

Dane County Rezone & Conditional Use Permit

8/23/16

Application Date	Petition Number
06/24/2016	DCPREZ-2016-11025
Public Hearing Date	C.U.P. Number
09/27/2016	


OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JULIE MAHNKE	PHONE (with Area Code) (608) 219-7287	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 815 BASS LAKE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS mahnke.julie@gmail.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	
TOWNSHIP RUTLAND	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-241-8550-0					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	11.333		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JM</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JM</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JM</i>	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent)  PRINT NAME: <i>J Julie Mahnke</i> DATE: <i>6-24-2016</i>
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Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/12/2016	DCPREZ-2016-11025
Public Hearing Date	C.U.P. Number
08/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JULIE MAHNKE	PHONE (with Area Code) (608) 219-7287	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 815 BASS LAKE RD		ADDRESS (Number & Street)	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS mahnke.julie@gmail.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	
TOWNSHIP RUTLAND		SECTION 24		TOWNSHIP	
SECTION		SECTION		SECTION	
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-241-8550-0					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
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A-1Ex Exclusive Ag District	RH-3 Rural Homes District	11.333		

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 RLB	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
---	--	--	--	--



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 Julie Mahnke Agent's Name _____
 Address 815 Bass Lake Rd Address _____
 Phone 608 219 7287 Stoughton WI Phone _____
 Email mahnke.julie@gmail.com Email _____
 Town: Rutland Parcel numbers affected: 0510-241-8550-0
0510-134-9191-0 134-9502-0
 Section: 01 3/24 Property address or location: 815 Bass Lake Rd
 Zoning District change: (To / From / # of acres) A-1 Exclusive Agriculture
to RH-3 Rural Homes
 Soil classifications of area (percentages) Class I soils: 20 % Class II soils: 80 % Other: %
SFB2II SFAI KeBII

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:

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

Submitted By: Julie Mahnke

Date: 7-24-2016

Parcel Number - 052/0510-134-9502-0**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 13 SE SE (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 13 (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 13-5-10 SE1/4 SE1/4 EXC CSM 7526, ALSO EXC CSM 11209 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JULIE MAHNKE	
Primary Address	815 BASS LAKE RD	
Billing Address	815 BASS LAKE RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G5	
Assessment Acres	0.500	
Land Value	\$200.00	
Improved Value	\$0.00	
Total Value	\$200.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

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Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/01/2016~~ 06:00 PM

Ends: ~~06/01/2016~~ 08:00 PM

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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
- Google Map
- Bing Map

Tax Summary (2015) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$200.00	\$0.00	\$200.00
Taxes:		\$3.48
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$3.48

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26ST	STOUGHTON FIRE
OTHER DISTRICT	26ST	EMS STOUGHTON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TD	09/03/2004	3964171		

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By Parcel Number: 0510-134-9502-0

By Owner Name: JULIE MAHNKE

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 Madison, WI 53703



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Parcel Number - 052/0510-134-9191-0**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 13 SW SE (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 13 (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 13-5-10 S1/2 SW1/4 SE1/4 EXC CSM 11209 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JULIE MAHNKE	
Current Co-Owner	TIMOTHY W BURNS	
Primary Address	No parcel address available.	
Billing Address	815 BASS LAKE RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4	
Assessment Acres	18.000	
Land Value	\$4,600.00	
Improved Value	\$0.00	
Total Value	\$4,600.00	

Show Valuation Breakout

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Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2015) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$4,500.00	\$0.00	\$4,500.00
Taxes:		\$78.31
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$78.31

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26ST	STOUGHTON FIRE
OTHER DISTRICT	26ST	EMS STOUGHTON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	11/15/2004	3990247		

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By Parcel Number: 0510-134-9191-0

By Owner Name: JULIE MAHNKE

By Owner Name: TIMOTHY W BURNS

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Madison, WI 53703



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Parcel Number - 052/0510-241-8550-0**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 24 NW NE (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 24 (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 24-5-10 NW1/4 NE1/4 EXC CSM 11209 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JULIE MAHNKE	
Current Co-Owner	TIMOTHY W BURNS	
Primary Address	815 BASS LAKE RD	
Billing Address	815 BASS LAKE RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1 G5	
Assessment Acres	40.000	
Land Value	\$362,500.00	
Improved Value	\$377,600.00	
Total Value	\$740,100.00	

[Show Valuation Breakout](#)

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Ends: ~~05/25/2016~~ 07:00 PM

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Zoning

A-1(EX)

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- [Surveyor Map](#)
[DCiMap](#)
[Google Map](#)
[Bing Map](#)

Tax Summary (2015) **More +**

- [E-Statement](#)
[E-Bill](#)
[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$362,500.00	\$377,600.00	\$740,100.00
Taxes:		\$12,880.27
Lottery Credit(-):		\$120.97
First Dollar Credit(-):		\$74.88
Specials(+):		\$8.67
Amount:		\$12,693.09

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26ST	STOUGHTON FIRE
OTHER DISTRICT	26ST	EMS STOUGHTON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	11/15/2004	3990247		

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By Parcel Number: 0510-241-8550-0

By Owner Name: JULIE MAHNKE

By Owner Name: TIMOTHY W BURNS

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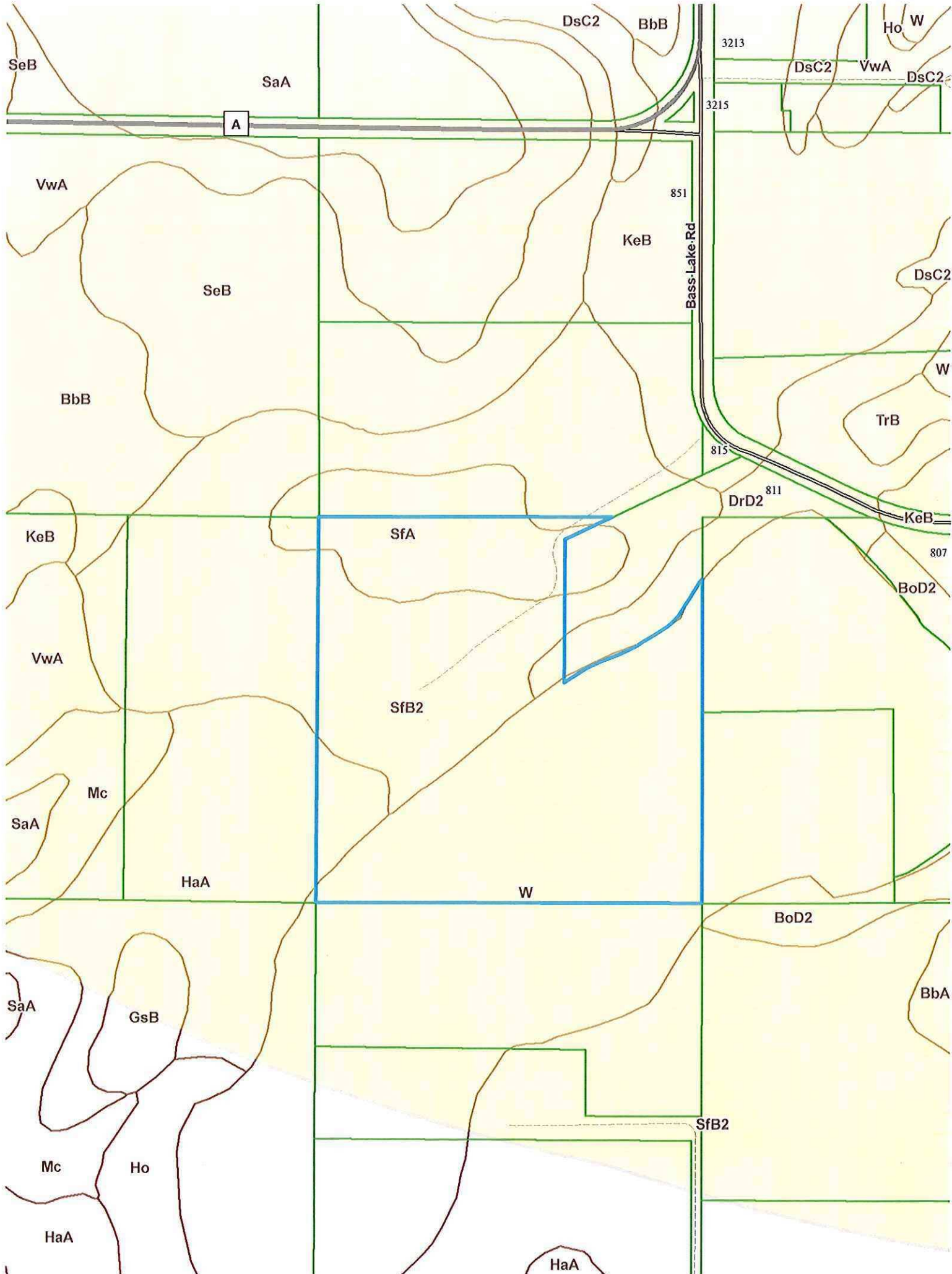
210 Martin Luther King Jr. Blvd

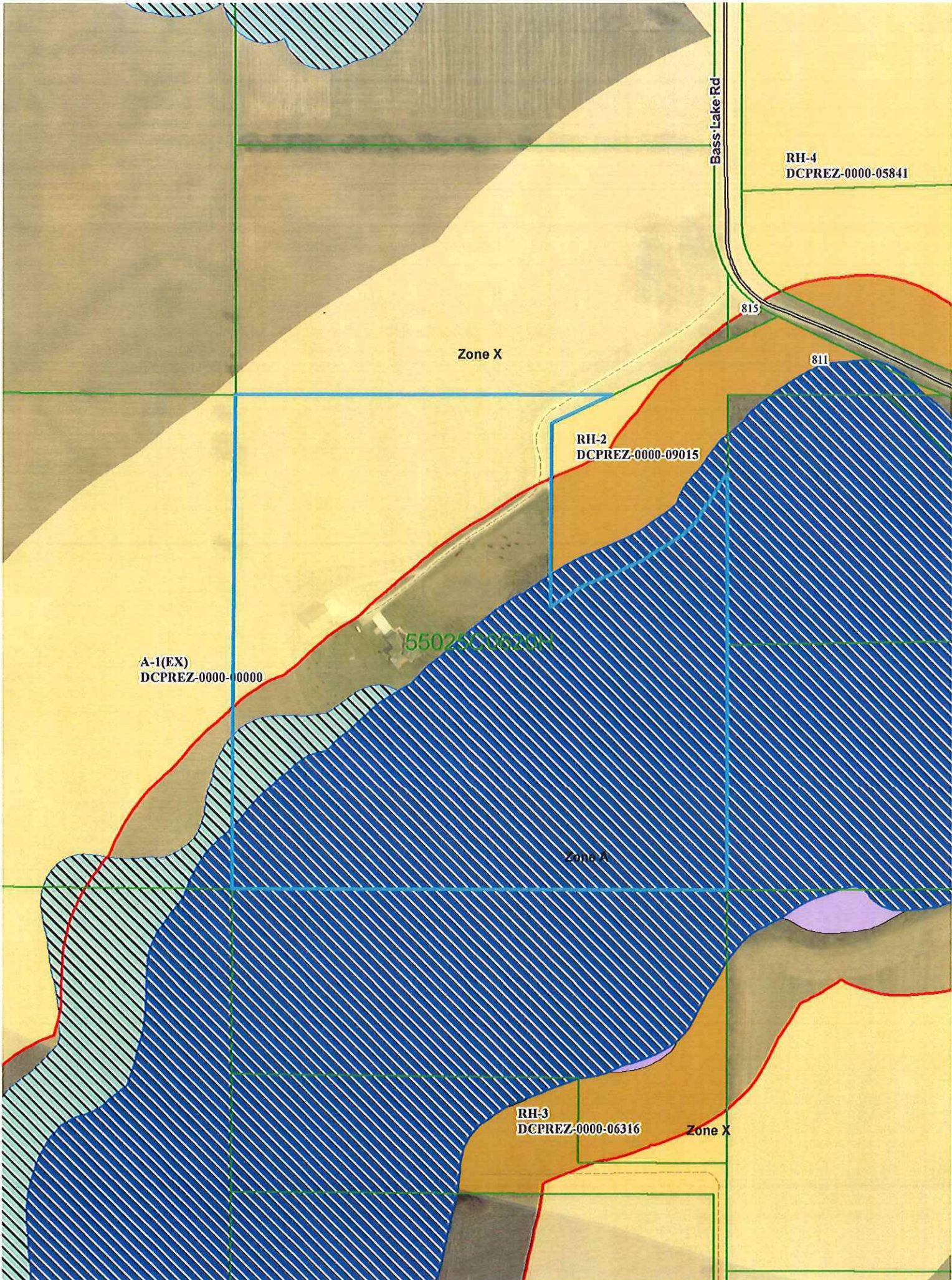
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Madison, WI 53703



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Bass Lake Rd

RH-4
DCPREZ-0000-05841

815

811

Zone X

RH-2
DCPREZ-0000-09015

5502508204

A-1(EX)
DCPREZ-0000-00000

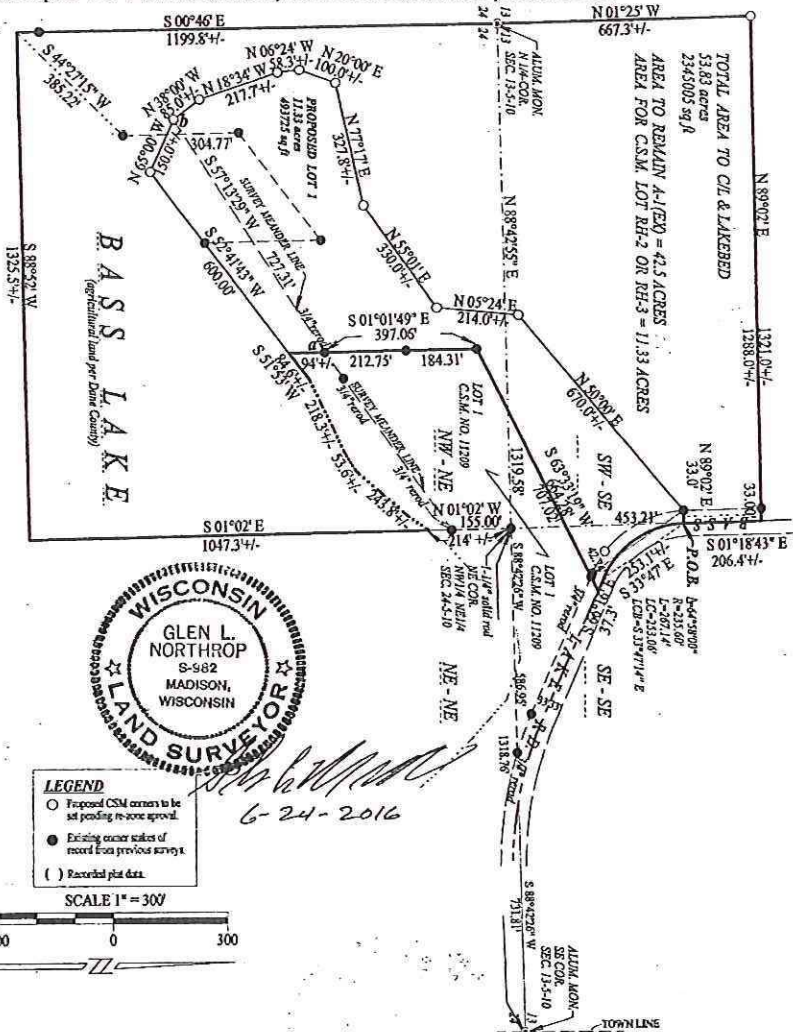
Zone A

RH-3
DCPREZ-0000-06316

Zone X

PRELIMINARY MAP FOR A RE-ZONE APPLICATION TO SEPARATE EXISTING HOUSE FROM FARM LAND LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 13 AND IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, T 5 N, R 10 E, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

- Notes:
 1) Prepared for Julie Mahnke and Timothy W. Burns, 815 Bass Lake Rd., Stoughton, WI 53589, owners of record per QCD, Doc. No. 3990247.
 2) Property address is 815 Bass Lake Rd., Stoughton, WI 53589.
 3) Bearings are referenced to north line of NW 1/4 NE 1/4 Sec. 24-5-10, per C.S.M. No. 11209, bearing N88°42'55"E.
 4) Reference points "a" & "b" hereina are for the survey meander lines called out in the description on Sheet 2 of 2.



ORDER NO. AB 4094-16
 Drafted at ABEX Survey Company
 101 E. Main St. P.O. Box 369
 Cambridge, WI 53523
 608-423-3331

PRELIM. DRG. NO. 4094
 Sheet 1 of 2

PRELIMINARY MAP FOR A RE-ZONE APPLICATION TO SEPARATE EXISTING HOUSE FROM FARM LAND LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 13 AND IN PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, T 5 N, R 10 E, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

DESCRIPTION FOR REZONE APPLICATION FOR CHANGE OF A-1(EX) TO RH-2 AND FOR FUTURE CERTIFIED SURVEY MAP:

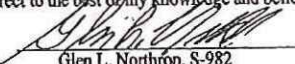
Part of the SW1/4 of the SE1/4 and SE1/4 of the SE1/4, Section 13, together with part of the NW1/4 of the NE1/4 of Section 24, all in T5N, R10E, Town of Rutland, Dane County, Wisconsin, described by metes-and-bounds description as follows:

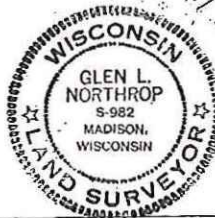
Commencing at the aluminum monument at the SE corner of said Section 13 (NE corner Section 24); thence S88°42'26"W on section line between Sections 13 and 24, 1318.76' to the 1-1/4" dia rod at the NE corner of said NW1/4 of NE1/4 of Section 24; thence N01°18'43"W along the 1/4-1/4 line, 453.21' to a point in the C/L of Bass Lake Road and the POINT OF BEGINNING of this description; thence Southeasterly 267.14' along said C/L of Bass Lake Road along a 235.6' radius curve to the left, concave to the NE and having a chord bearing S33°47'14"E, 253.06'; thence S66°16'E on said C/L, 37.3' to the northerly NE corner of Lot 1 of Certified Survey Map No. 11209; thence S63°33'19"W on north line of said Lot 1, 702.02' to the NW corner of said Lot 1; thence S01°01'49"E along west line of said Lot 1, 397.06' to a 3/4" dia rod at lake shore meander line point "a", 94' more or less from the shore of Bass Lake; thence S52°42'W more or less along said shore, 600.0'; thence N65°00'W, 150' more or less to a meander line point "b" being S57°13'29"W, 727.31' from meander line point "a"; thence from meander line point "b" N38°00'W, 85.0'; thence N18°34'W, 217.7'; thence N06°24'W, 58.3'; thence N20°00'E, 100.0'; thence N77°17'E, 327.8'; thence N55°01'E, 330.0'; thence N05°24'E, 214.0'; thence N50°00'E, 670.0' to a 1" iron pipe at the west right-of-way line of Bass Lake Road; thence N89°02'E, 33' to the POINT OF BEGINNING, containing 11.3 acres to the C/L of Bass Lake Road and to the afore-described meander line "a" to "b" and being subject to a 33' right-of-way for Bass Lake Road along the northerly 33' hereof.

SURVEYOR'S CERTIFICATE

I hereby certify that I have prepared this map and description from a field survey conducted previously by me and under my direction and that this map is a true representation thereof and is correct to the best of my knowledge and belief.

Dated 6-23-2016


Glen L. Northrop, S-982



ORDER NO. AB 4094-16
Drafted at ABEX Survey Company
101 E. Main St. P.O. Box 369
Cambridge, WI 53523
608-423-3331

PRELIM. DRG. NO. 4094
Sheet 2 of 2