


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/23/2016	DCPREZ-2016-10973
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ADAM C WENDORF	PHONE (with Area Code) (608) 279-1211	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2817 SPRING HILL DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS 12gwendorf@gmail.com		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	
east of 2036 & 2042 CTH BN					
TOWNSHIP PLEASANT SPRINGS	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-271-8215-3					

REASON FOR REZONE			CUP DESCRIPTION	
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	LC-1 Limited Commercial Dist	4.58		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>A.W.</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>A.W.</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>A.W.</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>Adam C. Wendorf</u>
				DATE: <u>2/23/16</u>

RECEIVED

FEB 29 2016

DANE COUNTY PLANNING & DEVELOPMENT

Dane County Rezone & Conditional Use Permit

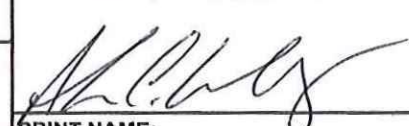
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(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
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Applicant Initials <i>A.W.</i>	Applicant Initials <i>A.W.</i>	Applicant Initials <i>A.W.</i>		PRINT NAME:

Adam C. Wendorf
DATE: 2/23/16

RECEIVED

FEB 29 2016

DANE COUNTY PLANNING & DEVELOPMENT

Form Version 03.00.03



Dane County Planning and Development Department

Zoning Division

Room 116, City-County Building, 210 MLKJ Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

Zoning Petition No: DCPREZ-2016-10973	Conditional Use Permit No: NONE
Public Hearing Date: 04/26/2016	Time: <u>7:00 p.m.</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 201, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.



1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition VOID.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Dane County Planning and Development Department

Zoning Division

Room 116, City-County Building, 210 MLKJ Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County. Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to zonelegals@co.dane.wi.us or burns.Diana@co.dane.wi.us. Please contact Diana Burns at (608) 266-4253 if you have any questions regarding this procedure.



Dane County Planning and Development Department

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Items that must be submitted with your application:

West of 2036 & 2042 4th BN

- **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 Adam + Jennifer Benkerf Agent's Name _____

Address 2817 Spring Hill Dr. Soughton WI Address _____

Phone 608-279-1211

Phone _____

Email AdamBenkerf@gmail.com

Email _____

Town: Pleasant Spring Parcel numbers affected: 046/06011-271-8215-3

Section: 01 Property address or location: Lot 1

Zoning District change: (To / From / # of acres) _____

~~11 (R) 10.0 R10.0 2.76 Acres~~ TO: LC-1, Fran: A-1 (Ext) and RH-2 2.76 acres
Total Acres = 4.980

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

would like to construct an outbuilding before the primary residence to house my small construction company

We do not have sites or plans drawn for the outbuilding or primary residence at this time.

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

Submitted By:

[Signature]

Date: 2/16/16

Parcel Number - 046/0611-271-8215-3

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	LOT 1 CSM 8082 CS43/126&127 R31896/7&8-1...	
Owner Names	ADAM C WENDORF JENNIFER K WENDORF	 
Primary Address	No parcel address available.	
Billing Address	2817 SPRING HILL DR STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	4.580	
Land Value	\$136,400.00	
Improved Value	\$0.00	
Total Value	\$136,400.00	

Show Valuation Breakout

Zoning Information

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

Zoning
A-1(EX)
RH-2 2.76 Acres DCPREZ-0000-06399

Zoning District Fact Sheets

Parcel Maps



DCiMap

Tax Summary (2015)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$136,400.00	\$0.00	\$136,400.00
Taxes:		\$2,133.21
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$2,133.21

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/09/2014	5096967		

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: 0611-271-8215-3

By Owner Name: ADAM C WENDORF

By Owner Name: JENNIFER K WENDORF

Document Types and their Abbreviations

Document Types and their Definitions



Access Dane is a product of
Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

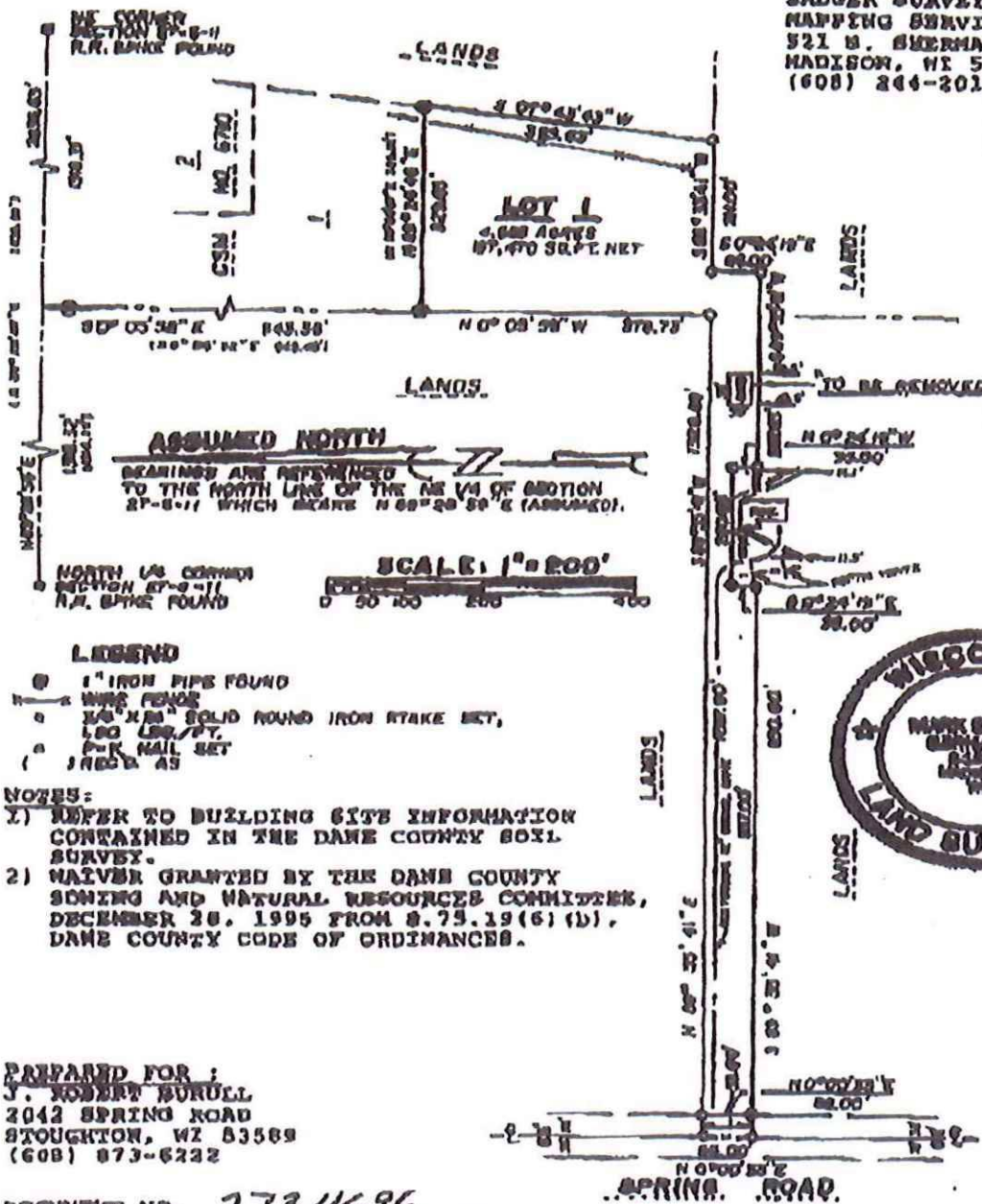
Madison, WI 53703



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DANE COUNTY CERTIFIED SURVEY MAP NO. 8082
 BEING A DIVISION OF PART OF THE NE 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

PREPARED BY:
 BADGER SURVEYING AND
 MAPPING SERVICE
 521 S. SHERMAN AVENUE
 MADISON, WI 53704
 (608) 244-2010



LEGEND

- ⊙ 1" IRON PIPE FOUND
- WIRE FENCE
- ⊙ 1/2" X 1/2" SOLID ROUND IRON STAKE SET, 100 LBS./FT.
- ⊙ P-K NAIL SET
- () IRON AS

NOTES:

- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
- 2) WAIVER GRANTED BY THE DANE COUNTY SOILING AND NATURAL RESOURCES COMMITTEE, DECEMBER 28, 1995 FROM 8.75.19(6)(D), DANE COUNTY CODE OF ORDINANCES.

PREPARED FOR:
 J. ROBERT BURULL
 2042 SPRING ROAD
 STOUTSTON, WI 53589
 (608) 873-6222

DOCUMENT NO. 2734696

VOLUME 43 PAGE 126

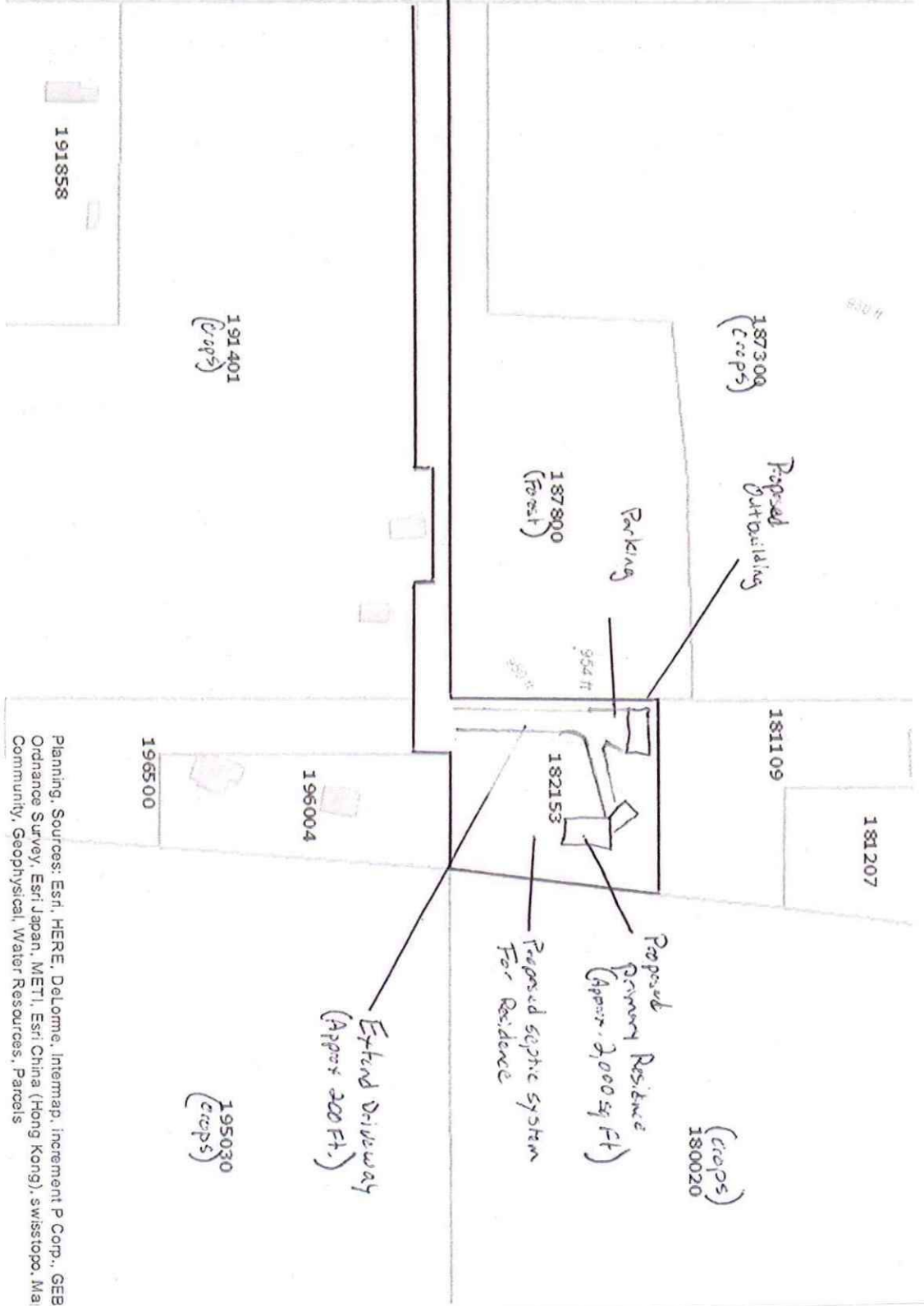
CERTIFIED SURVEY MAP NO. 8082

JN 96 G - 1
PAGE 1 OF 2 PAGES

21

284409

ing Road



Planning. Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEB
 Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, Map
 Community, Geophysical, Water Resources, Parcels

9/11/2009

Jim Mickowsky
PSJ Engineering, Inc.
Madison, WI

Re: Soil and Site Evaluation report for J. Robert Burull, Lot 1, CSM 8082

Dear Mr. Mickowsky:

The above soil test was performed by me on 5/31/96. Your concern was the validity of the above test for current usage for siting a private onsite wastewater treatment system on the above parcel of land located in the Town of Pleasant Springs, Dane County.

On 9/11/09 I investigated the above soil test report for accuracy under today's Wisconsin Dept. of Commerce code requirements which were revised in January 2000. The test area was found to be undisturbed, the benchmark was intact and the layout of the drainfield cells was approximate to today's code requirements although minor changes in cell configuration by a septic designer or installer will be required for obtaining a sanitary permit. These changes would not require any further testing because they would be within the established suitable test area for up to a four bedroom residence sizing. If the test site was to be moved to a different location or there was to be more than four bedrooms proposed for a sanitary permit, then further testing may be necessary.

If you have any questions please feel free to call.

Sincerely,



Jeffrey L. Hammes, CST
Professional Soil Scientist, Certified Designer



LC-1 Limited Commercial District
Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.

Purpose of the Limited Commercial District 10.111(1)

- o The Limited Commercial Zoning district is intended for small commercial uses that may need to locate in predominantly rural areas due to their often large service areas, and their need for larger lot sizes. In appearance and operation, such uses are often similar to agricultural uses and therefore are more suited to a rural area.
- o Such uses include, but are not limited to: Contractor businesses; transportation businesses; building trade businesses; and landscaping operations.
- o Limited Commercial uses are typically characterized by: Outdoor stockpiles of materials; storage and maintenance of large construction or transportation equipment; early morning activity; and large utilitarian buildings often with metal siding.
- o Limited Commercial uses do not create high traffic volume, have no retail sales, and have limited outdoor lighting and signage.

Permitted Uses 10.111(2)

- o Office uses (limited to 6 on-site employees)
- o Incidental parking for employees
- o Indoor storage
- o Incidental indoor maintenance
- o Outdoor storage of up to 12 total vehicles and pieces of construction equipment
- o Utility Services

Conditional Uses 10.111(3)

- o Outdoor storage
- o Single family residences for a caretaker or owner of the business
- o Light Industrial (see definition below)
- o Limited Rural Businesses (see definition below)
- o Storage of more than 12 total vehicles and pieces of construction equipment

Setbacks, Height , and Size requirements 10.111(6-10)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum

Height: 2 ½ stories or 35 feet maximum

Side Yards:

10 feet minimum each side

Rear Yards:

Commercial buildings: 10 feet minimum

single-family residences: 25 feet minimum

residential accessory buildings: 10 feet minimum

Maximum Size of Commercial Buildings:

10,000 square feet

Lot Width & Area: 10.111(6)

Area: 20,000 square feet minimum,
5 acres maximum

Lot Width: 100 feet minimum

LC-1 Limited Commercial District
Zoning district intended for small scale businesses
CH. 10-Zoning, Section 10.111

Lot Coverage 10.11(7)

Maximum 35% of all buildings on property

Definitions and General Notes for LC-1 Limited Commercial District 10.01, 10.111

DEFINITIONS:

- **Incidental indoor maintenance 10.01(27g):** Maintenance and repair of equipment and vehicles owned and operated by a principal business on the premises, and not as a service to others. All maintenance activities must take place within an enclosed building.
- **Indoor storage 10.01(27h):** Uses that are primarily oriented to the receiving, holding and shipping of materials for a single business. Such uses are not for retail sales, storage of personal belongings of others, or warehousing of materials for others. With the exception of loading facilities, such uses are contained entirely within an enclosed building.
- **Light industrial 10.01(30f):** The processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from previously processed or previously manufactured materials. All operations (with the exception of loading operations): (a) are conducted entirely within an enclosed building; (b) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; (c) do not pose a significant safety hazard (such as danger of explosion); (d) include no retail sales.
- **Limited rural business 10.01(30g):** May include any use permitted in the A-B, B-1, C-1 or C-2 zoning districts if it is located exclusively in building(s) in existence prior to April 30, 2005, maintains, restores or enhances the existing exterior character of the building(s), employs no more than 4 non-family employees, and does not conflict with the overall purposes of the LC-1 district. "Family" has the meaning set forth in section 10.01(23)
- **Office 10.01(40m):** An exclusive indoor land use whose primary function is the handling of information or administrative services. Such uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- **Outdoor storage 10.01(40t):** Uses primarily oriented to the receiving, holding and shipping of materials for a single business. Such a use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage use. Such uses do not include junk or other materials typically associated with a junkyard, salvage recycling center or solid waste recycling center, as defined in this ordinance. Outdoor storage of materials is not permitted within the building setback area described in s. 10.17.

NOTES:

- The total number of vehicles and pieces of construction equipment shall not exceed 12, unless authorized by a Conditional Use Permit.
- Construction equipment, vehicles, or materials shall not be stored between the building setback line and the front lot line.
- Off-street parking shall be provided as required in Section 10.18 of the Dane County Code of Ordinances (DCCO).
- Screening must be provided and maintained on lots adjacent to an R- Residential district, RH- Rural Homes district, or A-2 Agriculture district. Screening typically requires landscaping consisting of either a planted evergreen screen at least 6 feet wide and initially planted with 4-foot tall evergreen shrubs to ultimately form a continuous hedge at least 5 feet in height and maintained with healthy shrubs; or a solid 6-8 feet tall decorative wall or fence without any signs and consistent with Section 10.16(7) DCCO.
- **LC-1 Contractor Businesses:** Typical contractor businesses permitted in the LC-1 district include, but are not limited to, landscaping, electrical contractors, plumbing contractors, and heating/ventilating/air conditioning (HVAC) contractors.
- **Alternative Commercial Zoning:** Contractor businesses other than general, mechanical and landscaping contractor businesses may need C-1 Commercial or, more commonly, C-2 Commercial zoning. Both C-1 and C-2 zoning do not limit the number of items of construction equipment. C-2 accommodates outside parking or storing of motor vehicles (Section 10.14(1)(q) DCCO), while C-1 does not.

Livestock 10.16(1)

Not Permitted

2014 Fee Schedule - Department of Planning & Development

The following fees are subject to periodic revision by the Dane County Board of Supervisors
Fees are imposed according to the schedule defined in the Dane County Code of Ordinance

Zoning Permits

<input type="checkbox"/> Cell Tower Modification	\$500.00
<input type="checkbox"/> Single Family Residence's	\$50.00 + \$.075/square foot
o Includes additions, alterations & agricultural/residential accessory buildings.	
<input type="checkbox"/> Commercial/Multi-Family	\$200.00 + \$2.00/\$1000.00
o Includes additions & alterations.	
<input type="checkbox"/> Sign Permits	
o On-Premise Advertising/Subdivision	\$100.00
o Marquee	\$100.00/sign
o Limited Family Business/Home Occupation	\$50.00
o Directory	\$100.00/each face
o Development	\$75.00/each face
o Billboards	\$250.00/each face
o Apartment Complex	\$75.00

Zoning Amendments

<input type="checkbox"/> A1 to another district	\$386.00
<input type="checkbox"/> One district to another (not A1-Ex, M1, C1, C2)	\$386.00
<input type="checkbox"/> A1-Exclusive to another district	\$486.00
<input type="checkbox"/> Additional fees to Zoning Amendments	
o Zoning to M1, C1, C2	\$150.00
o Shore land/inland-wetland	\$125.00
o More than 5 lots	\$100.00/lot up to \$2800.00

Conditional Use

<input type="checkbox"/> Conditional Use Permit Application	\$486.00
<input type="checkbox"/> Conditional Use Permit Application/Communication Tower	\$3136.00
<input type="checkbox"/> Conditional Use Permit Application/Mineral Extraction	\$1136.00

Environmental Permits

<input type="checkbox"/> Floodplain Permit	\$125.00
<input type="checkbox"/> Determination of Flood Plain Status	\$125.00
<input type="checkbox"/> Determination of Ordinary High Water Mark	\$125.00
<input type="checkbox"/> Determination of Navigable Waterway	\$150.00
<input type="checkbox"/> Wetland Determination	\$150.00
<input type="checkbox"/> Shoreland Zoning Permit	\$150.00

Land Division

<input type="checkbox"/> Certified Survey Map Review	\$236.00 per lot
<input type="checkbox"/> Subdivision Review	
o Preliminary Review	\$500.00
o Final Plat Review	\$236.00 per lot
<input type="checkbox"/> Parcel Status Determination	\$100.00
<input type="checkbox"/> Variance from Land/Subdivision Regulations	\$100.00

Other

<input type="checkbox"/> Administrative Appeal	\$350.00
<input type="checkbox"/> General Variance including Airport	\$350.00
<input type="checkbox"/> Variance - Farm Accessory Building	\$100.00
<input type="checkbox"/> Rural Number Assignment including hardware	\$40.00
<input type="checkbox"/> Density Study (speculative)	\$100.00
<input type="checkbox"/> Certificate of Compliance	\$45.00
<input type="checkbox"/> Salvage Yard License	\$125.00
<input type="checkbox"/> Farmland Preservation Certificate	\$30.00
<input type="checkbox"/> Open Records Requests	\$0.25 (single sided) \$0.40 (double sided)

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2016-10973
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	745843					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1093	\$386.00	02/29/2016	SJW3		

Owner Info.: ADAM C WENDORF
2817 SPRING HILL DR
STOUGHTON, WI 53589

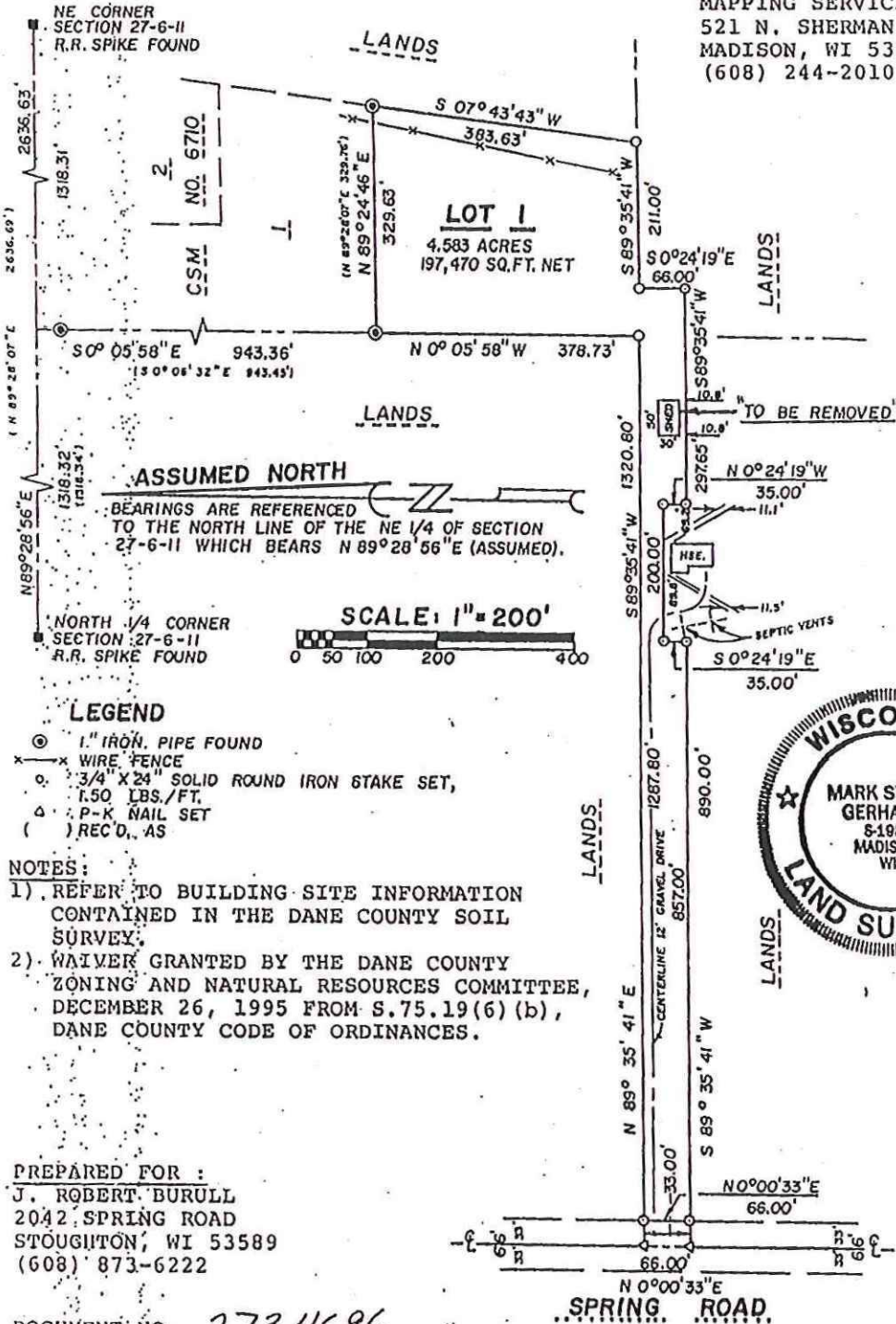
**Work
Description:**



DANE COUNTY CERTIFIED SURVEY MAP NO. 8082

BEING A DIVISION OF PART OF THE NE 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, T6N, R11E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.

PREPARED BY:
BADGER SURVEYING AND
MAPPING SERVICE
521 N. SHERMAN AVENUE
MADISON, WI 53704
(608) 244-2010



- LEGEND**
- 1" IRON PIPE FOUND
 - × WIRE FENCE
 - 3/4" X 24" SOLID ROUND IRON STAKE SET, 1.50 LBS./FT.
 - △ P-K NAIL SET
 - () REC'D., AS

- NOTES:**
- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
 - 2) WAIVER GRANTED BY THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE, DECEMBER 26, 1995 FROM S.75.19(6)(b), DANE COUNTY CODE OF ORDINANCES.

PREPARED FOR:
J. ROBERT BURULL
2042 SPRING ROAD
STOUGHTON, WI 53589
(608) 873-6222

DOCUMENT NO. 2734696
VOLUME 43 PAGE 126
CERTIFIED SURVEY MAP NO. 8082



Stock No. 26273

V31896P 8

DANE COUNTY CERTIFIED SURVEY MAP NO. 8082

SURVEYOR'S CERTIFICATE: I, MARK STEVEN GERHARDT, WISCONSIN LAND SURVEYOR, S-1983, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF THE NE 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 27, T6N, R1E, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27; THENCE N 89°28'56"E, ALONG THE NORTH LINE OF SAID NE 1/4, 1318.32 FEET; THENCE S 0°05'58"E, ALONG THE WEST LINE OF CSM NO. 6710, 943.36 FEET TO THE SW CORNER THEREOF AND THE POINT OF BEGINNING; THENCE N 89°24'46"E, 329.63 FEET TO THE SE CORNER OF CSM NO. 6710; THENCE S 07°43'43"W, 383.63 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 27; THENCE S 89°35'41"W, ALONG SAID SOUTH LINE, 211.00 FEET; THENCE S 0°24'19"E, 66.00 FEET; THENCE S 89°35'41"W, 297.65 FEET; THENCE N 0°24'19"W, 35.00 FEET; THENCE S 89°35'41"W, 200.00 FEET; THENCE S 0°24'19"E, 35.00 FEET; THENCE S 89°35'41"W, 890.00 FEET TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 27; THENCE N 0°00'33"E, ALONG SAID EAST LINE, 66.00 FEET; THENCE N 89°35'41"E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 27, 1320.80 FEET; THENCE N 0°05'58"W, ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 27, 378.73 FEET TO THE SW CORNER OF CSM NO. 6710 AND THE POINT OF BEGINNING. I ALSO CERTIFY THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED, THE LAND DIVISION THEREOF MADE AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 WISCONSIN STATUTES AND THE SUB-DIVISION REGULATIONS OF DANE COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATE: JANUARY 22, 1996

MARK STEVEN GERHARDT
WISCONSIN LAND SURVEYOR, S-1983

OWNER'S CERTIFICATE:

AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE FOR APPROVAL.

J. ROBERT BURULL, OWNER

JEANNE ROWLEY BURULL, OWNER

NOTARY PUBLIC

PERSONALLY CAME BEFORE ME THIS 22ND DAY OF January, 1996, THE ABOVE NAMED PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: 11/7/1999

NOTARY PUBLIC,
DANE COUNTY, WISCONSIN

DANE COUNTY APPROVAL CERTIFICATE:

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE ACTION OF January 30, 1996.

#6078
NORBERT SCRIBNER,
AUTHORIZED REPRESENTATIVE

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS 30 DAY OF January, 1996, AT 1:20 O'CLOCK P.M., AND RECORDED IN VOLUME 43 OF CERTIFIED SURVEY MAPS OF DANE COUNTY ON PAGES 126 AND 127.

DOCUMENT NO. 2734696VOLUME 43 PAGE 127CERTIFIED SURVEY MAP NO. 8082

JANE LICHT, REGISTER OF DEEDS
DANE COUNTY, WISCONSIN