

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/15/2019	DCPREZ-2019-11398
Public Hearing Date	C.U.P. Number
03/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME POSSIN LIVING TR, ORIS & ELAINE A	PHONE (with Area Code)	AGENT NAME DALE BESKE, TRUSTEE	PHONE (with Area Code) (608) 335-4658
BILLING ADDRESS (Number & Street) 1345 TOWER DR		ADDRESS (Number & Street) 6422 SHADY BEND RD	
(City, State, Zip) STOUGHTON WI 53589		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS debeske@wisc.edu		E-MAIL ADDRESS debeske@wisc.edu	

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	
1345 TOWER RD		1345 TOWER DR			
TOWNSHIP DUNKIRK	SECTION 2	TOWNSHIP DUNKIRK	SECTION 2	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-024-9900-0		0511-024-9501-0			

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	1.03		

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	
Applicant Initials <i>DB</i>	Applicant Initials <i>DB</i>	Applicant Initials <i>DB</i>		

PRINT NAME:
Dale Beske, Trustee

DATE:
4/15/19



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 Oris and Elaine A Possin Living Trust
 Address Same as agent
 Phone _____
 Email _____

Agent's Name Dale Beske, Trustee
 Address 6422 Shady Bend Rd
Verona WI 53593
 Phone _____
(608) 335-4658
 Email debeske@wisc.edu

Town: Dunkirk Parcel numbers affected: 026/511-024-9900-0 and 026/511-024-9501-0

Section: 02 Property address or location: 1345 Tower Dr, Stoughton 53589

Zoning District change: (To / From / # of acres) RH-1/A1-EX/1 acre (Adding 1 acre to Lot 1 CSM 11503; continue CUP 1964 on the resulting expanded parcel)

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

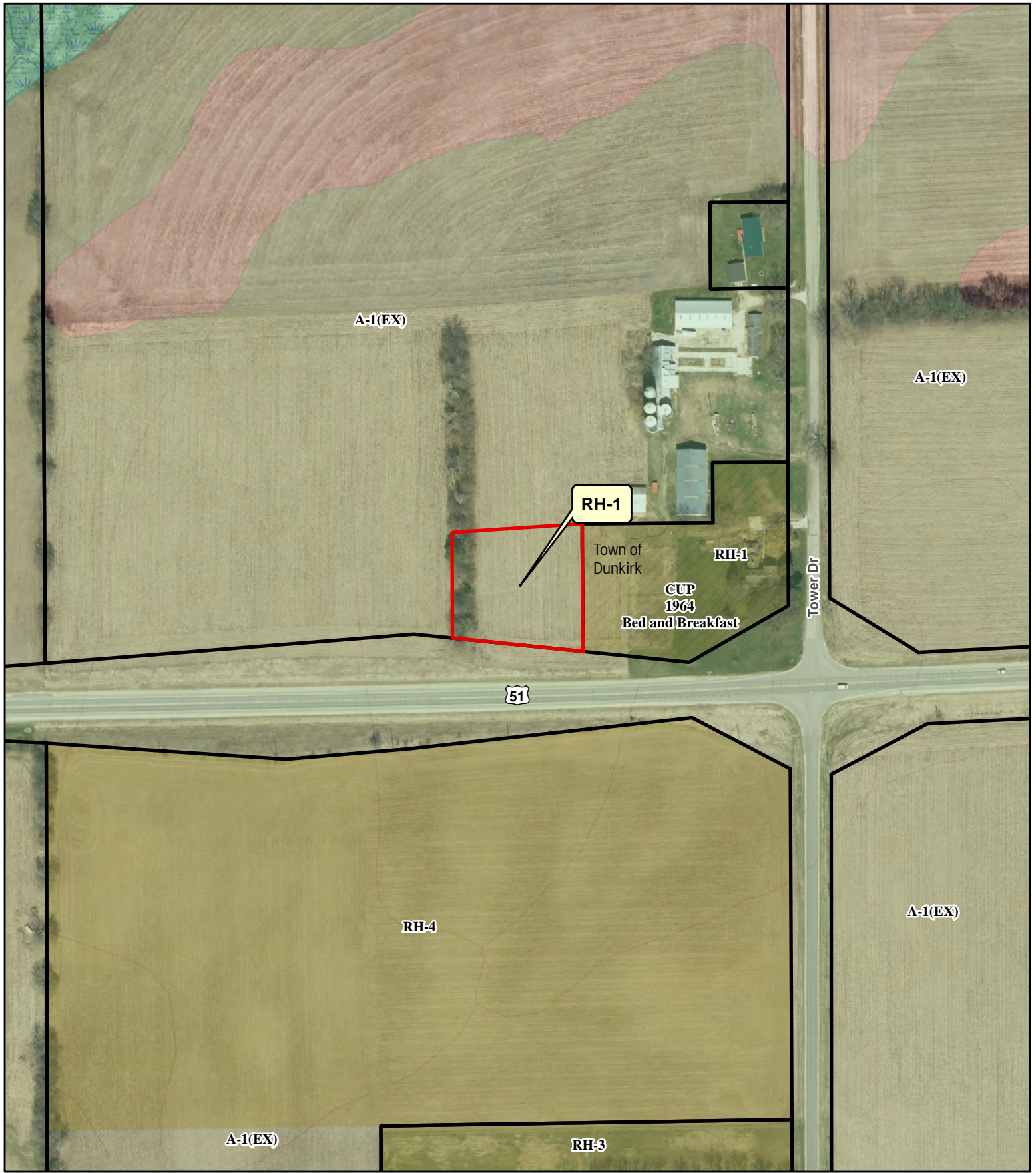
Narrative: (reason for change, intended land use, size of farm, time schedule)
 Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other:
Enlarge existing CSM lot to include existing septic drainfield.

Co-applicant is Marge Stokstad, owner of Lot 1 CSM 11503.
 Her contact information is Marge Stokstad, 1345 Tower Dr, Stoughton 53589.
Phone (608) 695-0693. Email margestokstad@gmail.com

See addendum for further information and her consent.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: *Dale Beske*

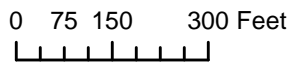
Date: 1/10/2019



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11398
POSSIN LIVING TR, ORIS
& ELAINE A

390004

LOT 1
CSM 11503

TANKS

285009

499104

499000

DRAIN
FIELD

APPROXIMATE

495010

180034

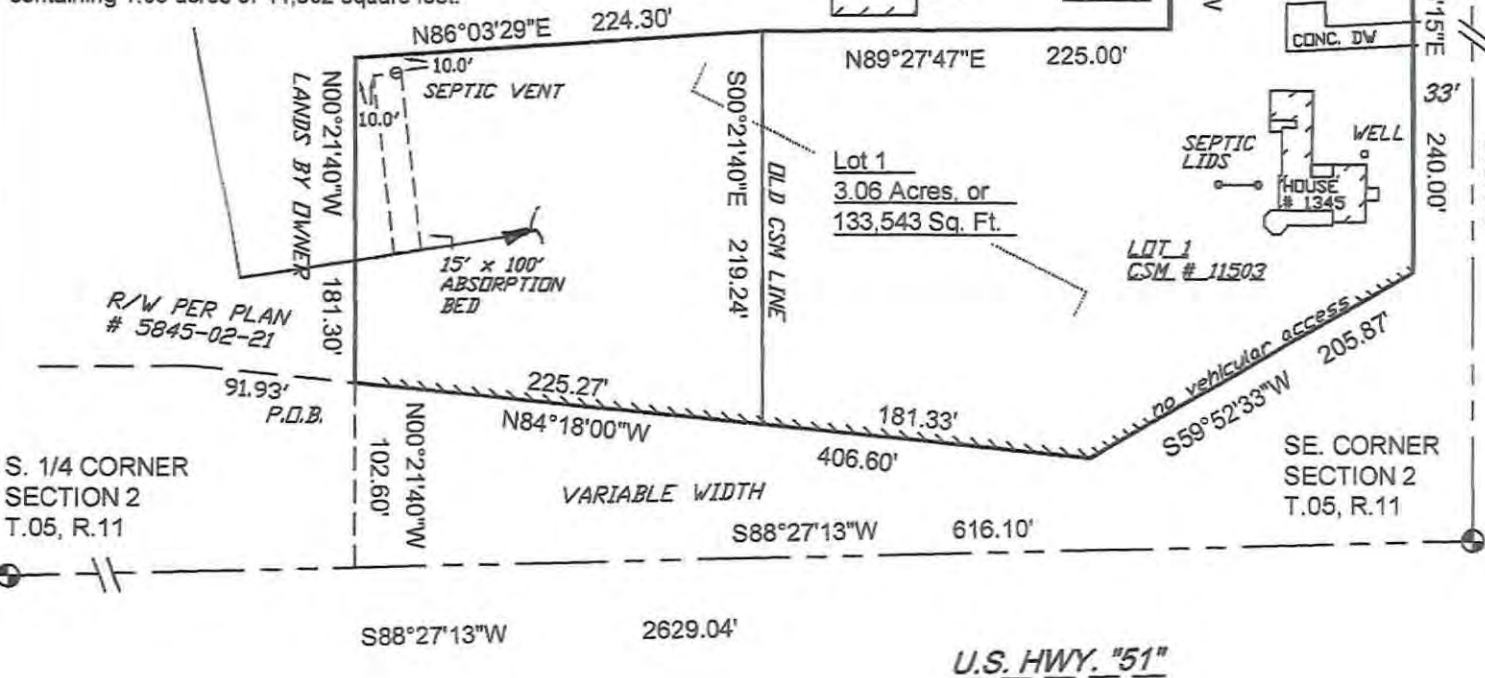
PRELIMINARY CERTIFIED SURVEY

LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 11503, AND PART OF THE SE 1/4 OF THE SE 1/4, SECTION 2, T.05N., R.11E., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.

Commencing at the SE corner of said Section 2; thence S88°27'13"W along the South line of the SE 1/4, 616.10 feet; thence N00°21'40"W, 102.60 feet to the north r/w line of U.S. Hwy. "51" also being the point of beginning; thence continue N00°21'40"W, 181.30 feet; thence N86°03'29", 224.30 feet to the Northwest corner of Lot 1 Dane County Certified Survey Map Number 11503; thence S00°21'40"E, 219.24 feet; thence N84°18'00"W, 225.27 feet to the point of beginning. The above area described containing 1.03 acres or 44,832 square feet.

LANDS BY OWNER

SE 1/4
SE 1/4



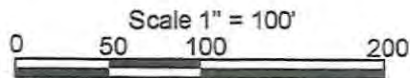
Referred to the Dane County Coordinate System.

TOTAL PARCEL:

LOT 1, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 11503, AND PART OF THE SE 1/4 OF THE SE 1/4, SECTION 2, T.05N., R.11E., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.

Commencing at the SE corner of said Section 2; thence S88°27'13"W along the South line of the SE 1/4, 616.10 feet; thence N00°21'40"W, 102.60 feet to the north r/w line of U.S. Hwy. "51" also being the point of beginning; thence continue N00°21'40"W, 181.30 feet; thence N86°03'29", 224.30 feet to the Northwest corner of Lot 1 Dane County Certified Survey Map Number 11503; thence N89°27'47"E, 225.00 feet; thence N00°18'38"W, 130.00 feet; thence N89°33'05"E, 134.00 feet to the west r/w line of Tower Drive; thence S00°23'15"E along said west r/w line, 240.00 feet; thence S59°52'33"W, 205.87 feet; thence N84°18'00"W, 394.00 feet to the point of beginning. The above area described containing 3.06 acres or 133,543 square feet.

Prepared for:
Dale Besky
Property Address:
1345 Tower Dr.
Stoughton, WI. 53589



January 10, 2019

Addendum

Background: Lot 1 CSM 11503 was created about 2005 from lands owned by my late aunt Elaine Altemus Possin. Her father Theodore Altemus and grandfather Nickolas Altemus owned the land before her, going back to sometime in the 1850s.

Following the passing of my aunt's father in the early 1960s, the house at 1345 Tower was unoccupied, broken into and fell into disrepair. About 1991, my aunt renovated the house, including the installation of a new septic system. Since much of the land near the house did not perk, the drainfield was necessarily located a distance away from the house.

After renovation, the house was rented out.

About 2005, Margery Stokstad started renting the house. She wished to use it for B&B. Chapter 10 required a CUP, and further required that the innkeeper be an owner of the parcel. To meet these requirements, my late aunt split the house off the farm (creating Lot 1 of CSM 11503), rezoned that new lot to RH-1 and received CUP 1964 for operation as a B&B. In order for Margery Stokstad to meet the ownership requirement, my late aunt transferred 5% of Lot 1 to her.

When the lot was created, its size was kept to a minimum (~2 acres). This left the drainfield on the original farmland parcel. The septic system is partially located on Lot 1, CSM 11503 (the tanks) and partially located on parcel 026/511-024-9501-0 (the drainfield). A deed restriction was created for the drainfield.

With the passing of my aunt, the remaining farmland and 95% of Lot 1 she owned were transferred to the Oris and Elaine A Possin Living Trust, a trust created by my late aunt and uncle. I am a Trustee of that Trust, acting on behalf of my uncle Oris Possin. The remaining farmland is all zoned A1-EX.

Margery Stokstad has since become the sole owner of Lot 1 of CSM 11503. She recently (12/10/2018) purchased the remaining 95% from the Living Trust.

Problem: The drainfield is on land owned by the Living Trust. There is a deed restriction which requires the drainfield to be abandoned with a change of ownership.

It is possible that there is no land within the current Lot 1 which will perk suitably for a drainfield. Putting Lot 1 and the drainfield under single ownership will prevent problems in the future, should the current drainfield fail or the farmland change hands.

Intent of this Petition: The intent of this zoning petition is to change the zoning of one acre of farmland to RH-1, so that that acre can be sold to Margery Stokstad and added to her Lot 1/CSM11503. Lot 1 will then contain three acres and the entire septic system, including the drainfield.

CUP Request: Margery Stokstad wishes to continue to operate the home as a B&B, and therefore wishes to have CUP 1964 reissued or renewed, whichever is appropriate, to permit the continued use of the home as a B&B. The CUP currently covers all of Lot 1 (2 acres, M/L); it should be enlarged to cover the

January 10, 2019

resulting 3 acre (M/L) parcel. The layout of the house and the parcel have not changed since the original CUP application was made, nor have the basic operating parameters, so those drawings and operating conditions still apply.

This petition is being filed by Dale Beske, Trustee, Oris and Elaine A Possin Living Trust, with the consent of Margery Stokstad, owner of Lot 1 CSM 11503.

Dale Beske 1/10/2019

Dale Beske, Trustee for the Oris and Elaine A Possin Living Trust, Owner of Parcel 026/511-024-9501-0
6422 Shady Bend Rd
Verona WI 53593
608 335-4658
debeske@wisc.edu

Margery L. Stokstad 1/12/2019

Margery Stokstad, Owner, Lot 1 CSM 11503
1345 Tower Dr
Stoughton WI 53589
608 695-0693
margestokstad@gmail.com

Attachments:

CSM 11503
Recorded Septic DR and Additional Maps
CUP 1964 Document Packet
Preliminary CSM Additional Acre
Rough Sketch Showing the Additional Acre

GARY A CHRISTOPHER
1736 SLINDE RD
STOUGHTON, WI 53589

POSSIN LIVING TR, ORIS & ELAINE A
6422 SHADY BEND RD
VERONA, WI 53593

POSSIN LIVING TR, ORIS & ELAINE A
6422 SHADY BEND RD
VERONA, WI 53593

MARGERY L STOKSTAD
1345 TOWER DR
VERONA, WI 53593

RONALD J PIEPER
1357 TOWER DR
STOUGHTON, WI 53589

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VERONA, WI 53593

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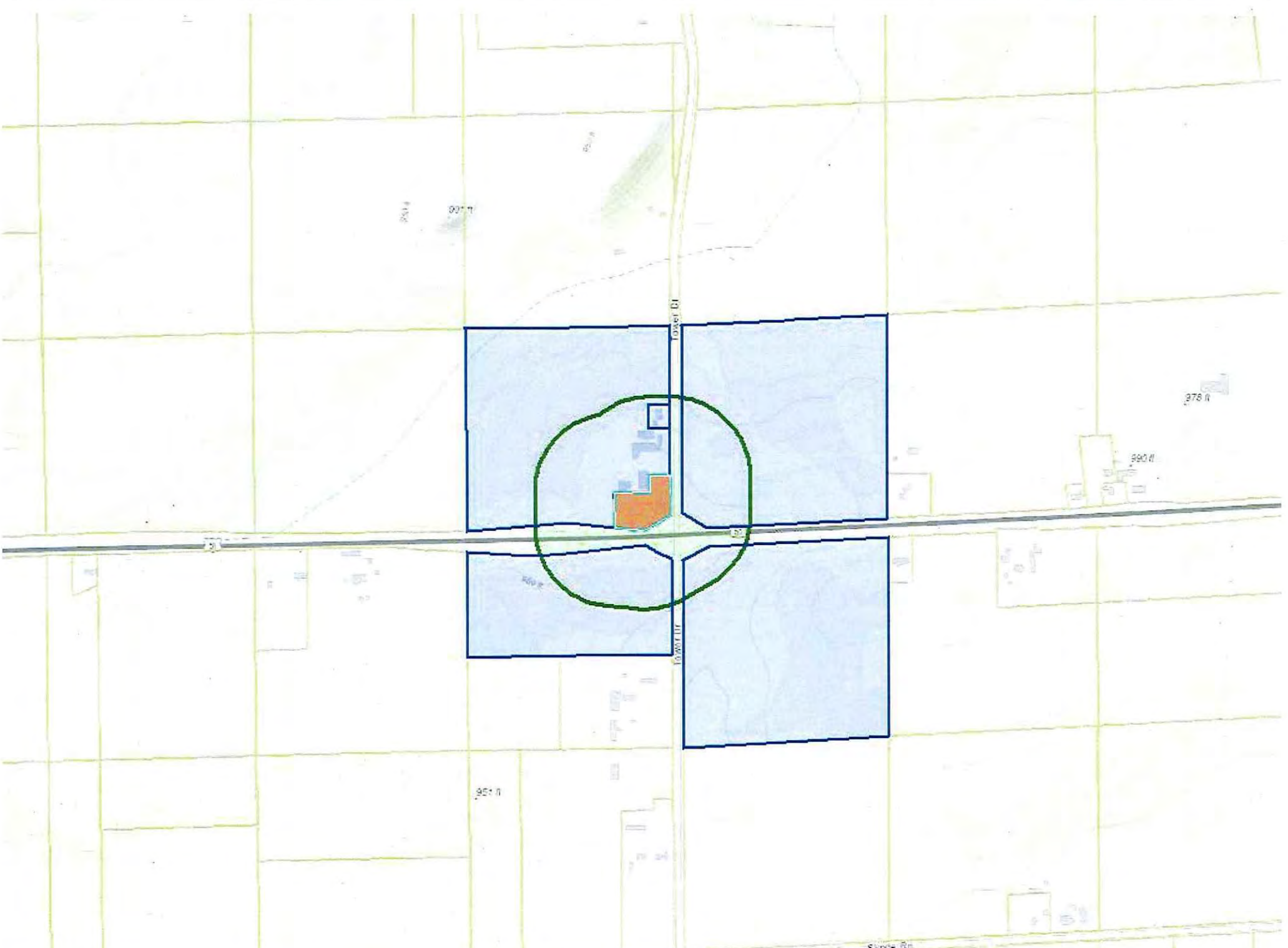
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VERONA, WI 53593

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1345 TOWER DR
VERONA, WI 53593

RONALD J PIEPER
1357 TOWER DR
STOUGHTON, WI 53589

LINNERUD FARMS LTD PARTNERSHIP
2948 COUNTY HIGHWAY B
STOUGHTON, WI 53589

RAYMOND X NETREFA
641 US HIGHWAY 51
STOUGHTON, WI 53589





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, etc.