

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/15/2019	DCPREZ-2019-11404
Public Hearing Date	C.U.P. Number
04/30/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANKY-SCHELSHORN TR	PHONE (with Area Code)	AGENT NAME COMBS & ASSOCIATES, INC	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 261 STATE HIGHWAY 138		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS jpdanky@wisc.edu		E-MAIL ADDRESS jcombs@combssurvey.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	
261 State Highway 138					
TOWNSHIP DUNKIRK	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-312-8000-4					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-8 (Rural Residential, 8 to 16 acres) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.4		
RR-8 (Rural Residential, 8 to 16 acres) District	NR-C (Natural Resource - Conservation) District	6.2		

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 checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/22/2019	DCPREZ-2019-11404
Public Hearing Date	C.U.P. Number
04/30/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME DANKY-SCHELSHORN TR	PHONE (with Area Code)	AGENT NAME COMBS & ASSOCIATES, INC	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 261 STATE HIGHWAY 138		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS jpdanky@wisc.edu		E-MAIL ADDRESS jcombs@combssurvey.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	
261 State Highway 138					
TOWNSHIP DUNKIRK	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-312-8000-4					

REASON FOR REZONE	CUP DESCRIPTION
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SEPARATING EXISTING RESIDENCE FROM FARMLAND	
SEE REVISED	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.4		
A-1Ex Exclusive Ag District	CO-1 Conservancy District	6.2		

C.S.M. REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RJC</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RJC</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RJC</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE: (Owner or Agent)  PRINT NAME: Ronald J. Combs DATE: 1/22/2019
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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>DANKY-SCHELSHORN TR</u>	Agent's Name	<u>Combs & Associates, Inc.</u>
Address	<u>261 State Highway 138., Stoughton, WI 53589</u>	Address	<u>109 W. Milwaukee Street., Janesville, WI 53548</u>
Phone	<u>(608) 239-7587</u>	Phone	<u>(608) 752-0575</u>
Email	<u>jpdanky@wisc.edu</u>	Email	<u>jcombs@combssurvey.com</u>

Town: Dunkirk Parcel numbers affected: 026/0511-312-8000-4

Section: 31 Property address or location: _____

Zoning District change: (To / From / # of acres) Rural Residentail-2.4 Acres Conservation 6.2 Acres from A-1 EX

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

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

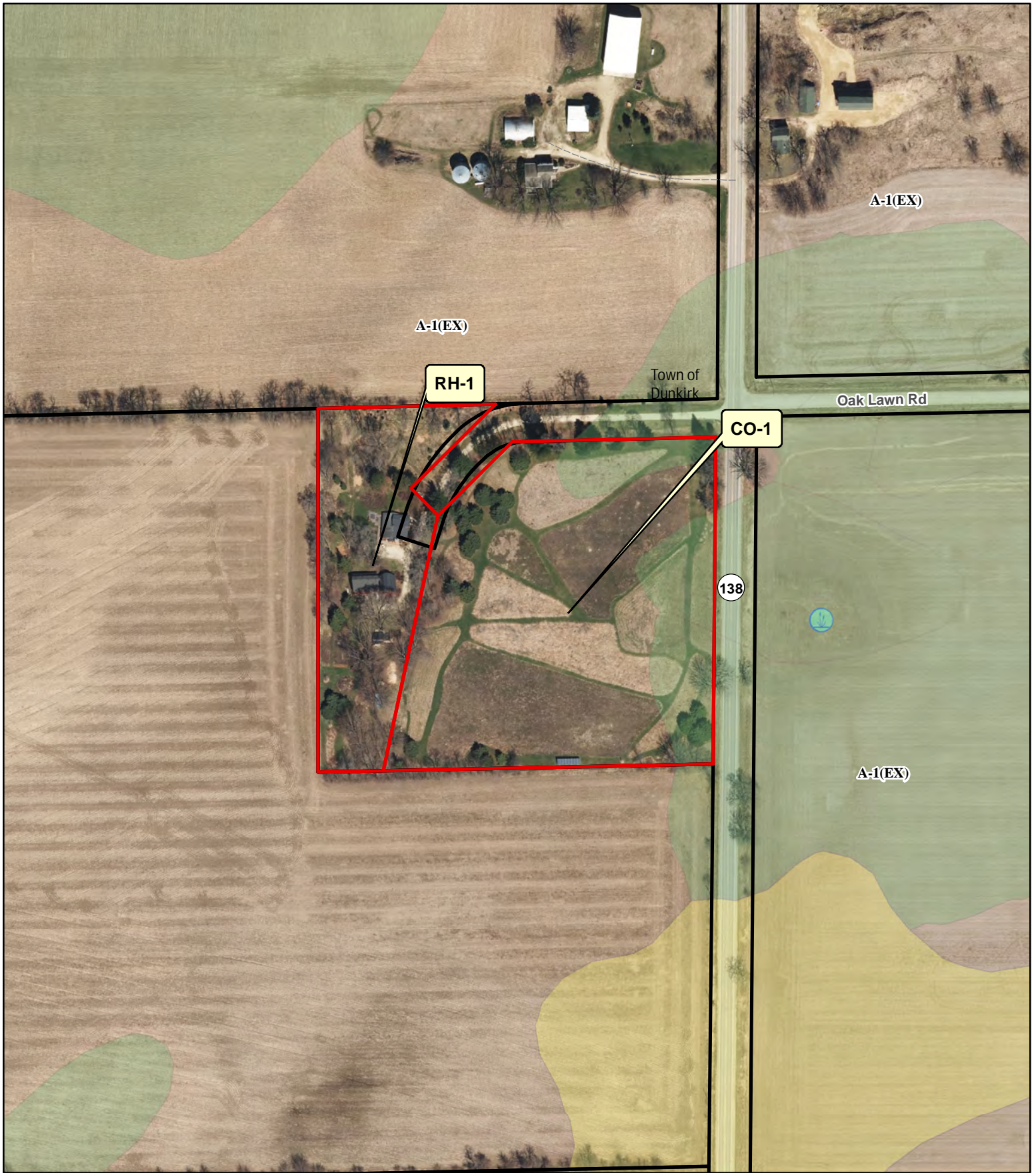
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Lot 1 is existing Home and outbuildings
Lot 2 is a restored Prairie and is being
transferred to Cooksville Historical Preservation.

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





Submitted By: *Ronald J. Combs*

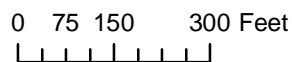
Date: 1/22/2019



Legend

Wetland > 2 Acres Significant Soils

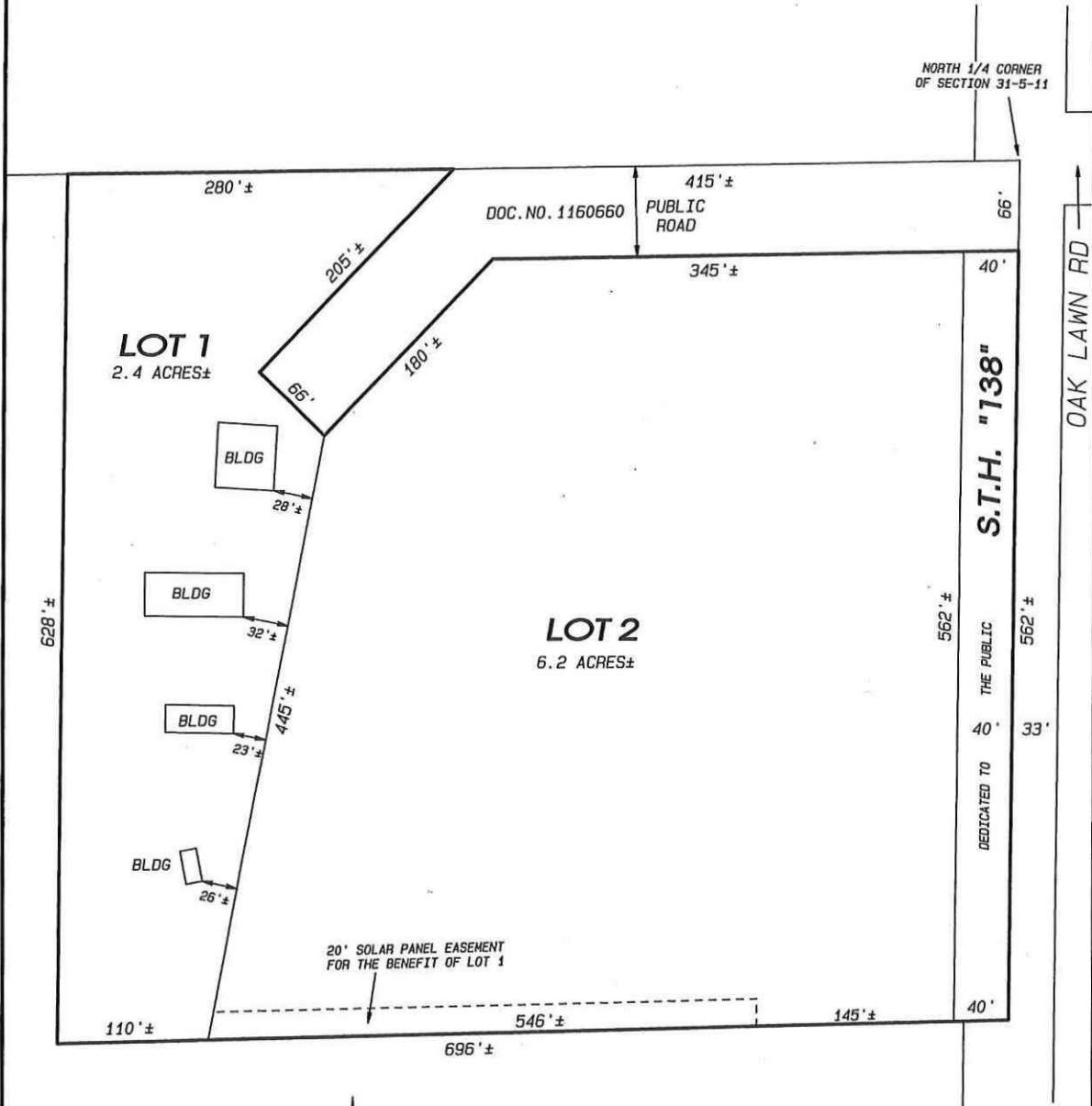
- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



**Petition 11404
DANKY-SCHELSHORN TR**

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, T.5N., R.11E. OF THE 4TH P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.



NORTH 1/4 CORNER
OF SECTION 31-5-11

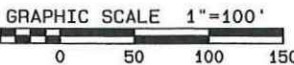
DOC. NO. 1160660
PUBLIC ROAD

OAK LAWN RD

S.T.H. "138"

DEDICATED TO THE PUBLIC

20' SOLAR PANEL EASEMENT
FOR THE BENEFIT OF LOT 1



DATE: JANUARY 18, 2019

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

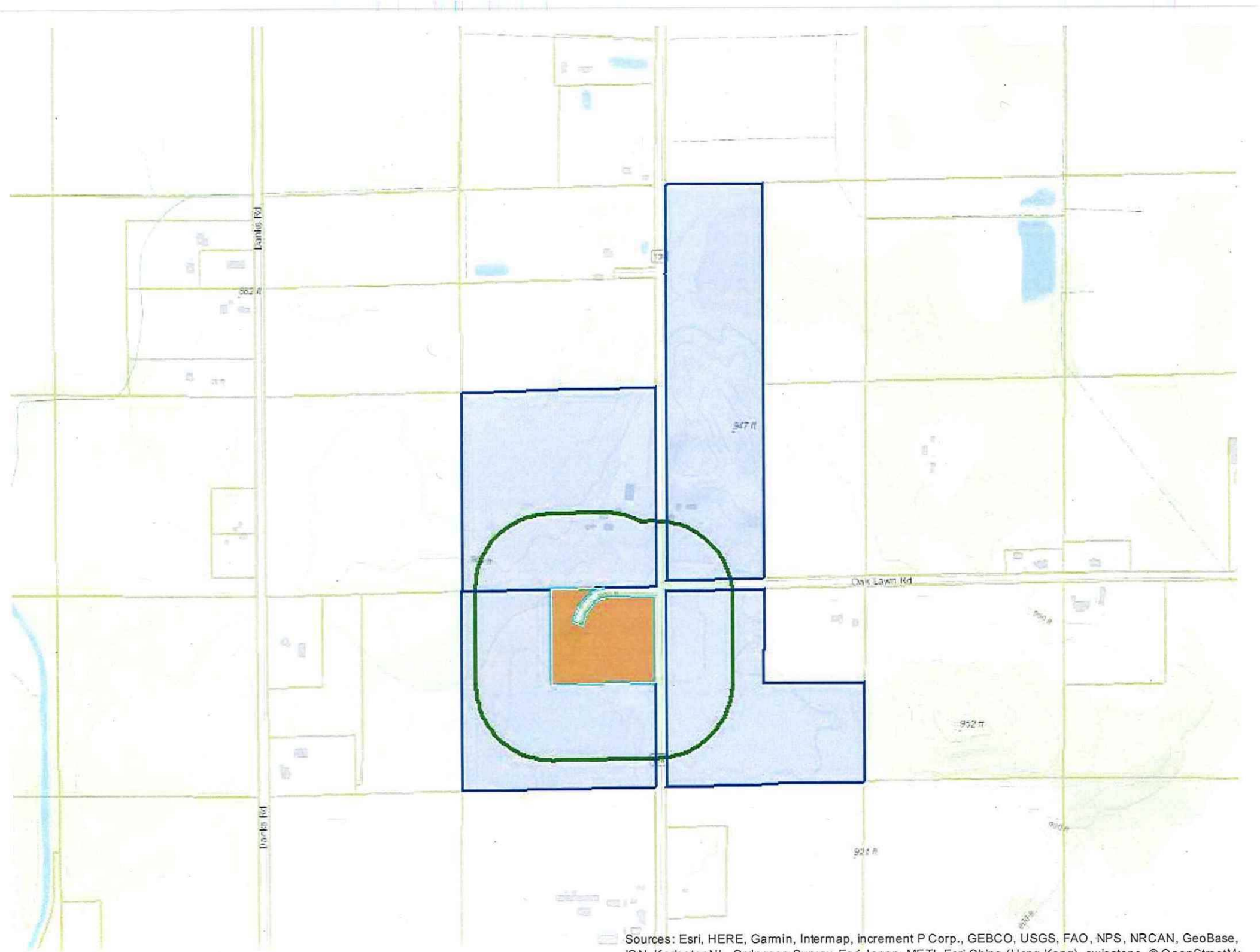
Project No. 119-019 For: DANKY

Combs
& ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 N. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534





- Land Surveying
- Land Planning
- Civil Engineering

DATE: January 18, 2019

TO: James Danky

RE: Description for Rezoning Purposes Only Lot 1

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, T.5N., R.11E., OF THE 4TH P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence Westerly along the North Line of the NW 1/4 of said Section, 415 feet more or less to the place of beginning for the land to be herein described; thence Southwesterly 205 feet more or less; thence Southeasterly 66 feet; thence Southwesterly 445 feet more or less; thence Westerly 110 feet more or less; thence Northerly 628 feet more or less; thence Easterly 280 feet more or less to the place of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 119-019A For: DANKY



- Land Surveying
- Land Planning
- Civil Engineering

DATE: January 18, 2019

TO: James Danky

RE: Description for Rezoning Purposes Only Lot 2

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 31, T.5N., R.11E., OF THE 4TH P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the North 1/4 Corner of said Section; thence Southerly along the North-South Centerline of said Section, 66 feet; thence Westerly 40 feet to the place of beginning for the land to be herein described; thence Southerly 562 feet more or less; thence Westerly 546 feet more or less; thence Northeasterly 445 feet more or less; thence Northeasterly 180 feet more or less; thence Easterly 345 feet to the place of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 119-019B For: DANKY

THAYER EVERY
512 TAYLOR LN
STOUGHTON, WI 53589

DANKY-SCHELSHORN TR
261 STATE HIGHWAY 138
STOUGHTON, WI 53589

FURSETH BROTHERS REAL ESTATE
2157 COUNTY HIGHWAY A
STOUGHTON, WI 53589

JUSTAMERE FARMS INC
155 STATE HIGHWAY 138
STOUGHTON, WI 53589

MAPLE LANE FARMS INC
293 STATE HIGHWAY 138
STOUGHTON, WI 53589