

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/19/2017	DCPREZ-2017-11230
Public Hearing Date	C.U.P. Number
12/11/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ERIKA A KLAHN	PHONE (with Area Code) (608) 575-0643	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) N8995 HIGHWAY 104		ADDRESS (Number & Street)	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS klondikefarms@frontier.com		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	
NORTH OF 4244 STATE HIGHWAY 138					
TOWNSHIP RUTLAND	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-054-9500-2					

REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4		

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 type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent)
				PRINT NAME:

DATE:

11230



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 Kevin - Erika - Lloyd Ruth Klahn Agent's Name Erika Klahn
 Address #N8995 Hwy 104 Address _____
 Phone 608-575-0643 Phone _____
 Email Klondikefarms@frontier.com Email _____

Town: Putland Parcel numbers affected: 0510-054-9500-2

Section: 05 Property address or location: 4320 STA 138

Zoning District change: (To / From / # of acres) A1-EX to R1H-1 4.162 Acres

Soil classifications of area (percentages) Class I soils: _____% Class II soils: 50% Other: 50%

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:

Create two new residential lots.

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

Submitted By: Erika Klahn

Date: 10/19/17

Description A-1(Ex) to RH-1:

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 5, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Section 5; thence N04°14'40"E, 416.00 feet along the East line of said Southeast $\frac{1}{4}$ to the point of beginning; thence continuing N04°14'40"E, 630.05 feet; thence N85°45'20"W, 325.48 feet; thence S03°23'22"W, 630.12 feet; thence S85°45'20"E, 316.08 feet to said East line and the point of beginning; Containing 202,109 square feet, or 4.640 acres (181,317 square feet, or 4.162 acres net).



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Owner's Name: Kevin-Erika-Lloyd-Ruth Klahn
Agent's Name: Erika Klahn
Address: #N8995 Hwy 104 Brooklyn
Phone: 608-575-0643
Email: KlondikeFarms@frontier.com

Town: Rutland Parcel numbers affected: 0510-054-9500-2
Section: OS Property address or location: 4320 STA 138
Zoning District change: (To / From / # of acres) A1-EX to RH-1

Soil classifications of area (percentages) Class I soils: ___% Class II soils: 50% Other: ___%

Narrative: (reason for change, intended land use, size of farm, time schedule)
Other: Create two new residential lots.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Erika Klahn Date: 10/19/17

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE





Application: DCPREZ-2017-11230
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
833731	2616	\$486.00	10/19/2017	SSA1		

Owner Info.:
ERIKA A KLAHN
N8995 HIGHWAY 104
OREGON, WI 53575

Work Description:

Parcel Number - 052/0510-054-9500-2**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
PLSS (T,R,S,QQ,Q)	05N 10E 05 SE SE (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 05 (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 5-5-10 SE1/4 SE1/4 EXC E 290.4 FT OF S 416 FT ALSO EXC W 456 FT M/L OF E 756.9 FT OF N 304.5 FT OF S 380 FT EXC HWY R/W TOG W/ACCESS ESMT AGRMT IN DOC #5299327 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KEVIN KLAHN	
Current Co-Owners	ERIKA A KLAHN RUTH KLAHN LLOYD A KLAHN	  
Primary Address	No parcel address available.	
Billing Address	4320 STATE HIGHWAY 138 OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5M	
Assessment Acres	33.100	
Land Value	\$18,600.00	
Improved Value	\$0.00	
Total Value	\$18,600.00	

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 ▼

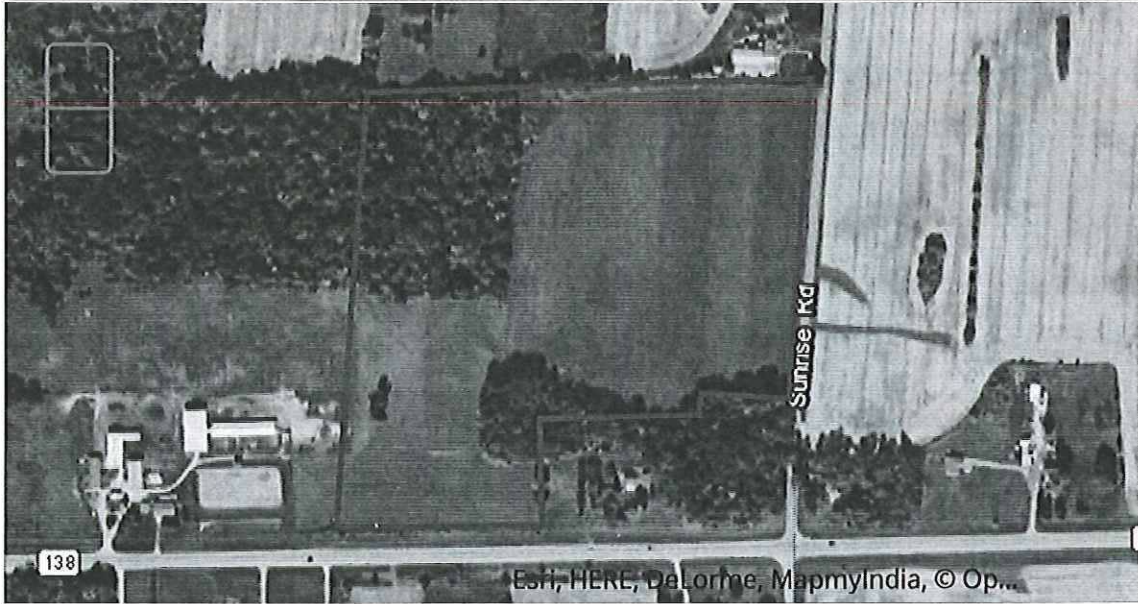
Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

Tax Summary (2016) [More +](#)

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$18,800.00	\$0.00	\$18,800.00
Taxes:		\$323.03
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$323.03

District Information		
Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DDBF	BADFISH DRAINAGE DISTRICT
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	01/17/2017	5299326		

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: 0510-054-9500-2

Document Types and their Abbreviations

Document Types and their Definitions

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



BARBARA A KRUCHTEN
BERNARD P KRUCHTEN
8295 KRUCHTEN RD
LODI WI 53555

STEVEN ZIEBELL
AMY ZIEBELL
1335 SUNRISE RD
OREGON WI 53575

BENJAMIN J UNBEHAUN
TARA N UNBEHAUN
1330 SUNRISE RD
OREGON WI 53575

PETER L DUNN
ANGELA J DUNN
4237 STATE HIGHWAY 138
OREGON WI 53575

BARBARA A KRUCHTEN
BERNARD P KRUCHTEN
8295 KRUCHTEN RD
LODI WI 53555

JASON THYSSE
KRISTIN THYSSE
1249 SUNRISE RD
OREGON WI 53575

BARBARA A KRUCHTEN
BERNARD P KRUCHTEN
8295 KRUCHTEN RD
LODI WI 53555

BETTY A THOMPSON
4299 STATE HIGHWAY 138
OREGON WI 53575

DAVID R SCHREIBER
1397 SUNRISE RD
OREGON WI 53575

BETTY A THOMPSON
4293 STATE HIGHWAY 138
OREGON WI 53575

KEVIN KLAHN
LLOYD A KLAHN
4320 STATE HIGHWAY 138
OREGON WI 53575

STEVEN J BUCHHOLZ
4319 STATE HIGHWAY 138
OREGON WI 53575

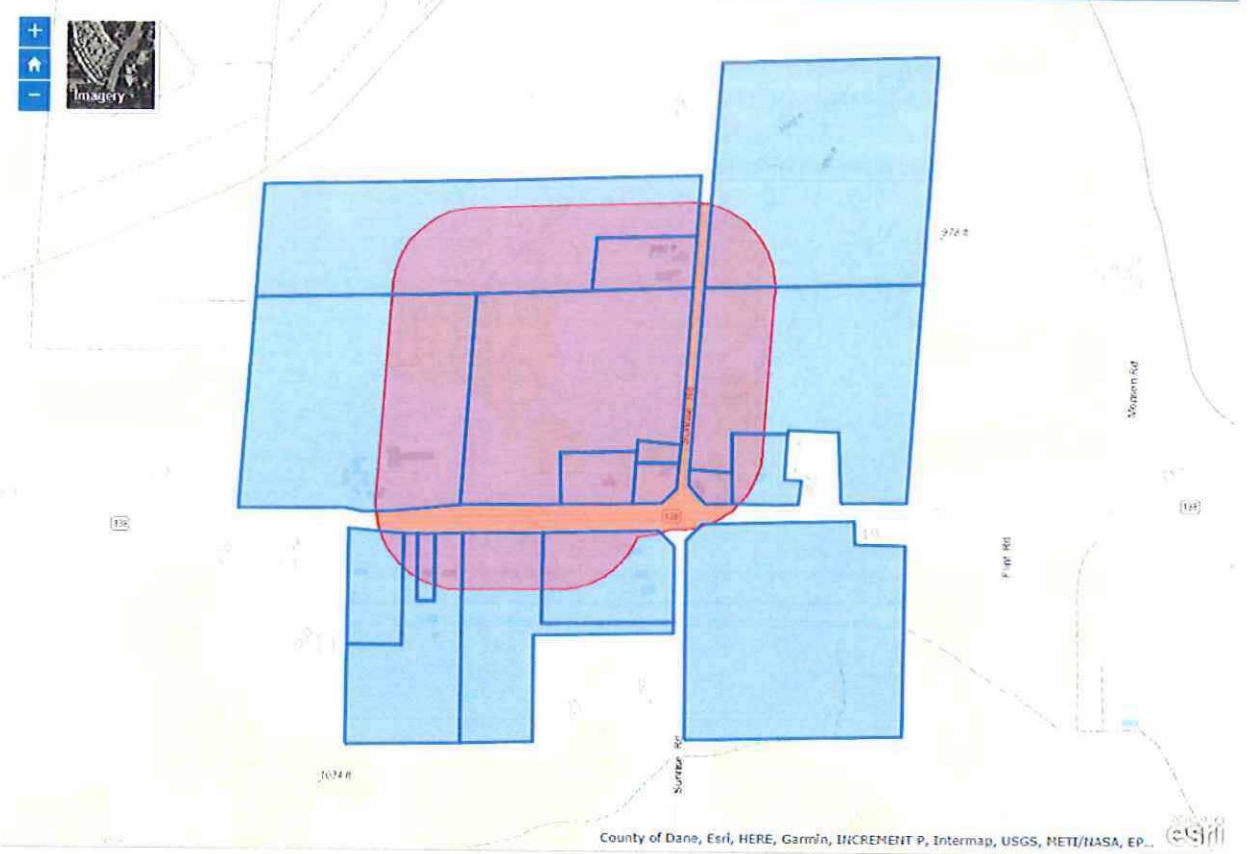
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LLOYD A KLAHN
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OREGON WI 53575

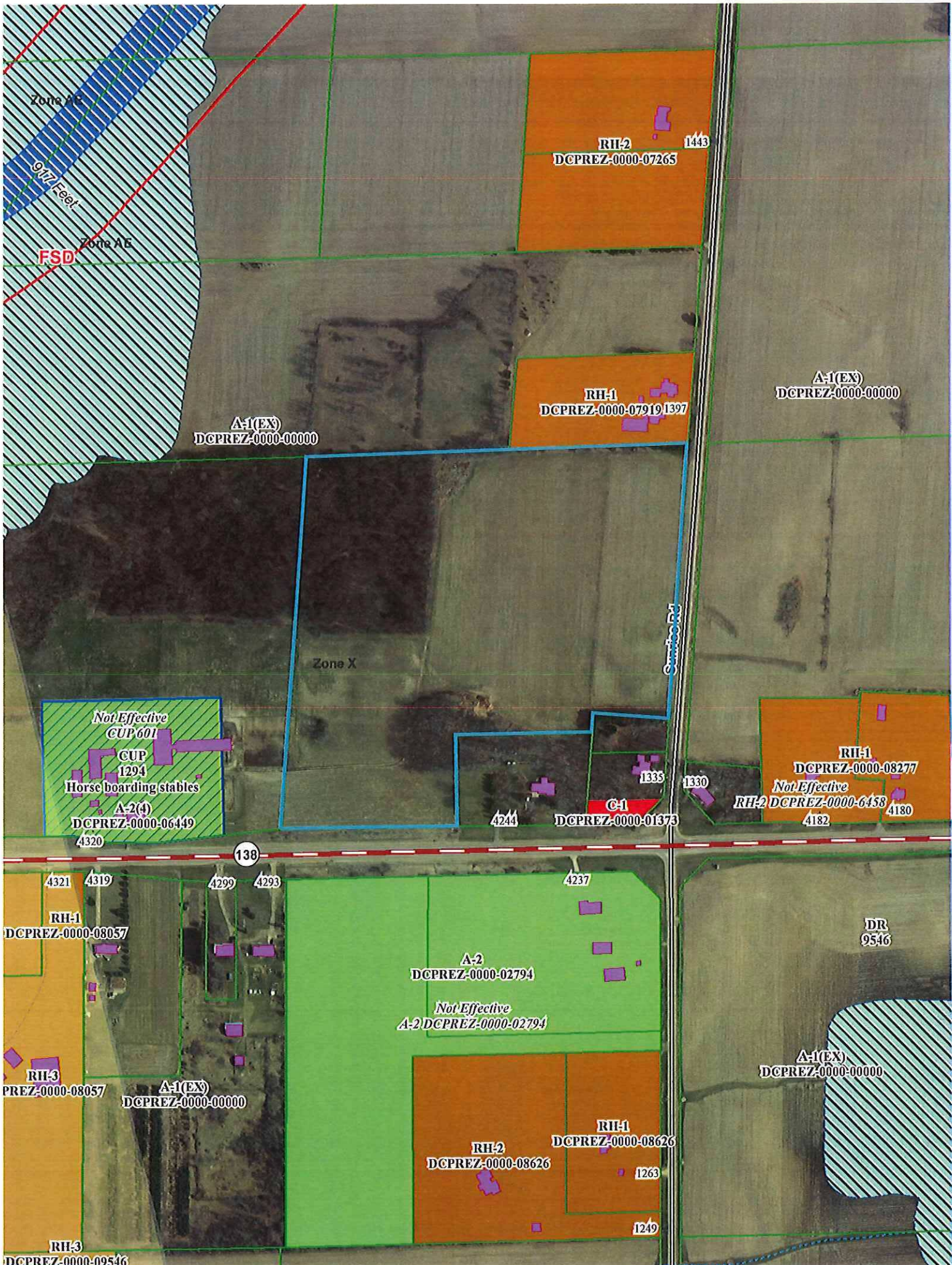
KEVIN L KLAHN
ERIKA A KLAHN
N8995 STATE HIGHWAY 104
BROOKLYN WI 53521

STEVEN ZIEBELL
AMY ZIEBELL
1335 SUNRISE RD
OREGON WI 53575

DAVID R SCHREIBER
1397 SUNRISE RD
OREGON WI 53575

JOHN E SWENSON
JOANN K SWENSON
4244 STATE HIGHWAY 138
OREGON WI 53575









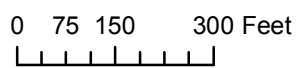
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11230
ERIKAA KLAHN