

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/10/2014	DCPREZ-2014-10792
Public Hearing Date	C.U.P. Number
01/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VIKE INVESTMENT GROUP LLC	PHONE (with Area Code) (608) 209-1279	AGENT NAME □	PHONE (with Area Code) (608) 209-1279
BILLING ADDRESS (Number & Street) 606 CENTER ST		ADDRESS (Number & Street) 606 CENTER ST	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) DEERFIELD, WI 53531	
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	
east of 3418 Old Stage Rd.					
TOWNSHIP RUTLAND	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-362-9000-4		0510-362-9501-8			

REASON FOR REZONE	CUP DESCRIPTION
CREATING 4 RESIDENTIAL LOTS.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	8.0		

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 type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent)
				PRINT NAME:
				DATE:

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/18/2014	DCPREZ-2014-10792
Public Hearing Date	C.U.P. Number

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OWNER NAME VIKE INVESTMENT GROUP LLC	PHONE (with Area Code) (608) 209-1279	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code) (608) 209-1279
BILLING ADDRESS (Number & Street) 606 CENTER ST		ADDRESS (Number & Street) 606 CENTER ST	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip) DEERFIELD, WI 53531	
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PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-362-9000-4		0510-362-9501-8			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS FOUR				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) <i>X Teresa Vike-Kelly</i>
Applicant Initials <i>X TVK</i>	Applicant Initials _____	Applicant Initials _____		PRINT NAME: <i>X Teresa Vike-Kelly</i>
				DATE: <i>X 11-18-14</i>

Petition # 10792

Public Hearing Date 01/27/14

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

1. Zoning District fits the proposed land use? Yes / No
2. Zoning District fit the proposed and remaining lots (s)? Yes / No
3. Proposed lot meet the minimum width and area requirements? Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No
5. Do the existing structures meet the height limitations? Yes / No
6. Do the existing (proposed) structures meet the lot coverage? Yes / No
7. Do the Accessory structures meet the principal structure ratio? Yes / No
8. Existing building heights conform to district? Yes / No
9. Shoreland, Wetland, Flood plain issues? Yes / No
10. Steep slope issues? Yes / No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments:

Planning Review

1. Density Study Needed? Yes / No
 2. Determination of Legal Status Yes / No
 3. In compliance with Town plan? Yes / No
 4. Land Division Compliance? Yes / No
- Splits 8

Comments:

Contacts / Correspondence: (date: Issue)



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

July 31, 2014

Teresa Vike-Kelly
987 Cottonwood Dr.
Stoughton, WI 53589

Dear Teresa,

Attached is a density study report for property owned by Vike Investment Group LLC, located in sections 35 and 36 of the Town of Rutland. The property is located in an Agricultural Preservation Area. Development in the Agricultural Preservation Area is limited to 1 "buildable parcel" (a/k/a "split") per 35 acres of contiguous land owned as of June 6, 1978. The original Nelson Vike property totaled approximately 380 acres as of June 1978.

Based on the town's density policy, it appears that eight (8) splits remain available to the property out of 10 originally allocated. Two prior land divisions were done on the property since June 6, 1978, per Certified Survey Maps 7719 and 10502. Please note that the town allows an additional building site for a farm owner/operator on the larger farm acreage, effectively representing a ninth available building site. Such a residence for the farm owner / operator could be established by utilizing a "postage stamp" rezone area within the Vike Investment Group ownership parcel, in accordance with the town's residential siting standards and criteria.

Please note that this density analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town of Rutland Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval. A copy of this density analysis is being forwarded to the Town of Rutland Clerk, Dawn George.

If you have any questions about this density analysis, please contact me by phone at 267-2536.

Sincerely,

Majid Allan, Senior Planner

cc: Dane George, Town of Rutland Clerk



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 Vike Investment Group LLC Agent's Name Teresa Vike-Kelly
 Address 606 Center St Address 987 Cottonwood Dr
Deerfield WI 53531 Stoughton WI 53589
 Phone 608- Phone 608-209-1279
 Email N/A Email N/A

Town: Rutland Parcel numbers affected: 051036290004
 Section: 01 36 Property address or location: Old Stage Rd - Stoughton
 Zoning District change: (To / From / # of acres) RH-1 / Ag / 8.47 Acr.

Soil classifications of area (percentages) Class I soils: % Class II soils: 70 % Other: 30 %

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 for family member and future use

* DENSITY STUDY BY MAJID ALLAN ON 7/31/2014

\$386.⁰⁰

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

Submitted By: Teresa Vike-Kelly

Date: 11-18-14



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE
State of Wisconsin)
County of Dane) SS.

CERTIFIED SURVEY MAP

PRELIMINARY

WILL BE

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom Grenlie 11-6-14
Thom R. Grenlie, Registered Land Surveyor

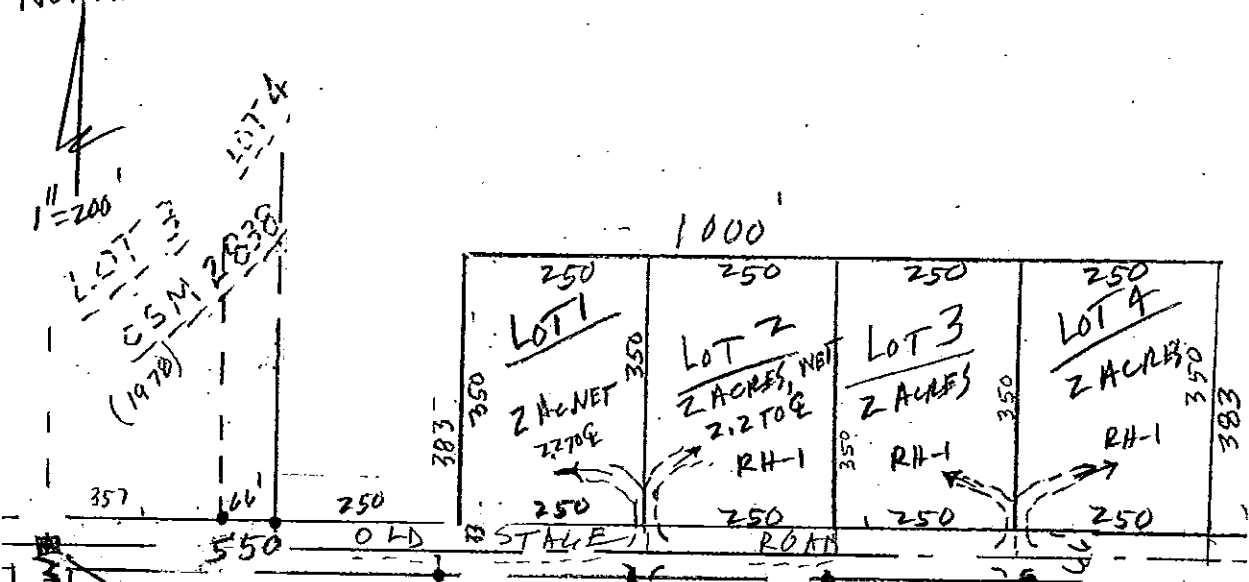
LEGAL DESCRIPTION FOR REZONING FROM A-1(EX) TO RH-1 DED: YES

PART OF THE SOUTH 1/2 OF THE NW1/4 OF SECTION 36, T5N, R10E, TOWN OF RUTLAND, DANE CO, WI, DESCRIBED AS FOLLOWS: BEGINNING 550' EAST OF THE WEST 1/4 CORNER OF SEC. 36; THENCE NORTH 383'; THENCE EAST 1000'; THENCE SOUTH 383'; THENCE WEST 1000' TO POINT OF BEGINNING.

PARCEL NO. 0510 362 9000 4 & 0510 362 9501 8

SOILS: 70% CLASS II
30% CLASS III

NORTH



FRANKLIN RD
WEST 1/4 COR. SEC. 36-5-10
1" = 200'

LEGEND
Scale: 1 inch = 200 ft.
● iron stake found
○ 1"x24" iron pipe set min. wt.=1.13#/in ft.

SURVEYED FOR: C/O TERESA VIKE-KELLY 209-1279
987 COTTONWOOD DRIVE, STOUGHTON, WI 53589
DESCRIPTION-LOCATION: PRT S1/2, NW1/4, SEC. 36-5-10, TOWN OF RITLAND, DANE CO, WI.

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND DEVELOPMENT

REGISTER OF DEEDS CERTIFICATE DAN EVERSON

Received for recording this _____ day of _____ at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps of Dane County on Page _____

SURVEYED NOT
DRAWN ETE
APPROVED _____
FIELD BOOK _____
DATE 11-6-14
TAPE/FILE REVISED 11-12-14

OFFICE MAP NO. _____ REGISTER OF DEEDS DOCUMENT # _____ CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____