

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/18/2017	DCPREZ-2017-11144
Public Hearing Date	C.U.P. Number
06/27/2017	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME FURSETH FARMS INC	PHONE (with Area Code) (608) 628-3275	AGENT NAME DAVID RIESOP	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 2157 COUNTY HIGHWAY A		ADDRESS (Number & Street) 306 WEST QUARRY	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS laurievik@sbcgloval.net		E-MAIL ADDRESS wismapping@charter.net	

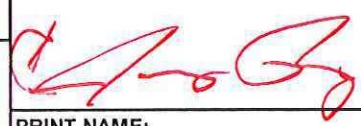
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
--------------------	--------------------	--------------------

ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
731 Bass Lake Road		
TOWNSHIP DUNKIRK	SECTION 19	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0511-192-8550-5		

REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

SEPARATING EXISTING RESIDENCE FROM FARMLAND	
---	--

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	2.0		

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

PRINT NAME:
Jeremy Riesop

DATE:
4/18/17



Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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>Furseth Farms Inc</u>	Agent's Name <u>David Riesop</u>
Address <u>2157 CTH "A", Stoughton, Wi. 53589</u>	Address <u>306 West Quarry, Deerfield, Wi 53531</u>
Phone <u>(608) 628-3275</u>	Phone <u>(608) 764-5602</u>
Email <u>laurievik@sbcglobal.net</u>	Email <u>wismapping@charter.net</u>

Town: Dunkirk Parcel numbers affected: 05111928550⁵

Section: 19 Property address or location: 731 Bass Lake Road

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

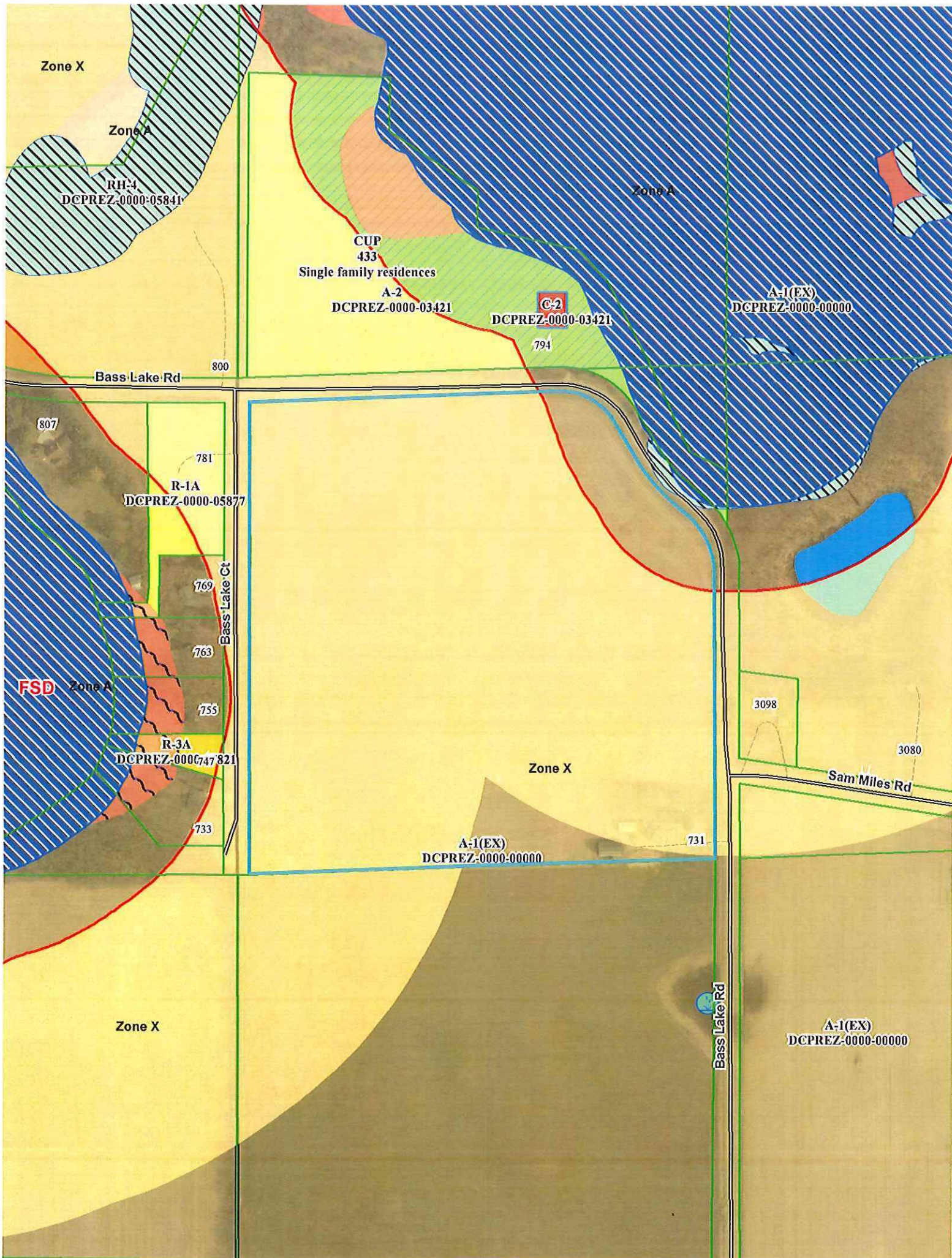
Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % Other: %

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:

The Furseth's would like to seperate their private residence from the incorporated farm parcel

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Date: 4/18/2017



max
5' out
2' out
2' out
to E



0011302000

0011302000

well
@ 4' out
11'

well

20'

300'

230'

24'

0011302000

0011302000

0011302000



laurievik@sbcglobal.net

CERTIFIED SURVEY PLAN

I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes.

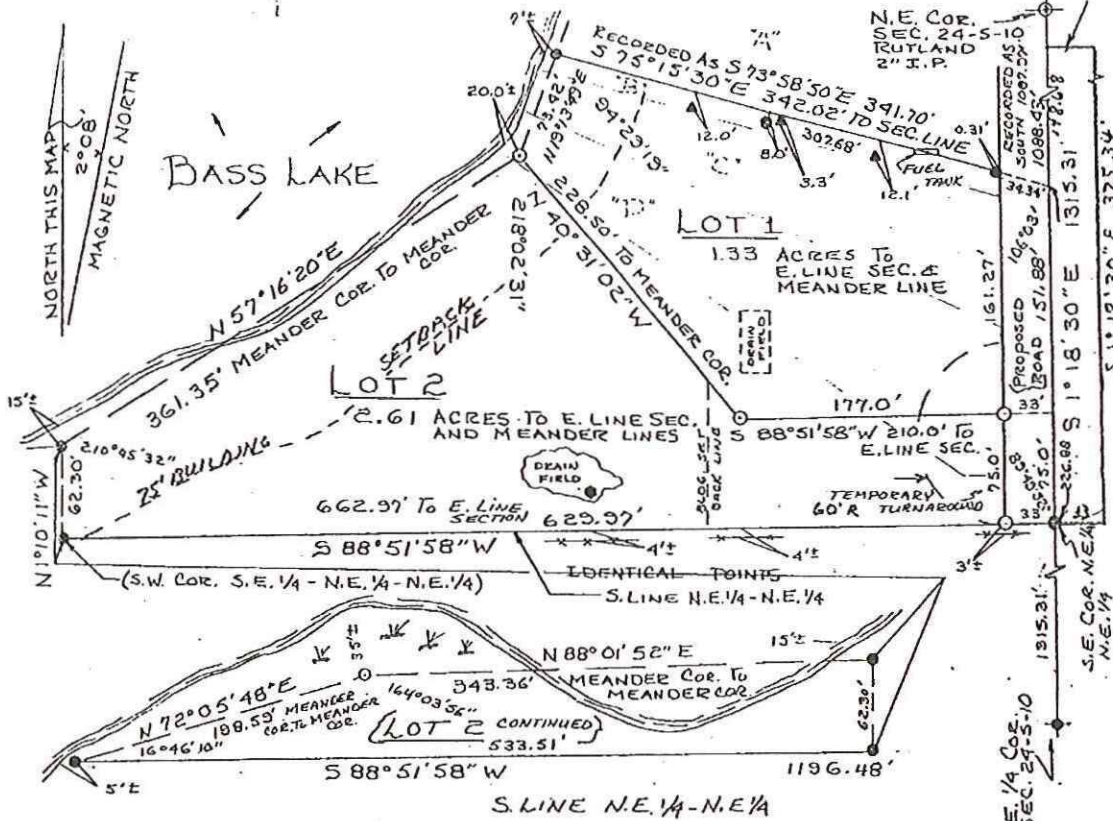
I hereby certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information furnished

George A. Weir

George A. Weir, Professional Land Surveyor, S 0843



GEORGE A. WEIR
DANE COUNTY SURVEYOR
City-County Building
Madison, Wisc. 53709
Phone office 266-4251
home 238-2852
EAST OFFICE
2317 S. Stoughton Rd.
Madison, Wisc. 53716
Phone 222-8511
N 88°51'58"E 33.00'



LEGEND
Scale: 1 inch = 100 FEET
● iron stakes found
○ 1"x24" iron pipe driven min. wt. = 1.13 #/ln ft
▲ WATER FAUCETS
● SAN. VENT PIPES
SURVEYED J.R.K.
DRAWN J.R.K.
CHECKED G.A.W.
APPROVED G.A.W.
Field Book 562 Page 58
Date of Survey JAN. 20, 1977
***** FENCE LINES
REF: WEIR MAP #3 - 9213
5333-L-9533
SWAMP & BOG AREA
Office Map No. 9714

SURVEYED FOR: MR. EVERETT URISH
ROUTE 3 STOUGHTON, WISCONSIN
DESCRIPTION - LOCATION: A PART OF THE N.E. 1/4 - N.E. 1/4
SEC. 24 TSN-RICE TOWN OF RUTLAND & A
PART OF THE N.W. 1/4 SEC. 19, TSN-RICE TOWN OF DUNKIRK, DANE CO. WI.
APPROVED FOR RECORDING PER Dane County Agriculture, Zoning
Plan & Water Resources Committee action of May 11, 1977

Norbert Scribner
Norbert Scribner, agent #1651

REGISTER OF DEED'S CERTIFICATE
Received for record this 11 day of May, 1977 at
2:00 o'clock, P.M. and recorded in Volume 19 of
CERTIFIED SURVEY MAPS of Dane County, on Page 271 & 272
Herald K. Hill
By: Thomas Jordan, Register of Deeds
Deputy
DOCUMENT NO. 1516975
CERTIFIED SURVEY MAP NO. 2352, VOLUME 9 PAGE 271

6, City-County Building
in Luther King Jr. Blvd.
, Wisconsin 53703-3342
(608) 266-4266
) 267-1540

DALE J. OR LAUREN L. FURSETH
PH. 608-628-3275
731 BASS LAKE RD.
STOUGHTON, WI 53589

79-593-759
7790
April 18 2017

Pay To The Order Of DANE CO ZONING \$ 486.00
Four hundred eighty six & 00/100 Dollars

MCFARLAND STATE BANK

For Dale Furseth RP

⑆075905936⑆ ⑈3263⑈7809⑈ 7790

may be a lot in a plat,
legal description is
area in acres or square

3S

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 Furseth Farms Inc
Address 2157 CTH "A", Stoughton, Wi. 53589
Phone (608) 628-3275
Email laurievik@sbcglobal.net

Agent's Name David Riesop
Address 306 West Quarry, Deerfield, Wi 53531
Phone (608) 764-5602
Email wismapping@charter.net

Town: Dunkirk Parcel numbers affected: 051119285502

Section: 19 Property address or location: 731 Bass Lake Road

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

Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % 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:

The Furseth's would like to seperate their private residence from the incorporated farm parcel

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

Submitted By: Dale Furseth

Date: 4/18/2017

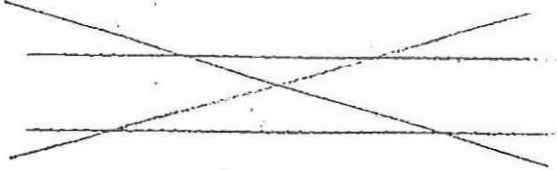
OWNER'S CERTIFICATE OF DEDICATION

As owners we hereby certify that we caused the lands described in this certified survey to be certified, divided, mapped and dedicated as represented on this certified survey plat.

WITNESS the hand and seal of said owners this 12 day of April, 1977.

Ericott E. Urish

Dorothy C. Urish



STATE OF WISCONSIN)
COUNTY OF DANE) ss.

Personally, came before me this 18 day of April, 19 77, the above-named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Carol A. Niebuhr

Notary Public, State of Wisconsin
My Commission Expires 12-21-80

TOWN BOARD RESOLUTION

"RESOLVED, that part of the road dedication on this certified survey in the Town of Dunkirk is hereby approved by the Town Board of the Town of Dunkirk and the Town approves of the dedication as shown for street purposes."

I hereby certify that the foregoing is a copy of the resolution adopted by the Town Board of the Town of Dunkirk on April 25, 1977.

Audrey D. Halverson
AUDREY D. HALVERSON, Town Clerk

TOWN BOARD RESOLUTION

"RESOLVED, that this certified survey partly in the Town of Rutland is hereby approved by the Town Board of the Town of Rutland and the Town approves of the dedication as shown for street purposes."

I hereby certify that the foregoing is a copy of the resolution adopted by the Town Board of the Town of Rutland on April 26, 1977.

Dona J. Berge
DONA J. BERGE, Town Clerk

DESCRIPTION

Part of the NE 1/4 of the NE 1/4 of Section 24, T5N, R10E, Town of Rutland and part of the NW 1/4 of section 19, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin more fully described as follows:

Commencing at the NE corner of said section 24; thence S 1°18'30"E, 1088.43 feet to the point of beginning of this description; thence N 1°18'30"W, 148.68 feet; thence N88°51'58"E, 33.00 feet; thence S 1°18'30"E, 375.34 feet; thence S88°51'58"W, 1229.48 feet; thence along a meander line, N72°05'48"E, 198.59 feet; thence along said meander line N88°01'52"E, 343.36 feet; thence along said meander line N57°16'20"E, 361.35 feet; thence along said meander line, N19°13'49"E, 73.42 feet; thence S75°15'30"E, 342.02 feet to the point of beginning of this description. Said parcel is to include or exclude all lands located between said meander line and the shoreline of Bass Lake from the northerly and southerly lines extended.

VOL. 9 page 272

9774A

DUNKIRK

T.5N.-R.11E.

SEE PAGE 34



SEE PAGE 20

© 2011 Rockford Map Pubs., Inc. 2904

ROCK COUNTY

Dane County, WI

2640 2376 2112 1848 1584

Parcel Number - 026/0511-192-8550-5

628-3272

Current

< Parcel Parents

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 19-5-11 NW1/4 NW1/4 EXC PRT NE OF HW...	
Owner Name	FURSETH FARMS INC	
Primary Address	731 BASS LAKE RD	
Billing Address	2157 COUNTY HIGHWAY A STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4 G5	
Assessment Acres	37.100	
Land Value	\$87,500.00	
Improved Value	\$340,700.00	
Total Value	\$428,200.00	

Show Valuation Breakout

Show Assessment Contact Information 

Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

DANE COUNTY PUBLIC LAND SURVEY MONUMENT RECORD

This record shall show the location of the corner and shall include all of the following nine elements (a through j).

(a) CORNER LOCATION

SECTION NUMBER: 18

TOWNSHIP 05 NORTH, RANGE 11 EAST

DANE COUNTY COORDINATES

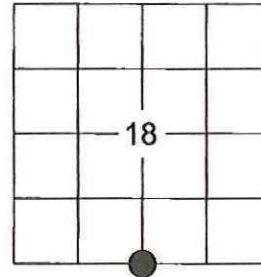
NORTHING: 415,310.72

EASTING: 859,706.92

HORIZONTAL DATUM & ADJUSTMENT: NAD 83(NSRS 2011) DANE COUNTY

ORTHOMETRIC HEIGHT: 881.78 VERTICAL DATUM: (NAVD 88)

MARK CORNER LOCATION

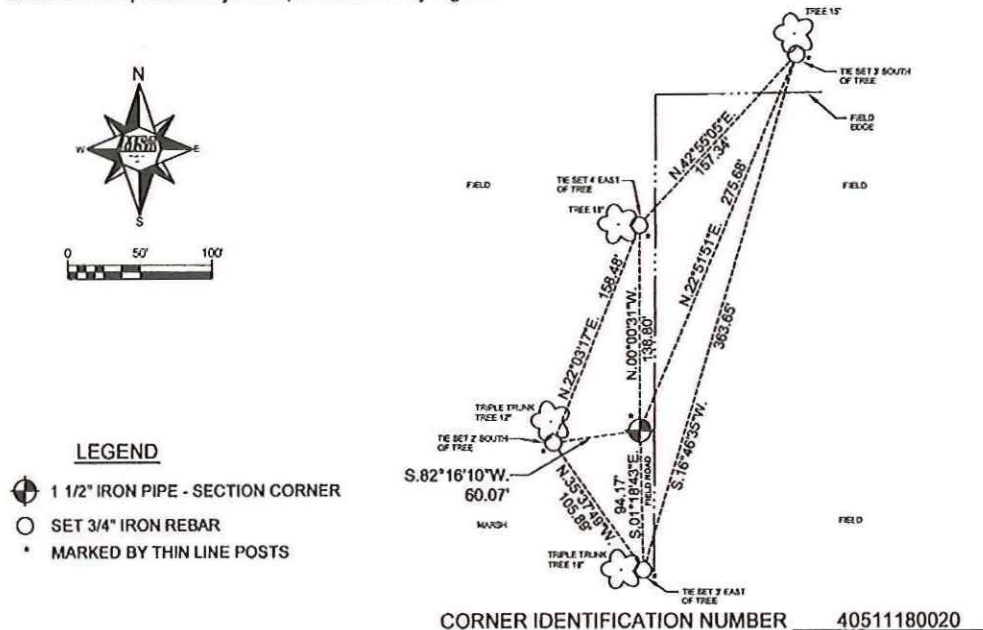


(b) Describe any record evidence, monument evidence, occupational evidence, testimonial evidence or any other material evidence you considered, and whether the monument was found or placed.

A 1 1/2" Iron Pipe was located along a north-south treeline and in line with fence remnants to the west. The Iron Pipe appears to have been set by Arden Sandsnes according to Survey Plat 6031-L and reference again in CSM No. 13963. The distances to the adjacent section corners as shown in previous surveys checked well. The location of the 1 1/2" Iron Pipe was accepted as the section corner based on the use in previous surveys in the area. Four reference ties were established and tied to the corner.

(c) CORNER LOCATION SKETCH: In the sketch, provide reference ties to at least 4 witness monuments of lasting durable material.

(d) The sketch shall include physical features surrounding the monument location sufficient to easily find the monument when in the general area, such as but not limited to utility poles, signs, trees, edge of forests or cropland, field lanes, water bodies, pavement, buildings, etc. Sketch shall also indicate north and scale, and include descriptions of symbols, in sketch or by legend.



DANE COUNTY PUBLIC LAND SURVEY MONUMENT RECORD

This record shall show the location of the corner and shall include all of the following nine elements (a through j).

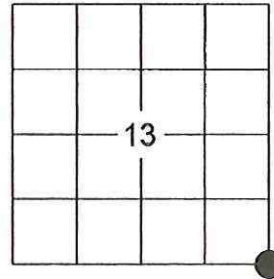
(a) CORNER LOCATION

SECTION NUMBER: 13
 TOWNSHIP 05 NORTH, RANGE 10 EAST

DANE COUNTY COORDINATES

NORTHING: 415,235.22
 EASTING: 857,063.75

MARK CORNER LOCATION



HORIZONTAL DATUM & ADJUSTMENT: NAD 83(NSRS 2011) DANE COUNTY

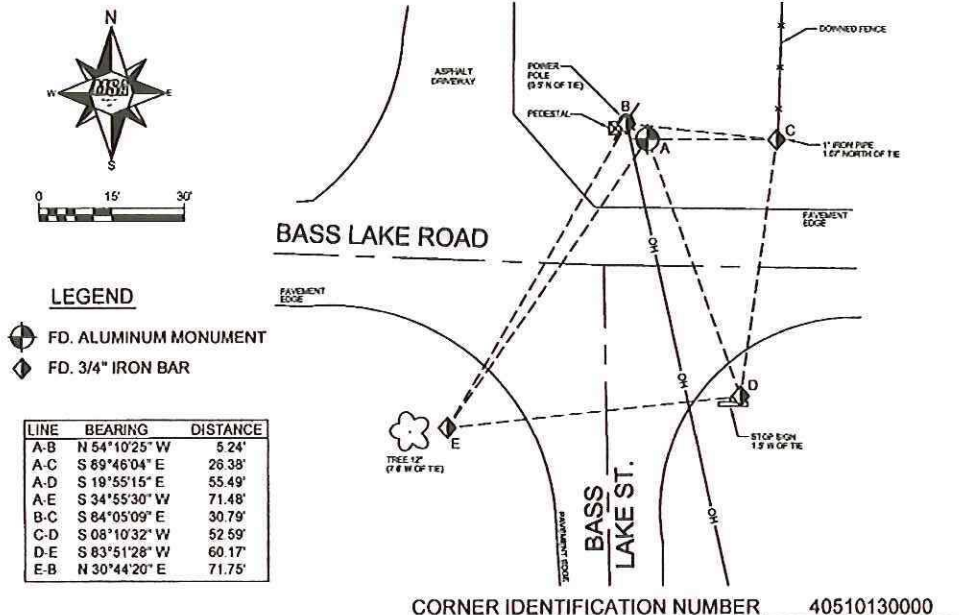
ORTHOMETRIC HEIGHT: 897.10 VERTICAL DATUM: (NAVD 88)

(b) Describe any record evidence, monument evidence, occupational evidence, testimonial evidence or any other material evidence you considered, and whether the monument was found or placed.

An Aluminum Monument was found 13.9' northerly of the edge of pavement of Bass Lake Road along with the 4 reference ties. The position was verified with the reference ties and accepted.

(c) CORNER LOCATION SKETCH: In the sketch, provide reference ties to at least 4 witness monuments of lasting durable material.

(d) The sketch shall include physical features surrounding the monument location sufficient to easily find the monument when in the general area, such as but not limited to utility poles, signs, trees, edge of forests or cropland, field lanes, water bodies, pavement, buildings, etc. Sketch shall also indicate north and scale, and include descriptions of symbols, in sketch or by legend.



DANE COUNTY PUBLIC LAND SURVEY MONUMENT RECORD

This record shall show the location of the corner and shall include all of the following nine elements (a through j).

(a) CORNER LOCATION

SECTION NUMBER: 24
 TOWNSHIP 05 NORTH, RANGE 10 EAST

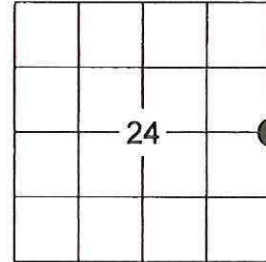
DANE COUNTY COORDINATES

NORTHING: 412,604.51
 EASTING: 857,070.82

HORIZONTAL DATUM & ADJUSTMENT: NAD 83(NSRS 2011) DANE COUNTY

ORTHOMETRIC HEIGHT: 884.48 VERTICAL DATUM: (NAVD 88)

MARK CORNER LOCATION

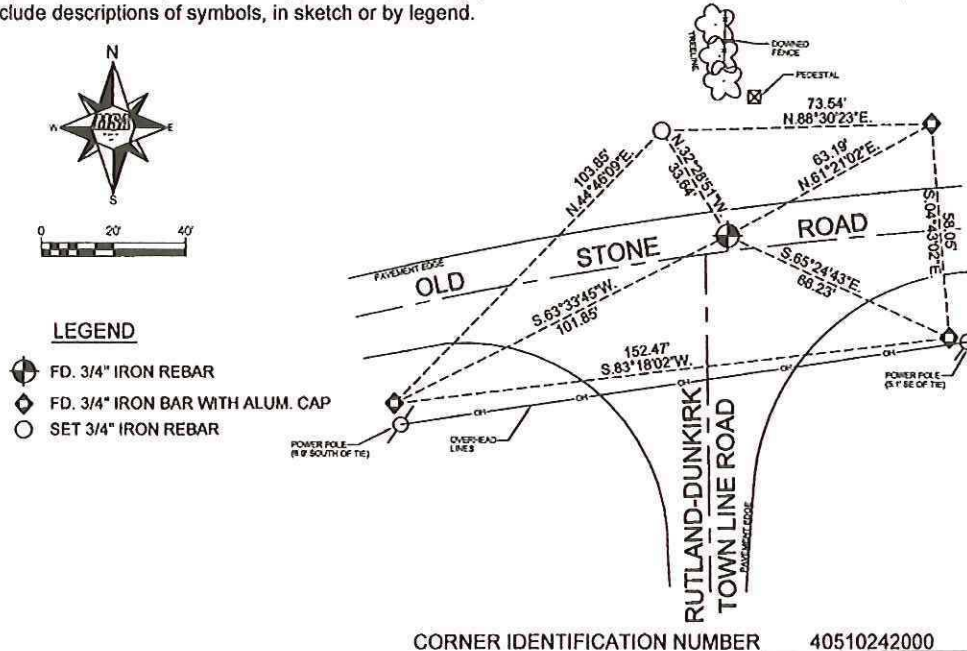


(b) Describe any record evidence, monument evidence, occupational evidence, testimonial evidence or any other material evidence you considered, and whether the monument was found or placed.

A 3/4" Iron Rebar was found at the pavement surface and approximately 4.3' northerly of the centerline of Old Stone Road. Three of the 4 reference ties with aluminum caps were located. The position was verified with the reference ties and accepted. One additional reference tie was set.

(c) CORNER LOCATION SKETCH: In the sketch, provide reference ties to at least 4 witness monuments of lasting durable material.

(d) The sketch shall include physical features surrounding the monument location sufficient to easily find the monument when in the general area, such as but not limited to utility poles, signs, trees, edge of forests or cropland, field lanes, water bodies, pavement, buildings, etc. Sketch shall also indicate north and scale, and include descriptions of symbols, in sketch or by legend.



CORNER IDENTIFICATION NUMBER 40510242000

GOVERNMENT CORNER REFERENCE
Dane County, Wisconsin

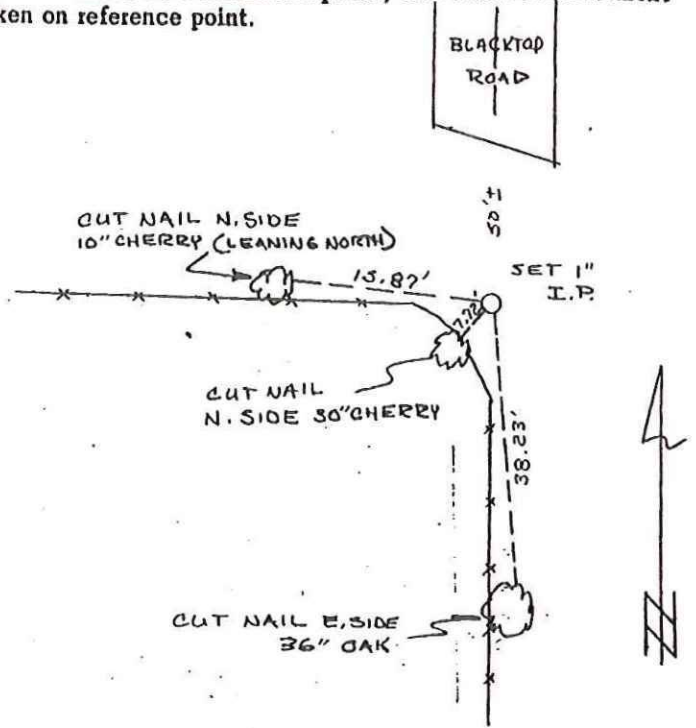
Government corner 24 | 19
 24 | 19
 Township 5 North
 Range 10 East

Date of survey FEB. 6, 1976
 Fieldbook 544 P. 31



LOCATION SKETCH

This space for drawing of corner showing; type of Monument set, distance and direction of reference monument, a note if distances are not measured on a horizontal plane, and where measurement is taken on reference point.



SURVEYORS AFFIDAVIT (Surveyor must certify the method by which the above described corner
 STATE OF WISCONSIN } ss has been located or relocated.)
 COUNTY OF DANE }

I hereby certify that I SET ABOVE CORNER EQUA-DISTANT AND ON LINE
BETWEEN THE E. 1/4 COR. & THE N.E. COR. SEC.

Registered Land Surveyor -- Number S _____

RUTLAND

REC-3-76
 CORNER NUMBER 0-25

DANE COUNTY PUBLIC LAND SURVEY MONUMENT RECORD

This record shall show the location of the corner and shall include all of the following nine elements (a through j).

(a) CORNER LOCATION

SECTION NUMBER: 19

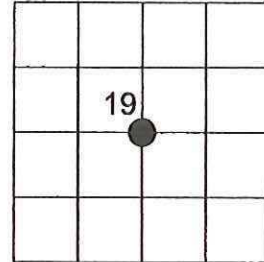
TOWNSHIP 05 NORTH, RANGE 11 EAST

DANE COUNTY COORDINATES

NORTHING: 412,681.46

EASTING: 859,722.63

MARK CORNER LOCATION



HORIZONTAL DATUM & ADJUSTMENT: NAD 83(NSRS 2011) DANE COUNTY

ORTHOMETRIC HEIGHT: 892.82 VERTICAL DATUM: (NAVD 88)

(b) Describe any record evidence, monument evidence, occupational evidence, testimonial evidence or any other material evidence you considered, and whether the monument was found or placed.

A Dane County Stainless Steel monument was set at the intersection of the North-South and East-West 1/4 section lines of Section 19 approximately 15" below the existing grade. Location falls within an East-West treeline and occupation and agrees with the section breakdown as shown on CSM No. 12753. Four reference ties were established and tied to the corner.

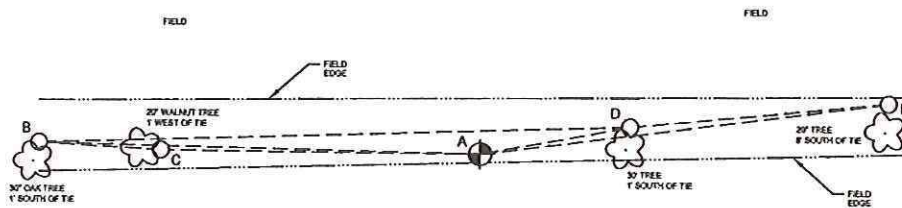
(c) CORNER LOCATION SKETCH: In the sketch, provide reference ties to at least 4 witness monuments of lasting durable material.

(d) The sketch shall include physical features surrounding the monument location sufficient to easily find the monument when in the general area, such as but not limited to utility poles, signs, trees, edge of forests or cropland, field lanes, water bodies, pavement, buildings, etc. Sketch shall also indicate north and scale, and include descriptions of symbols, in sketch or by legend.



LEGEND


- STAINLESS STEEL COUNTY MONUMENT - SECTION CORNER
- SET 3/4" IRON REBAR



LINE	BEARING	DISTANCE
A-B	N 88°22'46" W	150.79'
A-C	N 89°08'23" W	108.93'
A-D	N 79°52'16" E	52.06'
A-E	N 83°05'36" E	140.36'
B-C	S 86°24'07" E	41.89'
B-D	N 88°36'47" E	202.03'
D-E	N 84°59'22" E	88.44'

CORNER IDENTIFICATION NUMBER 40511192020

Parcel Number - 026/0511-192-8550-5**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 19-5-11 NW1/4 NW1/4 EXC PRT NE OF HW...	
Owner Name	FURSETH FARMS INC	
Primary Address	731 BASS LAKE RD	
Billing Address	2157 COUNTY HIGHWAY A STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4 G5	
Assessment Acres	37.100	
Land Value	\$87,300.00	
Improved Value	\$340,700.00	
Total Value	\$428,000.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~04/17/2017 - 01:00 PM~~

Ends: ~~04/17/2017 - 03:00 PM~~

[About Open Book](#)

Board Of Review

Starts: 05/08/2017 - 02:00 PM

Ends: 05/08/2017 - 04:00 PM

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

Zoning Information

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

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2016)	More +
---------------------------	---------------

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$87,500.00	\$340,700.00	\$428,200.00
Taxes:		\$6,985.69
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$75.59
Specials(+):		\$185.07
Amount:		\$7,095.17

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	01/10/2008	4387765		

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: 0511-192-8550-5

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

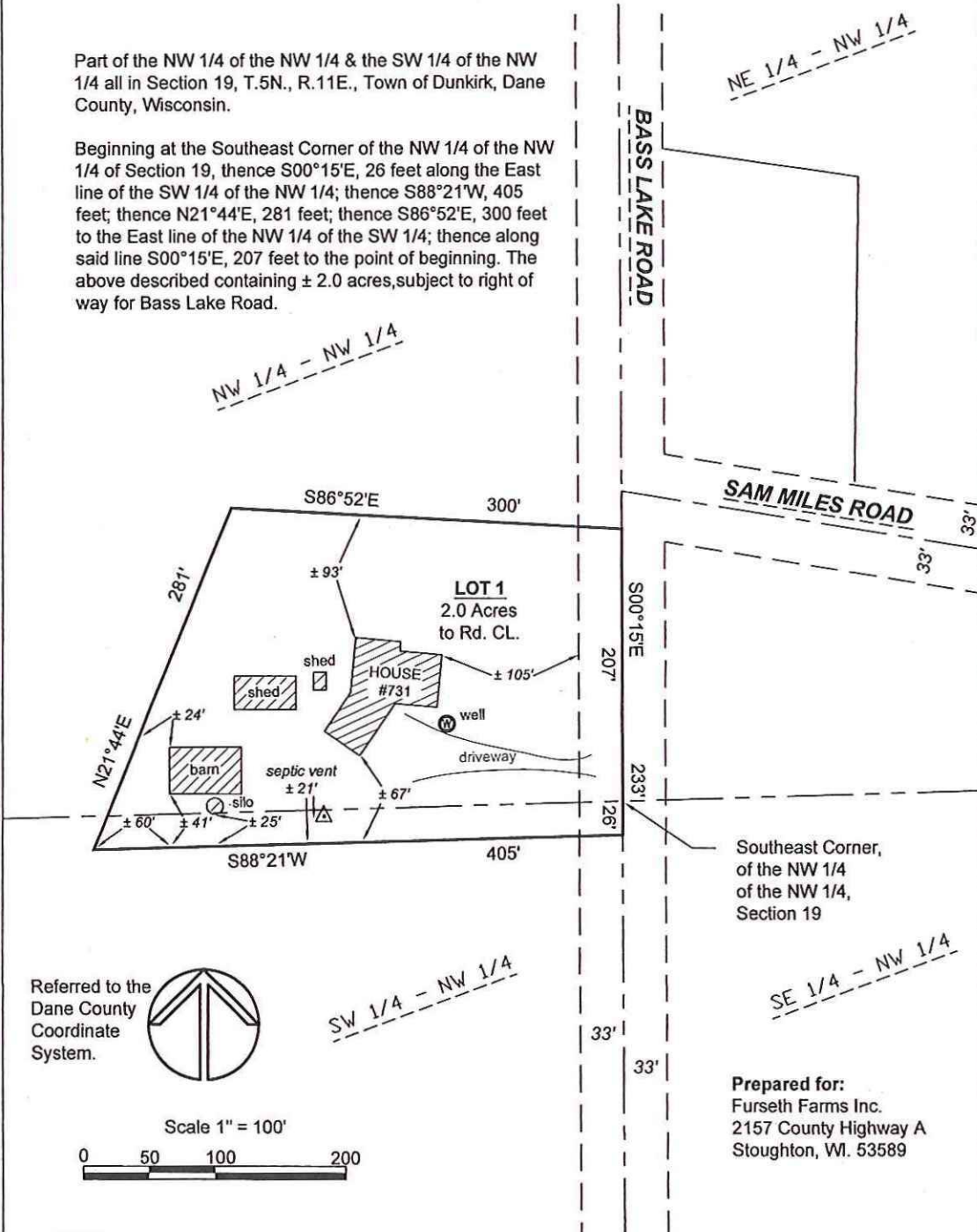
PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Preliminary Certified Survey Map

Part of the NW 1/4 of the NW 1/4 & the SW 1/4 of the NW 1/4
all in Section 19, T.5N., R.11E., Town of Dunkirk, Dane County,
Wisconsin.

Part of the NW 1/4 of the NW 1/4 & the SW 1/4 of the NW 1/4
all in Section 19, T.5N., R.11E., Town of Dunkirk, Dane
County, Wisconsin.

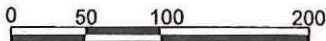
Beginning at the Southeast Corner of the NW 1/4 of the NW 1/4 of Section 19, thence S00°15'E, 26 feet along the East line of the SW 1/4 of the NW 1/4; thence S88°21'W, 405 feet; thence N21°44'E, 281 feet; thence S86°52'E, 300 feet to the East line of the NW 1/4 of the SW 1/4; thence along said line S00°15'E, 207 feet to the point of beginning. The above described containing ± 2.0 acres, subject to right of way for Bass Lake Road.



Referred to the
Dane County
Coordinate
System.



Scale 1" = 100'



Prepared for:
Furseth Farms Inc.
2157 County Highway A
Stoughton, WI. 53589

Wisconsin Mapping, LLC

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

Dwg. No. 5012-17 Date 3/30/2017
Sheet 1 of 1
Document No. _____
C. S. M. No. _____ V. _____ P. _____