

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
12/21/2016	DCPREZ-2016-11094
Public Hearing Date	C.U.P. Number
02/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JULIE M DIETERLE	PHONE (with Area Code) (608) 516-7528	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) PO BOX 278		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS tdbevik@starkhomes.com		E-MAIL ADDRESS wismapping@charter.net	

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	
1952 County Highway W		s of 1952 CTH W			
TOWNSHIP CHRISTIANA	SECTION 30	TOWNSHIP	SECTION 30	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-304-8500-5		0612-304-8000-0			

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (2) Agriculture District	5.9		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RLB	
Applicant Initials <u>JR</u>	Applicant Initials <u>JR</u>	Applicant Initials <u>JR</u>		

PRINT NAME:
f Jeremy Riesop

DATE:
A 12/21/2016



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	Julie Dieterle & Joseph Walling	Agent's Name	Wisconsin Mapping LLC & Tom Dybevik
Address	1952 County Highway W, Stoughton, WI 53589	Address	306 W. Quarry St., Deerfield, WI. 53531
Phone	(Tom) (608) 516-7528	Phone	(608) 764-5602
Email	tdybevik@starkhomes.com (Tom)	Email	wismapping@charter.net

Town: Christiana Parcel numbers affected: 0612-304-8000-0 & 0612-304-8500-5

Section: 30 Property address or location: 1952 County Highway W, Stoughton, WI 53589

Zoning District change: (To / From / # of acres) To: A2(2) From: A-1 Ex 6.1 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 80 % Other: 20 %

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:
 Intent of rezone is to create +- 3 acre parcel around home and farm buildings, and create +- 3 acre parcel for a new home, which will be sold to buyer of remaining +- 82 acres

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 12/21/2016

Wisconsin Mapping, LLC

Surveying and Mapping
Services
306 West Quarry Street
Deerfield, Wisconsin, 53531

Phone: 608-764-5602
FAX: 608-764-5602
email: wismapping@charter.net

December 21, 2016

Dieterle, Wahling
Section 30, Town of Christiana

Rezone A-1 ex to A2(2)

Intent of rezone is to create +- 3 acre parcel around home and farm buildings, and
create +-3 acre parcel for a new home, which will be sold to buyer of remaining +-82 acres

thank you



David Riesop

From: "Tom Dybevik" <tdybevik@starkhomes.com>
To: "David Riesop" <wismapping@charter.net>
Sent: Tuesday, December 20, 2016 4:46 PM
Subject: Re: Aerial for Hwy W
Looks good to me.

Sent from my iPhone

> On Dec 20, 2016, at 4:23 PM, David Riesop <wismapping@charter.net> wrote:

>

> Hi Tom,

> Do you think this works? Both pieces are around 3.6 acres. The parcel on the hill has to be a minimum 150 feet wide at the building

> area and have a 66 foot wide access to the road.

>

> If you can get back to me, I was planning on taking the application in tomorrow. Thursday is deadline.

> Did you say they had a density study already?

>

> thanks

>

>

> ----- Original Message ----- From: "Tom Dybevik" <tdybevik@starkhomes.com>

> To: <wismapping@charter.net>

> Sent: Monday, December 12, 2016 9:48 AM

> Subject: Aerial for Hwy W

>

>

>> -----Original Message-----

>> From: tos_3005AC_28043 [mailto:printer@starkhomes.com]

>> Sent: Monday, December 12, 2016 9:47 AM

>> To: Tom Dybevik <tdybevik@starkhomes.com>

>> Subject: Send data from MFP11770312 12/12/2016 09:46

>>

>> Scanned from MFP11770312

>> Date:12/12/2016 09:46

>> Pages:1

>> Resolution:200x200 DPI

>> -----

>>

>> --

>> *Email Security Advisory: Do not send funds or nonpublic personal
>> information, such as social security numbers, credit card or debit card
>> numbers or bank account and/or routing numbers, by email. Stark Company
>> Realtors will never request that you send funds or such nonpublic personal
>> information by email. If you receive an email message directly or forwarded
>> concerning any transaction involving Stark Company Realtors, and the email
>> requests that you send funds or provide nonpublic personal information, do
>> not respond to the email and immediately contact Stark Company Realtors at *
>> *608-443-4878**, and please forward any suspected email fraud

Wisconsin Mapping, LLC

Surveying and Mapping
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306 West Quarry Street
Deerfield, Wisconsin, 53531

Phone: 608-764-5602
FAX: 608-764-5602
email: wismapping@charter.net

December 21, 2016

Dieterle, Wahling
Section 30, Town of Christiana

Rezone A-1 ex to A2(2)

Intent of rezone is to create +- 3 acre parcel around home and farm buildings, and
create +-3 acre parcel for a new home, which will be sold to buyer of remaining +-82 acres

thank you



Printed By Bank A-Count

SAFETY - 1002

WISCONSIN MAPPING LLC
PH: 608-764-5602
306 W. QUARRY ST.
DEERFIELD, WI 53531


Dec 21 2016 4236 79-500759

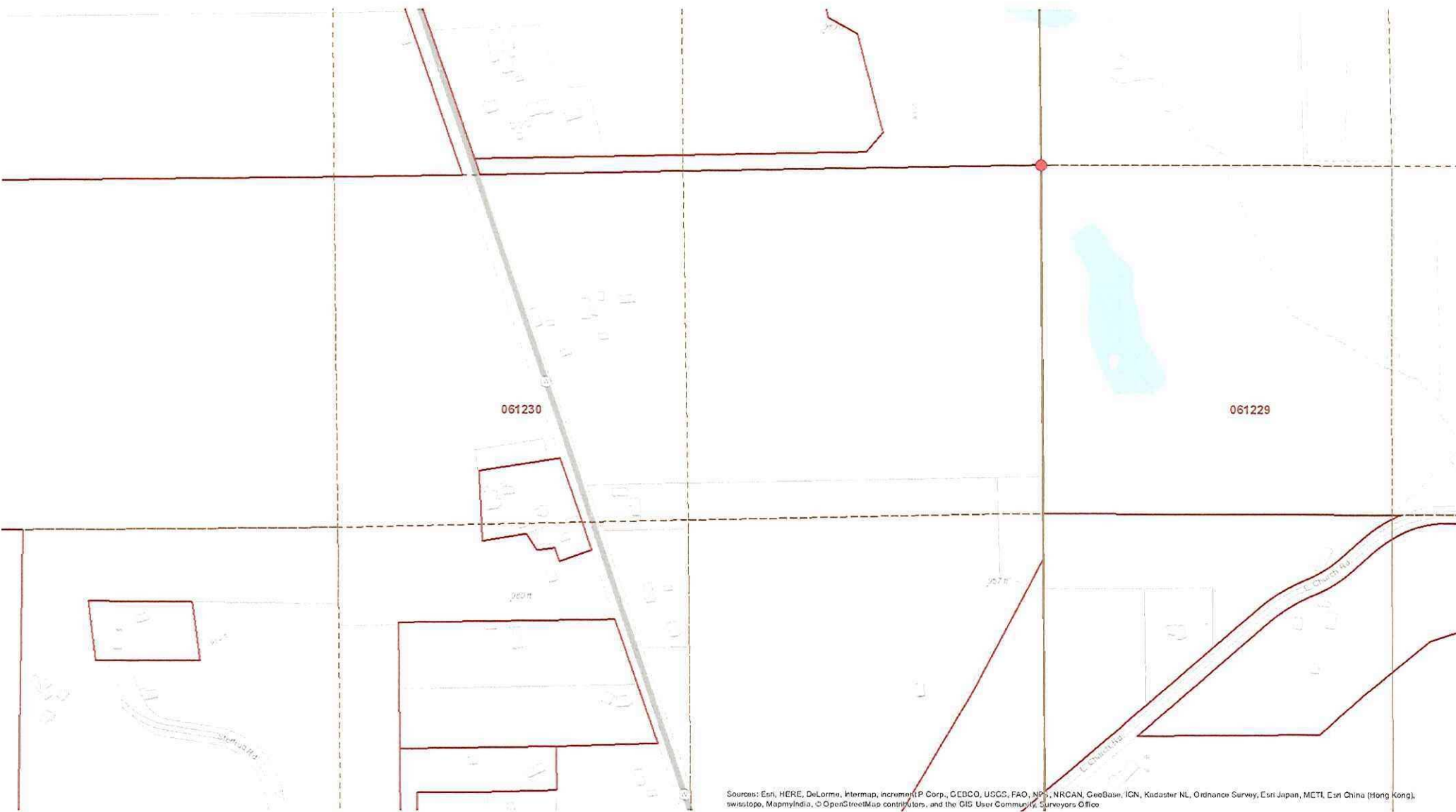
Pay to the Order of Dane County Zoning \$ 486.00
Four hundred eighty six ⁰⁰/₁₀₀ DOLLARS

BANK OF DEERFIELD
DEERFIELD, WI 53531

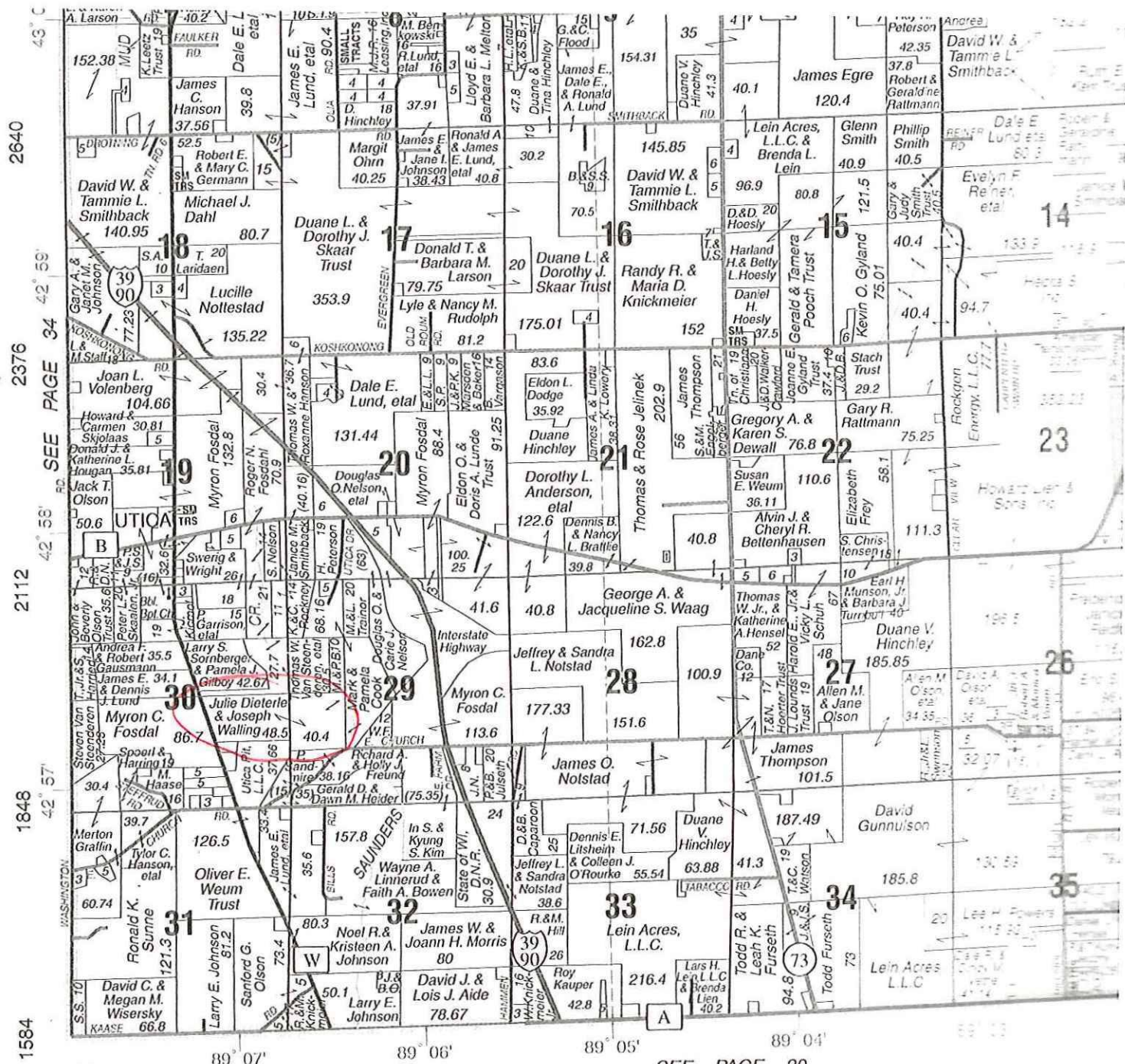
FOR Wahling

⑆075905004⑆ ⑆3⑆353⑆ 4236





Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Surveyors Office



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 1584 1320 1056 792 528

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 (608) 423-3241
 102 West Main Street
 Cambridge, WI

Badger Bank




BadgerBank.com

Parcel Number - 016/0612-304-8500-5

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 30-6-12 PRT NW1/4 SE1/4 N 1164.9 FT ...	
Owner Names	JULIE M DIETERLE JOSEPH J WALLING	
Primary Address	1952 COUNTY HIGHWAY W	
Billing Address	PO BOX 278 STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1 G4	
Assessment Acres	12.000	
Land Value	\$76,600.00	
Improved Value	\$89,300.00	
Total Value	\$165,900.00	

Show Valuation Breakout

Tom Dybeck
516-7528

Parcel Detail		Less -
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
PLSS (T,R,S,QQ,Q)	06N 12E 30 NE SE (Click link above to access images for Qtr-Qtr)	
Section	06N 12E 30 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 30-6-12 PRT NE1/4 SE1/4 N 1164.9 FT THF This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	JULIE M DIETERLE	
Current Co-Owner	JOSEPH J WALLING	
Primary Address	No parcel address available.	
Billing Address	PO BOX 278 STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4 G5 G5M	
Assessment Acres	36.500	
Land Value	\$24,700.00	
Improved Value	\$0.00	
Total Value	\$24,700.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~06/22/2016 04:00 PM~~

Ends: ~~06/22/2016 06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/29/2016 04:00 PM~~

Ends: ~~06/29/2016 06:00 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



Surveyor Map

DCIMap

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$24,700.00	\$0.00	\$24,700.00
Taxes:		\$326.91
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$326.91

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
WD	10/26/1982	1756276	3945	28

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: 0612-304-8000-0

Document Types and their Abbreviations

Document Types and their Definitions

Dane County
Land Information Office
GIS SERVICES

Access Dane is a product of
Dane County Land Information Council

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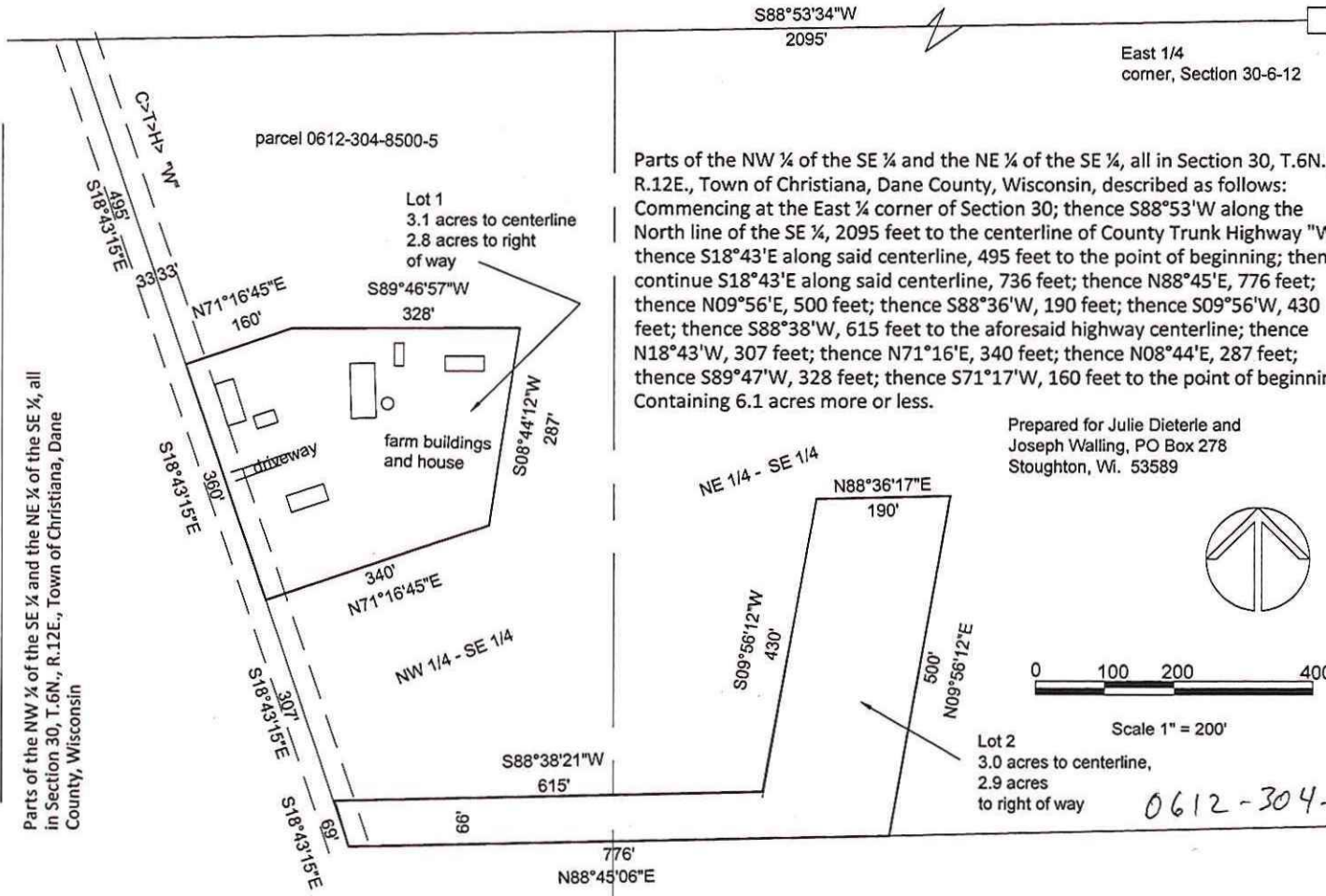
210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703

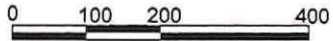
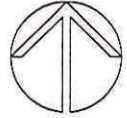
Preliminary Certified Survey Map

Parts of the NW ¼ of the SE ¼ and the NE ¼ of the SE ¼, all in Section 30, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin



Parts of the NW ¼ of the SE ¼ and the NE ¼ of the SE ¼, all in Section 30, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, described as follows: Commencing at the East ¼ corner of Section 30; thence S88°53'W along the North line of the SE ¼, 2095 feet to the centerline of County Trunk Highway "W"; thence S18°43'E along said centerline, 495 feet to the point of beginning; thence continue S18°43'E along said centerline, 736 feet; thence N88°45'E, 776 feet; thence N09°56'E, 500 feet; thence S88°36'W, 190 feet; thence S09°56'W, 430 feet; thence S88°38'W, 615 feet to the aforesaid highway centerline; thence N18°43'W, 307 feet; thence N71°16'E, 340 feet; thence N08°44'E, 287 feet; thence S89°47'W, 328 feet; thence S71°17'W, 160 feet to the point of beginning. Containing 6.1 acres more or less.

Prepared for Julie Dieterle and Joseph Walling, PO Box 278 Stoughton, WI. 53589



Scale 1" = 200'

0612-304-8000-0

Dwg. No. 4971-16 Date 12/21/2016
 Sheet _____ of _____
 Document No. _____
 C.S.M. No. _____ V. _____ P. _____

Wisconsin Mapping, LLC

* surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Preliminary Certified Survey Map

Parts of the NW ¼ of the SE ¼ and the NE ¼ of the SE ¼, all in Section 30, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin

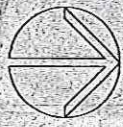


Lot 1
3.1 acres to centerline
2.8 acres to right
of way

Parts of the NW ¼ of the SE ¼ and the NE ¼ of the SE ¼, all in Section 30, T. 6N. R.12E., Town of Christiana, Dane County, Wisconsin, described as follows:
Commencing at the East ¼ corner of Section 30; thence S88°53' W along the North line of the SE ¼, 2095 feet to the centerline of County Trunk Highway "W"; thence S18°43' E along said centerline, 495 feet to the point of beginning; thence continue S18°43' E along said centerline, 736 feet; thence N88°45' E, 776 feet; thence N09°56' E, 500 feet; thence S88°36' W, 190 feet; thence S89°56' W, 480 feet; thence S88°38' W, 615 feet to the afore said highway centerline; thence N18°43' W, 307 feet; thence N71°16' E, 340 feet; thence N08°44' E, 287 feet; thence S89°47' W, 328 feet; thence S71°17' W, 160 feet to the point of beginning; Containing 6.1 acres more or less.

Prepared for: Julie Dieterle and Joseph Walling, PO Box 278 Stoughton, WI 53589

Lot 2:
3.0 acres to centerline,
2.9 acres
to right of way



Wisconsin Mapping, LLC
Surveying and Mapping Services
305 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4971-16 Date 12/21/2016
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