

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
12/05/2017	DCPREZ-2017-11242
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT TRAUTMAN	PHONE (with Area Code) (608) 516-7447	AGENT NAME DAVID BACHHUBER	PHONE (with Area Code) (608) 217-5387
BILLING ADDRESS (Number & Street) 2049 SKAALLEN RD		ADDRESS (Number & Street) 2669 HOARD ST.,	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS scott@trautman.net		E-MAIL ADDRESS davidbachhuber@gmail.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	
South of Skaalen Rd and West of Pleasant Hill Rd					
TOWNSHIP PLEASANT SPRINGS	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-344-8000-4					

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	A-2 Agriculture District	30		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent)
				PRINT NAME:
				DATE:

COMMENTS: WRITTEN LEGAL DESCRIPTION REQUIRED WITHIN 10 BUSINESS DAYS OR APPLICATION IS NULL AND VOID

# Dane County Rezone & Conditional Use Permit

2/27/18

Application Date	Petition Number
12/05/2017	DCPREZ-2017-11242
Public Hearing Date	C.U.P. Number
<del>03/27/2018</del>	

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				PRINT NAME:

COMMENTS: WRITTEN LEGAL DESCRIPTION REQUIRED WITHIN 10 BUSINESS DAYS OR APPLICATION IS NULL AND VOID

DATE: <input checked="" type="checkbox"/> 12/5/17
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# 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>Scott Trautman</u>	Agent's Name	<u>David Bachhuber</u>
Address	<u>2049 Skaalen Road Stoughton, WI 53589</u>	Address	<u>2669 Hoard Street Madison, WI 53704</u>
Phone	<u>(608) 516-7447</u>	Phone	<u>(608) 217-5387</u>
Email	<u>scott@trautman.net</u>	Email	<u>davidbachhuber@gmail.com</u>

Town: Pleasant Springs  Parcel numbers affected: 0611-344-8000-4

Section: 34  Property address or location: Part of the NE 1/4 of the SE 1/4 of Section 34, T 6N, R.11E

Zoning District change: (To / From / # of acres) From A-1 Exclusive to A-2 -- 30 acres

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

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:

Rezoning from A-1 Exclusive to A2 and creating a building site for 30 acre parcel

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

Submitted By: David Bachhuber Date: 12/04/2017

**Parcel Number - 046/0611-344-8000-4****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
PLSS (T,R,S,QQ,Q)	06N 11E 34 NE SE (Click link above to access images for Qtr-Qtr)	
Section	06N 11E 34 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 34-6-11 NE1/4SE1/4 EXC OAKWOOD HILL PLAT <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	SCOTT TRAUTMAN	
Primary Address	<b>No parcel address available.</b>	
Billing Address	2049 SKAALEN RD STOUGHTON WI 53589	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	30.000	
Land Value	\$10,000.00	
Improved Value	\$0.00	
Total Value	\$10,000.00	

Show Valuation Breakout

**Open Book**

Open Book dates have passed for the year

Starts: ~~04/10/2017~~ - 12:00 PM  
 Ends: ~~04/10/2017~~ - 07:00 PM

Starts: ~~04/11/2017~~ - 09:00 AM  
 Ends: ~~04/11/2017~~ - 03:00 PM

[About Open Book](#)

**Board Of Review**

Starts: 05/25/2017 - 05:30 PM  
 Ends: To Adjourn

[About Board Of Review](#)

Show Assessment Contact Information ▼

**Zoning Information**

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

<b>Zoning</b>
A-1(EX)

[Zoning District Fact Sheets](#)

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2017)** More +

E-Statement

E-Bill

E-Receipt

Current year tax information not yet available.

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23ST	STOUGHTON FIRE
OTHER DISTRICT	23ST	STOUGHTON EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
LC	06/26/2013	5000313		

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: 0611-344-8000-4

Document Types and their Abbreviations

Document Types and their Definitions

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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January 28, 2002

Gary Hougan  
2049 Skaalen Rd.  
Stoughton, WI 53589

Dear Mr. Hougan,

You requested a determination as to the potential density units or "splits" available to your property of approximately 70 acres in the Town of Pleasant Springs. As you know, the Town limits the density of residences in the Agricultural Preservation District to "*1 residence per 35 acres of farm owned as of June 6, 1978*".

The attached density analysis, conducted using Dane County digital parcel data, documents 67.7 "net" acres (minus road right of way) owned by Mr. Ed Smithback as of June 6, 1978. The Town's density policy, however, is based on "gross" acreage (including road right of way), which sets the acreage of the original Smithback farm at approximately 71 acres, leaving a potential of one (1) "split" remaining.

Please note that the one remaining land division could be taken on either of the two parcels under your ownership, provided the proposed division complies with relevant town criteria and standards for non-farm residential development. Please also note that if you decide to sell the 30 acre parcel to someone who does not own adjacent land over 35 acres, it will need to be rezoned out of A-1 Exclusive Agriculture.

If you have any questions about this density analysis, or questions about zoning or land development, please feel free to contact me by phone at 267-2536.

Sincerely,

Majid Allan  
Senior Planner

cc: Marge Stokstad  
Berniece Rein, Town of Pleasant Springs Plan Commission  
Donna Vogel, Town of Pleasant Springs Clerk



11/30/17

Scott M. Trautman

2049 Skaalen Road

Stoughton WI 53589

[scott@trautman.net](mailto:scott@trautman.net)

608-516-7447

To whom it may concern:

I, Scott Trautman, hereby authorize the Joan Jeanette Bachuber Trust to rezone my property located at 30 acres, Skaalen Rd & Pleasant Hill Rd, Township of Pleasant Springs, parcel #0611-344-8000-4 for the purpose of lines 306-7 of offer to purchase.

Scott M. Trautman

A handwritten signature in black ink, appearing to read "Scott M. Trautman", written in a cursive style.

**DRAFT: FOR DISCUSSION PURPOSE ONLY**

January 28, 2002

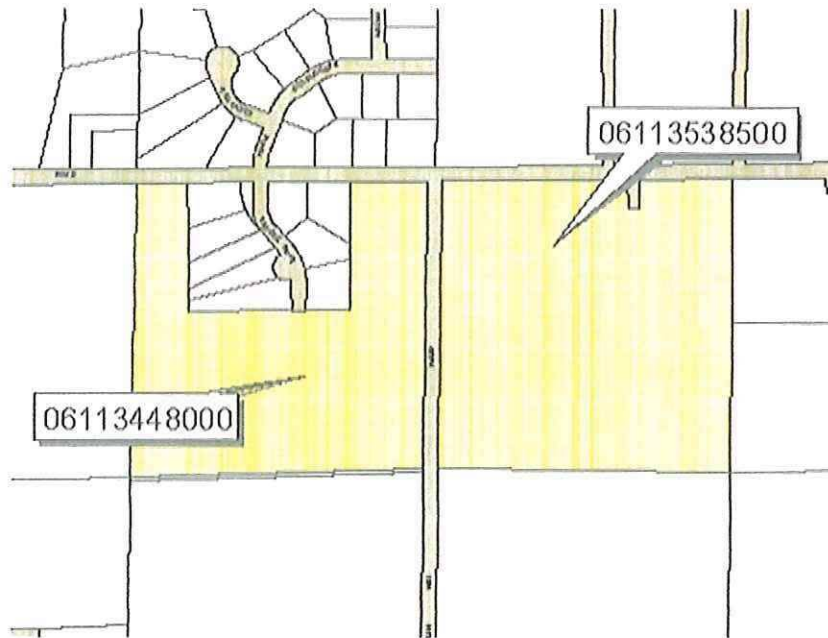
**IMPORTANT NOTE:** ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY

<b>Record Number:</b>	NA	<b>Date of Twn Adp:</b>	6/6/78
<b>Applicant:</b>	Gary Hougan	<b>Previous density study:</b>	NO
<b>Town:</b>	Pleasant Springs	<b>Total acres in original farm:</b>	67.7*
<b>Section:</b>	34	<b>Original Farm:</b>	Ed Smithback

**Reason for Review:** Applicant / landowner request

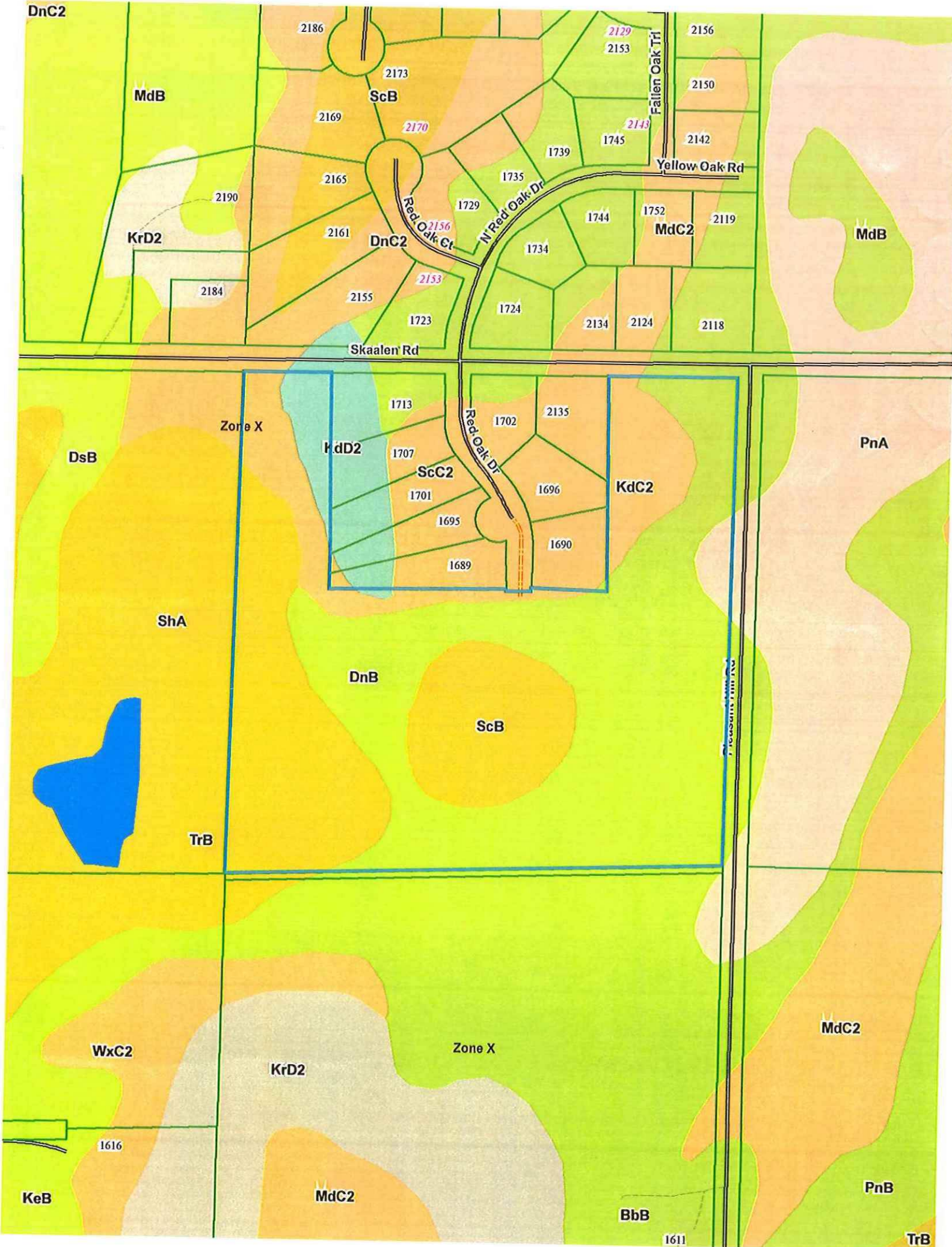
**Split summary:** 67.7 / 35 = 1.93 splits (2)\*  
 Number of previous splits = One per parcel #0611-353-8500 (Hougan residence at 2049 Skaalen

Current Parcel #	Acres	How Determined	Description	Owner
353 - 8500	38.6	GIS	A-1EX	HOUGAN, GARY D
344 - 8000	29.1	GIS	A-1EX	HOUGAN, GARY D



\*The Town of Pleasant Springs uses "gross" acreage to determine allowable density. The property totals approximately 71 "gross"

**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.

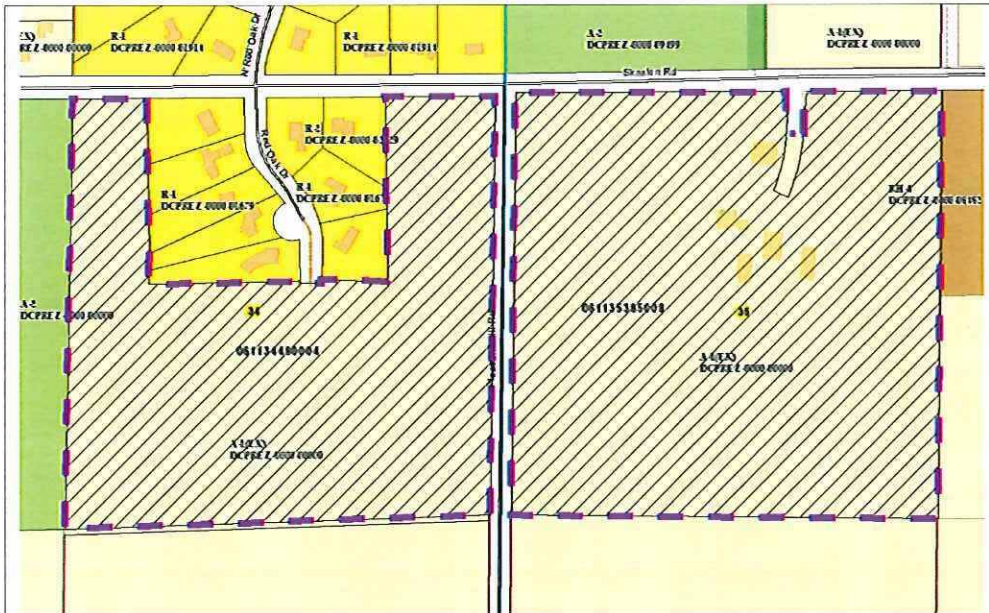


# DRAFT: FOR DISCUSSION PURPOSES ONLY

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

**Applicant:** David Bachuber

<b>Town</b>	Pleasant Springs	<b>A-1EX Adoption</b>	6/6/1978	<b>Orig Farm Owner</b>	Edward Smithback
<b>Section:</b>	34, 35	<b>Density Number</b>	35	<b>Original Farm Acres</b>	67.61
<b>Density Study Date</b>	12/5/2017	<b>Original Splits</b>	1.93	<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**

The property remains eligible for one split / homesite under the town density policy. Note that the town uses "gross acreage" to determine original farm size. The property totals 71 gross acres. One prior split per existing Trautman home.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

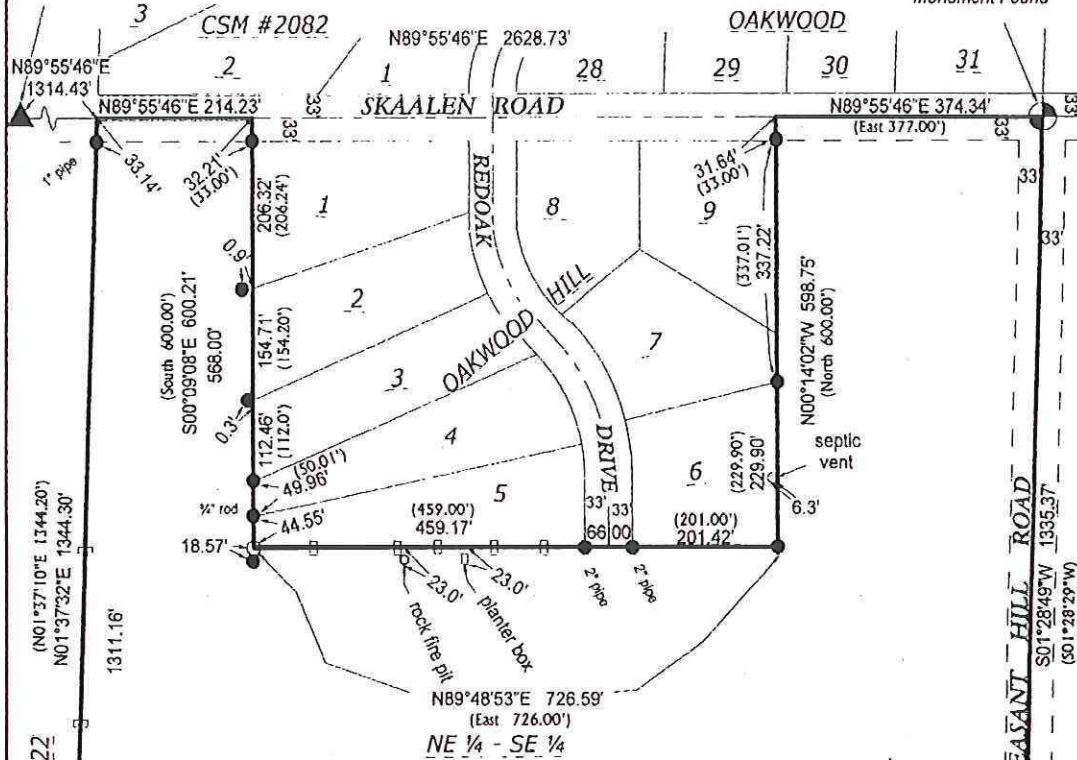
Parcel #	Acres	Owner Name	CSM
061135385008	38.35	SCOTT TRAUTMAN	
061134480004	29.06	SCOTT TRAUTMAN	

# Plat of Survey

Center of Section,  
Section 34,  
RR Spike Found

Part of the NE 1/4 of the SE 1/4 of Section 34, T.6N., R.11E.,  
Town of Pleasant Springs, Dane County, Wisconsin

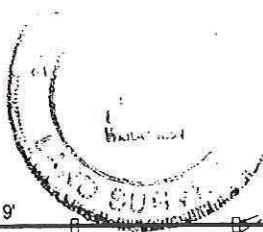
East 1/4 Corner,  
Section 34,  
Aluminum  
Monument Found



NOTES:  
1) Surveyed for:  
Scott Trautman  
2049 Skaalen Rd.  
Stoughton, WI 53589,  
owner.

30.468 acres or  
1,327,193 sq. ft.

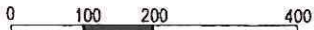
Legend:  
● = 1/4" dia. iron pipe found  
unless otherwise noted  
○ = 1/4" dia. X 18" long iron rod set  
1.5lbs. per Lineal Foot  
□ = wood lath set online  
When Different, Parentheses  
Indicate Recorded As



Bearing Assumed North,  
referenced to the  
North line of  
the SE 1/4



Scale 1" = 200'



Surveyors Certificate  
I hereby certify that I have surveyed and mapped the property as described  
hereon, and that such map is a correct representation of said survey, to  
the best of my knowledge and belief.

*David C. Riesop*  
David C. Riesop S-1551

**Wisconsin Mapping, LLC**

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 3535-07 Date 05/24/2007  
Sheet 1 of 1

2007-00855



**Legend**

**Significant Soils**  Floodplain

**Class**  Wetland

Class 1

Class 2



0 270 540 1,080 Feet



Petition 11242  
SCOTT TRAUTMAN