

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/15/2017	DCPREZ-2017-11121
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RADEMACHER LIVING TR, BRUCE & SHELLY	PHONE (with Area Code) (608) 225-6449	AGENT NAME JOAN M RADEMACHER	PHONE (with Area Code) (608) 219-7711
BILLING ADDRESS (Number & Street) 2180 COUNTY HIGHWAY T		ADDRESS (Number & Street) 5010 TOWN HALL DR	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) COTTAGE GROVE, WI 53527	
E-MAIL ADDRESS r.acres@live.com		E-MAIL ADDRESS r.acres@live.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	
TOWNSHIP SUN PRAIRIE		TOWNSHIP		TOWNSHIP	
SECTION 34		SECTION		SECTION	
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0811-341-9500-6					

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	RH-1 Rural Homes District	2.7		
R-1 Residence District	A-2 (2) Agriculture District	.89		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JMR</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Joan M Rademacher</i>
				PRINT NAME: <i>JOAN M. RADEMACHER</i>
				DATE: <i>2-15-2017</i>



Zoning Change Application

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 Rademacher Living Trust Agent's Name Joan M. Rademacher
 Address 2180 CTH T S.P. Bruce & Shelly 53590 Address 5010 TOWN HALL DR Cottage GROVE 53527
 Phone 608-225-6449 Phone _____
 Email r.acnes@live.com Email r.acnes@live.com

Town: SUN PRAIRIE Parcel numbers affected: 058-0811-341-9500-6 + 058-0811-341-8160-0

Section: 01 Property address or location: 5007 CTH TT + Adj to 4695 Pierceville Road

Zoning District change: (To / From / # of acres) Rezone .891 acres from R-1 Residential to A2C1 Ag @ 5007 Hwy TT + Rezone +/- 2 acres from A-1 Ex Ag to R-H-1 Rural homes - from parcel # 058-0811-341-9500-6

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

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:

Create a new residential lot on Pierceville Road in exchange for giving up R-1 zoning on lot on 5007 Hwy TT

Rademacher Family Farm is going to buy A-2(2) lot for grain drying set up. & eventually the lot I am changing to A-2(1) for this operation.

Thank you for your consideration.

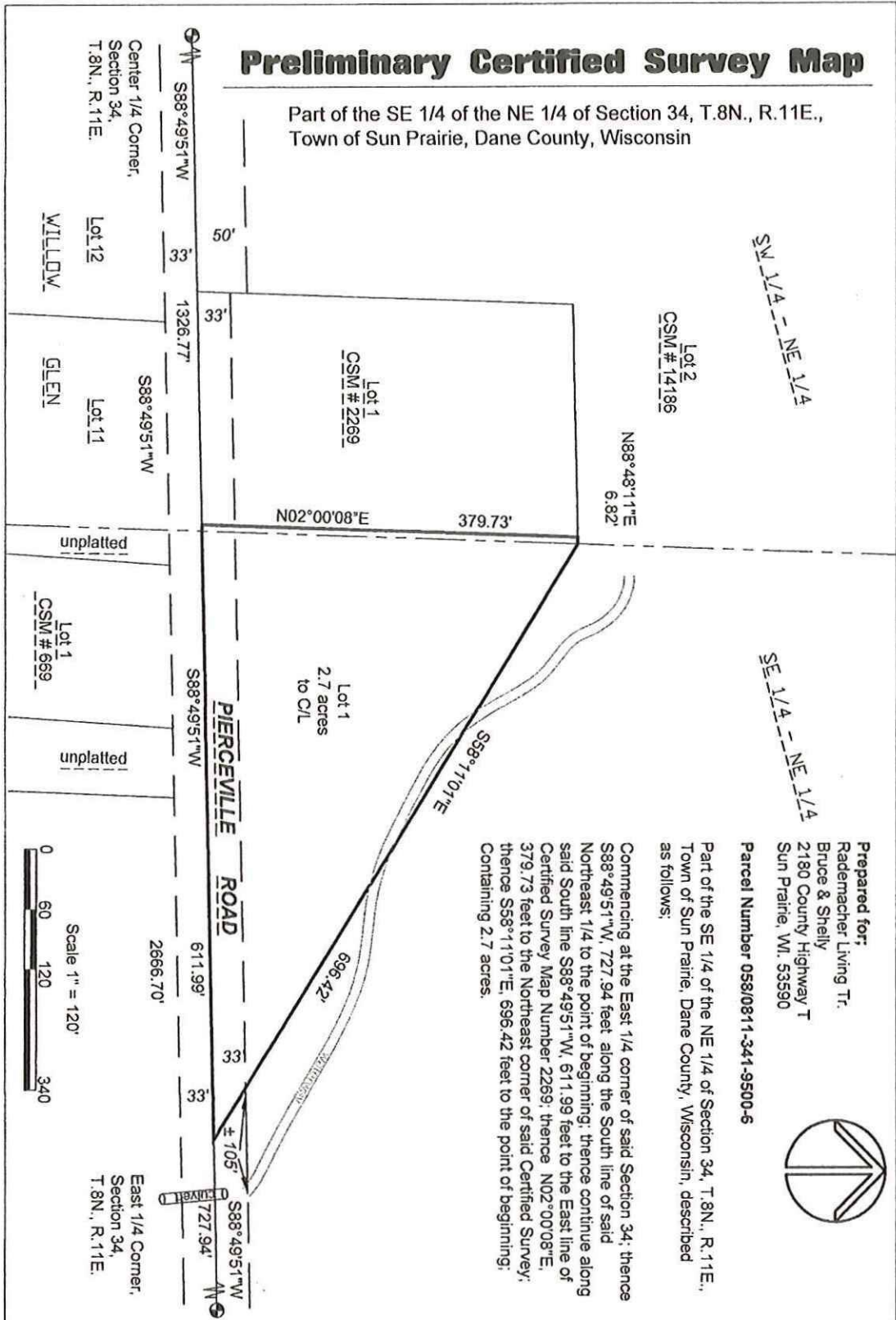
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Joan M. Rademacher

Date: 2-15-17

Preliminary Certified Survey Map

Part of the SE 1/4 of the NE 1/4 of Section 34, T.8N., R.11E.,
Town of Sun Prairie, Dane County, Wisconsin

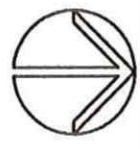


SW 1/4 - NE 1/4

SE 1/4 - NE 1/4

Lot 2
CSM # 14186

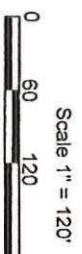
Prepared for:
Rademacher Living Tr.
Bruce & Shelly
2180 County Highway T
Sun Prairie, WI, 53590



Parcel Number 058/0811-341-9500-6

Part of the SE 1/4 of the NE 1/4 of Section 34, T.8N., R.11E.,
Town of Sun Prairie, Dane County, Wisconsin, described
as follows:

Commencing at the East 1/4 corner of said Section 34; thence
S88°49'51"W, 727.94 feet along the South line of said
Northeast 1/4 to the point of beginning; thence continue along
said South line S88°49'51"W, 611.99 feet to the East line of
Certified Survey Map Number 2269; thence N02°00'08"E,
379.73 feet to the Northeast corner of said Certified Survey;
thence S58°11'01"E, 696.42 feet to the point of beginning;
Containing 2.7 acres.



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

Dwg. No. 4984-17 Date 2/03/2017
Sheet 1 of 1

126,000 SF



Preliminary Certified Survey Map

Part of the SE 1/4 of the NE 1/4 of Section 34, T.8N., R.11E.,
Town of Sun Prairie, Dane County, Wisconsin

SW 1/4 - NE 1/4

SE 1/4 - NE 1/4



Prepared for;
Rademacher Living Tr.
Bruce & Shelly
2180 County Highway T
Sun Prairie, WI. 53590

Parcel Number 058/0811-341-9500-6

Part of the SE 1/4 of the NE 1/4 of Section 34, T.8N., R.11E.,
Town of Sun Prairie, Dane County, Wisconsin, described
as follows;

Commencing at the East 1/4 corner of said Section 34; thence
S88°49'51"W, 727.94 feet along the South line of said
Northeast 1/4 to the point of beginning; thence continue along
said South line S88°49'51"W, 611.99 feet to the East line of
Certified Survey Map Number 2269; thence N02°00'08"E,
379.73 feet to the Northeast corner of said Certified Survey;
thence S58°11'01"E, 696.42 feet to the point of beginning;
Containing 2.7 acres.

Lot 2
CSM # 14186

193350

N88°48'11"E
6.82'



193508

Lot 1
CSM # 2269

Lot 1
2.7 acres
to C/L

S58°11'01"E

696.42'

PIERCEVILLE ROAD

S88°49'51"W 33' 1326.77'

S88°49'51"W 611.99' 33' 727.94'



Center 1/4 Corner,
Section 34,
T.8N., R.11E.

421109

421216

WILLOW

S88°49'51"W

Lot 11

421323

GLEN

unplatted

481107

Lot 1
CSM # 669

unplatted

Scale 1" = 120'

0 60 120 340

East 1/4 Corner,
Section 34,
T.8N., R.11E.

480

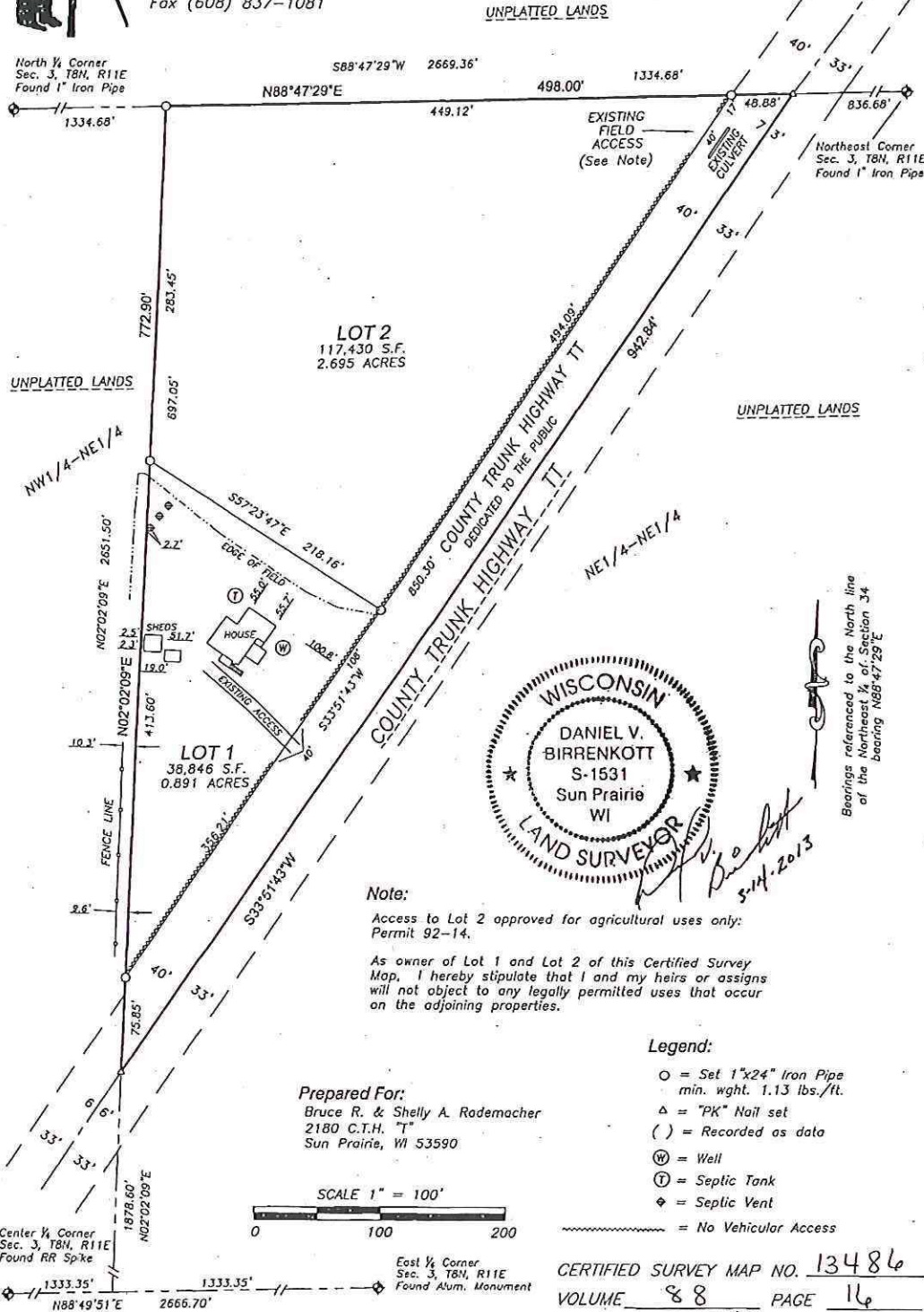


**BIRRENKOTT
SURVEYING, INC.**

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

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST
1/4 OF SECTION 34, T8N, R11E, TOWN OF SUN
PRAIRIE, DANE COUNTY, WISCONSIN



Bearings referenced to the North line
of the Northeast 1/4 of Section 34
of the bearing N88°47'29"E

Note:

Access to Lot 2 approved for agricultural uses only;
Permit 92-14.

As owner of Lot 1 and Lot 2 of this Certified Survey
Map, I hereby stipulate that I and my heirs or assigns
will not object to any legally permitted uses that occur
on the adjoining properties.

Legend:

- = Set 1"x24" Iron Pipe
min. wght. 1.13 lbs./ft.
- △ = "PK" Nail set
- () = Recorded as data
- ⊙ = Well
- ⊕ = Septic Tank
- ⊙ = Septic Vent
- = No Vehicular Access

Prepared For:

Bruce R. & Shelly A. Rodemacher
2180 C.T.H. "I"
Sun Prairie, WI 53590

SCALE 1" = 100'



CERTIFIED SURVEY MAP NO. 13486
VOLUME 88 PAGE 16
DOCUMENT NO. 4975120



CERTIFIED SURVEY MAP DATED: March 14, 2013

**Birrenkott
Surveying, Inc.**

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

Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

[Signature] 3-14-2013
Daniel V. Birrenkott, Registered Land Surveyor No. S-1531

Description:

Part of the Northeast 1/4 of the Northeast 1/4, Section 34, T8N, R11E, Town of Sun Prairie, Dane County, Wisconsin, more fully described as follows: Commencing at the Northeast Corner of said Section 34; thence along the North line of said Northeast 1/4, S88°47'30"W, 836.68 feet to the center line of County Trunk Highway TT and the point of beginning; thence S33°51'43"W, 942.84 feet along said center line to the West line of said Northeast 1/4 of the Northeast 1/4; thence along said West line, N02°02'09"E, 772.90 feet to said North line of the Northeast 1/4; thence along said North line N88°47'29"E, 498.00 feet to the center line of County Trunk Highway TT and the point of beginning. Containing 192,139 Sq. Ft. or 4.411 acres.

Owners Certificate:

As owner, Rademacher Living Trust hereby certifies that it has caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. It also certifies 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 Land Regulation Committee for approval. We also certify that this Certified Survey Map is required to be submitted to the Town of Sun Prairie for approval.

[Signature]
Rademacher Living Trust
Bruce R. Rademacher, Trustee

[Signature]
Rademacher Living Trust
Shelly A. Rademacher, Trustee

State of Wisconsin)

Dane County) ss Personally came before me this 29th day of March, 2013, the above-named persons, to me known to be the persons who executed the foregoing instrument and acknowledged the same

Cindy L. Yelk 8/16/15
Notary Public, Dane County, Wisconsin. My Commission Expires

Cindy L. Yelk
Printed name

Town of Sun Prairie Board Approval

This Certified Survey Map, including any dedications herein, is hereby acknowledged and accepted by the Town Board of the

Town of Sun Prairie, Dane County, Wisconsin on March 27, 2013

JoAnn Ramsfield 3/27/2013
JoAnn Ramsfield, Clerk Town of Sun Prairie Dated

Village of Cottage Grove Approval Certificate

Approved for recording per the Village of Cottage Grove April 1, 2013.

Deb Winter 4-1-2013
Deb Winter, Village Clerk/Treasurer Dated



This survey is subject to any and all easements and agreements both recorded and unrecorded. Refer to building site information contained in the Dane county Soil Survey. This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures. Wetlands, if present, have not been delineated.

Approved for recording per Dane County Zoning and Land Regulation Committee

action of APRIL 2, 2013 by Daniel Everson #9460
Daniel Everson, Authorized Representative

Register of Deeds Certificate:
Received for recording this 3RD day of APRIL, 2013

at 9:13 o'clock A m and recorded in Volume 88 of Certified Survey

Maps of Dane County on Pages 16-17.

Document No. 4975180

Certified Survey Map No. 13486, Volume 88, Page 17

Surveyed For:
Bruce & Shelly Rademacher
2180 C.T.H. 'T'
Sun Prairie, WI 53590

Surveyed: TAS
Drawn: TRK
Checked: MAP
Approved: DVB
Field book: 536/68-69
Tape/File: J:\2012\CARLSON

Sheet 2 of 2
Office Map No.: 120290CSM

[Signature]
Kristi Chlebowski, Register of Deeds
Received 4-2-2013 12:16 pm