

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
12/13/2018	DCPREZ-2018-11386
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
02/19/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME R & R FARMS INC	PHONE (with Area Code) (608) 873-9245	AGENT NAME □	PHONE (with Area Code) (608) 250-9263
BILLING ADDRESS (Number & Street) 2181 US HIGHWAY 51		ADDRESS (Number & Street) 2801 INTERNATIONAL LANE STE 101	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) MADISON, WI 53704	
E-MAIL ADDRESS		E-MAIL ADDRESS mburse@bse-inc.net	

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	
SOUTH OF 2181 US HIGHWAY 51					
TOWNSHIP DUNN	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-233-9000-8					

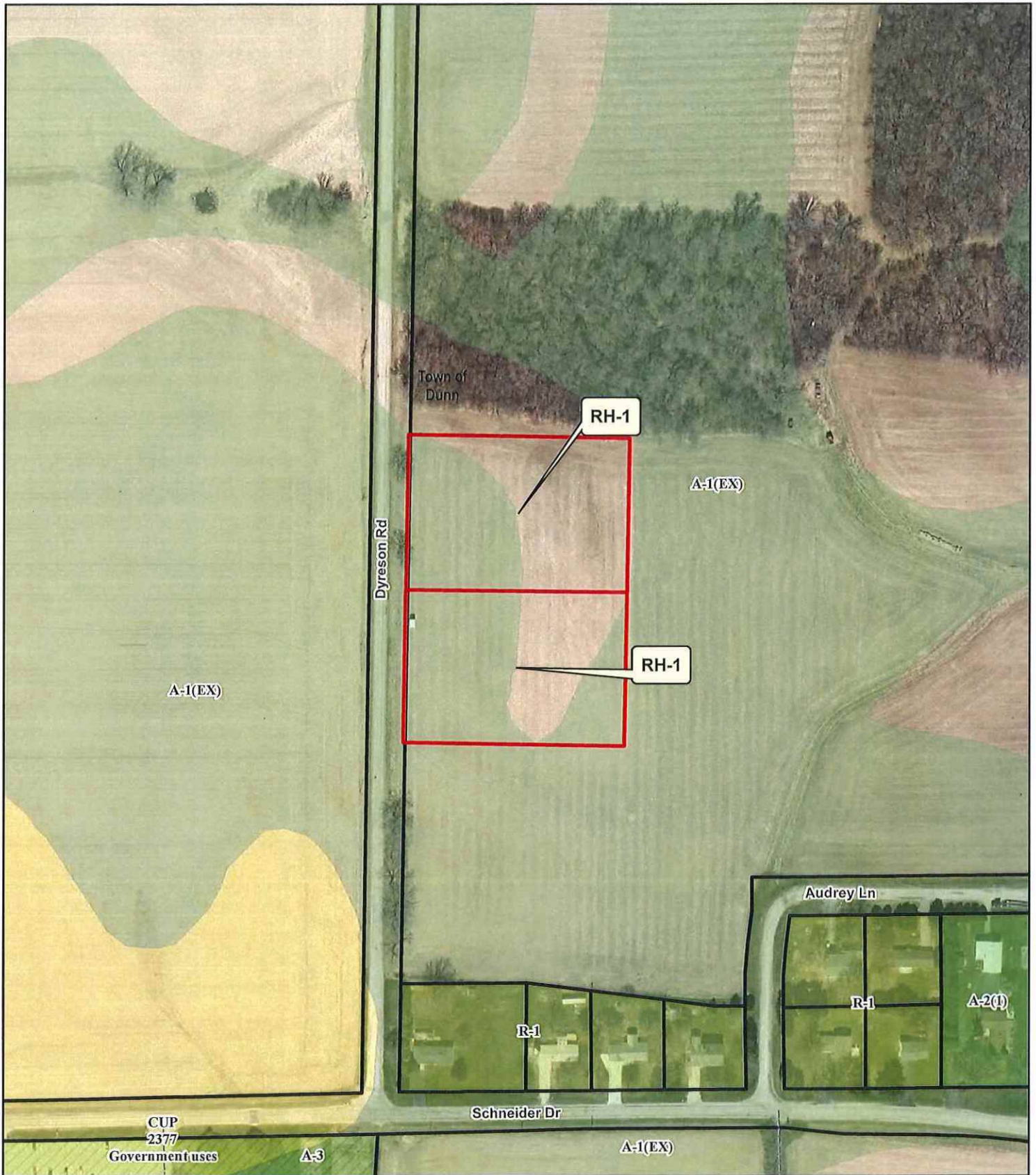
REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4.6		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SSA1	<i>Michelle L Burse</i>
Applicant Initials <i>MAB</i>	Applicant Initials <i>MAB</i>	Applicant Initials <i>MAB</i>		PRINT NAME:





PRINT NAME:  
Michelle L. Burse

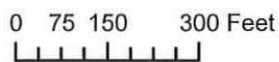
DATE:  
12-13-2018



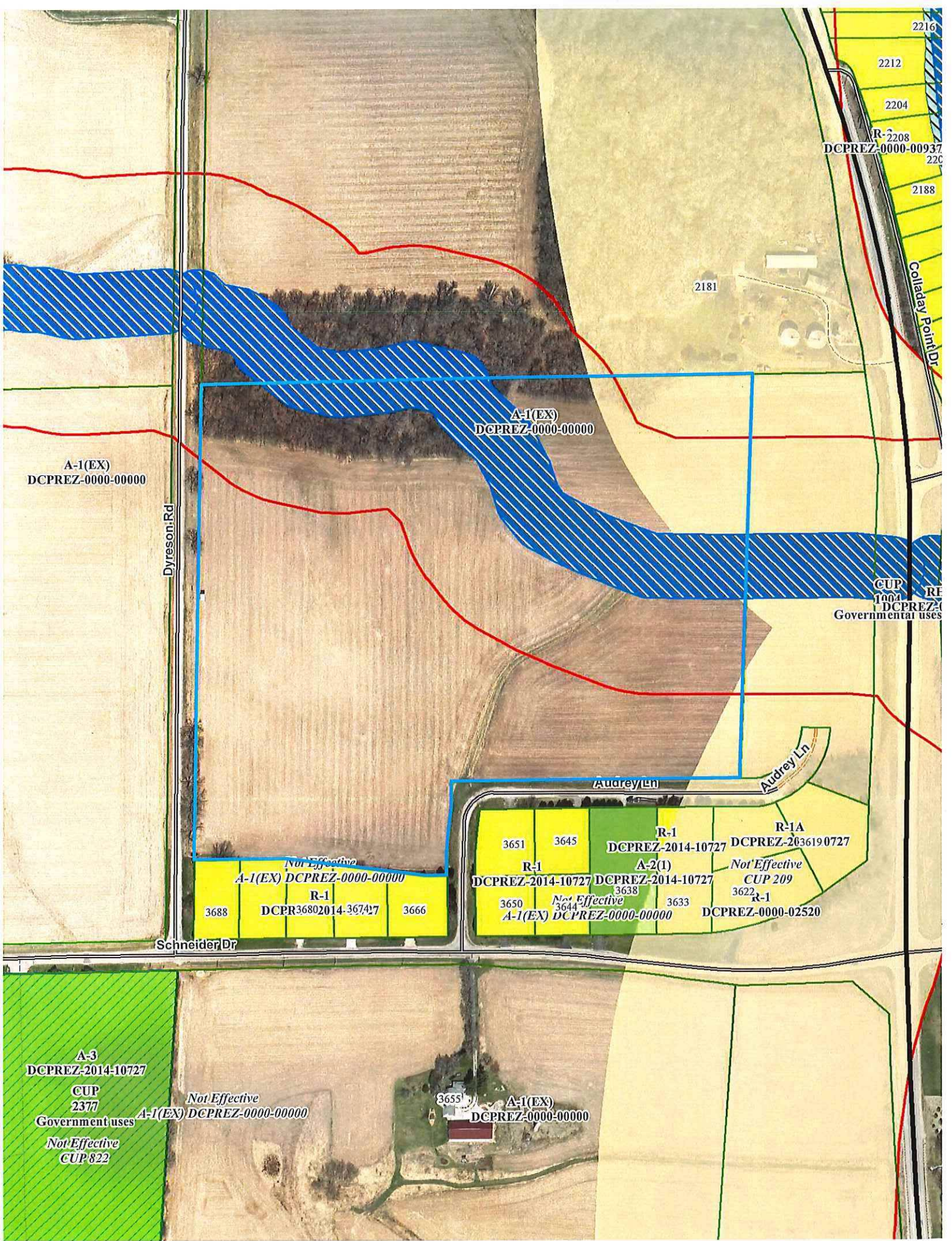
**Legend**

**Wetland > 2 Acres Significant Soils**

-  Wetland
-  Class 1
-  Floodplain
-  Class 2



Petition 11386  
R & R FARMS INC



2216  
2212  
2204  
R-2208  
DCPREZ-0000-00937  
220  
2188

Collday Point Dr

2181

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

Dyreson Rd

CUP  
1004  
DCPREZ-  
Governmental uses

Audrey Ln

Audrey Ln

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

3688 R-1 DCPR36802014-367A27 3666

3651 3645 R-1 DCPREZ-2014-10727 R-1A DCPREZ-2036190727  
R-1 DCPREZ-2014-10727 A-2(1) DCPREZ-2014-10727 Not Effective CUP 209  
3650 3644 Not Effective 3638 3633 3622 R-1  
A-1(EX) DCPREZ-0000-00000 DCPREZ-0000-02520

Schneider Dr

A-3  
DCPREZ-2014-10727

CUP  
2377  
Government uses  
Not Effective  
CUP 822

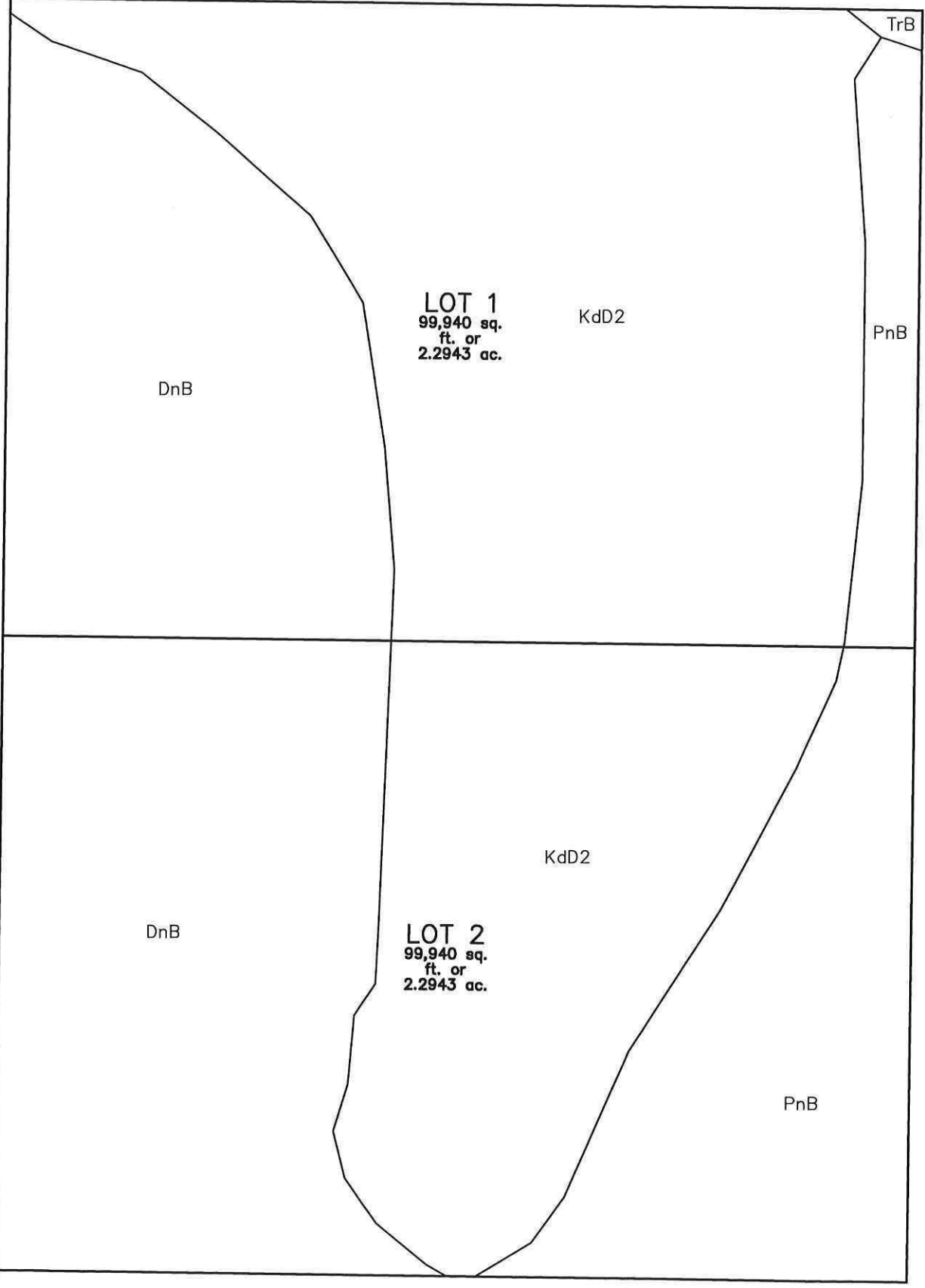
Not Effective  
A-1(EX) DCPREZ-0000-00000

3655 A-1(EX)  
DCPREZ-0000-00000

DYRESON ROAD



SCALE : ONE INCH = SIXTY FEET



**LOT 1**  
99,940 sq.  
ft. or  
2.2943 ac.

KdD2

DnB

PnB

TrB

**LOT 2**  
99,940 sq.  
ft. or  
2.2943 ac.

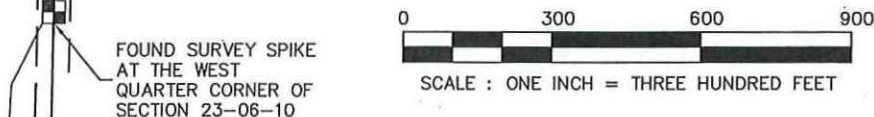
KdD2

DnB

PnB

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY WISCONSIN.



FOUND SURVEY SPIKE  
AT THE WEST  
QUARTER CORNER OF  
SECTION 23-06-10

**GRID NORTH**  
BEARINGS ARE BASED ON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM DANE ZONE

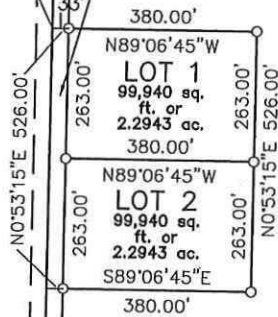
**NOTE:**  
R&R Farms dedicate any and all  
interests they may have in Dyreson and  
Schneider Roads to the Town of Dunn.

APPROX. BURIAL MOUND LOCATION PER DOC.  
# 5324216

1501.70'

DEDICATED TO THE PUBLIC SEE SHEET 2 FOR DETAILS

WATERCOURSE PER ACCESS DANE



**REMNANT**  
2,805,922  
sq. ft. or  
64.4151  
acres

U.S.H. 51

FOUND SURVEY SPIKE  
AT THE SOUTHWEST  
CORNER OF SECTION  
23-06-10

SURVEYED FOR:  
R&R FARMS  
2181 US HWY 51  
STOUGHTON, WI

SURVEYED BY:  
**Burse**  
surveying & engineering llc

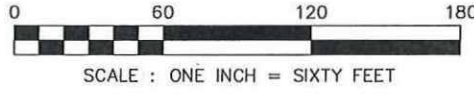


MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
Date: December 13, 2018  
Plot View: Sheet 1  
\\BSE2116\dwg\Survey\BSE2116.dwg

2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN.

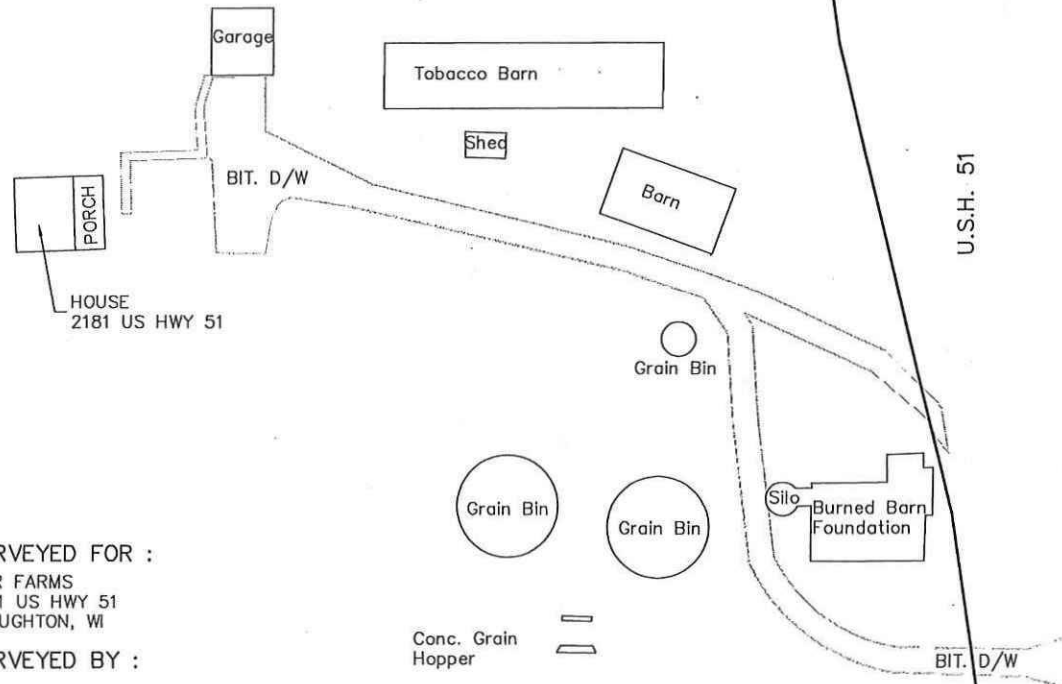


LEGEND

- DOT R/W CAP FOUND
- ⊙ 1" IRON PIPE FOUND UNLESS NOTED
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

NORTH  
 BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM DANE ZONE



SURVEYED FOR :  
 R&R FARMS  
 2181 US HWY 51  
 STOUGHTON, WI  
 SURVEYED BY :

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 VOLUME \_\_\_\_ PAGES \_\_\_\_

Date: December 13, 2018  
 Plot View: Sheet 2  
 \BSE2116\dwg\Survey\BSE2116.dwg





# 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 <u>R and R farms, Inc.</u>	Agent's Name <u>Burse Surveying and Engineering, Inc.</u>
Address <u>2181 Hwy 51, Stoughton, WI 53589</u>	Address <u>2801 International Lane, Suite 101, Madison, WI 53704</u>
Phone <u>(608) 873-9245</u>	Phone <u>(608) 250-9263</u>
Email _____	Email <u>mburse@bse-inc.net</u>

Town: \_\_\_\_\_ Parcel numbers affected: (0610) 233-9000-8

Section: 01 Property address or location: 2181 HWY 51, Stoughton, WI 53589

Zoning District change: (To / From / # of acres) RH-3/A-1 Ex./4.6 acres

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%

**SEE ATTACHED**

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: Creation of 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: Robert A. Nelson Pres Date: 12/12/2018  
R+R Farms Inc

Rezone  
Metes and Bounds Description

Part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 23; thence South 00 degrees 53 minutes 15 seconds West along the west line of said Southwest Quarter, 1501.70 feet;  
thence South 89 degrees 06 minutes 45 seconds East, 33.00 feet to the point of beginning, also to the east right of way of Dyreson Road;  
thence continuing South 89 degrees 06 minutes 45 seconds East, 380.00 feet;  
thence South 00 degrees 53 minutes 15 seconds West, 526.00 feet;  
thence North 89 degrees 06 minutes 45 seconds West, 380.00 feet to the said east right of way;  
thence North 00 degrees 53 minutes 15 seconds East along said east right of way, 526.00 feet to the point of beginning.

This description contains 199,880 square feet.



RICHARD L WETHAL  
3688 SCHNEIDER DR  
STOUGHTON, WI 53589

DUNN, TOWN OF  
4156 COUNTY HIGHWAY B  
MCFARLAND, WI 53558

MOORE REV TR, MICHAEL & NICOLE  
2186 US HIGHWAY 51  
STOUGHTON, WI 53589

BRIAN D MONTREY  
3651 AUDREY LN  
STOUGHTON, WI 53589

REGENT OF UNIV OF WIS 310 PETERSON BLDG  
610 WALNUT ST  
MADISON, WI 53705

R & R FARMS INC  
2181 US HIGHWAY 51  
STOUGHTON, WI 53589

KURT W SPACKMAN  
3680 SCHNEIDER DR  
STOUGHTON, WI 53589

UNIV OF WIS  
30 N MILLS ST  
MADISON, WI 53715

R & R FARMS INC  
2181 US HIGHWAY 51  
STOUGHTON, WI 53589

JOHN M ELVEKROG  
3674 SCHNEIDER DR  
STOUGHTON, WI 53589

UNIV OF WIS  
610 WALNUT ST  
MADISON, WI 53705

RICHARD L WETHAL  
3688 SCHNEIDER DR  
STOUGHTON, WI 53589

KENNETH A KVAMMEN  
3666 SCHNEIDER DR  
STOUGHTON, WI 53589

MATTHEW GLASER  
2234 COLLADAY POINT DR  
STOUGHTON, WI 53589

DAVID J HACKETT  
3638 SCHNEIDER DR  
STOUGHTON, WI 53589

JACOB KLEVEN  
2017 TOWER DR  
STOUGHTON, WI 53589

JEFFREY A RAMBO  
N27W26696 LAUDERDALE DR  
PEWAUKEE, WI 53072

DENNIS NOTSTAD  
3644 SCHNEIDER DR  
STOUGHTON, WI 53589

RONNIE N MCKITTRICK  
3633 AUDREY LN  
STOUGHTON, WI 53589

STOUGHTON LLC  
678 OAK ST  
GLEN ELLYN, IL 60137

SCOTT W GUNSOLUS  
3645 AUDREY LN  
STOUGHTON, WI 53589

SUSAN BARBER  
3619 AUDREY LN  
STOUGHTON, WI 53589

STOUGHTON LLC  
678 OAK  
GLEN ELLYN, IL 60137

PAMELA SUE DANIELSEN  
3622 SCHNEIDER DR  
STOUGHTON, WI 53589

SUSAN BARBER  
3619 AUDREY LN  
STOUGHTON, WI 53589

WILLIAMSEN LIVING TR  
2188 US HIGHWAY 51  
STOUGHTON, WI 53589

GROVES COUNTRY ESTATE LLC  
3655 SCHNEIDER DR  
STOUGHTON, WI 53589

R & R FARMS INC  
2181 US HIGHWAY 51  
STOUGHTON, WI 53589

MOORE REV TR, MICHAEL & NICOLE  
2186 US HIGHWAY 51  
STOUGHTON, WI 53589

GROVES COUNTRY ESTATE LLC  
3655 SCHNEIDER DR  
STOUGHTON, WI 53589



BSE2116 Soil Coverage						
		Lot 1		Lot 2		
Map Label	Soil Series	*Sq. Ft.	Precent	*Sq. Ft.	Precent	
DnB	Dodge	32,759	16.4%	41,025	20.5%	
KdD2	Kidder	60,824	30.4%	34,276	17.1%	
PnB	Plano	6,036	3.0%	24,639	12.3%	
Trb	Troxel	321	0.2%			
		99,940		99,940		199,880

\*Based on digitized soil areas from DCiMap

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN.

## TOWN OF DUNN APPROVAL

Approved for recording per the Town of Dunn Committee Action on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_. Furthermore, the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Dunn.

\_\_\_\_\_  
Authorized Representative

## SURVEYOR'S CERTIFICATE:

I, Brett C. Karns, Professional Land Surveyor No. 2874, hereby certify that I have surveyed, divided, and Mapped Part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 06 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 23; thence South 00 degrees 53 minutes 15 seconds West along the west line of said Southwest Quarter, 1501.70 feet;  
thence South 89 degrees 06 minutes 45 seconds East, 33.00 feet to the point of beginning, also to the east right of way of Dyreson Road;  
thence continuing South 89 degrees 06 minutes 45 seconds East, 380.00 feet;  
thence South 00 degrees 53 minutes 15 seconds West, 526.00 feet;  
thence North 89 degrees 06 minutes 45 seconds West, 380.00 feet to the said east right of way;  
thence North 00 degrees 53 minutes 15 seconds East along said east right of way, 526.00 feet to the point of beginning, under the direction of R&R Farms, Inc., owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Town of Dunn and Dane County in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Signed: \_\_\_\_\_  
Brett C. Karns, P.L.S. No. 2874

MAP NO. \_\_\_\_\_

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

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: December 13, 2018

Plot View: Sheet 3

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# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY, WISCONSIN.

## CORPORATE MORTGAGEE CERTIFICATE:

Compeer Financial Services, a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this C.S.M., and does hereby consent to the above certificate of R & R Farms, Inc., owner.

IN WITNESS WHEREOF, the said R & R Farms, Inc., has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
Authorized representative

State of Wisconsin )  
                          )ss.  
County of Dane      )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, the above named \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

My commission expires/is permanent: \_\_\_\_\_



SURVEYED BY :

**Burse**  
surveying & engineering llc  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
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MAP NO. \_\_\_\_\_

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VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: December 13, 2018

Plot View: Sheet 4

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Office of the Register of Deeds

\_\_\_\_\_ County, Wisconsin

Received for Record

\_\_\_\_\_, 20\_\_ at

\_\_\_\_\_ o'clock \_\_M as

Document No. \_\_\_\_\_

in \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Register of Deeds

# REZONE MAP

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23,  
TOWNSHIP 06 NORTH, RANGE 10 EAST, TOWN OF DUNN, DANE COUNTY WISCONSIN.



SCALE : ONE INCH = THREE HUNDRED FEET

FOUND SURVEY SPIKE  
AT THE WEST  
QUARTER CORNER OF  
SECTION 23-06-10

GRID NORTH  
BEARINGS ARE BASED ON THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM DANE ZONE

NOTE:  
R&R Farms dedicate any and all  
interests they may have in Dyreson and  
Schneider Roads to the Town of Dunn.

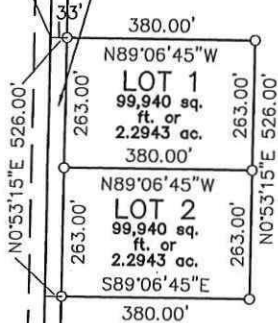
APPROX. BURIAL MOUND LOCATION PER DOC.  
# 5324216

A1 EX

DEDICATED TO THE PUBLIC SEE SHEET 2 FOR DETAILS

WATERCOURSE PER ACCESS DANE

1501.70'



A1 EX

REMNANT  
2,805,922  
sq. ft. or  
64.4151  
acres

A1 EX

A1 EX

U.S.H. 51

FOUND SURVEY SPIKE  
AT THE SOUTHWEST  
CORNER OF SECTION  
23-06-10

SURVEYED BY:  
**Burse**  
surveying & engineering <sup>LLC</sup>

SURVEYED FOR:  
R&R FARMS, INC  
2181 US HWY 51  
STOUGHTON, WI