

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/12/2018	DCPREZ-2018-11318
Public Hearing Date	C.U.P. Number
08/28/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEON G WAGNER	PHONE (with Area Code)	AGENT NAME ROBERT LANGE	PHONE (with Area Code) (608) 290-1000
BILLING ADDRESS (Number & Street) 2072 WILLIAMS DR		ADDRESS (Number & Street) 1788 OAKVIEW DRIVE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS robertjlange@att.net	

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	
1848 County Hwy 51					
TOWNSHIP DUNN	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-253-9791-8					

REASON FOR REZONE			CUP DESCRIPTION	
REMOVAL OF DEED RESTRICTION PROHIBITING LAND DIVISION TO ALLOW ONE ADDITIONAL RESIDENTIAL LOT.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-3 Residence District	R-1A Residence District	2.7		

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: CREATING ONE ADDITIONAL RESIDENTIAL LOT.

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/18/2018	DCPREZ-2018-11318
Public Hearing Date	C.U.P. Number
08/28/2018	

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OWNER NAME LEON G WAGNER	PHONE (with Area Code)	AGENT NAME ROBERT LANGE	PHONE (with Area Code) ((608) 290-1000
BILLING ADDRESS (Number & Street) 2072 WILLIAMS DR		ADDRESS (Number & Street) 1788 OAKVIEW DRIVE	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS robertjlange@att.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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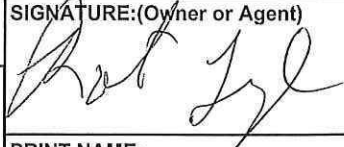
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1848 County Hwy 51					
TOWNSHIP DUNN	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-253-9791-8					

REASON FOR REZONE	CUP DESCRIPTION
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REMOVAL OF DEED RESTRICTION PROHIBITING LAND DIVISION OF PROPERTY	
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SEE REVISED

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-3 Residence District	R-3 Residence District	2.7		

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 RWL1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
Robert Lange

DATE:
7/18/18



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:

- 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 Leon Wagner Agent's Name Robert Lange
Address 2077 Williams Dr Address 1788 Oakview Dr
Phone Phone 608 220-1000
Email Email RobertJLange@Att.net

Town: Dunn Parcel numbers affected: 028/0610-253-9791-8
Section: 25 Property address or location: 1848 HWY 51 Stoughton

Zoning District change: (To / From / # of acres)
R-3 Deed Restricted to R-1A no restrictions (2.7 ac)

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:

Remove deed restriction prohibiting division from previous petition 10800 to allow one additional residential parcel. R-1A zoning is requested for the property. A shared driveway is proposed to serve both lots.

LEGAL DESCRIPTION 1st of CSM 5873

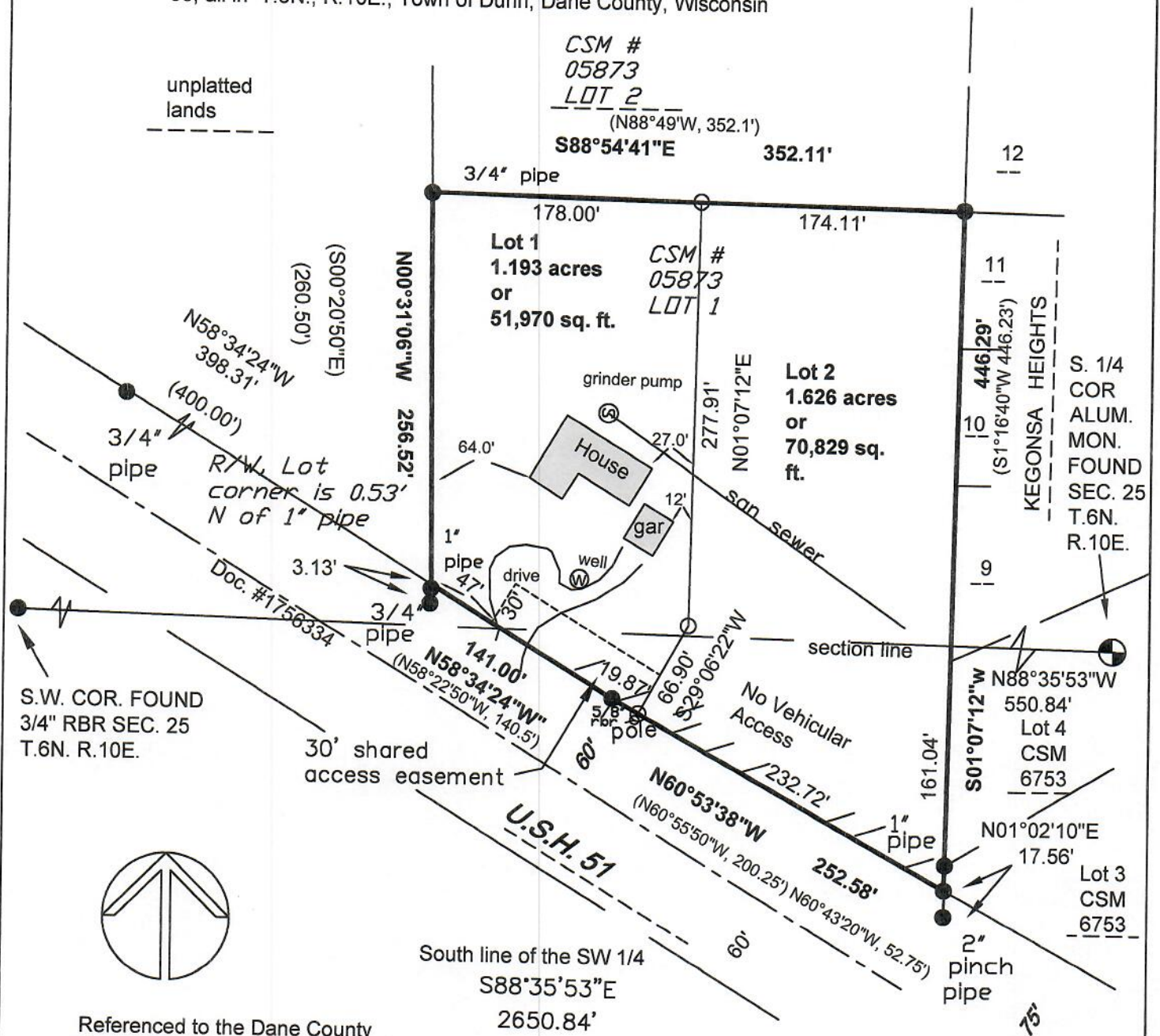
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Robert Lange

Date: 7/18/18

Certified Survey Map

Lot 1, Dane County Certified Survey Map number 5873, being located in part of Government Lot 1, being part of the Fractional SW 1/4 of Section 25, and part of the NE 1/4 of the NW 1/4 of Section 36, all in T.6N., R.10E., Town of Dunn, Dane County, Wisconsin



S.W. COR. FOUND
3/4" RBR SEC. 25
T.6N. R.10E.



Referenced to the Dane County
Coordinate System, with the South
line of the SW 1/4 of Section 25
bearing N88°35'53"W

Notes

- 1) "Refer to building site information contained in the Dane County Soil Survey."
- 2) Prepared for Robert Lange, 1788 Oakview Drive, Stoughton, Wi. 53589
- 3) Property address is 1848 US Highway 51, Stoughton, Wi.

- Legend**
- = 1" diameter iron pipe found, unless otherwise noted
 - = 3/4" diameter by 18" long rebar set, 1.50 pounds per lineal foot
 - () = when different, parentheses indicate recorded as values.

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

Dwg. No. 5176-18 Date 7/5/2018
Sheet 1 of 3
Document No. _____
C.S.M. No. _____ V. _____ P. _____

Certified Survey Map

Owner's Certificate

As owner, I hereby certify that I have caused the land described on this certified survey to be surveyed, divided, and mapped as represented on this certified survey map. I also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Leon G. Wagner.

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 2018, the above named owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires _____.

Consent of Mortgage Holder

_____, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Leon G. Wagner, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its Authorized Officer, at _____, Wisconsin on this _____ day of _____, 20____.

(name, title)

STATE OF WISCONSIN)
COUNTY OF DANE)ss.

Personally came before me this ____ day of _____, 20____, the above named officer to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin
my commission expires _____.

Wisconsin Mapping, LLC

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

Dwg. No. 5176-18 Date 7/5/2018

Sheet 2 of 3

Document No. _____

C. S. M. No. _____ V. _____ P. _____

Certified Survey Map

Surveyor's Certificate

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of Robert Lange, I have surveyed, divided, mapped and monumented the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Lot 1, Dane County Certified Survey Map number 5873, being located in part of Government Lot 1, being part of the Fractional SW 1/4 of Section 25, and part of the NE 1/4 of the NW 1/4 of Section 36, all in T.6N., R.10E., Town of Dunn, Dane County, Wisconsin, containing 2.819 acres, or 122,799 square feet.

David C. Riesop S-1551

City of Stoughton Approval (extraterritorial)

This Certified Survey Map was approved for recording per City of Stoughton action of _____, 2018.

City Clerk

Township Approval

I hereby certify that this Certified Survey Map was approved by the Town of Dunn on _____, 2018.

Town Clerk

County Approval

Approved for recording per Dane County Zoning and Land Regulation Committee action of _____.

Daniel Everson, Authorized Representative

Register of Deeds Certificate

Received for recording this ____ day of _____, 2018 at _____ o'clock ____ M. and recorded in Volume _____ of Certified Surveys, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

Wisconsin Mapping, LLC

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

Dwg. No. 5176-18 Date 7/5/2018
Sheet 3 of 3
Document No. _____
C. S. M. No. _____ V. _____ P. _____

JOSEPH KOSHOLLEK
JILLIAN KOSHOLLEK
1853 BJOIN DR
STOUGHTON WI 53589

STEVEN K STURDEVANT
3303 QUAM DR
STOUGHTON WI 53589

VAAGE PELLMANN FAMILY IRREV TR
3315 BROOKLYN DR
STOUGHTON WI 53589

LADON A PRECHEL
PATRICIA PRECHEL
1863 BJOIN RD
STOUGHTON WI 53589

CHRISTOPHER W HOWELL
ROBERTA F HOWELL
3312 BROOKLYN DR
STOUGHTON WI 53589

ROBERT W BLINT
3290 BROOKLYN DR
STOUGHTON WI 53589

JOSEPH R MYZKOWSKI
JOAN M MYZKOWSKI
1857 BJOIN DR
STOUGHTON WI 53589

BRUCE F HAAG II
3305 BROOKLYN DR
STOUGHTON WI 53589

WILSON REV TR ROBERT & LINDA
1856 BJOIN DR
STOUGHTON WI 53589

SVILOW REV LIVING TR BETSY B
1877 BJOIN DR
STOUGHTON WI 53589

WILSON REV TR ROBERT & LINDA
1856 BJOIN DR
STOUGHTON WI 53589

GEORGE ROTAR
DEANNE ECCLES-ROTAR
3220 AALSETH LN
STOUGHTON WI 53589

CHRISTOPHER W HOWELL
ROBERTA F HOWELL
3312 BROOKLYN DR
STOUGHTON WI 53589

LEROY A HOERITZ
CAROL A HOERITZ
1859 S QUAM DR
STOUGHTON WI 53589

JUSTIN TIMM
NICOLE TIMM
3327 QUAM DR
STOUGHTON WI 53589

CHRISTOPHER W HOWELL
ROBERTA F HOWELL
3312 BROOKLYN DR
STOUGHTON WI 53589

LEROY A HOERITZ
CAROL A HOERITZ
1859 S QUAM DR
STOUGHTON WI 53589

MICHAEL A PETERSEN
THERESA R PETERSEN
1869 BJOIN DR
STOUGHTON WI 53589

POINTER PROPERTIES LLC
17010 WINFIELD RD
BRISTOL WI 53104

BRENDA D MILBRATH
1861 S QUAM DR
STOUGHTON WI 53589

LEON G WAGNER
2072 WILLIAMS DR
STOUGHTON WI 53589

TED VALENZA
HELEN M VALENZA
3324 QUAM DR
STOUGHTON WI 53589

GOOD SHEPHERD BY THE LAKE LUTHERAN CHURCH
1860 US HIGHWAY 51
STOUGHTON WI 53589

RANDY A MALCOOK
3335 QUAM DR
STOUGHTON WI 53589

TED VALENZA
HELEN M VALENZA
3324 QUAM DR
STOUGHTON WI 53589

DANA L SPERLOEN
WENDY K SPERLOEN
1867 US HIGHWAY 51
STOUGHTON WI 53589

MICHAEL A PETERSEN
THERESA R PETERSEN
1869 BJOIN DR
STOUGHTON WI 53589

CHRISTOPHER W HOWELL
ROBERTA F HOWELL
3312 BROOKLYN DR
STOUGHTON WI 53589

VAAGE PELLMANN FAMILY IRREV TR
3315 BROOKLYN DR
STOUGHTON WI 53589

MARTEL MORELAND
CARINA SAUNDERS
1835 BJOIN DR
STOUGHTON WI 53589

TERRANCE E VOSBERG
IDA E VOSBERG
1837 BJOIN DR
STOUGHTON WI 53589

JOHN D ZEIMET
DAWN M ZEIMET
1843 BJOIN DR
STOUGHTON WI 53589

RYAN D WILSON
1841 BJOIN DR
STOUGHTON WI 53589

BRIAN E LIND
DIANA SUE LIND
1846 BJOIN DR
STOUGHTON WI 53589

SCOTT H VANLARE
TERESA M VANLARE
1845 BJOIN DR
STOUGHTON WI 53589

BRIAN E LIND
DIANA SUE LIND
1846 BJOIN DR
STOUGHTON WI 53589

JACQUELINE F VEJVODA
1840 BJOIN DR
STOUGHTON WI 53589

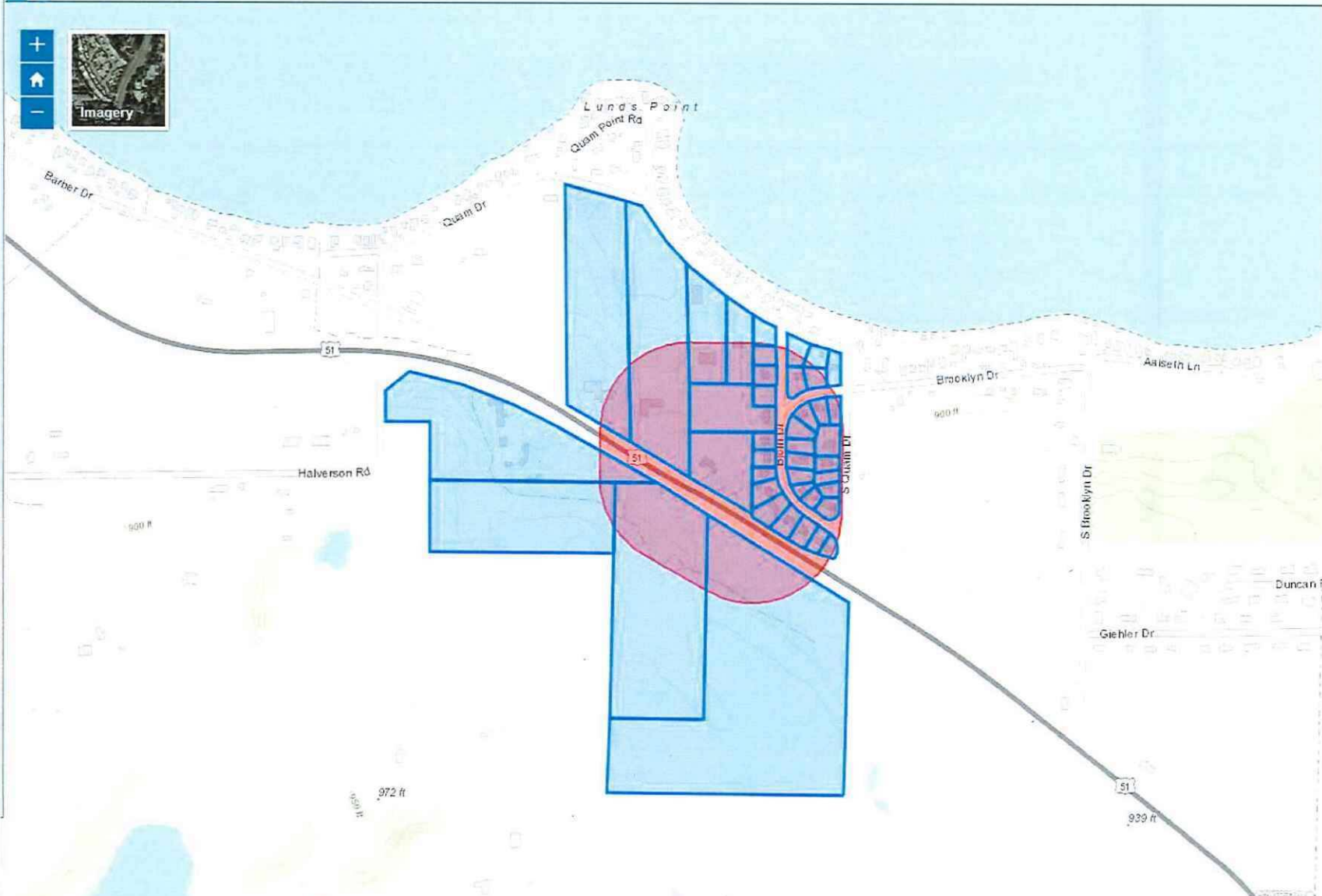
LARRY A SWALHEIM
DOROTHY R SWALHEIM
1843 S QUAM DR
STOUGHTON WI 53589

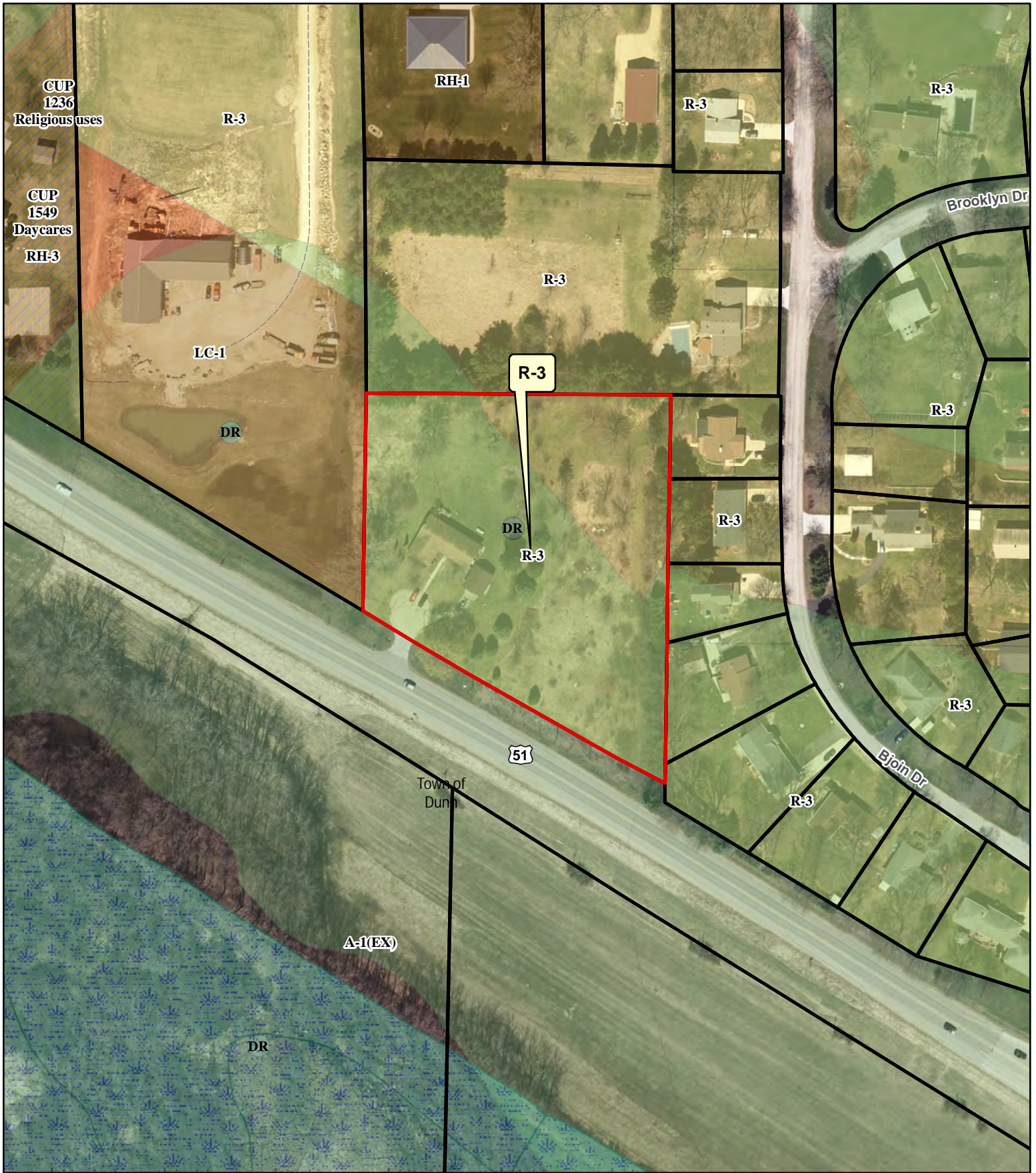
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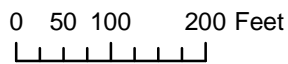
MARTEL MORELAND
CARINA SAUNDERS
1835 BJOIN DR
STOUGHTON WI 53589





Legend

- Wetland
- Floodplain
- Significant Soils**
- Class 1
- Class 2



Petition 11318
LEON G WAGNER