

Dane County Rezone & Conditional Use Permit

3-26-19

Application Date	Petition Number
12/20/2018	DCPREZ-2018-11389
Public Hearing Date	C.U.P. Number
03/19/2019	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME GERALD G PLATT	PHONE (with Area Code) (608) 334-4551	AGENT NAME BIRRENKOTT SURVEYING, INC.	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1616 SAND HILL RD		ADDRESS (Number & Street) P. O. BOX 2371677 N. BRISTOL STREET	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS BSTUECK@BIRRENKOTTSURVEYING.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	
1616 SAND HILL ROAD					
TOWNSHIP DUNN	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-323-9000-9					

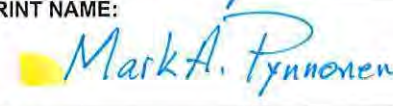

REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

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	2.0		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.0		
A-1Ex Exclusive Ag District	A-4 Agriculture District	34.65		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
---	--	--	---	--

COMMENTS: CREATE A THREE LOT CSM FOR ESTATE PLANNING.

PRINT NAME: 
DATE:  12/20/18



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	<u>Gerald G. Platt and Marlene A. Platt</u>	Agent's Name	<u>Bryan Stueck</u>
Address	<u>1616 Sandhill Road Oregon, WI 53575</u>	Address	<u>P.O. BOX 237 1677 N. Bristol Street Sun Prairie, WI 53590</u>
Phone	<u>(608) 334-4551</u>	Phone	<u>(608) 837-7463</u>
Email	<u></u>	Email	<u>bstueck@birrenkottsurveying.com</u>

Town: Dunn Parcel numbers affected: 028/0910-323-9000-9

Section: 32 Property address or location: 1616 Sandhill Road Oregon, WI 53575

Zoning District change: (To / From / # of acres) /A1-(EX)/ 4.00 acres

Soil classifications of area (percentages) Class I soils: 90 % Class II soils: 10 % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

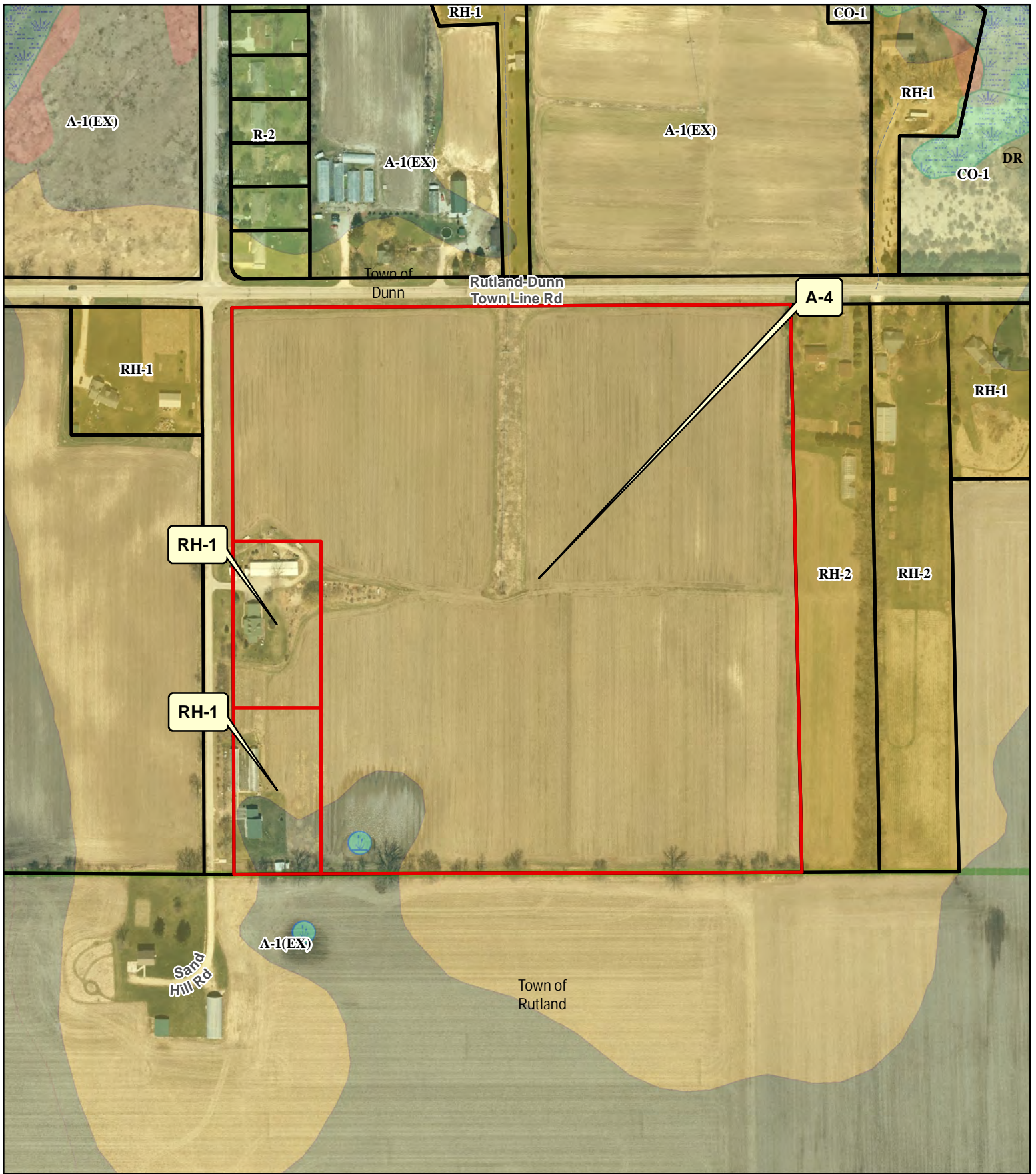
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Create a Three Lot CSM. ESTATE PLANNING.

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

Submitted By: Bryan M. Stueck

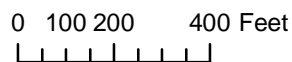
Date: 12/20/2018



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



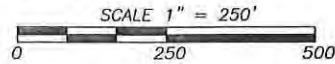
Petition 11389
GERALD G PLATT



**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



Soils:

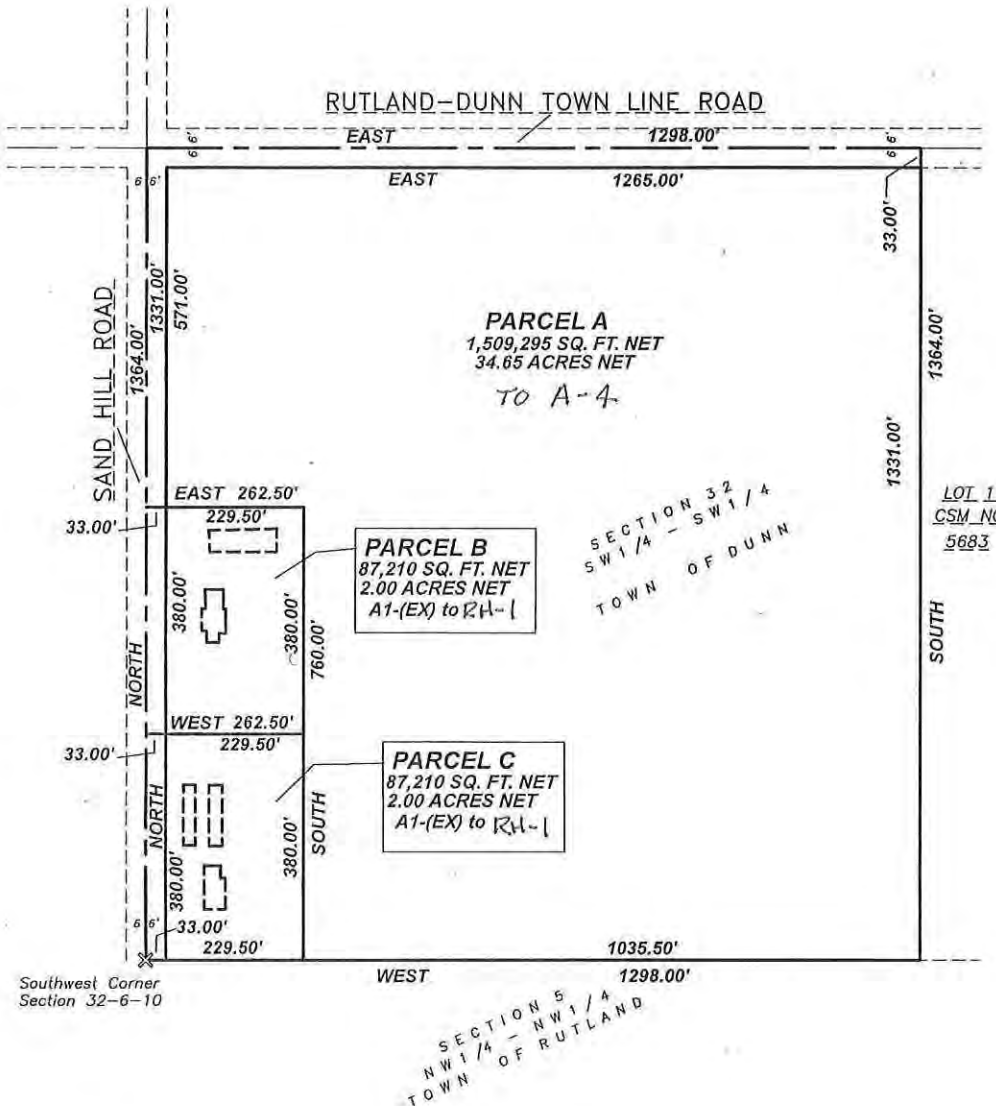
Type I: 90%
Type II: 10%

Parcel No.

028/0610-323-9000-9

Prepared For:

Gerald G. and
Marlene A. Platt
1616 Sand Hill Road
Oregon, WI 53575
(608)-334-4551

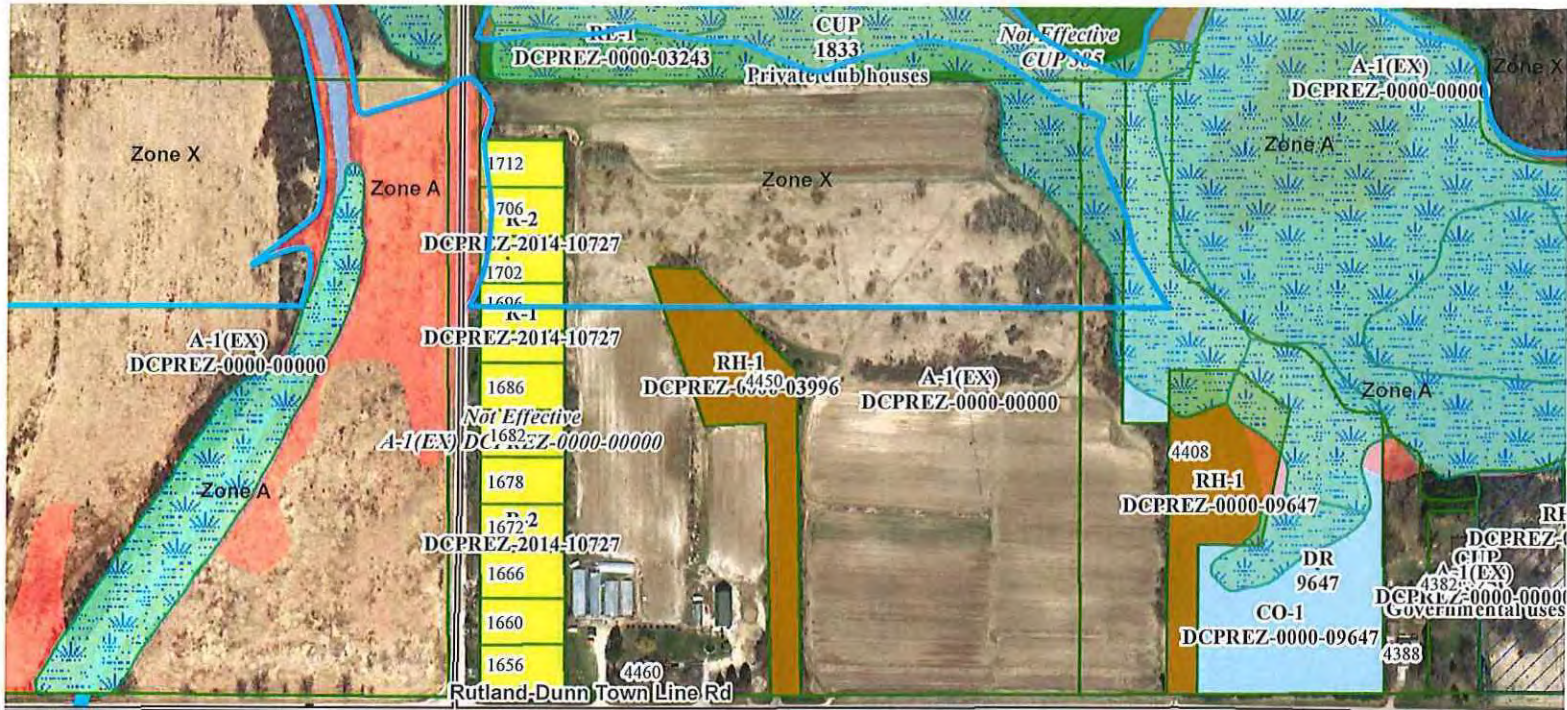


Parcel A Description:



Located in the Southwest 1/4 of the Southwest 1/4 of Section 32, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 32; thence East, 33.00 feet; thence North, 760.00 feet to the point of beginning; thence North, 571.00 feet; thence East, 1265.00 feet; thence South, 1331.00 feet to the South line of said Section 32; thence West 1035.50 feet; thence North, 760.00 feet; thence West 262.50 feet to the point of beginning. Containing 1,509,295 square feet, or 34.65 acres net

Parcel B & C Description:

Located in the Southwest 1/4 of the Southwest 1/4 of Section 32, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 32; thence East, 33.00 feet to the point of beginning; thence North, 760.00 feet; thence East, 229.50 feet; thence South, 760.00 feet to the South line of said Section 32; thence West 229.50 feet to the point of beginning. Containing 174,420 square feet, or 4.00 acres net



Parcel Number - 028/0610-323-9000-9**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DUNN	
State Municipality Code	028	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR10E	32	SW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 32-6-10 SW1/4 SW1/4 EXC CSM 5683 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	GERALD G PLATT	
Current Co-Owner	MARLENE A PLATT	
Primary Address	1616 SAND HILL RD	
Billing Address	1616 SAND HILL RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5 G7	
Assessment Acres	40.000	
Land Value	\$79,200.00	
Improved Value	\$348,200.00	
Total Value	\$427,400.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/25/2018~~ 03:00 PM

Ends: ~~04/25/2018~~ 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/09/2018~~ 05:00 PM

Ends: ~~05/09/2018~~ 07:00 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

Natalie's Garden and Greenhouse 
1616 Sand Hill Rd Rutland Dunn Town Line Rd Sign in

1616 Sand Hill Rd, Oregon, WI 53575 Directions Save

View larger map



Google Map data © 2018 Google

DCiMap Google Map Bing Map

Tax Summary (2018)

More +

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$79,200.00	\$348,200.00	\$427,400.00
Taxes:		\$7,991.34
Lottery Credit(-):		\$193.51
First Dollar Credit(-):		\$79.68
Specials(+):		\$326.34
Amount:		\$8,044.49

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	1401	FIRE-OREGON
OTHER DISTRICT	1401	EMS-OREGON

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/20/1994	2632891	28454	27

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: 0610-323-9000-9

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.



Access Dane is a product of
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Parcel A Description:

Located in the Southwest 1/4 of the Southwest 1/4 of Section 32, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 32; thence East, 33.00 feet; thence North, 760.00 feet to the point of beginning; thence North, 571.00 feet; thence East, 1265.00 feet; thence South, 1331.00 feet to the South line of said Section 32; thence West 1035.50 feet; thence North, 760.00 feet; thence West 262.50 feet to the point of beginning. Containing 1,509,295 square feet, or 34.65 acres net.

Parcel B & C Description:

Located in the Southwest 1/4 of the Southwest 1/4 of Section 32, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the Southwest Corner of said Section 32; thence East, 33.00 feet to the point of beginning; thence North, 760.00 feet; thence East, 229.50 feet; thence South, 760.00 feet to the South line of said Section 32; thence West 229.50 feet to the point of beginning. Containing 174,420 square feet, or 4.00 acres net.

PET 11389

HELMINSKI 2014 FAMILY TR

ROBERT A VETTER
4403 RUTLAND-DUNN TOWN LINE RD
OREGON, WI 53575

JAMESON KRONSER
4411 RUTLAND-DUNN TOWNLINE RD
OREGON, WI 53575

HELMINSKI 2014 FAMILY TR
223 S KENNICOTT AVE
ARLINGTON HEIGHTS, IL 60005

HELMINSKI 2014 FAMILY TR

MATTHEW D DUNN

WI DNR

NATALIE A CLAYTON

Current Owner
1656 SAND HILL RD
OREGON, WI 53575

HELMINSKI 2014 FAMILY TR

JAMES C WEAVER
4491 RUTLAND-DUNN TOWN LINE RD
OREGON, WI 53575

MEREDITH J PAULSON
4421 RUTLAND-DUNN TOWN LINE RD
OREGON, WI 53575

JERRY M, KLAUSER
1660 SAND HILL RD
OREGON, WI 53575

JON P PFLAUM
1666 SAND HILL RD
OREGON, WI 53575

KAREN L BRIDGE
1672 SAND HILL RD
OREGON, WI 53575

Current Owner
1678 SAND HILL RD
OREGON, WI 53575

NATALIE A CLAYTON
4460 RUTLAND-DUNN TOWN LINE RD
OREGON, WI 53575

GREGORY C FRYE
4450 RUTLAND-DUNN TOWN LINE RD
OREGON, WI 53575

JAMES M FAHEY
PO BOX 712
STURGEON BAY, WI 54235

GERALD G PLATT
1616 SAND HILL RD
OREGON, WI 53575

WI DNR

