


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/09/2015	DCPREZ-2015-10868
Public Hearing Date	C.U.P. Number
08/25/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LOREEN B KEMPFER	PHONE (with Area Code) (608) 712-2970	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3781 TOKEN RD		ADDRESS (Number & Street)	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
3781 Token Rd.					
TOWNSHIP BURKE	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-031-6932-7					

REASON FOR REZONE			CUP DESCRIPTION	
LESS RESTRICTIVE REAR YARD SETBACK				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	R-3 Residence District	.487		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>L.K.</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>L.K.</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>L.K.</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent)  PRINT NAME: Loreen Kempfer DATE: 6/9/2015
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3788

6247

3784

6243

R-1
DCPREZ-0000-01706

6239

3756

R-1
DCPREZ-0000-01706

55025C0258H

3780

Token Rd

3796

6229

R-1
DCPREZ-0000-01706

Boundary agreement, this area goes to
City of Sun Prairie

3785

3771

6221

6218

3781

6217

Festival Way

Boundary agreement, this area goes to
City of Madison

A-1
DCPREZ-0000-00000

R-1
DCPREZ-0000-01706

6213

3761

R-1
DCPREZ-0000-01706

A-1
DCPREZ-0000-00000

55025C0256H

6200

A-1
DCPREZ-0000-00000

6195

Rattmann Rd

6192

R-3A
DCPREZ-0000-02697

R-3A
DCPREZ-0000-04779

6180



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:

- 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.

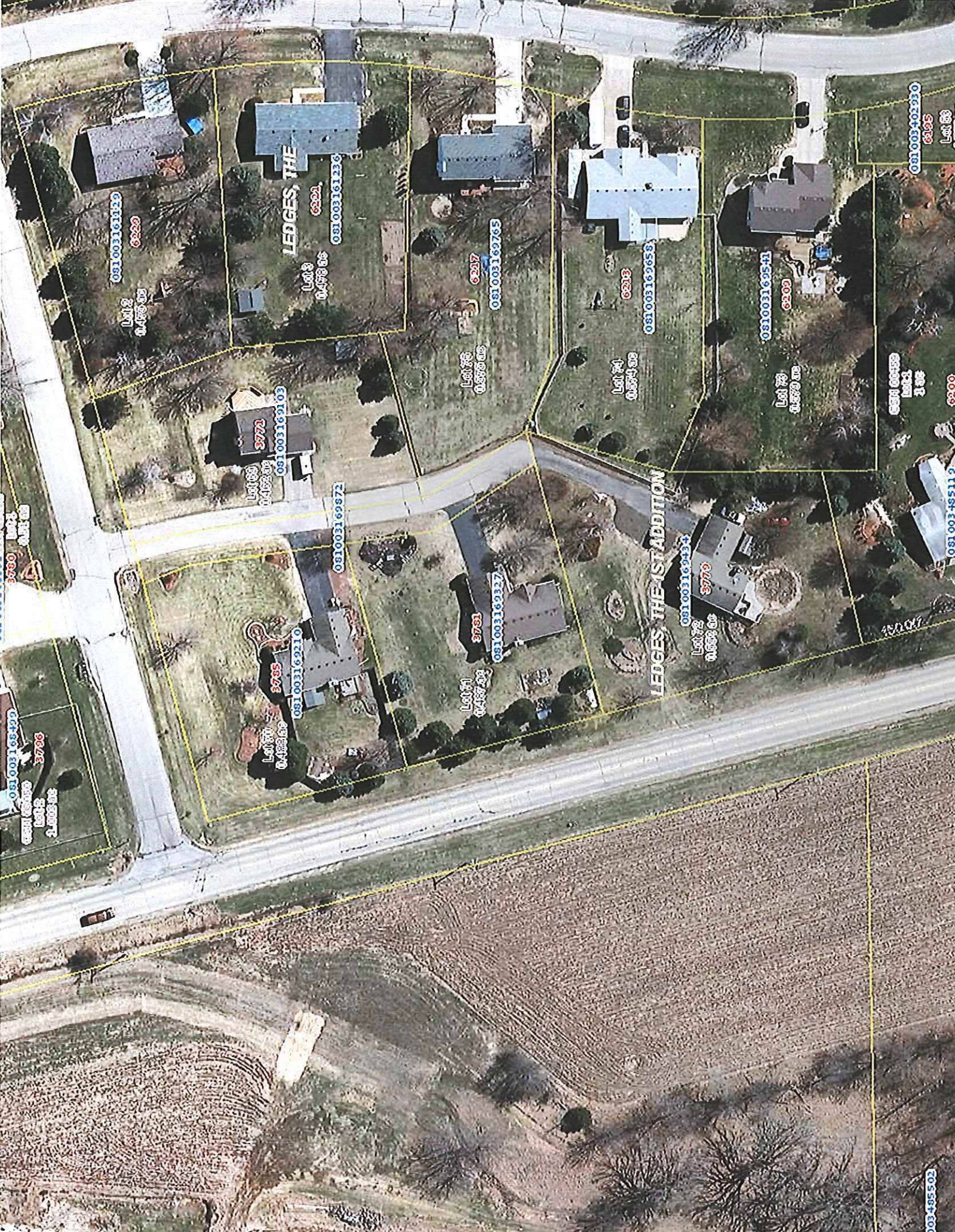
Owner's Name Loreen Kempter Agent's Name _____
 Address 3781 Token Road, DeForest WI Address _____
 Phone 608 712 2970 Phone _____
 Email -o- Email _____

Town: Burke Parcel numbers affected: 0810 031 6932 7
 Section: 3 Property address or location: 3781 Token Rd, DeForest
 Zoning District change: (To / From / # of acres) R-3 / R-1 / 0.48

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: Pursuing 25 ft set back for addition to garage

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Loreen Kempter Date: 6/8/15



081003163499
3790
1.478 ac
3796
1.478 ac

3790
1.478 ac

081003163129
3729
1.478 ac
Lot 2

LEDGES, THE
081003163136
3722
1.478 ac
Lot 3

081003163103
3772
1.478 ac
Lot 63

081003163210
3765
1.478 ac
Lot 70

081003163127
3761
1.478 ac
Lot 71

081003163765
3717
1.478 ac
Lot 76

LEDGES, THE STADION
081003163133
3779
1.478 ac
Lot 72

081003163658
3718
1.478 ac
Lot 74

081003163541
3709
1.478 ac
Lot 78

081003163559
3708
1.478 ac
Lot 79

081003163510
3700
1.478 ac
Lot 80

081003163230
3705
1.478 ac
Lot 81

081003163502

Parcel Number -
014/0810-031-6932-7

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF BURKE	
Parcel Description	THE LEDGES, 1ST ADDN LOT 71 SUBJ TO JT D...	
Owner Name	LOREEN B KEMPFER	🔒
Primary Address	3781 TOKEN RD	
Billing Address	3781 TOKEN RD DEFOREST WI 53532	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1	
Assessment Acres	0.487	
Land Value	\$65,600.00	
Improved Value	\$160,400.00	
Total Value	\$226,000.00	

Show Valuation Breakout

Zoning Information

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

Zoning
R-1 DCPREZ-0000-01706
R-1 DCPREZ-0000-01706

Zoning District Fact Sheets

Parcel Maps

eLorme, MapmyIndia.

DCiMap Google Map
Bing Map

Tax Summary (2014) More +

E-Statement E-Bill E-Receipt		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$65,600.00	\$160,400.00	\$226,000.00
Taxes:		\$3,493.60
Lottery Credit(-):		\$123.00
First Dollar Credit(-):		\$72.68
Specials(+):		\$225.33
Amount:		\$3,523.25

District Information

Type	State Code	Description
REGULAR SCHOOL	1316	DEFOREST SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	07TC	SEWER TC
SANITARY	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	07SP	SUN PRAIRIE FIRE
OTHER DISTRICT	07BG	BLOOMING GROVE EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/29/2001	3302164		

Show More ▼

DocLink

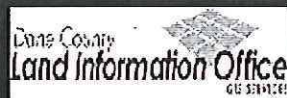
DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

By Parcel Number: 0810-031-6932-7

By Owner Name: LOREEN B KEMPFER

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Access Dane is a product of
Dane County Land Information Office
210 Martin Luther King Blvd
Madison, WI 53703

210 Martin Luther
King Blvd
Madison, WI 53703
562-3800



**BIRRENKOTT
SURVEYING, INC.**

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

PLAT OF SURVEY

6017

SURVEYOR'S CERTIFICATE:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described herein and that the map is a correct representation in accordance with the information provided.

[Signature]

Daniel V. Birrenkott
Wisconsin Registered Land Surveyor No. S-1531.

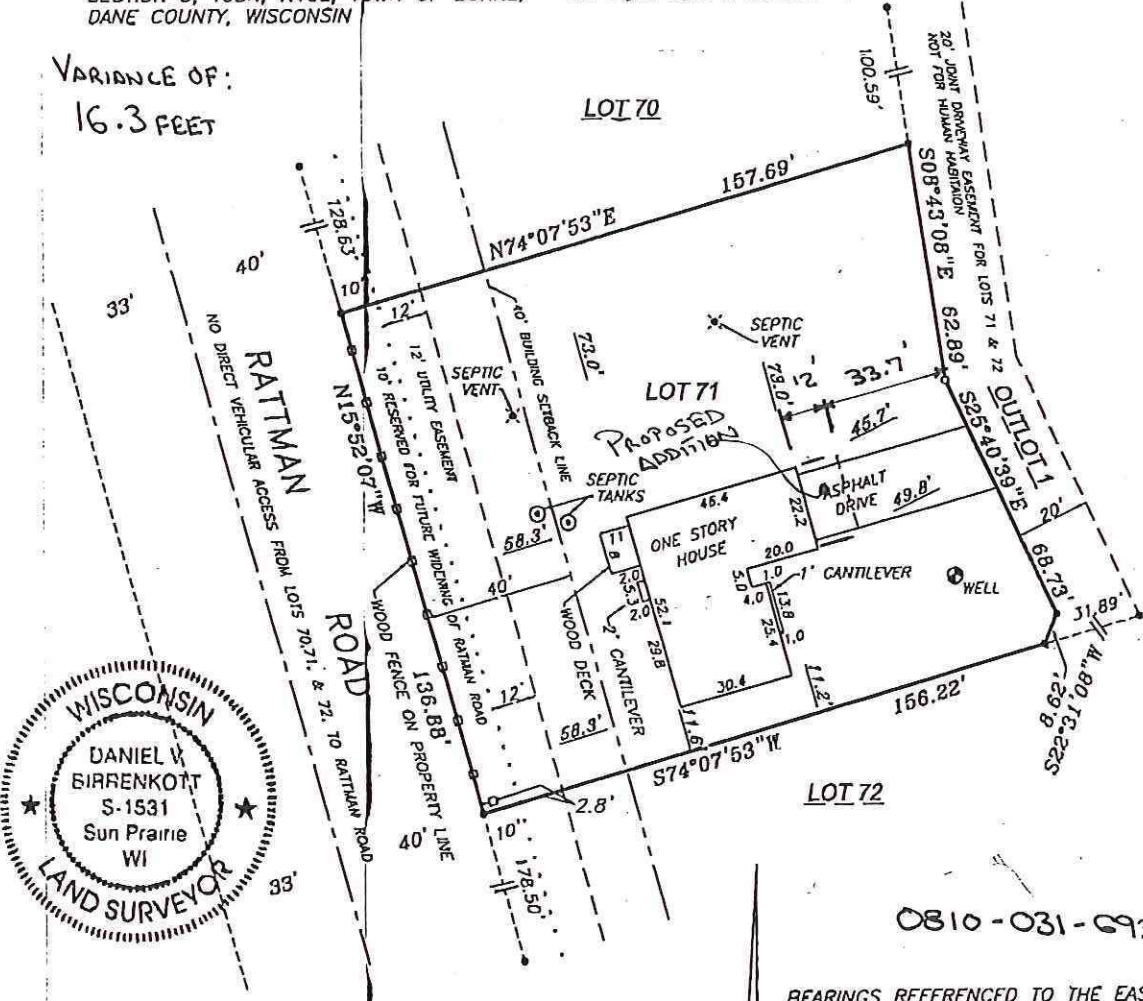
Maps that do not show a seal imprint in RED ink may contain unauthorized alterations to the original information should be disregarded unless verified by the Registered Land Surveyor whose signature appears above.

The Surveyor accepts no responsibility for non-original copies of this document.

Description:

LOT 71, FIRST ADDITION TO THE LEDGES,
SECTION 3, T8BN, R10E, TOWN OF BURKE,
DANE COUNTY, WISCONSIN

VARIANCE OF:
16.3 FEET



0810-031-6932-7

BEARINGS REFERENCED TO THE EAST
RIGHT-OF-WAY LINE OF RATTMAN
ROAD BEARING N15°52'07"W

Legend:

Scale: 1 inch = 40' feet

- = Iron stake found
- o = 1"x24" Iron pipe set min.wt.=1.13#/in.ft.

XX.X' = Distance from property line to building

Notes:

"The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes."

"Wetlands if present have not been delineated."

"This survey is subject to any and all easements and agreements both recorded and unrecorded."

Surveyed For:

Lorie Kempfer
4296 Acker Road
Madison, WI 53704 (608) 246-2671

Dated: 3-21-01
Surveyed: C.E.C.
Drawn: P.F.M.C.
Checked: D.R.S.
Approved: D.V.B.
Field book: 198/7-8
Comp. File: J:\2001\010260
Office Map No. 010260



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[Signature]

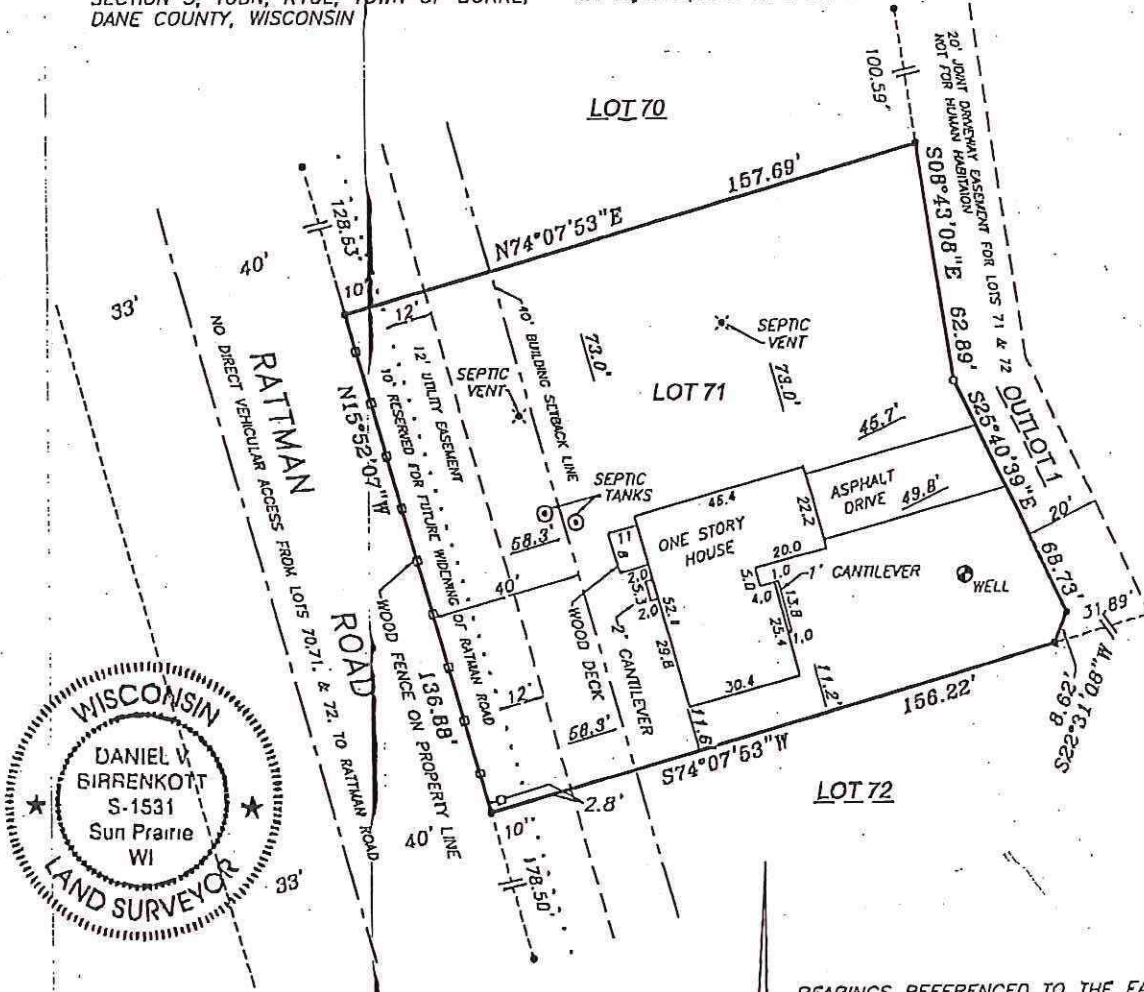
Daniel V. Birrenkott
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SECTION 3, T8BN, R10E, TOWN OF BURKE,
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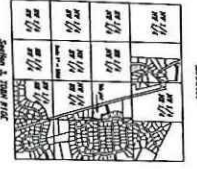
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Office Map No. 010260

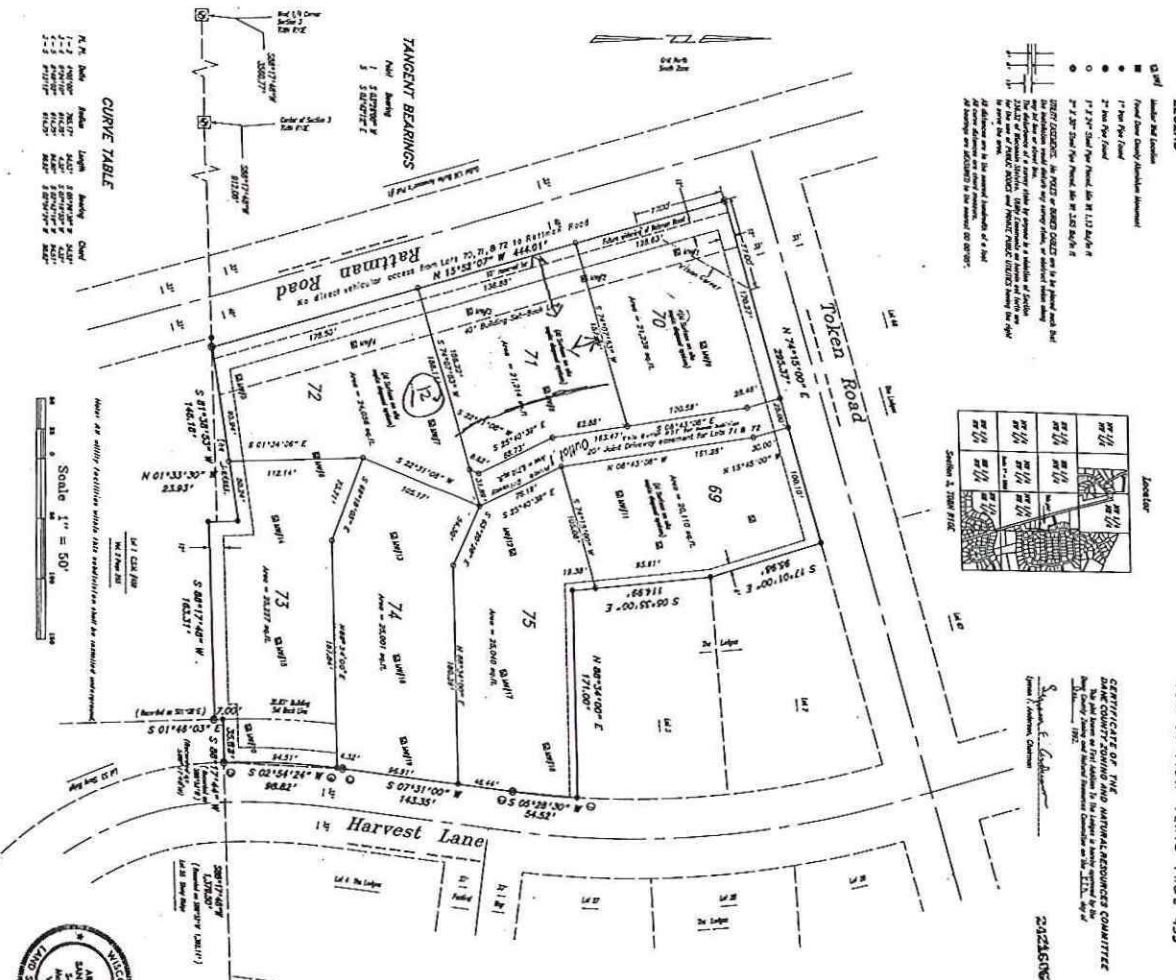
LEGEND

- 1" = 1" (Small)
- 1" = 1" (Large)
- 1" = 1" (Small)
- 1" = 1" (Large)



CERTIFICATE OF THE TOWN AT-TORNA-RESOURCES COMMITTEE

This plat bears an EIR address in the letters A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



CURVE TABLE

Station	Angle	Radius	Center
1+2
2+1
3+0
3+9
4+8
5+7
6+6
7+5
8+4
9+3



OWNER'S CERTIFICATE OF APPROVAL

I, the owner of the land herein, do hereby certify that the plat hereof is a true and correct representation of the same and that the same is in accordance with the laws of the State of Wisconsin and the Constitution of the United States.

[Signature]

CITY OF MADISON, WISCONSIN, CERTIFICATE

This plat bears an EIR address in the letters A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

CERTIFICATE OF TOWN TREASURER

I, the Treasurer of the town of *[Name]*, do hereby certify that the plat hereof is a true and correct representation of the same and that the same is in accordance with the laws of the State of Wisconsin and the Constitution of the United States.

[Signature]

CERTIFICATE OF COUNTY TRENCHER

I, the Trencher of the County of *[Name]*, do hereby certify that the plat hereof is a true and correct representation of the same and that the same is in accordance with the laws of the State of Wisconsin and the Constitution of the United States.

[Signature]

First Addition to The Ledges

Being a division of Lot 1 of The Ledges, lying in the SW 1/4 of the NE 1/4, and being part of Lot 1 Certified Survey Map No. 459 lying in the NW 1/4 of the SE 1/4, all in Section 3, 108N R10E, Dane County, Wisconsin

Adam T. Spaulding, Professional Land Surveyor, S-012, Registered Professional Engineer, No. 5-012, Wisconsin