

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/18/2014	DCPREZ-2014-10811
Public Hearing Date	G.U.P. Number
02/24/2015	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MAPLE GROVE FARM LLC	PHONE (with Area Code) (608) 358-7164	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 964 COUNTY HIGHWAY T		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS hkuhman@gmail.com		E-MAIL ADDRESS	

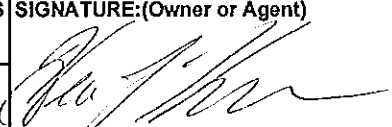
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2889 Bailey Road					
TOWNSHIP SUN PRAIRIE	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0811-173-8590-4					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING TWO RESIDENTIAL LOTS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	R-1A Residence District	2.673		

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 SCW1	SIGNATURE:(Owner or Agent) 
--	---	---	----------------------------------	---

PRINT NAME:
Heidi Kuhman

DATE:
12/18/14



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 Maple Grove Farm, LLC
 Address 2889 Bailey Rd, Sun Prairie
 Phone 53590
 Email hkuhman@gmail.com

Agent's Name Heidi Kuhman
 Address 964 Cty Hwy T (correspondence here)
 Phone Marshall, WI 53559
 Email 608-358-7164
hkuhman@gmail.com

Town: Sun Prairie Parcel numbers affected: 058/0811-173-8590-4

Section: 01 Property address or location: 2889 Bailey Rd, Sun Prairie

Zoning District change: (To / From / # of acres) RH-1 → to R-1A
2,814 acres (gross) / 2,673 acres (net)

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

(gross)
splitting of 2,814 Acre lot to build new residential home.

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

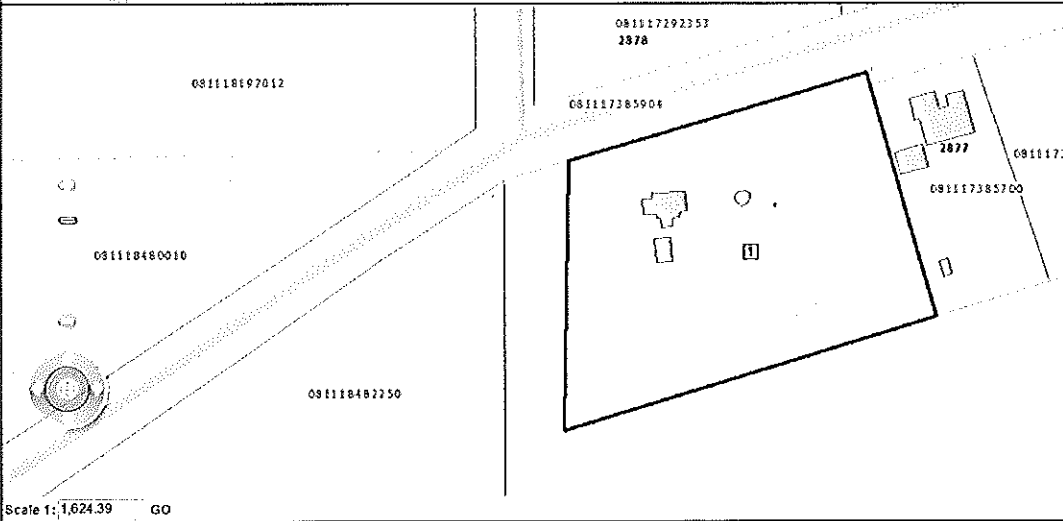
Submitted By: [Signature]

Date: 12/7/14



About this Site

Searches Metadata View list of DCIMap updates



Map Content

Right-click a layer for more functions

Active Layer: Tax parcels 08111

▼ DCIMap

- Street Centerlines 2005
- Recreation
- Contours (2ft) 2009
- Geophysical
- Building footprints
- Service area
- Public lands
- Steep slopes 081117385002
- Environmental corridor
- 2005 Land Use

Scale 1:1,624.39 GO

Results

▼ Tax parcels Total: 1 Filter Results By

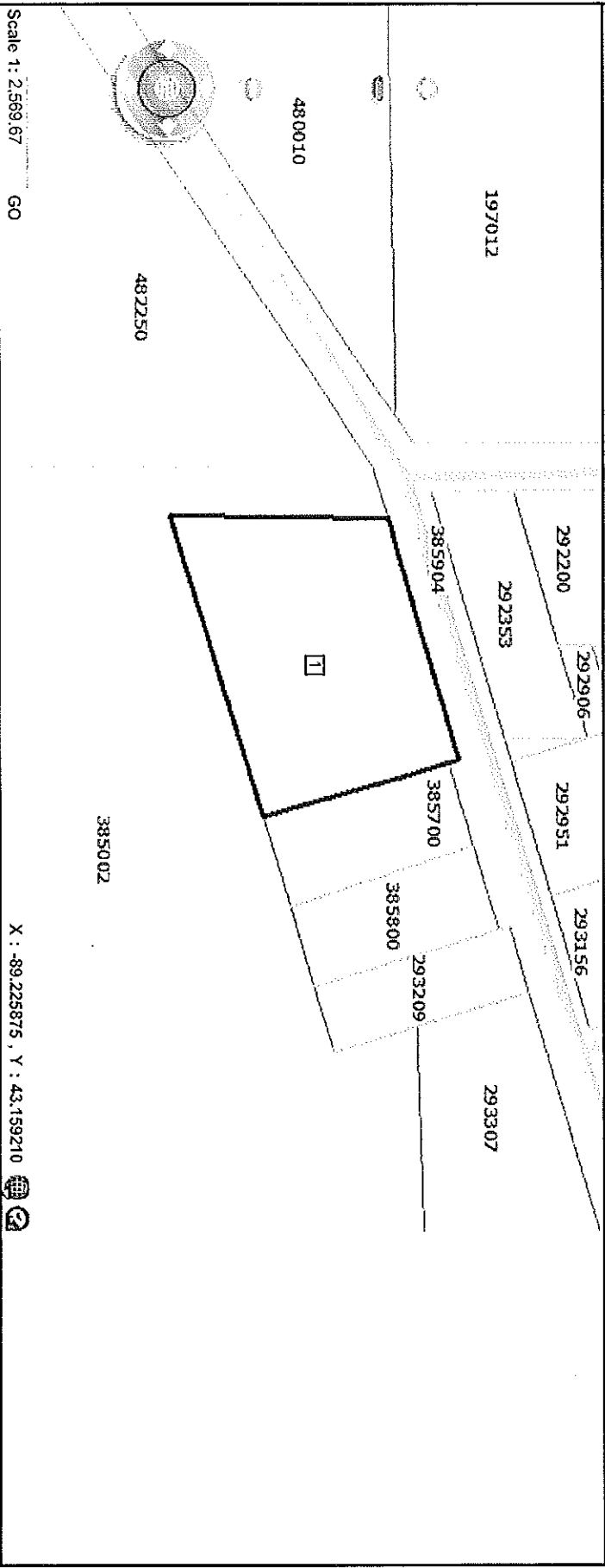
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Info	Parcel Number	Property Info	Property Address	Billing Street Address	Billing City	State	Zip	Municipality	Township	Township Direction	Range	Range Direction	Section	Quarter
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	081117385904	Click for owner info	2889 BAILEY RD		SUN PRAIRIE	W	53590	TOWN OF SUN PRAIRIE	08	N	11	E	17	SW



Searches Metadata View list of DCIMap updates

Tools

Map Content



Results

▼ Tax parcels Total: 1 | Filter Results By ▼

<input type="checkbox"/>	Info	Parcel Number	Property Info	Property Address	Billing Street Address	Billing City State Zip	Municipality	Township T
<input checked="" type="checkbox"/>	1	08117385904	Click for owner info	2889 BAILEY RD	SUN PRAIRIE W 53590	TOWN OF SUN PRAIRIE 08	N	

Public Access System

Public Access | Public Agency Access | Subscription Access |

Monday, November 12, 2012

Parcel information updated on Saturday, November 10, 2012 unless otherwise noted.

Parcel Number - 058/0811-173-8590-4

[Return to Previous Page](#)

Parcel Status: Active Parcel



[Show Map](#)

[Map Questions?](#)

Parcel Information

Municipality	TOWN OF SUN PRAIRIE
State Municipality Code	058
Township	08
Township Direction	N
Range	11
Range Direction	E
Section	17
Quarter	SW
Quarter-Quarter	NW
Plat Name	CSM 05999
Block/Building	
Lot	2
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter

Assessment Information

Assessment Year	2012	2011
Valuation Classification	G1	G1
Assessment Acres	2.814	2.814
Land Value	\$95,400.00	\$95,400.00
Improved Value	\$148,400.00	\$148,400.00
Total Value	\$243,800.00	\$243,800.00
Valuation Date	01/14/2012	01/15/2011

[About Annual Assessments](#)

Tax Information

[Pay Taxes Online](#)

2011 Tax Values		E-Statement	E-Bill	E-Receipt
Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value	
Land	\$95,400.00 /	1.0039	\$95,030.00	
Improvement	\$148,400.00 /	1.0039	\$147,824.00	
Total	\$243,800.00 /	1.0039	\$242,853.00	

Zoning Information

Zoning information updated on Sunday, November 11, 2012

For the most current and complete zoning information, contact the [Division of Zoning](#).

Zoning
RH-1 DCPREZ-0000-04571
[Zoning District Fact Sheets](#)

2011 Taxes:	\$4,464.31
2011 Lottery Credit(-):	\$113.57
2011 First Dollar Credit(-):	\$85.81
2011 Specials(+):	\$158.67
2011 Amount:	\$4,423.60

Owner Name

Owner Status	CURRENT OWNER
Name	PETER R BULLWINKEL
	- Show Name? Click here to opt-out.
Owner Status	CURRENT CO-OWNER
Name	HEIDI L KUHMAN
	- Show Name? Click here to opt-out.

[Show Tax Information Details](#)

[Show Tax Payment History](#)

District Information

Type	State Code	Description
SCHOOL DISTRICT	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
<u>DRAINAGE DISTRICT</u>	DD9 -	DRAINAGE DISTRICT 9

Parcel Address

Primary Address 2889 BAILEY RD

Tax Property Description

For a complete legal description, see the recorded documents
LOT 2 CSM 5999 CS28/275-277 R13623/92&94-12/7/89 DESCR AS
SEC 17-8-11 PRT SW1/4NW1/4 & PRT NW1/4SW1/4 CONT 2.8142
ACRES EXCL R/W

Billing Address

Recorded Documents

Doc.Type	Date Recorded	Doc. Number	Volume	Page
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Attention
Street
City State Zip
Country

2889 BAILEY RD
 SUN PRAIRIE, W 53590
 USA

WD 08/22/2008 [4462268](#)
 TDI 09/18/2002 [3549545](#)
 QCD [2839045](#)

2495 90
 254 412

DocLink Now Available!

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: [0811-173-8590](#)

By Owner Name: [PETER BULLWINKEL](#)

By Owner Name: [HEIDI KUHMAN](#)

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

Who to Contact With Questions

Property and assessment questions can be answered by [Real Property Listing](#)

Real property transaction and Recording questions can be answered by the [Register of Deeds Office](#)

Tax questions can be answered by the [Treasurer's Office](#)

Zoning questions can be answered by the [Division of Zoning](#)

[Back to Parcel Search Page](#)

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Copyright 2001 Dane County Land Information Office
 210 Martin Luther King Jr. Blvd
 City-County Bldg, Room 360
 Madison, WI 53703
 Email - accessdane@countyofdane.com

A-1(EX)
DCPREZ-0000-02895

A-1(EX)
DCPREZ-0000-02895

5701

RH-1
DCPREZ-0000-06581

R-1A
DCPREZ-0000-09708

Not Effective
RH-1 DCPREZ-0000-6581

R-1A
DCPREZ-0000-05570
5688

R-3A
DCPREZ-0000-02463
2680

2868 R-3A
DCPREZ-0000-01484

2870

A-1(EX)
DCPREZ-0000-02895

2878

2871

Not Effective
R-1A DCPREZ-0000-4571

R-1
DCPREZ-0000-09921

2889

RH-1
DCPREZ-0000-04571

A-4
DCPREZ-0000-10320
Not Effective
A-1(EX) DCPREZ-0000-02895

55025C0286H

A-1(EX)
DCPREZ-0000-02895

55025C0288H

Bird St

Bird St

Bayley Rd

Bayley Rd

Bayley Rd


Bayley Rd

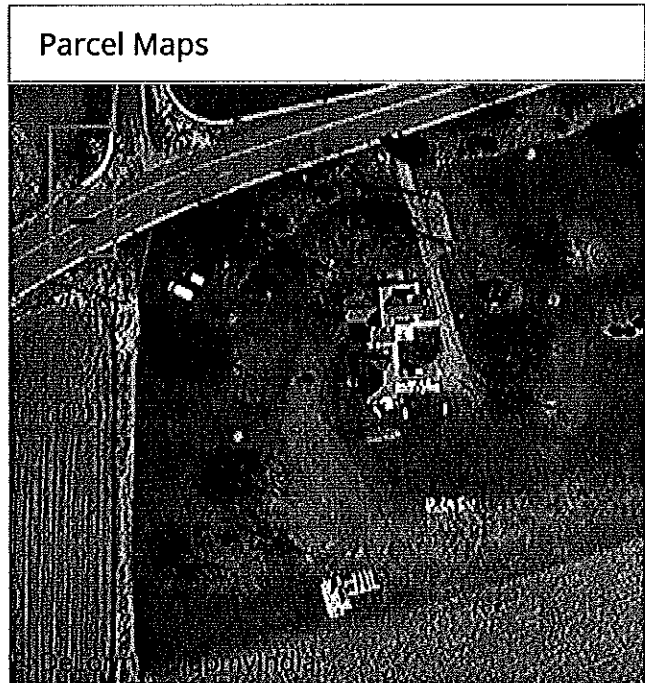
Parcel Number -
058/0811-173-8590-4

Current

[Summary Report](#)

[← Parcel Parents](#)

Parcel Summary		More +
Municipality Name	TOWN OF SUN PRAIRIE	
Parcel Description	LOT 2 CSM 5999 CS28/275-277 R13623/92&94...	
Owner Name	MAPLE GROVE FARM LLC 	
Primary Address	2889 BAILEY RD	
Billing Address	964 COUNTY HIGHWAY T MARSHALL WI 53559	



Parcel Maps

[DCIMap](#)

[Google Map](#)

[Bing Map](#)

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G1	
Assessment Acres	2.814	
Land Value	\$95,400.00	
Improved Value	\$148,400.00	
Total Value	\$243,800.00	

[Show Valuation Breakout](#)

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

RH-1 DCPREZ-0000-04571

[Zoning District Fact Sheets](#)

Tax Summary (2014)

[More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$95,400.00	\$148,400.00	\$243,800.00
Taxes:		\$4,072.00
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$83.23
Specials(+):		\$153.67
Amount:		\$4,142.44

District Information

Type	State Code	Description
REGULAR SCHOOL	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DD9	DRAINAGE DISTRICT 9

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	04/03/2013	4975386		

Show More ▼

DocLink

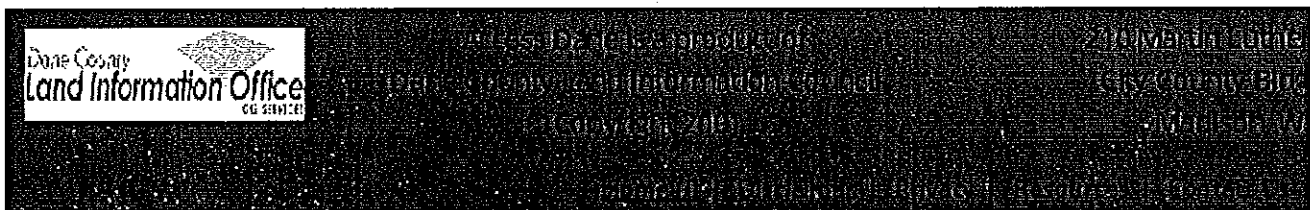
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By Parcel Number: 0811-173-8590-4

By Owner Name: MAPLE GROVE FARM LLC

Document Types and their Abbreviations

Document Types and their Definitions





**BIRRENKOTT
SURVEYING, INC.**

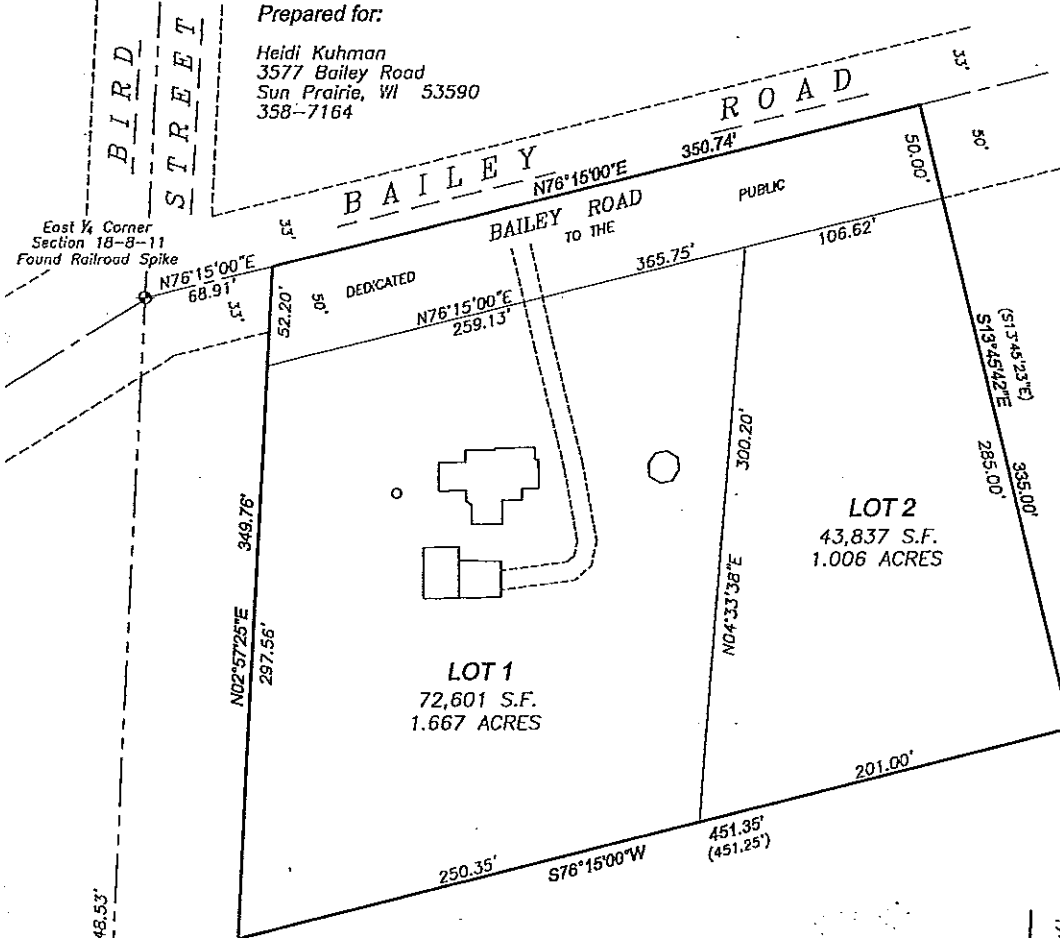
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP

Lot 2, Certified Survey Map No. 5999, located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 17, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin

Prepared for:

Heidi Kuhman
3577 Bailey Road
Sun Prairie, WI 53590
358-7164



Parcel Number

058/0811-173-8590-4

Soils

Type II --- 100%

Zoning

Current: RH-1
Proposed: R-1A

Parcel Address

2889 Bailey Road

Description:

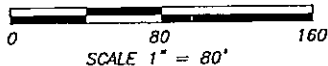
Lot 2, Certified Survey Map No. 5999, located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4, Section 17, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin, described as follows:
Commencing at the West 1/4 Corner of said Section 17; thence N76°15'00"E, 68.91 feet along the center line of Bailey road to the Northwest corner of said Certified Survey Map; thence S02°57'25"W, 52.20 feet to the point of beginning; thence N76°15'00"E, 365.75 feet; thence S13°45'42"E, 285.00 feet to the Southeast corner of said Lot 2; thence S76°15'00"W, 451.35 feet (recorded as 451.25 feet) to the Southwest corner of said Lot 2; thence N02°57'25"E, 297.56 feet to the point of beginning; Containing 116,438 square feet, or 2.673 acres

Bearings referenced to West line of the Southwest 1/4 of Section 17-8-11 bearing N02°57'25"E

Monder Corner for Southeast Corner Section 18-8-11 Found Aluminum Monument

SHEET 1 OF 2

Office Map No. 120543



CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____