

# Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
12/13/2018	DCPREZ-2018-11387
Public Hearing Date	C.U.P. Number
<del>02/19/2019</del>	2/26/2019

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TOM & DONNA SAYRE FARMS LLC	PHONE (with Area Code) (608) 290-8994	AGENT NAME DANA DOSKOCIL	PHONE (with Area Code) (608) 235-6868
BILLING ADDRESS (Number & Street) 5911 W POMEROY RD		ADDRESS (Number & Street) 1601 E MAIN ST	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS SELLORBUYGUY@GMAIL.COM	

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	
SOUTH OF 3046 KINNEY RD					
TOWNSHIP PLEASANT SPRINGS	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-023-8500-7					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.5		


C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>D</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>D</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  SLJ3	SIGNATURE:(Owner or Agent) 
PRINT NAME: Dana Daskocil				
DATE: 12-13-2018				

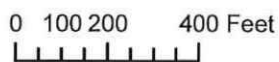
COMMENTS: DEED RESTRICTION PROHIBITS FURTHER RESIDENTIAL DEVELOPMENT ON THIS PROPERTY. AGENT STATES TRANSFER OF DEVELOPMENT RIGHT MAY BE AVAILABLE.



**Legend**

**Wetland > 2 Acres Significant Soils**

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11387  
**TOM & DONNA SAYRE  
 FARMS LLC**



# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

**Applicant:** Thomas & Donna Sayre

<b>Town</b>	Pleasant Springs	<b>A-1EX Adoption</b>	6/6/1978	<b>Orig Farm Owner</b>	Irvin Jacobson
<b>Section:</b>	03, 10	<b>Density Number</b>	35	<b>Original Farm Acres</b>	71.6
<b>Density Study Date</b>	12/21/2017	<b>Original Splits</b>	2.05	<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**

Original ~72 acre Irvin Jacobson eligible for 2 splits. One prior split per rezone 5250.

1 possible split remains available to Tom & Donna Sayre.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
061103390508	21.21	NAOMI LEE & PAUL JOHN LEE	
061110285001	39.71	TOM & DONNA SAYRE FARMS LLC	
061103392300	10.92	TOM & DONNA SAYRE FARMS LLC	

## **Matulle, Cindy**

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**From:** Dana Duskocil <sellorbuyguy@gmail.com>  
**Sent:** Monday, December 17, 2018 10:16 AM  
**To:** Matulle, Cindy  
**Subject:** Re: New Petition for Sayre Farms

Thanks Cindy. Earlier this year the town of Pleasant Springs land zoning & township approved transferring the development right from sending parcels **061110285001** , **061103392300** to **recieving parcel 061103495002.**

**I did not complete a density study ap but did pay for it.**

Dana Duskocil  
Realtor, GRI

Matson & Assoc. Inc., REAL LIVING

608-235-6868  
[sellorbuyguy@gmail.com](mailto:sellorbuyguy@gmail.com)

On Dec 17, 2018 9:41 AM, "Matulle, Cindy" <[Matulle.Cindy@countyofdane.com](mailto:Matulle.Cindy@countyofdane.com)> wrote:

Dana,

I see that a new application has come in for the Sayre Farms property. I saw a note listed of a possible development right being transferred. We need to know which property the right is coming from? Did you fill out a density study application for this petition? Can't find anything of where the right is coming from.

If you have any questions, please feel free to contact me.

Thank you!

***Cindy Matulle***

***Zoning Clerk***

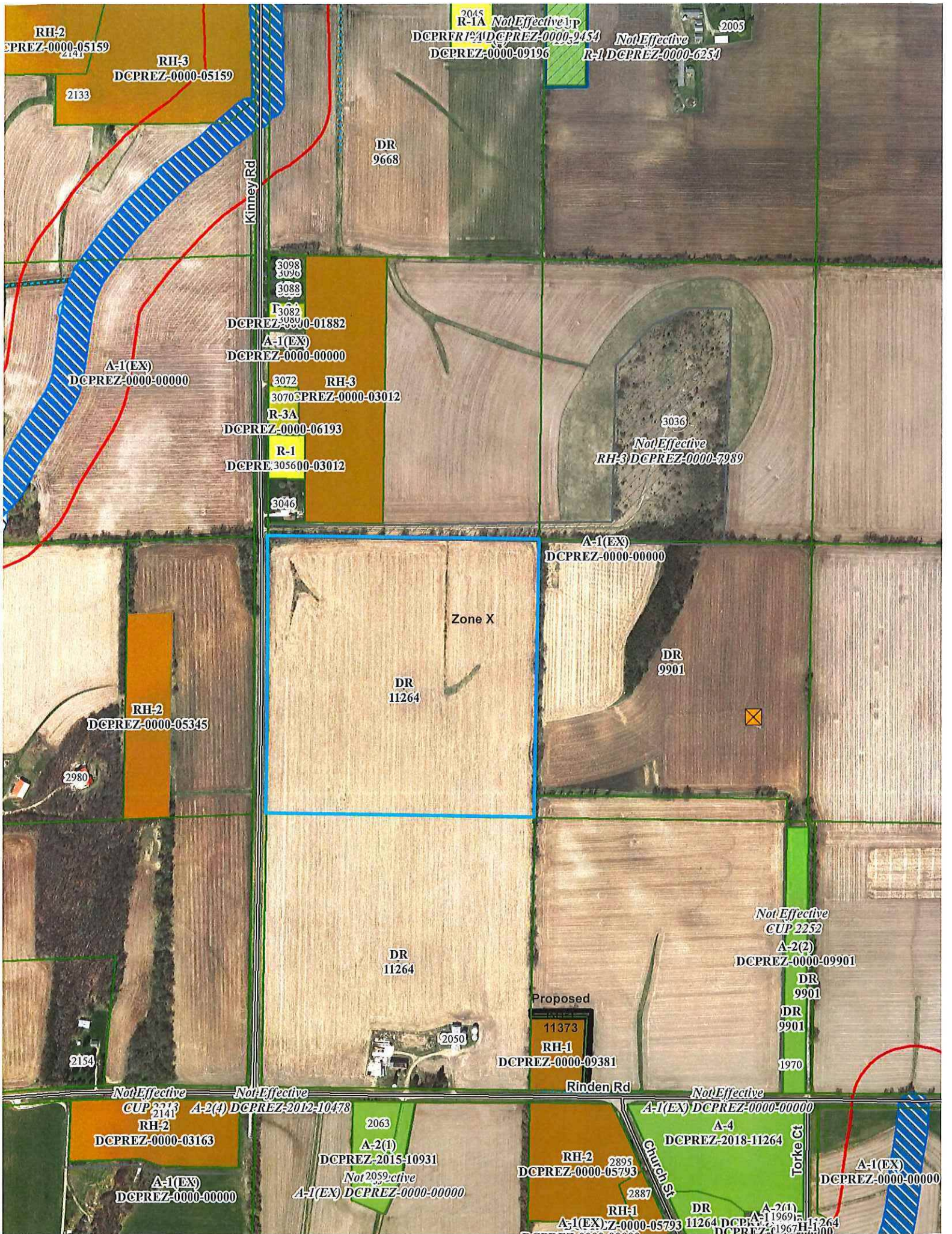
***Dane County Planning and Development***

***210 Martin Luther King Jr Blvd, Room 116***









RH-2  
DCPREZ-0000-05159  
2141  
RH-3  
DCPREZ-0000-05159  
2133

2045  
R-1A *Not Effective* 1P  
DCPREZ-0000-9454 *Not Effective*  
DCPREZ-0000-09196  
R-1 DCPREZ-0000-6254  
2005

DR  
9668

Kinney Rd

3098  
3096  
3088  
3082  
DCPREZ-0000-01882  
A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

3072 RH-3  
3070 DCPREZ-0000-03012  
R-3A  
DCPREZ-0000-06193  
R-1  
DCPREZ-0000-03012  
3046

3036  
*Not Effective*  
RH-3 DCPREZ-0000-7989

A-1(EX)  
DCPREZ-0000-00000

Zone X

DR  
11264

DR  
9901

RH-2  
DCPREZ-0000-05345  
2980

*Not Effective*  
CUP 2252  
A-2(2)  
DCPREZ-0000-09901  
DR  
9901  
DR  
9901  
1970

Proposed  
11373  
RH-1  
DCPREZ-0000-09381  
2050

*Not Effective*  
CUP 2213  
2141  
A-2(4) DCPREZ-2012-10478  
*Not Effective*  
RH-2  
DCPREZ-0000-03163

Rinden Rd  
A-1(EX) DCPREZ-0000-00000  
A-4  
DCPREZ-2018-11264  
Torke Ct

A-1(EX)  
DCPREZ-0000-00000

2063  
A-2(1)  
DCPREZ-2015-10931  
*Not Effective*  
A-1(EX) DCPREZ-0000-00000

RH-2  
DCPREZ-0000-05793  
2895  
RH-1  
DCPREZ-0000-05793  
2887

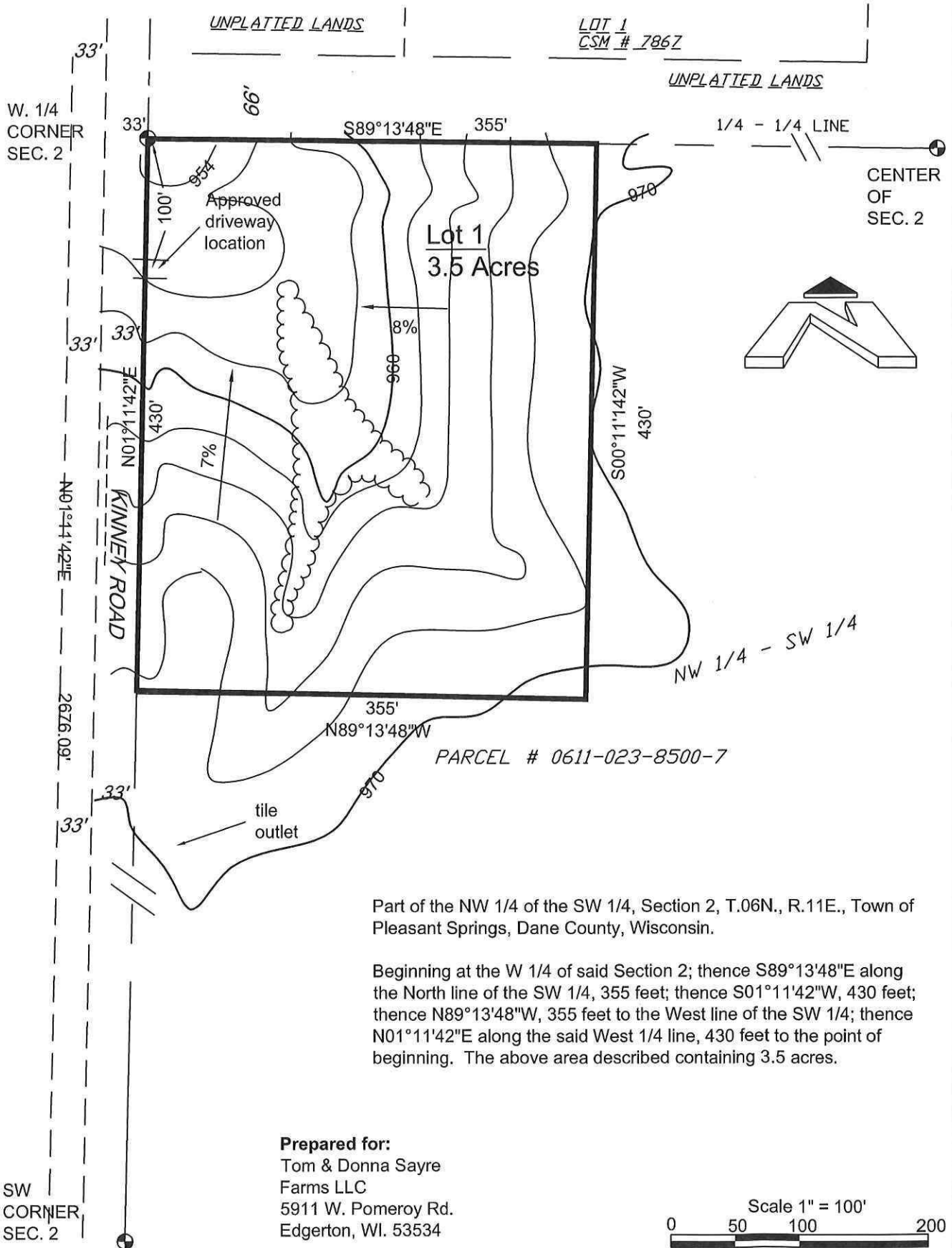
DR  
11264  
A-1(EX) DCPREZ-0000-05793  
A-2(1)  
A-1196915  
A-11264  
DCPREZ-0000-1967H11264

A-1(EX)  
DCPREZ-0000-00000



# PRELIMINARY CERTIFIED SURVEY

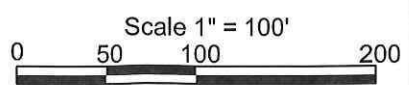
Part of the NW 1/4 of the SW 1/4, Section 2, T.06N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin.



Part of the NW 1/4 of the SW 1/4, Section 2, T.06N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin.

Beginning at the W 1/4 of said Section 2; thence S89°13'48"E along the North line of the SW 1/4, 355 feet; thence S01°11'42"W, 430 feet; thence N89°13'48"W, 355 feet to the West line of the SW 1/4; thence N01°11'42"E along the said West 1/4 line, 430 feet to the point of beginning. The above area described containing 3.5 acres.

**Prepared for:**  
Tom & Donna Sayre  
Farms LLC  
5911 W. Pomeroy Rd.  
Edgerton, WI. 53534





**DEED RESTRICTIONS**  
PETITION NO. 11264

Use black ink & print legibly

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #  
5458165  
12/05/2018 09:52 AM  
Trans Fee:  
Exempt #:  
Rec. Fee: 30.00  
Pages: 3

**WHEREAS,** \_\_\_\_\_

\_\_\_\_Tom and Donna Sayre Farms LLC\_\_\_\_\_

is owner of the following described real estate in the  
Town of Pleasant Springs, Dane County, Wisconsin further  
described as follows:

Name and return address:

Tom Sayre  
5911 W. Pomeroy Rd  
Edgerton, Wi. 53534

Parent Parcel Number(s):

- 0611-111-9195-9
- 0611-023-9000-0
- 0611-112-8001-3
- 0611-023-8500-7

**LEGAL DESCRIPTION:**

The SW ¼ of the SW ¼ and the NW ¼ of the SW ¼ of Section 2, T.6N., R.11E, Town of Pleasant Springs;

That part of the NE ¼ of the NW ¼ of Section 11, T.6N., R.11E, Town of Pleasant Springs, lying West of Church Street, EXCEPT lands in Certified Survey Maps numbered 3324 and 7399;

Parts of the SE ¼ of the NW ¼ and the SW ¼ of the NE ¼ of Section 11, T.6N., R.11E., Town of Pleasant Springs,  
Lying Westerly of Church Street. The above described containing 145 acres more or less

EXCEPTING therefrom Lot 1, Dane County Certified Survey Map number 14991.

**WHEREAS,** said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.



**WHEREAS**, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Pleasant Springs, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

**THEREFORE**, the following restrictions are hereby imposed:

1. Further residential development is prohibited on the property zoned as A-1 Exclusive Agriculture. The housing density rights have been exhausted on the original farm. This in accordance with the Town's Comprehensive Plan density policies.



The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.
2. The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.
3. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.

A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Oct 18, 2018  
Date

Thomas P Sayre  
Signature of Grantor (owner)

Thomas A Sayre  
\*Name printed

Tom and Donna Sayre Farms LLC

Oct 18, 2018  
Date

Thomas P Sayre  
Signature of Grantor (owner)

Thomas P. Sayre  
\*Name printed

Tom and Donna Sayre Farms LLC

This document was drafted by:  
(print or type name below)

Dane County  
Planning and Development Department

STATE OF WISCONSIN, County of Rock

Subscribed and sworn to before me on 10/18/2018 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, Stats.)

[Handwritten Signature]

Print or type name

T. Roethe



\*Names of persons signing in any capacity must be typed or printed below their signature.  
P&D form 2/20/2001



EFFECTIVE DECEMBER 5, 2018

**Dane County Board of Supervisors  
Amending Chapter 10 of the Dane County Code of Ordinances  
Zoning Map Amendment Petition 11264**

Dane County Board of Supervisors does ordain as follows:

The Zoning Districts Maps as referenced under Dane County Code of Ordinance Section 10.03 shall be amended as follows:

**Town Map:** Town of Pleasant Springs

**Location:** Section 11

**Zoning District Boundary Changes**

**A-1EX to A-2(1)**

Part of the NE 1/4 of the NW 1/4 of Section 11, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin. Commencing at the North 1/4 Corner of Section 11; thence S00°26'45"W, 540 feet; thence N88°59'W, 280 to the point of beginning; thence N46°30'W, 65 feet; thence N78°41'W, 275 feet; thence S66°15'W, 90 feet to the centerline of Church Road; thence S23°45'E along said centerline, 350 feet; thence N66°15'E, 278 feet; thence N01°01'E, 142 feet to the point of beginning. Containing 2 acres to the centerline of Church Road.

**A-1EX to A-4**

Part of the NE 1/4 of the NW 1/4 of Section 11, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin. Beginning at the North 1/4 Corner of Section 11; thence S00°26'45"W, 540 feet; thence N88°59'W, 280; thence N46°30'W, 65 feet; thence N78°41'W, 275 feet; thence S66°15'W, 90 feet to the centerline of Church Road; thence N23°45'W along said centerline, 530 feet to the North line of the 1/4 - 1/4; thence S89°01'E, 895 feet to the point of beginning. Containing 9.0 acres.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

1. The Certified Survey Map shall depict the location of the driveway on the A-2(1) property as shown on the town driveway permit.



#### DEED RESTRICTION REQUIRED

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. A deed restriction shall be recorded on the A-2(1) parcel to prohibit further development or division of the property.
2. A deed restriction shall be recorded on parcels 0611-112-9500-7, 0611-112-8001-3, 0611-111-9195-9, 0611-023-9000-0, and 0611-023-8500-7 to prohibit further residential development on the remaining A-1 Exclusive Agriculture zoned land. The housing density rights for the original farm have been exhausted.

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.

#### CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. Within 90 days of rezoning approval by Dane County, a *final* certified survey map that describes the land to be rezoned shall be prepared in accordance with all applicable provisions of Chapter 236 Wisconsin Statutes and Chapter 75 Dane County Code of Ordinances, and submitted to the Dane County Zoning Division. Upon submission of the final certified survey map, the Zoning and Land Regulation Committee, or its authorized representative, shall, within 30 days, approve, approve conditionally, or reject the certified survey map. **Failure to submit the final certified survey within the 90 day period and/or failure to record the survey with the Dane County Register of Deeds will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**



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 Tom Sayre Sr. Agent's Name Dana Dostocil  
 Address 5911 W. Pomeroy Rd Address 1601 E. Main St.  
Edgerton, Wi. 53534 Stoughton, Wi. 53589  
 Phone SR. JB Phone settopbuyguy@gmail.com  
 Email 608-290-8994/608 2906326 Email 608 235-6868

Town: Pleasant Springs Parcel numbers affected: 061102385007

Section: 01 2-6-11 Property address or location: Binney Road,

Zoning District change: (To / From / # of acres) RH-1 / AG EX 3.5 acres

Soil classifications of area (percentages) Class I soils: ~~40~~<sup>100</sup> % Class II soils: ~~40~~<sup>100</sup> % Other: ~~10~~<sup>100</sup> %  
+ - 80% RnB, + - 20% GwB


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:  
Rezone from Ag ex to residential at  
the area of lowest farm land production  
while maintaining agricultural uses

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Thomas P Sayre Dana Dostocil Date: 12/13/15  
Tom Sayre Dana Dostocil  
owner Agent

Reszone fee ag ex - \$486.00



**Parcel Number - 046/0611-023-8500-7****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
PLSS (T,R,S,QQ,Q)	06N 11E 02 NW SW (Click link above to access images for Qtr-Qtr)	
Section	06N 11E 02 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 2-6-11 NW1/4 SW1/4 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	TOM & DONNA SAYRE FARMS LLC	
Primary Address	<b>No parcel address available.</b>	
Billing Address	5911 W POMEROY RD EDGERTON WI 53534	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5	
Assessment Acres	40.800	
Land Value	\$12,300.00	
Improved Value	\$0.00	
Total Value	\$12,300.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~03/26/2018 - 12:00 PM~~

Ends: ~~03/26/2018 - 07:00 PM~~

[About Open Book](#)

### Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/24/2018 - 05:30 PM~~

Ends: ~~05/24/2018 - 07:30 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)

[Zoning District Fact Sheets](#)



### Parcel Maps

Maps are unavailable for this parcel.

Surveyor Map

DCiMap

### Tax Summary (2018)

More +

E-Statement

E-Bill

E-Receipt

Current year tax information not yet available.

### District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE

### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	11/30/2004	3995862		

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: 0611-023-8500-7

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

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210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703



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JAMES B DURHAM  
905 OAKLAND AVE  
MADISON, WI 53711

JAMES B DURHAM  
905 OAKLAND AVE  
MADISON, WI 53711

Current Owner  
1404 FAULKNER RD  
DEERFIELD, WI 53531

Current Owner  
1404 FAULKNER RD  
DEERFIELD, WI 53531

STOLEN ACRES INC  
2141 SCHADEL RD  
COTTAGE GROVE, WI 53527

TOM & DONNA SAYRE FARMS LLC  
5911 W POMEROY RD  
EDGERTON, WI 53534

ESSER REV TR, JOHN F & SANDRA K  
3046 KINNEY RD  
COTTAGE GROVE, WI 53527

BERNARD J RIPP  
1809 PASO ROBLE WAY  
MADISON, WI 53716

GARY KARL NAUMAN  
3070 KINNEY RD  
COTTAGE GROVE, WI 53527

BRIAN D JEFFERS  
3056 KINNEY RD  
COTTAGE GROVE, WI 53527

MARK EDWARD BOLENDER  
1970 RINDEN RD  
COTTAGE GROVE, WI 53527

TOM & DONNA SAYRE FARMS LLC  
5911 W POMEROY RD  
EDGERTON, WI 53534

BERNARD J RIPP  
1809 PASO ROBLE WAY  
MADISON, WI 53716

GARY KARL NAUMAN  
3070 KINNEY RD  
COTTAGE GROVE, WI 53527

