




Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/18/2017	DCPREZ-2017-11165
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BULLSI LLC	PHONE (with Area Code) (608) 444-2900	AGENT NAME ERIC GROVER	PHONE (with Area Code) (608) 444-2900
BILLING ADDRESS (Number & Street) 3865 STATE HIGHWAY 138		ADDRESS (Number & Street) 742 FOXFIELD ROAD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS GROVERE@FIRSTWEBER.COM		E-MAIL ADDRESS GROVERE@FIRSTWEBER.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	
4645 STATE HIGHWAY 138					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-072-8120-0					

REASON FOR REZONE			CUP DESCRIPTION	
WOULD LIKE COMMERCIAL ZONING FOR FOUR ACRE PARCEL.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RE-1 Recreational District	C-2 Commercial District	4		

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) 
COMMENTS: WOULD LIKE COMMERCIAL ZONING FOR FOUR ACRE PARCEL.				PRINT NAME:  ERIC GROVER
				DATE:  5/18/17

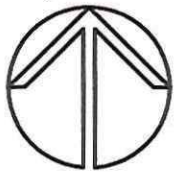
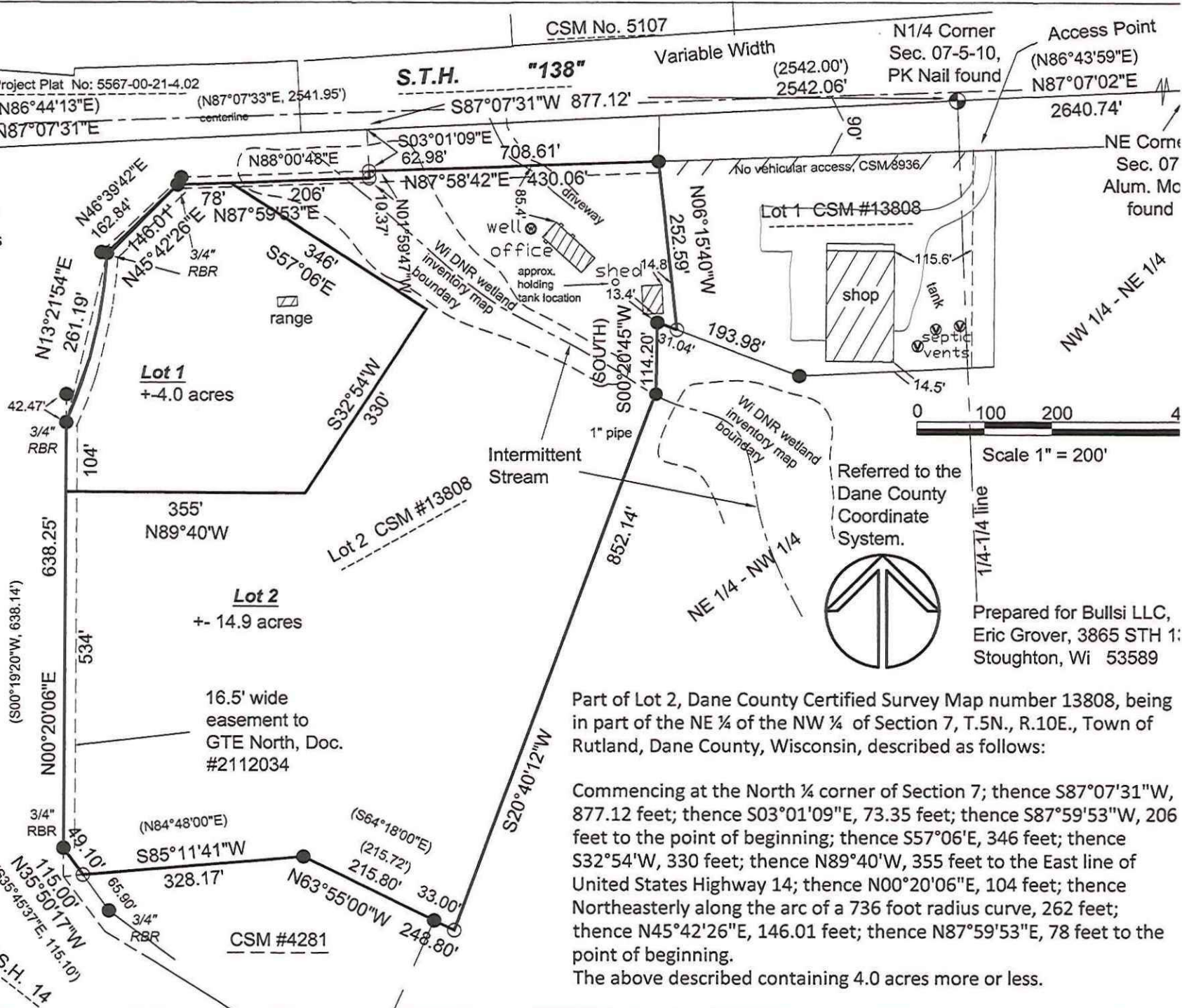
Preliminary Certified Survey Map

Lot 2 of Dane County Certified Survey Map number 13808, being part of the NE 1/4 of the NW 1/4 of Section 7, T5N., R10E., Town of Rutland, Dane County, Wisconsin.

R = 736.62'
 Arc = 262.58'
 Delta = 20°25'26"
 Tangent Bearings
 N23°34'37"W
 N03°09'11"E

U.S.H. 14

Transportation Project Plat No: 5567-00-21-4.01



Scale 1" = 200'

Prepared for Bulls LLC,
 Eric Grover, 3865 STH 1:
 Stoughton, Wi 53589

Part of Lot 2, Dane County Certified Survey Map number 13808, being in part of the NE 1/4 of the NW 1/4 of Section 7, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of Section 7; thence S87°07'31"W, 877.12 feet; thence S03°01'09"E, 73.35 feet; thence S87°59'53"W, 206 feet to the point of beginning; thence S57°06'E, 346 feet; thence S32°54'W, 330 feet; thence N89°40'W, 355 feet to the East line of United States Highway 14; thence N00°20'06"E, 104 feet; thence Northeasterly along the arc of a 736 foot radius curve, 262 feet; thence N45°42'26"E, 146.01 feet; thence N87°59'53"E, 78 feet to the point of beginning.

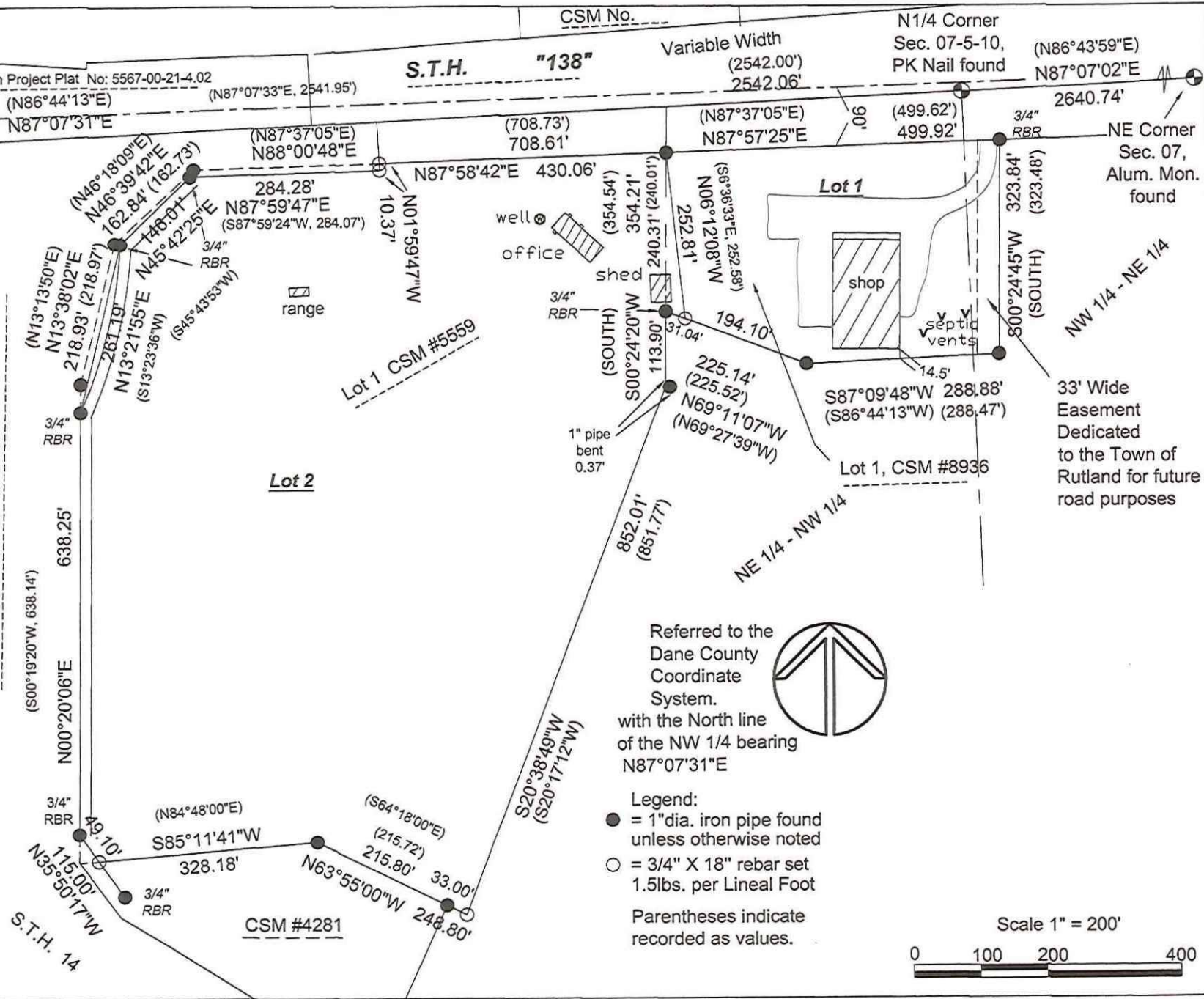
The above described containing 4.0 acres more or less.

Certified Survey Map

Lot 1 of CSM # 5559 and Lot 1 of CSM # 8936 part of the NE 1/4 of the NW 1/4 and the NE 1/4 of the NE 1/4 all in Section 7, T5N., R10E., Town of Rutland, Dane County, Wisconsin.

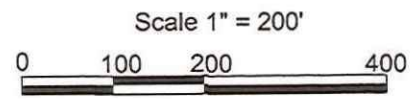
S.T.H. 14

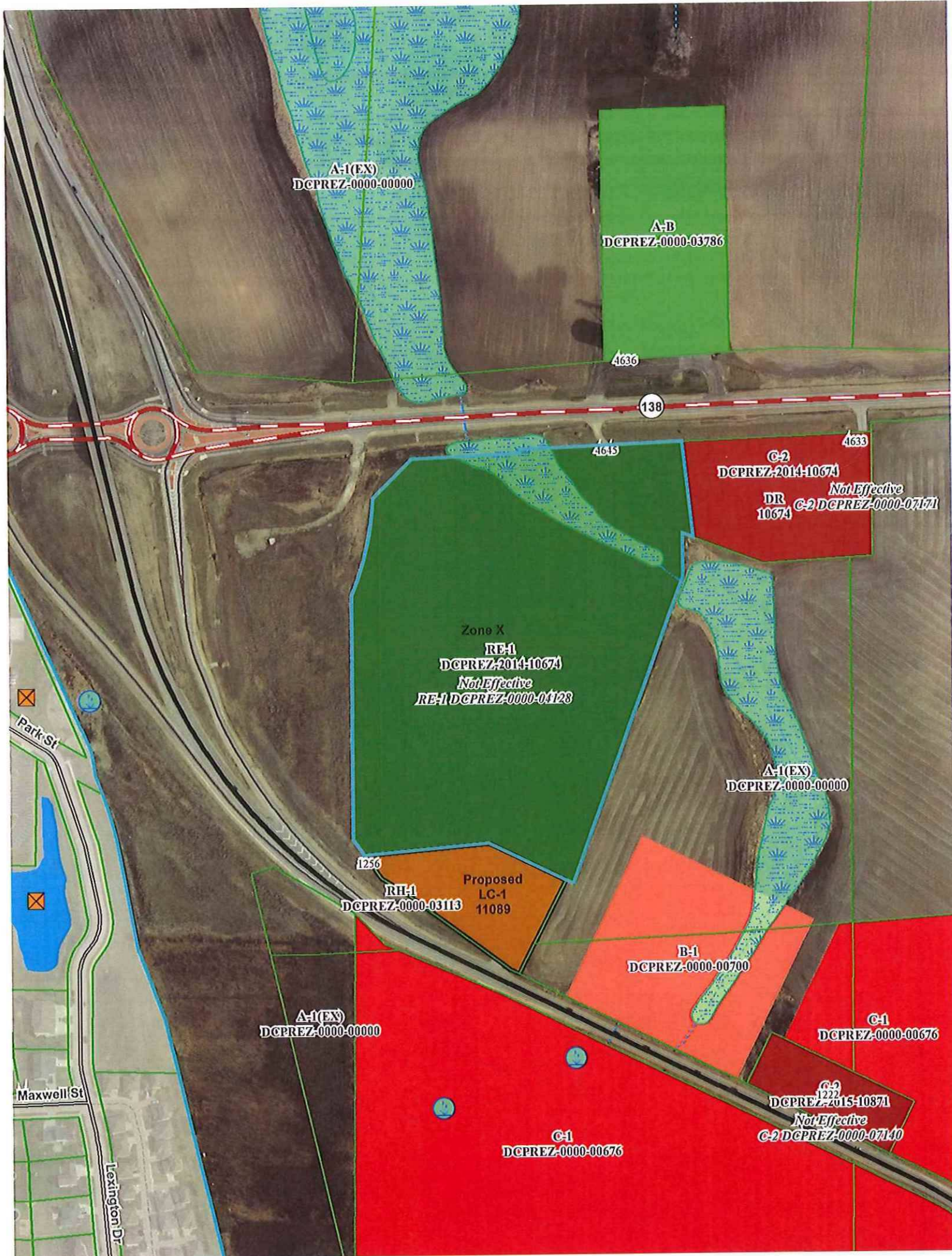
Transportation Project Plat No: 5567-00-21-4.01



Referred to the Dane County Coordinate System. with the North line of the NW 1/4 bearing N87°07'31"E

- Legend:
- = 1" dia. iron pipe found unless otherwise noted
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
- Parentheses indicate recorded as values.









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 BULLSI LLC Agent's Name ERIC GROVER
Address 3865 Hwy 138 Address 742 FOXFIELD RD
STOUGHTON WI 53589 OREGON WI 53575
Phone 608-444-2900 Phone 608 444 2900
Email grovere@FIRSTWEBER.COM Email grovere@FIRSTWEBER.COM

Town: RUTLAND TSN, RICE Parcel numbers affected: 0510-072-8120-0
4645 Hwy 138 TOWN OF RUTLAND
Section: 07 Property address or location: [REDACTED]

Zoning District change: (To / From / # of acres) RE-1 TO C-2 AND RE-1
ABOUT 4 ACRES WILL CHANGE TO C-2

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
MDCZ AND DNB 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: CHANGE USE TO C-2 FOR COMMERCIAL USE
TO THE SOUTH PROPERTY IS LC-1 WITH HOME
TO THE EAST C-2 LANDING COMPANY AND FARM LAND

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 5/18/17



Parcel Number - 052/0510-072-8120-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR10E	07	NE of the NW
Plat Name	CSM 13808	
Block/Building		
Lot/Unit	2	
Parcel Description	<p>LOT 2 CSM 13808 CS91/208-211 09/15/2014 F/K/A LOT 1 CSM 5559 CS25/221 R11564/61-6/15/88 DESCR AS SEC 7-5-10 PRT NE1/4NW1/4 & ALSO INC PRT LOT 1 CSM 8936 CS50/26&27 DESCR AS COM AT NW COR OF SD SEC 7 TH N86DEG44'13"E 2099.15 FT ALG N LN OF SD NW1/4 TH S 69.47 FT TO NW COR OF LOT 1 OF SD CSM & POB TH S06DEG36'33"E 252.58 FT TO S LN OF SD LOT 1 TH N69DEG27'39"W ALG SD S LN 31.04 FT TO SW COR OF SD LOT 1 TH N 240.01 FT ALG W LN OF SD LOT 1 TO POB EXC TO WISDOT IN DOC # 4731728 (18.953 A)</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	BULLSI LLC 	
Primary Address	4645 STATE HIGHWAY 138	
Billing Address	3865 STATE HIGHWAY 138 STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G2 G4	
Assessment Acres	18.953	
Land Value	\$152,800.00	
Improved Value	\$145,300.00	
Total Value	\$298,100.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/08/2017 - 05:00 PM~~

Ends: ~~05/08/2017 - 07:00 PM~~

[About Open Book](#)

Board Of Review

Starts: 05/18/2017 - 06:00 PM

Ends: 05/18/2017 - 08:00 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

RE-1 DCPREZ-2014-10674

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$152,900.00	\$145,300.00	\$298,200.00
Taxes:		\$5,123.77
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$78.60
Specials(+):		\$8.67
Amount:		\$5,053.84

District Information		
Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	EMS OREGON
DRAINAGE DISTRICT	DDBF	BADFISH DRAINAGE DISTRICT
OTHER DISTRICT	26OR	OREGON FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/03/2005	4026877		

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: 0510-072-8120-0

Document Types and their Abbreviations

Document Types and their Definitions

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

