

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/15/2018	DCPREZ-2018-11284
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/22/2018	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME EXPERIOR PROPERTIES LLC	PHONE (with Area Code) (608) 347-2647	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 2333 ST ALBERT DR		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS TRISH.SCHAEF@GMAIL.COM		E-MAIL ADDRESS BSTUECK@BIRRENKOTTSURVEYING.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	
6265 PORTAGE RD					
TOWNSHIP BURKE	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-031-4234-6					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING TWO RESIDENTIAL LOTS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	R-1 Residence District	.41		
RH-1 Rural Homes District	R-1 Residence District	1.82		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>Map</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	INSPECTOR'S INITIALS  HJH3	SIGNATURE:(Owner or Agent) <i>Mark A. Pynnonen</i>
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PRINT NAME:  
**MARK A. PYNNONEN**

DATE:  
**3/15/2018**



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:

- **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 Exporior Properties LLC  
 Address 2333 St. Albert the Great Drive  
Sun Prairie, WI 53590  
 Phone (608) 347-2647  
 Email trish.schaef@gmail.com

Agent's Name Bryan Stueck - Birrenkott Surveying  
 Address P.O. Box 237 1677 N. Bristol Street  
Sun Prairie, WI 53590  
 Phone (608) 837-7463  
 Email bstueck@birrenkottsurveying.com

Town: Burke Parcel numbers affected: 014/0810-031-4234-6

Section: 03 Property address or location: 6265 Portage Road, DEFOREST, WI 53532

Zoning District change: (To / From / # of acres) R-1/RH-1/2.2 net acres

Soil classifications of area (percentages) Class I soils:      % Class II soils: 60 % Other: 40 %

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 two residential lots  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: *Bryan Stueck*

Date: 03/14/2018



Joe Parisi  
Dane County Executive

# Dane County Planning & Development

## Division of Zoning

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October 12, 2017

Trish Schaefer  
2333 St. Alberts Dr.  
Sun Prairie WI 53590

RE: Navigability Determination – 6265 Portage Rd, Section 3, Town of Burke.  
Parcel 0810-031-4234-6

The Dane County Zoning Division is in receipt of your request for a navigability determination for an unnamed intermittent stream that has its origin on lot 28 of Stony Ridge and flows North and west to a wetland complex within Token Creek County Park.

Before conducting the site inspection, Dane County GIS data was used to determine the categorization of this waterway. The map shows that there is an intermittent stream that may be located on or near the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection of the waterway was conducted on October 11, 2017. The waterway can be defined as both a roadside ditch as well as flow over land. Based on the inspection and further review of the waterway, it has been determined that this intermittent stream is NOT navigable from its origin to at least a point within Token Creek County Park.

This letter serves as notice that the future development that will occur on the above-described lots is NOT within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances. Please be advised that portions of the waterway and lands adjacent to this waterway exhibit wetland characteristics. Any wetlands are subject to the wetland regulations found in Chapter 11. Any development which will occur in close proximity to this waterway should first have a wetland delineation conducted.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to call me at (608) 266-4993.

Sincerely,

Hans Hilbert  
Assistant Zoning Administrator

Cc:  
Dane County Land & Water Resources

DOUGLAS A CLEVEN  
6288 PORTAGE RD  
DEFOREST WI 53532

TIMOTHY L MICHAELIS  
6271 PORTAGE RD  
DEFOREST WI 53532

Current Owner  
Current Owner  
3784 TOKEN RD  
DEFOREST WI 53532

JOHN ZONTA  
6270 PORTAGE RD  
DEFOREST WI 53532

GEORGE Z KREGER  
JEAN I KREGER  
6273 PORTAGE RD  
DEFOREST WI 53532

MATTHEW G THOMPSON  
DENISE L THOMPSON  
3788 TOKEN RD  
DEFOREST WI 53532

JOSEPH T LAUERSDORF  
SCARLETT F DORNBROOK  
6266 PORTAGE RD  
DEFOREST WI 53532

KLS HOLDINGS LLC  
8258 STARR GRASS DR  
MADISON WI 53719

Current Owner  
3796 TOKEN RD  
DEFOREST WI 53532

THOMAS A JOHNSON  
LUCILLE M JOHNSON  
6282 PORTAGE RD  
DEFOREST WI 53532

VERA L REYNOLDS  
6367 GROSSEPARK RD  
SUN PRAIRIE WI 53590

SCHMELZER INCOME TR  
3840 RIEDNER CT  
DEFOREST WI 53532

STUART J BUTLER  
ALICE J BUTLER  
6274 PORTAGE RD  
DEFOREST WI 53532

MEGAN A PETERSON  
6248 PORTAGE RD  
DEFOREST WI 53532

BRIAN S ROTHENBURGER  
LINDA M ROTHENBURGER  
3830 RIEDNER CT  
DEFOREST WI 53532

Current Owner  
6281 PORTAGE RD  
DEFOREST WI 53532

RICHARD W LYNCH  
2721 ORCHARD ST  
MCFARLAND WI 53558

CHRISTOPHER D OTIS  
JANEEN L OTIS  
3829 RIEDNER CT  
DEFOREST WI 53532

GEORGE Z KREGER  
JEAN I KREGER  
6273 PORTAGE RD  
DEFOREST WI 53532

RICHARD W LYNCH  
2721 ORCHARD ST  
MCFARLAND WI 53558

MARGUERITE SPARACINO  
JACQUELINE L CARTER  
3843 RIEDNER CT  
DEFOREST WI 53532

TIMOTHY L MICHAELIS  
6271 PORTAGE RD  
DEFOREST WI 53532

MARIANNE J BELL  
6251 PORTAGE RD  
DEFOREST WI 53532

ROBERT G HARPER  
MICHELLE M HARPER  
6266 MARY IDA DR  
DEFOREST WI 53532

TATE ANTHONI REYNOLDS  
6289 PORTAGE RD  
DEFOREST WI 53532

Current Owner  
2333 ST ALBERT DR  
SUN PRAIRIE WI 53590

DAVID M VOECK  
6260 MARY IDA DR  
DEFOREST WI 53532

WILLIAM A KRISHER  
6279 PORTAGE RD  
DEFOREST WI 53532

PETERSON REV TR GALEN A & JANICE M  
WILLIAM E SCHMIDT  
533 DENNIS DR  
DEFOREST WI 53532

JOSE R GONZALEZ  
KIMBRA R JEPSEN  
6256 MARY IDA DR  
DEFOREST WI 53532

CATHERINE E DUFFY  
6252 MARY IDA DR  
DEFOREST WI 53532

VALARIAN G E KOHOUT  
DENISE E MC AULIFFE  
3826 RIEDNER CT  
DEFOREST WI 53532

GUY R SULLIVAN  
HEATHER M SULLIVAN  
3833 RIEDNER CT  
DEFOREST WI 53532

GLEN E FOLEY  
DEBRA L FOLEY  
3837 RIEDNER CT  
DEFOREST WI 53532

LISA E HALBERSMA  
6270 MARY IDA DR  
DEFOREST WI 53532

PETERSON REV TR GALEN A & JANICE M  
WILLIAM E SCHMIDT  
533 DENNIS DR  
DEFOREST WI 53532

PAUL J TUIITE  
6257 MARY IDA DR  
DEFOREST WI 53532

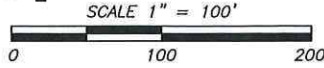
COUNTY OF DANE  
201 MARTIN LUTHER KING JR BLVD RM 114  
MADISON WI 53703



**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

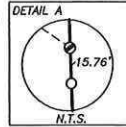
**ZONING MAP**



**Prepared For:**

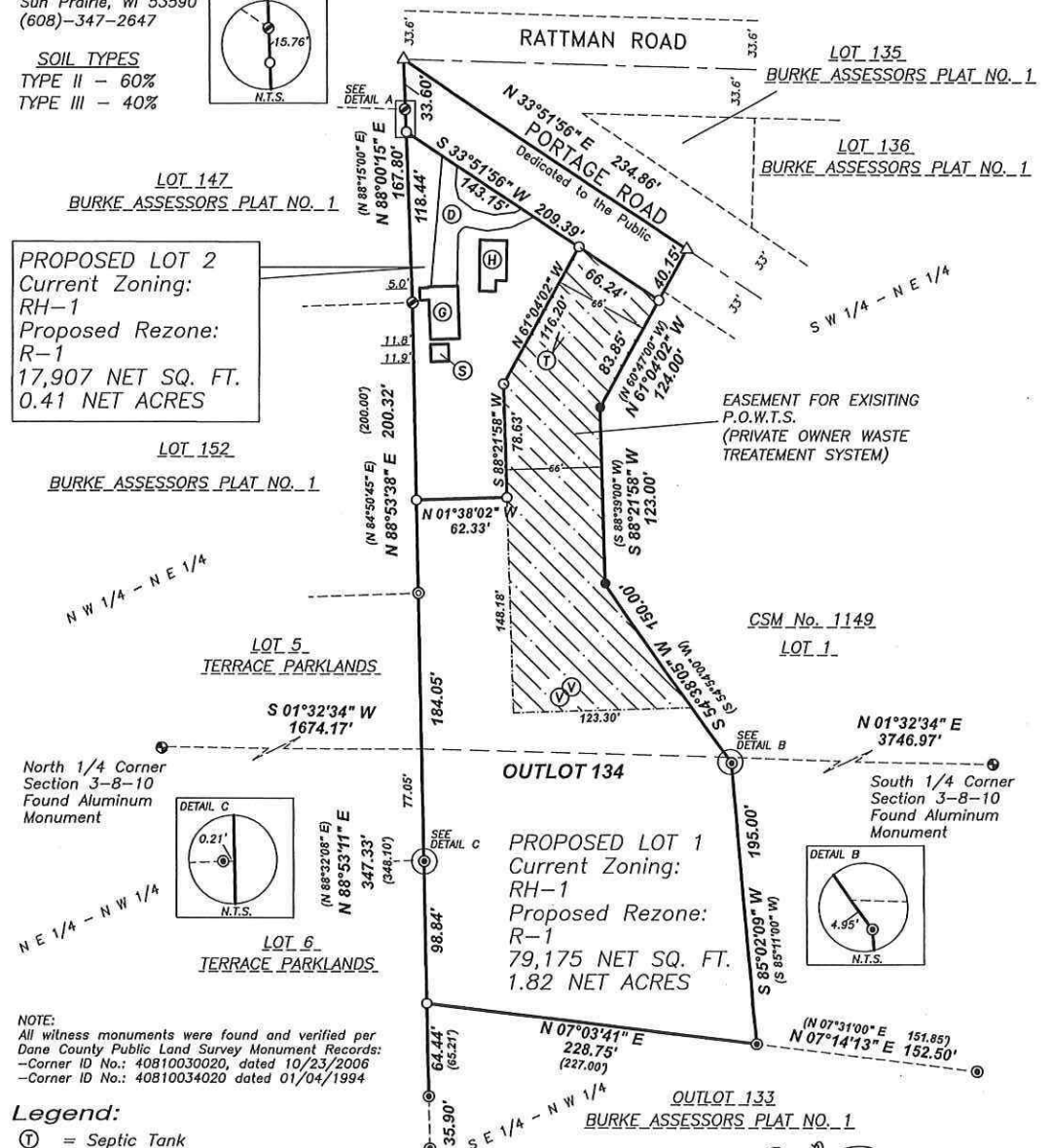
Expor Properties LLC  
2333 St. Albert the Great  
Drive  
Sun Prairie, WI 53590  
(608)-347-2647

**SOIL TYPES**  
TYPE II - 60%  
TYPE III - 40%



**Description:**

Outlot 134, Burke Assessor's Plat Number One, Located in the Southwest 1/4 of the Northeast 1/4, Southeast 1/4 of the Northwest 1/4, Section 3, T8N, R10E, Town of Burke, Dane County, Wisconsin. Said parcel contains 2.2 net acres or 97,082 net square feet.



**NOTE:**  
All witness monuments were found and verified per Dane County Public Land Survey Monument Records:  
-Corner ID No.: 40810030020, dated 10/23/2006  
-Corner ID No.: 40810034020 dated 01/04/1994

**Legend:**

- Ⓣ = Septic Tank
- Ⓥ = Septic Vent
- Ⓢ = Existing Shed
- Ⓜ = Existing House
- ⓐ = Existing Garage
- ⓓ = Existing Driveway
- Ⓢ = Section Corner
- Ⓢ = Found 1 1/4" Iron Bar
- Ⓢ = Found 1" Iron Pipe
- Ⓢ = Found 2" Iron Pipe
- Ⓢ = Found 3/4" Iron Bar
- Ⓢ = 1" x 24" Iron pipe set min. wt. = 1.13#/in.ft.
- Ⓢ = "PK" Nail set

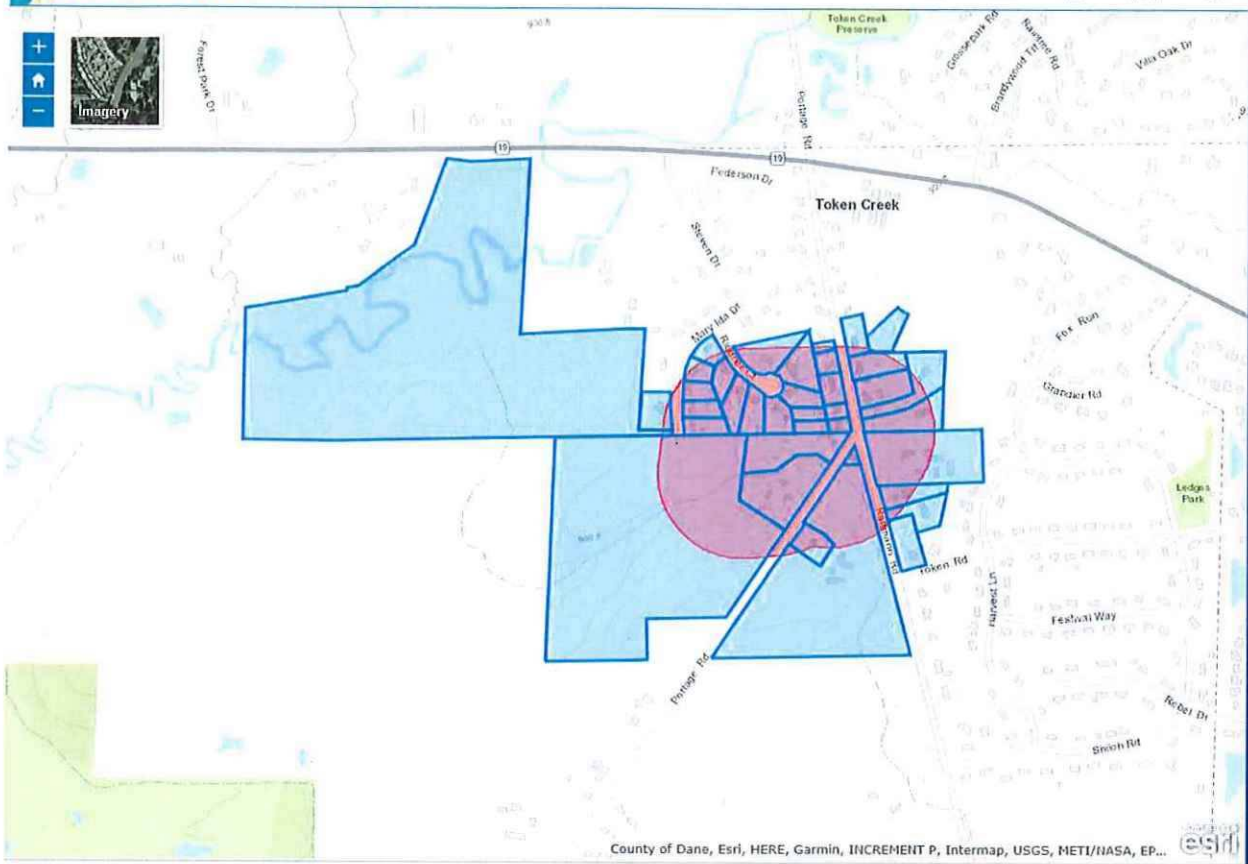
SHEET 1 OF 2  
Office Map No. 170870

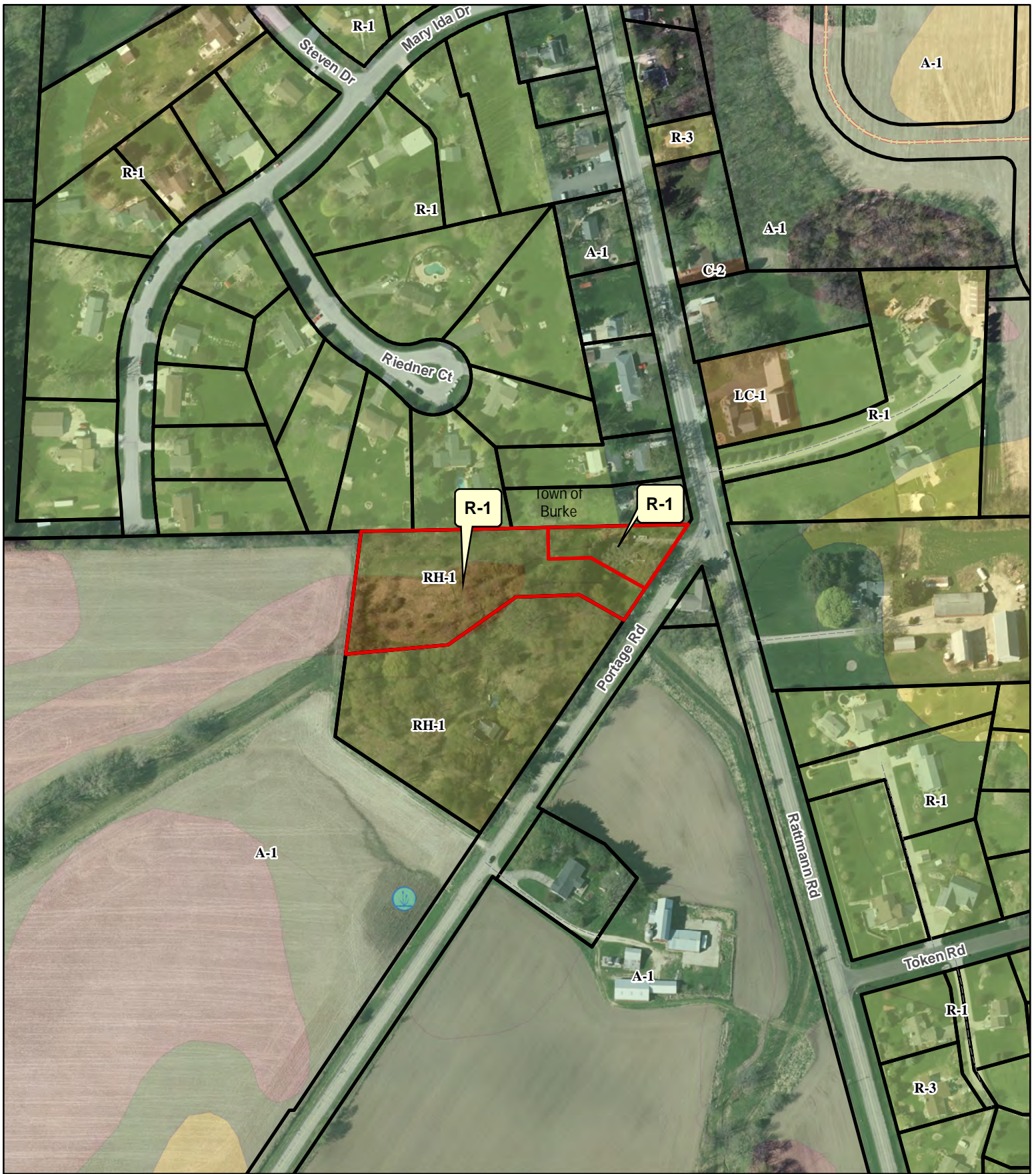
Bearings referenced to the North line of Outlot 134 bearing N88°53'11"E

CERTIFIED SURVEY MAP NO. \_\_\_\_\_





VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

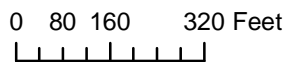
DOCUMENT NO. \_\_\_\_\_





**Legend**

-  Wetland
-  Floodplain
- Significant Soils Class**
-  Class 1
-  Class 2



Petition 11284  
 EXPERIOR PROPERTIES  
 LLC