

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
02/16/2015	DCPREZ-2015-10829
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
04/28/2015	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME GREG R KUKER	PHONE (with Area Code) (608) 575-2326	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 10841 SPRING CREEK RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip)	
E-MAIL ADDRESS GREGK3829@SBCGLOBAL.NET		E-MAIL ADDRESS	

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	
10841 SPRING CREEK ROAD				10841 SPRING CREEK ROAD	
TOWNSHIP PERRY	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP PERRY	SECTION 7
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-071-9500-0				0506-082-9110-9	

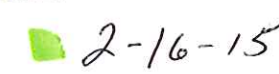
REASON FOR REZONE	CUP DESCRIPTION
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SEPARATING EXISTING RESIDENCE FROM FARMLAND	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	8		
RH-1 Rural Homes District	RH-3 Rural Homes District	2		

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) 
				PRINT NAME: 

COMMENTS: SEPARATION OF BUILDINGS FROM FARMLAND.

DATE: 
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Petition # 10829

Public Hearing Date 4/28/15

**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

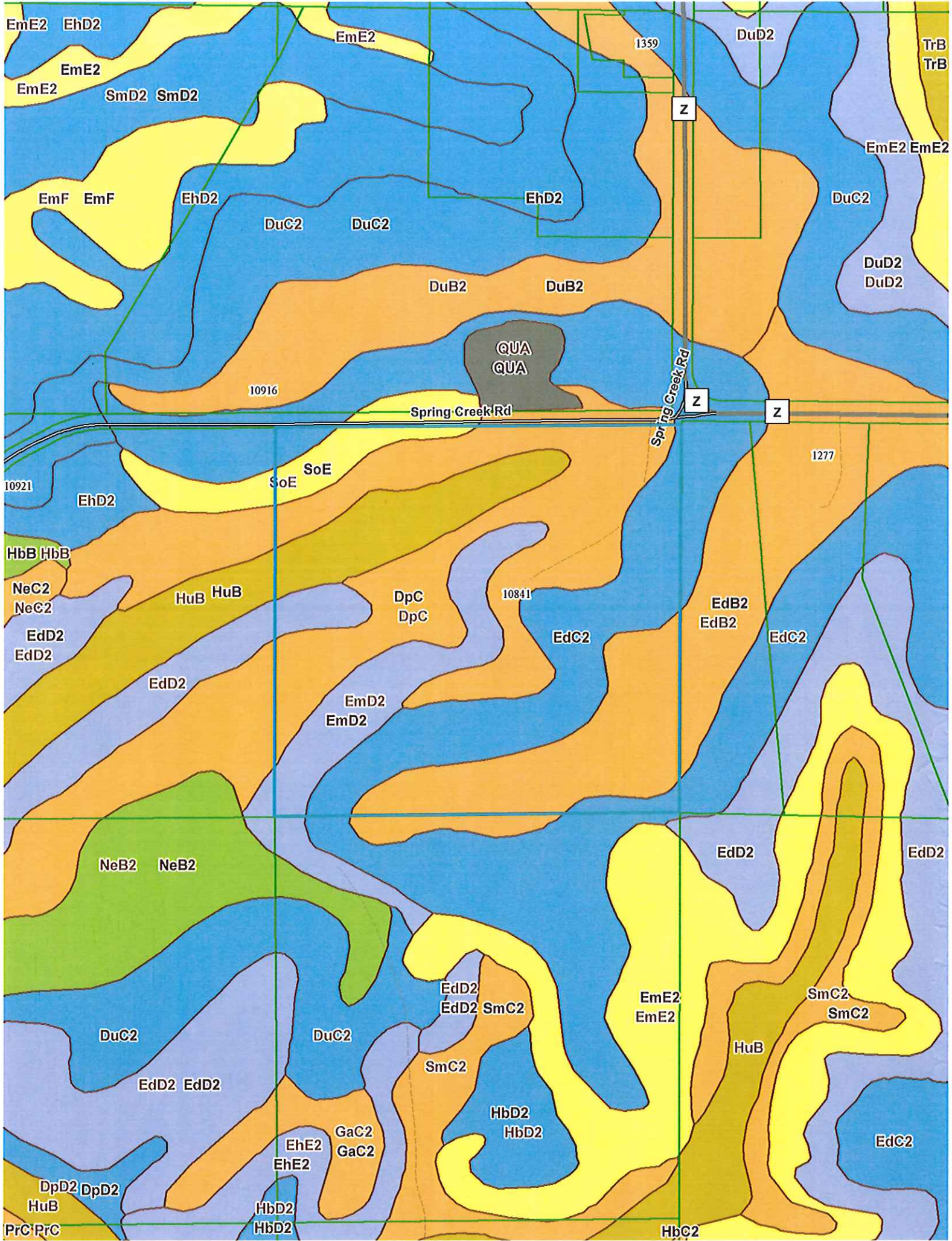
**Planning Review**

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

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts / Correspondence: (date: issue)









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 Greg Kuker Agent's Name \_\_\_\_\_  
 Address 10841 Spring Creek Rd BlueMounds WI 53517 Address \_\_\_\_\_  
 Phone 608-575-2326 Phone \_\_\_\_\_  
 Email Gregk3829@sbcglobal.net Email \_\_\_\_\_

Town: Perry Parcel numbers affected: 050607195000 + 050608291109

Section: D7 7 Property address or location: 10841 Spring Creek BlueMounds WI 53517

Zoning District change: (To / From / # of acres) 49 Acres total to 7 acres stay with house and 42 acres new parcel to keep.

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%  
See attached

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 want to sell the house with all buildings, drainage, ~~the~~ driveway and a little woods (about 10 acres)  
I want to keep 38 acres of farm land, and most of the woods adjacent to it (42 acres approx)

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Greg Kuker Date: 2-16-15



*Not Effective*  
A-1(EX) DCPREZ-0000-00000 1359  
*Not Effective*  
CO-1 DCPREZ-0000-8918  
A-1(EX) DCPREZ-0000-10195  
*Not Effective*  
CO-1 DCPREZ-0000-8775  
A-1(EX) DCPREZ-0000-10195  
*Not Effective*  
A-1(EX) DCPREZ-0000-00000  
*Not Effective*  
CO-1 DCPREZ-0000-8775  
*Not Effective*  
A-2 DCPREZ-0000-8918  
A-1(EX) DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

10916

Spring Creek Rd

Spring Creek Rd

Z

0921  
LC-1  
DCPREZ-0000-08261  
RII-1  
DCPREZ-0000-04043  
RII-1  
DCPREZ-0000-08261

RH-1  
DCPREZ-00198411805

55025C05256

1277  
*Not Effective*  
CUP 857  
A-2  
DCPREZ-0000-04661

A-2(8)  
DCPREZ-0000-04661

A-1(EX)  
DCPREZ-0000-00000

*Not Effective*  
CUP 1938





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.

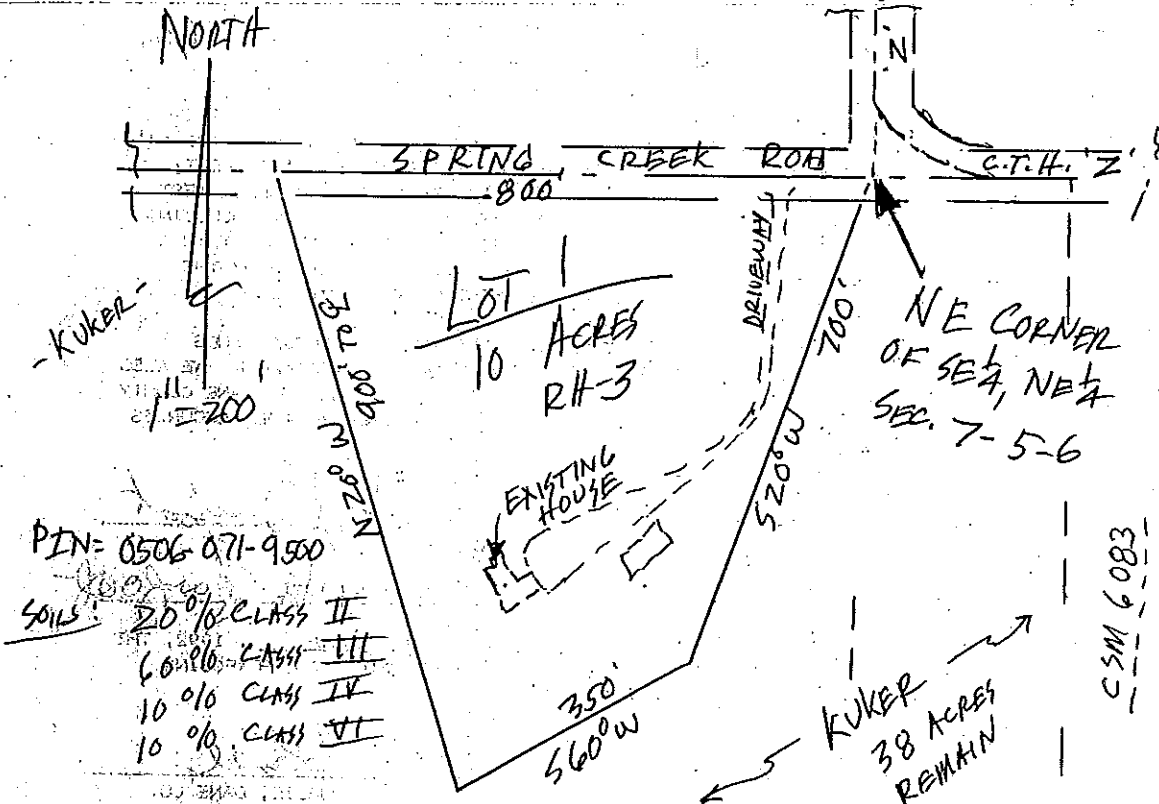
**CERTIFIED SURVEY MAP**

*PRELIMINARY*

*Will be*

I, Thom R. Grenlie, hereby certify that this survey ~~x~~ 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 R. Grenlie, Registered Land Surveyor



REZONING DESCRIPTION FROM A-1EX TO RH-3 DED: YES  
 PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, T5N, R6E, TOWN OF PERRY,  
 DANE CO, WI, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE  
 SAID SE 1/4, NE 1/4; THENCE S20°W 700'; THENCE S60°W 350'; THENCE N20°W 900';  
 THENCE EAST 800' TO POINT OF BEGINNING. SUBJECT TO SPRING CREEK ROAD.  
 CONTAINS 10 ACRES.

TOWN OF PERRY; APPROVED, PER TOWN OF PERRY.

**LEGEND**

- Scale: 1 inch = 200' ft.
- iron stake found
- 1" x 24" iron pipe set min. wt. = 1.13#/in ft.

SURVEYED NOT  
 DRAWN BTE  
 APPROVED \_\_\_\_\_  
 FIELD BOOK \_\_\_\_\_  
 DATE 2-12-15  
 TAPE/FILE \_\_\_\_\_

SURVEYED FOR: GREG & AMY KUKER 575-2326  
 10841 SPRING CREEK ROAD, BLUE MOUNDS, WI 53517  
 DESCRIPTION-LOCATION: SEE ABOVE  
 APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND REG. COMM. action of \_\_\_\_\_

**REGISTER OF DEEDS CERTIFICATE** DANIEL EVERSON  
 Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County on Page \_\_\_\_\_

OFFICE MAP NO. \_\_\_\_\_

DOCUMENT # \_\_\_\_\_  
 REGISTERED SURVEY MAP # \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

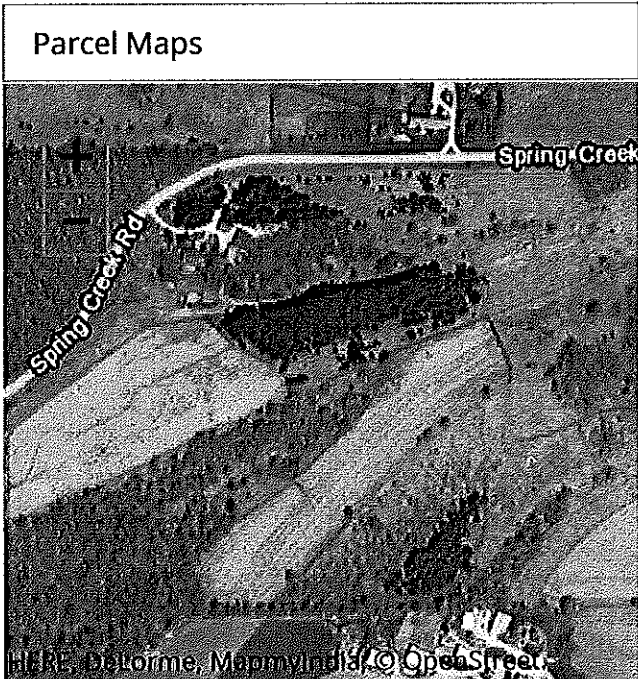
Parcel Number -  
044/0506-071-9500-0

Current

Summary Report

← Parcel  
Parents

Parcel Summary		More +
Municipality Name	TOWN OF PERRY	
Parcel Description	SEC 7-5-6 SE1/4NE1/4	
Owner Names	GREG R KUKER AMY C KUKER	
Primary Address	10841 SPRING CREEK RD	
Billing Address	10841 SPRING CREEK RD BLUE MOUNDS WI 53517	



DCiMap

Google Map

Bing Map

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1 G4 G5 G5M	
Assessment Acres	40.200	
Land Value	\$94,600.00	
Improved Value	\$398,000.00	
Total Value	\$492,600.00	

Show Valuation Breakout

Zoning Information

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

Zoning
A-1(EX)
RH-1 2.03 Acres DCPREZ-0000-04805

Tax Summary (2014) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$94,600.00	\$398,000.00	\$492,600.00
Taxes:		\$8,270.37
Lottery Credit(-):		\$117.17
First Dollar Credit(-):		\$69.24
Specials(+):		\$8.67
Amount:		\$8,092.63

District Information

## Zoning District Fact Sheets

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	22MH	MT HOREB FIRE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	08/23/2004	3958166		

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: 0506-071-9500-0

By Owner Name: GREG R KUKER

By Owner Name: AMY C KUKER

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)





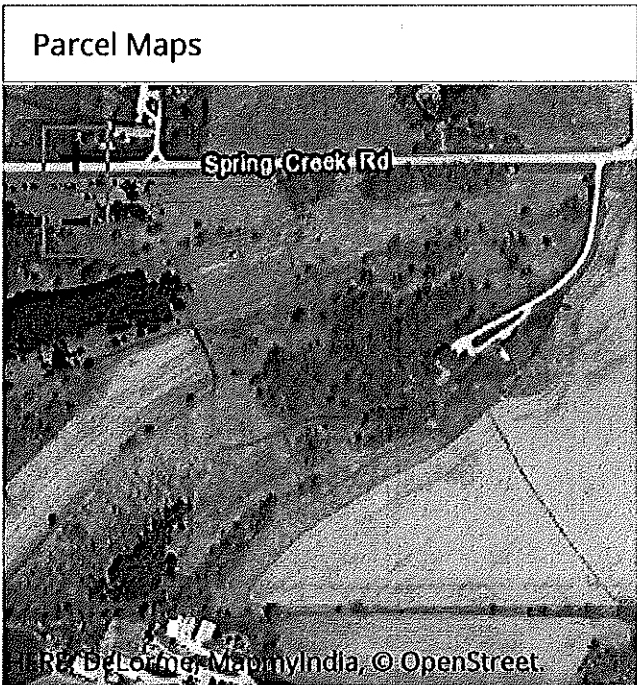
Parcel Number -  
044/0506-082-9110-9

Current

Summary Report

← Parcel  
Parents

Parcel Summary		More +
Municipality Name	TOWN OF PERRY	
Parcel Description	SEC 8-5-6 SW1/4NW1/4 EXC CSM 6083	
Owner Names	GREG R KUKER AMY C KUKER	
Primary Address	No parcel address available.	
Billing Address	10841 SPRING CREEK RD BLUE MOUNDS WI 53517	



DCiMap

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G4	
Assessment Acres	8.300	
Land Value	\$1,400.00	
Improved Value	\$0.00	
Total Value	\$1,400.00	

Show Valuation Breakout

Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

Tax Summary (2014) More +

E-Statement    E-Bill    E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$1,400.00	\$0.00	\$1,400.00
Taxes:		\$23.50
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$23.50

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	22MH	MT HOREB FIRE

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By Parcel Number: 0506-082-9110-9

By Owner Name: GREG R KUKER

By Owner Name: AMY C KUKER

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

