

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/15/2014	DCPREZ-2014-10800
Public Hearing Date	C.U.P. Number
02/24/2015	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HAROLD H WELLS JR	PHONE (with Area Code) (608) 201-0201	AGENT NAME WILLIAM WELLS	PHONE (with Area Code) (608) 201-0201
BILLING ADDRESS (Number & Street) 415 EAST AVE		ADDRESS (Number & Street) 1848 US HIGHWAY 51	
(City, State, Zip) BELLEVILLE, WI 53508-9019		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS ptrblt100@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1848 US Highway 51					
TOWNSHIP DUNN	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-253-9791-8					

REASON FOR REZONE	CUP DESCRIPTION
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ZONING COMPLIANCE FOR EXISTING RESIDENTIAL USE	
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FROM DISTRICT:	TO DISTRICT:	ACRES:	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES:
B-1 Local Business District	R-3 Residence District	2.654		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>X/HHW</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>X/HHW</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>X/HHW</u>	INSPECTOR'S INITIALS  RLB	SIGNATURE:(Owner or Agent) <u>X W H W</u>
				PRINT NAME: <u>X Wm H. Wells</u>
				DATE: <u>X 15 Dec 14</u>



# 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	<u>William H. Wells</u>	Agent's Name	_____
Address	<u>1848 US Hwy 51</u>	Address	_____
Phone	<u>Stoughton, WI 53589</u>	Phone	_____
	<u>608 201 0201</u>		_____
Email	<u>ptrblt100@gmail.com</u>	Email	_____

Town: Dunn Parcel numbers affected: Lot 1 CSM 5873  
028/06/10-253-9991-8  
 Section: 01 Property address or location: 1848 US Highway 51  
 Zoning District change: (To / From / # of acres) B1 to Residential 2.64 acres  
R-3

Soil classifications of area (percentages) Class I soils:    % Class II soils: 65% Other: 35%  
TV B II 15% Vw A 50% II DSC 2 III 25% Du D 2 5% III  
Ds B 5% VI

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 would like to change the zoning from B1 commercial to R-3 Residential so that I will be able to get a Mortgage. Lenders have informed me that I am unable to get a mortgage on a Commercial Property.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: W. Wells Date: 14 Dec 14

JUN 14 1989

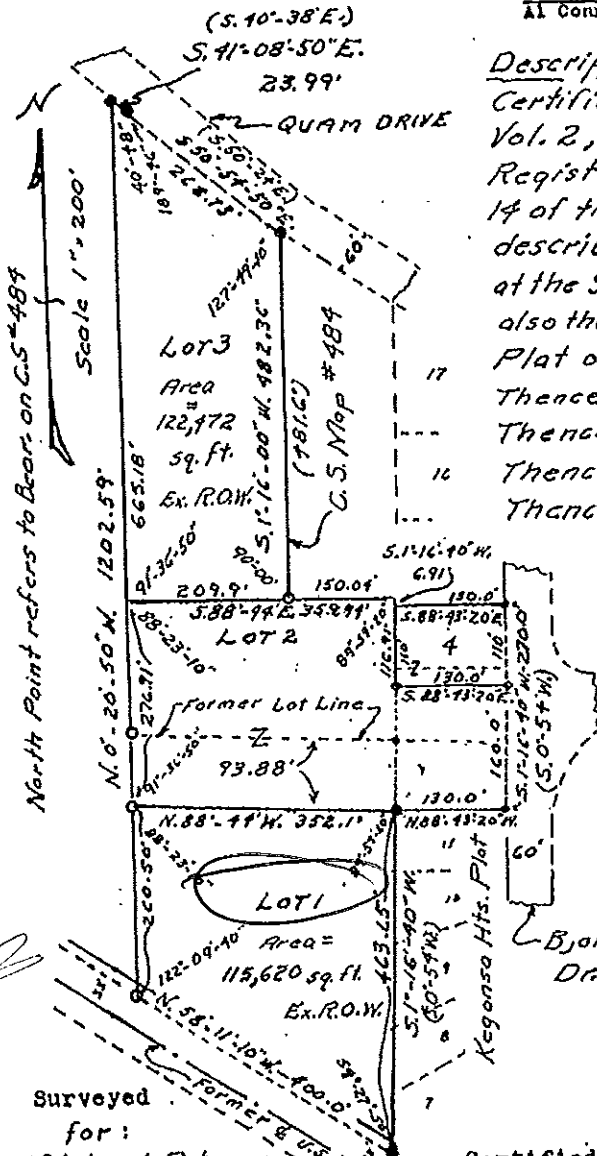
- CERTIFIED SURVEY MAP -

**SURVEYOR'S CERTIFICATE**

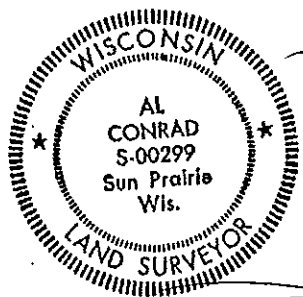
I hereby certify the following described land was surveyed and mapped under my direction and that I have fully complied with Chapter 236.34 of the Wisconsin Statutes and that the map is a correct representation of the boundaries thereof in accordance with the information furnished to me.

*Al Conrad Mar. 24, 1989*  
Al Conrad, Land Surveyor No. 8-299

**Description** Lots 1 and 2 of Certified Survey Number 484 Vol. 2, Page 288 Dane County Registry and also Lots 12, 13 and 14 of the Plat of Kegonsa Heights, described as follows: Beginning at the S.E. Corner of C.S. #484 which is also the southwest corner of the Plat of Kegonsa Hts. Thence N. 58°-11'-10" W. 400.0 feet; Thence N. 0°-20'-50" W. 1202.59 feet; Thence S. 41°-08'-50" E. 23.99 feet; Thence S. 50°-54'-50" E. 268.73 feet; Thence S. 1°-16' W. 482.36 feet; Thence S. 88°-44' E. 150.09 feet to the west line of the Plat of Kegonsa Hts. Thence S. 1°-16'-40" W. 6.91 feet to the N.W. Corner of Lot 14 of (Desc. cont. on Sheet 2)



2.654 AC



*A.W. W.*  
*15 Dec 14*

Surveyed for: Michael Petersen 1900 Hwy. 51 W. Staughton, Wis. 53589

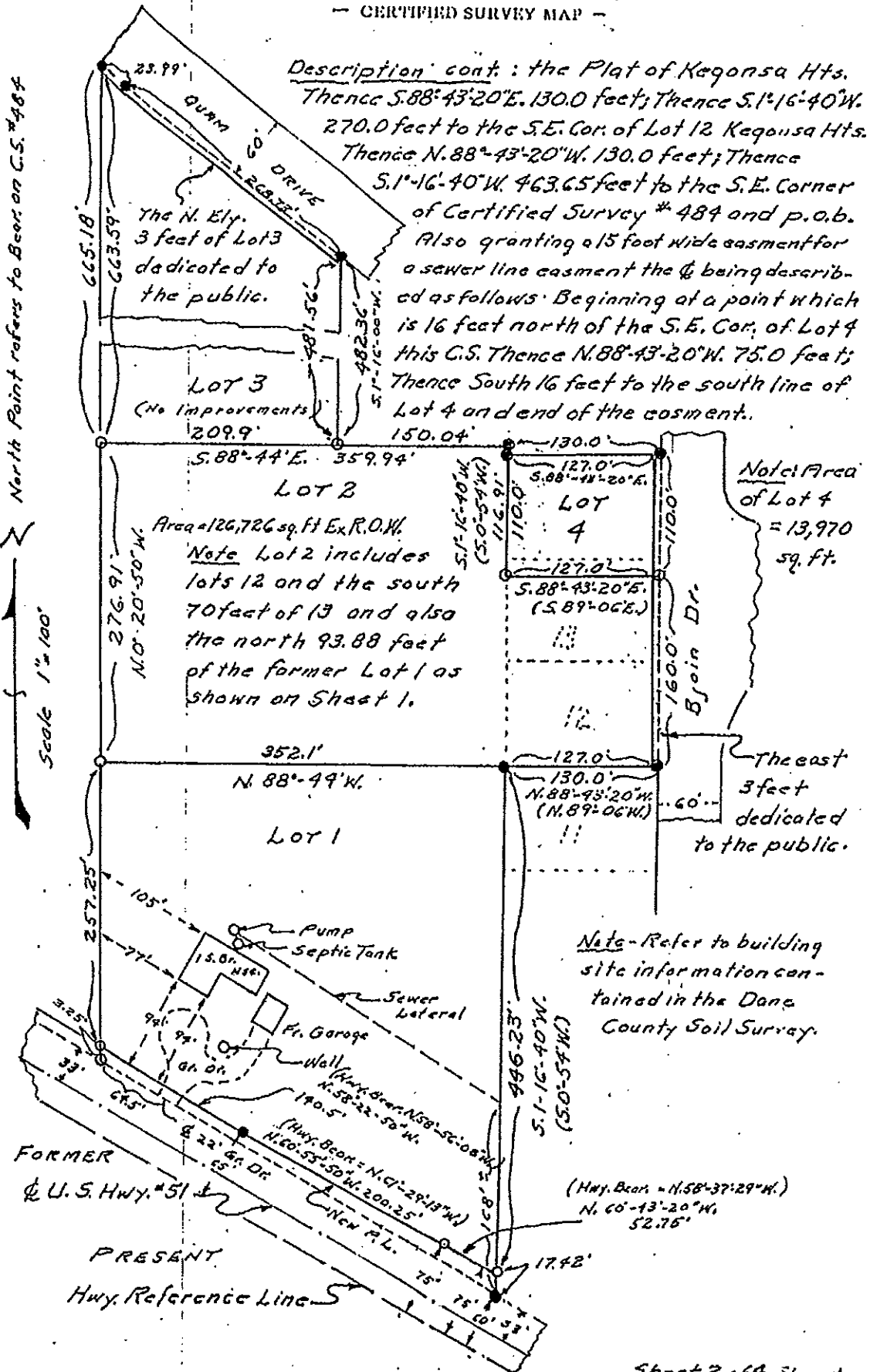
Certified Survey Map Number 5873  
Document Number 2145514  
Recorded 6/14/89  
Vol. 27 of Certified Survey Maps, page 341/349

Reference No. C.S. 110-109  
**Legend**  
Scale 1 inch 200 feet  
● Iron Stake found  
○ 1" x 24" iron pipe  
Min. Wt. 1.13#/1n ft.  
(150.0) Recorded as  
150.04 Measured

Approved for recording per Dane Co. Agriculture Environment and Land Records Committee.  
Action of June 14, 1989.  
*Robert Scribner* #4391  
Authorized Representative, Robert Scribner  
Certified Survey Map No. 5873

RECEIVED FOR record this 14th day of June, 1989 at 11:52 A.M. and recorded in Volume 27 of Certified Survey Maps of Dane County on Page 346 thru 349  
JANE LICHT Register of Deeds Sheet 1 of 9 Sheets  
MARILYN L. CONRAD, DEPUTY CLERK

- CERTIFIED SURVEY MAP -



Parcel Number -  
028/0610-253-9791-8

Current

Parcel Detail Less -

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Summary (2014) More +

Dane County is currently processing tax bills. During this time, current year tax information is not available on AccessDane. Please contact your local municipality for up to date tax information.

District Information

Municipality Name	TOWN OF DUNN
State Municipality Code	028
PLSS (T,R,S,QQ,Q)	06N 10E 25 SE SW (Click link above to access images for Qtr -Qtr)
Section	06N 10E 25 (Click link above to access images for Section)
Plat Name	CSM 05873 (Click link above to access images for Plat) CSM 05873 (Click link above to access images for Surveys within Plat)
Block/Building	
Lot/Unit	1 (Click link above to see images for this Lot)
Parcel Description	LOT 1 CSM 5873 CS27/346-349 R12939/41&44- 6/14/89 F/K/A CSM 4 84 CS2/288 & ALSO LOTS 12, 13 & 14 KEGONSA HEIGHTS CONT 115, 620 SQ FT EX R/W This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
SANITARY	7130	KEGONSA SANITARY DISTRICT
OTHER DISTRICT	14ST	EMS-STOUGHTON
OTHER DISTRICT	14ST	FIRE-STOUGHTON

#### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	06/09/2010	4662313		

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: 0610-253-9791-8

By Owner Name: HAROLD H WELLS JR

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

Current Owner	HAROLD H WELLS JR 
Primary Address	1848 US HIGHWAY 51
Billing Address	415 EAST AVE BELLEVILLE WI 53508-9019

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G1	
Assessment Acres	2.654	
Land Value	\$92,700.00	
Improved Value	\$160,800.00	
Total Value	\$253,500.00	

Show Valuation Breakout

### Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
B-1 DCPREZ-0000-00813
R-3 0.25 Acres DCPREZ-0000-00813

Zoning District Fact Sheets



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210 Martin Luther  
City-County Bldg  
Madison, WI

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**RH-3**  
DCPREZ-0000-06234

CUP  
1549  
Daycares  
CUP  
1236  
Religious uses

**R-3**  
DCPREZ-0000-00813

**RH-1**  
DCPREZ-0000-04413

**R-3**  
DCPREZ-0000-00813

**B-1**  
DCPREZ-0000-00000

CUP  
757  
3310 governmental uses  
Not Effective  
CUP 319  
Not Effective  
CUP 293

**R-3**  
DCPREZ-0000-00813

**R-3**  
DCPREZ-0000-00813

**R-3**  
DCPREZ-0000-04413

Not Effective  
B-1 DCPREZ-0000-00813

**DR**

**R-3**  
DCPREZ-0000-00813

**B-1**  
DCPREZ-0000-00813

Not Effective  
R-3 DCPREZ-0000-00813  
DCPREZ-2013-10621

**LC-1**  
DCPREZ-2012-10482

**R-3**  
DCPREZ-0000-00813

**R-3**  
DCPREZ-0000-00813

**R-3**  
DCPREZ-0000-07702

**R-3**  
DCPREZ-0000-07702

Not Effective  
A-1(EX) DCPREZ-0000-00000  
DCPREZ-2013-10621

**DR**

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

**DR**



BbA

Os

HaA

3335

3334

3332

3330

3328

3326

3324

3322

3320

3318

3316

3314

3312

3310

W

3002

1886

DsB

3327

DsC2

Bjoin Dr

3320

3318

3316

3314

3312

3310

Quam Dr

3303

1886

3296

3294

Brooklyn Dr

3312

1860

TrB

DsB

3309

3305

3315

1861

DsB

DuD2

1869

1863

1857

1856

1859

1853

1845

1843

1846

1840

1842

51

VwA

1841

1837

1835

DsB

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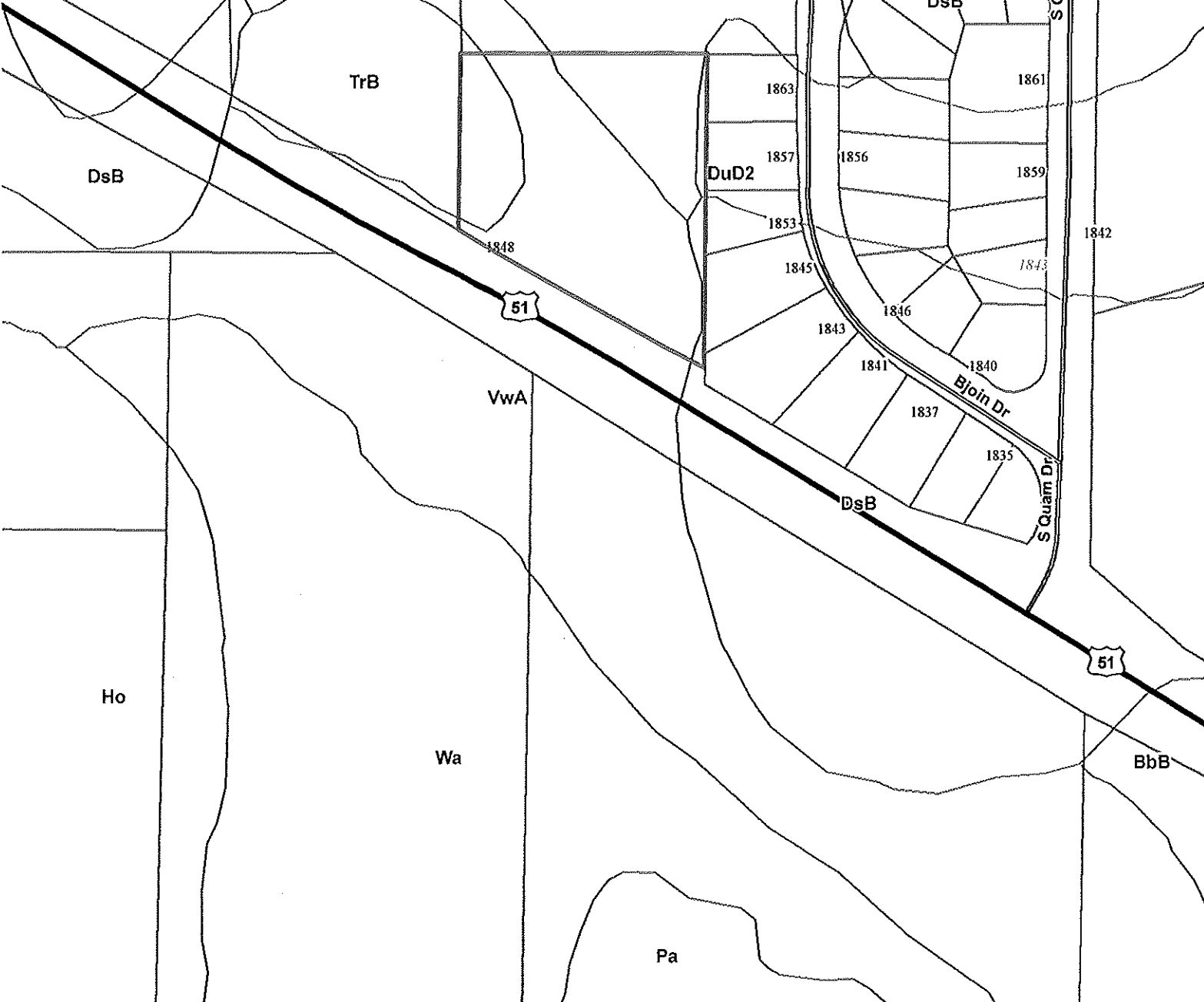
51

BbB

Ho

Wa

Pa



ZONING ORDINANCE AMENDMENT No. 813

Amending Section 10.03 (14) Relating to Districts in the Town of Dunn

The Dane County Board of Supervisors does ordain as follows:

A. That subdivision 9 of Section 10.03 (14) (g), B-1 Local Business District, be amended to read as follows: 4

9. A parcel consisting of part of the fractional SW<sup>1</sup>/<sub>4</sub>, Section 25 and part of the NE<sup>1</sup>/<sub>4</sub>, NW<sup>1</sup>/<sub>4</sub>, Section 36 described as follows: beginning at tile intersection of the north-westerly line of Highway 51 and the east line of a ~~town~~ north and south town road at the 3

west section line, after widening; ~~thence~~ 3

thence north along said east line to its intersec- 1  
tion with the southerly line of Quam Avenue, after relocation; thence northeasterly, 3 2

along said southerly line to a point which is east 300 feet from the east line of said 0

town road; thence south to a point which is 300 feet distant from the northeasterly 3

line of Highway 51, measured at right angles; thence southeasterly along a line par- 2

allel to the northeasterly line of Highway 51 and distant 300 feet therefrom to the 3

west line of the plat of Kegonsa Heights; thence south along said line to the north- 2

easterly line of Highway 51; thence northwesterly along said line to the point of be- 1

ginning.

3. That subdivision 12 of Section 10.03 (14) (c), R-3 Residence District, be amended to read as follows: 0

12. Camp Dewey; Camp Columbia; Camp Brooklyn; Lots 1 to 3, inclusive and Lots 7 to 1  
20, inclusive, Ole J. Quam's Park; Palm's Replat; the unplatted portion of ~~the~~ 4

the SW<sup>1</sup>/<sub>4</sub> 4

SE<sup>1</sup>/<sub>4</sub>, Section 25; that part of Kegonsa Heights lying in Section 25; and the unplatted 2

portion of that part of the SW<sup>1</sup>/<sub>4</sub>, Section 25 lying north of Highway 51 except that par- 0

cel described in ~~the~~

subdivision 9 of Section 10.03 (14) (g) hereof.

3/24  
3/24

6/29/1960