

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
01/09/2015	DCPREZ-2015-10815
Public Hearing Date	C.U.P. Number
03/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL E JULSETH	PHONE (with Area Code) (608) 201-6263	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3766 HALVERSON RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS JULSETHM@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	
3766 HALVERSON ROAD				3766 HALVERSON ROAD	
TOWNSHIP DUNN	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP DUNN	SECTION 27
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-274-9350-6				0610-274-9760-0	

REASON FOR REZONE	CUP DESCRIPTION
BRING PROPERTY INTO COMPLIANCE FOR BUILDINGS AND USE.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	1.75		

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 PMK2	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

COMMENTS: BRING PROPERTY INTO COMPLIANCE FOR BUILDINGS AND USE.

PRINT NAME: Mike Julseim
DATE: 1/9/15

Petition # 10815

Public Hearing Date 3/24/15

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

1. Zoning District fits the proposed land use? Yes / No
2. Zoning District fit the proposed and remaining lots (s)? Yes / No
3. Proposed lot meet the minimum width and area requirements? Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No
5. Do the existing structures meet the height limitations? Yes / No
6. Do the existing (proposed) structures meet the lot coverage? Yes / No
7. Do the Accessory structures meet the principal structure ratio? Yes / No
8. Existing building heights conform to district? Yes / No
9. Shoreland, Wetland, Flood plain issues? Yes / No
10. Steep slope issues? Yes / No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments:

Planning Review

1. Density Study Needed? Yes / No Splits _____
2. Determination of Legal Status Yes / No
3. In compliance with Town plan? Yes / No
4. Land Division Compliance? Yes / No

Comments:

Contacts / Correspondence: (date: Issue)

ScB ScB

Os Os

WxD2
WxD2

DnC2

DnC2

3788

3786

VwA
3766

VwA

Halverson Rd

3783

3769

BbB

BbB

DnC2 DnC2



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>Mike Julsen</u>	Agent's Name	_____
Address	<u>3766 Halverson RD</u>	Address	_____
Phone	<u>(608-261-6263) Stoughton, WI, 53589</u>	Phone	_____
Email	<u>Julsen M @ yahoo.com</u>	Email	_____

Town: Dunn Parcel numbers affected: 0610-274-9350-6

Section: 01 Property address or location: 3766 Halverson Rd.

Zoning District change: (To / From / # of acres) R-1EX to R-2C1

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

See Attached

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: To bring property to compliance & eliminate property line

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

Submitted By: [Signature] Date: 1/9/15



3783

3786

3766

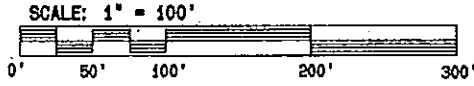
Halverson Rd



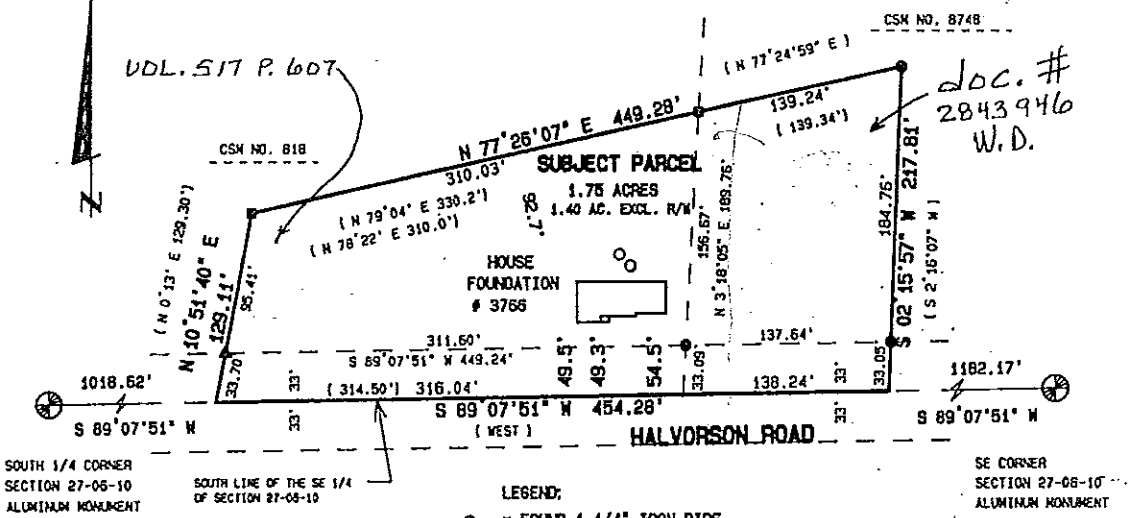
3783

3769

PLAT OF SURVEY



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 27-06-10, ASSUMED TO BEAR S 89°07'51" W.



Doc. #
2843946
W.D.

A-2(1)

SURVEYED FOR:
Dennis and Donna Laufenberg
3766 Halvorson Rd.
Stoughton, WI 53589

- LEGEND:**
- = FOUND 1 1/4" IRON PIPE.
 - = FOUND 1" IRON PIPE.
 - ▲ = FOUND 3/4" REBAR.
 - () = PREVIOUSLY RECORDED AS DATA.
 - = SEPTIC TANK COVERS.

DESCRIPTION OF LANDS SURVEYED:

Lands located in the SE 1/4 of the SE 1/4 and in the SW 1/4 of the SE 1/4 of Section 27, T6N, R10E, Town of Dunn, Dane County, Wisconsin, being further described as follows:

Commencing at the Southeast corner of said Section 27; thence S89°07'51"W 1182.17 feet along the south line of the SE 1/4 of said Section 27 to the point of beginning.

Thence continue along said south line S89°07'51"W 454.28 feet; thence N10°51'40"E 129.11 feet; thence N77°26'07"E 449.28 feet; thence S02°15'57"W 217.81 feet to the point of beginning. Contains 1.75 acres and is subject to a town road right of way over the most southerly 33 feet thereof.

NOTES:

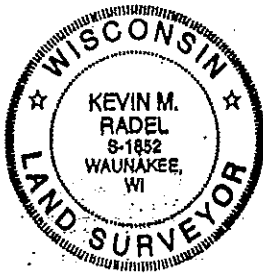
The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
Wetlands if present have not been delineated.
This survey is subject to any and all easements and agreements both recorded and unrecorded.

SURVEYOR'S CERTIFICATE:

I, Kevin M. Radel, Wisconsin Registered Land Surveyor S-1852, do hereby certify that by the order of those listed hereon, I have surveyed, monumented and mapped the above described lands.

I do further certify that this is a true and correct representation of the boundaries of the lands surveyed, including any features shown hereon, and that I have fully complied with the Administrative Code No. 7.01 in surveying and mapping the same to the best of my knowledge and belief.

Kevin M. Radel
Kevin M. Radel
Registered Land Surveyor S-1852
Dated: *Sept. 9, 2005*



PREPARED BY
ARROW Land Surveying
A Division of Radel and Associates, Inc.
7340 Darlin Court, Unit 12
Dane, WI 53529
Tel: (608) 849-8116


Job No. 05R-185

Parcel Number -
028/0610-274-9350-6

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	SEC 27-6-10 PRT SW1/4 SE1/4 BEG SEC SE C...	
Owner Name	MICHAEL E JULSETH	
Primary Address	3766 HALVERSON RD	
Billing Address	3766 HALVERSON RD STOUGHTON WI 53589	

Parcel Maps

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G1	
Assessment Acres	1.142	
Land Value	\$91,200.00	
Improved Value	\$141,500.00	
Total Value	\$232,700.00	

DCiMap Google Map
Bing Map

Show Valuation Breakout

Tax Summary (2014) More +

E-Statement E-Bill E-Receipt

Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$91,200.00	\$141,500.00	\$232,700.00
Taxes:		\$4,017.58
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$74.39
Specials(+):		\$153.67
Amount:		\$4,096.86

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14ST	FIRE-STOUGHTON
OTHER DISTRICT	14ST	EMS-STOUGHTON

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/05/2007	4317031		

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.

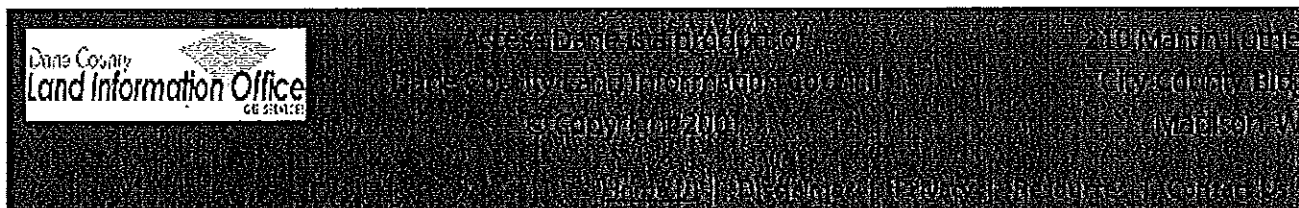
There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0610-274-9350-6

By Owner Name: MICHAEL E JULSETH

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)




Parcel Number -
028/0610-274-9760-0

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	SEC 27-6-10 PRT SE1/4SE1/4 DESCR AS COM ...	
Owner Name	MICHAEL E JULSETH 	
Primary Address	No parcel address available.	
Billing Address	3766 HALVERSON RD STOUGHTON WI 53589	

Parcel Maps

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G1	
Assessment Acres	0.643	
Land Value	\$5,400.00	
Improved Value	\$0.00	
Total Value	\$5,400.00	

DCiMap

Tax Summary (2014) More +

E-Statement E-Bill E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$5,400.00	\$0.00	\$5,400.00
Taxes:		\$93.24
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$93.24

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

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	14ST	FIRE-STOUGHTON
OTHER DISTRICT	14ST	EMS-STOUGHTON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/05/2007	4317031		

Show More ▼

DocLink

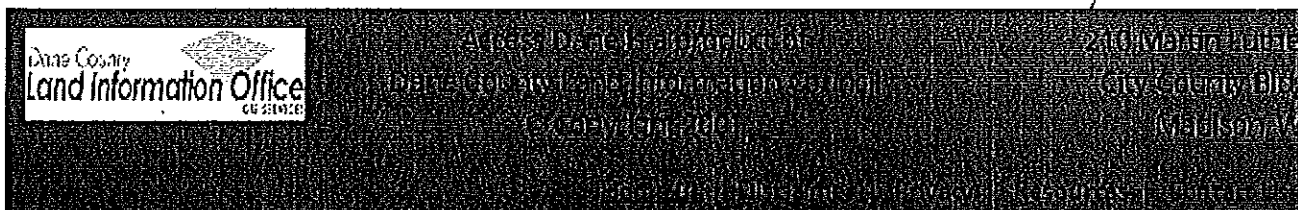
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0610-274-9760-0

By Owner Name: MICHAEL E JULSETH

Document Types and their Abbreviations

Document Types and their Definitions



State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Dennis C. Laufenberg and Donna D. Laufenberg,
 husband and wife

("Grantor," whether one or more), and Michael E. Julseth

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum);
 See Attached Exhibit A

DANE COUNTY
 REGISTER OF DEEDS

DOCUMENT #
4317031

06/05/2007 03:34PM

Trans. Fee: 135.00
 Exempt #:

Rec. Fee: 13.00
 Pages: 2

Recording Area

Name and Return Address

Michael Julseth
3766 Hawson Rd
Stoughton, WI 53589

028-061027493506/061027497606

Parcel Identification Number (PIN)

This _____ homestead property.
 (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated May 30, 2007

Dennis C. Laufenberg
 * Dennis C. Laufenberg

(SEAL)

Donna D. Laufenberg
 * Donna D. Laufenberg

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

ACKNOWLEDGMENT

STATE OF Wisconsin)

Dane) ss.
 COUNTY)

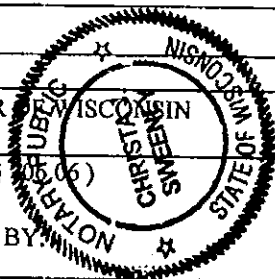
Personally came before me on May 30, 2007
 the above-named Dennis C. Laufenberg and Donna D. Laufenberg

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Christa J. Sweeney

Notary Public, State of Wisconsin

My commission (is permanent) (expires: 8-8-10)



TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____)
 authorized by Wis. Stat. § _____

THIS INSTRUMENT DRAFTED BY:
Attorney Jeffrey B. Green
 cs338566

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED
 *Type name below signatures.

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

INFO-PRO™ Legal Forms • (800)855-2021 • info@proforms.com

EXHIBIT A

PARCEL I: Part of the Southwest 1/4 of the Southeast 1/4 of Section 27, Township 6 North, Range 10 East, in the Town of Dunn, Dane County, Wisconsin described as follows: Beginning at the Southeast corner of the Southwest 1/4 of the Southeast 1/4; thence West along the South line of Section 27, 314.5 feet; thence North 0 degrees 13' East, 129.3 feet; thence North 79 degrees 04' East, 330.2 feet to the East line of said Southwest 1/4 of the Southeast 1/4; thence South 3 degrees 13' West, 190.0 feet to the place of beginning.

PARCEL II: Part of the Southeast 1/4 of the Southeast 1/4 of Section 27, Township 6 North, Range 10 East, in the Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of said Section 27; thence South 89 degrees 07' 51" West, 1182.17 feet to the point of beginning; thence continue South 89 degrees 07' 51" West, 138.24 feet; thence North 3 degrees 16' 49" East 189.69 feet; thence North 77 degrees 24' 59" East, 139.34 feet; thence South 2 degrees 16' 07" West, 217.81 feet to the point of beginning.

Property Address: 3766 Halverson Rd

Tax Key No: 028-0610-274-9350-6 and 028-0610-274-9760-6