

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/19/2019	DCPREZ-2019-11458
Public Hearing Date	C.U.P. Number
08/27/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME BUCKYS PORTABLE TOILETS INC PHONE (with Area Code) (608) 212-2039	AGENT NAME MOORE SURVEYING PHONE (with Area Code) (608) 577-1232
BILLING ADDRESS (Number & Street) 1282 COUNTY HIGHWAY MM (City, State, Zip) OREGON, WI 53575 E-MAIL ADDRESS chuck@buckyspt.com	ADDRESS (Number & Street) N3131 ROBIN RD., (City, State, Zip) Poynette, WI 53955 E-MAIL ADDRESS amoore@mooresurveyingllc.com


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP						
lands south of 1185 US Hwy 14	lands south of 1185 US Hwy 14							
<table border="1" style="width:100%"> <tr> <td>TOWNSHIP RUTLAND</td> <td>SECTION 7</td> </tr> </table>	TOWNSHIP RUTLAND	SECTION 7	<table border="1" style="width:100%"> <tr> <td>TOWNSHIP RUTLAND</td> <td>SECTION 7</td> </tr> </table>	TOWNSHIP RUTLAND	SECTION 7	<table border="1" style="width:100%"> <tr> <td>TOWNSHIP</td> <td>SECTION</td> </tr> </table>	TOWNSHIP	SECTION
TOWNSHIP RUTLAND	SECTION 7							
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TOWNSHIP	SECTION							
PARCEL NUMBERS INVOLVED 0510-074-8570-6	PARCEL NUMBERS INVOLVED 0510-073-8000-6	PARCEL NUMBERS INVOLVED						

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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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	4.23		
FP-35 (General Farmland Preservation) District	HC (Heavy Commercial) District	4.87		

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) 
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PRINT NAME:
 ANDREW MOORE

DATE:
 6/19/19

No density study per RWL

545



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 CHARLES KERNS (BUCKY'S) Agent's Name ANDREW MOORE
 Address 1282 COUNTY HIGHWAY AAA Address N3131 ROBIN RD POYNETTE WI
 Phone OREGON, WI 53575 Phone 53955
608-212-2039 608-577-1232
 Email CHUCK@BUCKYSPT.COM Email AMOORE@MOORESURVEYINGLLC.COM

Town: RUTLAND Parcel numbers affected: 0510-074-8570-6 + 0510-073-8000-6 ✓

Section: 01 Property address or location: 1185 U.S. 14 OREGON WI 53575

Zoning District change: (To / From / # of acres) FP35 TO HC → 4.87 ACRES
FP35 TO RR-4 → 4.23 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:

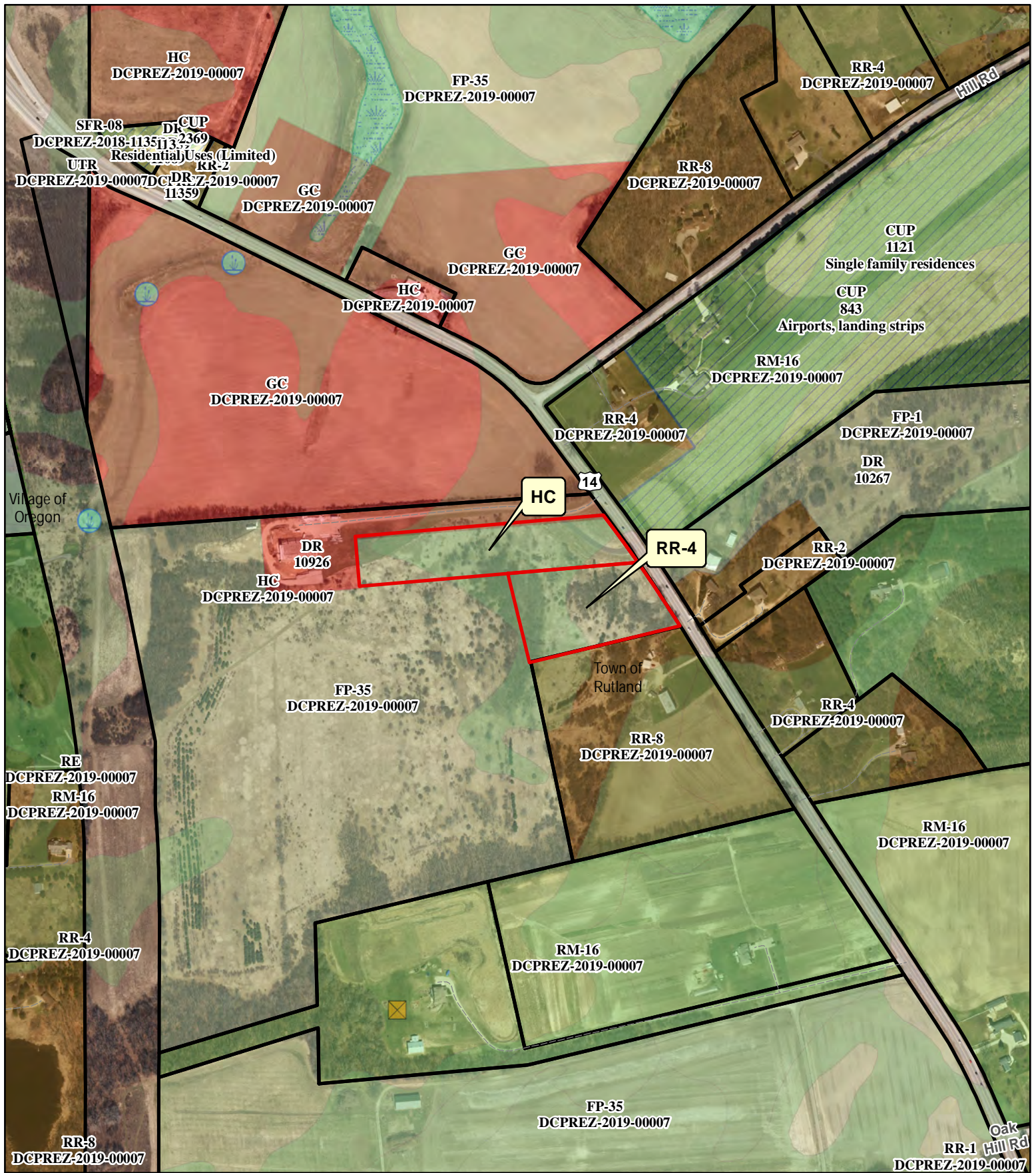
EXPANDING EXIST COMMERCIAL ZONING DISTRICT.

CREATING A 1 LOT RURAL RESIDENCE

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

Submitted By: Andrew M

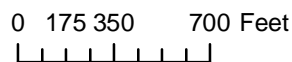
Date: 6/19/2019



Legend

Wetland > 2 Acres Significant Soils

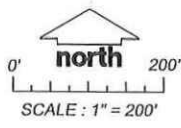
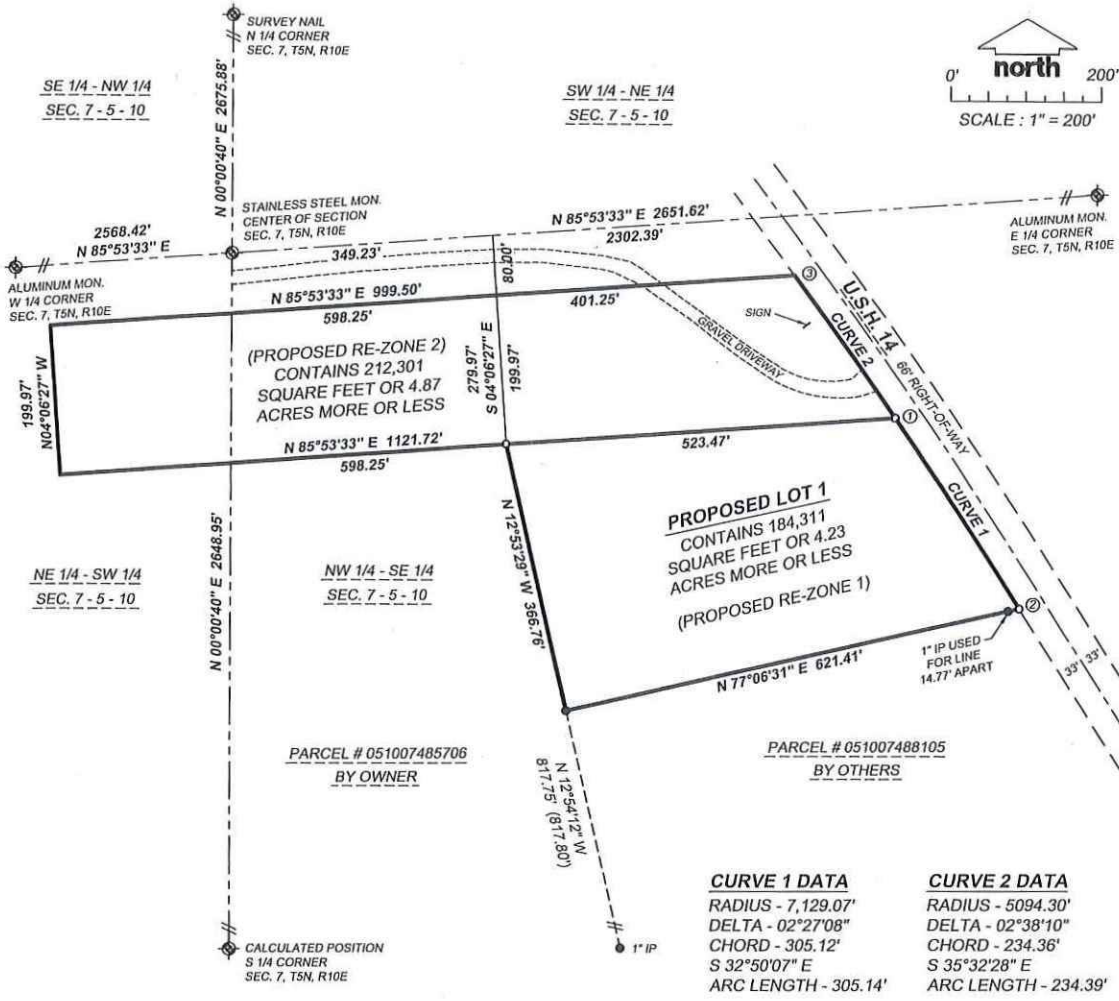
- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11458
**BUCKYS PORTABLE
 TOILETS INC**

PROPOSED RE-ZONE

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST,
TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.



PROPOSED LOT 1
CONTAINS 184,311
SQUARE FEET OR 4.23
ACRES MORE OR LESS
(PROPOSED RE-ZONE 1)

(PROPOSED RE-ZONE 2)
CONTAINS 212,301
SQUARE FEET OR 4.87
ACRES MORE OR LESS

CURVE 1 DATA
RADIUS - 7,129.07'
DELTA - 02°27'08"
CHORD - 305.12'
S 32°50'07" E
ARC LENGTH - 305.14'

CURVE 2 DATA
RADIUS - 6094.30'
DELTA - 02°38'10"
CHORD - 234.36'
S 35°32'28" E
ARC LENGTH - 234.39'

SURVEYED BY:
MOORE SURVEYING, LLC
N3131 ROBIN ROAD
POYNETTE, WI 53955
(608) 288-1860

DATE OF SURVEY:
JUNE 13, 2019

PROPERTY SURVEYED:
1185 U.S.H 14
OREGON, WI 53575

SURVEYED FOR:
CHARLES KERNS

PROJECT: 2180

LEGEND

- 3/4" BAR FOUND (UNLESS NOTED)
- 3/4"x24" REBAR SET WEIGHING 1.50LBS/L.F.
- ⊕ SECTION CORNER (40') RECORDED DATA
- LOT LINE
- - - RIGHT-OF-WAY LINE
- SECTION LINE
- CENTERLINE ROAD
- PROPOSED RE-ZONE

TANGENT BEARINGS

- ① - S 34°03'41" E
- ② - S 31°36'33" E
- ③ - S 36°51'33" E

NOTES

1. BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 07, T5N, R10E, WHICH BEARS N 85°53'33" E WHEN REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM.
2. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
3. ALL PLSS WITNESS MONUMENTS WERE FOUND AND VERIFIED.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH AE-7 AND IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE-DESCRIBED PARCEL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028



PROPOSED RE-ZONE

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST,
TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF PROPOSED RE-ZONE 1

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 07; THENCE ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 07 S 85°53'33" W, 2302.39 FEET; THENCE S 04°06'27" E, 279.97 FEET TO THE POINT OF BEGINNING; THENCE N 85°53'33" E, 523.47 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S.H. 14 AND THE POINT OF A CURVE TO THE RIGHT; THENCE 305.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF U.S.H. 14 AND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 7,129.07 FEET AND WHOSE CHORD BEARS S 32°50'07" E, 305.12 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY; THENCE S 77°06'31" W, 621.41 FEET; THENCE N 12°53'29" W, 366.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 184,311 SQUARE FEET OR 4.23 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

LEGAL DESCRIPTION OF PROPOSED RE-ZONE 2

PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E 1/4 CORNER OF SAID SECTION 07; THENCE ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 07 S 85°53'33" W, 2302.39 FEET; THENCE S 04°06'27" E, 80.00 FEET TO THE POINT OF BEGINNING; THENCE N 85°53'33" E, 401.25 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S.H. 14 AND THE POINT OF A CURVE TO THE RIGHT; THENCE 234.39 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF U.S.H. 14 AND THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5,094.30 FEET AND WHOSE CHORD BEARS S 35°32'28" E, 234.36 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY; THENCE S 85°53'33" W, 1121.72 FEET; THENCE N 04°06'27" W, 199.97 FEET; THENCE N 85°53'33" E, 598.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 212,301 SQUARE FEET OR 4.87 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.



Parcel Number - 052/0510-074-8570-6

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF RUTLAND	
Parcel Description	SEC 7-5-10 NW1/4 SE1/4 SWLY OF HWY EXC R...	
Owner Name	BUCKYS PORTABLE TOILETS INC	
Primary Address	1185 US HIGHWAY 14	
Billing Address	1282 COUNTY HIGHWAY MM OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G5M	
Assessment Acres	19.800	
Land Value	\$7,300.00	
Improved Value	\$0.00	
Total Value	\$7,300.00	

Show Valuation Breakout

Open Book

Starts: 06/19/2019 - 05:00 PM

Ends: 06/19/2019 - 07:00 PM

[About Open Book](#)

Board Of Review

Starts: 06/26/2019 - 06:00 PM

Ends: 06/26/2019 - 08:00 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

FP-35 DCPREZ-2019-00007

HC 1.84 Acres DCPREZ-2019-00007

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$7,100.00	\$0.00	\$7,100.00
Taxes:		\$129.30
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$129.30

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	EMS OREGON
OTHER DISTRICT	26OR	OREGON FIRE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	07/20/2015	5169452		

[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: 0510-074-8570-6

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.

L&S INVESTMENTS
STE A 2730 ROZZELLES FERRY RD
CHARLOTTE, NC 28208

BUCKYS PORTABLE TOILETS INC
1282 COUNTY HIGHWAY MM
OREGON, WI 53575

ADAM BLUMA
1170 US HIGHWAY 14
OREGON, WI 53575

STEVEN A WILLIAMS
PO BOX 132
OREGON, WI 53575

BUCKYS PORTABLE TOILETS INC
1282 COUNTY HIGHWAY MM
OREGON, WI 53575

STEVEN A WILLIAMS
1178 US HIGHWAY 14
OREGON, WI 53575

GER VANG
1093 US HIGHWAY 14
OREGON, WI 53575

THOMAS G MEYER
1161 US HIGHWAY 14
OREGON, WI 53575

BERNARD G SPIEGEL
4491 HILL RD
OREGON, WI 53575

BUCKYS PORTABLE TOILETS INC
1282 COUNTY HIGHWAY MM
OREGON, WI 53575

BUCKYS PORTABLE TOILETS INC
1282 COUNTY HIGHWAY MM
OREGON, WI 53575

JOHN R FRANKLIN
1142 US HIGHWAY 14
OREGON, WI 53575

JAY M ELERT
1089 US HIGHWAY 14
OREGON, WI 53575

BERNARD G SPIEGEL
4491 HILL RD
OREGON, WI 53575

BERNARD G SPIEGEL
4491 HILL RD
OREGON, WI 53575

L&S INVESTMENTS
STE A 2730 ROZZELLES FERRY RD
CHARLOTTE, NC 28208

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CHARLOTTE, NC 28208

L&S INVESTMENTS
STE A 2730 ROZZELLES FERRY RD
CHARLOTTE, NC 28208

OREGON, VILLAGE OF
117 SPRING ST
OREGON, WI 53575

BUCKYS PORTABLE TOILETS INC
1282 COUNTY HIGHWAY MM
OREGON, WI 53575

WI DOT
2101 WRIGHT ST
MADISON, WI 53704

THOMAS G MEYER
1161 US HIGHWAY 14
OREGON, WI 53575

JOHANNING REV LIVING TR, KENNETH A & CAROL A
978 JOHNSON AVE
OREGON, WI 53575

BUCKYS PORTABLE TOILETS INC
1282 COUNTY HIGHWAY MM
OREGON, WI 53575

BUCKYS PORTABLE TOILETS INC
1282 COUNTY HIGHWAY MM
OREGON, WI 53575

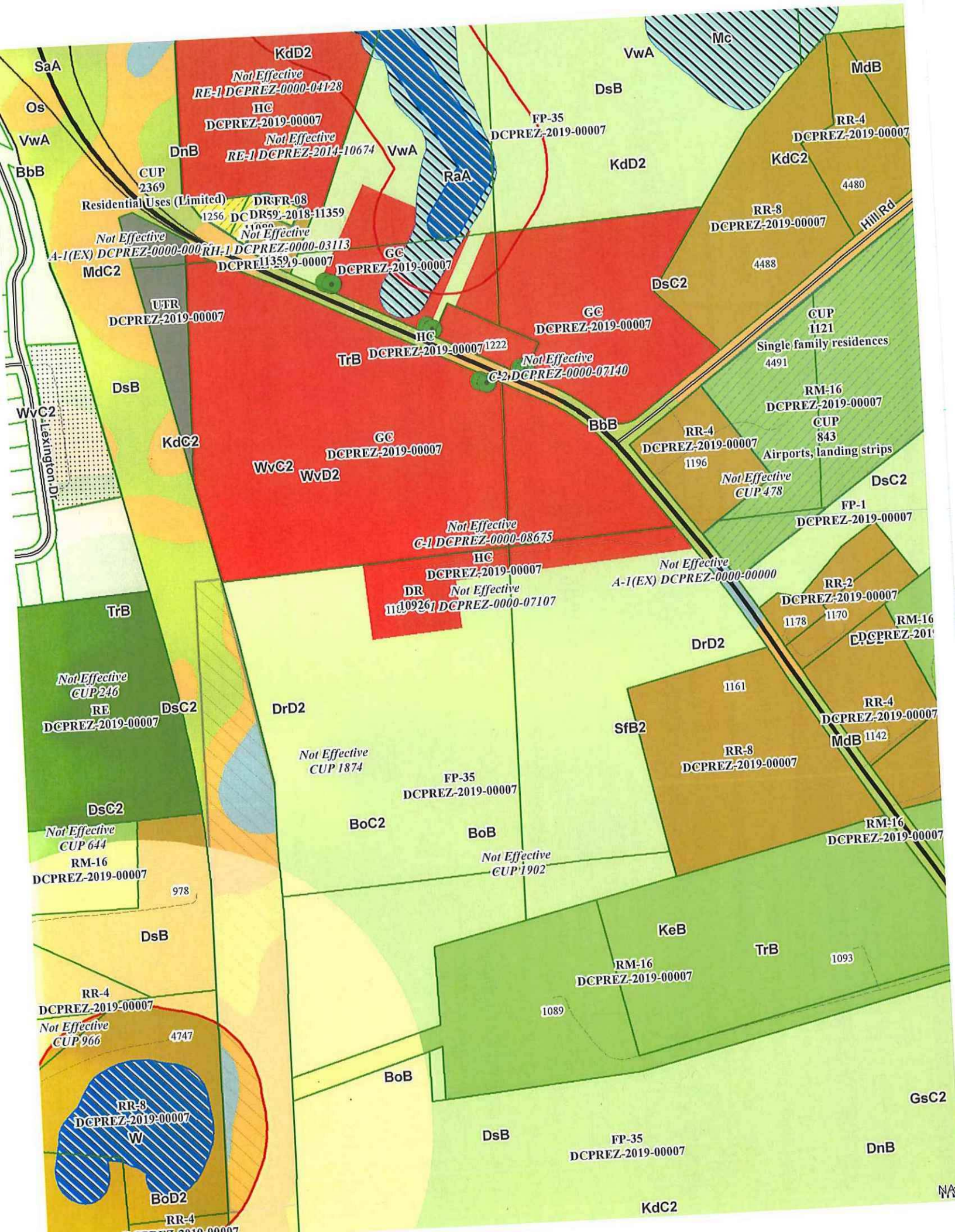
GER VANG
1093 US HIGHWAY 14
OREGON, WI 53575

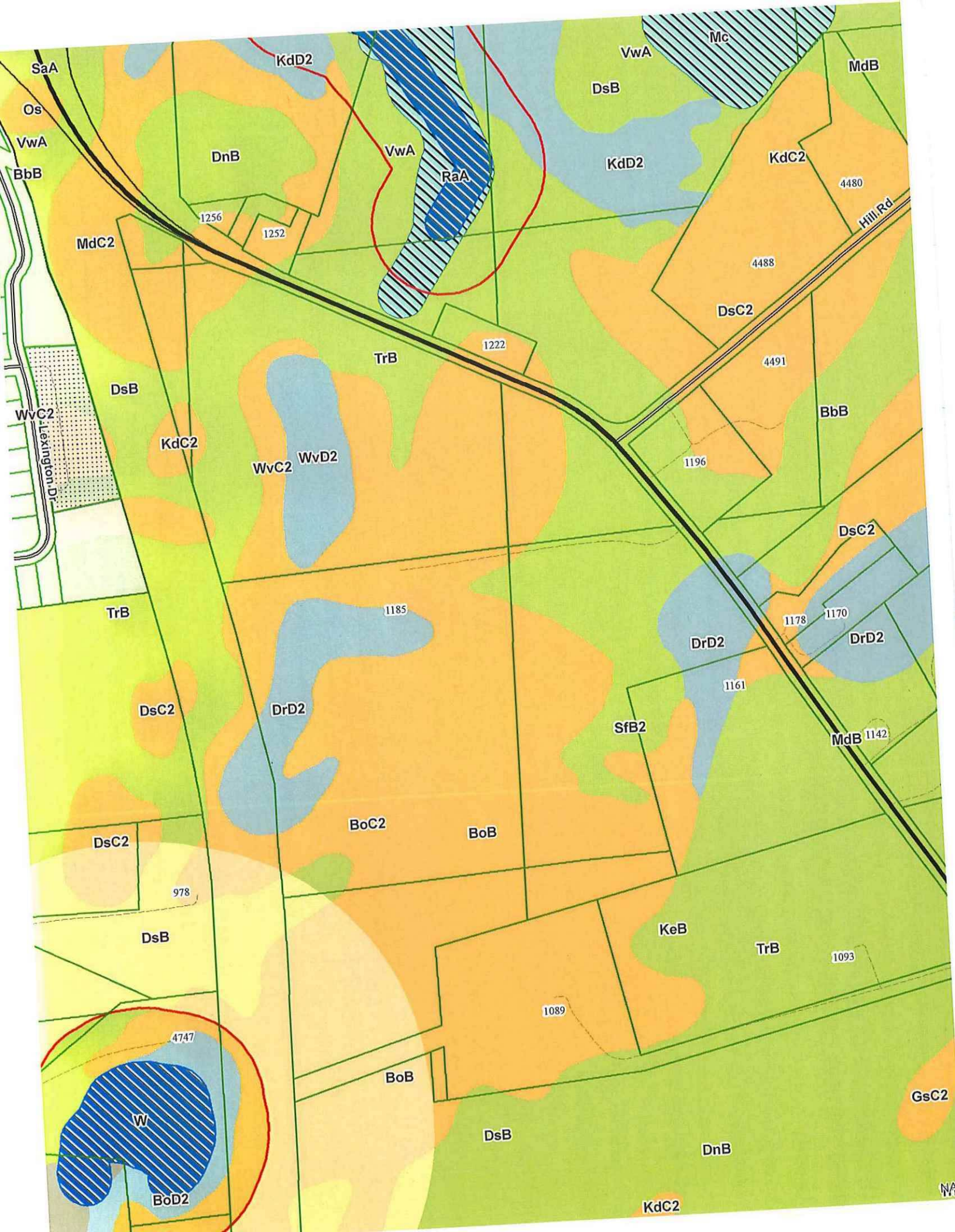
BUCKYS PORTABLE TOILETS INC
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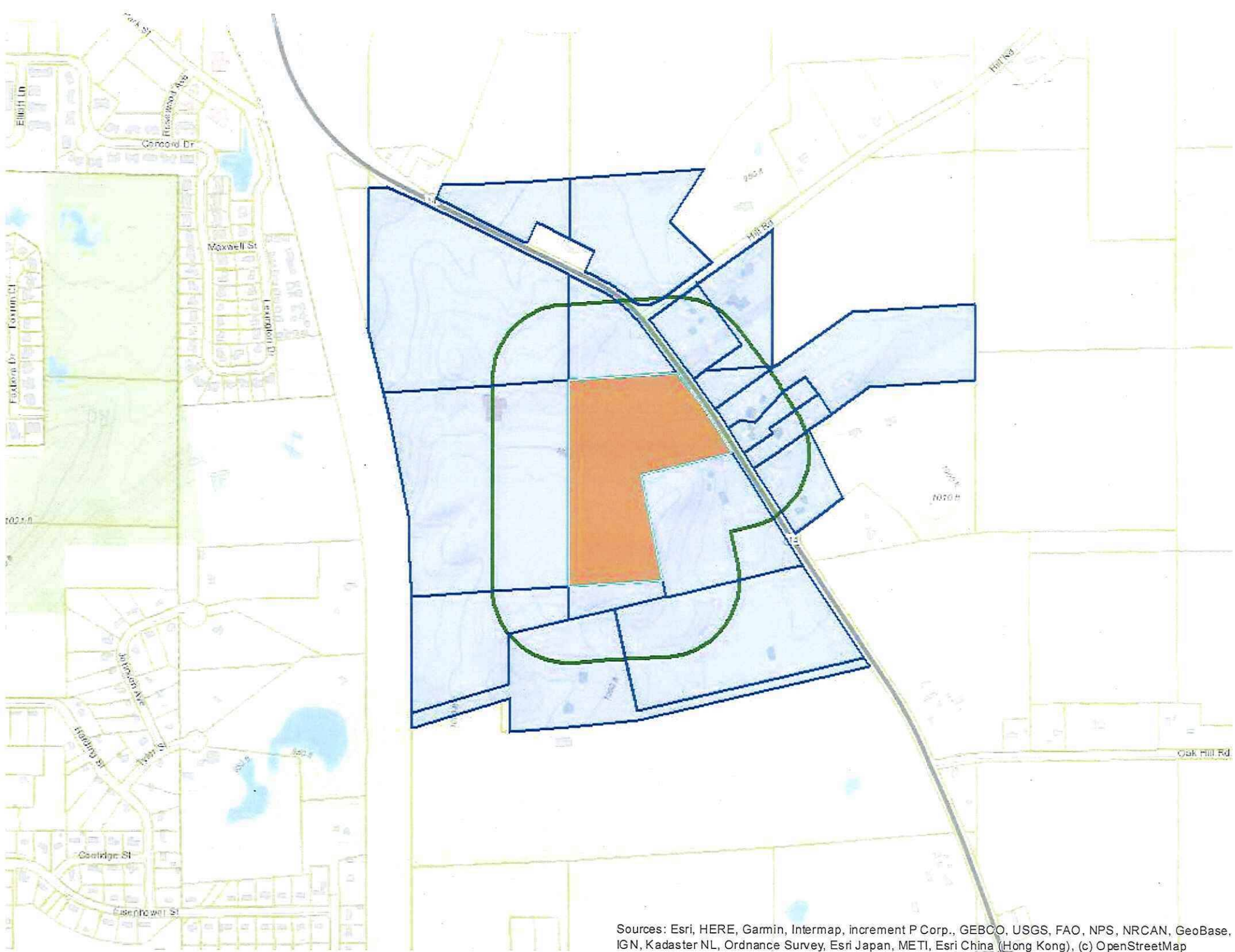
JAY M ELERT
1089 US HIGHWAY 14
OREGON, WI 53575

JDB GOLF LLC
1020 COUNTY HIGHWAY MM
OREGON, WI 53575

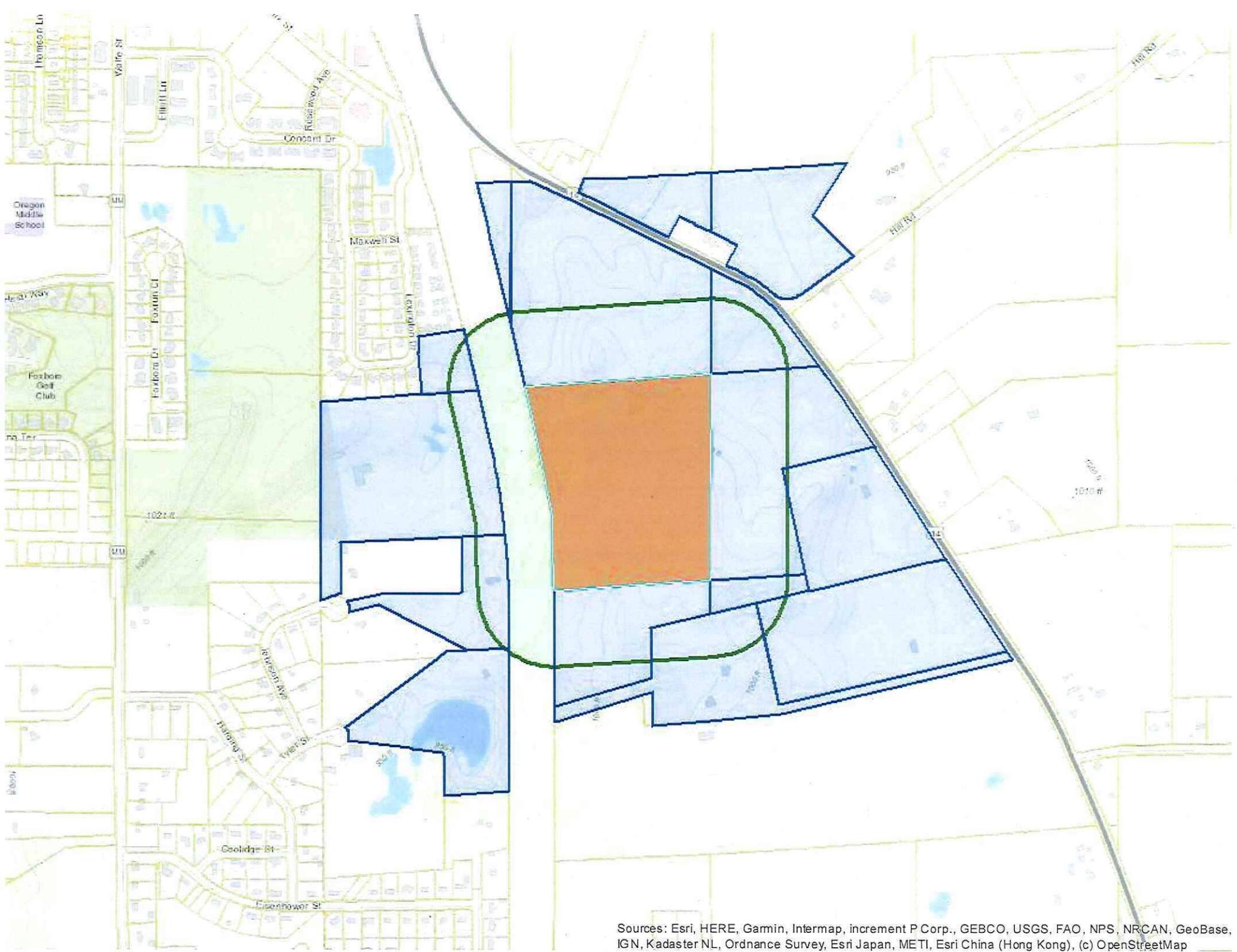
AARON G WALLISCH
4747 TYLER ST
OREGON, WI 53575







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



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

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08/27/2019	

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BILLING ADDRESS (Number & Street) 1282 COUNTY HIGHWAY MM		ADDRESS (Number & Street) N3131 ROBIN RD.,	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Poynette, WI 53955	
E-MAIL ADDRESS chuck@buckyspt.com		E-MAIL ADDRESS amoore@mooresurveyingllc.com	

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TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-074-8570-6		0510-073-8000-6			

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

ADDING LAND FROM HIS FP-35 DISTRICT TO HIS COMMERCIAL DISTRICT (FOR SIGN ALLOWANCE). ALSO, USING 4.23 ACRES OF FP-35 DISTRICT FOR A HOME SITE.	
--	--

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	4.23		
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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)
---	--	--	----------------------------------	----------------------------

COMMENTS: ADDING LAND FROM HIS FP-35 DISTRICT TO HIS COMMERCIAL DISTRICT (FOR SIGN ALLOWANCE). ALSO, USING 4.23 ACRES OF FP-35 DISTRICT FOR A HOME SITE.	PRINT NAME: DATE:
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E-MAIL ADDRESS chuck@buckyspt.com		E-MAIL ADDRESS amoore@mooresurveyingllc.com	

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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
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PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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				PRINT NAME: ANDREW MOORE
				DATE: 6/19/19

SEE

REVISED

owner (Chuck) talked to township and Pat about having in-law suite.

This 2019 document is intended for reference only. Please contact Dane County Zoning Division (608) 266-4266 for specific ordinance language.

RR-4 Rural Residential Zoning District

Zoning district for single family homes with agricultural uses – CH. 10-Zoning, Section 10.243

Permitted Uses 10.243(2)

- o Single family home – one per parcel
- o Small-scale farming
- o Residential accessory uses
- o Home occupations
- o Incidental room rental
- o Community living Arrangements for less nine (9) persons
- o Foster homes for less than five children
- o Undeveloped natural resource and open space areas
- o Utility services associated with a permitted use
- o Transportation, utility, communication, or other use required by law

Conditional Uses 10.243(3)

- o Attached accessory dwelling units
- o Animal use exceeding one animal unit per acre
- o Limited family business
- o Day Care Centers
- o Community living arrangements for nine (9) or more people
- o Governmental, institutional, religious, or nonprofit community uses
- o Transient or Tourist Lodging
- o Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use above

Setbacks and Height Requirements for Structures 10.243(5),(6)

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)
 State or Federal Highway: 100/42 feet minimum
 County Highway: 75/42 feet minimum
 Town Road: 63/30 feet minimum
 Subdivision streets platted prior to ordinance: 20 feet minimum
 All other streets: 30 feet minimum from right-of-way

Maximum Height:
 Residences: 2½ stories or 35 feet maximum
 Accessory buildings: 35 feet maximum
 Agricultural buildings: No height requirement

Residences:
Side yard: 25 feet total, with no single side less than 10 feet minimum
Rear yard: 50 feet minimum
 Uncovered decks/porches: 38 feet minimum

Rear and side yards:
Not housing livestock: 10-feet
Housing livestock:
 100 feet from Residential or Hamlet zoning districts
 50 feet from Rural Residential zoning districts
 10 feet from all other zoning districts

Lot Width & Area 10.243(4)

Minimum: 4 acres
Maximum: 8 acres
Minimum lot width: 100 feet

Maximum Lot Coverage 10.243(7)

Maximum building coverage of lot: 10% of lot area

Accessory Buildings Requirements 10.102(2)(a)

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- o A principal residential use (home) exists or is under construction before a Zoning Permit for an accessory building may be issued.
- o Sanitary fixtures are prohibited in accessory buildings.
- o No living spaces are allowed in accessory buildings.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.004(85); 10.103(18)

- o The number of livestock kept is limited to one (1) animal unit for each full acre.
- o An animal unit is defined as the equivalent of 1 cow; 4 hogs; 10 sheep or goats; 100 poultry or rabbits; 1 horse, pony, or mule; or an equivalent combination thereof..