

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
02/16/2017	DCPREZ-2017-11122
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEITH K KRAMER	PHONE (with Area Code) (608) 444-7073	AGENT NAME LINDSEY KRAMER	PHONE (with Area Code) (608) 212-7866
BILLING ADDRESS (Number & Street) 4721 SCHNEIDER DR		ADDRESS (Number & Street) 5939 SEMINOLE CENTRE CT #202	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Fitchburg, WI 53711	
E-MAIL ADDRESS		E-MAIL ADDRESS lindsey@madisonproperty.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
East of 4721 Schneider Drive					
TOWNSHIP DUNN	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-302-8500-1					

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	A-2 (1) Agriculture District	1.016		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>AK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AK</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>AK</i>	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <i>Lindsey Kramer</i>
DATE: <i>2/16/17</i>

PRELIMINARY 2/8/2017

DANE COUNTY CERTIFIED SURVEY MAP

Being part of the NW 1/4 of the NW 1/4 of
Section 30, T6N, R10E, Town of Dunn, Dane
County, Wisconsin

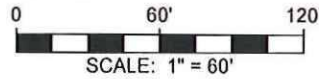
FOR: KEITH K. KRAMER
4721 SCHNEIDER DRIVE
OREGON, WI 53575

LEGEND:

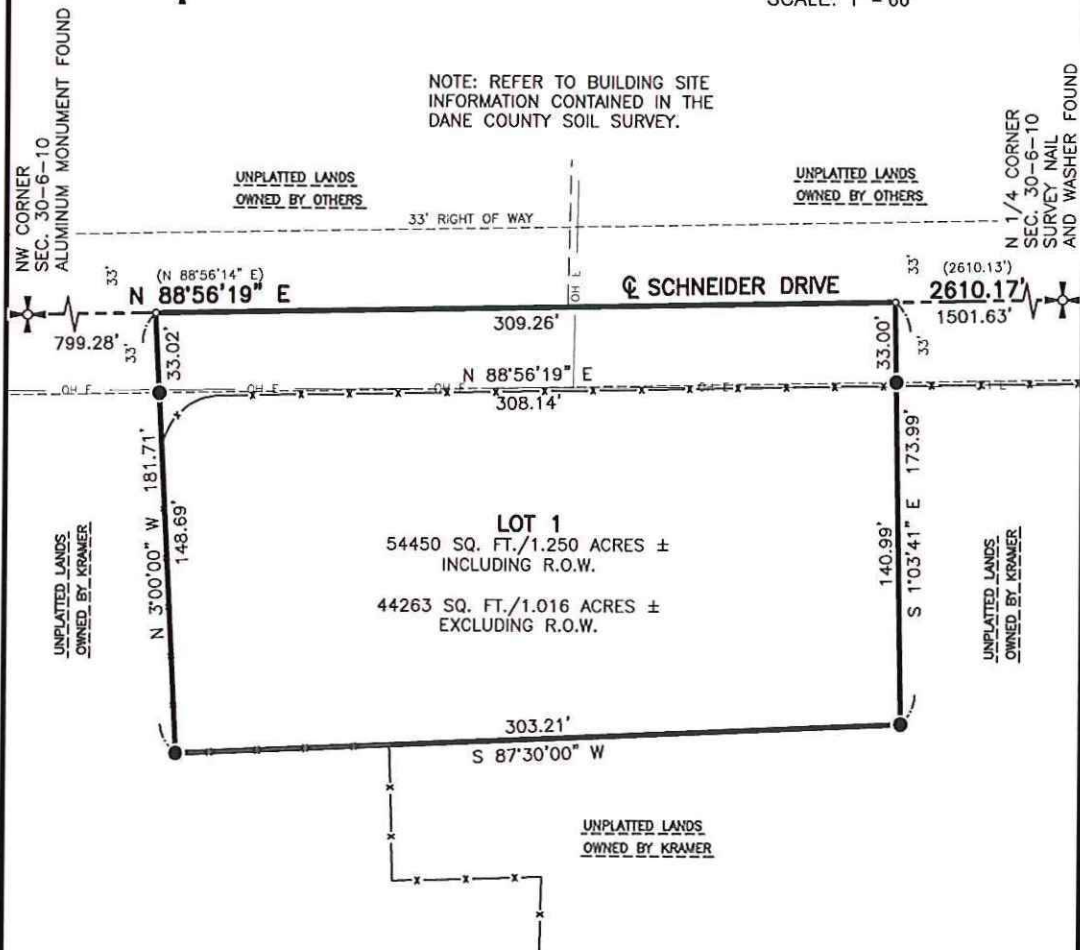
- 3/4" X 18" X 1.5LB./LF. REBAR SET
- CENTERLINE REF. POINT AND PROPERTY CORNER
- X— EXISTING FENCELINE
- OHE— OVERHEAD ELECTRIC
- ⊕ SECTION CORNER



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 30, T6N, R10E, WHICH BEARS N 88°56'19" E IN THE DANE COUNTY COORDINATE SYSTEM.



NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 1701161C
FIELD CREW: MGR

PRELIMINARY 2/8/2017

DANE COUNTY CERTIFIED SURVEY MAP #

Being part of the NW 1/4 of the NW 1/4 of
Section 30, T6N, R10E, Town of Dunn, Dane
County, Wisconsin

FOR: KEITH K. KRAMER
4721 SCHNEIDER DRIVE
OREGON, WI 53575

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of Keith K. Kramer, I have surveyed, divided and mapped the following described parcel of land:

Being part of the NW 1/4 of the NW 1/4 of Section 30, T6N, R10E, Town of Dunn, Dane County, Wisconsin, to wit:

Commencing at the NW corner of said Section 30; thence N 88°56'19" E, 799.28' along the north line of the NW 1/4 to the POINT OF BEGINNING; thence N 88°56'19" E, 309.26' along the north line of the NW 1/4; thence S 1°03'41" E, 173.99'; thence S 87°30'00" W, 303.21' thence N 3°00'00" W, 181.71' to the POINT OF BEGINNING; containing 54,450 square feet, or 1.250 acres, more or less. Parcel is subject to a right of way for Schneider Drive along the northerly side thereof. Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767 _____ Date

TOWN OF DUNN CERTIFICATE

The Town of Dunn hereby accepts this
CSM for recording.

CATHY HASSLINGER - CLERK _____ Date

APPROVED FOR RECORDING PER DANE
COUNTY ZONING AND LAND REGULATION
COMMITTEE ACTION ON,

BY _____
DANIEL EVERSON - ASSISTANT ZONING ADMIN.

**DANE CO. REGISTER OF
DEEDS CERTIFICATE**

Received for recording this ____ day of
_____, 2017 at ____ o'clock __M, and
recorded in Volume ____ of Certified Survey
Maps, on Page(s) _____.

DANE COUNTY REGISTER OF DEEDS



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3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 1701161C
FIELD CREW: MGR



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:

- 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 Keith Kramer Agent's Name Brett & Lindsey Kramer
 Address 4721 Schneider Dr. Oregon, WI 53875 Address 5939 Seminole Centre Ct # 202 Fitchburg, WI 53711
 Phone 608-444-7073 Phone 608-212-7866
 Email _____ Email lindsey@madisonproperty.com

Town: Dunn Parcel numbers affected: 028/0610-302-8500-
 Section: # 30 Property address or location: East of 4721 Schneider Drive
 Zoning District change: (To / From / # of acres) A-2(1) / A-1 Ex Ag / 1.016
(R-1A?) possible outbuilding?

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 100% Other: _____ %
Tr B Sc B

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: Lindsey Kramer

Date: 2/16/17

Not Effective
A-1(EX) DCPREZ-0000-00000

Not Effective
A-1(EX) DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

CUP
2361
Bed & Breakfast
RH-2
DCPREZ-2016-11053

4754

4748

4724

4710

4696

Schneider Dr

4749

4747

4723

4721

4685

4673


RH-1
DCPREZ-0000-02440

RH-1
DCPREZ-0000-02706

RH-1
DCPREZ-0000-03527

A-1(EX)
DCPREZ-0000-00000

Parcel Number - 028/0610-302-8500-1**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	SEC 30-6-10 FR NW1/4 NW1/4 EXC N 1089 FT...	
Owner Name	KEITH K KRAMER	
Primary Address	4721 SCHNEIDER DR	
Billing Address	4721 SCHNEIDER DR OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4	
Assessment Acres	19.300	
Land Value	\$3,100.00	
Improved Value	\$0.00	
Total Value	\$3,100.00	

[Show Valuation Breakout](#)[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

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$3,100.00	\$0.00	\$3,100.00
Taxes:		\$58.97
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$58.97

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1401	FIRE-OREGON
OTHER DISTRICT	1401	EMS-OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	04/12/1994		14706	29

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: 0610-302-8500-1

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Dane County Zoning Guide for Accessory Buildings

This document is intended for reference only. Please contact Dane County Zoning Division at (608) 266-4266 for specific ordinance language.

	Residential	Rural Homes	A-2 Agriculture	A-1 < 35 ac	A-1EX, A-3 < 35 ac	A-1 > 35 ac	A-1EX, A-3 > 35 ac
Residence Required?	Yes	Yes	No*	No (limit 1)*	Yes*	No**	No**
Maximum size	100% of the building footprint of principal residence	10% of lot area	10% of lot area	10% of lot area (lots < 2 ac = 30%)	10% of lot area (lots < 2 ac = 30%)	None	None
Maximum height	12'	35'	35' (Farm bldgs. Not limited)	16' (Farm bldgs. Not limited)	35' (12' < 2 Acres) (Farm bldgs. Not limited)	16' (Farm bldgs. Not limited)	35' (Farm bldgs. Not limited)
Side / rear yard setbacks, non-livestock building	Varies by district	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	>120sqft = 10' <120sqft = 4'	10'	10'
Side / rear yard setbacks, livestock building	Not allowed	50' †	50' †	50' †	50' †	10' †	10' †
Sanitary fixtures allowed? ‡	Not allowed	Not allowed	Allowed only in farm accessory bldgs. on parcels ≥ 5 ac with CUP	Not allowed	Not allowed	Allowed in farm accessory bldgs.	Allowed in farm accessory bldgs.
Permit required?	Yes	Yes	Yes	Yes	Yes	Yes	Yes

* On lots under 35 acres in the A-1, A-1EX, A-2, or A-3 districts that are used for agricultural purposes, agricultural accessory buildings are permitted, but are limited to barns, sheds, silos or other structures that are clearly related to a legitimate farm operation or agricultural accessory use.

** On lots in the A-1, A-3, and A-1EX district over 35 acres in size, and on lots in the A-4 district, that are in agricultural use, agricultural accessory buildings that are clearly related to the agricultural use are permitted without the need for a primary residence to be on the property.

† Any accessory building intended for the housing of livestock which is located on a parcel adjacent to an existing "R" residential zoning district shall be setback a minimum of 100 feet from all side and rear property lines, except with respect to existing buildings when the residence district has been created for an existing farm residence or by separating a farm residence from a farm property and the separated parcel has been rezoned to a "R" district after or at the time of the division.

‡ Sanitary Fixture: Any plumbing fixture that requires discharge to a private onsite wastewater treatment system or public sanitary sewer system pursuant to state or county plumbing code.

Updated 10/23/13, Sections 10.123(5)(b), 10.11(b), 10.05(3)(b) of the Dane County Code of Ordinances.

Bartlett, Russell

From: Lindsey K <lindsey@madisonproperty.com>
Sent: Thursday, February 16, 2017 9:21 AM
To: Bartlett, Russell
Subject: Phone number

Hello Russ,

I know I literally just left your office, but I was informed that I had an old phone number for Keith Kramer my father-in-law. The correct number is 608-444-3333.

I know that this number was listed on the paperwork so please let me know if I need to do anything to have this updated or if you are manually able to change it.

This process has been rather frustrating so far, however you were extremely helpful so I thank you very much for that.

Have a nice day.

Thanks,

Lindsey

Sent from my iPhone