

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
02/06/2017	DCPREZ-2017-11111
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RONALD J COTTER	PHONE (with Area Code) (608) 695-8700	AGENT NAME TOM MATSON	PHONE (with Area Code) (608) 695-8700
BILLING ADDRESS (Number & Street) 1494 PLEASANT HILL RD		ADDRESS (Number & Street) 1601 EAST MAIN STREET, PO BOX 333	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS	

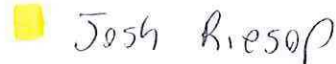

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1494 PLEASANT HILL ROAD					
TOWNSHIP DUNKIRK	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-022-9001-2					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5		

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) 
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COMMENTS: CREATE ONE RESIDENTIAL LOT.

PRINT NAME: 
DATE: 

January 4, 2017

Dane County Zoning & Planning
210 Martin Luther King Jr Blvd #116
Madison, WI 53703

To Whom It May Concern:

The purpose of the requested rezone and land division is to divide a lot for sale from our existing farm for the purpose of re-sale. I have authorized WI Mapping to make the application on our behalf.

Regards,



Ronald J. Cotter
1494 Pleasant Hill Road
Stoughton, WI 53589

RECEIVED

JAN 6 2017

DANE COUNTY PLANNING & DEVELOPMENT



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 <u>Ronald & Frances Cotter</u>	Agent's Name <u>Tom Matson</u>
Address <u>1494 Pleasant Hill Rd</u> <u>Stoughton, WI. 53589</u>	Address <u>1601 East Main Street, PO Box 333</u> <u>Stoughton, WI. 53589</u>
Phone <u>608-695-8700</u>	Phone <u>(608) 695-8700</u>
Email _____	Email <u>tmatson@matsonhomes.com</u>

Town: Dunkirk Parcel numbers affected: 026/0511-022-9001-2

Section: 02 Property address or location: 1494 Pleasant Hill Rd, Stoughton, WI. 53589

Zoning District change: (To / From / # of acres) Alex to Rh2, 5.0 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 65 % Other: 35 %

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:

New Building site

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

Submitted By: [Signature]

Date: 2/6/17

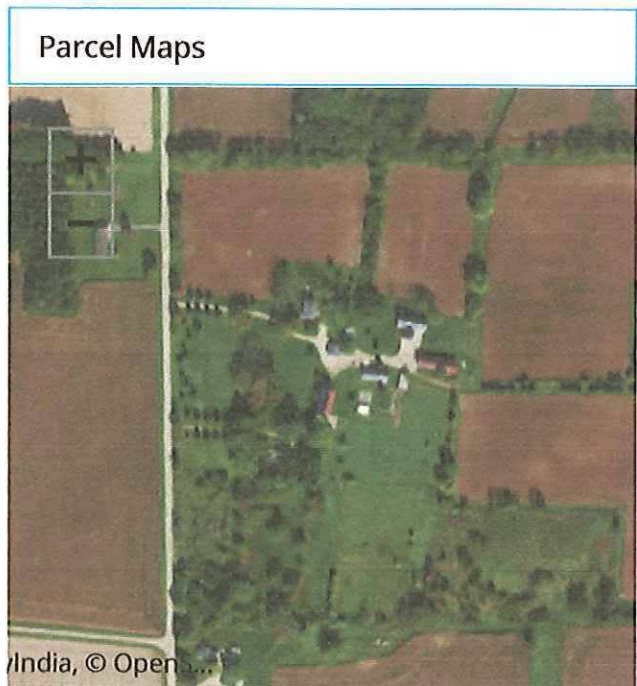
Parcel Number -
026/0511-022-9001-2

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 2-5-11 SW1/4NW1/4 EXC COM AT W1/4 CO...	
Owner Names	RONALD J COTTER  FRANCES M COTTER 	
Primary Address	1494 PLEASANT HILL RD	
Billing Address	1494 PLEASANT HILL RD STOUGHTON WI 53589	



DCiMap

Google Map

Bing Map

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4 G5 G7	
Assessment Acres	39.200	
Land Value	\$82,400.00	
Improved Value	\$252,500.00	
Total Value	\$334,900.00	

Tax Summary (2015)		More +
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E-Statement

E-Bill

E-Receipt


Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$82,500.00	\$252,500.00	\$335,000.00
Taxes:		\$5,416.57
Lottery Credit(-):		\$120.97
First Dollar Credit(-):		\$74.88
Specials(+):		\$188.67
Amount:		\$5,409.39

Show Valuation Breakout

<p>Open Book</p> <p>Open Book dates have passed for the year</p> <p>Starts: 04/18/2016 ~01:00 PM</p> <p>Ends: 04/18/2016 ~03:00 PM</p>	<p>Board Of Review</p> <p>Board of Review dates have passed for the year</p> <p>Starts: 05/09/2016 ~02:00 PM</p> <p>Ends: 05/09/2016 ~04:00 PM</p>
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District Information

Parcel Number - 026/0511-022-9001-2**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 2-5-11 SW1/4NW1/4 EXC COM AT W1/4 CO...	
Owner Names	RONALD J COTTER FRANCES M COTTER	
Primary Address	1494 PLEASANT HILL RD	
Billing Address	1494 PLEASANT HILL RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4 G5 G7	
Assessment Acres	39.200	
Land Value	\$82,400.00	
Improved Value	\$252,500.00	
Total Value	\$334,900.00	

[Show Valuation Breakout](#)[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



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$82,400.00	\$252,500.00	\$334,900.00
Taxes:		\$5,463.59
Lottery Credit(-):		\$142.16
First Dollar Credit(-):		\$75.59
Specials(+):		\$185.07
Amount:		\$5,430.91

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	08/22/1997	2844916		

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: 0511-022-9001-2

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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1540

1511

1494

1482

1453

1452

1450

Pleasant Hill Rd

Schroeder Ln

2746 X

Preliminary Certified Survey Map

Part of the SW 1/4 of the NW 1/4 of Section 2, T.5N., R.11E.,
Town of Dunkirk, Dane County, Wisconsin

Prepared for:
Ronald & Frances Cotter
1494 Pleasant Hill Rd.
Stoughton, WI. 53589

unplatted
parcel # 026/0511-022-9201-0

PLEASANT
HILL
ROAD

CSM #15981

PLEASANT
HILL
ROAD

N00°52'55"W

449'

33'

33'

S85°56'10"E

516'

Lot 1
5.0 acres
217,800 sq. ft.

Part of the SW 1/4 of the NW 1/4 of Section 2, T.5N., R.11E.,
Town of Dunkirk, Dane County, Wisconsin

Beginning at the West 1/4 Corner of Section 2; thence
N00°52'55"W, 449 feet; thence S85°56'10"E, 516 feet; thence
S00°52'55"E, 399 feet; thence S88°30'52"W, 514 feet to the
point of beginning; The above described containing 5.0 acres or
217,800 square feet, subject to right of way for Pleasant Hill
Road.

West 1/4 Corner
Section 2

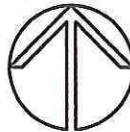
S00°52'55"E

399'

S88°30'52"W

514'

Referred to the Dane
County Coordinate
System.



Scale 1" = 100'

0 40 80 160

Wisconsin Mapping, LLC

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

Dwg. No. 4945-16 Date 11/15/2016
Sheet 1 of 1