

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/28/2018	DCPREZ-2018-11392
Public Hearing Date	C.U.P. Number
03/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RICHARD L GRAMS	PHONE (with Area Code) ((608) 221-3996	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) ((608) 837-7463
BILLING ADDRESS (Number & Street) 271 COUNTY HIGHWAY BB		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
271, 272, and 279 CTH BB					
TOWNSHIP DEERFIELD	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-123-9080-9					

REASON FOR REZONE	CUP DESCRIPTION
SHIFTING PROPERTY LINES OF EXISTING LOTS AND CREATING ONE RESIDENTIAL AND ONE AGRICULTURAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	RH-2 Rural Homes District	4.0		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	2.5		
A-1Ex Exclusive Ag District	A-2 Agriculture District	25.6		
RH-1 Rural Homes District	A-2 Agriculture District	1.9		
A-1Ex Exclusive Ag District	A-4 Agriculture District	5.4		
A-2 (4) Agriculture District	A-4 Agriculture District	2.6		
A-2 (4) Agriculture District	A-2 (2) Agriculture District	1.9		
A-1Ex Exclusive Ag District	A-2 (2) Agriculture District	0.2		

SIGNATURE: (Owner or Agent)

 Print Name:
 MARK A. PYNNONEN
 Date:
 12/28/18

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 RWL1
Applicant Initials <i>Meg</i>	Applicant Initials <i>Meg</i>	Applicant Initials <i>Meg</i>	



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 RICHARD GRAMS Agent's Name BIRRENKOTT SURVEYING
 Address 271 COUNTY HIGHWAY BB Address 1677 N. BRISTOL ST.
 Phone MARSHALL, WI 53559 Phone SUN PRAIRIE, WI 53590
608-221-3996
 Email _____ Email DISCUSS WITH DAN B.

Town: DEERFIELD Parcel numbers affected: SEE ATTACHED
 Section: 11, 12 Property address or location: 271, 275, 279 COUNTY HIGHWAY BB
 Zoning District change: (To / From / # of acres) SEE ATTACHED

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 5 % Other: 95 %

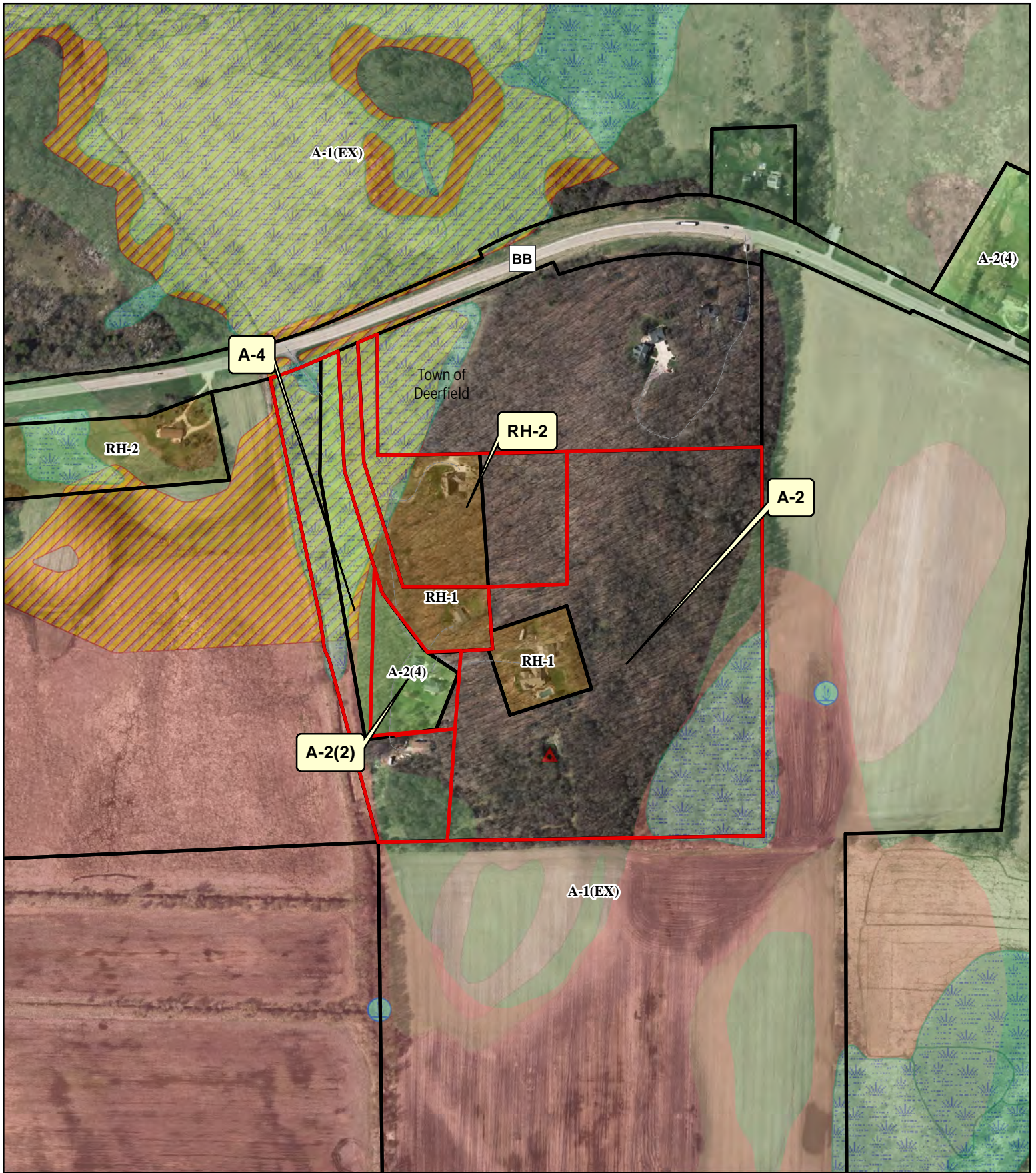
Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other: ESTATE PLANNING

I authorize that I am the owner or have permission to act on behalf of the owner of the property.





Submitted By: Mark A. Pynnonen
MARK A. PYNNONEN

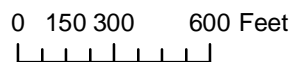
Date: 12/28/18



Legend

Wetland > 2 Acres Significant Soils

- | | |
|---|---|
|  Wetland |  Class 1 |
|  Floodplain |  Class 2 |



Petition 11392
RICHARD L GRAMS



**BIRRENKOTT
SURVEYING, INC.**

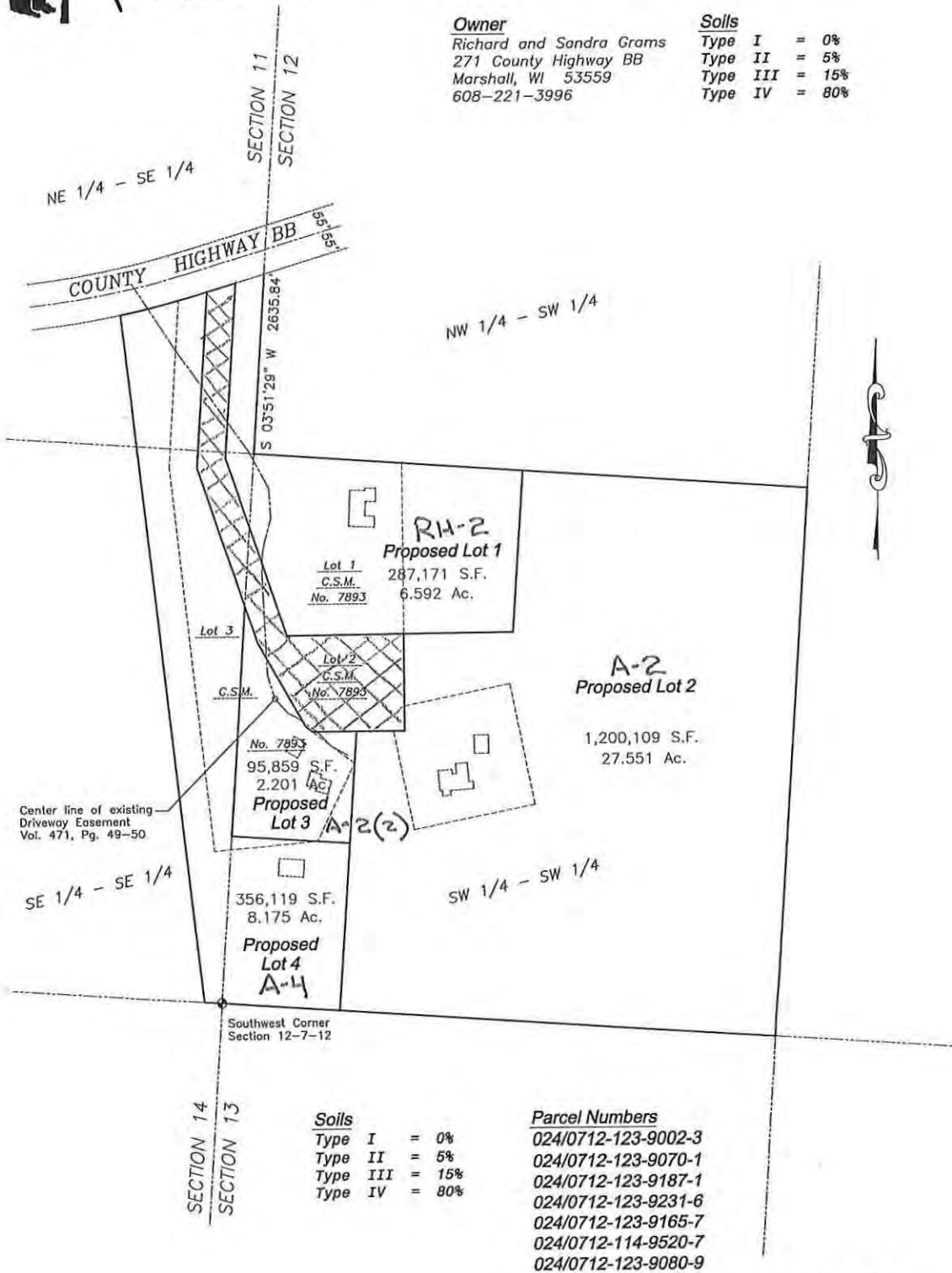
West X Corner
Section 12-7-12
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



Owner
Richard and Sandra Grams
271 County Highway BB
Marshall, WI 53559
608-221-3996

Soils
Type I = 0%
Type II = 5%
Type III = 15%
Type IV = 80%



Soils
Type I = 0%
Type II = 5%
Type III = 15%
Type IV = 80%

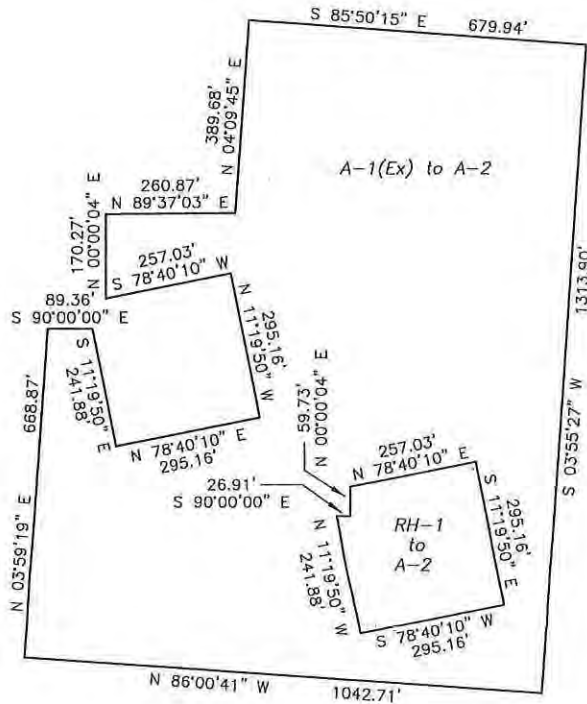
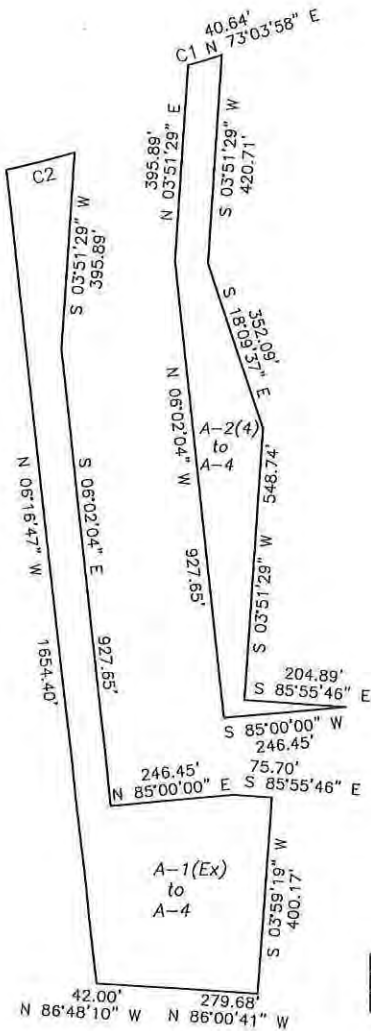
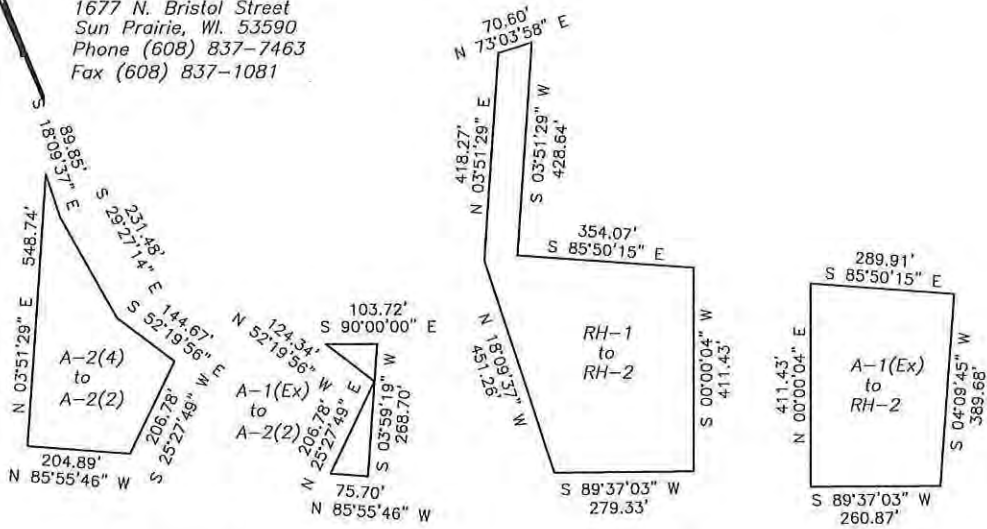
Parcel Numbers
024/0712-123-9002-3
024/0712-123-9070-1
024/0712-123-9187-1
024/0712-123-9231-6
024/0712-123-9165-7
024/0712-114-9520-7
024/0712-123-9080-9



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1964.86'	29.87'	0°52'15"	N 73°30'06" E	29.87'
C2	1964.86'	142.07'	4°08'34"	N 76°00'31" E	142.04'

CERTIFIED SURVEY MAP

CENTRAL ANGLE 0° 52' 15"
 RADIUS 1964.86'
 ARC 29.87'
 CHORD 29.87'
 CHORD BEARING N 73° 30' 06" E

NO VEHICULAR ACCESS

FOUND 1/2" IRON ROD

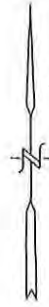
NORTH IS REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 12, T7N, R12E. BEARING N 3° 51' 29" E

SOUTHWEST CORNER SECTION 12 T7N R12E FOUND 1-1/2" IRON PIPE

Certified Survey Map No. 17893
 Vol. 41 Page 319
 Document No. 2689741

WEST 1/4 CORNER SECTION 12 T7N R12E SET 1" IRON PIPE

FOUND 1/2" IRON ROD



0 100' 200' 300' 400'
 SCALE: 1" = 200'

HIGHWAY "BB"

COUNTY TRUNK

APPROXIMATE LOCATION OF CENTER LINE OF PERMANENT 16' DRIVEWAY EASEMENT RECORDED IN VOL. 471, PG. 49-50

LOT 1
 4.06 ACRES
 177022 SQ. FT.

LOT 2
 2.90 ACRES
 126221 SQ. FT.

LOT 3
 4.62 ACRES
 201385 SQ. FT.



(N 85° 31' 49" W 1322.43')
 (N 86° 00' 41" W 1322.385')

(N 85° 31' 49" W 1322.43')
 (N 86° 00' 41" W 1322.385')

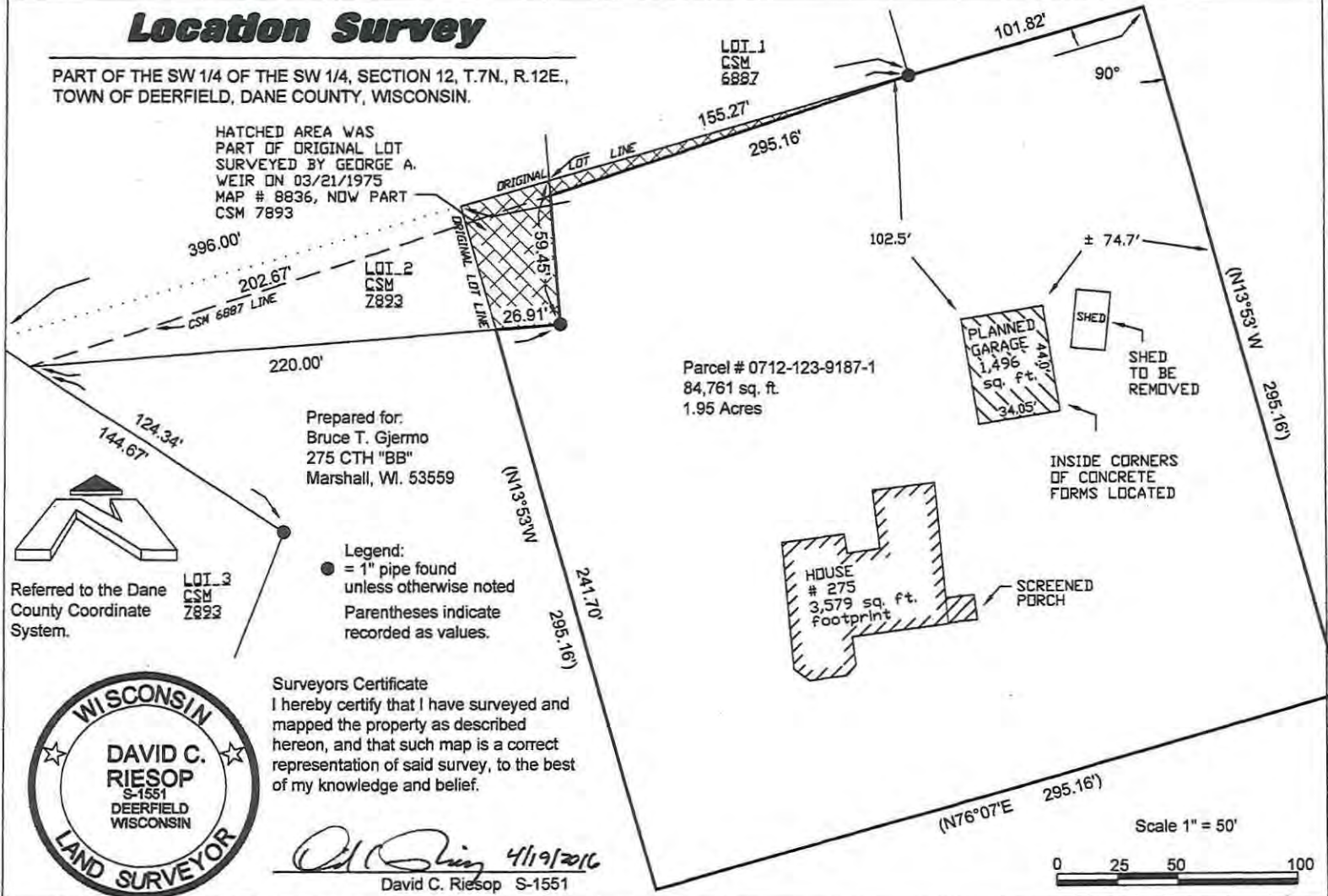
S 86° 00' 41" E 2644.77'
 (N 85° 31' 49" W 2644.86')

SOUTH 1/4 CORNER SECTION 12 T7N R12E FOUND 1-1/2" IRON PIPE

Location Survey

PART OF THE SW 1/4 OF THE SW 1/4, SECTION 12, T.7N., R.12E.,
TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.

HATCHED AREA WAS
PART OF ORIGINAL LOT
SURVEYED BY GEORGE A.
WEIR ON 03/21/1975
MAP # 8836, NOW PART
CSM 7893



Prepared for:
Bruce T. Gjermo
275 CTH "BB"
Marshall, WI. 53559

Legend:
● = 1" pipe found
unless otherwise noted
Parentheses indicate
recorded as values.

Surveyors Certificate
I hereby certify that I have surveyed and
mapped the property as described
hereon, and that such map is a correct
representation of said survey, to the best
of my knowledge and belief.

David C. Riesop 4/19/2016
David C. Riesop S-1551



Referred to the Dane
County Coordinate
System.



Dwg. No. 4831-16 Date 4/19/16

Sheet 1 of 1

Wisconsin Mapping, LLC

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

2016-00631

PET 11392

Description RH-1 to RH-2:

Lot 1, Certified Survey Map No. 7893, located in the Northeast ¼ of the Southeast ¼ and the Southeast ¼ of the Southeast ¼ of Section 11, and in the Southwest ¼ of the Southwest ¼ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 12; thence S03°51'29"W, 889.28 feet along the West line of said Southwest ¼ to the Southerly right-of-way line of County Highway BB and the point of beginning; thence continuing S03°51'29"W, 428.64 feet; thence S85°50'15"E, 354.07 feet; thence S00°00'04"W, 411.43 feet; thence S89°37'03"W, 279.33 feet; thence N18°09'37"W, 451.26 feet; thence N03°51'29"E, 418.27 feet to said right-of-way line; thence N73°03'58"E, 70.60 feet along said right-of-way line to the point of beginning; Containing 177,022 square feet, or 4.064 acres.

Description A-1(Ex) to RH-2:

Part of the Southwest ¼ of the Southwest ¼ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 12; thence S03°51'29"W, 889.28 feet along the West line of said Southwest ¼ to the Southerly right-of-way line of County Highway BB; thence S03°51'29"W, 428.64 feet; thence S85°50'15"E, 354.07 feet to the point of beginning; thence continuing S85°50'15"E, 289.91 feet; thence S04°09'45"W, 389.68 feet; thence S89°37'03"W, 260.87 feet; thence N00°00'04"E, 411.43 feet to the point of beginning; Containing 110,149 square feet, or 2.529 acres

Description A-1(Ex) to A-2:

Part of Lot 1, Certified Survey Map No. 6887, and other lands located in the Southwest ¼ of the Southwest ¼ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 12; thence S03°51'29"W, 889.28 feet along the West line of said Southwest ¼ to the Southerly right-of-way line of County Highway BB; thence S03°51'29"W, 428.64 feet; thence S85°50'15"E, 643.98 feet to the point of beginning; thence continuing S85°50'15"E, 679.94 feet; thence S03°55'27"W, 1313.90 feet along the East line of said Southwest ¼ of the Southwest ¼; thence N86°00'41"W, 1042.71 feet along the South line of said Southwest ¼; thence N03°59'19"E, 668.87 feet; thence S90°00'00"E, 89.36 feet; thence S11°19'50"E, 241.88 feet; thence N78°40'10"E, 295.16 feet; thence N11°19'50"W, 295.16 feet; thence S78°40'10"W, 257.03 feet; thence N00°00'04"E, 170.27 feet; thence N89°37'03"E, 260.87 feet; thence N04°09'45"E, 389.68 feet to the point of beginning; Containing 1,114,809 square feet, or 25.592 acres.

Description RH-1 to A-2:

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West $\frac{1}{4}$ Corner of said Section 12; thence S03°51'29"W, 889.28 feet along the West line of said Southwest $\frac{1}{4}$ to the Southerly right-of-way line of County Highway BB; thence S03°51'29"W, 428.64 feet; thence S85°50'15"E, 643.98 feet; thence S04°09'45"W, 389.68 feet; thence S89°37'03"W, 260.87 feet; thence S00°00'04"W, 170.27 feet to the point of beginning; thence N78°40'10"E, 257.03 feet; thence S11°19'50"E, 295.16 feet; thence S78°40'10"W, 295.16 feet; thence N11°19'50"W, 241.88 feet; thence S90°00'00"E, 26.91 feet; thence N00°00'04"E, 59.73 feet to the point of beginning; Containing 85,300 square feet, or 1.958 acres.

Description A-1(Ex) to A-4:

Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, and part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West $\frac{1}{4}$ Corner of said Section 12; thence S03°51'29"W, 889.28 feet along the West line of said Southwest $\frac{1}{4}$ to the Southerly right-of-way line of County Highway BB; thence S73°03'58"W, 181.84 feet along said right-of-way line; thence continuing along said right-of-way line along a curve to the right having a radius of 1964.86 feet and a long chord bearing and length of S73°30'06"W, 29.87 feet to the point of beginning; thence S03°51'29"W, 395.89 feet; thence S06°02'04"E, 927.65 feet; thence N85°00'00"E, 246.45 feet; thence S85°55'46"E, 75.70 feet; thence S03°59'19"W, 400.17 feet; thence N86°00'41"W, 279.68 feet along the South line of said Southwest $\frac{1}{4}$; thence N86°48'10"W, 42.00 feet along the South line of said Southeast $\frac{1}{4}$; thence N06°16'47"W, 1654.40 feet to said right-of-way line; thence along said right-of-way line along a curve to the left having a radius of 1964.86 feet and a chord bearing and length of N76°00'31"E, 142.04 feet to the point of beginning; Containing 239,365 square feet, or 5.495 acres.

Description A-2(4) to A-4:

Part of Lot 3, Certified Survey Map No. 7893, located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West $\frac{1}{4}$ Corner of said Section 12; thence S03°51'29"W, 889.28 feet along the West line of said Southwest $\frac{1}{4}$ to the Southerly right-of-way line of County Highway BB; thence S73°03'58"W, 141.20 feet along said right-of-way line to the point of beginning; thence S03°51'29"W, 420.71 feet; thence S18°09'37"E, 352.09 feet; thence S03°51'29"W, 548.74 feet; thence S85°55'46"E, 204.89 feet; thence S85°00'00"W, 246.45 feet; thence N06°02'04"W, 927.65 feet; thence N03°51'29"E, 395.89 feet to said right-of-way line; thence along said right-of-way line along a curve to the left having a radius of 1964.86 feet and a chord bearing and length of N73°30'06"E 29.87 feet; thence N73°03'58"E, 40.64 feet to the point of beginning; Containing 116,754 square feet or 2.680 acres.

Description A-2(4) to A-2(2):

Part of Lot 3, Certified Survey Map No. 7893, located in the Southwest ¼ of the Southwest ¼ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 12; thence S03°51'29"W, 1686.52 feet along the West line of said Southwest ¼ to the point of beginning; thence S18°09'37"E, 89.85 feet; thence S29°27'14"E, 231.48 feet; thence S52°19'56"E, 144.67 feet; thence S25°27'49"W, 206.78 feet; thence N85°55'46"W, 204.89 feet; thence N03°51'29"E, 548.74 feet along said West line to the point of beginning; Containing 84,631 square feet, or 1.943 acres.

Description A-1(Ex) to A-2(2):

Part of the Southwest ¼ of the Southwest ¼ of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the West ¼ Corner of said Section 12; thence S03°51'29"W, 1686.52 feet along the West line of said Southwest ¼ to the point of beginning; thence S18°09'37"E, 89.85 feet; thence S29°27'14"E, 231.48 feet; thence S52°19'56"E, 20.33 feet to the point of beginning; thence S90°00'00"E, 103.72 feet; thence S03°59'19"W, 268.70 feet; thence N85°55'46"W, 75.70 feet; thence N25°27'49"E, 206.78 feet; thence N52°19'56"W, 124.34 feet to the point of beginning; Containing 11,228 square feet, or 0.258 acres.

Parcel Numbers

024/0712-123-9002-3

024/0712-123-9070-1

024/0712-123-9187-1

024/0712-123-9231-6

024/0712-123-9165-7

024/0712-114-9520-7

• 024/0712-123-9080-9

Zoning

to RH-2 from RH-1: 4.064 acres

to RH-2 from A-1(Ex): 2.529 acres

to A-2 from A-1(Ex): 25.592 acres

to A-2 from RH-1: 1.958 acres

to A-4 from A-1(Ex): 5.495 acres

to A-4 from A-2(4): 2.680 acres

TO A-2(2) FROM A-2(4)

TO A-2(2) FROM A-1(Ex)

WI DNR

RICHARD L GRAMS
271 COUNTY HIGHWAY BB
MARSHALL, WI 53559

RICHARD L GRAMS

JASON L WIERZBA
279 COUNTY HIGHWAY BB
MARSHALL, WI 53559

WI DNR

BRUCE T GJERMO
275 COUNTY HIGHWAY BB
MARSHALL, WI 53559

RICHARD L GRAMS

RICHARD L GRAMS

RICHARD L GRAMS

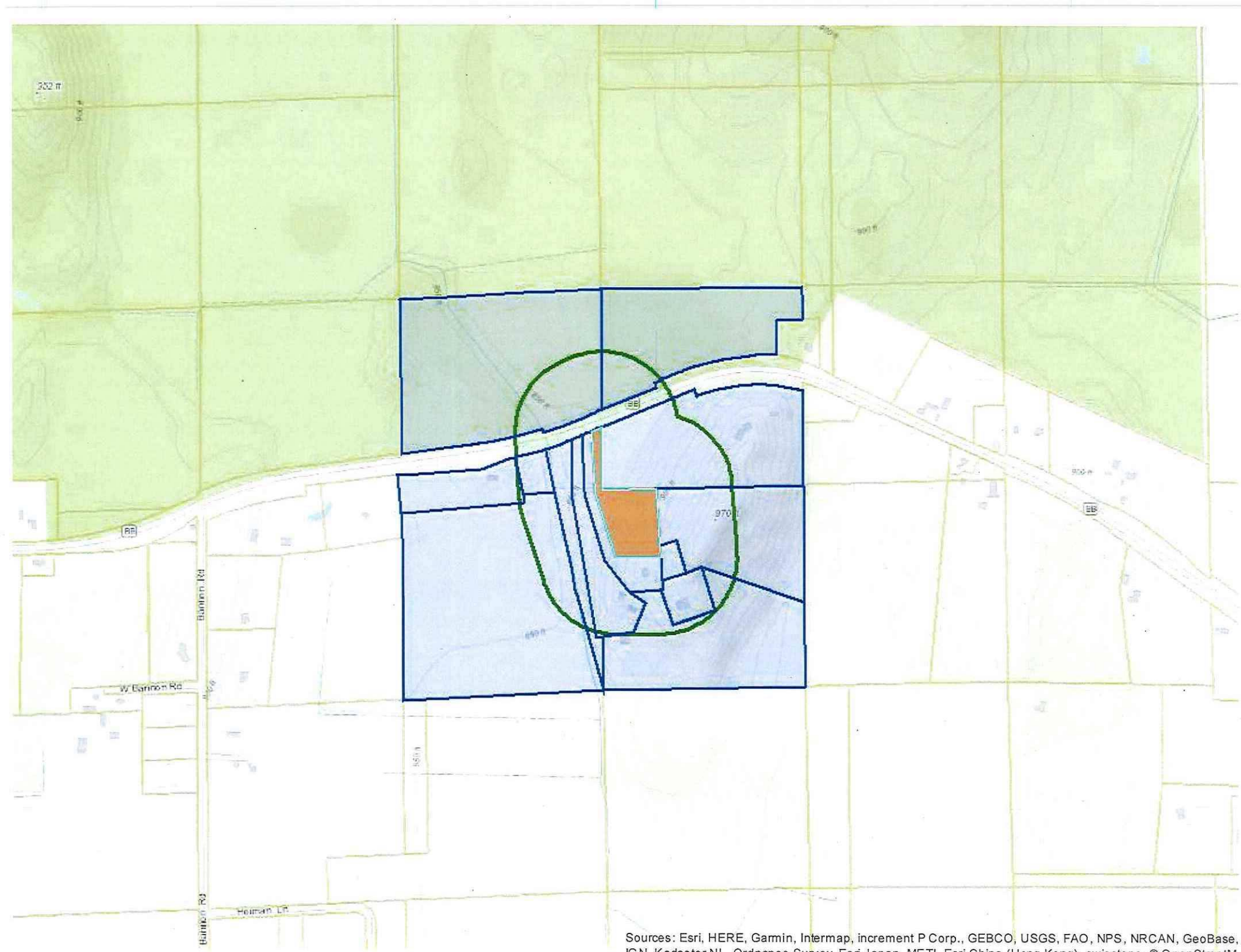
DAVID E REECE
277 COUNTY HIGHWAY BB
MARSHALL, WI 53559

ROBERT HEINEMANN
295 COUNTY HIGHWAY BB
MARSHALL, WI 53559

Current Owner

Current Owner

STEVEN R GRAMS
195 COUNTY HIGHWAY BB
MARSHALL, WI 53559



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), swisstopo, © OpenStreetM.