

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/19/2019	DCPREZ-2019-11456
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
08/27/2019	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME BAUER LIVING TR, ROBERT C & PAULA A	PHONE (with Area Code) (608) 663-5601	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 4538 PAWNEE PASS		ADDRESS (Number & Street) 109 W MILWAUKEE STREET	
(City, State, Zip) FITCHBURG, WI 53711		(City, State, Zip) JANESVILLE, WI 53546	
E-MAIL ADDRESS bauerbob@sbcglobal.net		E-MAIL ADDRESS rjcombs@combssurvey.com	


<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3716 COUNTY HIGHWAY B		3716 COUNTY HIGHWAY B			
TOWNSHIP DUNN	SECTION 22	TOWNSHIP	SECTION 22	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-221-9830-8		0610-221-9840-6			

<b>REASON FOR REZONE</b>	<b>CUP DESCRIPTION</b>
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1 Residence District	.25		
RH-1 Rural Homes District	R-1 Residence District	.06		
FP-35 (General Farmland Preservation) District	SFR-08 (Single Family Residential, small lots) District	.25		
RR-2 (Rural Residential, 2 to 4 acres) District	SFR-08 (Single Family Residential, small lots) District	.06		

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  SSA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:  
Ronald J. Combs

DATE:  
6/19/2019



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:

- **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 Robert C. and Paula A. Bauer  
 Address 4538 Pawmee Pass, Fitchburg, WI  
53711  
 Phone (608) 663-5601  
 Email bauerbob@sbcglobal.net

Agent's Name Combs & Associates, Inc  
 Address 109 W. Milwaukee Street, Janesville,  
WI 53546  
 Phone (608) 752-0575  
 Email rjcombs@combssurvey.com

Town: Dunn Parcel numbers affected: 028/0610-221-9840-6 and 0280610-221-9830-8

Section: 22 Property address or location: 3716 County Highway B

Zoning District change: (To / From / # of acres) R1 / A-lex .25 R-1 / RH-1 .06

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

Narrative: (reason for change, intended land use, size of farm, time schedule)

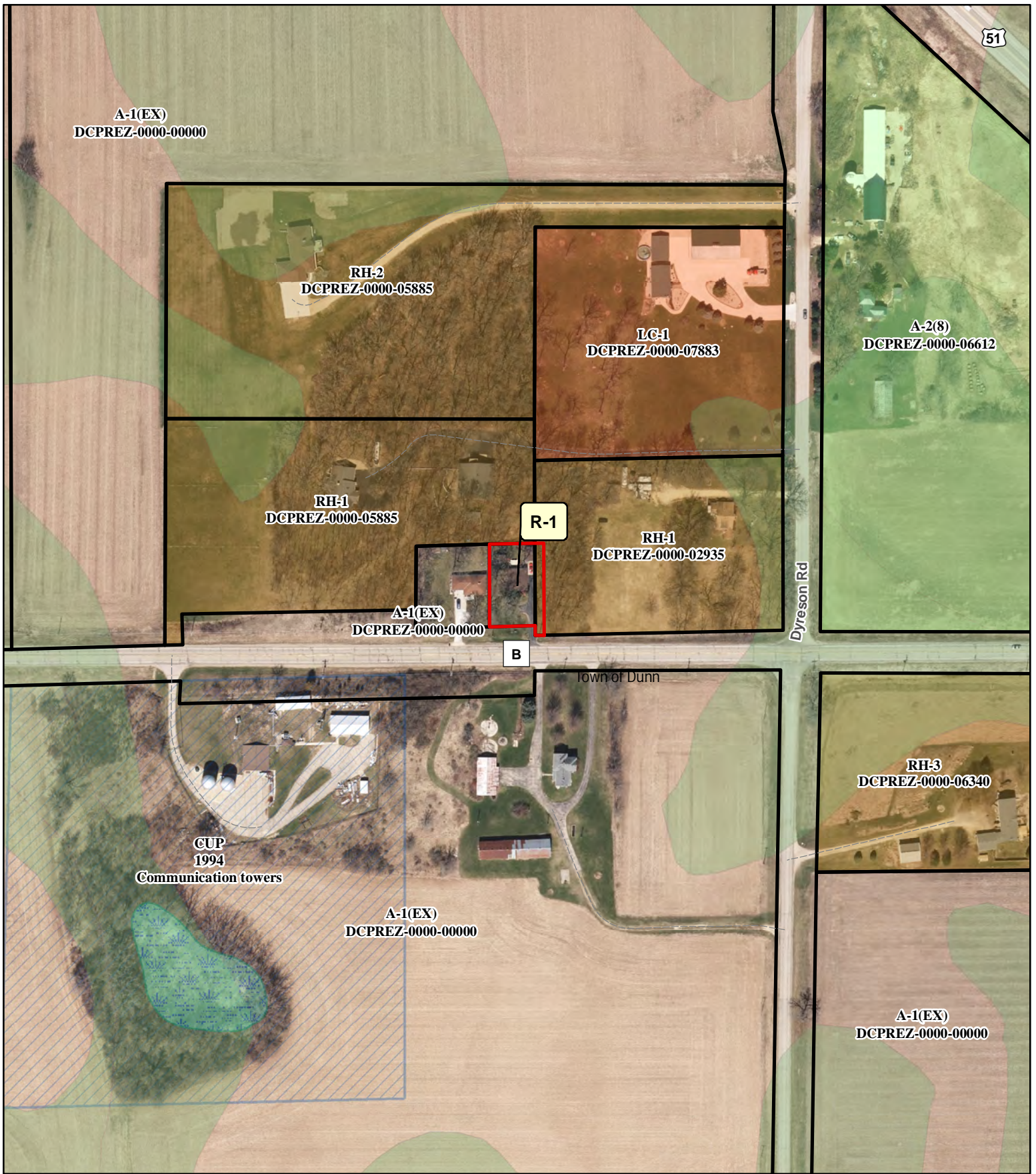
Separation of buildings from farmland

Creation of a residential lot

Compliance for existing structures and/or land uses





Other:  
Combining an existing parcel with a  
2900 sq ft parcel adjacent to neighboring property

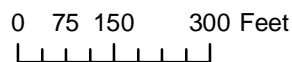
I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: *Paul J. Lusk* Date: 6/19/2019



**Legend**

**Wetland > 2 Acres Significant Soils**

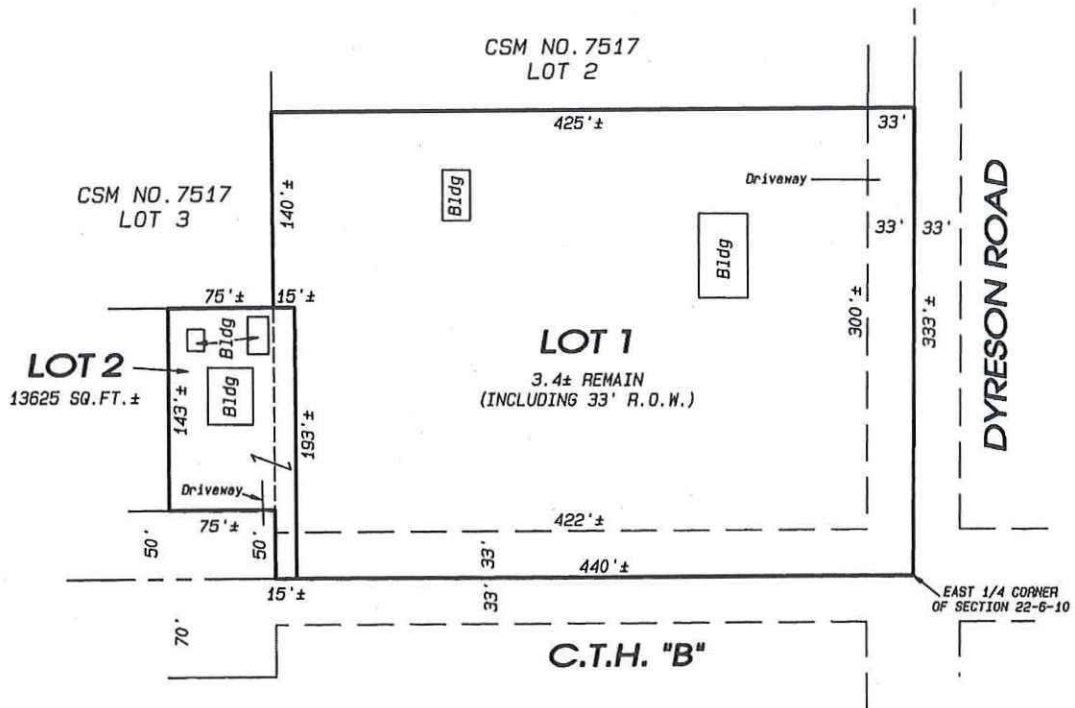
-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11456  
 BAUER LIVING TR,  
 ROBERT C & PAULA A

# PRELIMINARY CERTIFIED SURVEY MAP

LOT 1 OF CSM NO.4029, BEING RECORDED IN VOLUME 17, PAGE 19 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO.1761987 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T.6N., R.10E. OF THE 4TH P.M., TOWN OF DUNN, DANE COUNTY, WISCONSIN.



DATE: JUNE 19, 2019

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

THE BASIS OF BEARINGS IS ASSUMED.

Project No. 119-199 For: BAUER



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



- Land Surveying
- Land Planning
- Civil Engineering

DATE: June 19, 2019

TO: Bauer

RE: Description for rezoning purposes only

LOT 1 OF A CERTIFIED SURVEY MAP NO. 4029 RECORDED IN VOLUME 17, PAGE 19 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 1761987 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T.6N., R.10E., OF THE 4<sup>TH</sup> P.M., TOWN OF DUNN, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Beginning at the East 1/4 Corner of said Section, thence West along the East-West Centerline of said Section, 454.68 feet to the SW Corner of said Lot 1; thence N0°07'E along the West Line of said Lot, 50.0 feet to the relocated North Line of C.T.H. "B" thence West along said North Line, 75.0 feet; thence North 143 feet; thence East 75.0 feet to said West Line of said Lot 1; thence N0°07'E along said West Line, 139.97 feet to the NW Corner of said Lot; thence East 458.62 feet to the NE Corner of said Lot; thence S0°47'40"W 333.0 feet to the place of beginning.

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

Project No. 119-199A For: Bauer

JOSEPH TOMJANOVICH  
3722 COUNTY HIGHWAY B  
MCFARLAND, WI 53558

BAUER LIVING TR, ROBERT C & PAULA A  
4538 PAWNEE PASS  
FITCHBURG, WI 53711

PETER R BRIGGS  
2281 DYRESON RD  
MCFARLAND, WI 53558

ANTHONY CALLISTO  
2257 DYRESON RD  
MCFARLAND, WI 53558

SCOTT A BINDL  
2285 DYRESON RD  
MCFARLAND, WI 53558

STEVEN J SMITH  
2261 DYRESON RD  
MCFARLAND, WI 53558

Current Owner  
2278 DYRESON RD  
MCFARLAND, WI 53558

UNIV OF WIS  
30 N MILLS ST  
MADISON, WI 53715

JASON R FRUIT  
2230 DYRESON RD  
MCFARLAND, WI 53558

**RECEIPT**

MADISON  
MADISON  
210 MARTIN LUTHER KING, JR. BLVD  
CITY TREASURER OFFICE

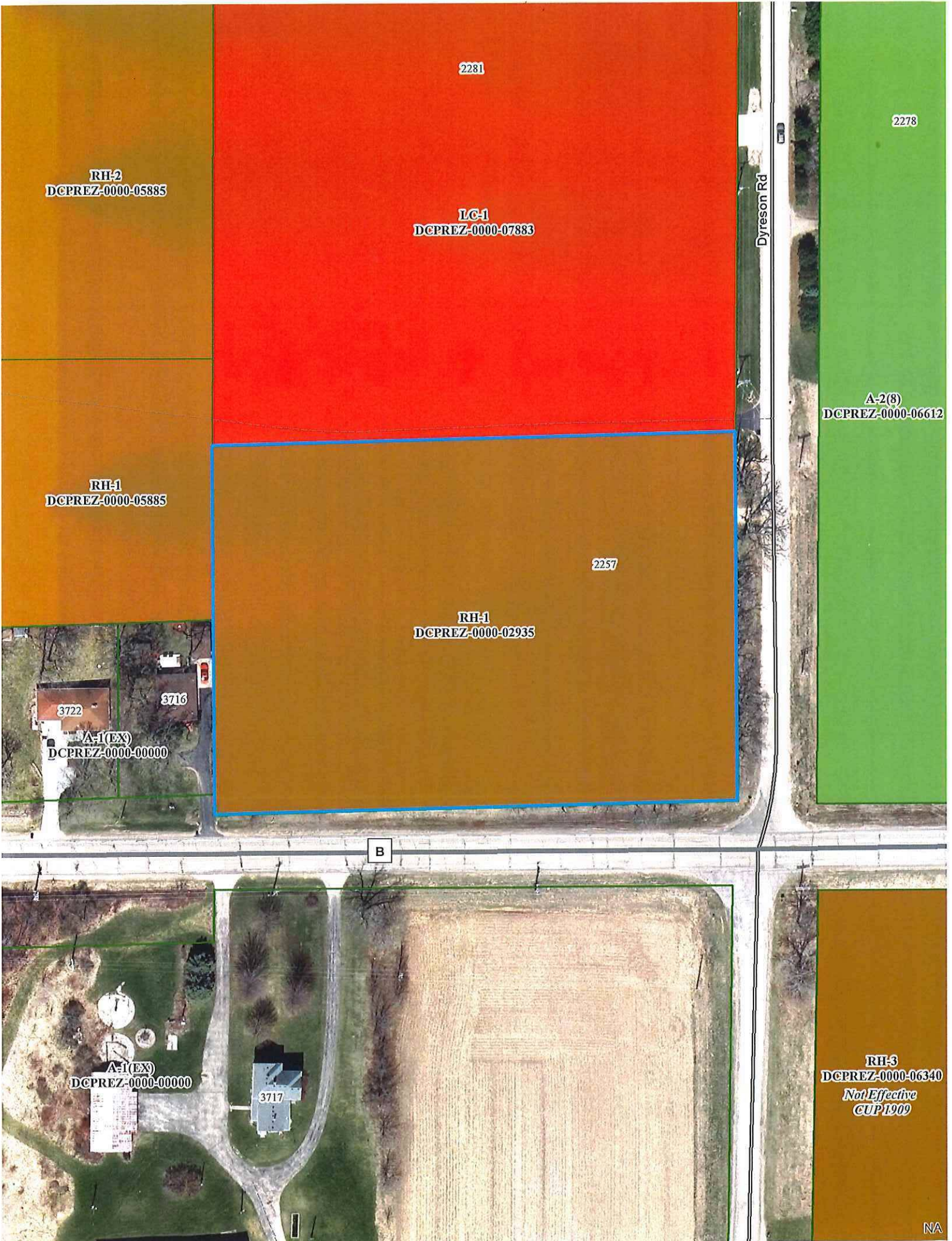
Application: DCPREZ-2019-11456  
Application Type: DaneCounty/Zoning/Rezone/NA  
Address: 3716 COUNTY HIGHWAY B, TOWN OF DUNN, WI 53558

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Receipt No.	917578					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	5089	\$495.00	06/19/2019	SSA1		

Owner Info.: BAUER LIVING TR, ROBERT C & PAULA A  
4538 PAWNEE PASS  
FITCHBURG, WI 53711

Work Description:



2281

2278

**RH-2**  
DCPREZ-0000-05885

**LC-1**  
DCPREZ-0000-07883

Dyreson Rd

**A-2(8)**  
DCPREZ-0000-06612

**RH-1**  
DCPREZ-0000-05885

2257

**RH-1**  
DCPREZ-0000-02935



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

B

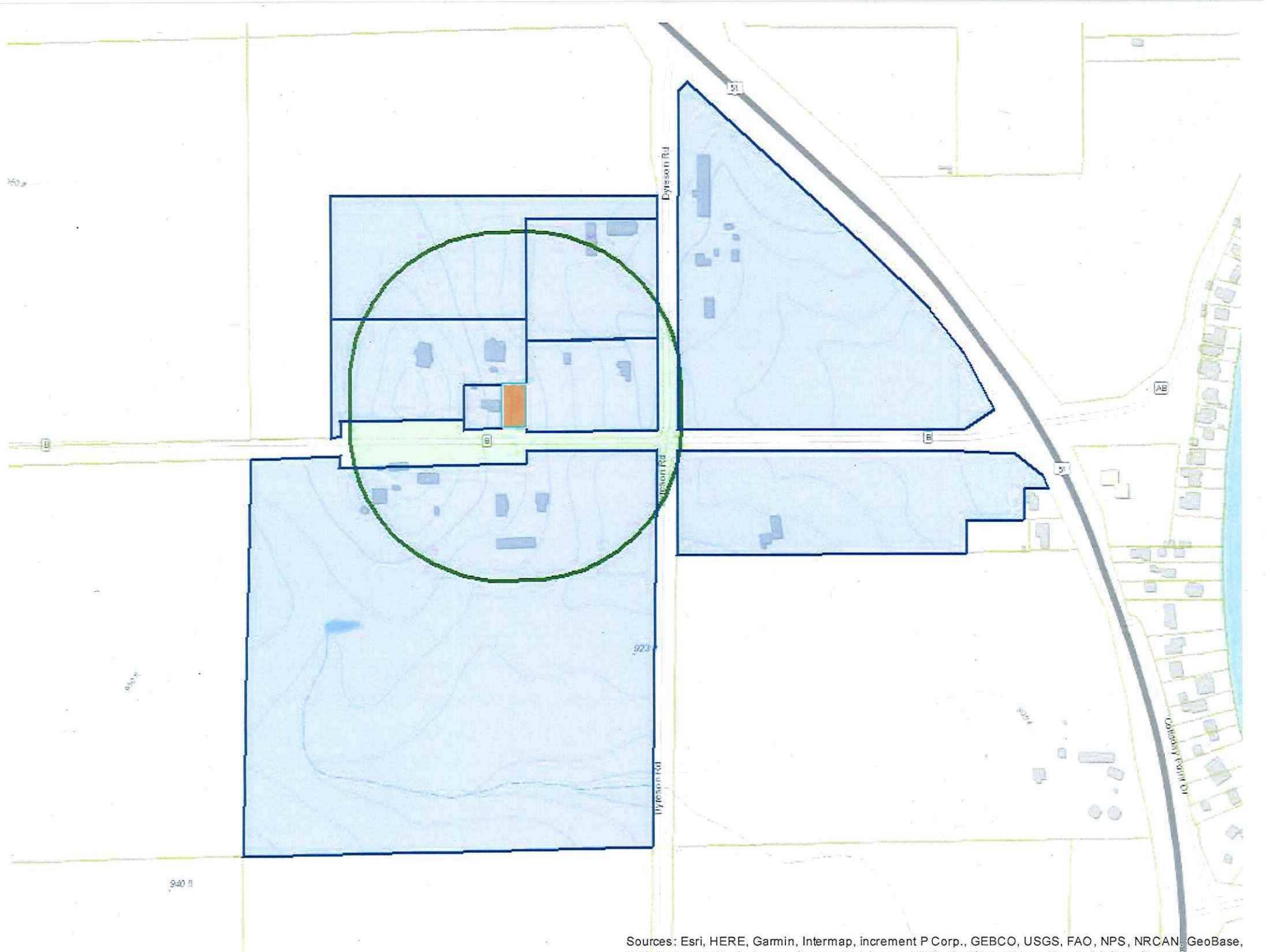


**A-1(EX)**  
DCPREZ-0000-00000

**RH-3**  
DCPREZ-0000-06340  
*Not Effective*  
CUP1909

NA





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap