

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/08/2019	DCPREZ-2019-11498
Public Hearing Date	C.U.P. Number
12/17/2019	

OWNER INFORMATION	AGENT INFORMATION
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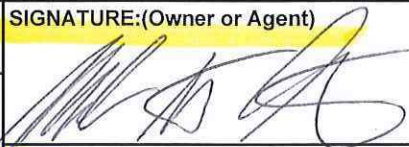
OWNER NAME BRYCE B BRONSTAD	PHONE (with Area Code) (608) 212-6559	AGENT NAME BADGER SURVEYING	PHONE (with Area Code) (608) 244-2010
BILLING ADDRESS (Number & Street) 1845 COUNTY HIGHWAY B		ADDRESS (Number & Street) 2033 TOWN SITE RD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) WINCHESTER, WI 54557	
E-MAIL ADDRESS FISHSTALKER67@GMAIL.COM		E-MAIL ADDRESS BADGERSURVEY@GDINET.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	
1845 COUNTY HWY B		SOUTH OF COUNTY HWY B			
TOWNSHIP PLEASANT SPRINGS	SECTION 25	TOWNSHIP PLEASANT SPRINGS	SECTION 25	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-252-8611-0		0611-252-8840-0			

REASON FOR REZONE	CUP DESCRIPTION
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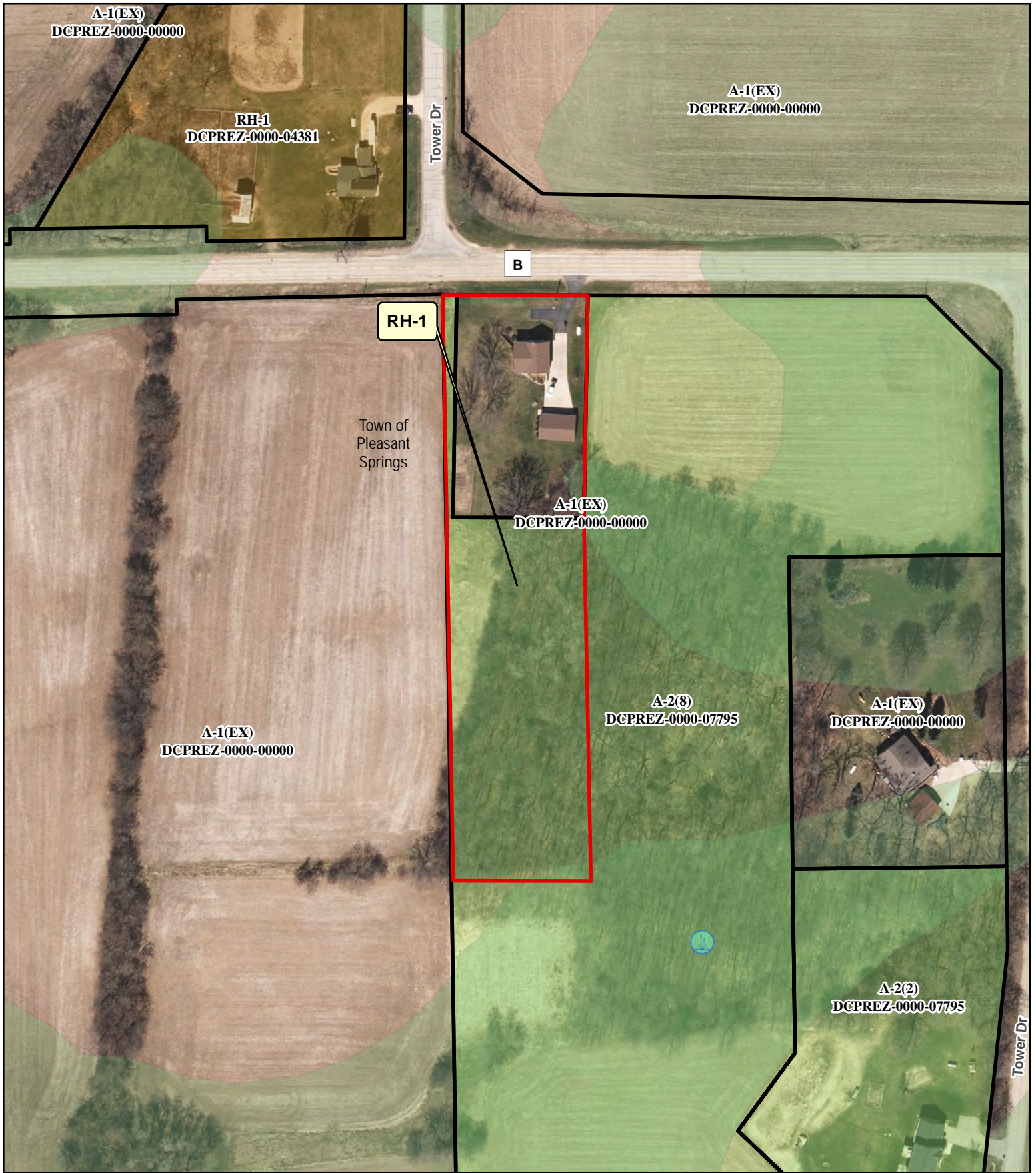
INCREASE SIZE OF EXISTING RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	0.999		
A-2 (8) Agriculture District	RH-1 Rural Homes District	1.82 1.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
Applicant Initials <i>MSB</i>	Applicant Initials <i>MSB</i>	Applicant Initials <i>MSB</i>		PRINT NAME: MARK S. GERHARDT



COMMENTS: THE ZONING DISTRICT WILL CHANGE FROM RH-1 RURAL HOMES TO RR-2 RURAL RESIDENTIAL WHEN THE TOWN OF PLEASANT SPRINGS ADOPTS THE REVISED ZONING ORDINANCE.

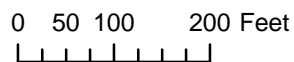
DATE: 10-9-19



Legend

Wetland > 2 Acres Significant Soils

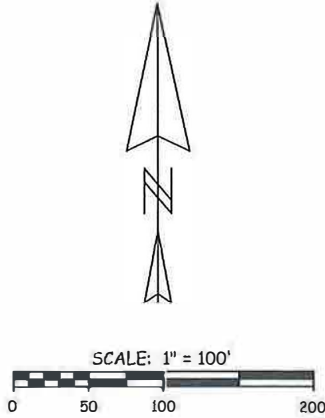
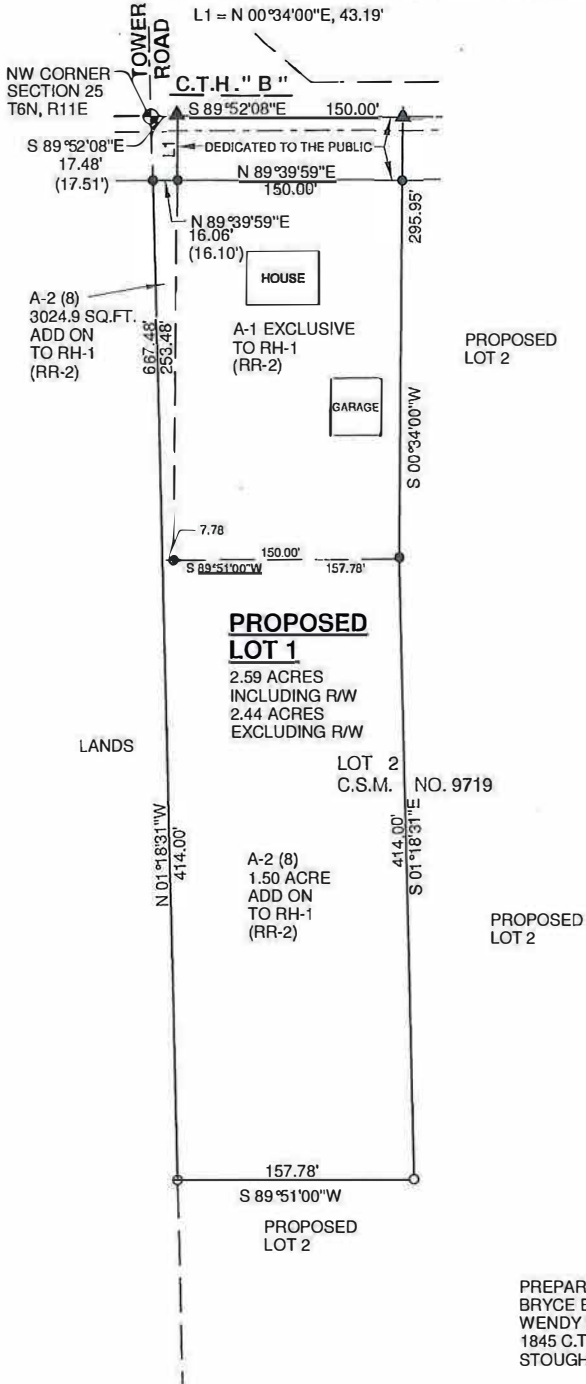
-  Wetland
-  Class 1
-  Floodplain
-  Class 2



Petition 11498
 BRYCE B BRONSTAD

PRELIMINARY CERTIFIED SURVEY MAP

PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9719 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.



ZONING DESCRIPTION:


A PARCEL OF LAND LOCATED IN PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9719 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 25; THENCE S 89°52'08"E ALONG THE NORTH LINE OF SAID SECTION 25, 17.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°52'08"E, 150.00 FEET; THENCE S 00°34'00"W, 295.95 FEET; THENCE S 01°18'31"E, 414.00 FEET; THENCE S 89°51'00"W, 157.78 FEET; THENCE N 01°18'31"W, 667.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF C.T.H. "B"; THENCE N 89°39'59"E ALONG SAID RIGHT OF WAY LINE, 16.06 FEET; THENCE N 00°34'00"E, 43.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.59 ACRES INCLUDING RIGHT OF WAY.

NOTE: PROPOSED LOT 2, DOES NOT REQUIRE A ZONING CHANGE



PREPARED FOR:
BRYCE BRONSTAD &
WENDY STALKER
1845 C.T.H. "B"
STOUGHTON, WI. 53589

 BADGER SURVEYING AND MAPPING SERVICE <small>2033 TOWN SITE ROAD, WINCHESTER, WISCONSIN 54557 - (608) 244-2010</small>			
SCALE 1" = 100'	APPROVED BY: M. S. GERHARDT	DRAWN BY M.S.G.	REVISED
DATE OCT. 5, 2019			
PRELIMINARY CERTIFIED SURVEY MAP			
DRAWING NUMBER			19G-53



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	<u>Bryce Braisted</u>	Agent's Name	<u>MARK GERHARDT BADGER SURVEYING</u>
Address	<u>1845 City Rd B</u>	Address	<u>2033 TOWN SITE RD. WINCHESTER, WI. 54557</u>
Phone	<u>Stoughton, WI 53589 608/212-6559</u>	Phone	<u>608-244-2010</u>
Email	<u>fishstalker67@gmail.com</u>	Email	<u>badgersurvey@gdinetic.com</u>

Town: PLEASANT SPRINGS Parcel numbers affected: 0611-352-8610 / -8840-0
 Section: 25 Property address or location: 1845 COUNTY HIGHWAY "B"
STOUGHTON, WI. 53589

Zoning District change: (To / From / # of acres) A-1 EXCL. / A-2(8) TO ~~RR-2~~ RH-1
A-1 EX to RH-1 0.999 Acres
A-2(8) to RH-1 ~~1.5~~ Acres 1.5

Soil classifications of area (percentages) Class I soils: % Class II soils: 75 % Other: 25 %

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:
TO ADD LANDS TO EXISTING PARCEL OF LAND.

*RH-1 will change to RR-2 when Town of Pleasant Springs adopts the revised zoning ordinance. (SLJ)

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 10-1-19

11498

A PARCEL OF LAND LOCATED IN PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9719 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T6N, R11 E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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WAY LINE OF C.T.H. " B "; THENCE N 89°39'59"E ALONG


SAID RIGHT OF WAY LINE, 16.06 FEET; THENCE N 00°34'00"E, 43.19 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.59 ACRES INCLUDING RIGHT OF WAY.

Parcel Number - 046/0611-252-8611-0

Current

[← Parcel Parents](#)

Summary Report

Parcel Summary		More +
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	SEC 25-6-11 PRT NW1/4 NW1/4 BEG 24.3 FT ...	
Owner Name	BRYCE B BRONSTAD	
Primary Address	1845 COUNTY HIGHWAY B	
Billing Address	1845 COUNTY HIGHWAY B STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1	
Assessment Acres	0.999	
Land Value	\$53,000.00	
Improved Value	\$194,300.00	
Total Value	\$247,300.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~04/17/2019~~ - 12:00 PM

Ends: ~~04/17/2019~~ - 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/23/2019~~ - 05:30 PM

Ends: ~~05/23/2019~~ - 07:30 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

Google Map

Bing Map

Tax Summary (2018)

More +

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$53,000.00	\$185,000.00	\$238,000.00
Taxes:		\$3,649.25
Lottery Credit(-):		\$186.25
First Dollar Credit(-):		\$76.69
Specials(+):		\$154.71
Amount:		\$3,541.02

District Information		
Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23ST	STOUGHTON EMS
OTHER DISTRICT	23ST	STOUGHTON FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/03/2015	5132540		

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: 0611-252-8611-0

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City-County Bldg. Room 116

Madison, WI 53703



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Parcel Number - 046/0611-252-8840-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF PLEASANT SPRINGS	
State Municipality Code	046	
PLSS (T,R,S,QQ,Q)	06N 11E 25 NW NW (Click link above to access images for Qtr-Qtr)	
Section	06N 11E 25 (Click link above to access images for Section)	
Plat Name	CSM 09719 (Click link above to access images for Plat) CSM 09719 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	2 (Click link above to see images for this Lot)	
Parcel Description	LOT 2 CSM 9719 CS56/112&113-6/23/2000 DESCR AS SEC 25-6-11 PRT NW1/4NW1/4 (13.79 ACRES INCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	HARLAN D ERDAHL	
Current Co-Owner	KATHLEEN ERDAHL	
Primary Address	No parcel address available.	
Billing Address	1901 ERDAHL DR STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5M	
Assessment Acres	13.790	
Land Value	\$10,600.00	
Improved Value	\$0.00	
Total Value	\$10,600.00	

Show Valuation Breakout

Open Book

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Starts: ~~04/17/2019~~ 12:00 PM

Ends: ~~04/17/2019~~ 07:00 PM

[About Open Book](#)

Board Of Review

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Starts: ~~05/23/2019~~ 05:30 PM

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[About Board Of Review](#)

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Zoning

A-2(8) DCPREZ-0000-07795

[Zoning District Fact Sheets](#)

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2018) **More +**

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$10,500.00	\$0.00	\$10,500.00
Taxes:		\$161.00
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$161.00

District Information		
Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23ST	STOUGHTON EMS
OTHER DISTRICT	23ST	STOUGHTON FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/23/2000	3223903		

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By Parcel Number: 0611-252-8840-0

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Madison, WI 53703



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HOMER V SIMPSON
2085 TOWER DR
STOUGHTON, WI 53589

KEITH E HERSHEY
LEANNA E HERSHEY
2079 TOWER DR
STOUGHTON, WI 53589

QUAM REV TR, GLEN D & PATRI...
1738 COUNTY HIGHWAY B
STOUGHTON, WI 53589

RHE LLC
1890 ERDAHL RD
STOUGHTON, WI 53589

LOGAN R BRANDT
KELSEY M FREITAG
2121 TOWER DR
STOUGHTON, WI 53589

SCOTT K WETHAL
1948 COUNTY HIGHWAY B
STOUGHTON, WI 53589

BRYCE B BRONSTAD
1845 COUNTY HIGHWAY B
STOUGHTON, WI 53589

HARLAN D ERDAHL
KATHLEEN ERDAHL
1901 ERDAHL DR
STOUGHTON, WI 53589

LOGAN R BRANDT
KELSEY M FREITAG
2121 TOWER DR
STOUGHTON, WI 53589

HOMER V SIMPSON
2085 TOWER DR
STOUGHTON, WI 53589

M&W OLSON PARTNERSHIP
1690 COUNTY HIGHWAY B
STOUGHTON, WI 53589

KEITH E HERSHEY
LEANNA E HERSHEY
2079 TOWER DR
STOUGHTON, WI 53589

ROBERT VEEK
MARGARET VEEK
2017 TOWER DR
STOUGHTON, WI 53589

QUAM REV TR, GLEN D & PATRI...
1738 COUNTY HIGHWAY B
STOUGHTON, WI 53589

ROBIN A SCHULTZ
2016 TOWER DR
STOUGHTON, WI 53589

KELLY J KLEVEN
1791 COUNTY HIGHWAY B
STOUGHTON, WI 53589

RHE LLC
1890 ERDAHL RD
STOUGHTON, WI 53589

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STOUGHTON, WI 53589

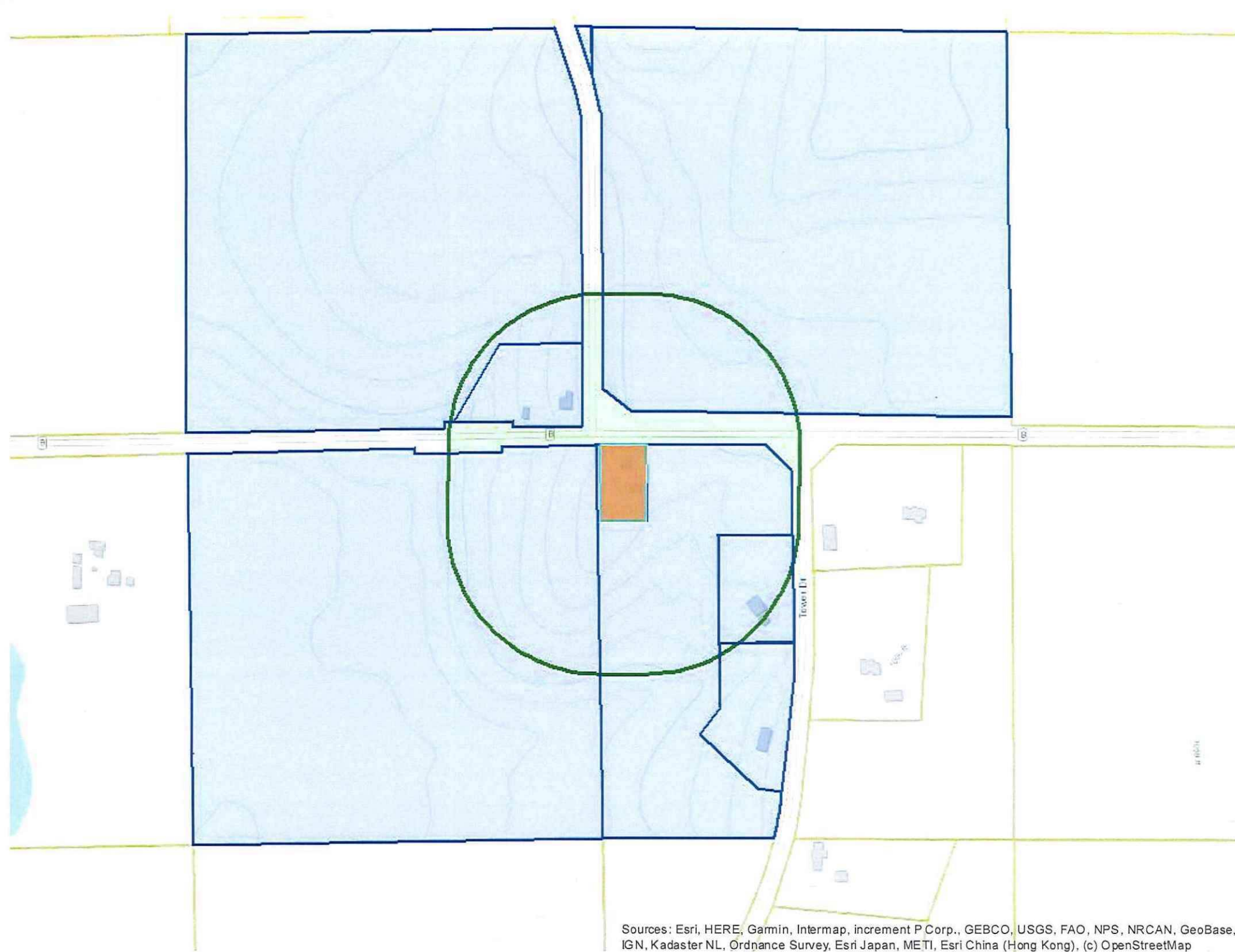
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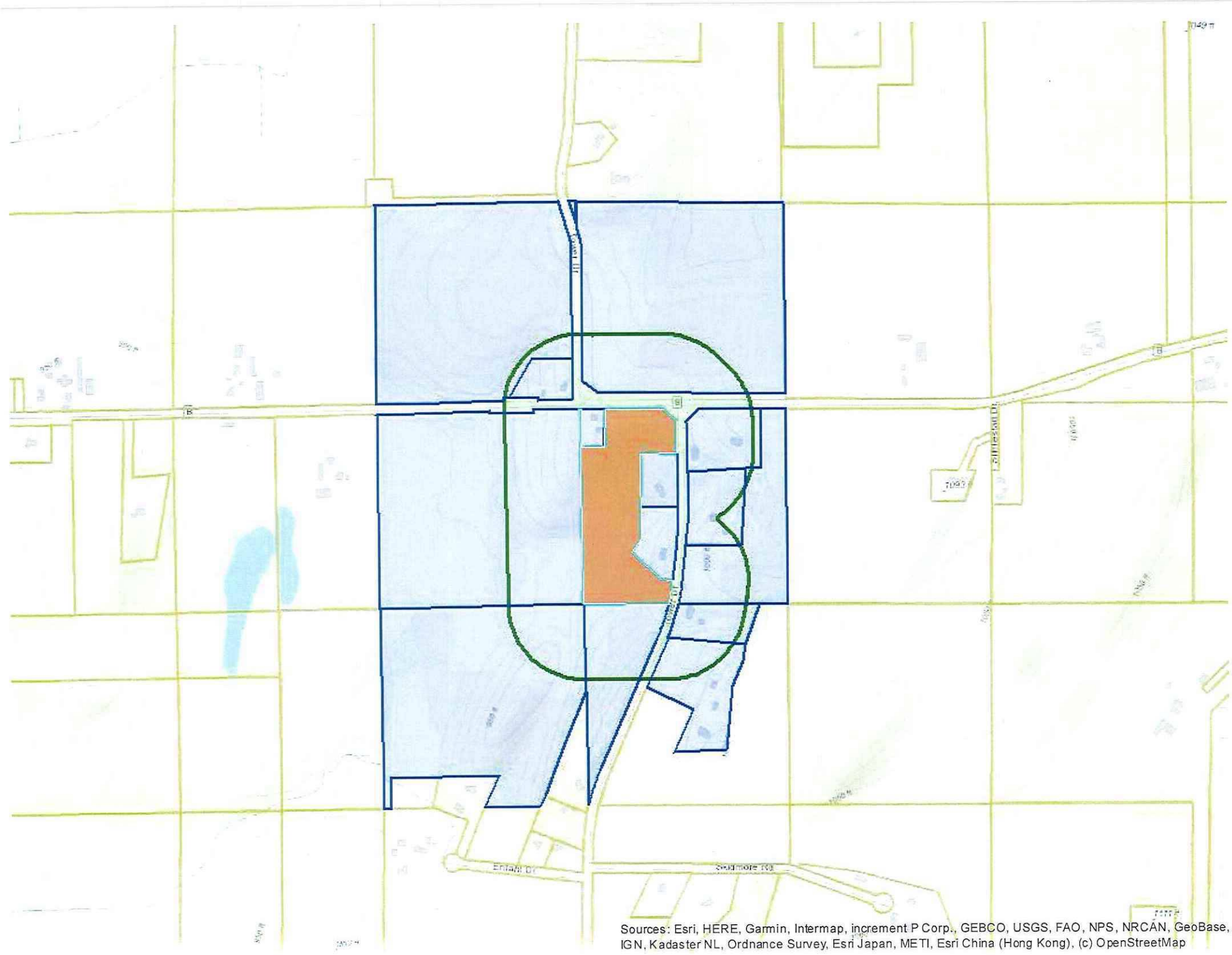
HARLAN D ERDAHL
KATHLEEN ERDAHL
1901 ERDAHL DR
STOUGHTON, WI 53589

FLORENCE T HILLIARD
2038 TOWER DR
STOUGHTON, WI 53589

BRANDT R SCHAUDER
KIMBERLY L SCHAUDER
2082 TOWER DR
STOUGHTON, WI 53589



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



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Proposed: FP-35
Existing: A-1(EX)

Proposed: FP-35
Existing: A-1(EX)

Proposed: RR-2
Existing: RH-1

B

Proposed: SFR-08
Existing: A-1(EX)

Proposed: RR-4
Existing: RH-2

Proposed: FP-35
Existing: A-1(EX)

Proposed: RR-2
Existing: A-1(EX)

TOWN

Proposed: RM-8
Existing: A-2(8)

Proposed: RR-4
Existing: RH-2

Proposed: RR-2
Existing: A-2(2)

Proposed: RR-8
Existing: RH-2

Proposed: RR-8
Existing: A-1(EX)

Proposed: FP-35
Existing: A-1(EX)

Proposed: RR-8
Existing: A-1(EX)

Proposed: RR-2
Existing: A-1(EX)

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-04381

2121

Tower Dr

A-1(EX)
DCPREZ-0000-00000

B

1845
A-1(EX)
DCPREZ-0000-00000

Tower Dr

A-1(EX)
DCPREZ-0000-00000

2085

1791

A-2(8)
DCPREZ-0000-07795

RH-2
DCPREZ-0000-07726

2082

A-1(EX)
DCPREZ-0000-00000

A-2(2)
DCPREZ-0000-07795

2079

A-1(EX)
DCPREZ-0000-00000

NA