

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/14/2019	DCPREZ-2019-11483
Public Hearing Date	G.U.P. Number
10/22/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JUSTAMERE FARMS INC	PHONE (with Area Code) (608) 575-4381	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) % STEVE A OLSON PRESIDENT 155 STATE HIGHWAY		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS SAO48@LITEWIRE.NET		E-MAIL ADDRESS	


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	
SOUTH OF 104 DANKS RD					
TOWNSHIP DUNKIRK	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-313-8500-8					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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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	4.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials SAO	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials SAO	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials SAO	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
Steven A. OLSON

DATE:
8-14-2019



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 Steve Olson - Justamere Farms, Inc. Agent's Name _____
 Address 155 State Hwy 138 Address _____
 Phone 608-575-4381 Phone _____
 Email Stoughton WI 53589 Email _____
sao48@litewire.net

Town: Dunkirk Parcel numbers affected: 051131385008

Section: 01 Property address or location: _____

Zoning District change: (To / From / # of acres) FP-35 to RR-4 4.0 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

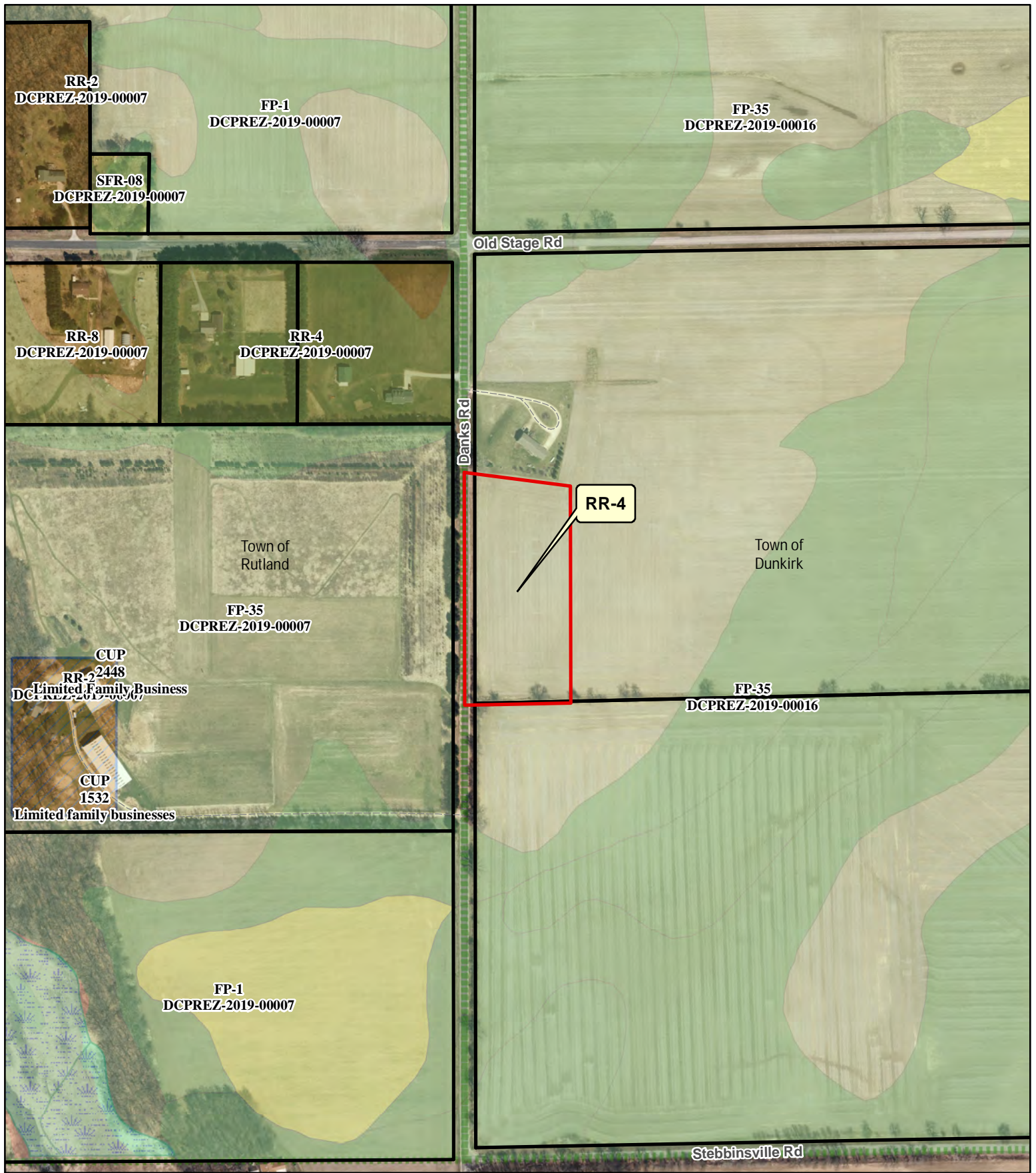
Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

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





Submitted By: [Signature]

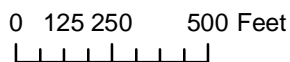
Date: 8-14-2019



Legend

Wetland > 2 Acres Significant Soils

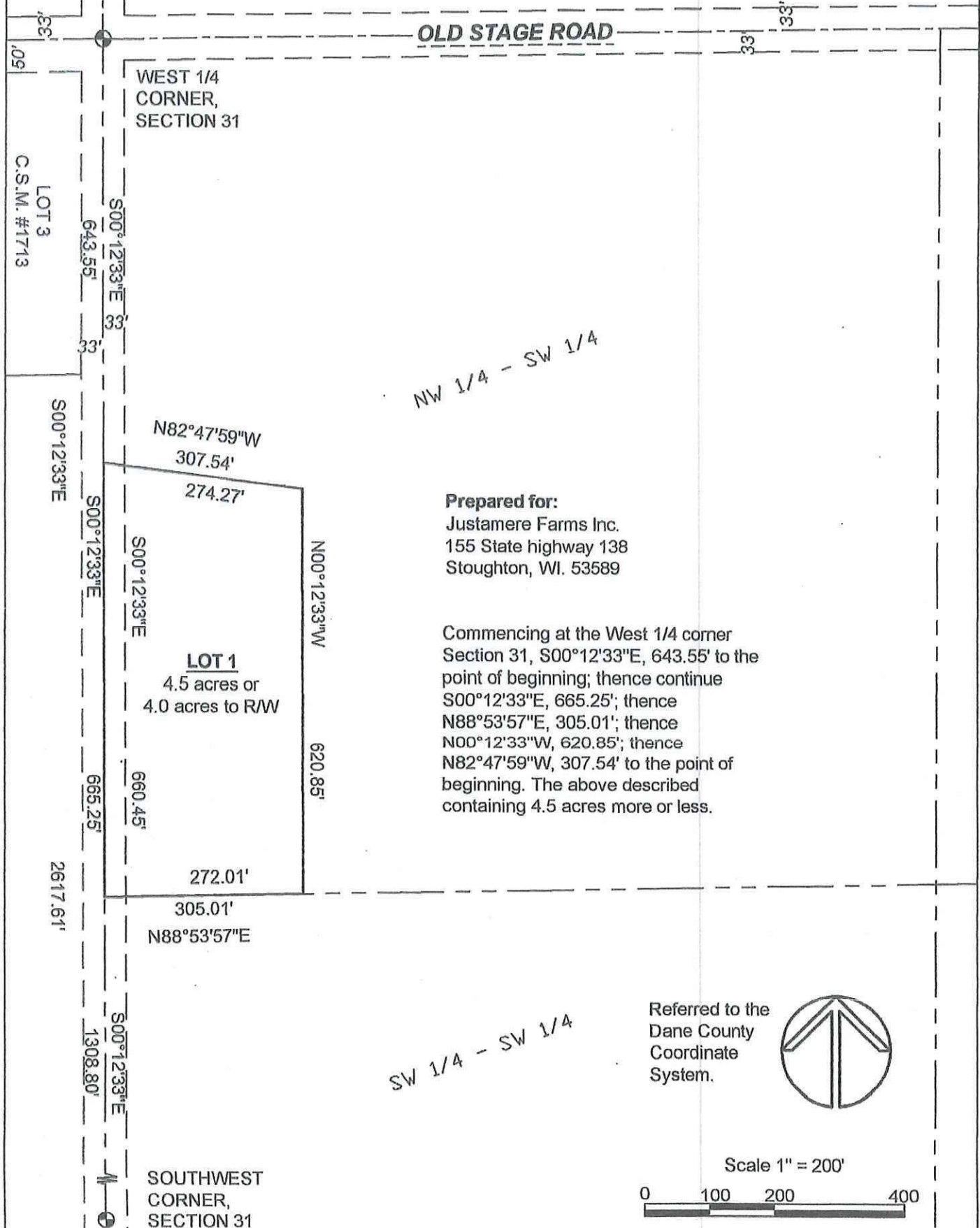
-  Wetland
-  Floodplain
-  Class 1
-  Class 2



**Petition 11483
JUSTAMERE FARMS INC**

Preliminary Certified Survey Map

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, T.5N., R.11E.,
TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN



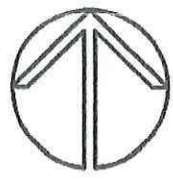
NW 1/4 - SW 1/4

Prepared for:
Justamere Farms Inc.
155 State highway 138
Stoughton, WI. 53589

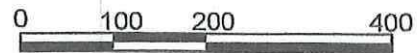
Commencing at the West 1/4 corner
Section 31, S00°12'33"E, 643.55' to the
point of beginning; thence continue
S00°12'33"E, 665.25'; thence
N88°53'57"E, 305.01'; thence
N00°12'33"W, 620.85'; thence
N82°47'59"W, 307.54' to the point of
beginning. The above described
containing 4.5 acres more or less.

SW 1/4 - SW 1/4

Referred to the
Dane County
Coordinate
System.



Scale 1" = 200'



SOUTHWEST
CORNER,
SECTION 31

Preliminary Certified Survey Map

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, T.5N., R.11E.,
TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN

DANKS
ROAD

OLD STAGE ROAD

WEST 1/4
CORNER,
SECTION 31

NW 1/4 - SW 1/4

Prepared for:

Justamere Farms Inc.
155 State highway 138
Stoughton, WI. 53589

Commencing at the West 1/4 corner
Section 31, S00°12'33"E, 643.55' to the
point of beginning; thence continue
S00°12'33"E, 665.25'; thence
N88°53'57"E, 305.01'; thence
N00°12'33"W, 620.85'; thence
N82°47'59"W, 307.54' to the point of
beginning. The above described
containing 4.5 acres more or less.

LOT 1
4.5 acres or
4.0 acres to R/W

274.27'
S00°12'33"E
660.45'
N00°12'33"W
620.85'
272.0'
305.01'
N88°53'57"E

SW 1/4 - SW 1/4

Referred to the
Dane County
Coordinate
System.




Scale 1" = 200'



SOUTHWEST
CORNER,
SECTION 31

S00°12'33"E
1308.80'

Parcel Number - 026/0511-313-8500-8**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF DUNKIRK	
State Municipality Code	026	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR11E	31	NW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 31-5-11 NW1/4 SW1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JUSTAMERE FARMS INC	
Primary Address	104 DANKS RD	
Billing Address	% STEVE A OLSON PRESIDENT 155 STATE HIGHWAY 138 STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G7	
Assessment Acres	38.800	
Land Value	\$53,400.00	
Improved Value	\$132,400.00	
Total Value	\$185,800.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/01/2019~~ 01:00 PM

Ends: ~~04/01/2019~~ 03:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~04/22/2019~~ 02:00 PM

Ends: ~~04/22/2019~~ 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

FP-35 DCPREZ-2019-00016

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2018) **More +**

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$53,600.00	\$132,400.00	\$186,000.00
Taxes:		\$3,163.60
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$76.69
Specials(+):		\$200.07
Amount:		\$3,286.98

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
WD	01/30/1975	1419554	553	750

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: 0511-313-8500-8

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.



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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NORMAN ARENDT
LUCIE ARENDT
49 DANKS RD
STOUGHTON, WI 53589

JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

MARY J LARSEN
11334 N WEBSTER RD
EVANSVILLE, WI 53536

VIKE INVESTMENT GROUP LLC
987 COTTONWOOD DR
STOUGHTON, WI 53589

METZLER IRREV INCOME TR, J...
111 DANKS RD
STOUGHTON, WI 53589

NORMAN ARENDT
LUCIE ARENDT
49 DANKS RD
STOUGHTON, WI 53589

CHRISTOPHER BEEBE
196 LEEDLES MILL RD
STOUGHTON, WI 53589

MARY J LARSEN
11334 N WEBSTER RD
EVANSVILLE, WI 53536

FP-35
DCPREZ-2019-00007

RR-4
DCPREZ-2019-00016

FP-1
DCPREZ-2019-00007

FP-35
DCPREZ-2019-00016

Old Stage Rd

3205
RR-4
DCPREZ-2019-00007 III

Zone X

Danks Rd

104

Zone X

FP-35
DCPREZ-2019-00007

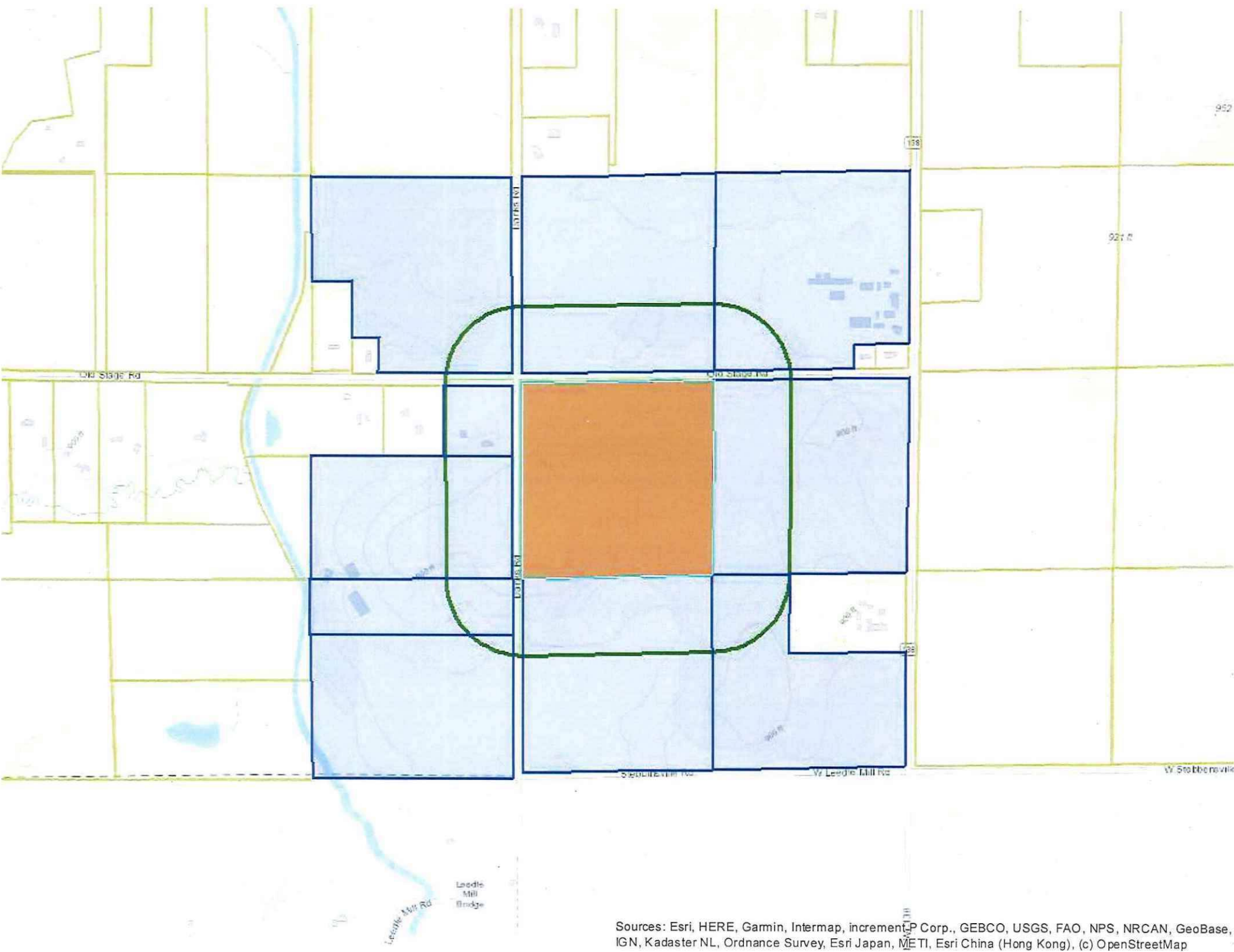
FP-35
DCPREZ-2019-00016

RM-8
DCPREZ-2019-00016
Not Effective
CUP1520

FP-1
DCPREZ-2019-00007

Stebbinsville Rd

NA



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