

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/19/2016	DCPREZ-2016-11033
Public Hearing Date	C.U.P. Number
09/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIEDEMAN REV FAMILY TR, HERMAN J & JULIE A	PHONE (with Area Code)	AGENT NAME GREG RICE	PHONE (with Area Code) (608) 770-3330
BILLING ADDRESS (Number & Street) 810 WERNER		ADDRESS (Number & Street) 1902 SKYLINE DR	
(City, State, Zip) WATERTOWN, WI 53098		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS greg@emi.mgmt.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	
1881 WILLIAMS DR		1881 WILLIAMS DR			
TOWNSHIP PLEASANT SPRINGS	SECTION 29	TOWNSHIP PLEASANT SPRINGS	SECTION 29	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-293-9500-9		0611-293-9000-4			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	6		
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	12		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>AGK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AGK</i>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>AGK</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Al Kauki</i> PRINT NAME: <i>Al Kauki</i> DATE: <i>7/19/16</i>
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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 TIEDEMAN REV FAMILY TRUST Agent's Name Greg Rice
 Address 1881 WILLIAMS DR. Address 1902 SKYLIVE DR.
 Phone BILLING ADDRESS: Phone STAUGHTON, WI
810 WERNER (608) 770-3330
 Email WATERTOWN WI 53078 Email Greg@emimgmt.com

Town: Pk. SPRINGS Parcel numbers affected: 061129395009 & 061129390004

Section: ~~21~~ 29 Property address or location: 1881 WILLIAMS DR.

Zoning District change: (To / From / # of acres) A-1 EXCLUSIVE to A-2(4) AND
A-1 EX to A-2(8)

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:

SEE ATTACHED STATEMENT

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

Submitted By: Al Kauke

Date: 7/19/16

July 19, 2016

Statement of Intent and Purpose

My wife and I are purchasing 72.4 acres in the Town of Pleasant Springs. An active railroad track runs through the property splitting it into 2 lots, 12.4 acres and 60 acres. The 12.4 acres has the farmhouse and out buildings on it. We plan to sell that off as a home site.

We are planning on rezoning ± 6 acres of the remaining 60 acres for a home and will continue to keep the remaining acreage as A-1 exclusive agriculture. The house will be built in the woods minimizing the loss of land that is currently being farmed.



Greg Rice
(608) 770-3330



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

June 24, 2016

Greg Rice
1902 Skyline Dr
Stoughton, WI 53589
(delivered via email: Greg@emi-mgmt.com)

Dear Greg,

Attached is a density study report you requested for property owned by the Herman and Julie Tiedeman Family Trust in section 29 of the town of Pleasant Springs. The property is located in an Agricultural Preservation Area as identified in the town's Comprehensive Plan. The density of development in these areas is limited to one lot, residence, or non-farm use (aka "split", or "density unit") per 35 acres of contiguous land owned as of June 6, 1978. The property was owned by the Tiedeman family and remains in the same configuration today as it was in 1978, totaling approximately 72 acres.

Under the town's density policy, the property was originally eligible for a total of two (2) possible splits/homesites. As we've discussed, the town counts *all* residences toward the density limitation. As noted on the attached density study, the property remains eligible for 1 possible split in addition to the existing farm residence.

It's my understanding from our discussions that you are interested in parceling off the existing residence onto a smaller parcel and eventually creating a parcel for a new homesite for your family. This proposal sounds reasonable, provided any new residential development satisfies the town's siting criteria.

Please note that this density analysis does not guarantee town or county approval of a particular land division, rezone, or development proposal. The Town of Pleasant Springs Plan Commission and Board of Supervisors review all applications to rezone property or create new parcels of land, and apply interpretations, standards and criteria as set forth in the town comprehensive plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all zoning changes are subject to County Zoning Committee, Board, and Executive approval. A copy of this density study is being forwarded to the town of Pleasant Springs for their records.

If you have any questions about this density analysis, please feel free to contact me by phone at 267-2536 or by email at allan@countyofdane.com.

Sincerely,

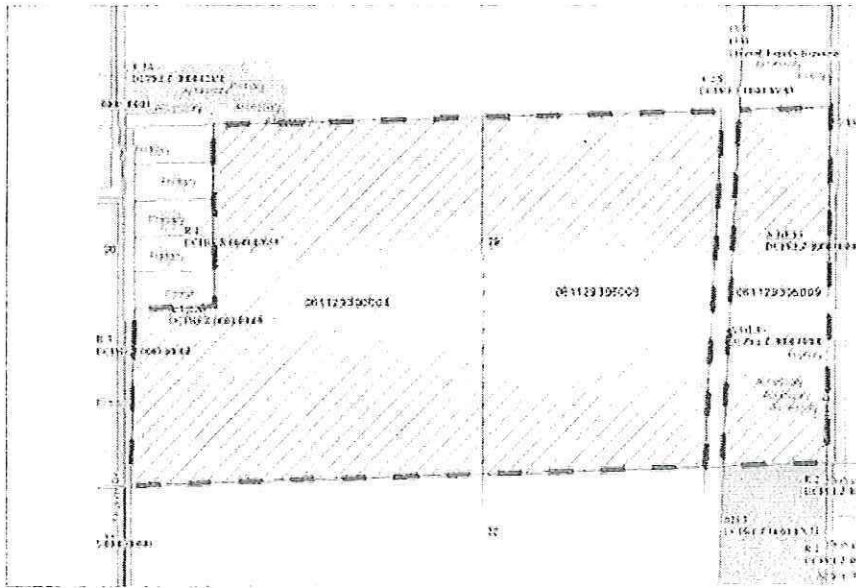
Majid Allan
Senior Planner

cc: Town of Pleasant Springs

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Greg Rice					
Town	Pleasant Springs	A-1EX Adoption	6/6/1978	Orig Farm Owner	Herman Tiedeman
Section:	29	Density Number	35	Original Farm Acres	71.95
Density Study Date	6/24/2016	Original Splits	2.06	Available Density Unit(s)	1




Reasons/Notes:

The original farm totaled approximately 72 net acres and was eligible for a total of two homesites. The existing residence at 1881 Williams Dr counts as one of the two homesites. One split / homesite remains available.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
061129395009	37.12	TIEDEMAN REV FAMILY TR, HERMAN J & JULIE A	
061129390004	34.84	TIEDEMAN REV FAMILY TR, HERMAN J & JULIE A	

Parcel Number - 046/0611-293-9500-9**Current**[← Parcel Parents](#)**Summary Report**

Parcel Summary		More +
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	SEC 29-6-11 SE1/4 SW1/4 EXC RR	
Owner Name	TIEDEMAN REV FAMILY TR, HERMAN J & JULIE A	
Primary Address	1881 WILLIAMS DR	
Billing Address	810 WERNER WATERTOWN WI 53098	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4 G5 G7	
Assessment Acres	38.400	
Land Value	\$74,500.00	
Improved Value	\$81,400.00	
Total Value	\$155,900.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/25/2016~~ - 12:00 PM

Ends: ~~04/25/2016~~ - 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/02/2016~~ - 05:30 PM

Ends: ~~06/02/2016~~ - 07:30 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 (2015) [More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$74,400.00	\$77,700.00	\$152,100.00
Taxes:		\$2,378.75
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$74.88
Specials(+):		\$159.63
Amount:		\$2,463.50

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
QCD	07/31/2000	3235957		

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: 0611-293-9500-9

By Owner Name: TIEDEMAN REV FAMILY TR, HERMAN J & JULIE A

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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 City-County Bldg. Room 116
 Madison, WI 53703

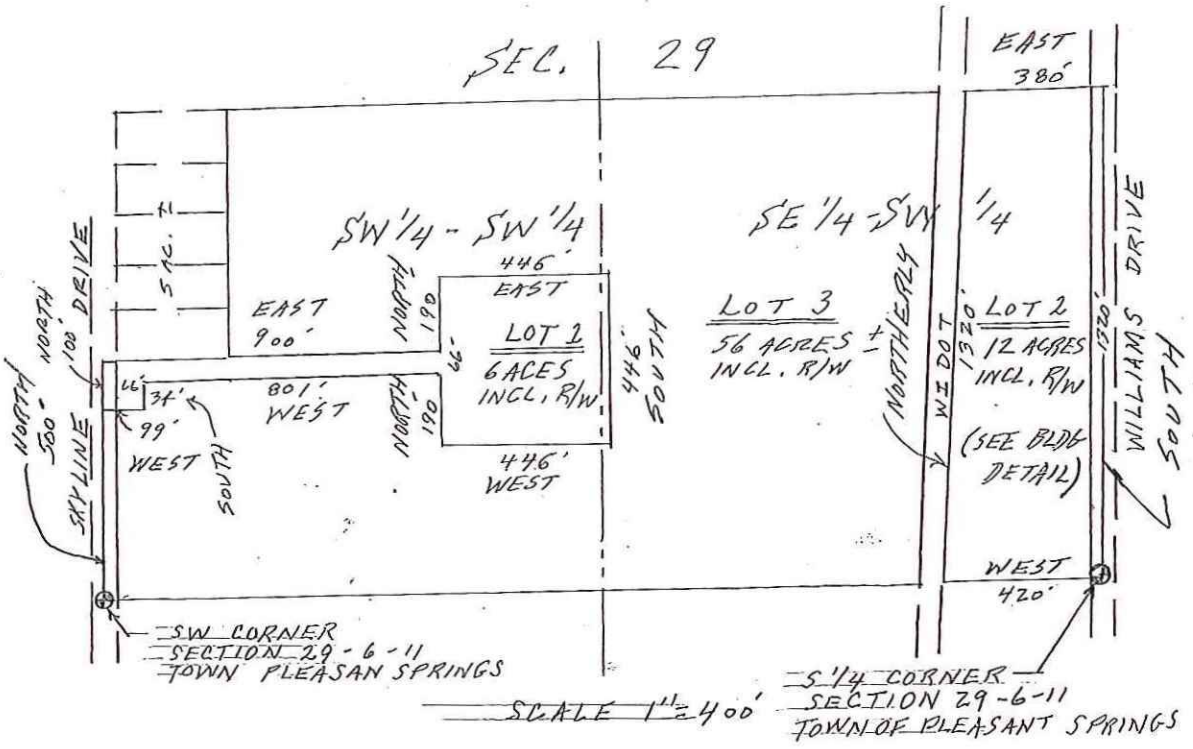


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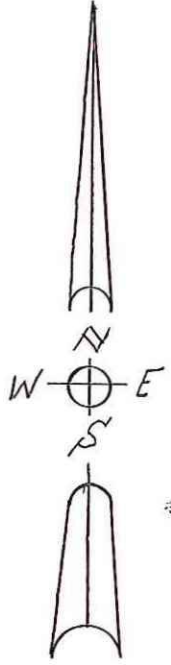
PRELIMINARY CERTIFIED SURVEY MAP

PREPARED BY:
 BADGER SURVEYING AND
 MAPPING SERVICE
 525 W. PRAIRIE STREET
 COLUMBUS, WI, 53925

PREPARED FOR:
 GREG RICE

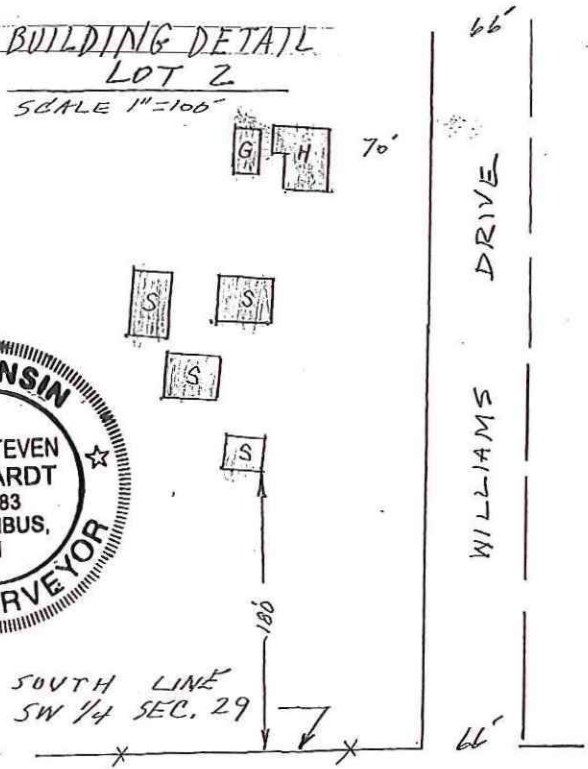


SEE LEGAL DESCRIPTIONS ON PAGE 2



BUILDING DETAIL LOT 2

SCALE 1" = 100'



LEGAL DESCRIPTIONS:

PROPOSED LOT 1:

A PART OF THE SW 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, ALL IN SECTION 29, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 29; THENCE NORTH ALONG THE WEST LINE OF THE SW 1/4, 500 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH, 100 FEET; THENCE EAST, 900 FEET; THENCE NORTH 190 FEET; THENCE EAST, 446 FEET; THENCE SOUTH, 446 FEET; THENCE WEST, 446 FEET; THENCE NORTH, 190 FEET; THENCE WEST, 801 FEET; THENCE SOUTH, 34 FEET; THENCE WEST, 99 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6 ACRES MORE OR LESS.

PROPOSED LOT 2:

A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 29; THENCE WEST ALONG THE SOUTH LINE OF THE SW 1/4, 420 FEET TO THE EASTERLY R/W LINE OF THE WIDOT RAIL ROAD; THENCE NORTHERLY ALONG SAID R/W LINE 1320 FEET; THENCE EAST, 380 FEET TO THE N-S 1/4 LINE OF SAID SECTION 29; THENCE SOUTH ALONG THE N-S 1/4 LINE, 1320 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 12 ACRES MORE OR LESS.

