

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
11/16/2016	DCPREZ-2016-11079
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
01/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARY F NORDLAND	PHONE (with Area Code) (608) 873-0708	AGENT NAME MICHAEL RUMPF	PHONE (with Area Code) (608) 423-3254
BILLING ADDRESS (Number & Street) 2022 KOSHKONONG RD		ADDRESS (Number & Street) PO BOX 1	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS tjnsrm@yahoo.com		E-MAIL ADDRESS mrumpf@rumpflaw.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	
		N of 2022 Koshkonong Rd.			
TOWNSHIP PLEASANT SPRINGS	SECTION 14	TOWNSHIP	SECTION 13	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-142-8500-3		40 0611-139-3302- 06111393302			

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	9.6		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>MC</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>MC</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>MC</i>	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b> 
<b>PRINT NAME:</b> Michael D. Rumpf				
<b>DATE:</b> 11/16/16				



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	<u>THOMAS AND MARY NORDLAND</u>	Agent's Name	<u>MICHAEL D. RUMPF</u>
Address	<u>2022 KOSHKONONG ROAD, COTTAGE GROVE, WI 53527</u>	Address	<u>P.O. BOX 1, CAMBRIDGE, WI 53523</u>
Phone	<u>(608) 873-0708</u>	Phone	<u>(608) 423-3254</u>
Email	<u>TJNSRM@YAHOO.COM</u>	Email	<u>MRUMPF@RUMPFLLAW.COM</u>

Town: Pleasant Springs Parcel numbers affected: 061114285003 AND 06111393302

Section: 01 Property address or location: 2022 KOSHKONONG ROAD, COTTAGE GROVE, WI 53527

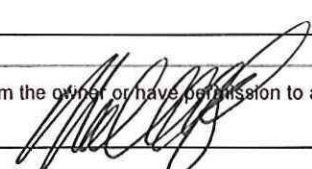
Zoning District change: (To / From / # of acres) AG-1 TO RH-3 9.6 ACRES  
ALEX

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:

CREATE LOT 1, CERTIFIED SURVEY MAP FOR EXISTING RESIDENCE

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

Date: 11/15/2016



# Preliminary Certified Survey Map

Part of the SW 1/4 of the SW 1/4 of Section 11, and NW 1/4 of the NW 1/4 of Section 14, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin.

## Lot 1

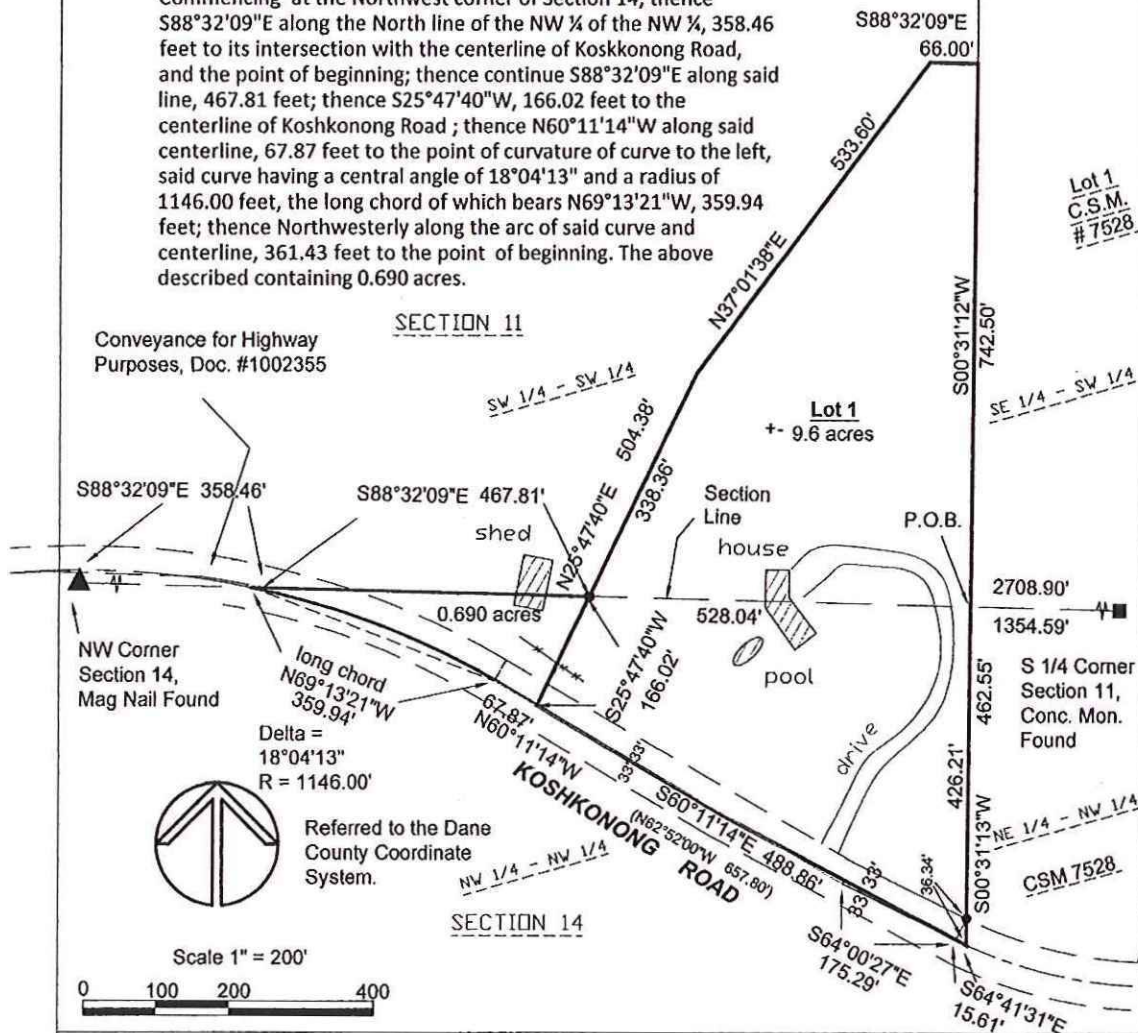
Beginning at the SE corner of the SW 1/4 of the SW 1/4 of Section 11, thence S00°31'13"W, 462.55 feet to the centerline of Koshkonong Road; thence N64°41'W along said centerline, 15.6 feet; thence N64°00'27"W along said centerline, 175 feet; thence N60°11'14"W along said centerline, 489 feet; thence; thence N25°47'40"E, 504.38 feet; thence N37°01'38"E, 533.60 feet; thence S88°32'09"E, 66.00 feet; thence S00°31'12"W, 742.50 feet to the point of beginning. The above described containing 9.6 acres more or less.

## Land for conveyance to adjoining owner

Part of the NW 1/4 of the NW 1/4 of Section 14, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 14; thence S88°32'09"E along the North line of the NW 1/4 of the NW 1/4, 358.46 feet to its intersection with the centerline of Koshkonong Road, and the point of beginning; thence continue S88°32'09"E along said line, 467.81 feet; thence S25°47'40"W, 166.02 feet to the centerline of Koshkonong Road; thence N60°11'14"W along said centerline, 67.87 feet to the point of curvature of curve to the left, said curve having a central angle of 18°04'13" and a radius of 1146.00 feet, the long chord of which bears N69°13'21"W, 359.94 feet; thence Northwesterly along the arc of said curve and centerline, 361.43 feet to the point of beginning. The above described containing 0.690 acres.

Prepared for:  
Mary Nordland  
2022 Koshkonong Rd.  
Cottage Grove, WI. 53527



**Wisconsin Mapping, LLC**

\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5802

Dwg. No. 4847-16 Date 6/14/2016  
Sheet 1 of 1 revised outlot 8/16/16  
revised 10/12/16

**ATTACHED TO NORDLAND REZONE PETITION**

Narrative: Thomas and Mary Nordland desire to rezone from Ag-1 to RH-3 regarding proposed Lot 1, a 9.6 acre residential parcel. Mr. and Mrs. Nordland purchased their real estate in 1988 and have resided on the property since then.

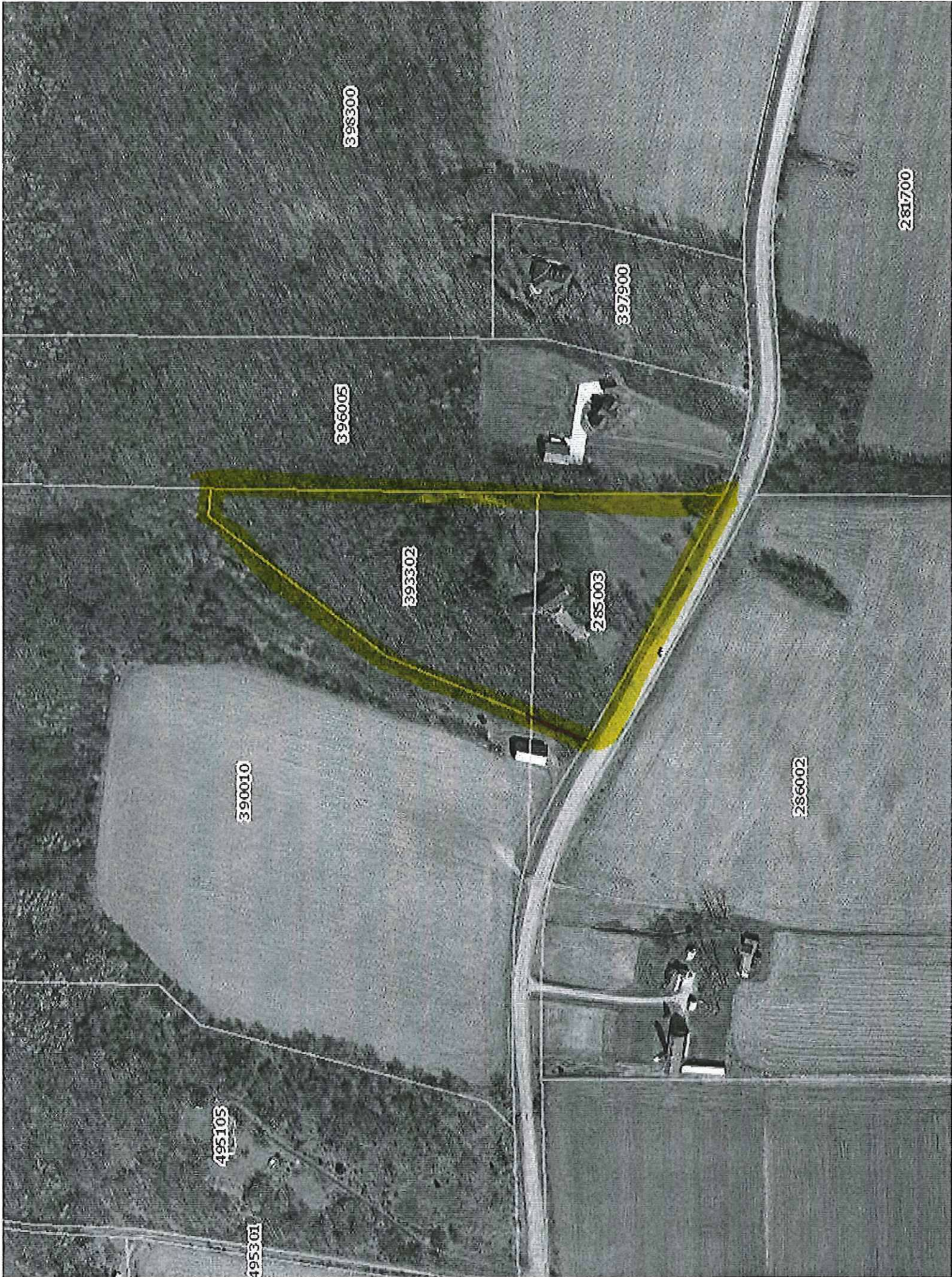
Attachments: Attached is a preliminary certified survey map. Also attached are aerial maps.

Request: Creation of Lot 1, CSM to verify and define boundaries and to rezone from Ag-1 to RH-3.

Parcel Numbers: 046/061114285003 and 046/061111393302

Legal Description: Set forth in the preliminary certified survey map.





398300

281700

397900

396005

393302

285003

390010

286002

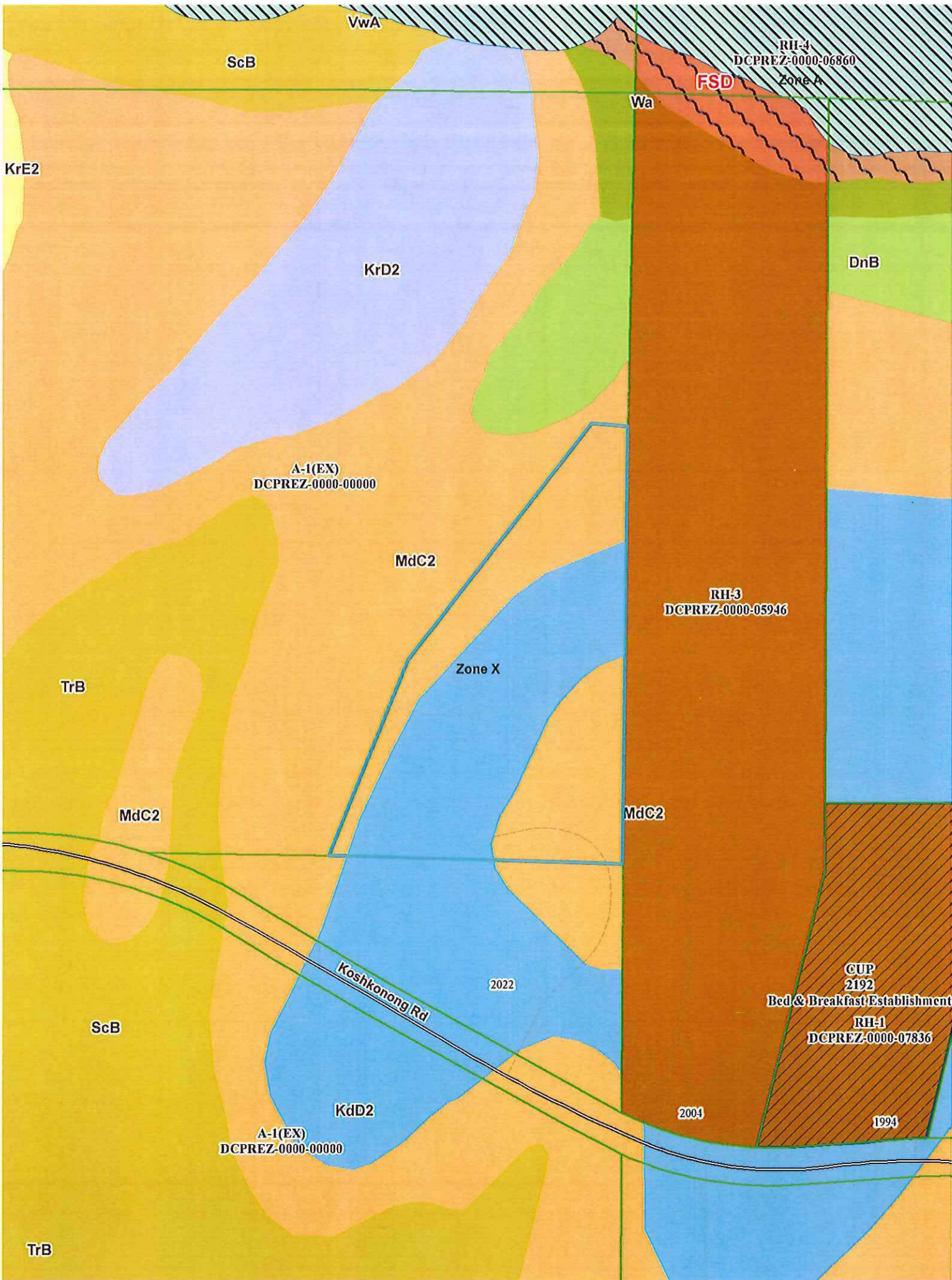
495105

495301










**Parcel Number - 046/0611-142-8500-3****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	SEC 14-6-11 PRT NW1/4NW1/4 LYG N & E OF ...	
Owner Name	MARY F NORDLAND	
Primary Address	2022 KOSHKONONG RD	
Billing Address	2022 KOSHKONONG RD COTTAGE GROVE WI 53527	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G1	
Assessment Acres	6.200	
Land Value	\$143,800.00	
Improved Value	\$570,600.00	
Total Value	\$714,400.00	

[Show Valuation Breakout](#)



**Open Book**

Open Book dates have passed for the year

Starts: ~~04/25/2016~~ 12:00 PM

Ends: ~~04/25/2016~~ 07:00 PM

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**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~06/02/2016~~ 05:30 PM

Ends: ~~06/02/2016~~ 07:30 PM

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Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

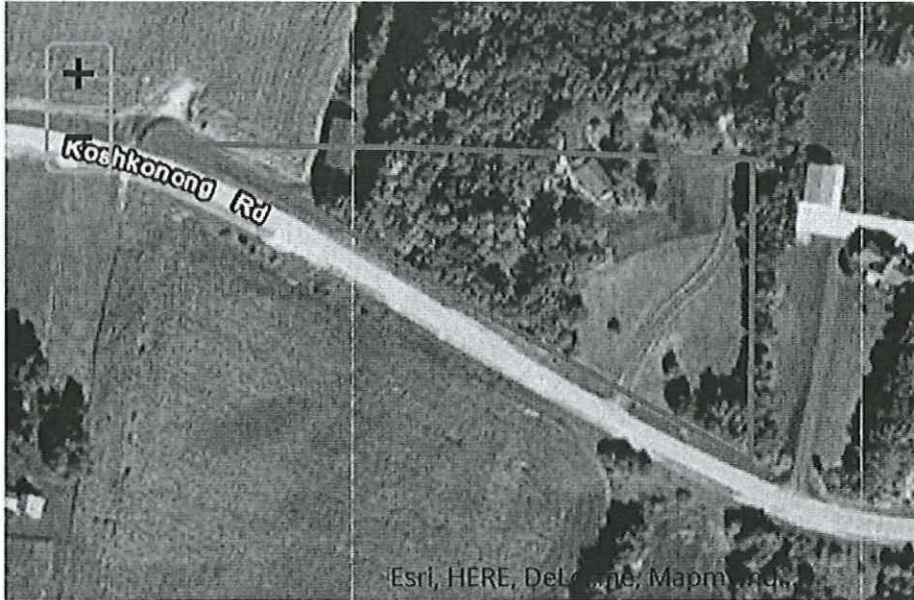
**Zoning**

A-1(EX)

[Zoning District Fact Sheets](#)



**Parcel Maps**



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

**Tax Summary (2015)** **More +**

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

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$143,800.00	\$551,000.00	\$694,800.00
<b>Taxes:</b>		\$10,866.24
<b>Lottery Credit(-):</b>		\$120.97
<b>First Dollar Credit(-):</b>		\$74.88
<b>Specials(+):</b>		\$159.63
<b>Amount:</b>		\$10,830.02

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS



Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	07/16/1998	2994791		

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By Parcel Number: 0611-142-8500-3

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City-County Bldg. Room 116

Madison, WI 53703



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**Parcel Number - 046/0611-113-9330-2****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	SEC 11-6-11 PRT SW1/4 SW1/4 BEG SE COR S...	
Owner Name	MARY F NORDLAND	
Primary Address	<b>No parcel address available.</b>	
Billing Address	2022 KOSHKONONG RD COTTAGE GROVE WI 53527	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G1	
Assessment Acres	10.715	
Land Value	\$53,100.00	
Improved Value	\$0.00	
Total Value	\$53,100.00	

[Show Valuation Breakout](#)

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Open Book dates have passed for the year

Starts: ~~-04/25/2016 - 12:00 PM~~

Ends: ~~-04/25/2016 - 07:00 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**



DCiMap

**Tax Summary (2015)** More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$53,100.00	\$0.00	\$53,100.00
<b>Taxes:</b>		\$830.45
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$830.45

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