

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/02/2014	DCPREZ-2014-10777
Public Hearing Date	C.U.P. Number
12/23/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SUZANNE B SEVERSON	PHONE (with Area Code) (608) 873-0311	AGENT NAME BOARDMAN & CLARK LLP	PHONE (with Area Code) (608) 286-7243
BILLING ADDRESS (Number & Street) 3991 WILNOR DR		ADDRESS (Number & Street) 1 SOUTH PINCKNEYSUITE 410	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS sseverson51@gmail.com		E-MAIL ADDRESS fsutherland@boardmanclark.com	

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	
4195 Schneider Drive					
TOWNSHIP DUNN	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-282-8500-6					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1 Ex Exclusive Ag District	A-2 (4) Agriculture District	4.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>SS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>SS</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>SS</i>	INSPECTOR'S INITIALS RLB	SIGNATURE: (Owner or Agent) <i>Jane M McCoy</i>
				PRINT NAME: <i>Jane M McCoy</i>
				DATE: <i>Oct-2-2014</i>

A-1(EX)
DCPREZ-0000-00000

Not Effective
CUP222

CUP
320
Single family residences
A-2
DCPREZ-0000-02645

Not Effective
R-1A DCPREZ-0000-08435

R-1A 2135
DCPREZ-0000-06005
R-1A
DCPREZ-0000-08435

RH-1
DCPREZ-0000-08031
Not Effective
R-1A DCPREZ-0000-7520

Schneider Dr

4246

4200

4146

4287 4275

4243

4105

4153

Not Effective
A-2(A) DCPREZ-2012-10444

RH-1
DCPREZ-0000-03415

RH-1
DCPREZ-0000-02322

Hawkinson Rd

RH-1
DCPREZ-0000-09341

2069
2073

2083

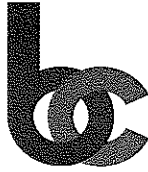
530250

A-1(EX)
DCPREZ-0000-00000

R-1
DCPREZ-0000-02729

CUP
1056
A-2(B)
DCPREZ-0000-
Limited family businesses

RH-4



Via hand-delivery

October 2, 2014

Dane County Planning & Development
345 West Washington
3rd Floor
Madison, WI

Re: Zoning Change Application
4195 Schneider Drive, Town of Dunn

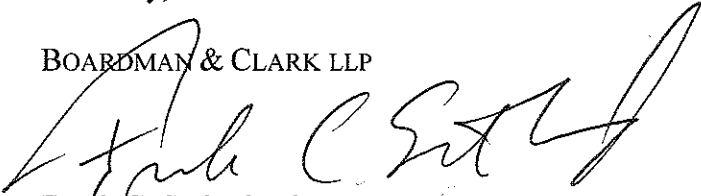
To Whom It May Concern:

Please find enclosed for filing a Zoning Change Application, Metes and Bounds Description and the Certified Survey Map for the above-referenced property. Also enclosed is a firm check in the amount of \$486.00.

Please feel free to contact me if you have any questions.

Sincerely,

BOARDMAN & CLARK LLP


Frank C. Sutherland

FCS/kg
Enclosures

RECEIVED

OCT 2 2014

DANE COUNTY PLANNING & DEVELOPMENT



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	<u>John A. Severson; Suzanne B. Severson</u>	Agent's Name	<u>Frank C. Sutherland</u>
Address	<u>3991 Wilnor Drive, Oregon, WI 53575</u>	Address	<u>1 S. Pinckney St., Ste. 410, Madison, WI 53703</u>
Phone	<u>(608) 873-0311</u>	Phone	<u>(608) 286-7243</u>
Email	<u>sseverson51@gmail.com</u>	Email	<u>fsutherland@boardmanclark.com</u>

Town: Dunn Parcel numbers affected: 028/0610-282-8500-6
 Section: 28 Property address or location: 4195 Schneider Drive, Town of Dunn

Zoning District change: (To / From / # of acres) Change zoning of approximately 4.4 acres from A-1 Exclusive Agriculture to an A-2(4) four-acre agricultural district.

Soil classifications of area (percentages) Class I soils: % Class II soils: 50 % Other: 50 %

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:

Change sought in connection with separation of house and buildings from farmland

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

Submitted By: Boardman & Clark LLP by: *Frank C. Sutherland*

Date: October 2, 2014

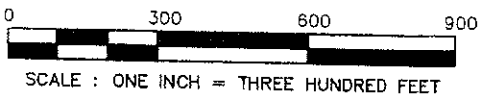
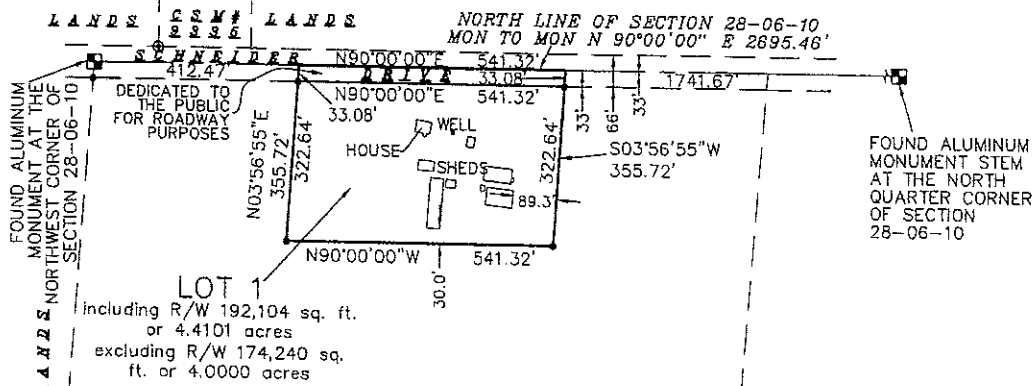
Farmstead Area
Metes and Bounds Description

Part of the Northwest Quarter of the Northwest Quarter of Section 28, Township 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, more fully described as follows:

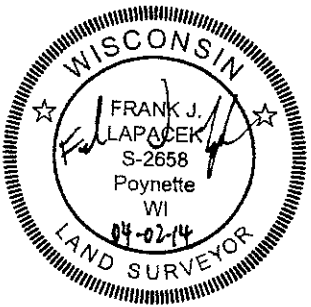
Commencing at the Northwest corner of said Section 28; thence North 90 degrees 00 minutes 00 seconds East along the north line of the Northwest Quarter of said Section 28, 412.47 feet to the point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds East along said north line, 541.32 feet; thence South 03 degrees 56 minutes 55 seconds West parallel with the west line of said Northwest Quarter, 355.72 feet; thence North 90 degrees 00 minutes 00 seconds West parallel with the north line of said Northwest Quarter, 541.32 feet; thence North 03 degrees 56 minutes 55 seconds East parallel with the west line of said Northwest Quarter, 355.72 feet to the point of beginning. This description contains 4.410 acres or 192,104 square feet including the road right-of-way.

CERTIFIED SURVEY MAP No.

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (ALSO KNOWN AS GOVERNMENT LOT 1)
OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN



- NOTES:
1. SEE SHEET 2 FOR LEGEND
 2. SEE SHEET 2 FOR HOUSE DETAIL
 3. DATES OF FIELDWORK: February 10 and 21, 2012 and April 10, 2012.
 4. Refer to Building Site Information contained in the Dane County Soil Survey.



FOUND ALUMINUM MONUMENT AS SET PER TIESHEET BY GREGORY HELD 6-2-75. MONUMENT WAS USED FOR PARTIAL SUBDIVISION OF SECTION 28 PER SAID TIESHEET. MONUMENT IS 9"± TO LAKE

ASSUMED NORTH
BEARINGS ARE BASED UPON THE NORTH LINE OF THE NW 1/4 OF SECTION 28-06-10 ASSUMED TO BEAR N 90°00'00" E

SURVEYED FOR :
Suzanne Severson
4195 Schneider Drive
Oregon, WI 53575

SURVEYED BY :
Burse

surveying & engineering inc.
1400 E. Washington Ave, Suite 150
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@BSE-INC.net
www.bursesurveyengr.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: April 02, 2014
Plot View: csm
\\BSE1515\CSM\BSE1515CSM1LOT.DWG

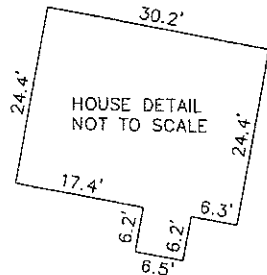
CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (ALSO KNOWN AS GOVERNMENT LOT 1)
OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN

LEGEND

- ☐ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. BUILDING DIMENSIONS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



SURVEYOR'S CERTIFICATE:

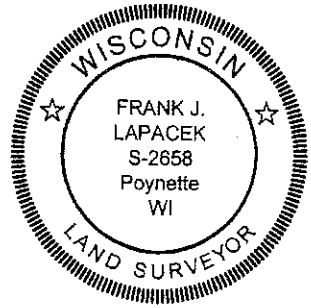
I, Frank J. Lapacek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped,

Part of the Northwest Quarter of the Northwest Quarter (also known as Government Lot 1) of Section 28, Township 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of said Section 28; thence North 90 degrees 00 minutes 00 seconds East along the north line of the Northwest Quarter of said Section 28, 412.47 feet to the point of beginning; thence continuing North 90 degrees 00 minutes 00 seconds East along said north line, 541.32 feet; thence South 03 degrees 56 minutes 55 seconds West parallel with the west line of said Northwest Quarter, 355.72 feet; thence North 90 degrees 00 minutes 00 seconds West parallel with the west line of said Northwest Quarter, 541.32 feet; thence North 03 degrees 56 minutes 55 seconds East parallel with the west line of said Northwest Quarter, 355.72 feet to the point of beginning. This description contains 4.410 acres or 192,104 square feet including the road right-of-way,

under the direction of Suzanne B. Severson, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Town of Dunn in surveying, dividing, and mapping the same.

Dated this 02nd day of APRIL, 2014

Signed: Frank J. Lapacek
Frank J. Lapacek, R.L.S. No. 2658



SURVEYED BY :
Burse
surveying & engineering PC

1400 E. Washington Ave, Suite 158
Madison, WI 53703 608.250.9263
Fax: 608.250.9266
email: mburse@BSE-INC.net
www.bursesurveyengr.com SHEET 2 OF 3

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: April 02, 2014
Plot View: csm
\\BSE1515\CSM\BSE1515CSM1LOT.DWG

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (ALSO KNOWN AS GOVERNMENT LOT 1)
OF SECTION 28, TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Suzanne B. Severson, as owner, do hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on sheet 1. I also certify that this Certified Survey Map is required by s.236.34 of the State Statutes and by 75.17(1)(a) of Dane County Code of Ordinances to be submitted to the following for approval or objection:

TOWN OF DUNN
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

WITNESS the hand and seal of said owners, this ____ day of _____, 20__.

Suzanne B. Severson

State of Wisconsin)
County of Dane)ss.

Personally came before me this ____ day of _____, 20__, the above named Suzanne B. Severson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public: _____

My commission expires/is permanent: _____

County Planning Agency Approval

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee this ____ day of _____, 20__.

Daniel Everson, Authorized Representative

TOWN OF DUNN APPROVAL

Approved for recording per the Town of Dunn Committee Action on the ____ day of _____, 20__. Furthermore, the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Dunn.

Authorized Representative

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record

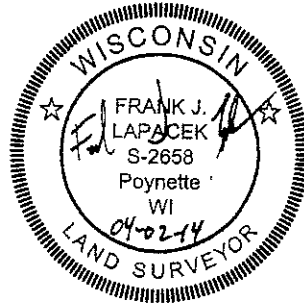
_____, 20__ at

_____ o'clock __M as

Document No. _____

in _____

Register of Deeds



SURVEYED BY :

Burse

surveying & engineering llc

1400 E. Washington Ave, Suite 158

Madison, WI 53703 608.250.9263

Fax: 608.250.9266

email: Mburse@BSE-INC.net

www.bursesurveyengr.com

SHEET 3 OF 3

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: April 02, 2014

Plot View: csm

\\BSE1515\CSM\BSE1515CSM1LOT.DWG

Parcel Number -
028/0610-282-8500-6

Current

Parcel Detail

Less

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Summary (2013)

E-Statement

E-Bill

More

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$73,500.00	\$94,600.00	\$168,100.00
Taxes:		\$3,150.48
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$78.81
Specials(+):		\$151.67
Amount:		\$3,223.34

District Information

Owner	
Primary Address	4195 SCHNEIDER DR
Billing Address	3991 WILNOR DR OREGON WI 53575
Assessment Summary	

[More](#)

Assessment Year	2014
Valuation Classification	G4 G5 G7
Assessment Acres	40.000
Land Value	\$73,400.00
Improved Value	\$94,600.00
Total Value	\$168,000.00

[Show Valuation Breakout](#)**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1401	FIRE-OREGON
OTHER DISTRICT	1401	EMS-OREGON

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	07/30/2012	4896117		

[Show More](#)**DocLink**

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0610-282-8500-6

By Owner Name: JOHN A SEVERSON

By Owner Name: SUZANNE B SEVERSON

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)