

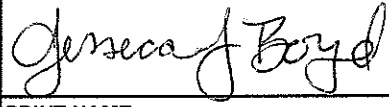
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/02/2014	DCPREZ-2014-10709
Public Hearing Date	C.U.P. Number
07/22/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROLAND REIN	PHONE (with Area Code) (608) 873-6597	AGENT NAME BOB BOYD	PHONE (with Area Code) (608) 577-2399
BILLING ADDRESS (Number & Street) 2314 COUNTY HIGHWAY B		ADDRESS (Number & Street) □	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS jeslb17@hotmail.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	
NORTH OF 2395 COUNTY HIGHWAY B					
TOWNSHIP PLEASANT SPRINGS	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-214-9500-4					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District			

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RB</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JD</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JB</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Jessica Boyd
				DATE: 5/2/14



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 ROLAND REYN Agent's Name BOB BOYD
 Address 2314 HWY B Address 2395 HWY B STOURGTON WI
STOURGTON WI
 Phone 608-873-6597 Phone 608-577-2399
 Email _____ Email JESUB17@hotmail.com

Town: PLEASANT SPRINGS Parcel numbers affected: 061121495004
 Section: 01 21 Property address or location: 2395 HWY B STOURGTON WI
No. HoP
 Zoning District change: (To / From / # of acres) A-2 (1) FROM A6-2X - 1 ACRES
LOT

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:

SPLIT ACRE FROM FARM TO CREATE
AN ACRE LOT AND ZONE A2-1)

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

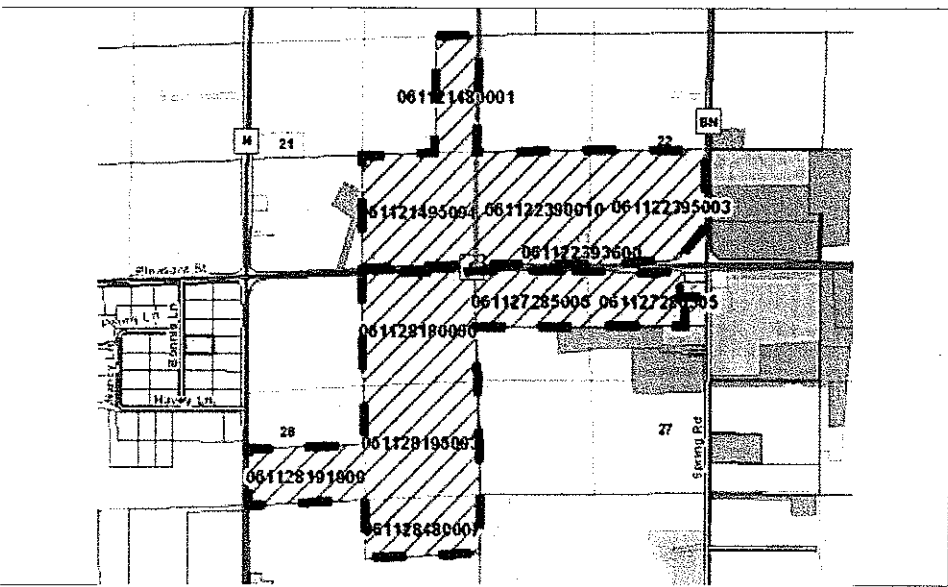
Submitted By: Robert Boyd

Date: 5/1/14

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: Jessica Boyd					
Town	Pleasant Springs	A-1EX Adoption	6/6/1978	Orig Farm Owner	Rein, Roland
Section:	21, 22, 27,	Density Number	35	Original Farm Acres	287.07
Density Study Date	10/21/2009	Original Splits	8.2	Available Density Unit(s)	5



Reasons/Notes:
 Five (5) possible splits remain available to the property.

Note that the town counts all residences toward the 1 per 35 density limitation. The two original farm homes, and the residential lot created by CSM #6711, each count as a split.

Please see attached letter for additional information.

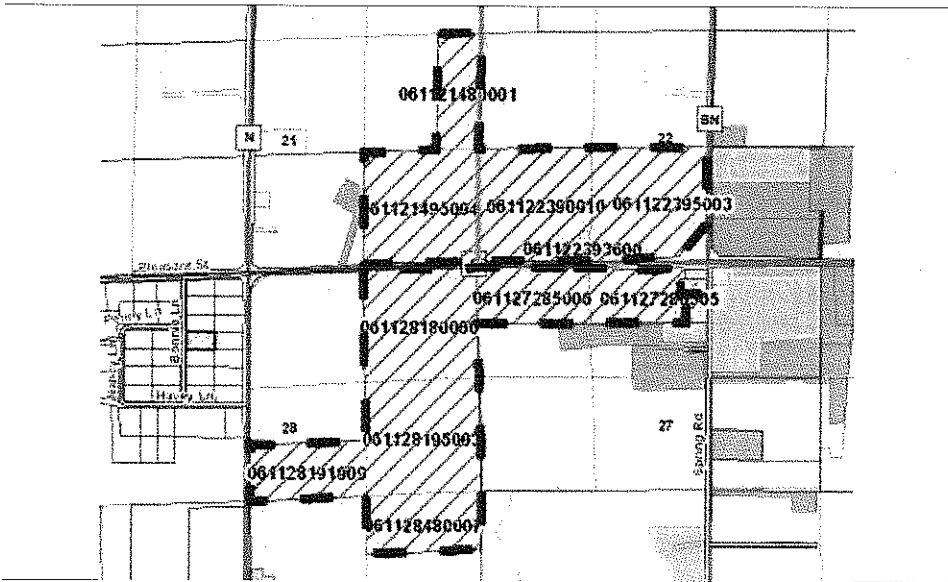
Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
061128180000	38.84	KELLY J BOYD & ROBERT R BOYD	
061122395003	37.88	REIN FARM LLC	
061122390010	38.17	REIN FARM LLC	
061121495004	39.36	REIN FARM LLC	
061128480007	20.73	REIN FARM LLC	
061128195003	40.03	REIN FARM LLC	
061128191809	19.99	REIN FARM LLC	
061127285006	19.36	REIN FARM LLC	
061127280305	15.53	REIN FARM LLC	
061121480001	15.05	REIN FARM LLC	

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061122393600	1.08	REIN LIVING TR, ROLAND W	12883
061127284507	1.01	WAYNE A GJERTSON & JUDITH M GJERTSON	06711



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

April 25, 2014

Jessica Boyd
2395 County Highway B
Stoughton, WI 53589
(delivered by email)

Dear Jessica,

Attached is a density study report you requested for property owned by Rein Farm LLC in sections 21, 22, and 27 of the town of Pleasant Springs. The property is located in an Agricultural Preservation Area as identified in the town's Comprehensive Plan. 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 has remained in family farm ownership and configuration since June 1978, and totals approximately 285 acres.

Under the town's density policy, the property was originally eligible for eight (8) possible splits. As noted on the attached density study report, the two original farm homes each count as a split, as does the residential lot established by Certified Survey Map (CSM) #6711. One of the original farm homes was divided off the farm in 2009 by CSM #12883. As a result, five (5) possible splits remain available to the property. Please note that the previous density analysis from 2009 incorrectly indicated that the original farm was eligible for seven (7) splits instead of eight (8) because it failed to include 15 acre tax parcel #0611-214-8000-1. The present analysis includes the appropriate acreage and splits.

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

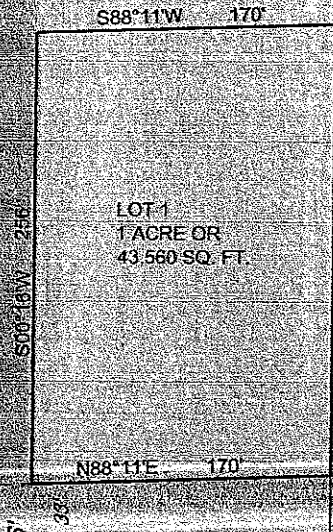
cc: Cassandra Suettinger, town of Pleasant Springs Clerk

Preliminary Certified Survey Map

BEING LOCATED IN THE SE 1/4 OF THE SE 1/4, T.06N., R.11E., SECTION 21, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

061121

SE 1/4 - SE 1/4



Commencing at the Southeast Corner of Section 21 Town of Pleasant Springs, thence S88°11'W, along the South line of the 1/4 - 1/4 ±715 feet; thence N00°16'E to the right of way of County Trunk Highway "B", 33 feet to the point of beginning; thence continue N00°16'E, 256 feet; thence S88°11'W, 170 feet; thence S00°16'W, 256 feet to the right of way of said highway; thence N88°11'E along said right of way, 170 feet to the point of beginning. Containing 1 Acre of 43,560 square feet to right of way.

SOUTHEAST CORNER SECTION 21 06N., R.11E.

SOUTH LINE OF THE 1/4 - 1/4

COUNTY TRUNK HIGHWAY "B"

Prepared for:
Robert R Boyd
2490 County Highway B
Stoughton, WI 53589

Scale 1" = 80'



Wisconsin Mapping, LLC.

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

Dwg. No. 4491-14
Sheet 1 of 1

Date 04/28/2014