detail.

No - A.B. Dane Co Ord. 10.121 (F)

List any other information that would be helpful to Plan Commission members in the review process.

Road Frontage is adjacent to Hwy 19,
the driveway will be the same as
the one entering the Farm buildings.
Some of the area will be planted
to Flowers & nursery stock. The Rest
will be for storage of purchased
stock - a 28x32 ft garage is planned for
office or staging area.

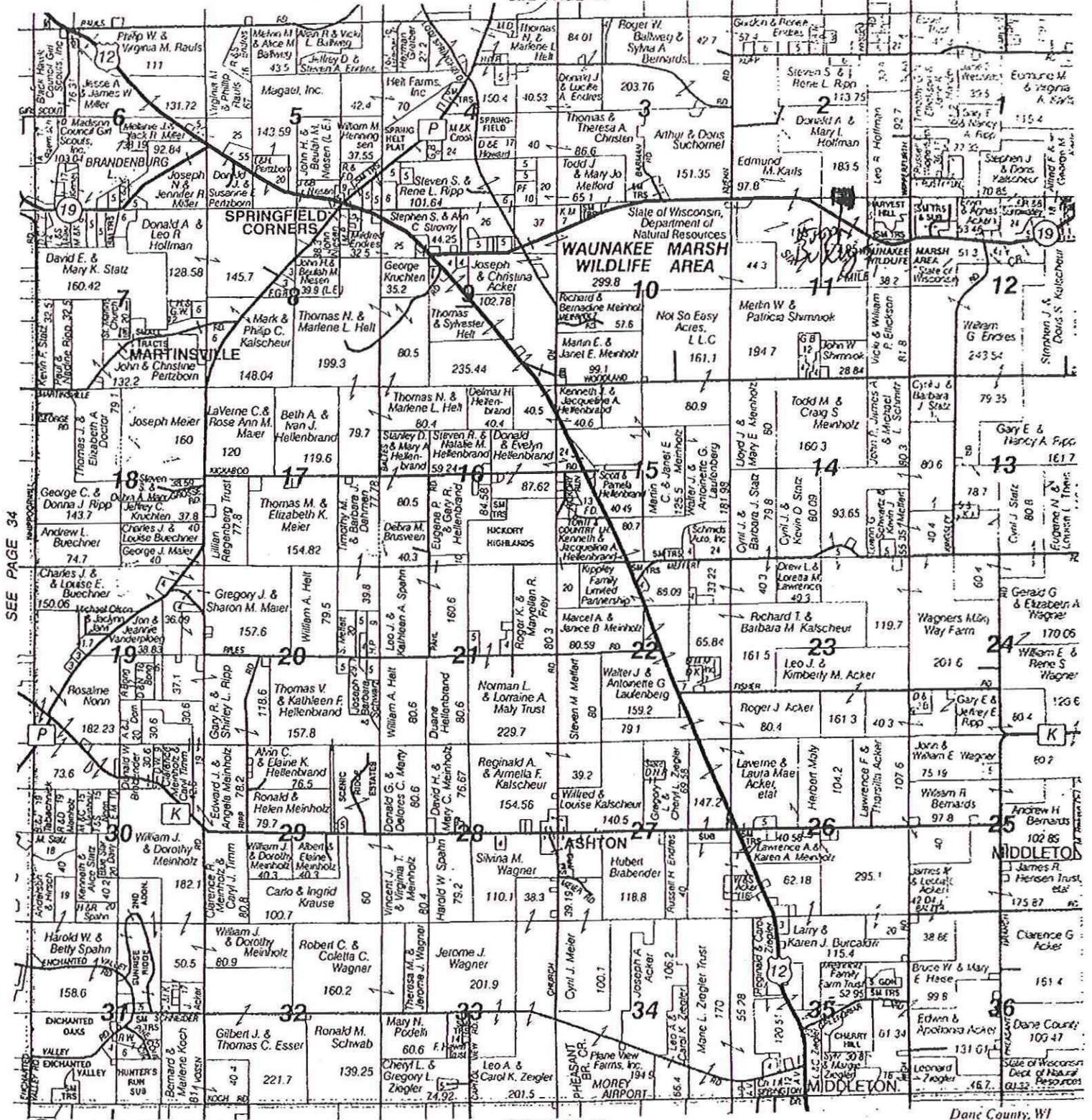
The above information is true and complete to the best of my knowledge.

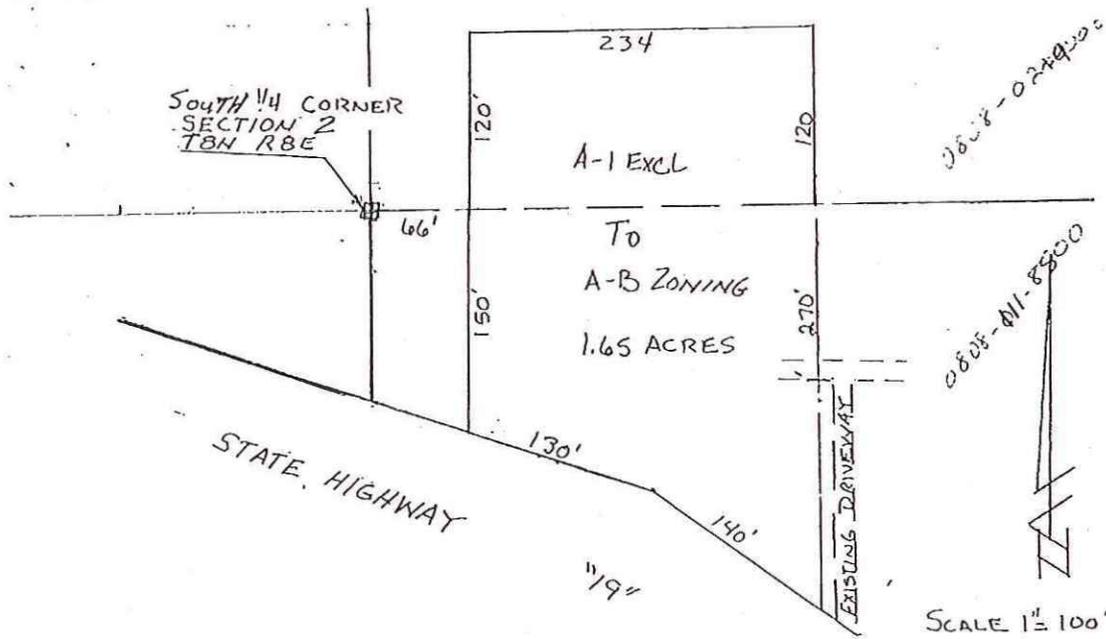
Signature of Applicant(s): Paul Hoffman Date: 1-20-04
Mary Hoffman Date: 1-20-04

Please attach:

- * Section map location
- * 1/4 section drawing
- * Soil map
- * Scale drawing w/buildings

NOTE: The petitioner is required to submit 8 complete packets at time of application.





REZONING A-1EXCL TO AB

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 2 and also part of the NW 1/4 of the NE 1/4 of Section 11, all in T8N, R8E, Town of Springfield, Dane County, Wisconsin to wit:

Commencing at the South 1/4 corner of said Section 2; thence East along the south line of said SW 1/4 of the SE 1/4 of said Section 2, 66.00 feet to the point of beginning.

Thence North parallel with the west line of said SW 1/4 of the SE 1/4, 120 feet; thence East parallel with said south line of said SW 1/4 of the SE 1/4, 234 feet; thence South parallel with said west line of said SW 1/4 of the SE 1/4, 120 feet; thence continue South parallel with the west line of said NW 1/4 of the NE 1/4 of said Section 11, 270 feet to a point on the northerly right of way of State Highway "19"; thence northwesterly along said northerly right of way 140 feet; thence continuing northwesterly along said northerly right of way 130 feet to a point on a line that is 66.00 east of the west line of said NW 1/4 of the NE 1/4; thence North on a line parallel with and 66.00 feet east of said NW 1/4 of the NE 1/4, 150 feet to the point of beginning. This parcel contains 1.7 acres.

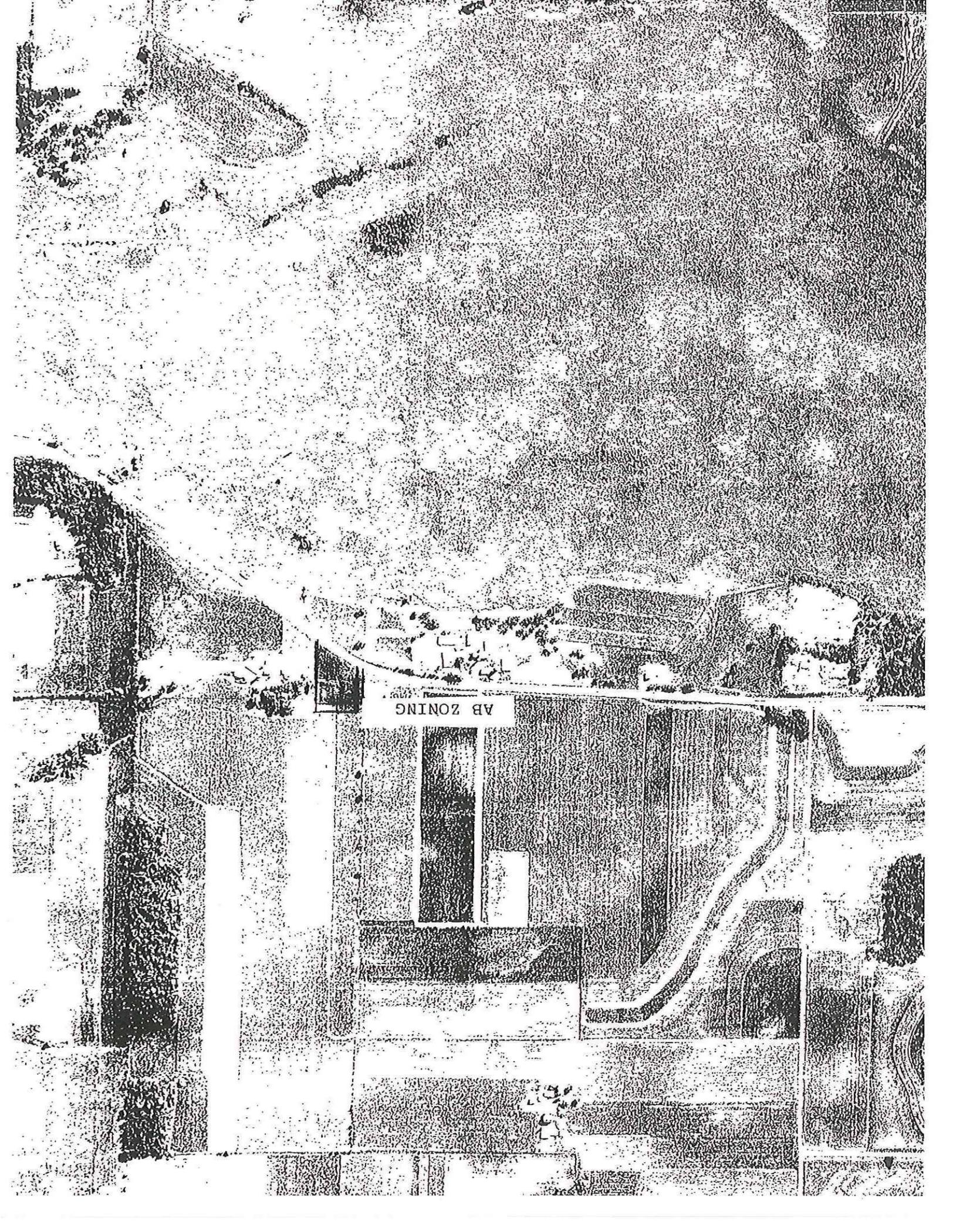
NO DELAYED EFFECTIVE DATE REQUESTED

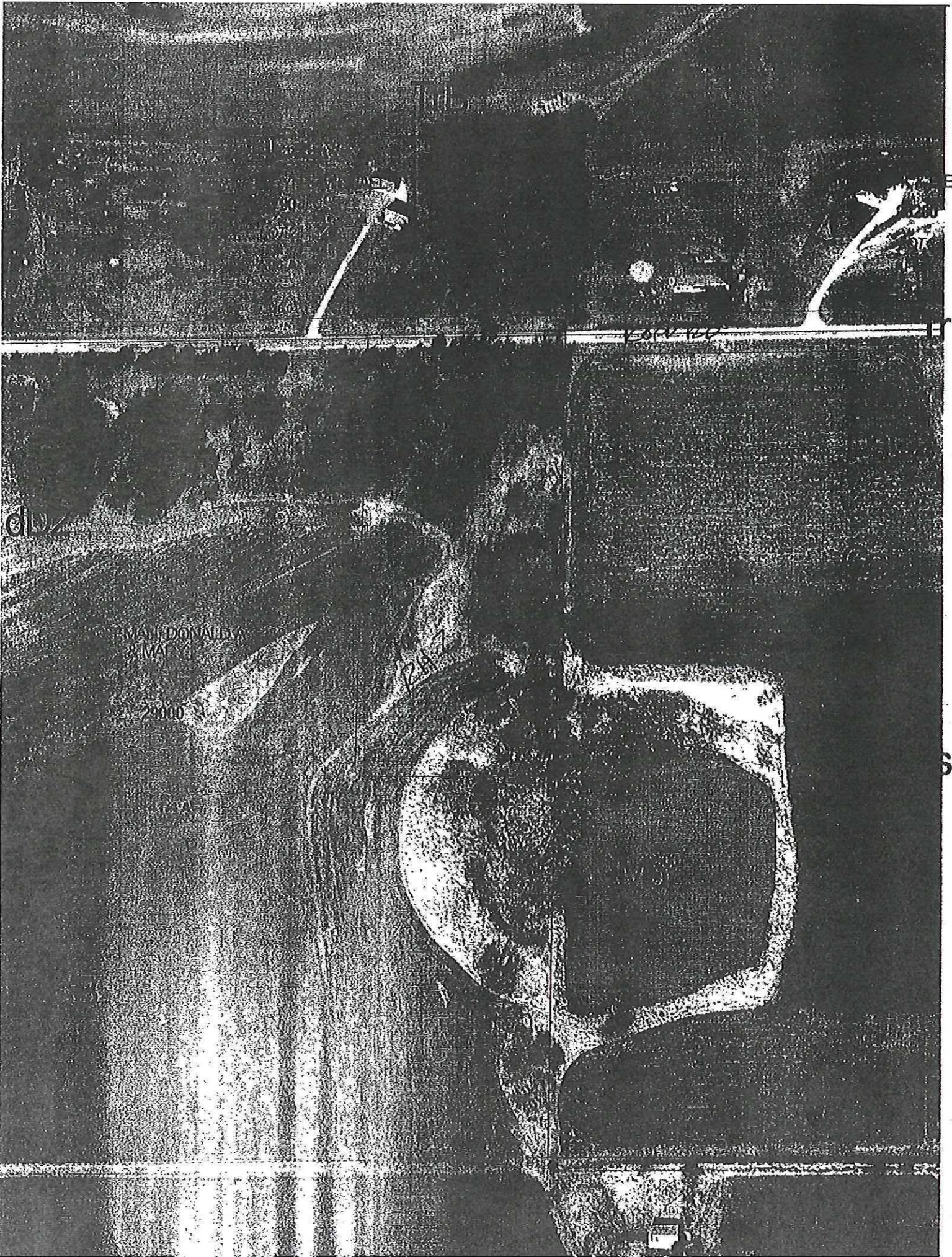
Owner: Donald and Mary Hoffman
6230 Kuehn Rd.
Waunakee, Wi 53597

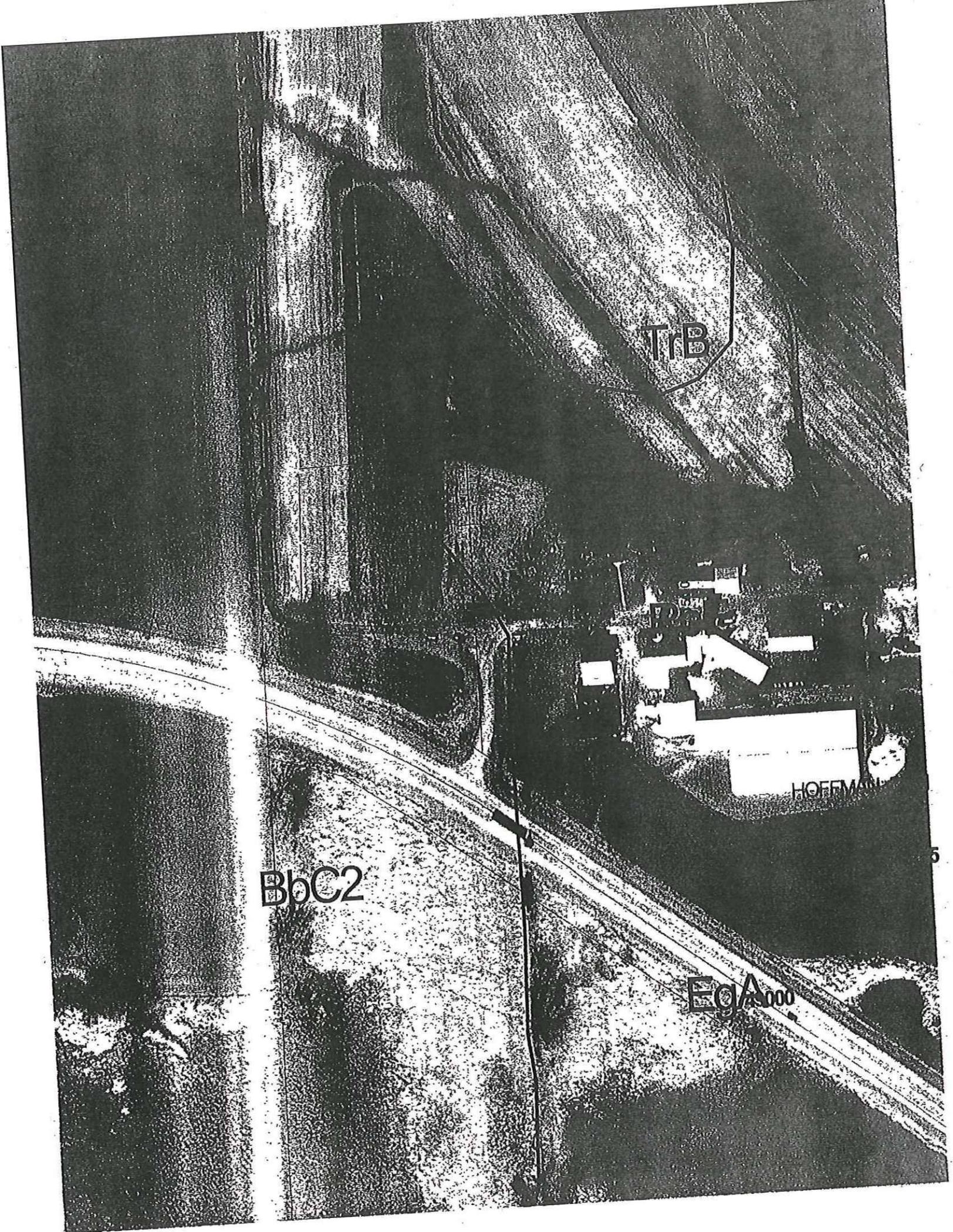
Phone: 849-7119

Soils: Percent Class
100 II

AB ZONING







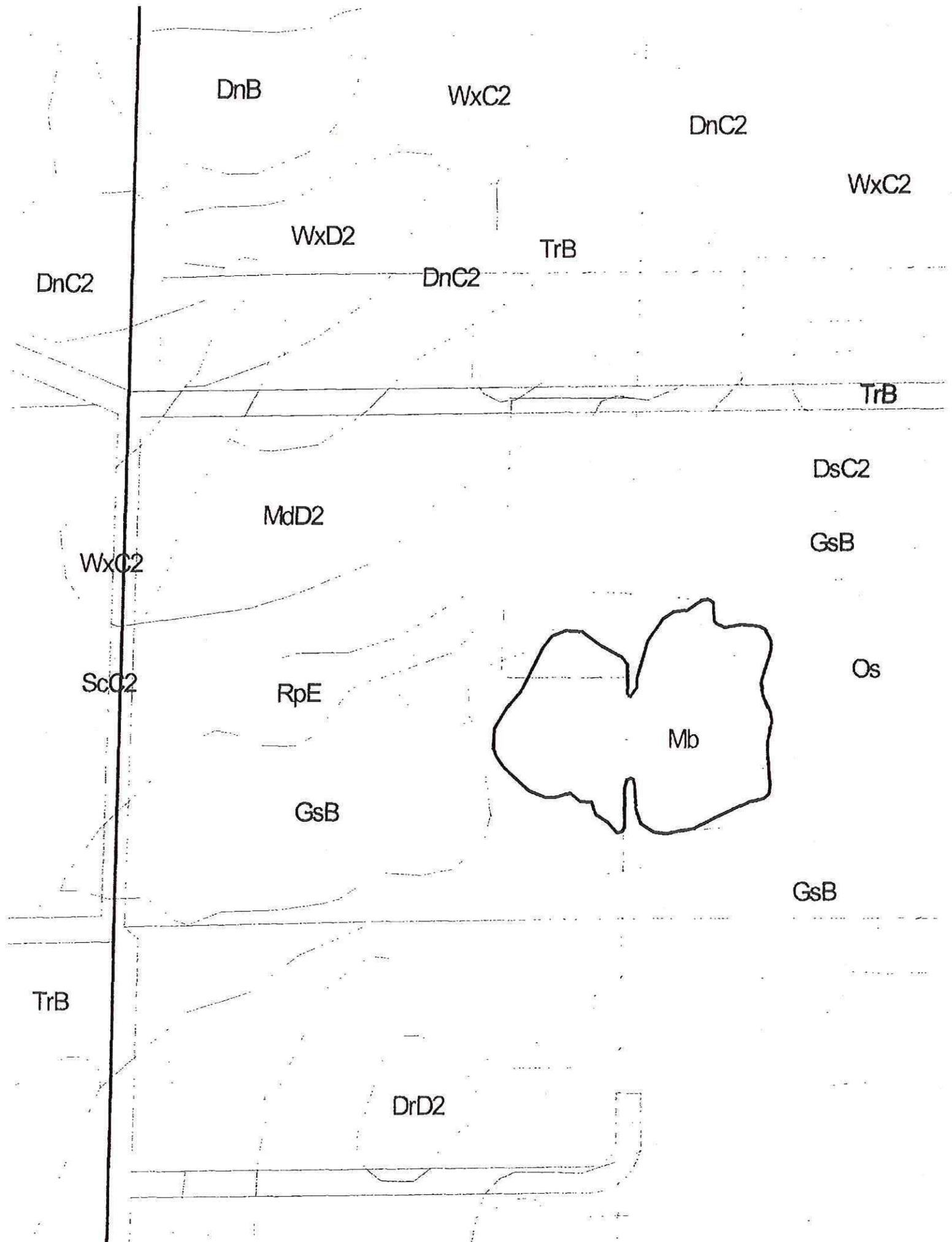
TtB

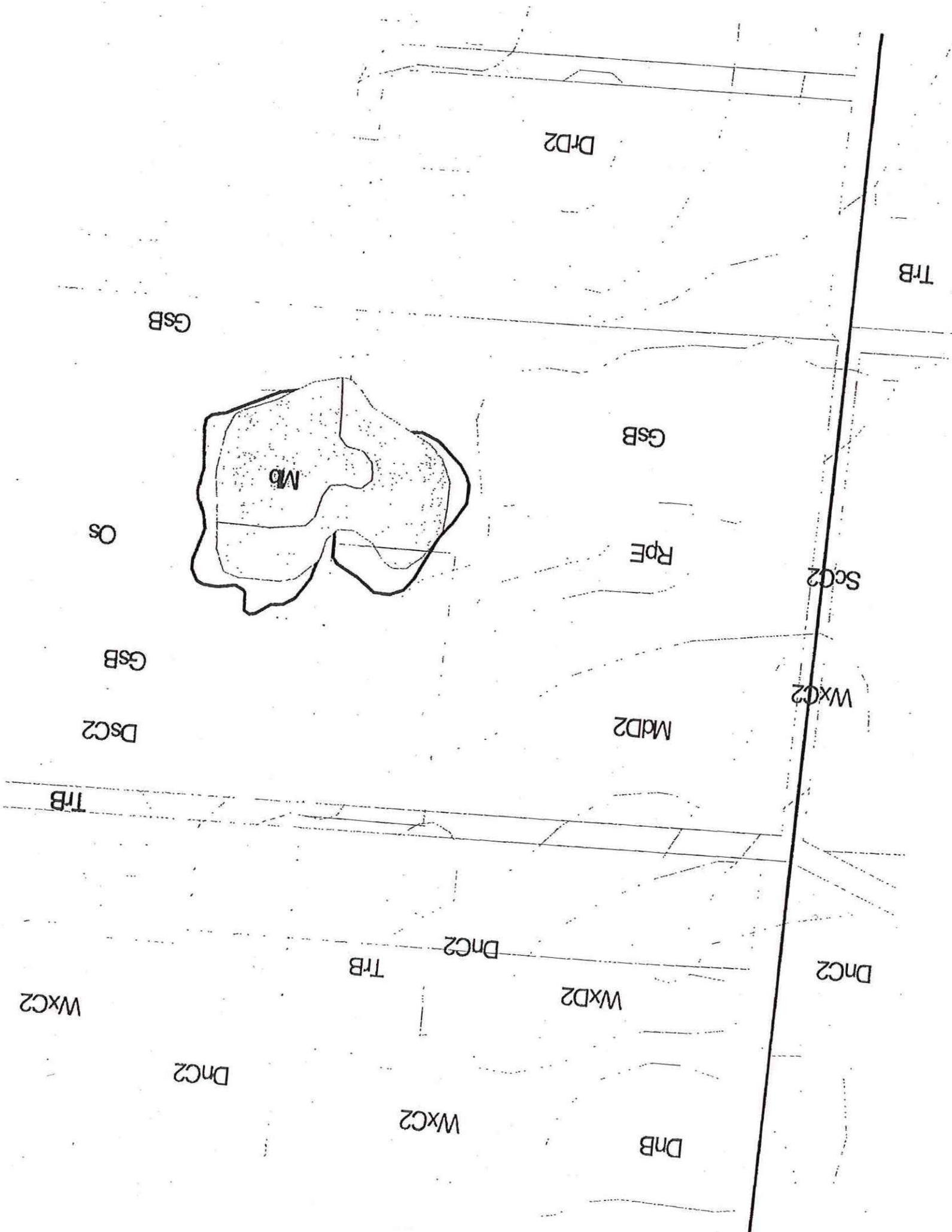
BbC

HOFFMAN

BbC2

EgA000





40.8 A

KeB

TrB

D & MH
18570

320.00'

28000

DH
18570

.95 A

130.00'

150.00'

RpE

320.00'

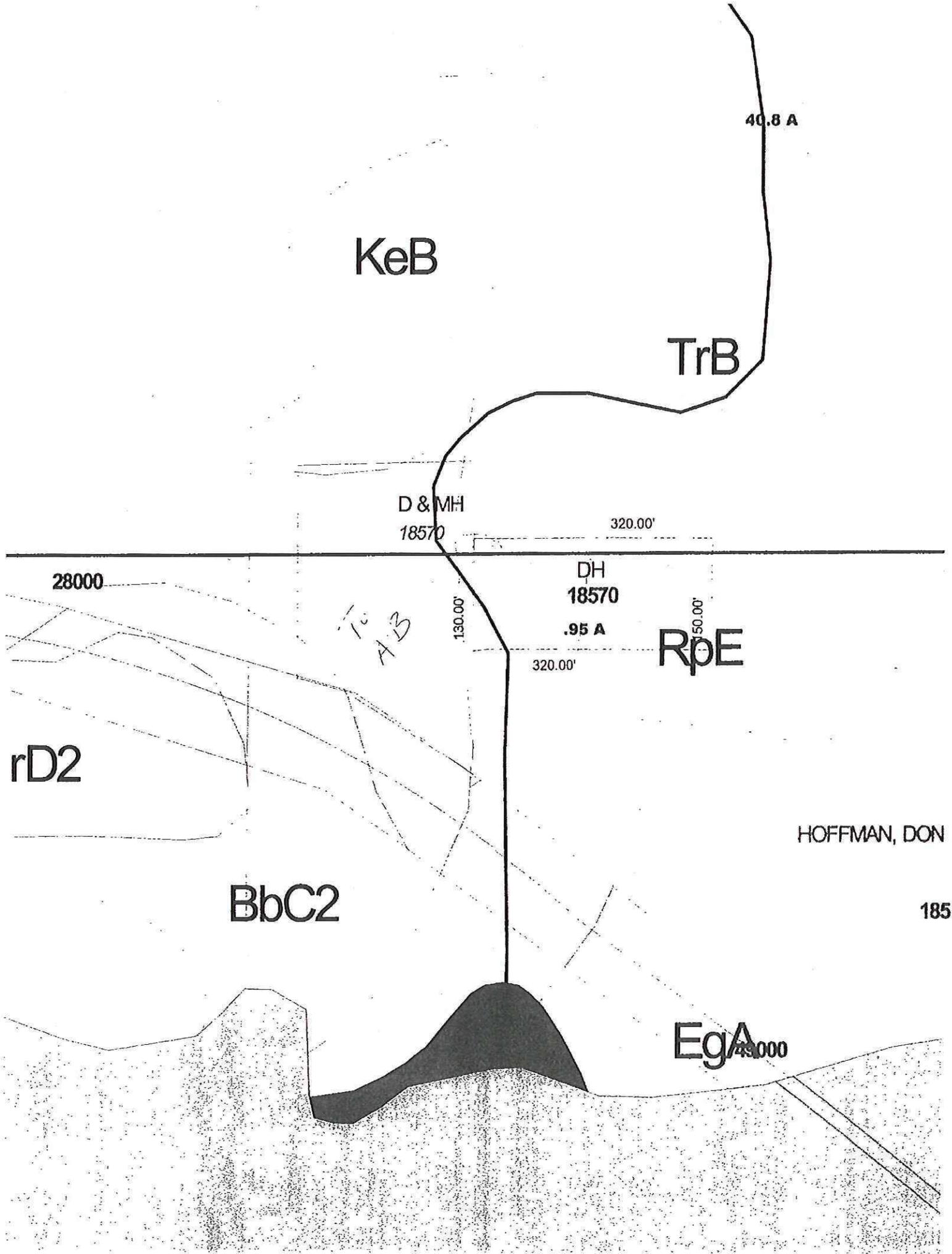
rD2

HOFFMAN, DON

BbC2

185

EgA
43000





Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

Land Division Review

608/266-9086

Property Listing

608/266-4120

Surveyor

608/266-4252

Zoning

608/266-4266

January 30, 2004

Don Hoffman
6230 Kuehn Rd.
Waunakee, WI 53597

Dear Mr. Hoffman,

Attached is the density study report you requested for property you own in section 2 of the Town of Springfield. The property is located in the town's Agricultural Preservation District, which limits residential development to 1 residential dwelling unit (or, "split") per 35 acres of contiguous land owned as of April 16, 1979.

The property was formerly owned by Jerome Hellenbrand, and totaled approximately 102 gross acres as of April 16, 1979. Based on the town's density limitation, the original 102-acre Hellenbrand farm is eligible for 2 potential splits.

Please note that this density analysis does not guarantee town or county approval of a particular land division, rezone, or development proposal. The Town of Springfield Plan Commission and Board of Supervisors review all applications to rezone, and apply standards and criteria as set forth in the town land use plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to County Zoning Committee, Board, and Executive approval. A copy of this density analysis is being forwarded to the Town of Springfield Clerk, Sherri Endres.

If you have any questions about this density analysis, please contact me by phone at 267-2536.

Sincerely,

Majid Allan
Senior Planner

cc: Sherri Endres, Town of Springfield Clerk

1/30/04

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (E.G. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

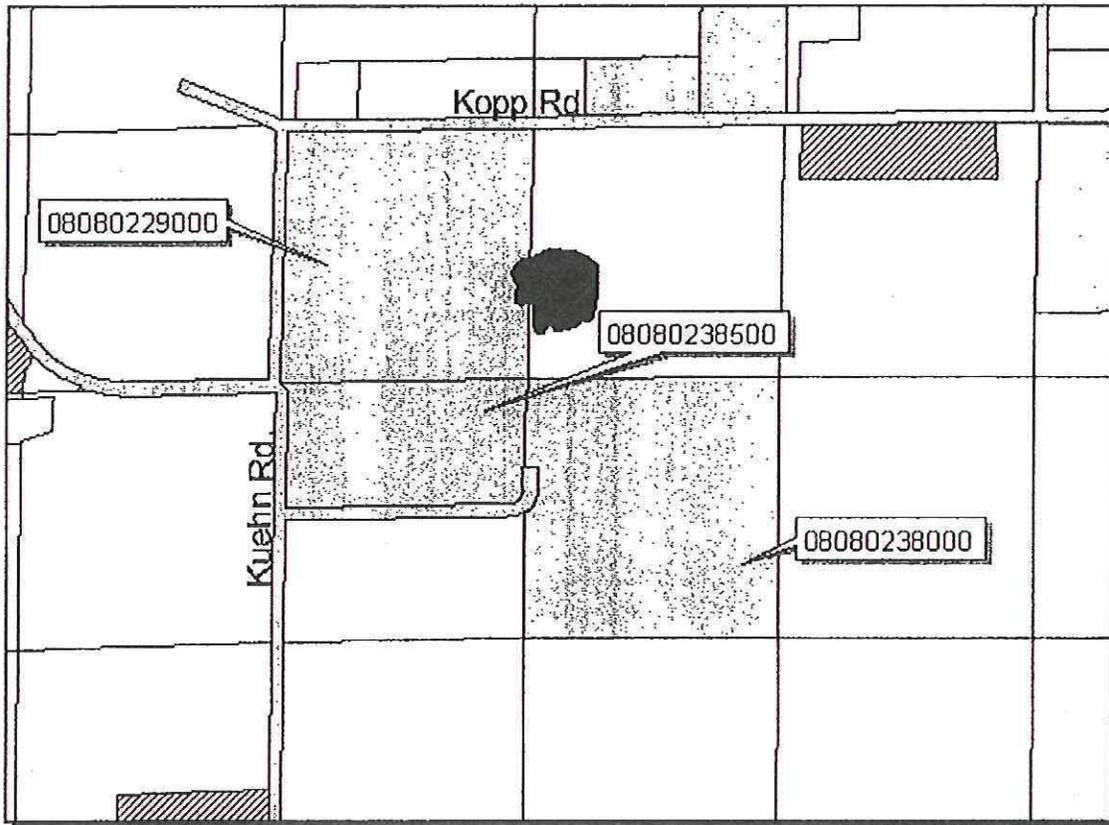
Record Number: NA	Date of Twn Adp: 4/13/79
Applicant: Don Hoffman	Previous density study: NO
Town: Springfield	Total acres in original farm: 102 (gross acreage)
Section: 2	Original Farm: Jerome Hellenbrand

Reason for Review: Speculative - not associated with rezone.

Remaining splits: Two (2)

Split summary: 1979 Acreage: 102 / 35 = 2.91 (2) splits
 Previous splits: None

Current Parcel #	Acres	How Determined	Description	Owner
022 - 9000	38.7	GIS	A-1EX	HOFFMAN, DONALD ALOYSIUS & MARY L
023 - 8000	40.7	GIS	A-1EX	HOFFMAN, DONALD ALOYSIUS & MARY L
023 - 8500	18.4	GIS	A-1EX	HOFFMAN, DONALD ALOYSIUS & MARY L



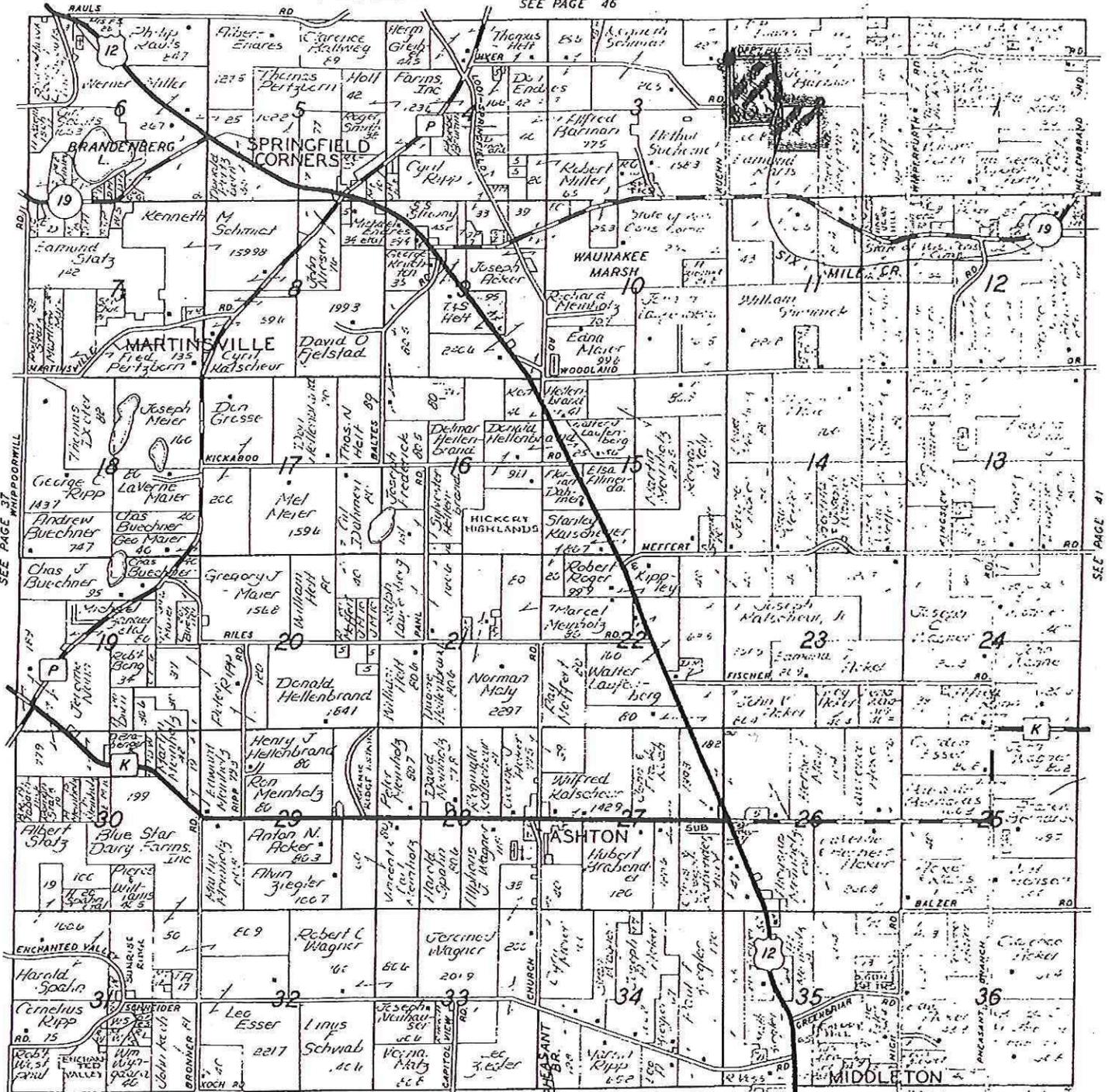
NOTE: Density study is based on original farm acreage owned at the time of Town Plan Adoption, or based on date specified in adopted town plan.

1777 v. 1000 map

SPRINGFIELD

T. 8 N.-R. 8 E.

SEE PAGE 46



SEE PAGE 37 WHIPPOORWILL

SEE PAGE 41

size should be determined using the most accurate source of parcel size information available, with Dane County digital parcel data being the preferred source in the event of disagreement. "Single Ownership" may include any land singly owned by one individual, jointly owned by a married couple including that individual, or owned by a partnership or corporation in which the individual was a member. "Contiguous single ownership" is defined as all land under single ownership on April 13, 1981, which share a common boundary (including lands mapped in the Open Space Corridor Area).

3. **Contiguity:** Except as may be allowed under sub-policy 4 below, the number of dwelling units permitted shall be based on the acreage of total net contiguous acreage under single ownership as of April 13, 1981.
4. **Limited Transfers Between Parcels Allowed:** Transfer of dwelling unit rights between any two contiguous or non-contiguous parcels under single ownership at the time of transfer, may be allowed under the following conditions:
 - i. The parcel to which the dwelling unit rights are to be transferred must be less suitable for agricultural use than the parcel(s) from which the dwelling unit rights are to be transferred, as determined through an evaluation of County Land Conservation Department soil groupings, unless no other acceptable options are available.
 - ii. The overall development density of the parcel to which the dwelling unit rights are to be transferred shall not undermine the Town's objectives to preserve natural areas and provide a rural atmosphere for Town residents.
 - iii. The proposed development should meet all **development siting guidelines** in the "Housing and Neighborhood Development" chapter of this *Comprehensive Plan*.
 - iv. The parcel(s) from which the dwelling unit rights are proposed to be transferred must clearly have a sufficient number of dwelling unit rights left to transfer under the Town's density policy.
 - v. The Town Board and Plan Commission will evaluate proposed development on parcels that have dwelling units rights transferred to them for consistency with the goals, objectives and policies of this *Plan*, to assure that the appearance and density of the development does not adversely affect rural character.
 - vi. The Town shall notify all owners of property adjacent to or across a public street from the parcel to which the dwelling units rights are to be transferred of a public hearing on the proposal at the Town level.
5. **Rounding:** Rounding is allowed. The maximum number of dwelling units allowed will be determined by dividing the total contiguous net acres in single ownership as of April 13, 1981 by 35. If the resulting quotient is a whole number, the owner may create that number of lots. If the quotient is a whole number plus a fraction, the owner may create that number of lots equal to the whole number plus one additional lot if the remainder equals or exceeds one-half (18/35). For example, a 90-acre parcel would be allowed a maximum of three dwelling units ($90/35=2\ 20/35$, or $2.57 =$

ward the goals, objectives and policies of this *Plan*. See Chapter Seven of this *Plan* for more detailed development siting standards.

- g. Apply the standards found in Chapter Eight of this *Plan* for building site design, commercial building architecture and materials, commercial landscape design, signage, and lighting to new development projects.
- h. Encourage collaboration between the Town of Berry, the Village of Cross Plains, Dane County, and other neighboring jurisdictions to achieve shared land use objectives.
- i. The Town shall consider new Town roads if they would aid in siting development in a manner promoted by this *Comprehensive Plan*. All new roads shall be constructed by the property owner or developer to meet Town road statutory construction standards, and will be conveyed to the Town by certified survey upon acceptance by the Town.

2. Agricultural and Rural Lands Preservation Area (as shown on Map 5)

Objective:

The Agricultural and Rural Lands Preservation Area is established to preserve productive agricultural lands and open lands in the long-term, protect existing farm operations from encroachment by incompatible uses, promote further investments in farming, and maintain farmer eligibility for incentive programs. This planned land use designation focuses on lands actively used for farming, with productive agricultural soils, topographic conditions suitable for farming, and potential suitability for farming, as well as areas of rural and/or open lands not classified as "Open Space Corridor Area" (see description of this land use category below). As mapped, this designation includes scattered open lands and woodlots, farmland, farmsteads, agricultural-related uses, and limited single-family residential development at densities at or below one home per 35 acres. The Agricultural and Rural Lands Preservation Area also includes substandard lots created before 1981 and legal lots of record that are less than 35 acres in area created in compliance with the Town of Berry Land Use Plan (1981). The A 1 Exclusive Agriculture zoning district is the appropriate zoning district for most lands in the Agricultural and Rural Lands Preservation Area planned land use designation.

Policies:

- a. Within the Agricultural and Rural Lands Preservation Area, limit development to a maximum density of **one new residential dwelling unit per 35 acres** held in single ownership as of April 13, 1981, except as modified by the sub-policies listed below (see also the Definitions in Attachment C).
- b. The following policies guide the **interpretation** of the "one residential dwelling unit per 35 acres" policy:
 - 1. The number of dwelling units allowed shall not be reduced or increased by any other policy described in this *Plan*.
 - 2. **Data Sources:** Land ownership as of April 13, 1981 should be determined using the 1981 Land Atlas and Plat Book for Dane County published by Rockford Map Publishers, Inc. as a guide to ownership for that year and the most accurate source of parcel size information available, unless and until the Town or applicant is able to develop more detailed legal information on ownership as of April 13, 1981. Parcel

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geographic and land information

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Friday, January

[Return to Previous](#)

Parcel Number - 056/0808-022-9000-4



Show Ma

Parcel Information updated on Friday, January 30, 2004 unless otherwise noted.

Parcel Information

Parcel Status Current
 Municipality TOWN OF SPRINGFIELD
 State Municipality Code 056
 Township 08
 Township Direction N
 Range 08
 Range Direction E
 Section 02
 Quarter NW
 Quarter-Quarter SW
 Plat Name METES AND BOUNDS
 Lot/Outlot/Unit NA
 Block/Bullding

Valuation Information

Assessment Year 2004
 Valuation Classification G4 G5 G6 G4 G
 Assessment Acres 41.4
 Land Value \$21,700.00 \$21.7
 Improved Value \$0.00
 Total Value \$21,700.00 \$21.7
 Valuation Date 01/26/2004 06/03
[Show Valuation Breakout](#)

About Annual Assessments

Tax Information

2003 Tax Values

Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$21,700.00 /	N/A	
Improvement	\$0.00 /	N/A	
Total	\$21,700.00 /	N/A	

Zoning Information

Zoning Information updated on Friday, September 19, 2003

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning

A-1EX

[View Township Zoning Classifications](#)

2003 Taxes: \$3
 2003 Lottery Credit(-):
 2003 Specials(+):
 2003 Amount Due: \$3

[Show Tax Information Details](#)

[Show Tax Payment HI](#)

Owner Name and Address

Owner Status CURRENT OWNER
 Name DONALD ALOYSIUS HOFFMAN
 Property Address RR 1
 City State Zip WAUNAKEE, WI 53597
 Country USA

- Show Name? Click here to opt-out.

Owner Status CURRENT CO-OWNER
 Name MARY L HOFFMAN
 Property Address RR 1
 City State Zip WAUNAKEE, WI 53597
 Country USA

- Show Name? Click here to opt-out.

District Information

Type	State Code	Description
SCHOOL DISTRICT	6181	WAUNAKEE SCHOOL DIS
TECHNICAL COLLEGE	0400	MADISON TECH COLLEG
OTHER DISTRICT	28EW - O	EMS WAUNAKEE
OTHER DISTRICT	28WA - F	WAUNAKEE FIRE

Tax Property Description

For a complete legal description, see the recorded document SEC 2-8-8 FR SW1/4 NW1/4

Recorded Documents

Doc.Type	Date Recorded	Doc. Number	Volume	P
----------	---------------	-------------	--------	---

Parcel Address

No parcel address available

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)**Billing Address**

Attention

Street

6230 KUEHN RD

City State Zip

WAUNAKEE, WI 53597

Country

USA

- For questions on property and assessment information, contact [Real Property Listing](#)
- For questions on zoning information, contact the [Division of Zoning](#)
- For questions on tax information, contact the [Treasurer's Office](#)
- For questions on real property transactions and Recordings, contact the [Register of Deeds Office](#)

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City-County Bldg, Room 520
Madison, WI 53703
Email - accessdane@co.dane.wi.us

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geographic and land information

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Parcel Number - 056/0808-024-9000-2

Friday, January
Return to Previous



Show Ma

Parcel Information updated on Friday, January 30, 2004 unless otherwise noted.

Parcel Information

Parcel Status Current
Municipality TOWN OF SPRINGFIELD
State Municipality Code 056
Township 08
Township Direction N
Range 08
Range Direction E
Section 02
Quarter SE
Quarter-Quarter SW
Plat Name METES AND BOUNDS
Lot/Outlot/Unit NA
Block/Building

Valuation Information

Assessment Year 2004
Valuation Classification G4 G5 G6 G4 G
Assessment Acres 40.8
Land Value \$18,000.00 \$18.0
Improved Value \$0.00
Total Value \$18,000.00 \$18.0
Valuation Date 01/26/2004 06/03

[Show Valuation Breakout](#)

About Annual Assessments

Tax Information

2003 Tax Values

Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$18,000.00 /		N/A
Improvement	\$0.00 /		N/A
Total	\$18,000.00 /		N/A

2003 Taxes: \$3

2003 Lottery Credit(-):

2003 Specials(+):

2003 Amount Due: \$3

[Show Tax Information Details](#)

[Show Tax Payment HI](#)

Zoning Information

Zoning information updated on Friday, September 19, 2003

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning

A-1EX

[View Township Zoning Classifications](#)

Owner Name and Address

Owner Status CURRENT OWNER
Name MARY L HOFFMAN
Property Address RR 1
City State Zip WAUNAKEE, WI 53597
Country USA

- Show Name? Click here to opt-out.

Owner Status CURRENT CO-OWNER
Name DONALD A HOFFMAN
Property Address RR 1
City State Zip WAUNAKEE, WI 53597
Country USA

- Show Name? Click here to opt-out.

District Information

Type	State Code	Description
SCHOOL DISTRICT	6181	WAUNAKEE SCHOOL DIS
TECHNICAL COLLEGE	0400	MADISON TECH COLLEG
OTHER DISTRICT	28EW - O	EMS WAUNAKEE
OTHER DISTRICT	28WA - F	WAUNAKEE FIRE

Tax Property Description

For a complete legal description, see the recorded document SEC 2-8-8 FR SW1/4 SE1/4 EXC R2463/72

Recorded Documents

Doc.Type	Date Recorded	Doc. Number	Volume	P
----------	---------------	-------------	--------	---

Parcel Address

No parcel address available

WD	11/02/2001	3394937		
LC	07/31/2000	3236056		
QCD		3041491		
ALC			8889	28
LC			2463	72

Billing Address

Attention
Street 6230 KUEHN RD
City State Zip WAUNAKEE, WI 53597 9202
Country USA

Document Types and their Abbreviations

Document Types and their Definitions

- For questions on property and assessment information, contact [Real Property Listing](#)
- For questions on zoning information, contact the [Division of Zoning](#)
- For questions on tax information, contact the [Treasurer's Office](#)
- For questions on real property transactions and Recordings, contact the [Register of Deeds Office](#)

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Email - accessdane@co.dane.wi.us

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Public Access System

Public Access | Public Agency Access | Subscription Access |

Parcel Number - 056/0808-111-8500-3

Friday, January
Return to Previous



Show Map

Parcel information updated on Friday, January 30, 2004 unless otherwise noted.

Parcel Information

Parcel Status Current
Municipality TOWN OF SPRINGFIELD
State Municipality Code 056
Township 08
Township Direction N
Range 08
Range Direction E
Section 11
Quarter NE
Quarter-Quarter NW
Plat Name METES AND BOUNDS
Lot/Outlot/Unit NA
Block/Building

Valuation Information

Assessment Year 2004
Valuation Classification G4 G5 G7 G4 G
Assessment Acres 35.75
Land Value \$16,500.00 \$16,5
Improved Value \$147,300.00 \$147,3
Total Value \$163,800.00 \$163,8
Valuation Date 01/26/2004 06/03

[Show Valuation Breakout](#)

[About Annual Assessments](#)

Tax Information

2003 Tax Values

Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$16,500.00 /		N/A
Improvement	\$147,300.00 /		N/A
Total	\$163,800.00 /		N/A

Zoning Information

Zoning information updated on Friday, September 19, 2003

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning

A-1EX

A-2(1)

[View Township Zoning Classifications](#)

2003 Taxes: \$2,8
2003 Lottery Credit(-):
2003 Specials(+):
2003 Amount Due: \$2,8

[Show Tax Information Details](#)

[Show Tax Payment History](#)

Owner Name and Address

Owner Status CURRENT OWNER
Name MARY L HOFFMAN
Property Address RR 1
City State Zip WAUNAKEE, WI 53597
Country USA

- Show Name? Click here to opt-out.

Owner Status CURRENT CO-OWNER
Name DONALD A HOFFMAN
Property Address RR 1
City State Zip WAUNAKEE, WI 53597
Country USA

District Information

Type	State Code	Description
SCHOOL DISTRICT	6181	WAUNAKEE SCHOOL DIS
TECHNICAL COLLEGE	0400	MADISON TECH COLLEG
OTHER DISTRICT	28EW - O	EMS WAUNAKEE
OTHER DISTRICT	28WA - F	WAUNAKEE FIRE

Tax Property Description

For a complete legal description, see the recorded document SEC 11-8-8 FR NW1/4 NE1/4 EXC R2463/72 EXC TO WI DOT IN R18199/48 (1.85 A)

Recorded Documents

 - Show Name? Click here to opt-out.

Doc.Type	Date Recorded	Doc. Number	Volume	P
WD	11/02/2001	3394937		
LC	07/31/2000	3236056		
QCD		3041491		
			8889	28
			2463	72

Parcel Address

Primary Address  6718 STATE HIGHWAY 19

Billing Address

Attention
 Street 6230 KUEHN RD
 City State Zip WAUNAKEE, WI 53597 9202
 Country USA

Document Types and their Abbreviations

Document Types and their Definitions

- For questions on property and assessment Information, contact [Real Property Listing](#)
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