

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/06/2021	DCPREZ-2021-11750
<b>Public Hearing Date</b>	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEGONSA STORAGE LLC	PHONE (with Area Code)	AGENT NAME QUAM ENGINEERING	PHONE (with Area Code) (608) 838-7750
BILLING ADDRESS (Number & Street) 5507 CHESTNUT LN		ADDRESS (Number & Street) 4604 SIGGELKOW ROAD - SUITE A	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) McFarland, WI 53558	
E-MAIL ADDRESS		E-MAIL ADDRESS rqum@quamengineering.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
South of 1994 Barber Drive					
TOWNSHIP DUNN	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-262-9910-0					

## REASON FOR REZONE




CHANGE ZONING TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE

FROM DISTRICT:	TO DISTRICT:	ACRES
PUD Planned Development District	SFR-1 Single Family Residential District	1.38

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



0 50 100 200 Feet



Petition 11750  
**KEGONSA STORAGE LLC**



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Kegonsa Storage, LLC	Agent Name:	Ryan Quam (Quam Engineering, LLC)
Address (Number & Street):	5507 Chestnut Lane	Address (Number & Street):	4604 Siggelkow Road, Suite A
Address (City, State, Zip):	McFarland, WI 53558	Address (City, State, Zip):	McFarland, WI 53558
Email Address:		Email Address:	rquam@quamengineering.com
Phone#:		Phone#:	(608)838-7750

PROPERTY INFORMATION			
Township:	Town of Dunn	Parcel Number(s):	028/0610-262-9910-0
Section:	26	Property Address or Location:	Lot 1 of CSM 14826

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

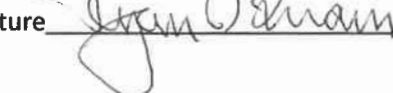
Request a rezoning of 1.4 acre lot to SFR-1 zoning to allow for construction of house, driveway, and boat house. Current P.U.D. zoning includes a house and driveway layout that is not exactly the house and driveway layout desired by the buyer.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
P.U.D.	SFR-1	1.4

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature 

Date Aug. 3, 2021



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N Bristol Street  
Sun Prairie, WI 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# CERTIFIED SURVEY MAP

Lots 2 and 3, Certified Survey Map No. 14274, located in Government Lot 2, Section 26, T6N, R10E, Town of Dunn, Dane County, Wisconsin

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1861.86'	47.29'	47.29'	N21°57'59.5"W	1°27'19"
C2	1876.86'	291.09'	290.80'	N16°49'08.5"W	8°53'11"

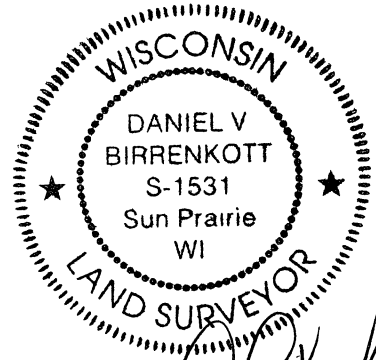
**Note**  
I hereby certify that I have found and accepted the location of the Aluminum Monument representing the West 1/4 Corner of Section 26-06-10, per Dane County Public Land Survey Monument Record (tie sheet) prepared by Richard W Marks dated September 28, 2014. The witness monuments shown on said tie sheet were physically located and distances verified.

I further certify that I have found and accepted the location of the 1 inch Pinch Top Pipe representing the Center 1/4 Corner of Section 26-06-10, per Dane County Public Land Survey Monument Record (tie sheet) prepared by Richard W Marks dated September 28, 2014. The witness monuments shown on said tie sheet were physically located and distances verified.

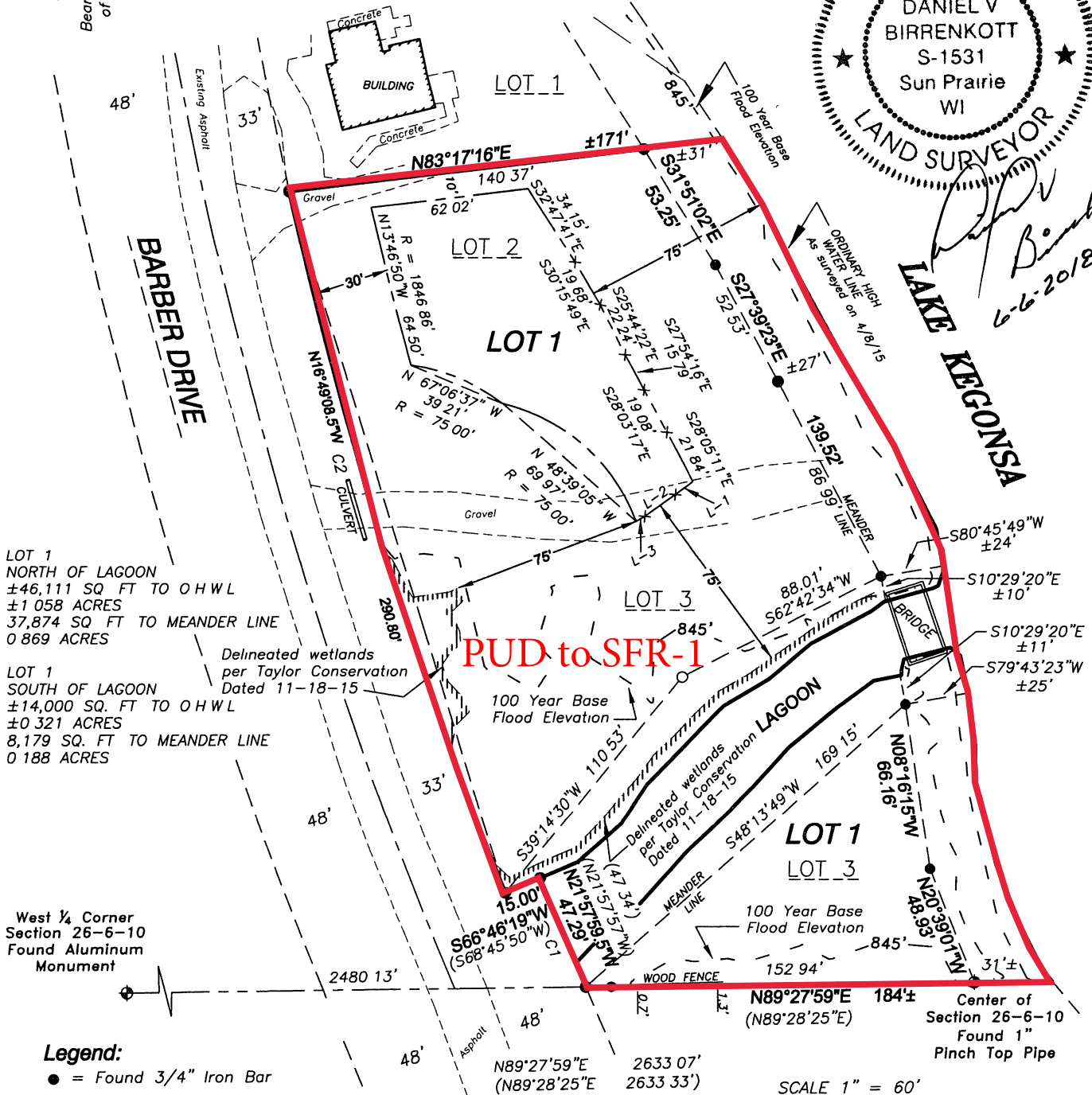
C1 TANGENT IN N22°41'39"W - OUT N21°14'20"W  
C2 TANGENT IN N21°15'44"W - OUT N12°22'33"W

LINE	BEARING	DISTANCE
L-1	S 53°58'48" W	8.59'
L-2	S 54°21'50" W	14.76'
L-3	S 60°09'16" W	3.86'

Bearings referenced to the South line of the Northwest 1/4 of Section 26 bearing N89°27'59"E



*Daniel V. Birrenkott*  
6-6-2018





# CERTIFIED SURVEY MAP

DATED: March 22, 2018

## Birrenkott Surveying, Inc.

P O Box 237  
1677 N Bristol Street  
Sun Prairie, Wisconsin 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

### Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Daniel V. Birrenkott, Professional Land Surveyor No. S-1531

6-6-2018

### Description:

Lots 2 and 3, Certified Survey Map No 14274 as recorded in Volume 97 of Certified Survey Maps of Dane County on Pages 113-116, located in Government Lot 2, Section 26, T6N, R10E, Town of Dunn, Dane County, Wisconsin; Including those lands bounded by the meander line, the Ordinary High Water Line of Lake Kegonsa and side lines; Containing 46,053 square feet, or 1.057 acres, to the meander line, and 60,111 square feet, more or less, or 1.380 acres, more or less, to the Ordinary High Water Line of Lake Kegonsa.

### Owners Certificate:

As owner, Barber's Bay, Inc., hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. It also certifies 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. It further certifies that this Certified Survey Map is required to be submitted to the Town of Dunn for approval.

### Barber's Bay, Inc.

Susan K. Barber, President

### State of Wisconsin )

Dane County ) ss Personally came before me this 16 day of May, 2018,  
The above-named Susan K. Barber, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin

My Commission Expires 9/22/20

Printed name

**ROBERT F. FISHER**  
Notary Public  
State of Wisconsin

### Town of Dunn Certificate:

Resolved that this Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town of Dunn.

Cathy Hasslinger, Clerk, Town of Dunn

Dated June 7, 2018



### Notes:

Utility Easement No poles or buried cables are to be placed on any lot line or corner The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes This survey is subject to any and all easements and agreements both recorded and unrecorded. Refer to building site information contained in the Dane County Soil survey

Approved for recording, per Dane County Zoning and Land Regulation Committee action, dated JUNE 7, 2018.

### Surveyed For:

Quam Engineering, LLC  
4604 Siggelkow Road, Ste A  
McFarland, WI 53558

Daniel Everson, Authorized Representative # 10109

### Register of Deeds Certificate:

Received for recording this 8th day of June, 2018

Surveyed: T.A.S.  
Drawn: B.P.R.  
Checked: M.A.P.  
Approved: D.V.B.  
Field book: 349 / 50  
Tape/File: J:\2017\Carlson\

at 12:06 o'clock P m and recorded in Volume 103 of Certified Survey

Maps of Dane County on Pages 329-330. Kristi Chlebowska, by,  
Received 6/7/18 3:30pm. Cherylann Meyer, Deputy  
Kristi Chlebowska, Register of Deeds

Document No. 5415616

## **PUD to SFR-1**

Lot 1 of Certified Survey Map 14826, Section 26, T06N, R10E, Town of Dunn, Dane County, Wisconsin.