

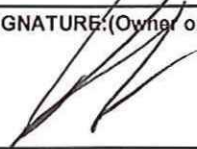
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/16/2017	DCPREZ-2017-11238
Public Hearing Date	C.U.P. Number
01/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TRAVIS R LEESER	PHONE (with Area Code) (608) 379-0132	AGENT NAME PAUL SPETZ	PHONE (with Area Code) (608) 244-1090
BILLING ADDRESS (Number & Street) 4375 OLD STONE RD		ADDRESS (Number & Street) 450 N BALDWIN ST	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS TLEESER@CLEARYBUILDING.COM		E-MAIL ADDRESS ISTHMUSSURVEYING@SBCGLOBAL.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	
4375 OLD STONE RD		4415 OLD STONE			
TOWNSHIP RUTLAND	SECTION 20	TOWNSHIP RUTLAND	SECTION 20	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-203-9545-8		0510-203-9701-0			

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	1.11		
RH-4 Rural Homes District	RH-1 Rural Homes District	1.16		

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 SLJ3	SIGNATURE: (Owner or Agent) 
PRINT NAME: TRAVIS LEESER				
DATE: 11/16/17				



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

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

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 Travis Leaser / Michael Olson Agent's Name Paul Spetz
 Address 4375 Old Stone Road Address 450 N. Baldwin Street Madison
 Phone Oregon WI 53575 Phone 608-244-1090 53703
 Email tleaser@clearybuilding.com Email isthmussurveying@scbglobal.net

Town: Rutland Parcel numbers affected: 0510-203-9945-B ; 0510-203-9701-0

Section: 20-05-10 Property address or location: 4375 Old Stone / 4415 Old Stone

Zoning District change: (To / From / # of acres) to (19.1A) from RH-4: 0.16 acres from A-1(x): 1.11 acres ; to
Rezone to RH-2

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

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:

lot line adjustment to add acreage due to purchase of additional lands from adjoining land owner.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 11/16/12

Parcel Number - 052/0510-203-9545-8**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF RUTLAND	
Parcel Description	SEC 20-5-10 PRT SE1/4SW1/4 COM SEC S1/4 ...	
Owner Name	TRAVIS R LEESER	
Primary Address	4375 OLD STONE RD	
Billing Address	4375 OLD STONE RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	1.110	
Land Value	\$81,000.00	
Improved Value	\$144,800.00	
Total Value	\$225,800.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~05/08/2017~~ - 05:00 PM

Ends: ~~05/08/2017~~ - 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/18/2017~~ - 06:00 PM

Ends: ~~05/18/2017~~ - 08:00 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

A-1(EX)

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016) **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$81,000.00	\$124,800.00	\$205,800.00
Taxes:		\$3,443.67
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$75.59
Specials(+):		\$0.00
Amount:		\$3,368.08

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26BR	EMS BROOKLYN
OTHER DISTRICT	26BR	BROOKLYN FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	12/09/2016	5290925		

Show More ▼

DocLink

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By Parcel Number: 0510-203-9545-8

Document Types and their Abbreviations

Document Types and their Definitions

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City-County Bldg. Room 116

Madison, WI 53703



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Parcel Number - 052/0510-203-9701-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF RUTLAND	
Parcel Description	LOT 1 CSM 11311 CS68/219 & 220 01-26-05 ...	
Owner Names	MICHAEL O OLSON DANIELLE J OLSON	 
Primary Address	4415 OLD STONE RD	
Billing Address	4415 OLD STONE RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4 G5M	
Assessment Acres	19.100	
Land Value	\$103,500.00	
Improved Value	\$257,900.00	
Total Value	\$361,400.00	

Show Valuation Breakout

RH-4

Open Book

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Starts: ~~05/08/2017~~ 05:00 PM

Ends: ~~05/08/2017~~ 07:00 PM

[About Open Book](#)

Board Of Review

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Starts: ~~05/18/2017~~ 06:00 PM

Ends: ~~05/18/2017~~ 08:00 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

RH-4 DCPREZ-0000-09169

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016) **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$103,600.00	\$257,900.00	\$361,500.00
Taxes:		\$6,049.02
Lottery Credit(-):		\$142.16
First Dollar Credit(-):		\$75.59
Specials(+):		\$8.67
Amount:		\$5,839.94

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26BR	EMS BROOKLYN
OTHER DISTRICT	26BR	BROOKLYN FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/09/2005	4051525		

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By Parcel Number: 0510-203-9701-0

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Madison, WI 53703



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Leeser Property: A1-ex to be Rezoned to:

That portion of the SE 1/4 of the SW 1/4 of Section 20, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 section Corner of Section 20, thence S 89°22'48" W, along the south line of the SW 1/4 of Section 20, 119.77 feet; thence N 03°58'07" W, 813.29 feet; thence S 81°32'07" W, 139.05 feet to the point of beginning of this description:

- thence S 81°32'07" W, 145.00 feet;
- thence N 08°17'54" W, 333.41 feet;
- thence N 81°32'07" E, along the centerline of Old Stone Road, 145.00 feet;
- thence S 08°17'54" E, 333.41 feet to the point of beginning.

This description contains an area of 48,344 Square feet or 1.11 acres gross, excepting those portions reserved for the right-of-way of Old Stone Road, 43,560 S.F. net or 1.00 acres.

Olsen Property to be sold to Leeser: RH-4 to be Rezoned to:

A portion of Lot 1, Certified Survey Map No. 11311, located in the SE 1/4 of the SW 1/4 of Section 20, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows:

Commencing at a the South 1/4 section Corner of Section 20, thence S 89°22'48" W, along the south line of the SW 1/4 of Section 20, 119.77 feet; thence N 03°58'07" W, 813.29 feet to the point of beginning of this description:

- thence S 81°32'07" W, 139.05 feet;
- thence N 08°17'54" W, 333.41 feet;
- thence N 81°32'07" E, along the centerline of Old Stone Road, 164.30 feet;
- thence S 03°58'07" E, along the easterly platted boundary line of said Lot 1, 334.44 feet to the point of beginning.

This description contains an area of 50,570 Square feet or 1.16 acres gross, excepting those portions reserved for the right-of-way of Old Stone Road, 45,189 S.F. net or 1.04 acres.

Entire Rezone Area: Future Leeser Parcel

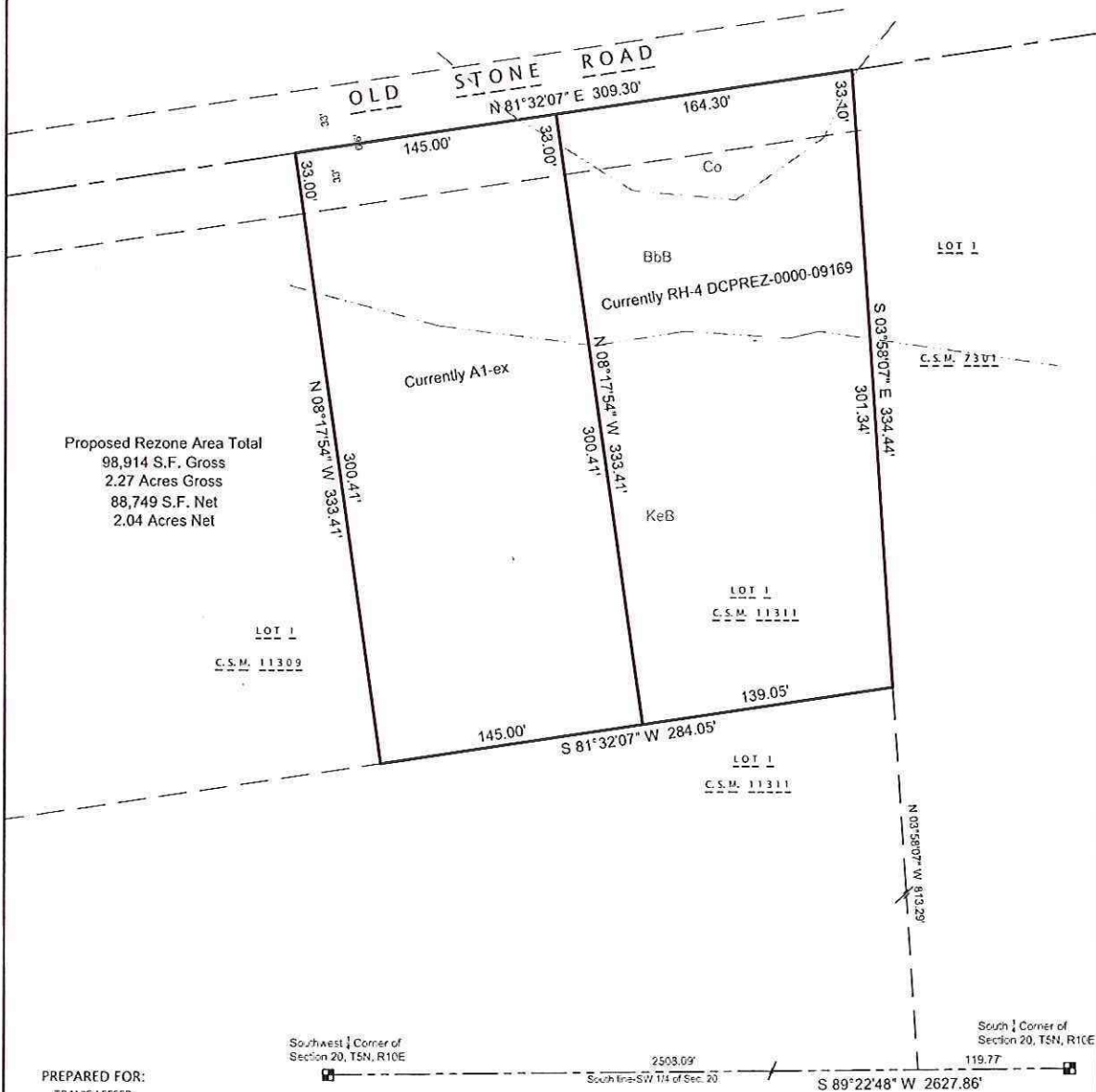
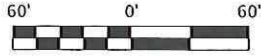
A portion of Lot 1, Certified Survey Map No. 11311, along with that portion of the SE 1/4 of the SW 1/4 of Section 20, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows:

- Commencing at a the South 1/4 section Corner of Section 20,
- thence S 89°22'48" W, along the south line of the SW 1/4 of Section 20, 119.77 feet; °
- thence N 03°58'07" W, 813.29 feet to the point of beginning of this description; ✓
- thence S 81°32'07" W, 284.05 feet;
- thence N 08°17'54" W, 333.41 feet;

Rezone Map

Located In:
 A portion of Lot 1, Certified Survey Map No. 11311, along with
 that portion of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, T5N, R10E,
 Town of Rutland, Dane County, Wisconsin

Soil Type	Suitability
BbB-Betavia Silt Loam	Ile-1
Co-Cohwood Silt Loam	Ihw-1
KeB-Kegonsa Silt Loam	Ile-2



PREPARED FOR:
 TRAVIS LEESER
 4375 OLD STONE ROAD
 OREGON, WI 53575
 PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

RH-1
DCPREZ-0000-06190

A-1(EX)
DCPREZ-0000-00000

Old Stone Rd

4387
Not Effective
RH-1 DCPREZ-0000-8962
RH-1
DCPREZ-0000-09169

4375
A-1(EX)
DCPREZ-0000-00000
Zone X

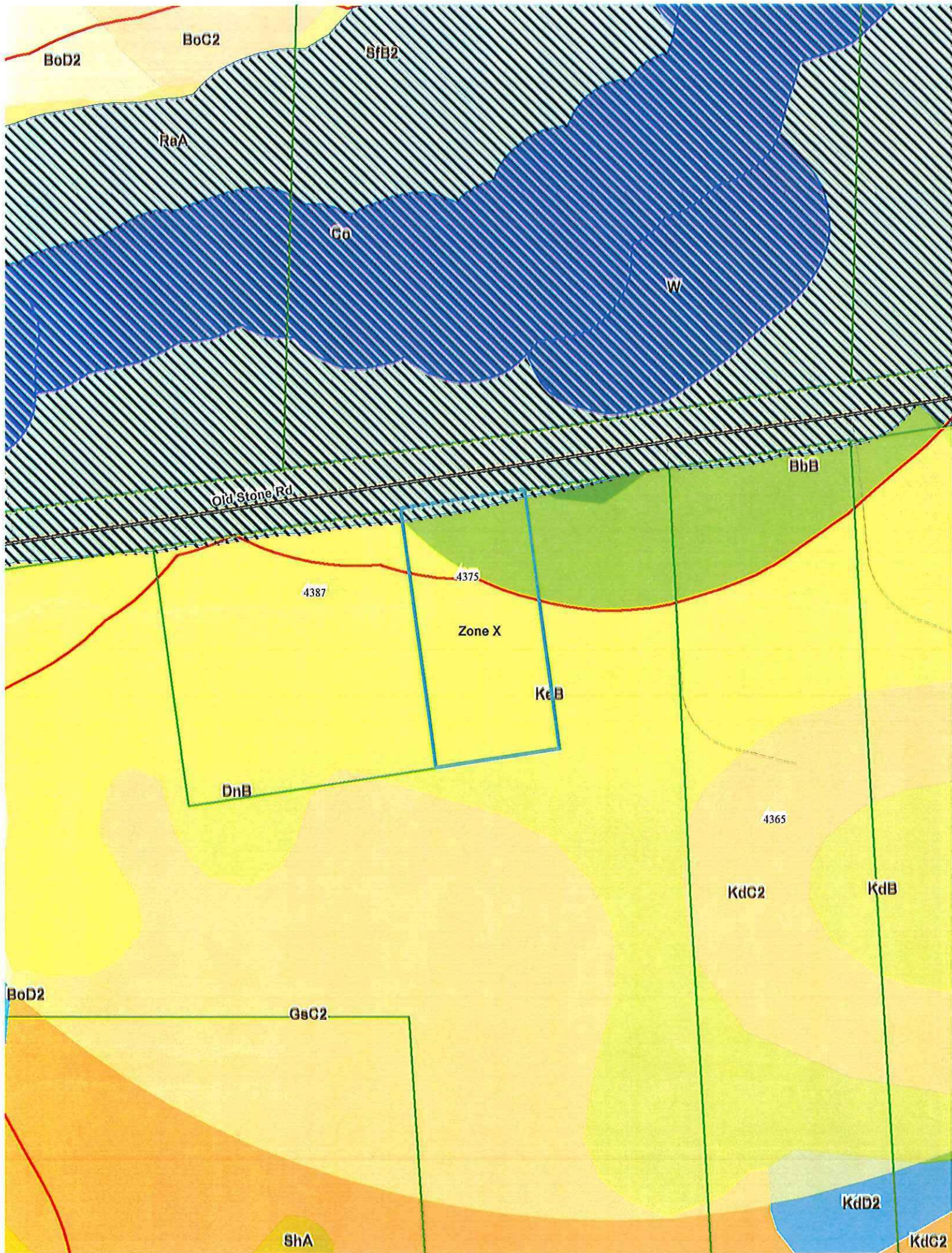
DR
9169
Not Effective
RH-4 DCPREZ-0000-8962

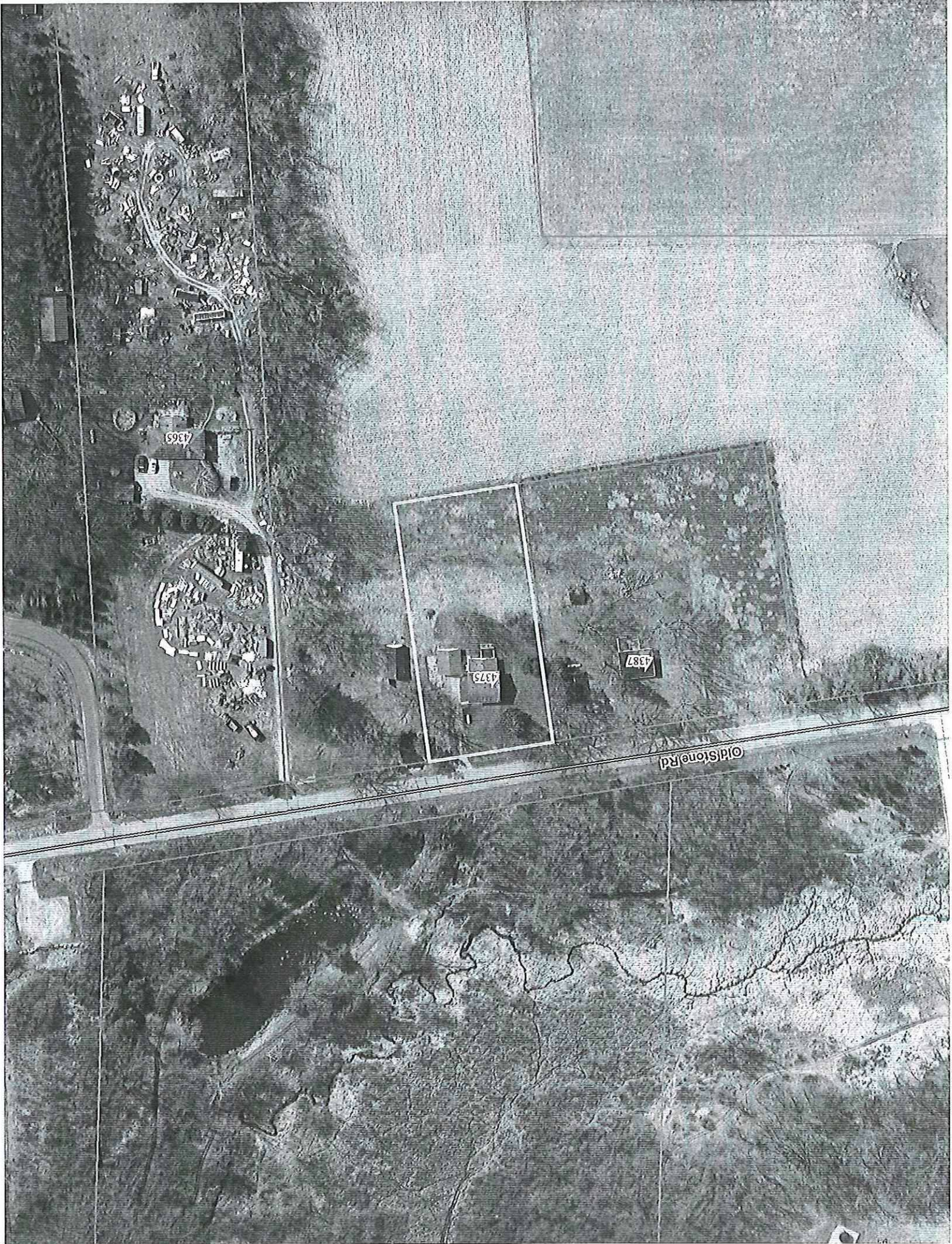
RH-4
DCPREZ-0000-09169

4365
RH-2
DCPREZ-0000-05753
RH-4
DCPREZ-0000-05753

RH-3
DCPREZ-0000-09169
Not Effective
RH-3 DCPREZ-0000-8962

DR
9169





JOHN A SCHULZ
DARSY R SCHULZ
4408 OLD STONE RD
OREGON WI 53575

JOHN A SCHULZ
DARSY R SCHULZ
4408 OLD STONE RD
OREGON WI 53575

TRAVIS R LEESER
4375 OLD STONE RD
OREGON WI 53575

KAK TR
4432 OLD STAGE RD
BROOKLYN WI 53521

RICK J SEGEBRECHT
1008 STATE HIGHWAY 138
STOUGHTON WI 53589

MICHAEL O OLSON
DANIELLE J OLSON
4415 OLD STONE RD
OREGON WI 53575

WI DNR
PO BOX 7921
MADISON WI 53701

DARLENE A OLSON TOOTHMAN
4365 OLD STONE RD
OREGON WI 53575

RONALD J PALTZ
4353 OLD STONE RD
OREGON WI 53575

JOHN A SCHULZ
DARSY R SCHULZ
4408 OLD STONE RD
OREGON WI 53575

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4468 OLD STAGE RD
OREGON WI 53575

WI DNR
PO BOX 7921
MADISON WI 53701

DOUGLAS J DEBOER
4468 OLD STAGE RD
OREGON WI 53575

WOLLIN REV TR SUE S
4254 OLD STONE RD
OREGON WI 53575

NELSON C WETHAL
RONDA K WETHAL
4444 OLD STONE RD
OREGON WI 53575

DARLENE A OLSON TOOTHMAN
4365 OLD STONE RD
OREGON WI 53575

JOHN A PLAMBECK
JUDITH A PLAMBECK
2968 WAUBESA AVE
MADISON WI 53711

RONALD J PALTZ
4353 OLD STONE RD
OREGON WI 53575

TRAVIS R LEESER
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OREGON WI 53575

RONALD J PALTZ
TERI A PALTZ
4353 OLD STONE RD
OREGON WI 53575

KAK TR
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BROOKLYN WI 53521

MAYLAND KANNENBERG
4377 OLD STAGE RD
BROOKLYN WI 53521

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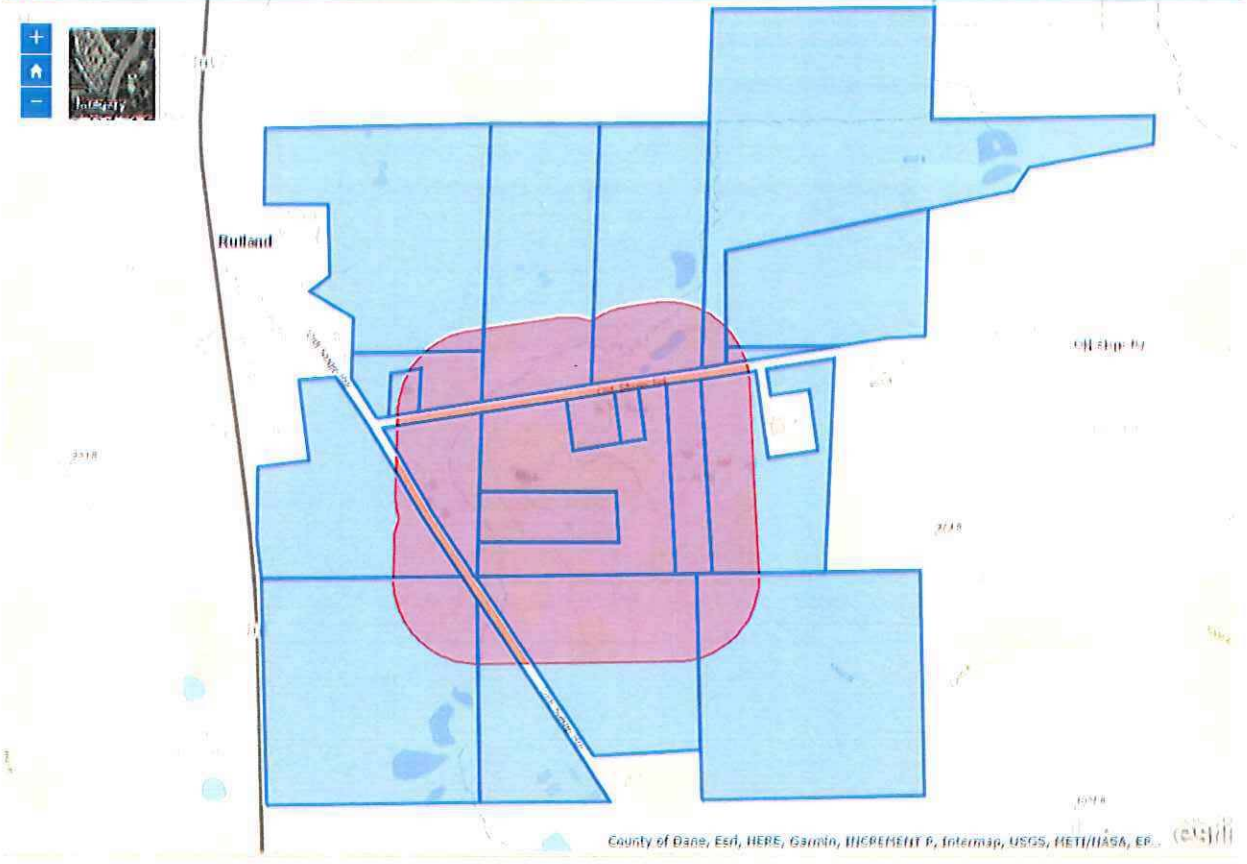
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OREGON WI 53575





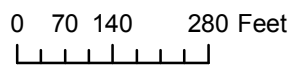
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11238
TRAVIS R LEESER

A-2(2)
 CUP
 2125
 Training
 of dogs
 at a
 dog
 kennel