

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/08/2019	DCPREZ-2019-11479
Public Hearing Date	C.U.P. Number
10/22/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME STOUGHTON FARMS INC	PHONE (with Area Code)	AGENT NAME THOMAS MATSON	PHONE (with Area Code) (608) 873-8700
BILLING ADDRESS (Number & Street) PO BOX 110		ADDRESS (Number & Street) PO BOX 333	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS SUE.S.WOLLIN@GMAIL.COM		E-MAIL ADDRESS TMATSON@MATSONHOMES.COM	

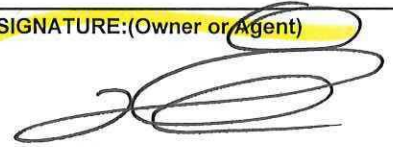
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
NORTH OF 4198 OLD STONE RD		4198 OLD STONE RD		SOUTH OF 4198 OLD STONE RD	
TOWNSHIP RUTLAND	SECTION 21	TOWNSHIP RUTLAND	SECTION 21	TOWNSHIP RUTLAND	SECTION 21
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-213-8500-1		0510-213-9000-4		0510-213-9130-7	

REASON FOR REZONE	CUP DESCRIPTION
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SEPARATION OF RESIDENCE AND BUILDINGS FROM FARMLAND AND CREATION OF A NEW RESIDENTIAL LOT.	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	10.1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u> m </u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u> m </u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>Thomas Matson</u>
DATE: <u>8/8/19</u>



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 Stoughton Farms, Inc. Agent's Name Thomas W. Matson
Sue Wollin, President
Address 4254 Old Stone Road P.O. Box 333, Stoughton, WI 53589
Oregon, WI 53575 Phone 608-873-8700
sue.s.wollin@gmail.com Email tmatson@matsonhomes.com

Town: Rutland Parcel numbers affected: 0510-213-8500-1 / 0510-213-9000-4
0510-213-9130-7

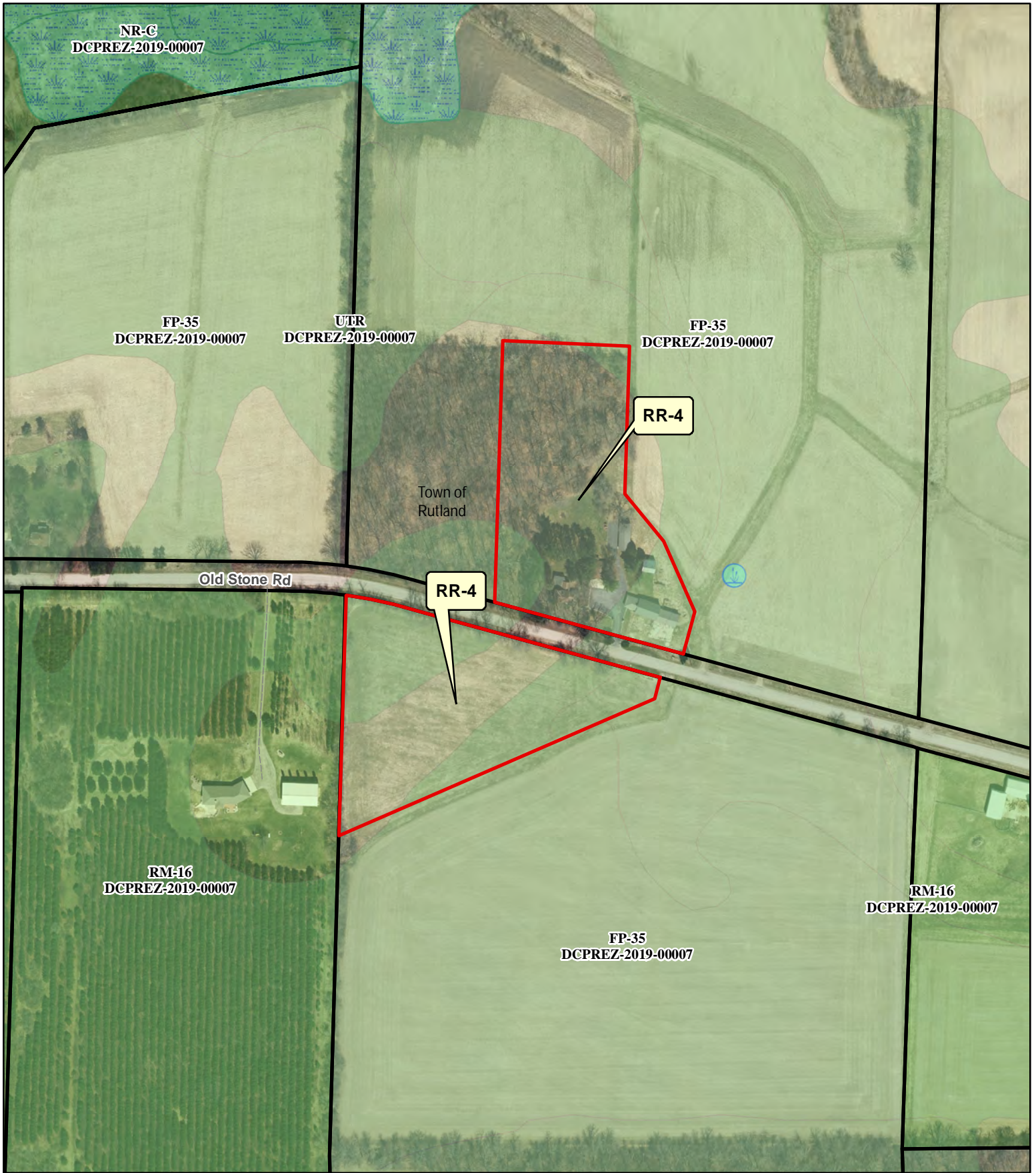
Section: XX 21 Property address or location: 4198 Old Stone Road, Oregon, WI 53575

Zoning District change: (To / From / # of acres) to: RR4 Lots #1 & #2 from A-1 EX, Lots #1 & #2
10.1

Soil classifications of area (percentages) Class I soils: 0% Class II soils: 50% Other: 50%





Narrative: (reason for change, intended land use, size of farm, time schedule)
[X] Separation of buildings from farmland Lot #1
[X] Creation of a residential lot Lot #2
[] Compliance for existing structures and/or land uses
[] Other:
Lot #1 dividing the house and existing buildings from crop lands
Lot #2 creation of a new residential lot.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Stoughton Farms, Inc. Sue S. Wollin, President Date: 8/8/19




Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



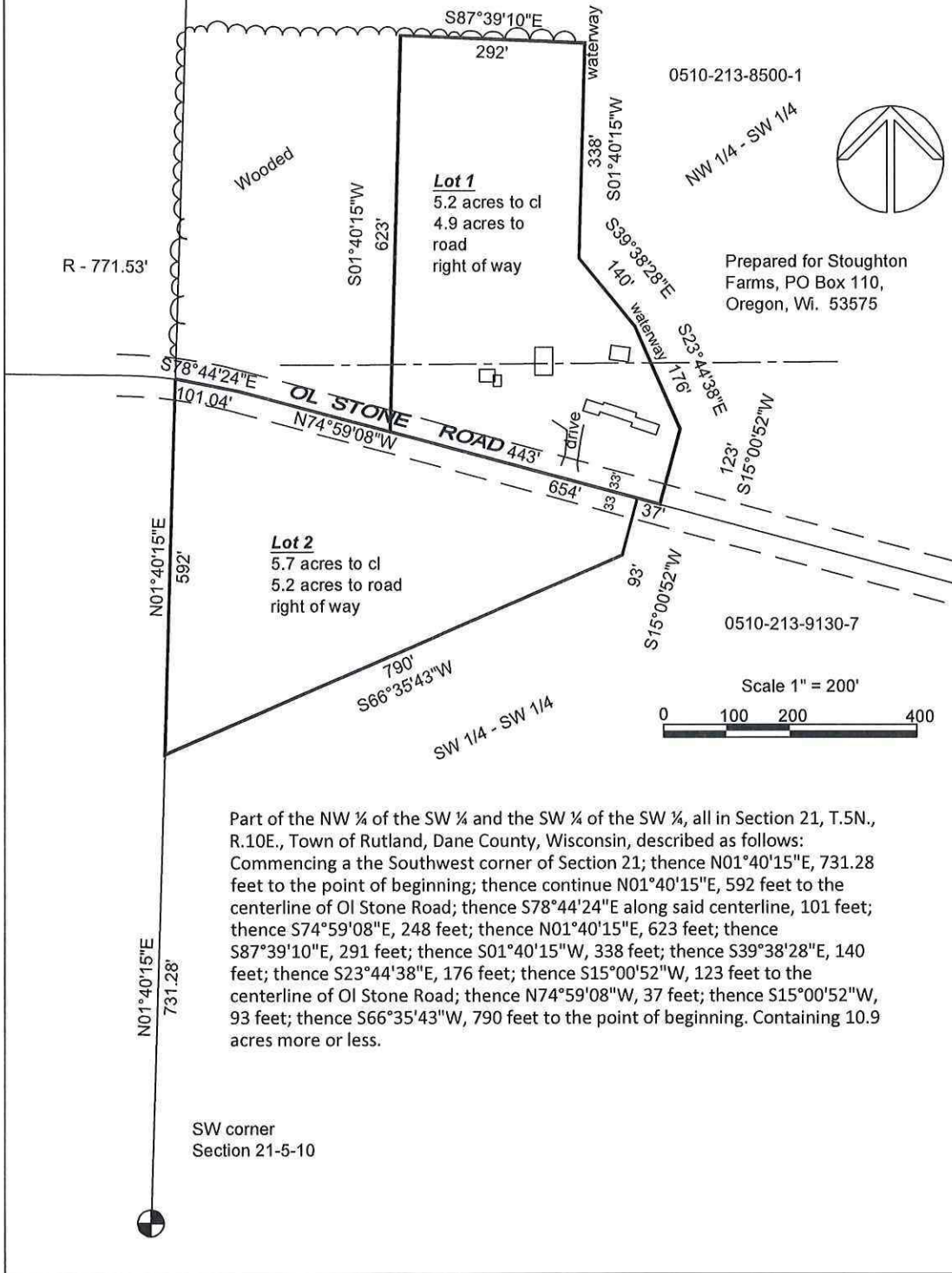
0 100 200 400 Feet



Petition 11479
STOUGHTON FARMS INC

Preliminary Certified Survey Map

Parts of the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 21, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin



Part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, all in Section 21, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin, described as follows:
 Commencing at the Southwest corner of Section 21; thence N01°40'15"E, 731.28 feet to the point of beginning; thence continue N01°40'15"E, 592 feet to the centerline of Ol Stone Road; thence S78°44'24"E along said centerline, 101 feet; thence S74°59'08"E, 248 feet; thence N01°40'15"E, 623 feet; thence S87°39'10"E, 291 feet; thence S01°40'15"W, 338 feet; thence S39°38'28"E, 140 feet; thence S23°44'38"E, 176 feet; thence S15°00'52"W, 123 feet to the centerline of Ol Stone Road; thence N74°59'08"W, 37 feet; thence S15°00'52"W, 93 feet; thence S66°35'43"W, 790 feet to the point of beginning. Containing 10.9 acres more or less.

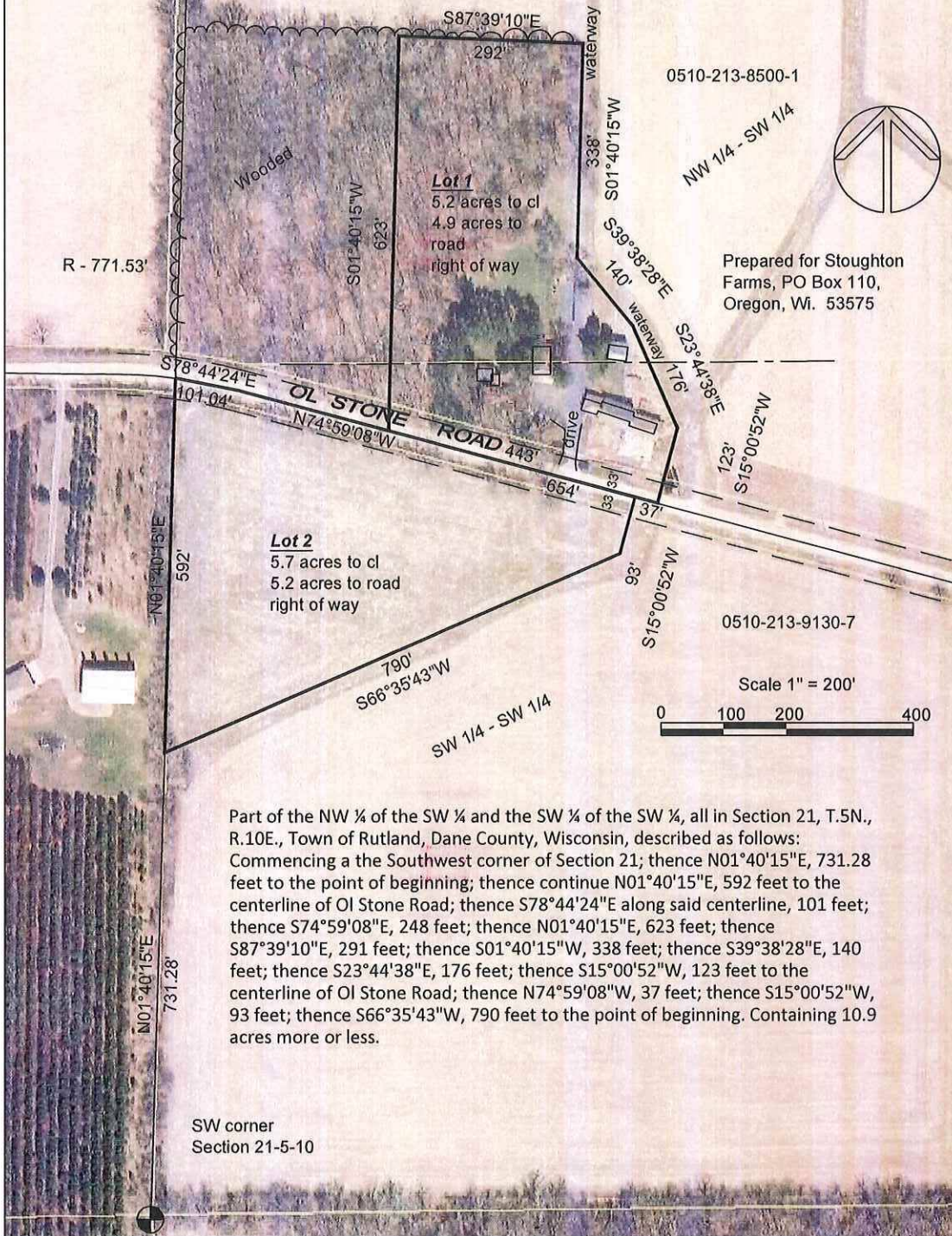
SW corner
 Section 21-5-10

Wisconsin Mapping, LLC
 * *surveying and mapping services*
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 5417-19 Date 8/05/2019
 Sheet 1 of 1
 Document No. _____
 C.S.M. No. _____ V. _____ P. _____

Preliminary Certified Survey Map

Parts of the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 21, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin



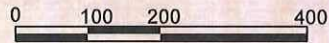
0510-213-8500-1

NW 1/4 - SW 1/4

Prepared for Stoughton Farms, PO Box 110, Oregon, WI. 53575

0510-213-9130-7

Scale 1" = 200'



Part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4, all in Section 21, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin, described as follows:
 Commencing at the Southwest corner of Section 21; thence N01°40'15"E, 731.28 feet to the point of beginning; thence continue N01°40'15"E, 592 feet to the centerline of Ol Stone Road; thence S78°44'24"E along said centerline, 101 feet; thence S74°59'08"E, 248 feet; thence N01°40'15"E, 623 feet; thence S87°39'10"E, 291 feet; thence S01°40'15"W, 338 feet; thence S39°38'28"E, 140 feet; thence S23°44'38"E, 176 feet; thence S15°00'52"W, 123 feet to the centerline of Ol Stone Road; thence N74°59'08"W, 37 feet; thence S15°00'52"W, 93 feet; thence S66°35'43"W, 790 feet to the point of beginning. Containing 10.9 acres more or less.

SW corner
Section 21-5-10

Wisconsin Mapping, LLC

* *surveying and mapping services*
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 5417-19 Date 8/05/2019

Sheet 1 of 1

Document No. _____

C.S.M. No. _____ V. _____ P. _____



NR-C
DCPREZ-2019-00007

669
675

RR-2
DCPREZ-2019-00007

663
657

FP-35
DCPREZ-2019-00007

UTR

FP-35
DCPREZ-2019-00007

RR-4
DCPREZ-2019-00007

629

Zone X

4254

498

Old Stone Rd

611

RR-4
DCPREZ-2019-00007

Oak Ridge Rd

RM-16 Not Eff
DCPREZ-2019-00007

4237

Effective
EZ-0000-05821

RM-16
DCPREZ-2019-00007

RM-16
DCPREZ-2019-00007

Not Effective
CUP 238

4131

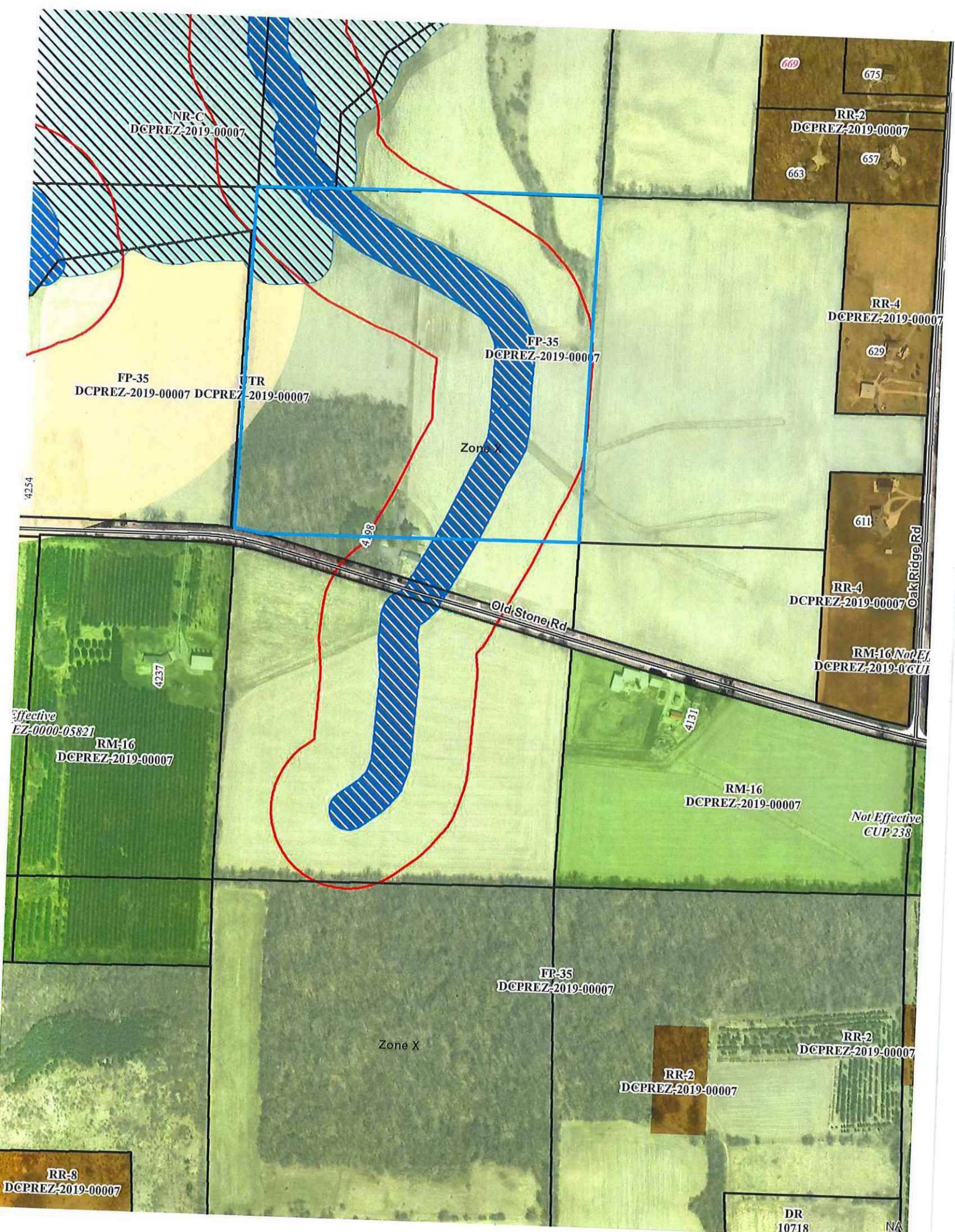
FP-35
DCPREZ-2019-00007

Zone X

RR-2
DCPREZ-2019-00007

RR-2
DCPREZ-2019-00007

RR-8
EZ-2019-00007



NR-C
DCPREZ-2019-00007

669 675
RR-2
DCPREZ-2019-00007
663 657

RR-4
DCPREZ-2019-00007

FP-35 UTR
DCPREZ-2019-00007 DCPREZ-2019-00007

FP-35
DCPREZ-2019-00007

629
RR-4
DCPREZ-2019-00007

611
RR-4
DCPREZ-2019-00007

RM-16 Not Eff
DCPREZ-2019-00007

4254

4237

Old Stone Rd

4131
RM-16
DCPREZ-2019-00007

Not Effective
CUP 238

Effective
EZ-0000-05821
RM-16
DCPREZ-2019-00007

FP-35
DCPREZ-2019-00007

Zone X

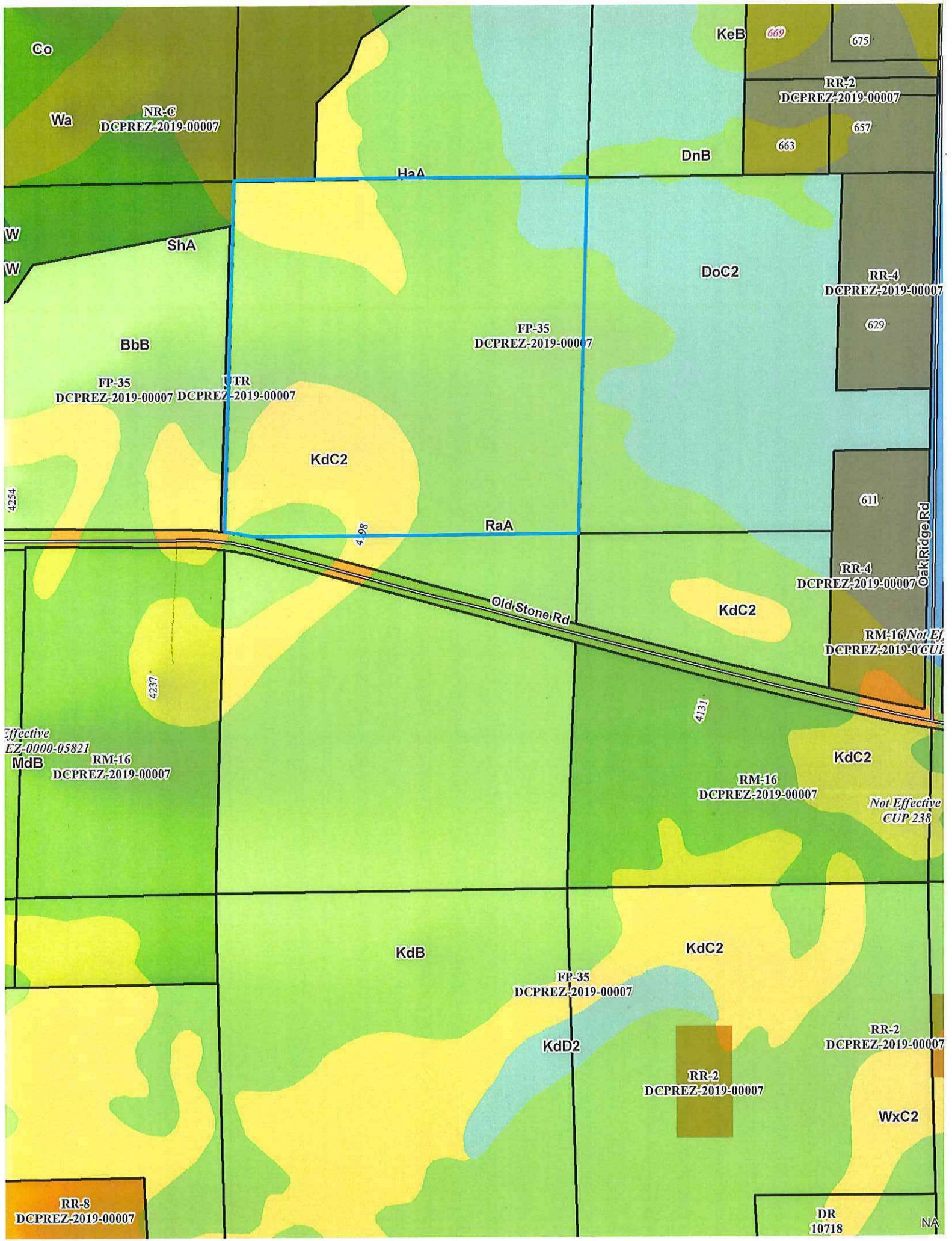
RR-2
DCPREZ-2019-00007

RR-2
DCPREZ-2019-00007

RR-5
DCPREZ-2019-00007

DR
10718

NA



Co

KeB

669

675

Wa

NR-C
DCPREZ-2019-00007

RR-2
DCPREZ-2019-00007

657

HaA

DnB

663

W

W

ShA

DoC2

RR-4

DCPREZ-2019-00007

629

BbB

FP-35
DCPREZ-2019-00007

FP-35
DCPREZ-2019-00007

UTR

4254

KdC2

RaA

611

RR-4
DCPREZ-2019-00007

Oak Ridge Rd

RM-16 Not Eff
DCPREZ-2019-00007

Old Stone Rd

KdC2

Effective
EZ-0000-05821

MdB

RM-16
DCPREZ-2019-00007

KdC2

RM-16
DCPREZ-2019-00007

Not Effective
CUP 238

4237

4198

4131

KdB

KdC2

FP-35
DCPREZ-2019-00007

RR-2
DCPREZ-2019-00007

KdD2

RR-2
DCPREZ-2019-00007

WxC2

RR-8
DCPREZ-2019-00007

DR
10718

NA

ROSS B BERGE
SHARON S BERGE
4237 OLD STONE RD
OREGON, WI 53575

HILLESTAD REV LIVING TR, SH...
4120 OLD STAGE RD
BROOKLYN, WI 53521

ROSS B BERGE
SHARON S BERGE
4237 OLD STONE RD
OREGON, WI 53575

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

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

GNEWUCH REV TR, JAMES H
PO BOX 8
OREGON, WI 53575

KELSEY M WOLLIN
4131 OLD STONE RD
OREGON, WI 53575

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

JASON MARSHALL
296 UNION RD
BROOKLYN, WI 53521

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

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OREGON, WI 53575

JASON MARSHALL
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BROOKLYN, WI 53521

WI DNR
PO BOX 7921
MADISON, WI 53701

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

ROSS B BERGE
SHARON S BERGE
4237 OLD STONE RD
OREGON, WI 53575

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

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

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

WI DNR
101 S WEBSTER ST
MADISON, WI 53703

JASON MARSHALL
296 UNION RD
BROOKLYN, WI 53521

RANDY C WELCH
PAMELA K JAHNKE-WELCH
9 JASON CIR
MADISON, WI 53719

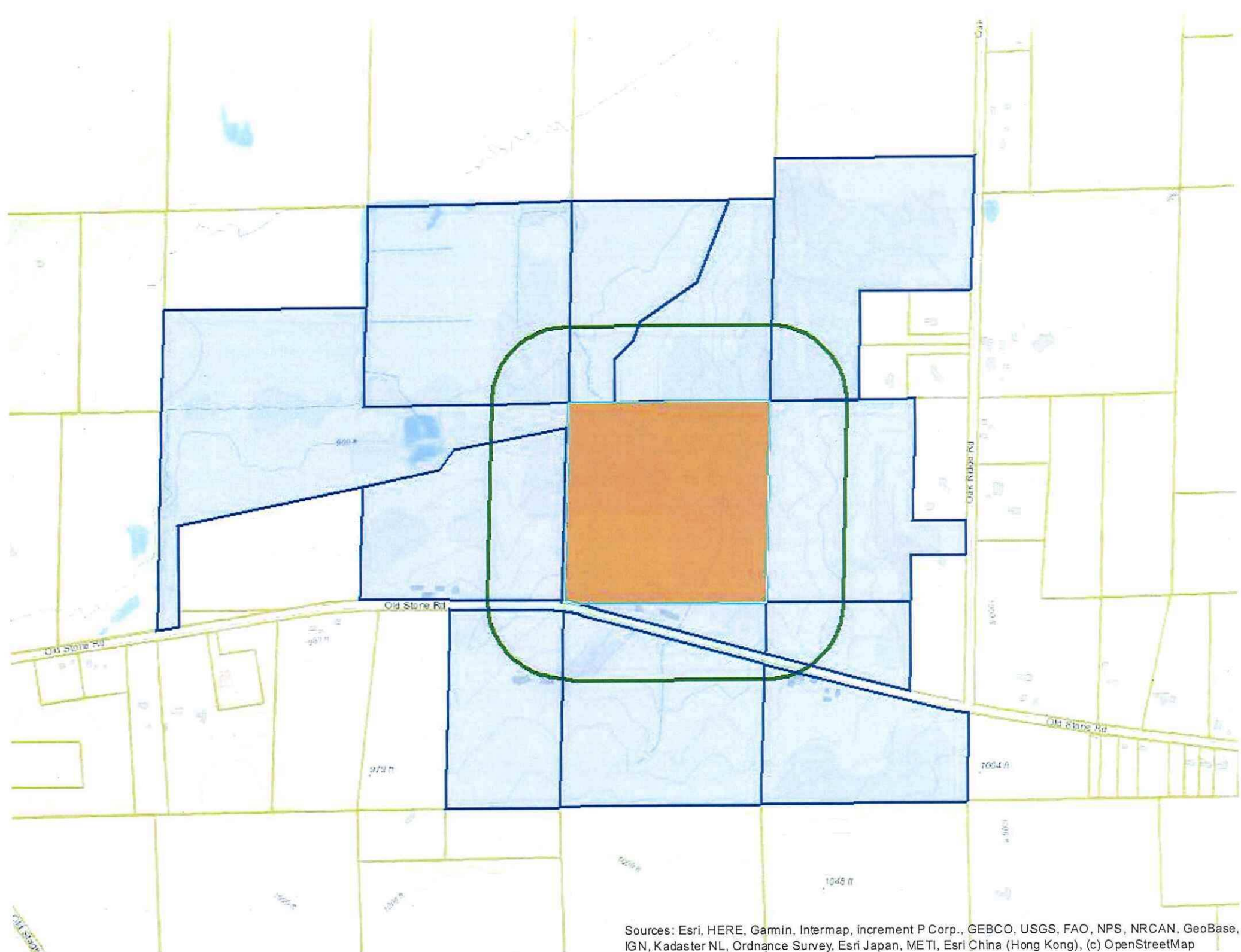
KELSEY M WOLLIN
4131 OLD STONE RD
OREGON, WI 53575

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

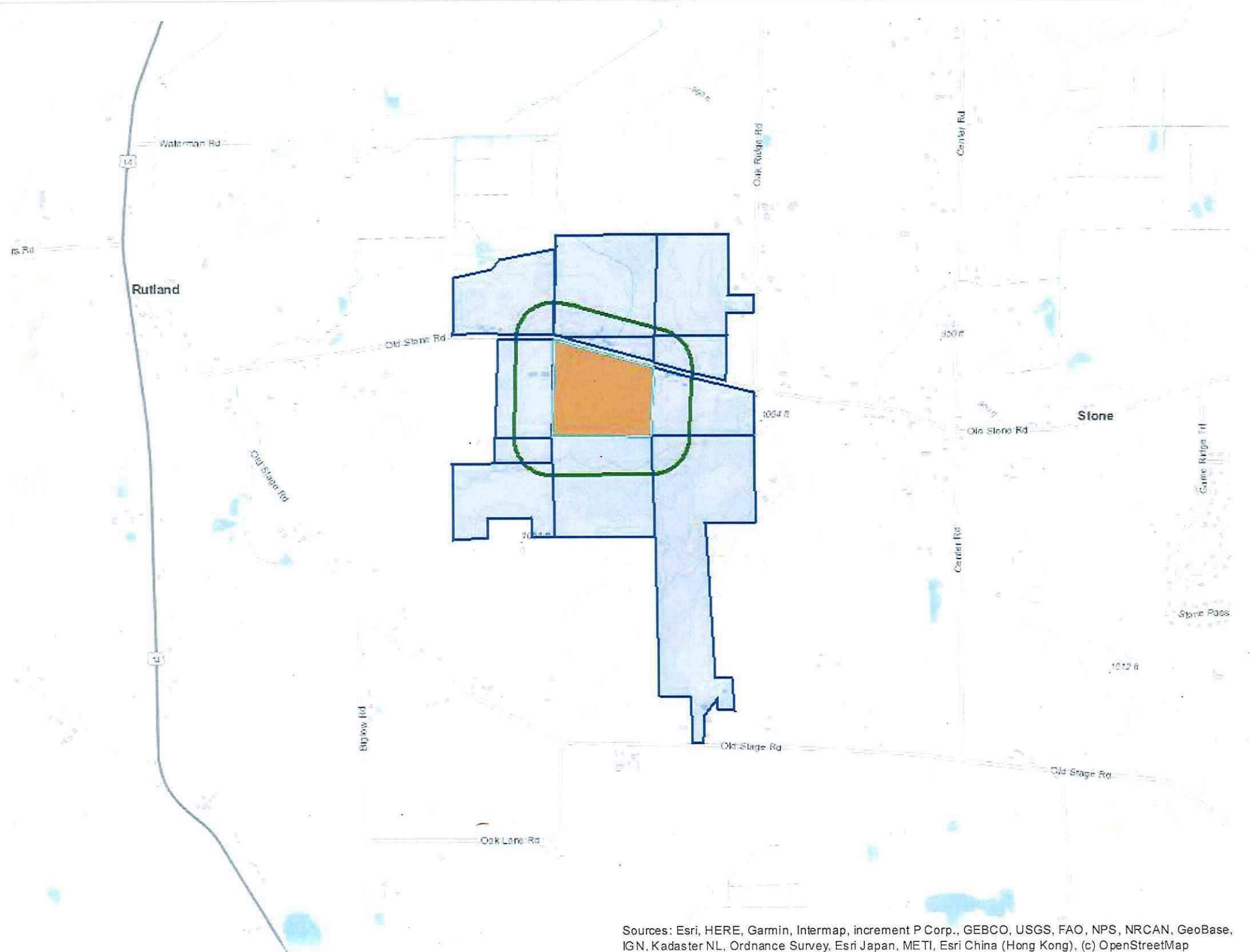
WI DNR
PO BOX 7921
MADISON, WI 53701

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

JASON MARSHALL
296 UNION RD
BROOKLYN, WI 53521



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), (c) OpenStreetMap



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