


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/15/2019	DCPREZ-2019-11436
Public Hearing Date	C.U.P. Number
07/23/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JUSTAMERE FARMS INC	PHONE (with Area Code) (608) 575-4381	AGENT NAME ERIC GROVER	PHONE (with Area Code) (608) 444-2900
BILLING ADDRESS (Number & Street) % STEVE A OLSON PRESIDENT 155 STATE HIGHWAY		ADDRESS (Number & Street) 742 FOXFIELD RD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS sao48@litewire.net		E-MAIL ADDRESS grovere@firstweber.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	
NorthEast of 325 County Highway N					
TOWNSHIP DUNKIRK	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-274-9001-8					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	6.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>Soj</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Soj</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Soj</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: ERIC GROVER
				DATE: 5/15/19



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>STEVE OLSON</u>	Agent's Name	<u>ERI GROVER</u>
Address	<u>155 STATE HWY 138</u>	Address	<u>742 FOXFIELD RD</u>
Phone	<u>STOUGHTON WI 53589</u>	Phone	<u>OREGON WI 53575</u>
	<u>608 575 4381</u>		<u>608 444 2900</u>
Email	<u>SO048@CITEWIRE.NET</u>	Email	<u>grovere@FIRSTWEBER.COM</u>

Town: DUNKIRK Parcel numbers affected: 0511-274-9001-8

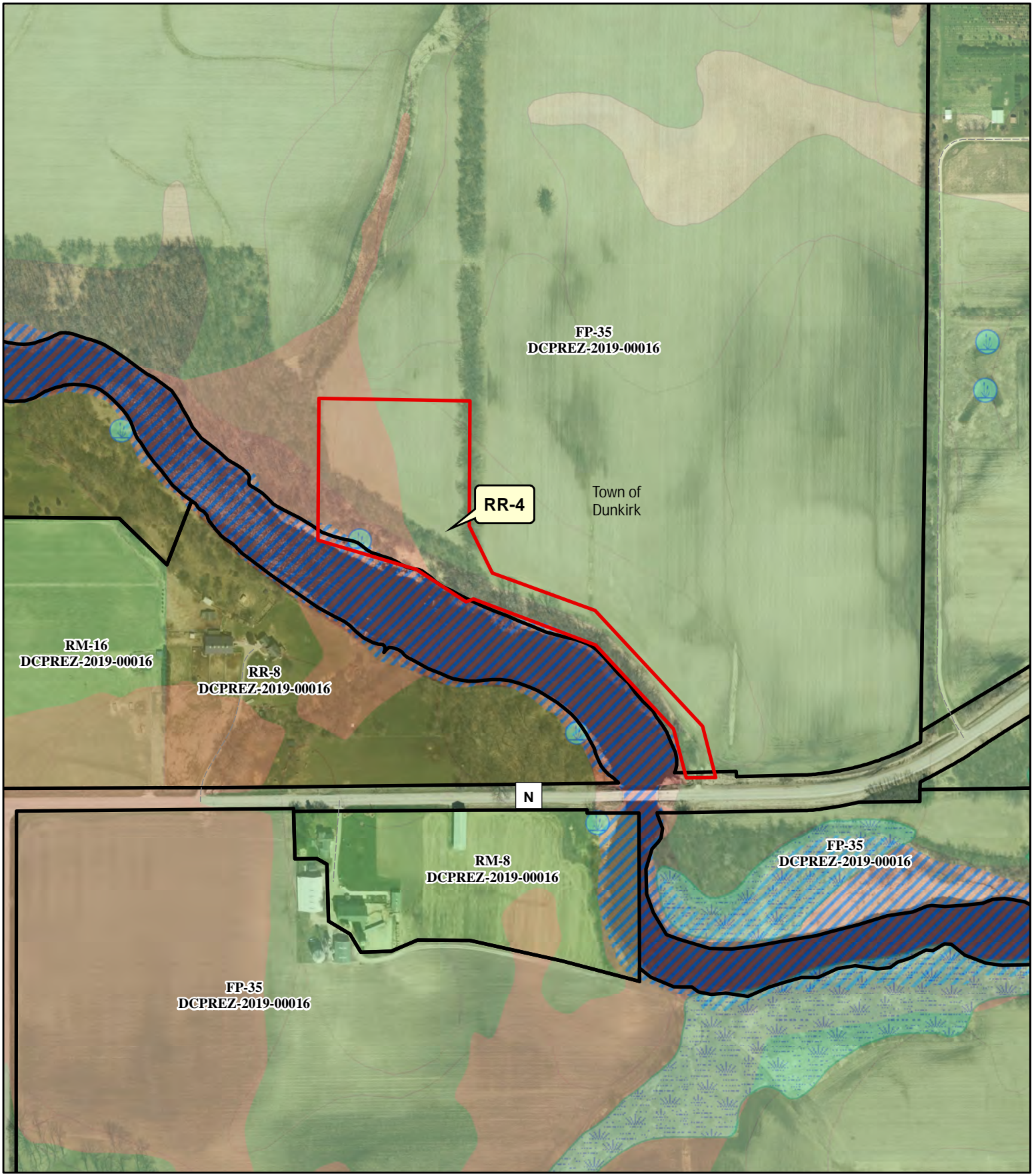
Section: 27 Property address or location: _____

Zoning District change: (To / From / # of acres) RR-4 From A1-EX

Soil classifications of area (percentages) Class I soils: 3 % Class II soils: _____ % Other: _____ %
SOILS RPE AND KeB





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:
CREATE A RESIDENTIAL LOT TO SELL OF
THE FARM.

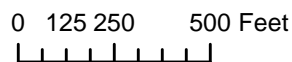
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Eric Grover Date: 5/15/19
ERIC GROVER



Legend

Wetland > 2 Acres Significant Soils

- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



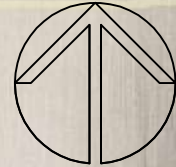
Petition 11436
JUSTAMERE FARMS INC

Preliminary Certified Survey Map

Parts of the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼, all in Section 27, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin

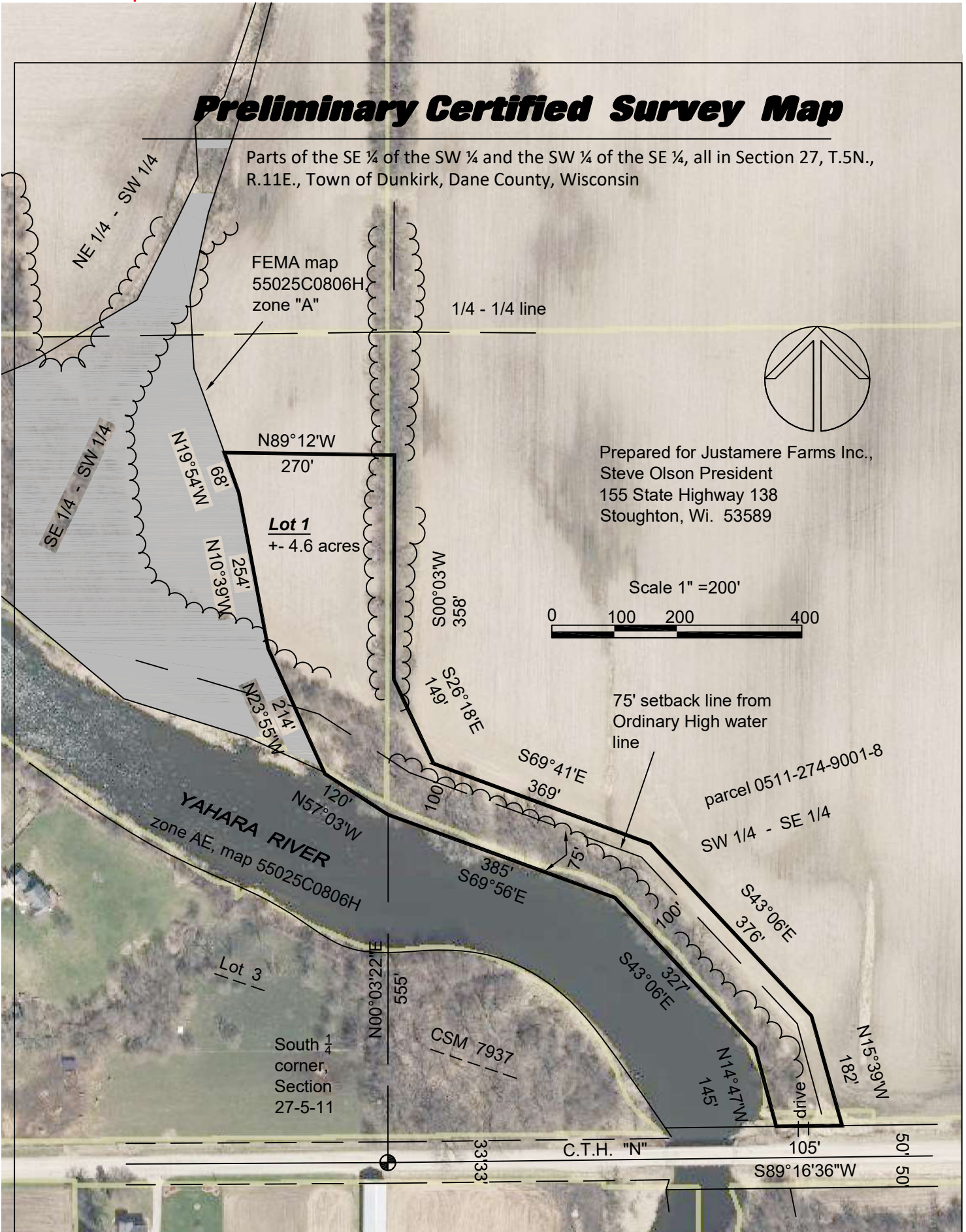
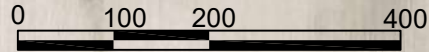
FEMA map
55025C0806H
zone "A"

1/4 - 1/4 line



Prepared for Justamere Farms Inc.,
Steve Olson President
155 State Highway 138
Stoughton, Wi. 53589

Scale 1" = 200'



Parts of the NE ¼ of the SW ¼, the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼, all in Section 27, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin, described as follows:

Commencing at the South ¼ corner of Section 27; thence N00°03'E, 555 feet to the point of beginning; thence N57°03'W, 120 feet; thence N23°55'W, 214 feet; thence N10°39'W, 254 feet; thence N19°54'W, 68 feet; thence S89°12'E, 270 feet; thence S00°03'W, 358 feet; thence S26°18'E, 149 feet; thence S69°41'E, 369 feet; thence S43°06'E, 376 feet; thence S15°39'E, 182 feet to the North line of County Highway "N"; thence S89°16'W, 105 feet to the Easterly edge of the Yahara River; thence N14°47'W, 145 feet; thence N43°07'W, 327 feet; thence N69°56'W, 385 feet to the point of beginning. Containing 4.6 acres more or less.

Wisconsin Mapping, LLC

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

Dwg. No. 5344-19 Date 3/27/2019
Sheet 1 of 1 rev 5/3/19
Document No. _____ rev 7/16/19
C.S.M. No. _____ V. _____ P. _____

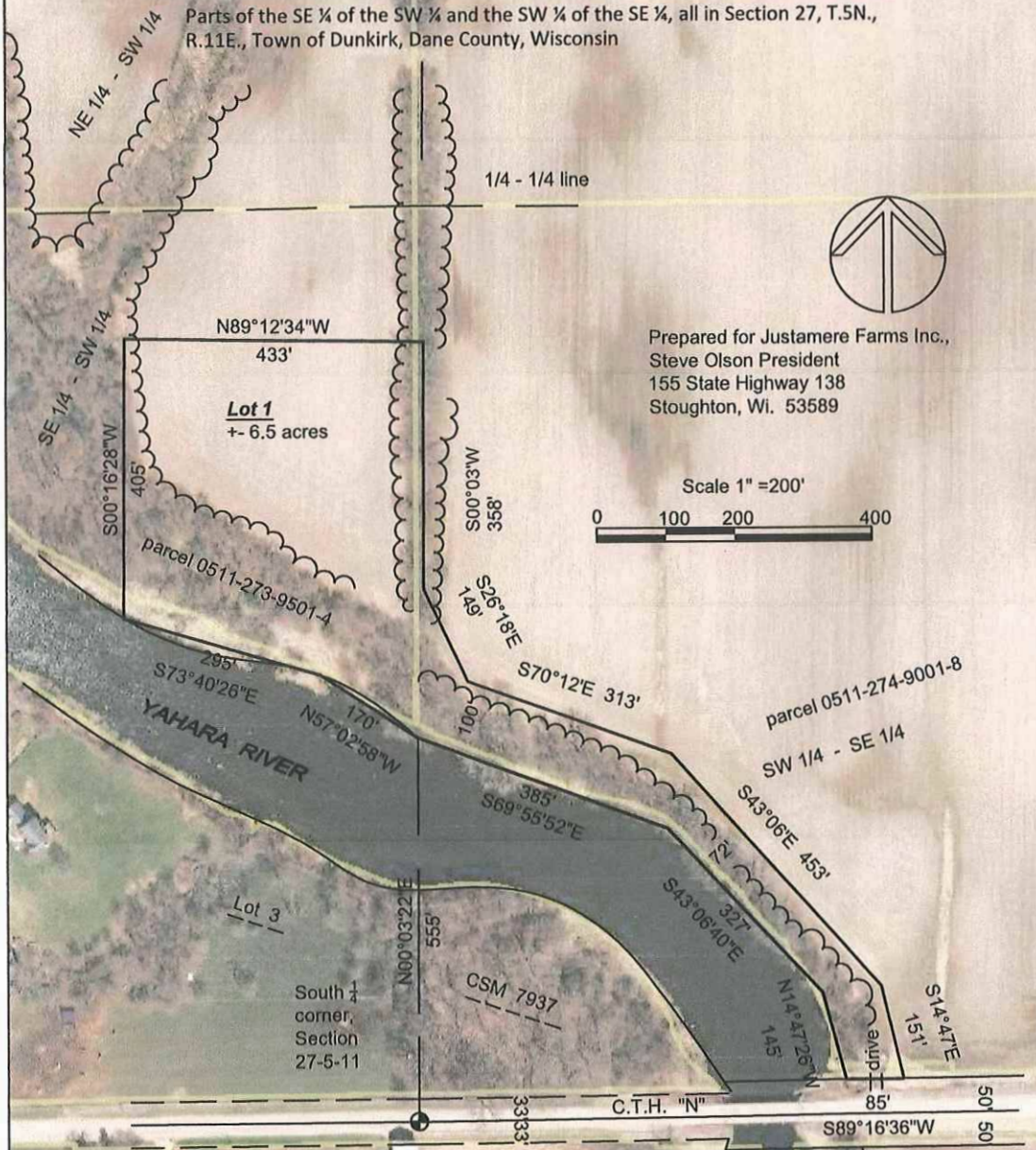
Parts of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 27, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin, described as follows:

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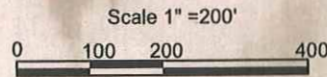
SEE REVISED

Preliminary Certified Survey Map

Parts of the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼, all in Section 27, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin



Prepared for Justamere Farms Inc.,
 Steve Olson President
 155 State Highway 138
 Stoughton, Wi. 53589



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 Commencing at the South ¼ corner of Section 27; thence N00°03'E, 555 feet to the point of beginning; thence N57°03'W, 170 feet; thence N73°40'W, 295 feet; thence N00°16'E, 405 feet; thence S89°12'E, 433 feet; thence S00°03'W, 358 feet; thence S26°18'E, 149 feet; thence S70°12'E, 313 feet; thence S43°06'E, 453 feet; thence S14°47'E, 151 feet to the North line of County Highway "N"; thence S89°16'W, 85 feet to the Easterly edge of the Yahara River; thence N14°47'W, 145 feet; thence N43°07'W, 327 feet; thence N69°34'W, 374 feet to the point of beginning. Containing 6.5 acres more or less.

Wisconsin Mapping, LLC

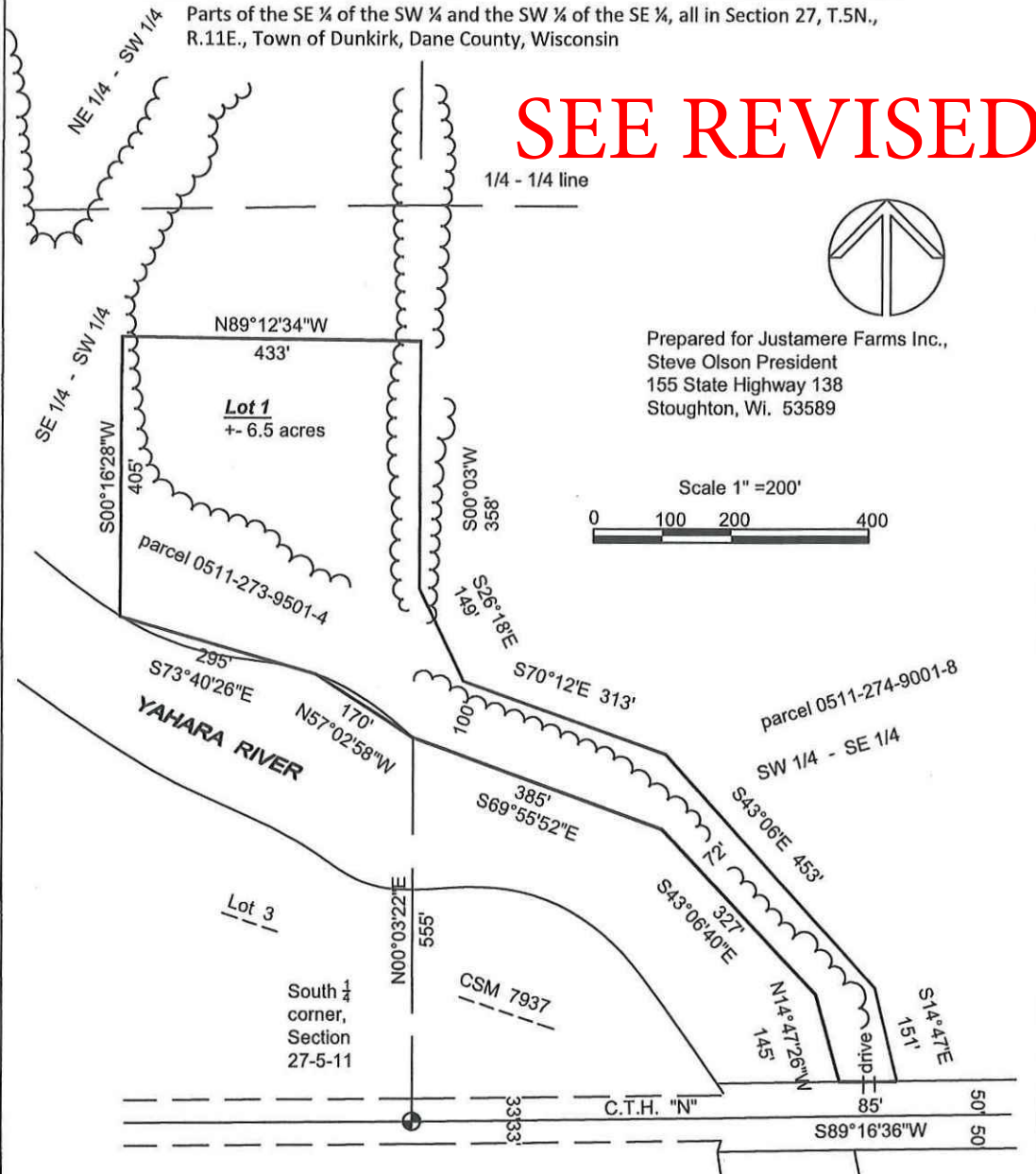
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 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

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JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

STUART P HANSON
328 COUNTY HIGHWAY N
EDGERTON, WI 53534

Current Owner
300 COUNTY HIGHWAY N
EDGERTON, WI 53534

JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

KARL BRICKSON
325 COUNTY HIGHWAY N
EDGERTON, WI 53534

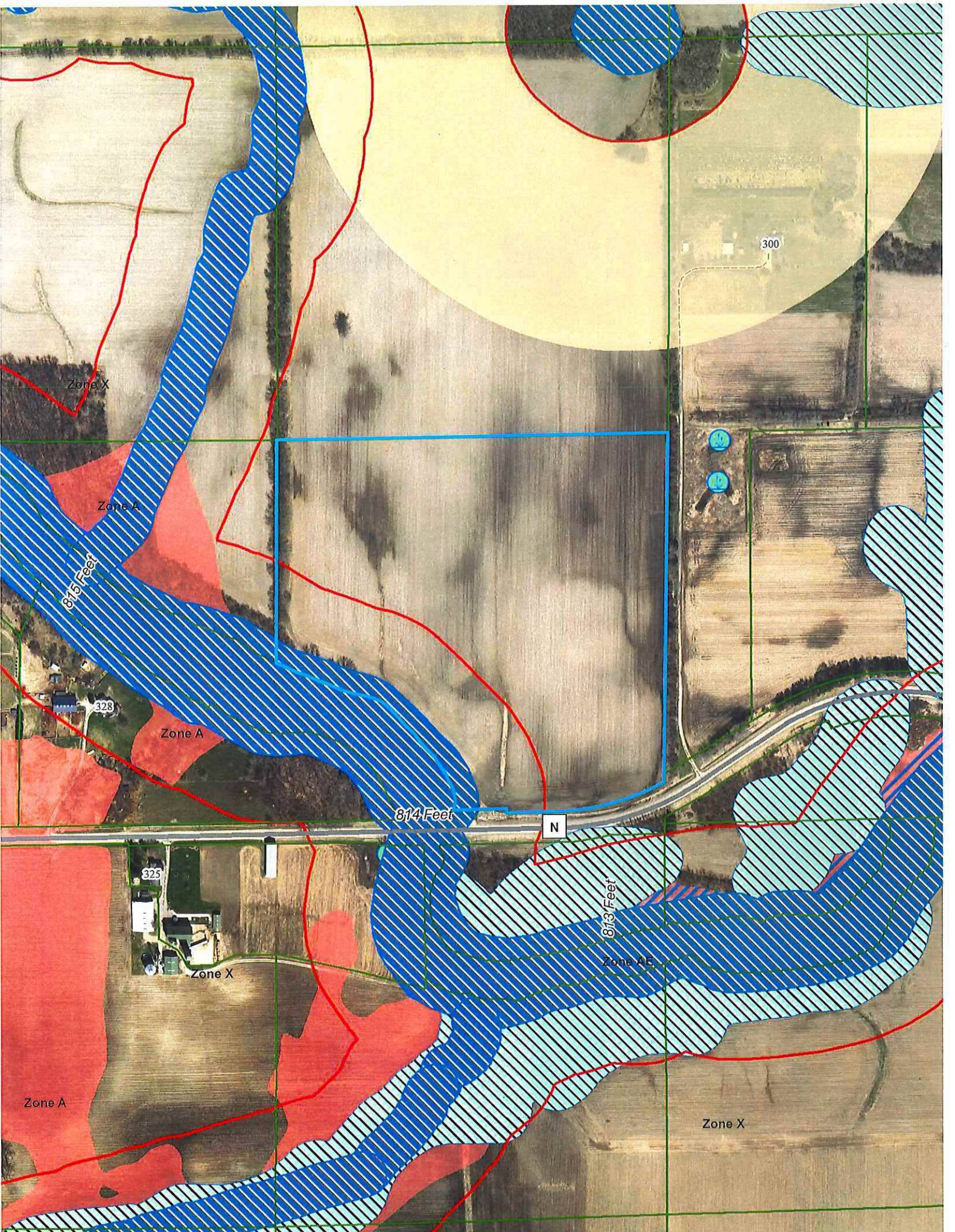
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STOUGHTON, WI 53589

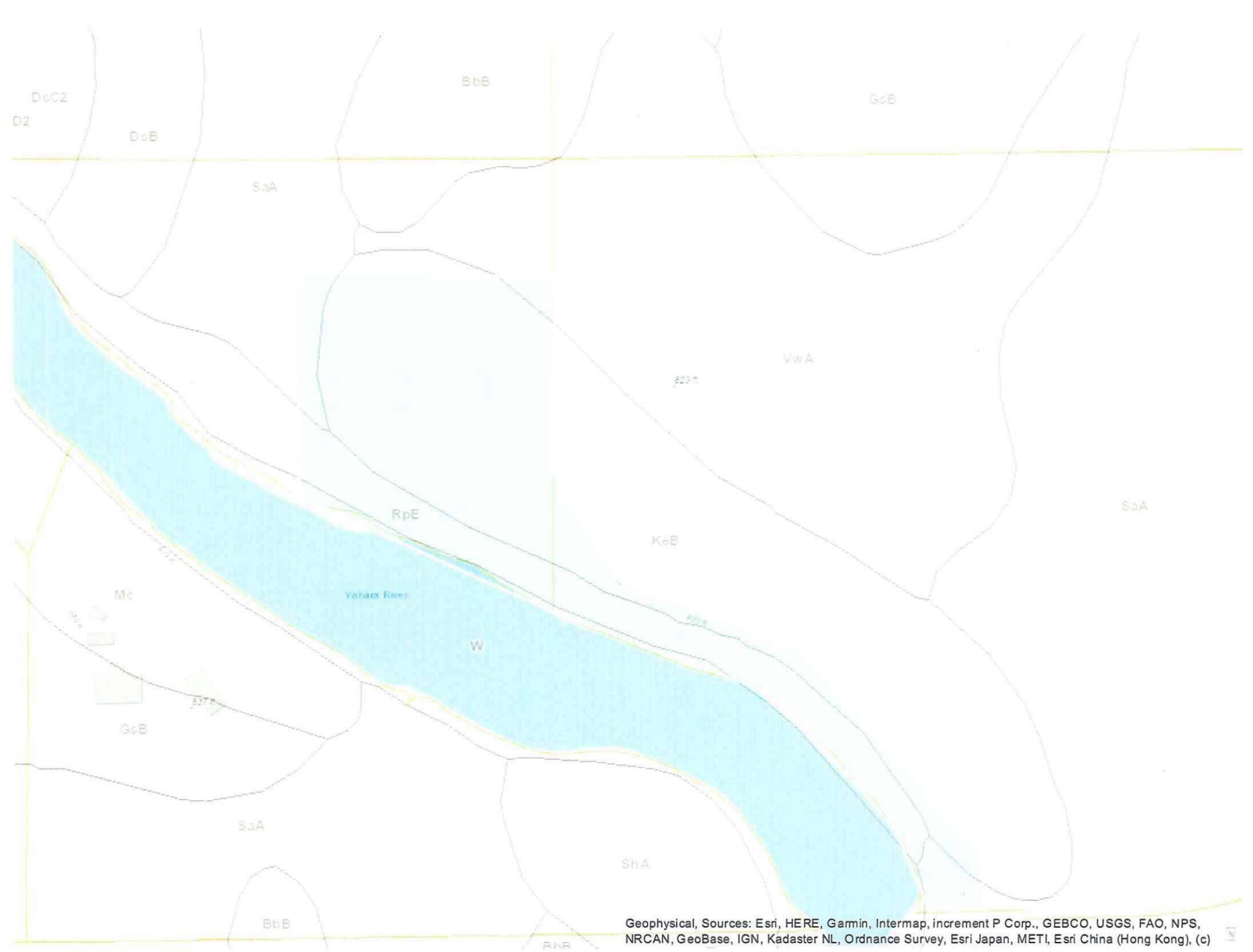
Current Owner
300 COUNTY HIGHWAY N
EDGERTON, WI 53534

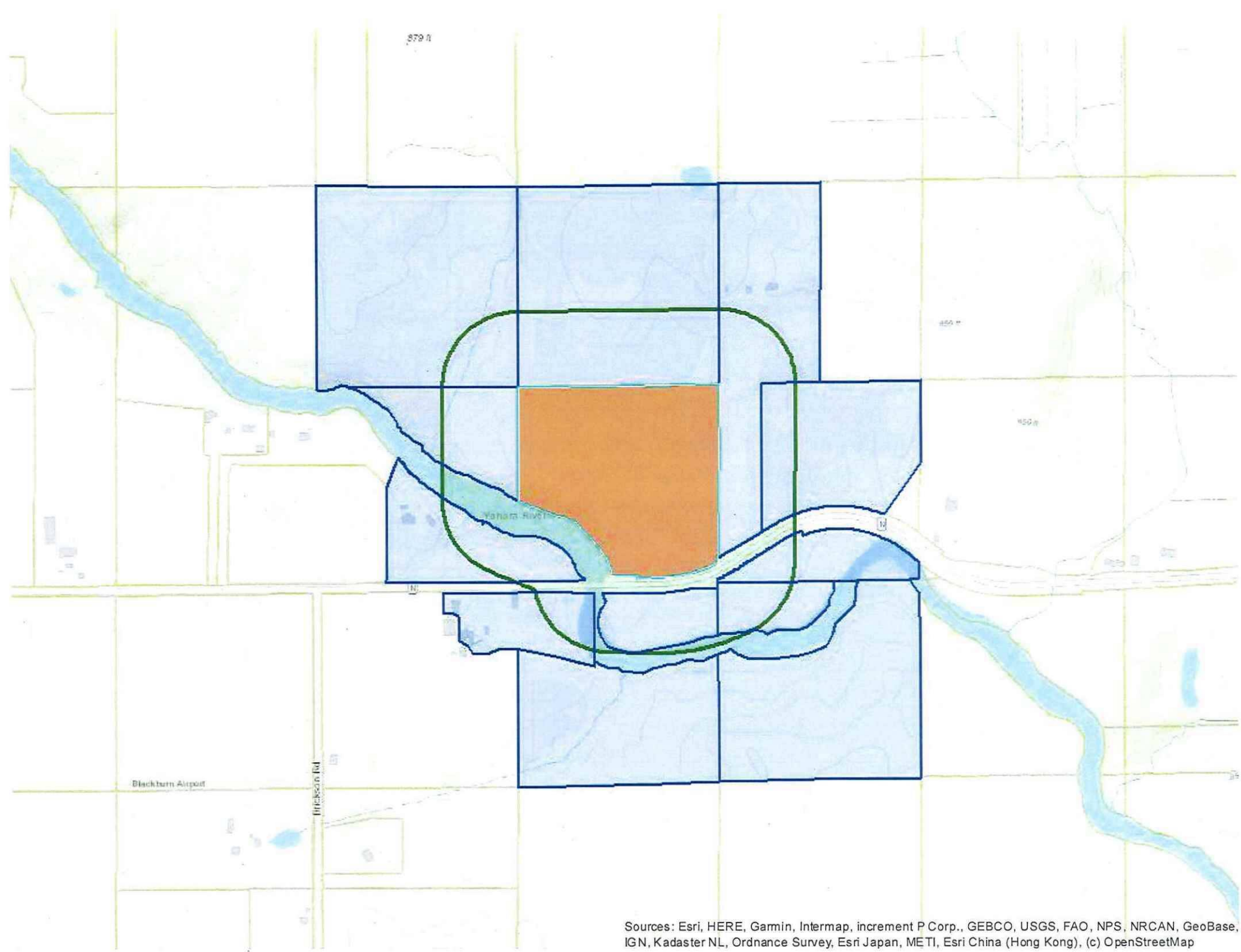
JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

BRICKSON FARM LLC
200 BRICKSON RD
EDGERTON, WI 53534

BRICKSON FARM LLC
200 BRICKSON RD
EDGERTON, WI 53534







Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap