



Dane County Planning & Development

Land Division Review

October 17, 2022

Todd Wolf
520 Sherman St.
Stoughton, WI 53589

Re: Parcel status determination
Town of Rutland, Section 30
Parcels # 051030485501, 051030485305; (1.1 acres)

Current zoning of subject parcels is RR-1, Rural Residential

Dear Mr. Wolf,

I have reviewed the parcels in question and it is apparent that both parcels, described in Quit Claim Deed, document #3420760 of the Dane County Registry was created as a remnant parcel as a result of a Certified Survey Map that was created/recorded on July 8, 1988.

Residential zoning was assigned to the subject property, but appears it was done in error as part of the comprehensive re-write of the Dane County Zoning Ordinance.

The timeline of title history is attached below for the subject parcel and you may contact myself if you have any questions with this letter.

Please contact myself with any questions regarding this letter,.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Rutland,
Majid Allan, Dane County Senior Planner

Dane County Zoning & Land Division Regulations

- May 21, 1970: A Certified Survey Map was required for new parcels of 5 acres or less.
- Town of Rutland adopted A-1 Exclusive Zoning on June 7, 1978.

Public Search and history of parcels

Document #3420760 *Quit Claim Deed*

Grantor – Dane County Treasurer

Grantee – Todd Wolf

Recorded – December 26, 2001

Document #2893227 *County Clerk's Deed*

Recorded – September 30, 1997

Document #2091750 *2-lot Certified Survey Map #5583*

Surveyed for: Attorney Robert Brill

Recorded – July 8, 1988

(4.5 acres lying east and adjacent to subject parcels)

Document #1564468 *Land Contract*

By – Earl King

Purchaser – Lynn Oestreich

Recorded – March 29, 1978

(53 acres)