

Dane County Rezone Petition

Application Date	Petition Number
12/21/2020	DCPREZ-2020-11656
Public Hearing Date	
02/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KYLE RAASCH	PHONE (with Area Code) (608) 843-9274	AGENT NAME BIRRENKOTT SURVEYING, INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1478 LAKE KEGONSA RD		ADDRESS (Number & Street) P.O. BOX 237	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS krkustoms@gmail.com		E-MAIL ADDRESS bstueck@birrenkottsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1478 Lake Kegonsa Rd					
TOWNSHIP RUTLAND	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-022-9691-0					

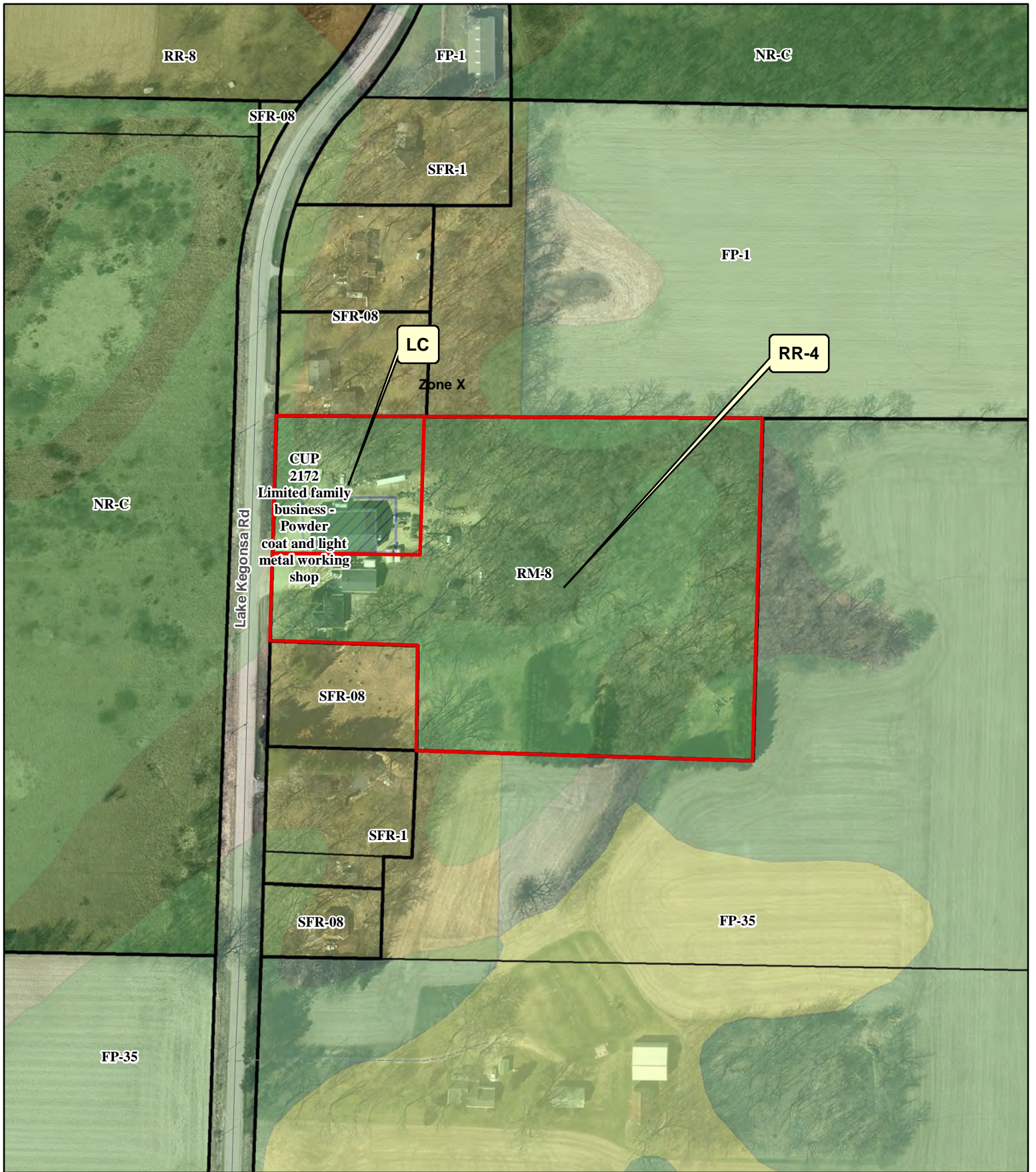
REASON FOR REZONE

CREATING A LIMITED COMMERCIAL LOT TO SEPARATE METAL WORKING SHOP FROM THE EXISTING RESIDENCE

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	LC Limited Commercial District	1.14
RM-8 Rural Mixed-Use District	RR-4 Rural Residential District	7.14


C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS AMA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: SEPARATING THE BUSINESS FROM THE RESIDENCE. BOTH LOTS TO REMAIN IN SINGLE OWNERSHIP.




Legend

 Wetland


 Floodplain

Significant Soils

 Class 1

 Class 2



0 50 100 200 Feet


Petition 11656
 KYLE RAASCH



Dane County
 Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Kyle Raasch	Agent Name:	BIRRENKOTT SURVEYING INC. - BRYAN STUECK
Address (Number & Street):	1478 Lake Kegonsa Rd.	Address (Number & Street):	P.O. BOX 237
Address (City, State, Zip):	Stoughton WI 53589	Address (City, State, Zip):	SUN PRAIRIE, WI 53590
Email Address:	KR Kustoms @ Gmail. com	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-843-9274	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Rutland	Parcel Number(s):	05210510-022-4691-0
Section:		Property Address or Location:	1478 LAKE KEGONSA ROAD

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

SEE ATTACHED SHEET

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-8	LC	1.14
RM-8	RR-4	7.14

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|---|---|---|--|---|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|---|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 12-17-20

We are looking to split The shop From the rest of the property
for financial loan reasons. Never expecting to sell commercial property
from rental acreage. any questions feel free to call me.

Thank you



Kyle Rousch
608-843-9274

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. 10.102(8)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section 10.800

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

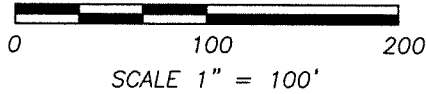
Phone Number:



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



LANDS



N 00°26'00" E 535.56'

Prepared For:

Kyle & Cindy Raasch
1478 Lake Kegonsa Road
Stoughton, Wis. 53589
843-9274

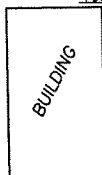
PARCEL B
311,226 Sq. Ft.
7.14 Acres

PARCEL A
49,857 Sq. Ft.
1.14 Acres

LOT 2
CSM NO. 8540

LOT 1
CSM NO. 8540

LOT 1
CSM NO. 8540



North 1/4 Corner
Section 2-5-10

S 89°01'59"W
1298.70'
S 89°01'59"W
1317.30'

S 00°26'00"W
1361.41'
N 89°01'59"E
33.01'
Northwest 1/4 Corner
Section 2-5-10

N 00°26'00" E 216.26'

S 89°01'59" W

231.06'

PARCEL A
49,857 Sq. Ft.
1.14 Acres

LOT 1
CSM NO. 8540

215.41'

S 00°26'00" W 350.35'

231.05'

10.5'

21.6'

17.6'

10.5'

N 89°14'32" E

231.05'

135.93'



HOUSE

30.6'

29.7'

17.6'

10.5'

135.93'

350.35'

S 00°26'00" W 165.00'

S 89°31'00" E 231.00'

LOT 2
CSM NO. 8540

LOT 1
CSM NO. 8540

759.22'

LANDS
S E 1/4 - NW 1/4

528.16'

S 89°31'00" E 528.00'

LANDS

S E 1/4 - NW 1/4

L A K E K E G O N S A R O A D

Parcel A Description:

Part of Lot 1, Certified Survey Map No. 8540, located in the Southeast 1/4 of the Northwest 1/4, Section 2, T5N, R10E, Town of Rutland, Dane County, Wisconsin more fully described as follows: Commencing at the North 1/4 corner of Section 2, thence S89°01'59"W, 1298.70 feet along the North line of Section 2; thence S00°26'00"W, 1361.41 feet; thence N89°01'59"E, 33.01 feet to the point of beginning, thence S00°26'00"W, 215.41 feet along the North right of way of Lake Kegonsa Road; thence N89°14'32"E, 231.05 feet; then S00°26'00"W, 216.26 feet; thence S89°01'59"W, 231.06 feet to the point of beginning. Containing 49,857 square feet or 1.14 acres

Parcel B Description

Part of Lot 1, Certified Survey Map No. 8540, located in the Southeast 1/4 of the Northwest 1/4, Section 2, T5N, R10E, Town of Rutland, Dane County, Wisconsin more fully described as follows: Commencing at the North 1/4 corner of Section 2, thence S89°01'59"W, 1298.70 feet along the North line of Section 2; thence S00°26'00"W, 1361.41 feet; thence N89°01'59"E, 33.01 feet to the point of beginning, thence S00°26'00"W, 215.41 feet along the North right of way of Lake Kegonsa Road to the point of beginning, thence S00°26'00"W, 135.93 feet; thence S89°31'00"E, 231.00 feet along the West line of Lot 2 Certified Survey Map No. 8540; thence S00°26'00"W, 165.00 feet along the North line of Lot 2, Certified Survey Map No. 8540; thence S89°31'00"E, 528.00 feet; thence N00°26'00"E, 535.56 feet; thence S89°01'59"W, 528.16 feet; thence S00°26'00"E, 216.26 feet; thence S89°14'32"E, 231.05 feet to the point of beginning. Containing 311,226 square feet or 7.14 acres.

Dated: Dec. 18, 2020
Surveyed:
Drawn: B.T.S.
Checked:
Approved: D.V.B.
Field book:
Comp. File: J:/2020/CARLSON
Office Map No. 201138

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