

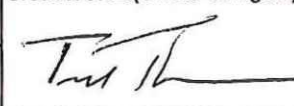
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/22/2017	DCPREZ-2017-11250
Public Hearing Date	C.U.P. Number
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CONTROLLED SURFACE FINISHING, INC	PHONE (with Area Code) (608) 873-7130	AGENT NAME ROYAL OAK ASSOC.	PHONE (with Area Code) (608) 274-0500
BILLING ADDRESS (Number & Street) PO BOX 227		ADDRESS (Number & Street) 3678 KINGSMAN BLVD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS		E-MAIL ADDRESS Thorson@royaloakengineering.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	
830 US Hwy 51		810 US Hwy 51			
TOWNSHIP DUNKIRK	SECTION 3	TOWNSHIP DUNKIRK	SECTION 03	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-033-9310-5		0511-033-9720-9			

REASON FOR REZONE			CUP DESCRIPTION	
CHANGING ZONING FROM C1 - C2 COMBINING THE 2 EXISTING PARCELS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE/SECTION	ACRES
C-1 Commercial District	C-2 Commercial District	4.24		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>TT</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TT</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>TT</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>Tim Thorson</u>
				DATE: <u>12-27-17</u>

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2017-11250
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 830 US HIGHWAY 51, TOWN OF DUNKIRK, WI 99999

Receipt No.	841442					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	19654	\$536.00	12/22/2017	SCW1		

Owner Info.: CONTROLLED SURFACE FINISHING, INC
PO BOX 227
STOUGHTON, WI 53589

Work Description:

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2017-11250
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 830 US HIGHWAY 51, TOWN OF DUNKIRK, WI 99999

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
841442	19654	\$536.00	12/22/2017	SCW1		

Owner Info.: CONTROLLED SURFACE FINISHING, INC
PO BOX 227
STOUGHTON, WI 53589

Work Description:



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

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

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 DENNIS HILGENDORF Agent's Name ROYAL OAK ASSOCIATES - THORSON
 Address 810 HWY 51 E. Address 3678 KINSMAN BLVD
 Phone STOUGHTON, WI 53589 Phone MADISON WI 53704
(608) 873-7130 EX 1850 (608) 274-0500
 Email DHILGENDORF & CSF INCORPORATED Email TTHORSON@ROYALOAKENGINEERING.COM
 Town: DUNKIRK Parcel numbers affected: 0511-033-9310-5¹, 0511-033-9720-9¹
 Section: D3 Property address or location: 810 HWY 51 EAST STOUGHTON WI
 Zoning District change: (To / From / # of acres) TO C-2 FROM C-1 4.24 ACRES

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
DSC2, MDD2, MDC2

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:

CHANGING ZONING FROM C-1 TO C-2 SO ENTIRE PARCEL
IS ZONED ONE ZONING- C-2
COMPLETE A CSM TO COMBINE THE 2 EXISTING PARCELS
AND THEN SEPERATE THE EXISTING HOUSE, GARAGE AND
WORKSHED FROM THE COMMERCIAL BUILDING. RESULT WOULD
BE TWO LOTS WITH C-2 ZONING.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 12-21-17

Parcel Number - 026/0511-033-9310-5**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 3-5-11 SE1/4 SW1/4 SW1/4 EXC TO WI D...	
Owner Name	CONTROLLED SURFACE FINISHING, INC	
Primary Address	830 US HIGHWAY 51	
Billing Address	PO BOX 227 STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	9.300	
Land Value	\$110,700.00	
Improved Value	\$100,500.00	
Total Value	\$211,200.00	

[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

Board of Review dates have passed for the year

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

C-1 4.64 Acres

C-2 1.85 Acres DCPREZ-0000-02819

C-2 2.84 Acres DCPREZ-0000-03268

C-2 DCPREZ-0000-03268

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2017) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$110,700.00	\$100,500.00	\$211,200.00
Taxes:		\$3,528.13
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$77.81
Specials(+):		\$185.07
Amount:		\$3,635.39

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
TDI	08/24/2016	5261877		

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: 0511-033-9310-5

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.



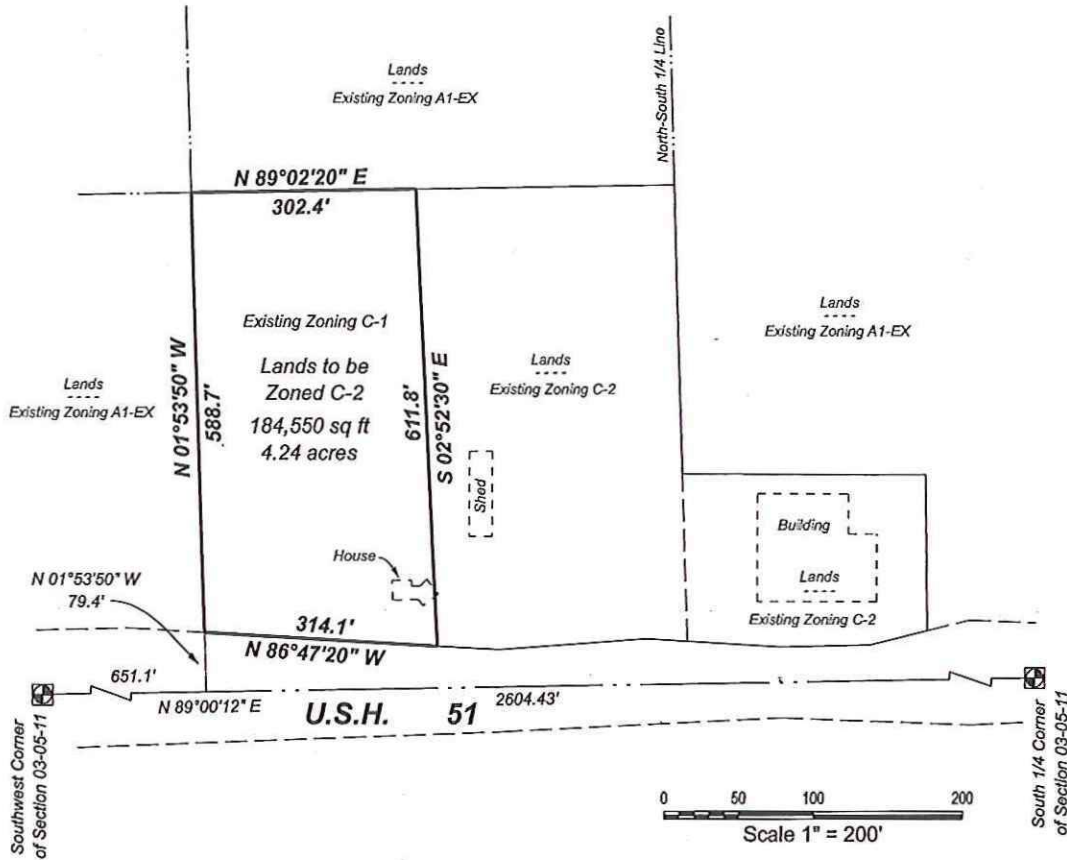
Access Dane is a product of
 Dane County Land Information Council
 © Copyright 2001
 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Zoning Change Request

Parcel lying in the SW 1/4 of the SW 1/4 of Section 03, T05N, R11E, Town of Dunkirk, Dane County, Wisconsin.



Description of Lands to be zoned C-2

Parcel lying in the SW 1/4 of the SW 1/4 of Section 03, T05N, R11E, Town of Dunkirk, Dane County, Wisconsin, more fully described as follows:

Commencing at the Southwest Corner of said Section 03, Thence N 89°00'12" E, 651.1 feet along the south line of said section 03; Thence N 01°53'50" W, 79.4 feet to the northerly right of way of U.S.H 51 and the point of beginning of this description; Thence continuing N 01°53'50" W, 588.7 feet Thence N 89°02'20" E, 302.4 feet; Thence S 02°52'30" E, 611.8 feet to the northerly right of way of U.S.H 51; Thence N 86°47'20" W, 314.1 feet along said northerly right of way to the point of beginning of this description, said parcel contains 184,550 square feet or 4.24 acres.

Surveyed By: _____
 Drawn By: TJT
 Approved By: CMS
 Field Book: _____
 Date: 12-02-17

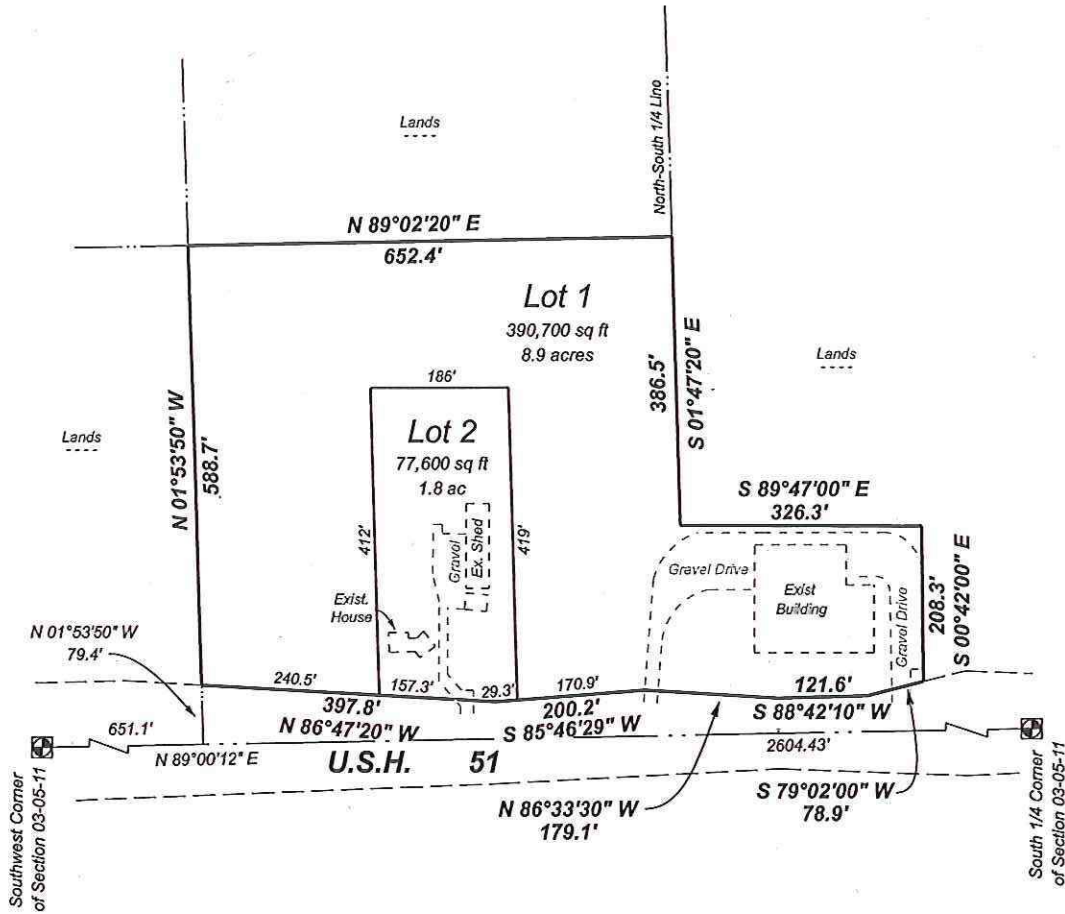


Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500
 Fax (608) 274-4530
www.royaloakengineering.com

Surveyed for:
 Dennis Hilgendorf
 830 USH 51
 Stoughton WI 53589

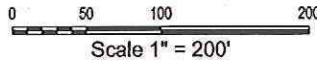
Preliminary Certified Survey Map

Parcel lying in the SW 1/4 of the SW 1/4 and SE 1/4 of the SW 1/4 of Section 03, T05N, R11E, Town of Dunkirk, Dane County, Wisconsin.



LEGEND

- Iron Stake Found
- 3/4" X 24" Rebar Driven
Min. Wt. 1.50 #/ln. ft.
- () Recorded As



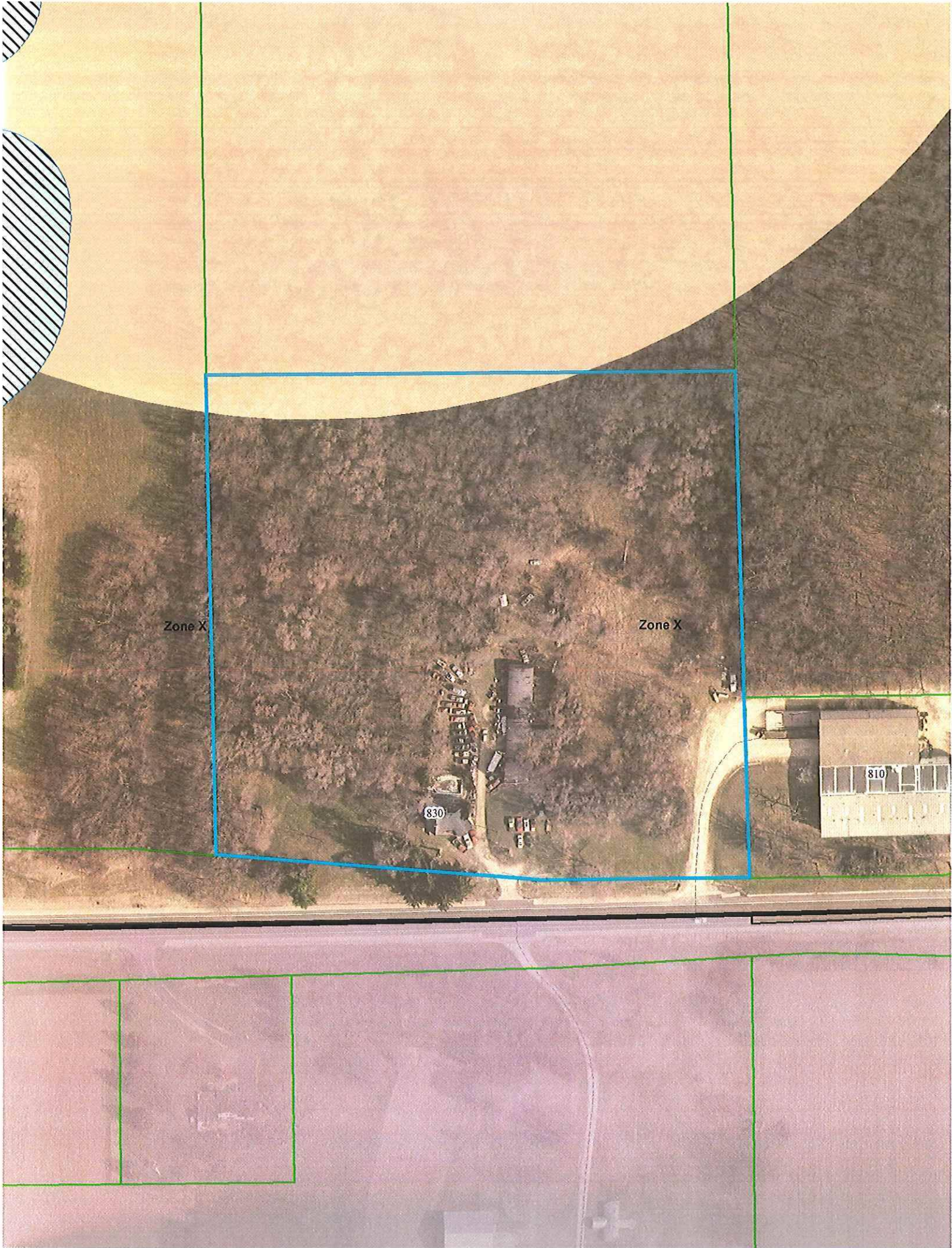
Surveyed By: TJT
 Drawn By: TJT
 Approved By: CMS
 Field Book:
 Date: 12-02-17

Office Map No: 16411
 Sheet 1 of 1 Sheets



Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500
 Fax (608) 274-4530
www.royaloakengineering.com

Surveyed for:
 Dennis Hilgendorf
 830 USH 51
 Stoughton WI 53589



Zone X

Zone X

830

810

A-1(EX)
DCPREZ-0000-00000

C-2
DCPREZ-0000-03268

Zone X

C-1
DCPREZ-0000-00000

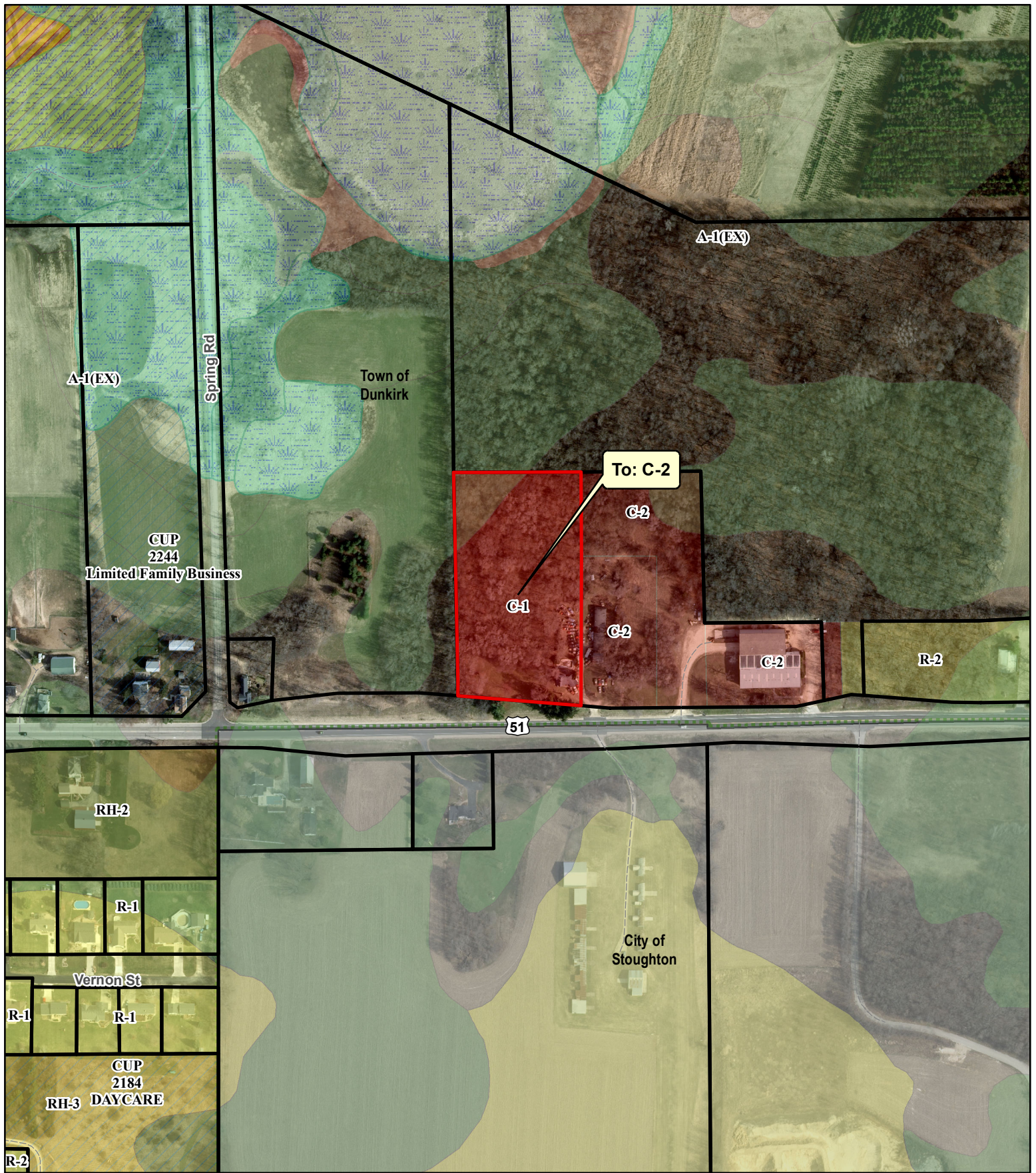
Zone X

C-2
DCPREZ-0000-02819

830

C-2 810
DCPREZ-0000-00991

Not Effective
A-1(EX) DCPREZ-0000-00000



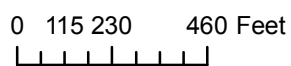
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11250
**CONTROLLED SURFACE
 FINISHING, INC**