

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/08/2018	DCPREZ-2018-11305
Public Hearing Date	C.U.P. Number
07/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GREGORY M SHAW	PHONE (with Area Code) (608) 206-3310	AGENT NAME COMBS AND ASSOCIATES INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 1806 DUNNWOOD WAY		ADDRESS (Number & Street) 109 W MILWAUKEE ST.,	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS gregshawbuilders.com		E-MAIL ADDRESS rmcombs@combssurvey.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	
west of 694 Taylor Rd.					
TOWNSHIP DUNKIRK	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-201-9620-0					

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-1 Rural Homes District	5.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RJC</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RJC</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RJC</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) <i>[Signature]</i>
				PRINT NAME: <i>[Signature]</i> Ron Combs
				DATE: <i>[Signature]</i> May 7, 2018



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

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

Items that must be submitted with your application:

- o **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.
- o **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>Gregory M & Dawn E. Shaw</u>	Agent's Name	<u>Combs & Associates, Inc.</u>
Address	<u>1806 Dunwood Way, Oregon, WI 53575</u>	Address	<u>109 W. Milwaukee Street Janesville, WI 53548</u>
Phone	<u>608-206-3310</u>	Phone	<u>(608) 752-0575</u>
Email	<u>greg@shawbuilders.com</u>	Email	<u>mcombs@combssurvey.com</u>

Town: Dunkirk Parcel numbers affected: 026/0511-201-9820-0

Section: 20 Property address or location: Part NE 1/4 & Part SE 1/4

Zoning District change: (To / From / # of acres) RH-2/A-1 (EX)/5AC

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 45 % Other: 55 %

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

Submitted By: Gregory M Shaw

Date: May 8, 2018



- Land Surveying
- Land Planning
- Civil Engineering

DATE: May 8, 2018

Applicant Name: Shaw

RE: Description of Proposed Zoning Change from A-1(EX) to RH-2

PART OF THE SE. ¼ OF THE NE. ¼ AND PART OF THE SW. ¼ OF THE NE. ¼ OF SECTION 20, T.5N., R.11E., OF THE 4TH P.M., DUNKIRK TOWNSHIP, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the East ¼ corner of said Section 20; thence S.89°05'55"W. along the East-West centerline of said Section, 914.04 feet to the centerline of Taylor Lane; thence N.3°07'E. along said centerline, 369.20 feet; thence N.4°29'E., continuing along said centerline, 92.11 feet to the place of beginning for the land to be herein described; thence S.89°05'55"W. 454.80 feet; thence N.0°54'05"W. 490.0 feet; thence N.89°05'55"E. 492.80 feet to the centerline of Taylor Lane; thence S.4°16'E. along said centerline, 53.54 feet; thence S.4°29"W. continuing along said centerline, 438.49 feet to the place of beginning. Containing 5.37 acres.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 118-175a For: Shaw

Parcel Number - 026/0511-201-9620-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 20-5-11 PRT NE1/4 & PRT SE1/4 DESCR ...	
Owner Names	GREGORY M SHAW DAWN E SHAW	
Primary Address	No parcel address available.	
Billing Address	1806 DUNNWOOD WAY OREGON WI 53575	

Assessment Summary		More +
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No current year assessment information available.[Show Valuation Breakout](#)**Open Book**

Open Book dates have passed for the year

Starts: ~~-04/16/2018 - 01:00 PM~~Ends: ~~-04/16/2018 - 03:00 PM~~[About Open Book](#)**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~-05/07/2018 - 02:00 PM~~Ends: ~~-05/07/2018 - 04:00 PM~~[About Board Of Review](#)[Show Assessment Contact Information ▼](#)

Zoning Information

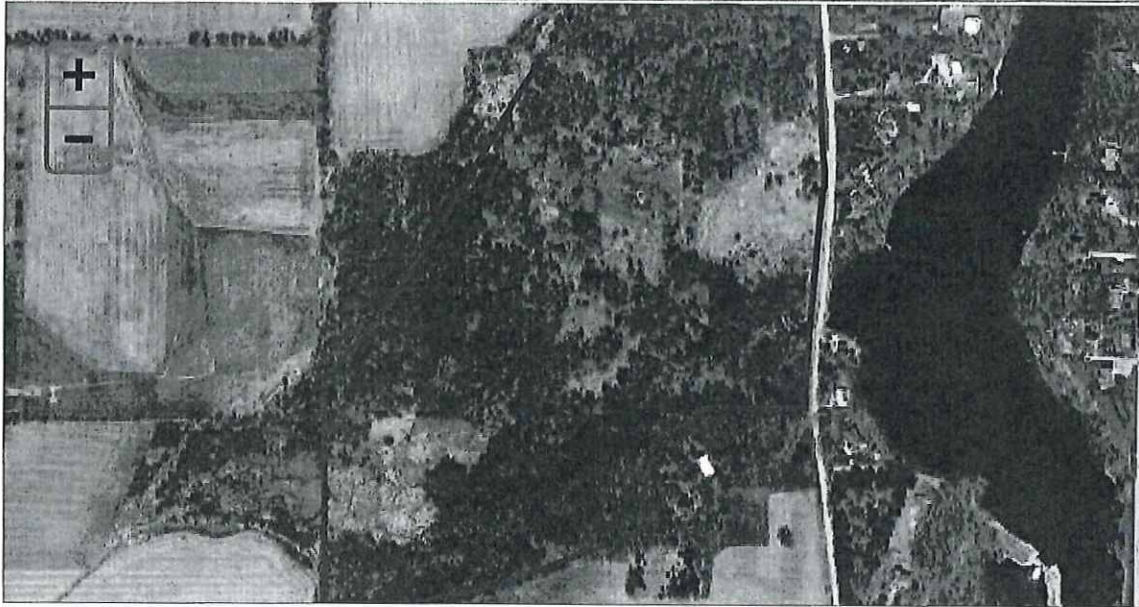
For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

Zoning District Fact Sheets

Parcel Maps



DCiMap

Tax Summary (2017)

More +

No current year tax information available.

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	03/20/2018	5396266		

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: 0511-201-9620-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



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Current Owner
Current Owner
788 TAYLOR LN
STOUGHTON WI 53589

JON M MINOR
LINDA J MINOR
PO BOX 122
WATERLOO WI 53594

~~LINDA EILEEN ALTENBURG
647 TAYLOR LN
STOUGHTON WI 53589~~

RICKEY L OLSON
DEBORA ZARTH
PO BOX 524
STOUGHTON WI 53589

Current Owner
Current Owner
700 TAYLOR LN
STOUGHTON WI 53589

~~RICKEY L OLSON
DEBORA ZARTH
PO BOX 524
STOUGHTON WI 53589~~

LAUREN J SIPOS
694 TAYLOR LN
STOUGHTON WI 53589

ALME FAMILY TR FLORABELL
ALME SURVIVOR'S TR MELVIN S
2324 LESLIE RD
STOUGHTON WI 53589

NORMAN E MONSEN
662 STATE HIGHWAY 138
STOUGHTON WI 53589

PATRICIA A LISTOL
710 TAYLOR LN
STOUGHTON WI 53589

STEVEN R NELSON
SUSAN D NELSON
648 TAYLOR LN
STOUGHTON WI 53589

GREGORY M SHAW
DAWN E SHAW
1806 DUNNWOOD WAY
OREGON WI 53575

WI DNR
PO BOX 7921
MADISON WI 53701

~~ALME FAMILY TR FLORABELL
ALME SURVIVOR'S TR MELVIN S
2324 LESLIE RD
STOUGHTON WI 53589~~

LINDA EILEEN ALTENBURG
647 TAYLOR LN
STOUGHTON WI 53589

MARY JO ZIMMERMAN
741 TAYLOR LN
STOUGHTON WI 53589

JUDITH L MYERS-SMITH
618 TAYLOR LN
STOUGHTON WI 53589

~~ALME FAMILY TR FLORABELL
ALME SURVIVOR'S TR MELVIN S
2324 LESLIE RD
STOUGHTON WI 53589~~

HJORTLAND IRREV ELDERCARE TR JOAN E
630 STATE HIGHWAY 138
STOUGHTON WI 53589

RICKY L OLSON
DEBORA S OLSON
714 TAYLOR LN
STOUGHTON WI 53589

~~LINDA EILEEN ALTENBURG
647 TAYLOR LN
STOUGHTON WI 53589~~

Ron Combs

From: Greg Shaw <greg@shawbuilders.com>
Sent: Friday, April 20, 2018 11:26 AM
To: Ron Combs
Subject: FW: Survey
Attachments: DCiMap 3.1.pdf

Ron,

I've attached a rough plot plan of the area I want to change the zoning on. I'm looking at the area to be 5 acres + or-. It doesn't have to be exactly as I've marked. I have a house, shed, and driveway parked up on the drawing. I'm trying to keep this as simple as possible. If you have any suggestions or questions please run them by me. Cell 608-206-3310

Thank You
Greg Shaw
Presidnet
Shaw Building & Design Inc.
Past President Madison Area Builders Association

From: Chris Neumann
Sent: Friday, April 20, 2018 10:55 AM
To: rjcombs@combssurvey.com
Cc: Greg Shaw <Greg@shawbuilders.com>
Subject: FW: Survey

Ron Greg is going to send you some information, maps etc so you can discuss the best way to accomplish what he wants.

Chris Neumann
Designer
Shaw Building & Design Inc.
3185 Deer Point Drive
Stoughton, WI 53589
www.shawbuilders.com
608-877-1131

From: Chris Neumann
Sent: Friday, April 20, 2018 10:07 AM
To: 'rjcombs@combssurvey.com' <rjcombs@combssurvey.com>
Subject: Survey

Let's do Wednesday at 9am, can you call Greg today to discuss the details.

608-206-3310

Chris Neumann
Designer

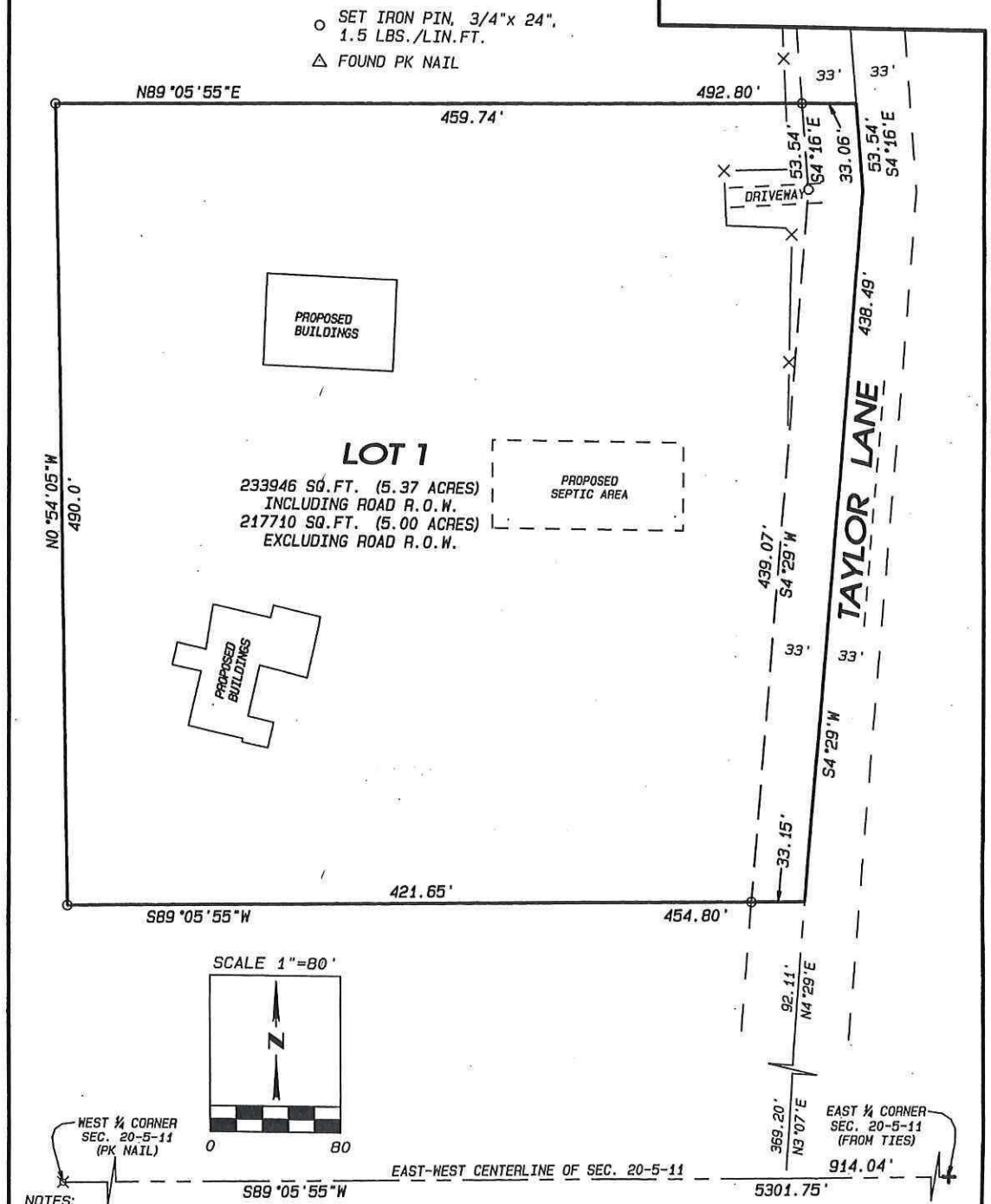
CERTIFIED SURVEY MAP NO. _____

PART OF THE SE. 1/4 OF THE NE. 1/4 AND PART OF THE SW. 1/4 OF THE NE. 1/4 OF SECTION 20, T.5N., R.11E., OF THE 4TH P.M., ~~DUNKIRK~~ TOWNSHIP, DANE COUNTY, WISCONSIN.

DUNKIRK

LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- △ FOUND PK NAIL



FIELD WORK COMPLETED _____

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA.

Project No. 118 - 175 For: SHAW

SHEET 1 OF ___ SHEETS



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

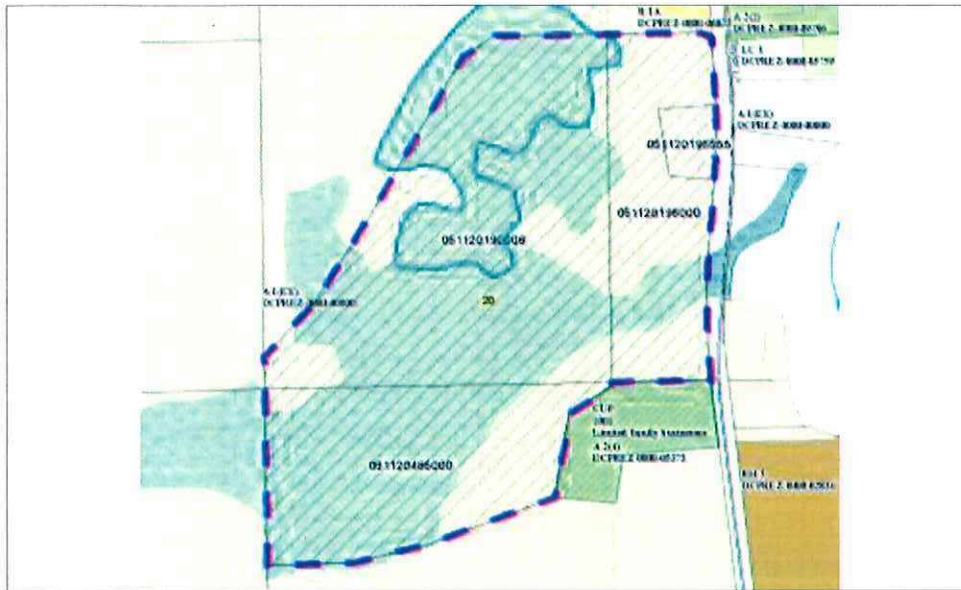
109 N. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

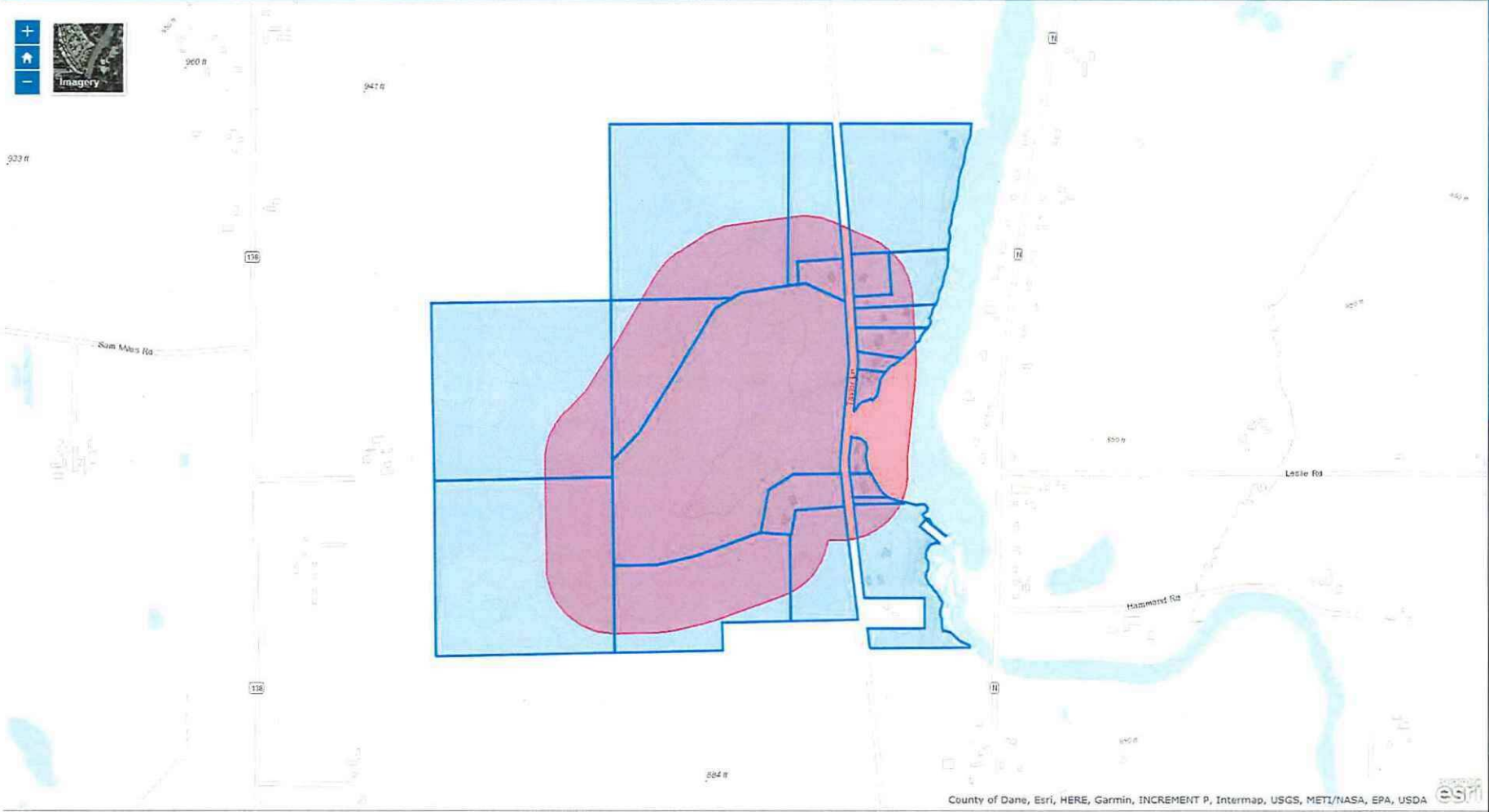
Applicant: Jolene Brod (WIDNR)		
Town Dunkirk	A-1EX Adoption 12/17/1979	Orig Farm Owner State of Wis. D.N.R.
Section: 20	Density Number 40	Original Farm Acres 54.92
Density Study Date 12/12/2016	Original Splits 1.37	Available Density Unit(s) 1

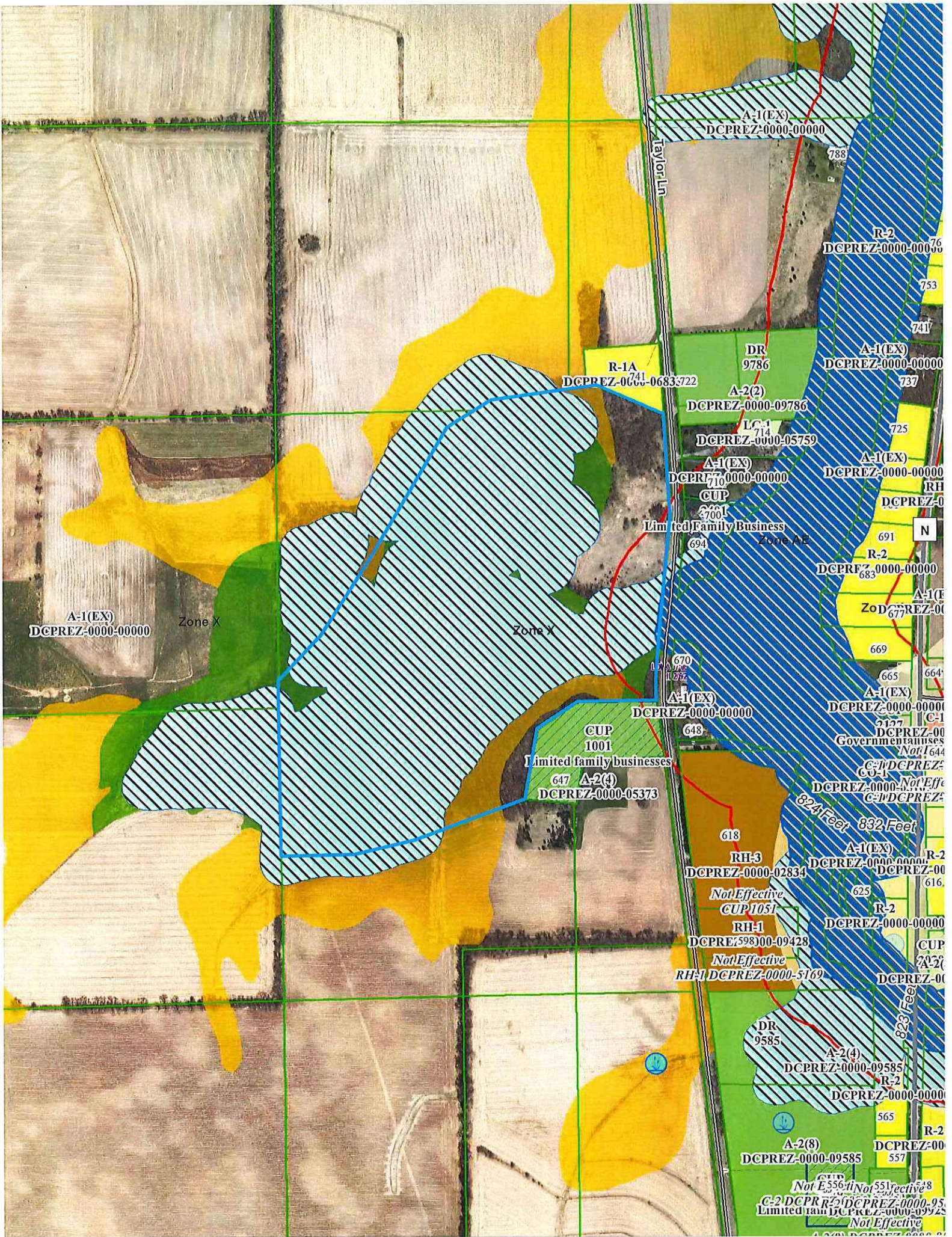


Reasons/Notes:
 The property is eligible for one possible density unit / homesite under town/county land use policies. Note that the presence of wetlands may affect potential future development of the parcel.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
051120485000	15.51	WI DNR	
051120196555	1.22	WI DNR	
051120196000	10.61	WI DNR	
051120190006	27.58	WI DNR	





A-1(EX)
DCPREZ-0000-00000

Zone X

Zone X

Taylor Ln

A-1(EX)
DCPREZ-0000-00000

R-2
DCPREZ-0000-00000

R-1A
DCPREZ-0000-06833722

DR
9786

A-2(2)
DCPREZ-0000-09786

LC-1
714
DCPREZ-0000-05759

A-1(EX)
DCPREZ-0000-00000

CUP
700

Limited Family Business
Zone AE

A-1(EX)
DCPREZ-0000-00000

RH
DCPREZ-0000-00000

R-2
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

Zone D
DCPREZ-0000-00000

670

A-1(EX)
DCPREZ-0000-00000

CUP
1001

Limited family businesses
A-2(4)
DCPREZ-0000-05373

A-1(EX)
DCPREZ-0000-00000

Governmental uses
Not Effective
DCPREZ-0000-00000

DCPREZ-0000-00000

DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

R-2
DCPREZ-0000-00000

RH-3
DCPREZ-0000-02834

Not Effective
CUP1051

RH-1
DCPREZ-0000-09428

Not Effective
RH-1 DCPREZ-0000-5169

DCPREZ-0000-00000

CUP
DCPREZ-0000-00000

DR
9585

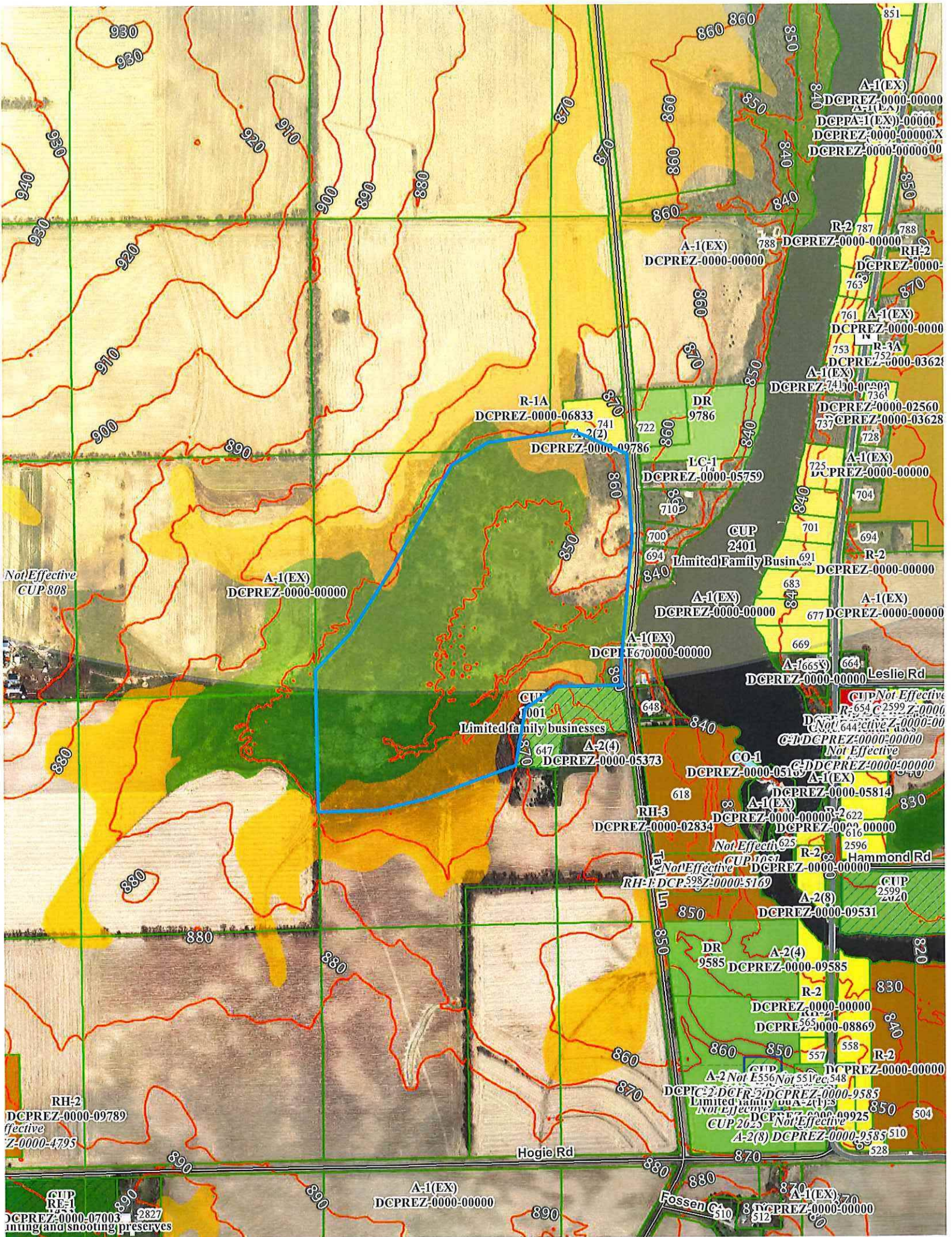
A-2(4)
DCPREZ-0000-09585

R-2
DCPREZ-0000-00000

A-2(8)
DCPREZ-0000-09585

R-2
DCPREZ-0000-00000

Not Effective
C-2 DCPREZ-0000-09585
Limited family business
Not Effective
DCPREZ-0000-00000



A-1(EX)
DCPREZ-0000-00000
A-1(LA)
DCPPA-1(EX)-00000
DCPREZ-0000-00000X
DCPREZ-0000-0000000

R-2 787 788
DCPREZ-0000-00000
RH-2
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000
R-3A
DCPREZ-0000-03628
A-1(EX)
DCPREZ-0000-00000

R-1A
DCPREZ-0000-06833
A-2(2)
DCPREZ-0000-09786

DR
9786
LC-1
DCPREZ-0000-05759

DCPREZ-0000-02560
DCPREZ-0000-03628

A-1(EX)
DCPREZ-0000-00000

CUP
2401
Limited Family Busin

R-2
DCPREZ-0000-00000

Not Effective
CUP 808

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

A-1665X
DCPREZ-0000-00000
Leslie Rd

CUP
1001
Limited family businesses

CUP Not Effective
R-654 C-2599 Z-0000
Not Effective
DCPREZ-0000-00000
Not Effective
DCPREZ-0000-00000
Not Effective
DCPREZ-0000-00000

A-2(4)
DCPREZ-0000-05373

CO-1
DCPREZ-0000-05165
A-1(EX)
DCPREZ-0000-05814

RII-3
DCPREZ-0000-02834

A-1(EX)
DCPREZ-0000-00000
DCPREZ-0000-00000

Not Effective
CUP 1001
Not Effective
DCPREZ-0000-00000
RH-F DCP 528 Z-0000-5169

R-2
DCPREZ-0000-00000
Hammond Rd

A-2(8)
DCPREZ-0000-09531

DR
9585
A-2(4)
DCPREZ-0000-09585

R-2
DCPREZ-0000-00000
DCPREZ-0000-08869

CUP
A-2 Not Effective
Not Effective
DCPREZ-0000-00000

DCPIC-2 DCFR-2 DCPREZ-0000-9585
Limited family bus A-2(1)s
Not Effective
DCPREZ-0000-09925
CUP 2025 Not Effective
A-2(8) DCPREZ-0000-9585 510

RH-2
DCPREZ-0000-09789
Not Effective
Z-0000-4795

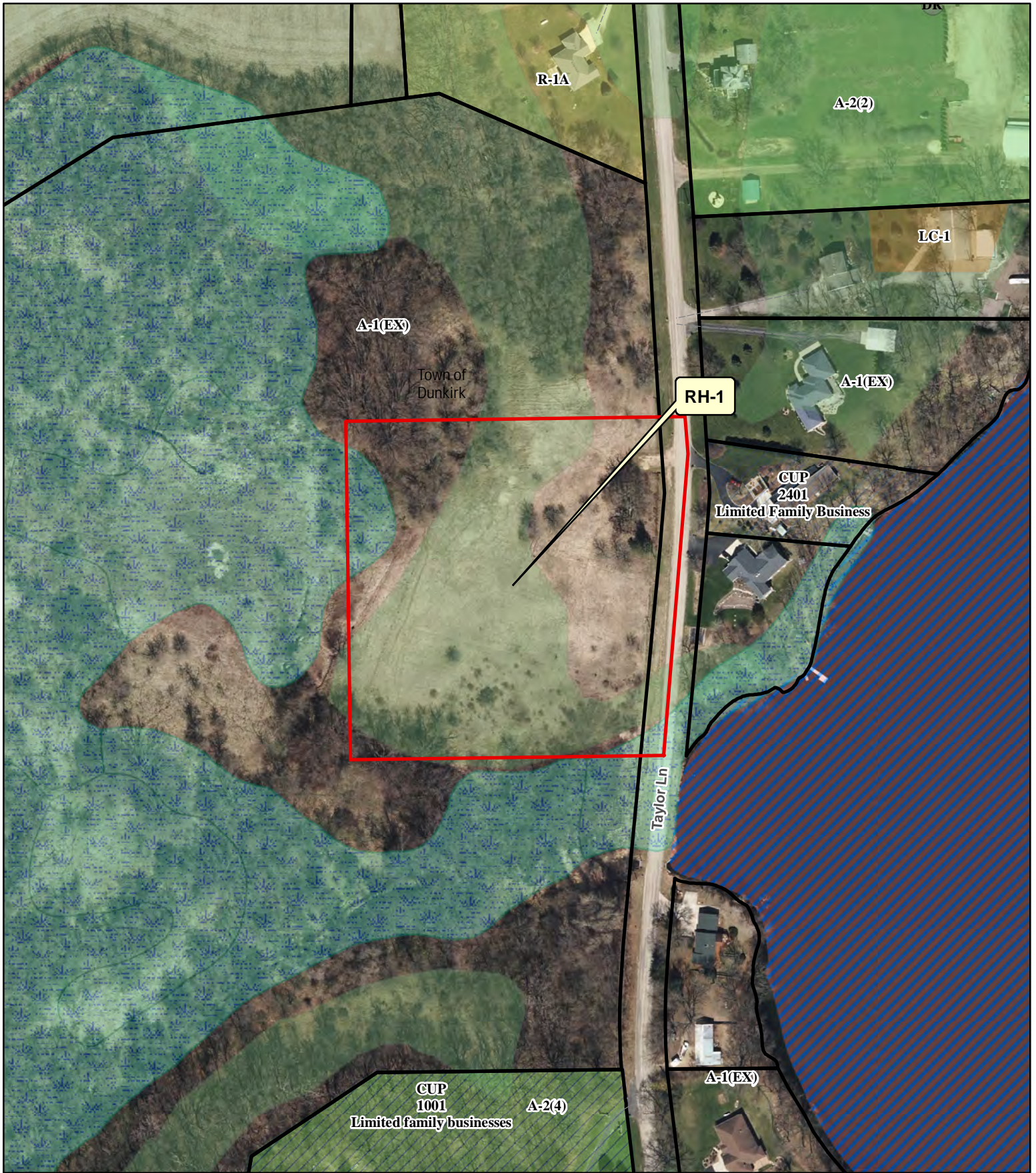
Hogie Rd

Fossen Ct


CUP
RE-1
DCPREZ-0000-07003
2827
Hunting and shooting preserves

A-1(EX)
DCPREZ-0000-00000



A-1(EX)
DCPREZ-0000-00000

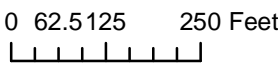


Legend

-  Wetland
-  Floodplain

Significant Soils

-  Class 1
-  Class 2



Petition 11305
GREGORY M SHAW