


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/19/2018	DCPREZ-2018-11322
Public Hearing Date	C.U.P. Number
08/28/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STIKLESTAD REV LIVING TR, DAVID & LYNN	PHONE (with Area Code) ((608) 333-7528	AGENT NAME TALARCZYK LAND SURVEYING	PHONE (with Area Code) ((608) 527-5216
BILLING ADDRESS (Number & Street) 5571 BELLBROOK RD		ADDRESS (Number & Street) W5105 KUBLY ROAD	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS lstiklestad@gmail.com		E-MAIL ADDRESS bob@talarczyksurveys.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	
5571 Bellbrook Road					
TOWNSHIP OREGON	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-331-8050-0					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	8.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JS</i>	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: LYNN STIKLESTAD
				DATE: 6-19-18



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:

- **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 DAVID + LYNN STIKLESTAD REV. Living TRUST Agent's Name _____
 Address 5511 BELLBROOK Rd Address _____
 Phone BROOKLYN WI 53521 Phone _____
608-333-7528
 Email LSTIKLESTAD@gmail.com Email _____
Dave.Storycreek@gmail.com
 Town: OREGON Parcel numbers affected: 042/0509-331-8050-0
 Section: 01 33 Property address or location: 5511 Bellbrook Rd Brooklyn, WI 53521
 Zoning District change: (To / From / # of acres) A2⁸ / A1EX 8.3

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

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:

Selling 52.7 Acres to neighbor for Ag use
Removing 8.3 Acres Rezone to A2(8) to comply

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

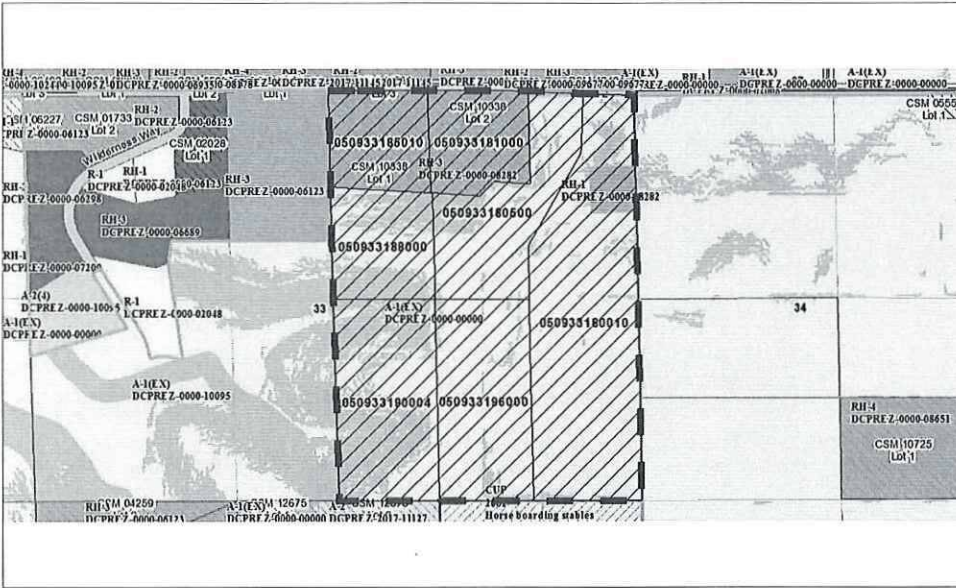
Submitted By: [Signature]

Date: 6-18-18

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: David & Lynn Stiklestad					
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Francis & Barbara Linzmeier
Section:	33	Density Number	35	Original Farm Acres	120.36
Density Study Date	3/8/2018	Original Splits	3.44	Available Density Unit(s)	0



Reasons/Notes:

Homesites created to date: 3 per CSM 10338 (2 lots) and rezone petition 8282.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050933185010	9.57	MARK D JACOBSON & WENDI C JACOBSON	10338
050933181000	9.49	ROBERT G PULTZ & RITA M PULTZ	10338
050933180010	37.19	STIKLESTAD JT REV TR	
050933196000	18.3	STIKLESTAD REV LIVING TR, DAVID & LYNN	
050933190004	19.69	STIKLESTAD REV LIVING TR, DAVID & LYNN	
050933188000	10.69	STIKLESTAD REV LIVING TR, DAVID & LYNN	
050933180500	15.41	STIKLESTAD REV LIVING TR, DAVID & LYNN	

Proposed Zoning Change Request; June 19, 2018

David & Lynn Stiklestad Rev Living Trust; 5571 Bellbrook Road Brooklyn, WI 53521

Tax Parcel #'s; 0509-331-8050-0; currently 13 acres * Dividing this parcel to 8.3 acres, proposed rezone to A2(8) and remaining 4.7 acres to remain A1(ex); Remaining farm tax parcel #'s; 0509-331-9600-0 18.1 acres A1(ex); 0509-331-8800-0 10 acres A1(ex); 0509-331-9000-4 19.9 acres A1(ex)

Legal Description of whole property: 61 total acres; The East ½ of the Northeast ¼ and the East ½ of the West ½ of the Northeast ¼ of Section 33, Township 5 North, Range 9 East, in the Town of Oregon, Dane County, Wisconsin, except lands conveyed in Document No. 3486310, and except Lots 1 and 2, certified Survey map 10338 recorded in Vol. 61, page 20 as document no. 3456320.

Legal Description of proposed zoning change property; 8.3 acres; That part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 6 North, Range 6 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Section 33; thence S89.58'20"W along the North line of Section 33, 331.89' to the point of beginning; thence S89°58'20"W, 357.86'; thence S01°28'29"E, 602.81'; thence N86°41'28"W, 231.92'; thence S46°25'05"W, 132.26'; thence S01°42'51"E, 351.62'; thence N88°17'09"E, 302.12'; thence N01°10'25"W, 22.37'; thence N30°21'29"E, 683.20'; thence N01°43'21"E, 411.30' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

Written Statement:

We are asking for a re-zone on a portion of our farm located at 5571 Bellbrook Road, Township of Oregon, County of Dane, WI along with having a Certified Survey Map completed and recorded on 8.3 acres. This 8.3 acres will be taken from the existing 61 acres farm currently zoned A1(ex). We plan to sell 52.7 acres of Ag land to a neighbor for farm use only. We are not asking for a "split" or buildable site. There will be a 20' farm easement created to allow for access to the crops on the 52.7 acres. The CSM is to be created for the 8.3 acres to allow for a re-zone of A2(8) and bring it into compliance with the County zoning rules as it will no longer qualify for A1(ex). The 8.3 acres will include the existing house and supporting farm buildings along with the driveway.

- A. Existing uses of the property; Farm land with supporting buildings and one household. Currently zoned A1(Ex). Crops are planted on approx. 35 - 40 acres.
- B. Existing uses of neighboring properties; Farm land with crops, private residences with horses, Horse boarding farm, vacant wooded land.(Zoned RH-3, A1(ex))
- C. Proposed use of rezoned area; rezone necessary to be in compliance with zoning rules, as 52.7 acres of ag land will be sold to neighbor for additional hay crop. Remaining 8.3 acres will retain the residence and supporting farm buildings to allow for a small hobby farm such as horses, cattle, organic gardening, etc., therefore we are asking for a rezone of A2(8) from A1(ex) on the 8.3 acres. The 52.7 acres will remain as A1(ex) and be for farm use.
- D. Sale of Ag land will take place as soon as possible once the re-zone and CSM are recorded with the County to allow for a new legal description of the property.

Proposed 20' Wide Access Easement

A 20' wide access easement over part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, whose centerline is described as follows:

Commencing at the Northeast corner of said Section 33; thence S89°58'20"W along the North line of Section 33, 520.00' to the point of beginning of the line being described; thence S05°09'02"W, 118.31'; thence S12°02'36"W, 69.20'; thence S03°01'11"W, 353.62'; thence S01°22'10"E, 218.40'; thence S30°21'29"W, 279.24'; thence S01°10'25"E, 25.28' to the end of the line being described.

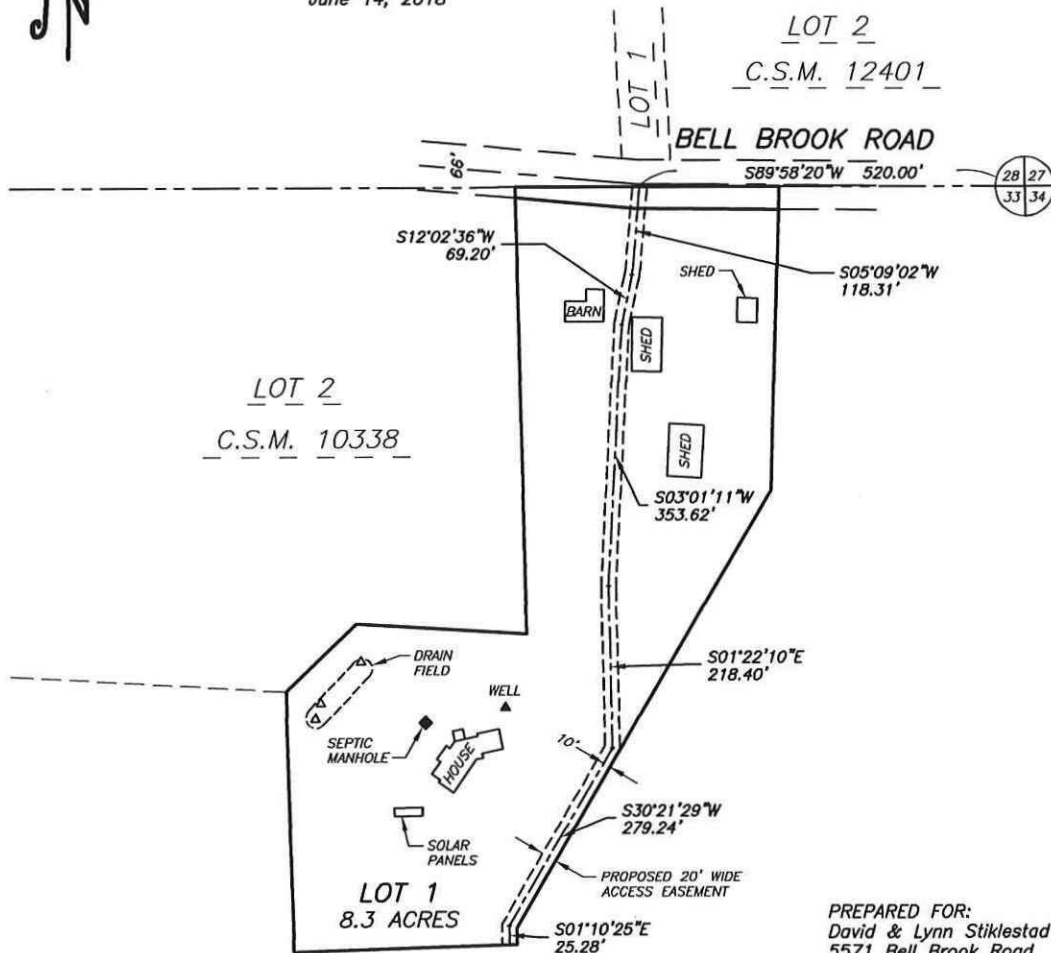
EASEMENT EXHIBIT

A 20' wide access easement over part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, whose centerline is described as follows:

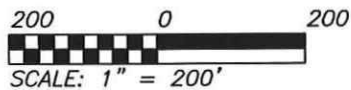
Commencing at the Northeast corner of said Section 33; thence $S89^{\circ}58'20''W$ along the North line of Section 33, 520.00' to the point of beginning of the line being described; thence $S05^{\circ}09'02''W$, 118.31'; thence $S12^{\circ}02'36''W$, 69.20'; thence $S03^{\circ}01'11''W$, 353.62'; thence $S01^{\circ}22'10''E$, 218.40'; thence $S30^{\circ}21'29''W$, 279.24'; thence $S01^{\circ}10'25''E$, 25.28' to the end of the line being described.



June 14, 2018



PREPARED FOR:
David & Lynn Stiklestad
5571 Bell Brook Road
Brooklyn, WI 53521
(608) 333-7528



TALARCZYK
LAND SURVEYS LLC

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 6 North, Range 6 East, Town of Oregon, Dane County, Wisconsin.

LEGEND:

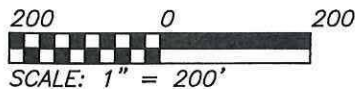
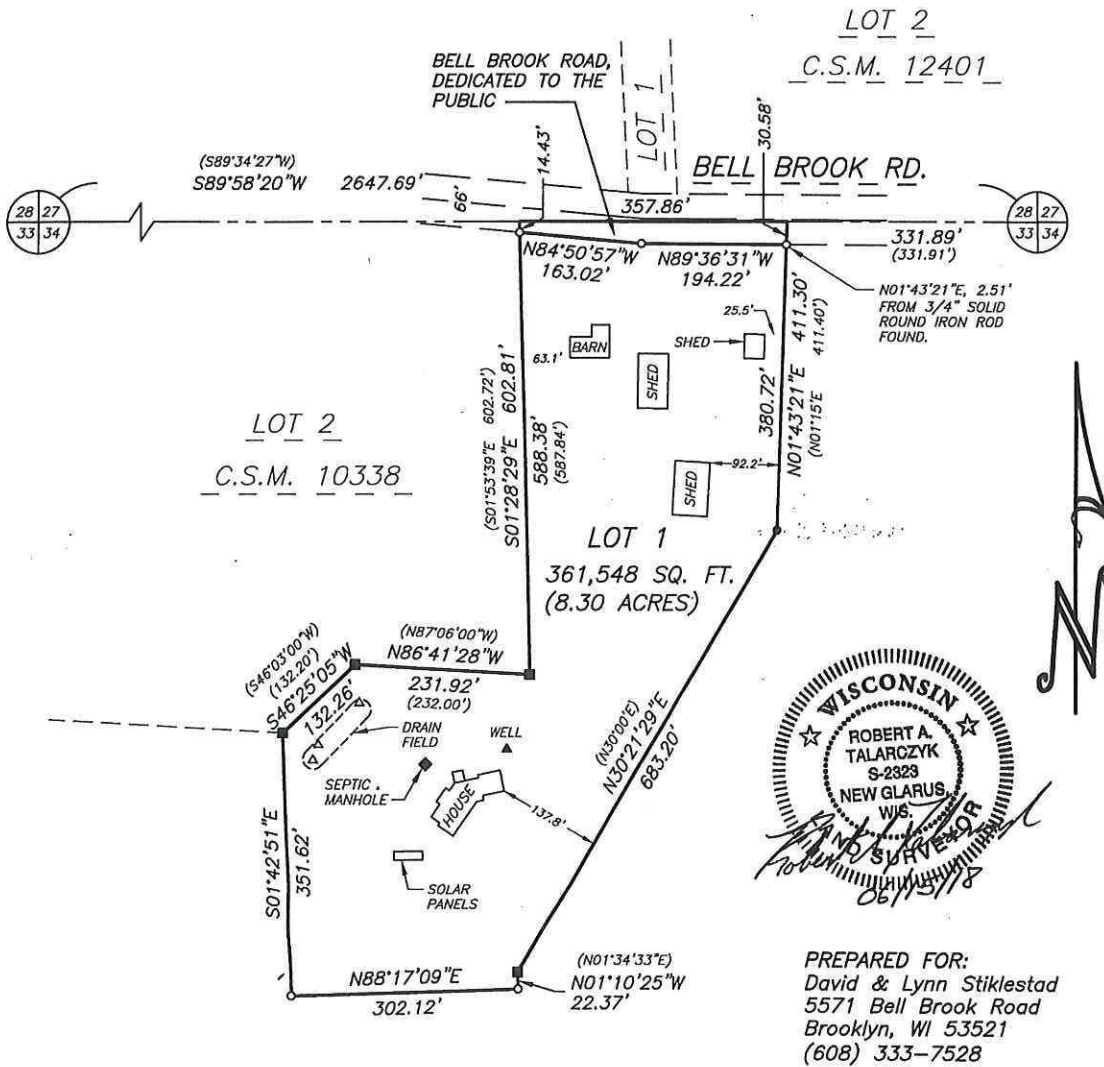


Cast aluminum monument found

- 1" iron pipe found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
- △ Septic vent

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 33 bears S89°58'20"W.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Refer to building site information contained in the Dane County Soil Survey.
- 4.) All PLSS witness monuments were found and verified.



TALARCZYK
LAND SURVEYS LLC

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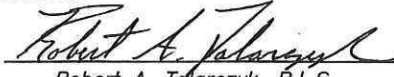
JOB NO. 18091
POINTS 18091
DRWG. 18091
DRAWN BY RT

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Town 6 North, Range 6 East, Town of Oregon, Dane County, Wisconsin, bounded and described as follows:
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I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 15, 2018



Robert A. Talarczyk, P.L.S.


OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Oregon and the Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this 18 day of June, 2018.

In presence of:


David J. Stiklestad


Lynn M. Stiklestad

STATE OF WISCONSIN)

Dane COUNTY) SS

Personally came before me this 18 day of June, 2018, the above named David J. Stiklestad and Lynn M. Stiklestad to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires 6-3-2022


Notary Public, Dane County, Wisconsin



TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Oregon.

Town Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Register of Deeds



W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 18091
POINTS 18091
DRAWG. 18091
DRAWN BY RT

THOMAS H WENDT
JULIE WENDT
421 GLENWAY RD
BROOKLYN WI 53521

STIKLESTAD REV LIVING TR DAVID & LYNN
5571 BELLBROOK RD
BROOKLYN WI 53521

KARL J MARTIN
KAREN H MARTIN
5566 BELL BROOK RD
BROOKLYN WI 53521

ELIOT D BERGELAND
5429 BELL BROOK RD
BROOKLYN WI 53521

GLENN M LINZMEIER
KATHLEEN M LINZMEIER
3330 SIGGELKOW RD
MCFARLAND WI 53558

KARL J MARTIN
KAREN H MARTIN
5566 BELLBROOK RD
BROOKLYN WI 53521

STIKLESTAD REV LIVING TR DAVID & LYNN
5571 BELLBROOK RD
BROOKLYN WI 53521

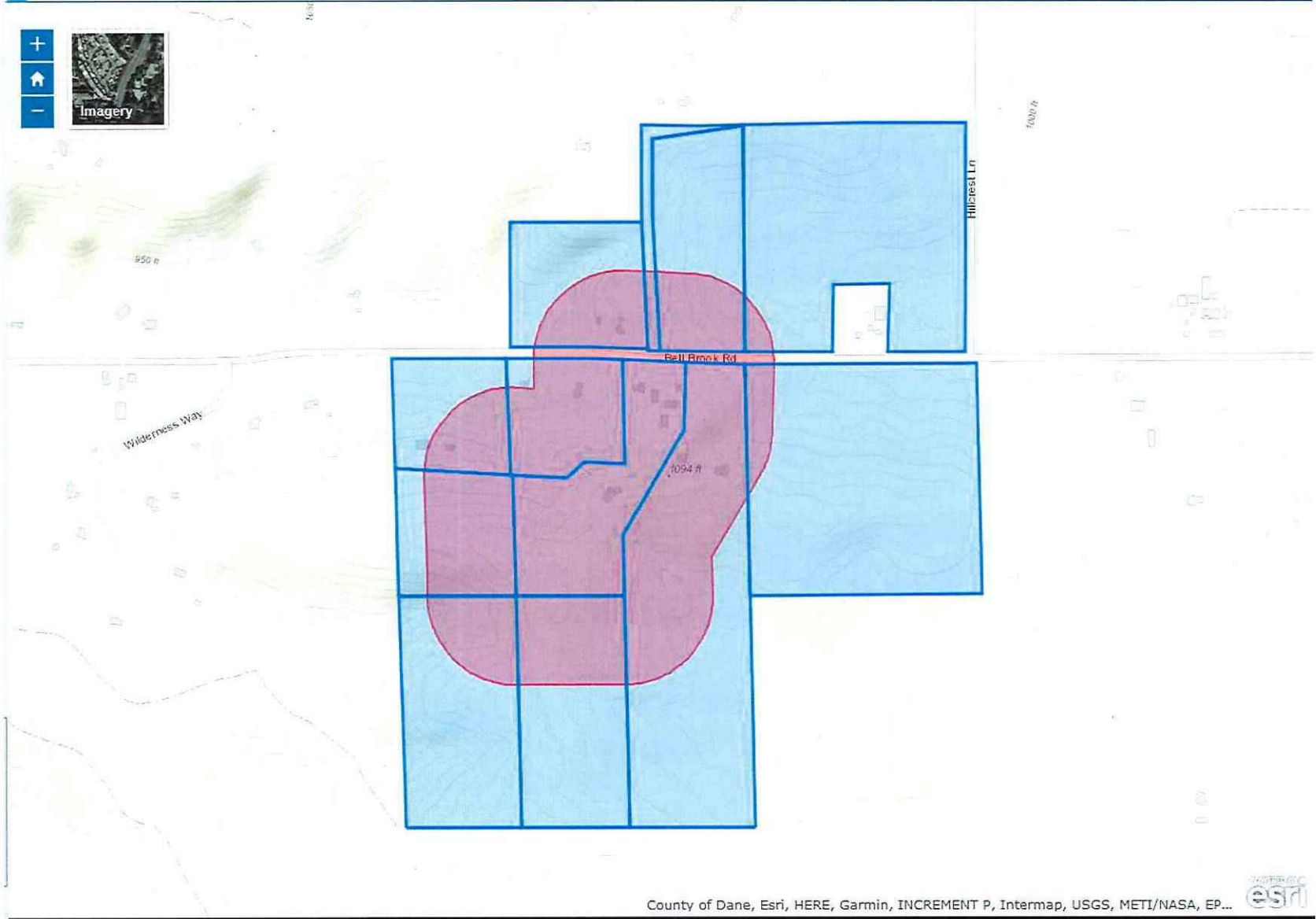
STIKLESTAD REV LIVING TR DAVID & LYNN
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BROOKLYN WI 53521

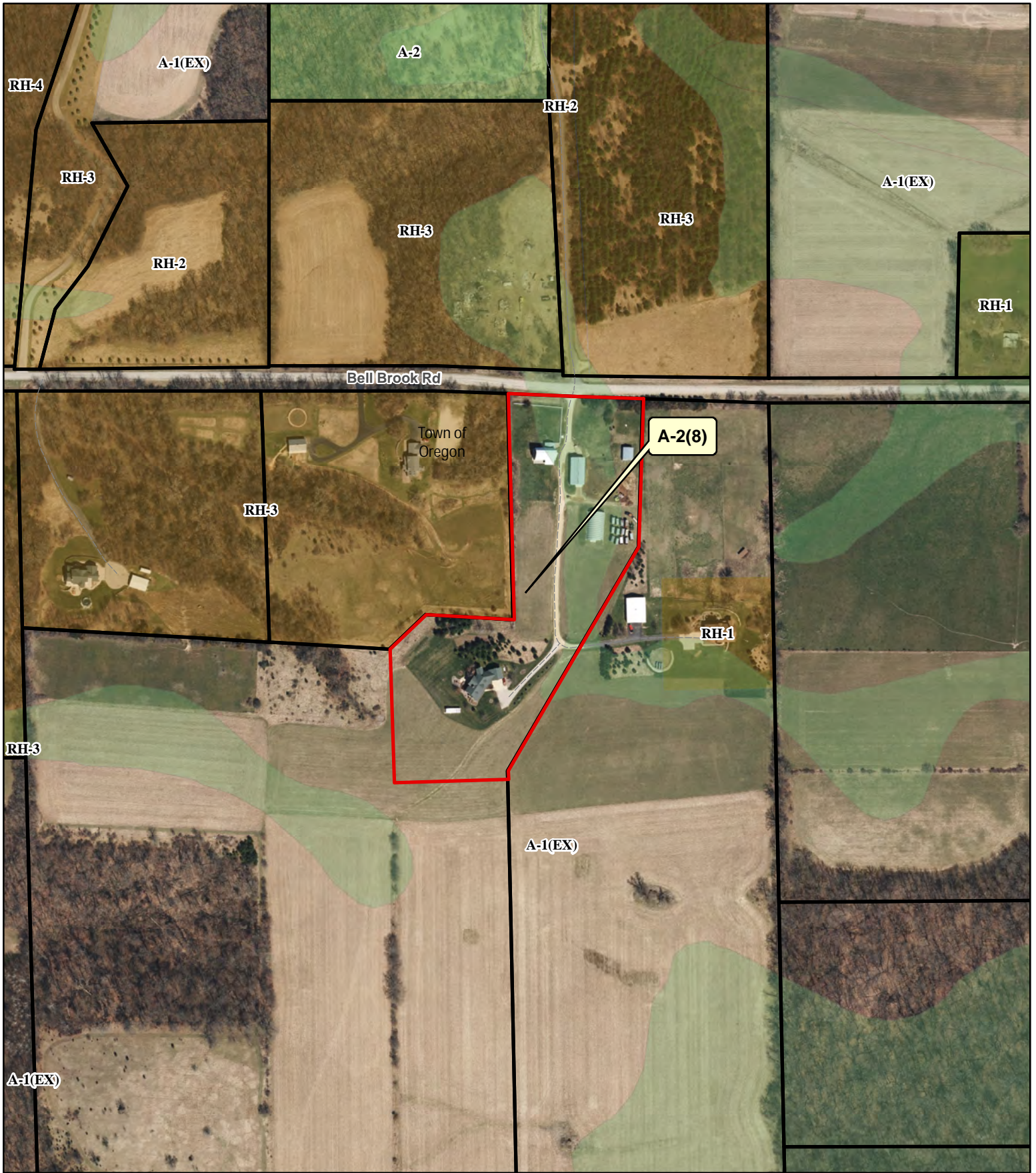
STIKLESTAD JT REV TR
5567 BELL BROOK RD
BROOKLYN WI 53521

STIKLESTAD REV LIVING TR DAVID & LYNN
5571 BELLBROOK RD
BROOKLYN WI 53521





ROBERT G PULTZ
RITA M PULTZ
5593 BELL BROOK RD
BROOKLYN WI 53521

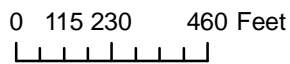
MARK D JACOBSON
WENDI C JACOBSON
5625 BELL BROOK RD
BROOKLYN WI 53521





Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11322
**STIKLESTAD REV LIVING
 TR, DAVID & LYNN**