

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/30/2019	DCPREZ-2019-11492
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AARON L JACOB	PHONE (with Area Code) (608) 576-7409	AGENT NAME DANA DOSKOCIL	PHONE (with Area Code) (608) 235-6868
BILLING ADDRESS (Number & Street) 3309 COUNTY HIGHWAY MN		ADDRESS (Number & Street) 1601 E MAIN ST	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		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	
2301 WILLIAM DRIVE					
TOWNSHIP PLEASANT SPRINGS	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-202-8310-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND ONE RECREATIONAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
B-1 Local Business District	RH-4 Rural Homes District	4.38		
RE-1 Recreational District	RH-4 Rural Homes District	13.73		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:

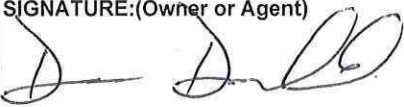
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/17/2019	DCPREZ-2019-11492
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AARON L JACOB	PHONE (with Area Code) (608) 576-7409	AGENT NAME DANA DOSKOCIL	PHONE (with Area Code) (608) 235-6868
BILLING ADDRESS (Number & Street) 3309 COUNTY HIGHWAY MN		ADDRESS (Number & Street) 1601 E MAIN ST	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS sell or buyguy@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	
2301 WILLIAM DRIVE					
TOWNSHIP PLEASANT SPRINGS	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-202-8310-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND ONE RECREATIONAL LOT			<div style="text-align: center; font-size: 48px; color: red; opacity: 0.5;">REVISED</div>	
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
B-1 Local Business District	RH-4 Rural Homes District	4.38		
RE-1 Recreational District	RH-4 Rural Homes District	<del>27.56</del> 13.73		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>D</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>D</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>D</u>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE: (Owner or Agent)</b> 
<b>PRINT NAME:</b> Dana Dostkocil				
<b>DATE:</b> 9-17-19				

Petition # 11492

Public Hearing Date 11/26/19

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

- 1. Zoning District fits the proposed land use?  Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)?  Yes / No
- 3. Proposed lot meet the minimum width and area requirements?  Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes /  No
- 5. Do the existing structures meet the height limitations?  Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage?  Yes / No
- 7. Do the Accessory structures meet the principal structure ratio?  Yes / No
- 8. Existing building heights conform to district?  Yes / No
- 9. Shoreland, Wetland, Flood plain issues?  Yes / No
- 10. Steep slope issues? Yes /  No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments: existing house will be removed

**Planning Review**

- 1. Density Study Needed?  Yes / No
  - 2. Determination of Legal Status Yes /  No
  - 3. In compliance with Town plan?  Yes / No
  - 4. Land Division Compliance?  Yes / No
- Splits 1

Comments:

Contacts / Correspondence: (date: issue)



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 Aaron Jacob  
 Address 3309 County Highway MN  
Mcfarland, WI 53558  
 Phone (608) 576-7409  
 Email \_\_\_\_\_

Agent's Name Dana Dostkocil  
 Address 1601 E. Main St. Staughton  
 Phone 608-235 6868  
 Email sellorbuyguy@gmail.com

Town: Pleasant Springs Parcel numbers affected: 046/0611-202-8310-0

Section: 20 Property address or location: 2301 Williams Drive

Zoning District change: (To / From / # of acres) B-1/RH4/4.13 ; RE-1/RH4/13.73 ; RE-1/~~CO-1/11.69~~

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_ % Class II soils: 45 % Other: 55 %

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:

creation one residential lot + one recreational

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

Submitted By: Dana Dostkocil

Date: 9-17-19



**Legend**

-  Urban
-  Limited

*Addendum P*



**BIRRENKOTT SURVEYING, INC.**

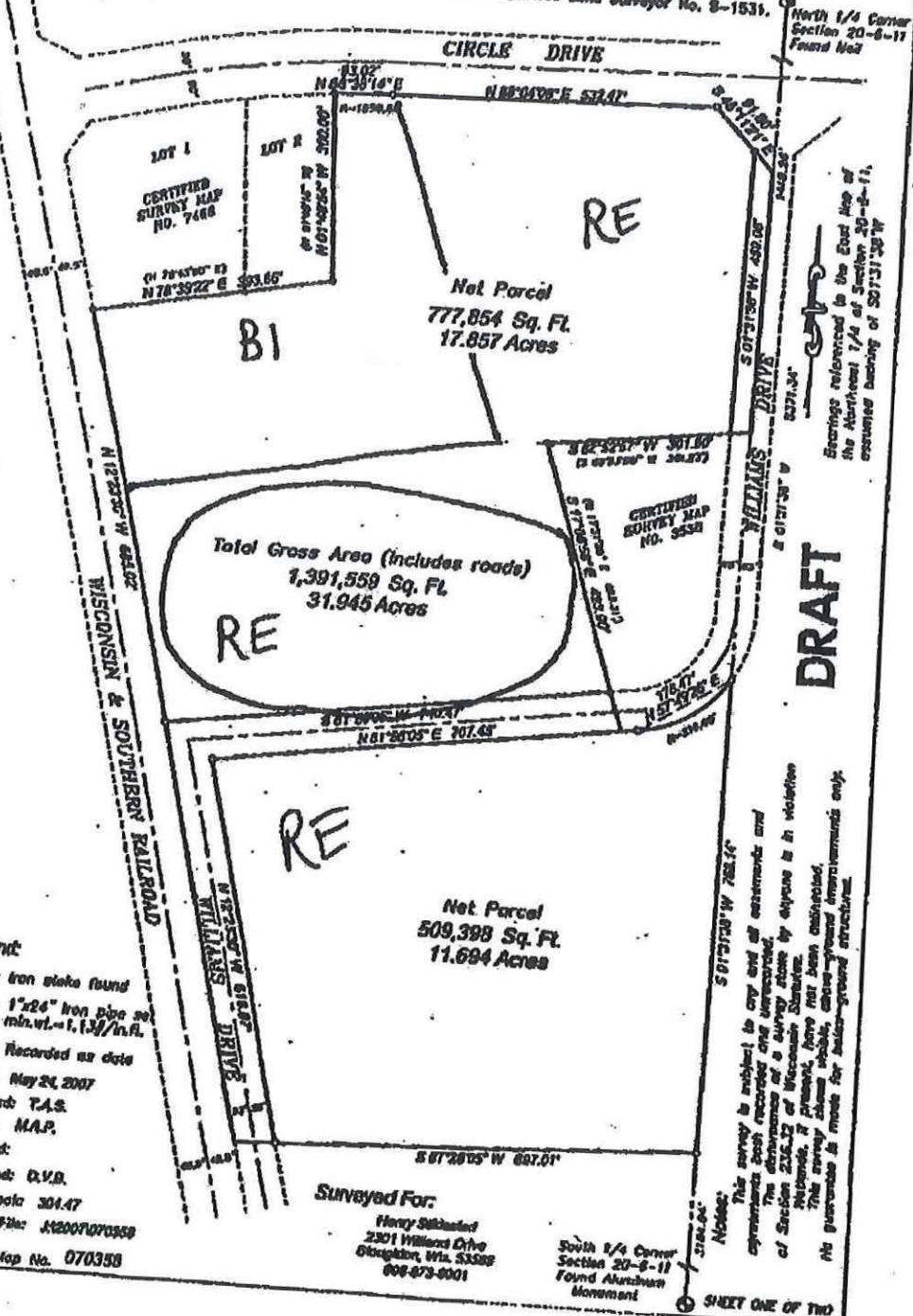
P.O. Box 237  
 1677 N. Bristol Street  
 Sun Prairie, WI. 53580  
 Phone (608) 837-7463  
 Fax (608) 837-1081

**PLAT OF SURVEY**

**SURVEYOR'S CERTIFICATE:**  
 I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Daniel V. Birrenkott  
 Wisconsin Registered Land Surveyor No. 8-1531.

Description:



**DRAFT**

Bearings referenced to the East Map of the Northwest 1/4 of Section 20-8-11, assumed bearing of S 07°31'30" W

**Legend:**

- = iron stake found
- = 1"x24" iron pipe set, min. wt. = 1.137/in. ft.
- ( ) = Recorded as date

Date: May 24, 2007  
 Surveyed: T.A.S.  
 Drawn: M.A.P.  
 Checked:  
 Appraised: D.V.B.  
 Field book: 304.47  
 Comp. File: K12007070358  
 Office Map No. 070358

**Surveyed For:**

Henry Salsched  
 2301 Williams Drive  
 Oshkosh, Wis. 53588  
 608-673-8001

South 1/4 Corner  
 Section 20-8-11  
 Found Monument

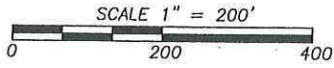
**Notes:**  
 This survey is subject to any and all easements and encroachments both recorded and unrecorded. The dimensions of a survey shown by ellipses is in violation of Section 236.12 of Wisconsin Statutes. This survey shows visible above-ground encroachments only. No guarantee is made for below-ground structures.



# BIRRENKOTT SURVEYING, INC.

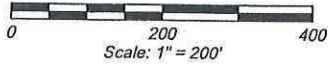
P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

# ZONING MAP



Parcel No.  
046/0611-202-8310-0

Prepared For:  
Aaron Jacob  
3309 County Highway MN  
McFarland, WI 53558  
(608)-576-7409



### Soils

Type II: 45%  
Type III: 25%  
Type IV: 20%  
Type VI: 10%

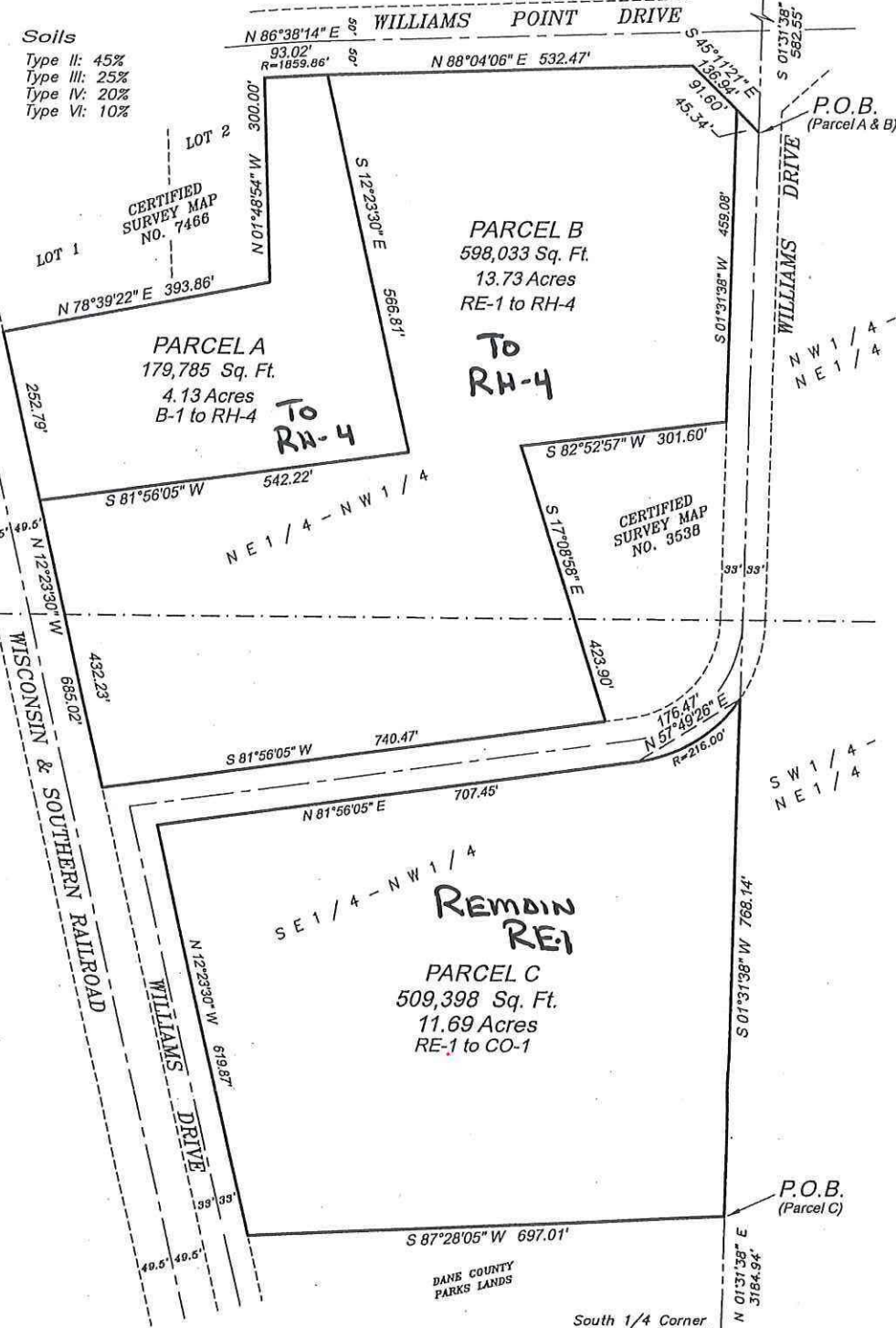
North 1/4 Corner  
Section 20-6-11  
Found Nail

P.O.B.  
(Parcel A & B)

SW 1/4 -  
NE 1/4

P.O.B.  
(Parcel C)

South 1/4 Corner  
Section 20-6-11  
Found Aluminum  
Monument





**BIRRENKOTT  
SURVEYING, INC.**

# ZONING MAP

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

To RH-4

## PARCEL A DESCRIPTION

Part of the Northeast 1/4 of the Northwest 1/4, Section 20, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 20; Thence S01°31'38"W along the East line of said Northwest 1/4, 582.55 feet, Thence N45°11'21"W, 136.94 feet, Thence S88°04'06"W, 532.47 feet to the point of beginning; Thence S12°23'30"E, 566.81 feet, thence S81°56'05"W, 542.22 feet, Thence N12°23'30"W along the Easterly right of way line of Wisconsin & Southern Railroad, 252.79 feet; Thence N78°39'22"E along the South line of Certified Survey Map No. 7466, 393.86, Thence N01°48'54"W along the East line of Certified Survey Map No. 7466, 300.00 feet; Thence along the Southerly right of way of Williams Point Drive along a curve to the right having a radius of 1,859.86 feet and a long chord bearing and distance of N86°38'14"E. 93.02 feet to the point of beginning; Containing 179,785 square feet, or 4.13 acres.

To RH-4

## PARCEL B DESCRIPTION

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4, Section 20, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the North 1/4 Corner of said Section 20; Thence S01°31'38"W along the East line of said Northwest 1/4, 582.55 feet, Thence N45°11'21"W, 45.34 feet to the point of beginning; Thence S01°31'38"W, 459.08 feet to the Northeast corner of Certified Survey Map No. 3538; Thence S82°52'57"W, 301.60 feet, along the North line of said Certified Survey Map; Thence S17°08'58"E, 423.90 feet, along the Westerly line of said Certified Survey Map to a Northerly right of way line of Williams Drive; Thence S81°56'05"E, 740.47 feet, along said Northerly right of way line, Thence N12°23'30"W, 432.23 feet along the Easterly right of way line of Wisconsin & Southern Railroad, Thence N81°56'05"E, 542.22 feet, Thence N12°28'30"W, 566.81 feet, Thence N88°04'06"E, 532.47 feet to the Southerly right of way line of Williams Drive; Thence S45°11'21"E, 136.94 feet to the East line of said Northwest 1/4 of Section 20 and point of beginning; Containing 598,033 square feet, or 13.73 acres.

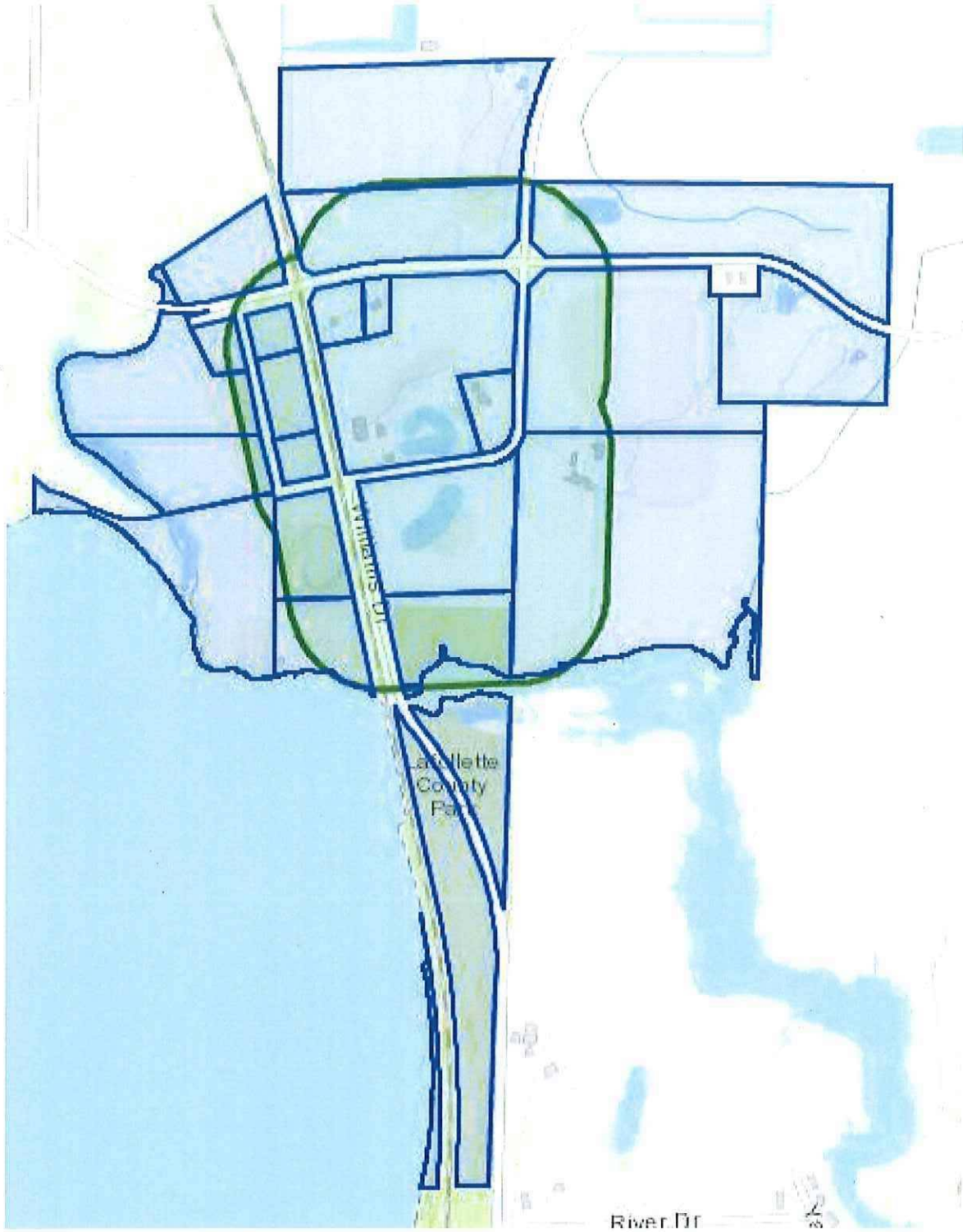
To remain RE-1

## PARCEL C DESCRIPTION

Part of the Southeast 1/4 of the Northwest 1/4, Section 20, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 20; Thence N01°31'38"E, 3,184.94 feet to the point of beginning, Thence S87°28'05"W, 697.01 feet; Thence N12°23'30"W, 619.87 feet along the Easterly right of way of Williams Drive; Thence N81°56'05"E, 707.45 feet along said Southerly right of way line to a point of curvature; Thence continuing along said Southerly right of way line along a curve to the right having a radius of 216.00 feet and a long chord bearing and distance of N57°49'26"E, 176.47 feet to said East line of the Northwest 1/4; Thence S01°31'38"W, 768.14 feet along said East line to the point of beginning. Containing 509,398 square feet, or 11.69 acres.



Rezone 11492



11492

BASE CAMP RESORTS LLC  
2671 CIRCLE DR  
STOUGHTON, WI 53589

WI DNR  
PO BOX 7921  
MADISON, WI 53701

WI DNR  
PO BOX 7921  
MADISON, WI 53701

GERALD A NELSON  
ARDYS A NELSON  
2081 WILLIAMS POINT DR  
STOUGHTON, WI 53589

WI DNR  
PO BOX 7921  
MADISON, WI 53701

MICHAELA M RIDDLE  
2071 WILLIAMS POINT DR  
STOUGHTON, WI 53589

WI DNR  
PO BOX 7921  
MADISON, WI 53701

AARON L JACOB  
3309 COUNTY HIGHWAY MN  
MCFARLAND, WI 53558

WI DNR  
PO BOX 7921  
MADISON, WI 53701

STATE OF WISCONSIN  
PO BOX 7921  
MADISON, WI 53707

DANE COUNTY  
RM 114 210 MARTIN LUTHER KI...  
MADISON, WI 53703

WI DNR  
PO BOX 7921  
MADISON, WI 53701

DANE COUNTY  
RM 114 210 MARTIN LUTHER KI...  
MADISON, WI 53703

WI DNR  
PO BOX 7921  
MADISON, WI 53701

DALE R STIKLESTAD  
SUSAN K STIKLESTAD  
2399 WILLIAMS DR  
STOUGHTON, WI 53589

DALE R STIKLESTAD  
SUSAN K STIKLESTAD  
2399 WILLIAMS DR  
STOUGHTON, WI 53589

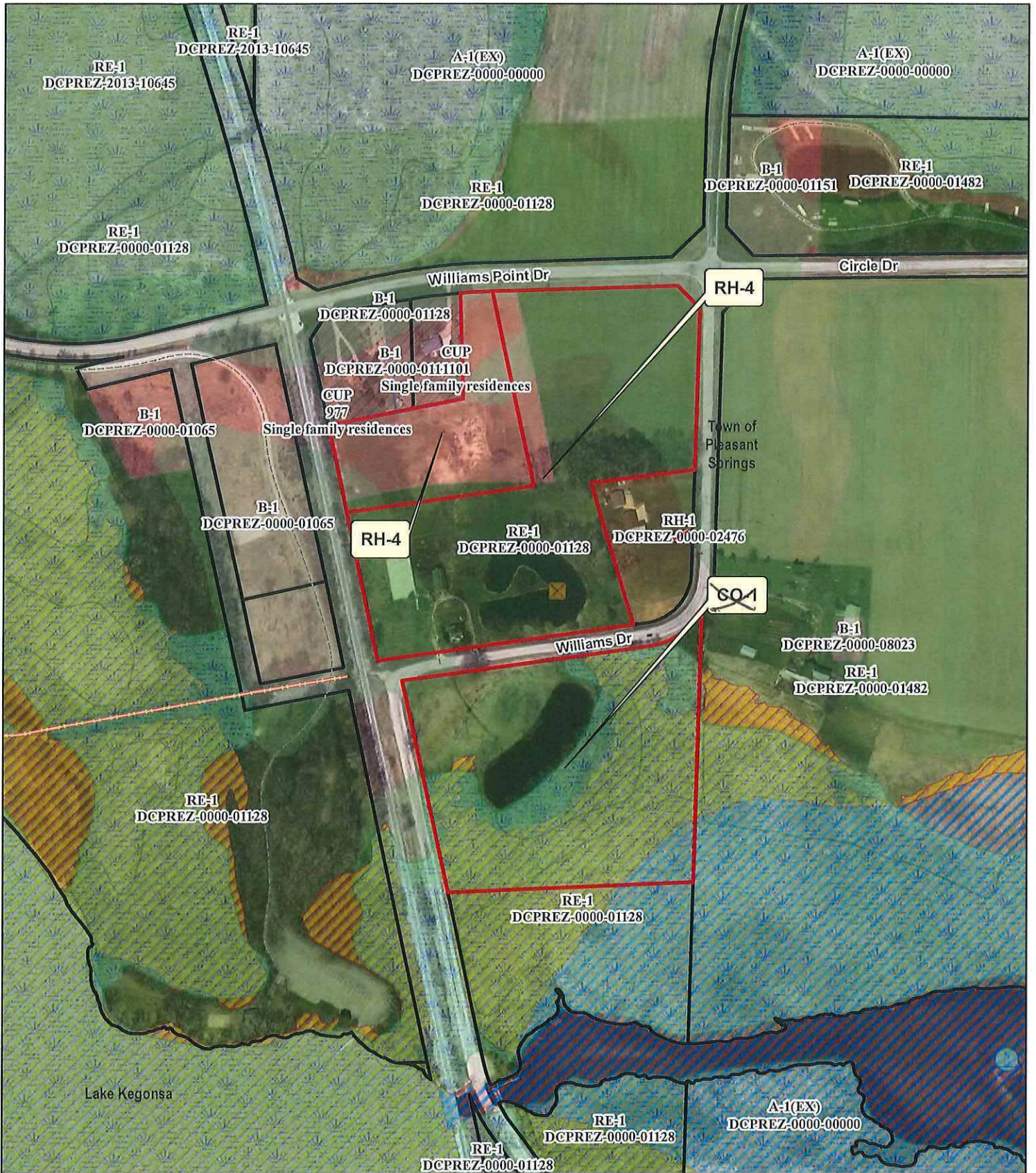
FERN K HOSFELD  
2312 WILLIAMS DR  
STOUGHTON, WI 53589

WI DNR  
PO BOX 7921  
MADISON, WI 53701

Current Owner  
Current Owner  
2323 WILLIAMS DR  
STOUGHTON, WI 53589





FERN K HOSFELD  
2312 WILLIAMS DR  
STOUGHTON, WI 53589

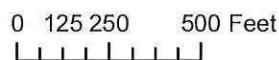
WI DNR  
PO BOX 7921  
MADISON, WI 53701



**Legend**

**Wetland > 2 Acres Significant Soils**

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11492  
AARON L JACOB