

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/17/2019	DCPREZ-2019-11441
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/23/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DARCY L MULLINS	PHONE (with Area Code) (608) 712-1046	AGENT NAME ERIC GROVER	PHONE (with Area Code) (608) 444-2900
BILLING ADDRESS (Number & Street) 3990 49TH AVE S		ADDRESS (Number & Street) 742 FOXFIELD RD.,	
(City, State, Zip) ST PETERSBURG, FL 33711		(City, State, Zip) Oregon, WI 53575	
E-MAIL ADDRESS walridge96@aol.com		E-MAIL ADDRESS grovere@firstweber.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	
4925 Oak Park Rd.,		north of 4925 Oak Park Rd.,			
TOWNSHIP MEDINA	SECTION 32	TOWNSHIP MEDINA	SECTION 32	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-322-9500-7		0812-322-8000-4			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RM-16 (Rural Mixed-Use, 16 acres and up) District	30.7		
A-1Ex Exclusive Ag District	RR-4 (Rural Residential, 4 to 8 acres) District	7.2		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  

No density fee per Majors need \$45 for wetland



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 DARCY L. MULLINS Agent's Name ERIC GROVER
Address 3990 49TH AVES. Address 742 FOXFIELD RD
ST. PETERSBURG FL 33711 OREGON WI 53575
Phone 608-712-1046 Phone 608-444-2900
Email WALRIDGE96@AOL.COM Email grovere@FIRSTWEBER.COM

Town: Medina Parcel numbers affected: 036/0812-9500-7, 036/0812-8000-4

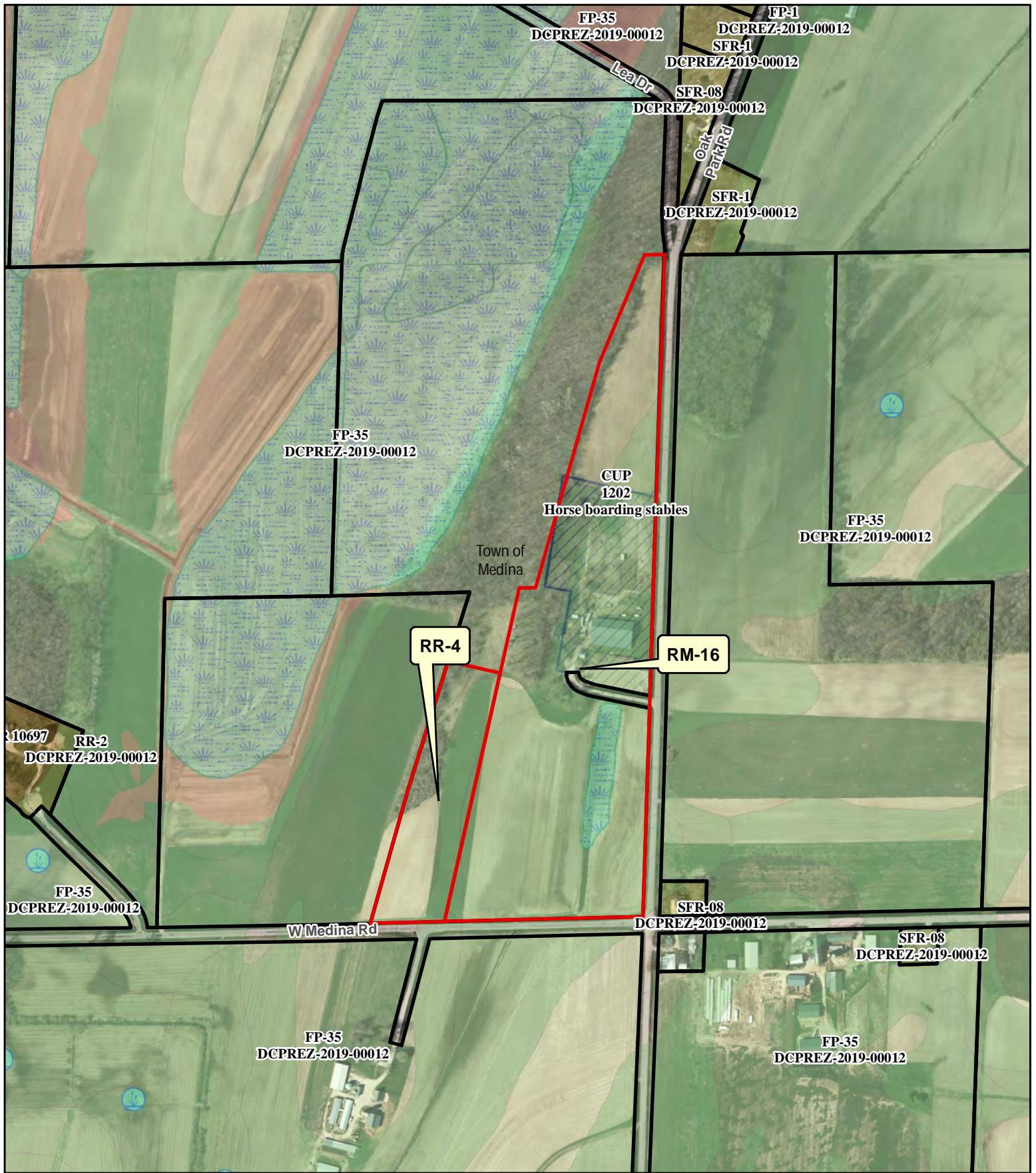
Section: 32 Property address or location: 4925 Oak Park Rd. 322

Zoning District change: (To / From / # of acres) RR-4 AND Rm-16 From A1-EX

Soil classifications of area (percentages) Class I soils: \_\_\_% Class II soils: 100% 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: CREATION OF ONE RR-4 LOT AND CREATION OF THE REMAINING 30.7 ACRES THAT WILL NEED TO CHANGE IN ZONING TO Rm-16
APPROXIMATELY 50 ACRES WILL STAY A1-EX OR FP-35

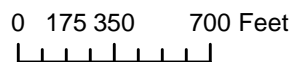
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 5/16/19



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11441  
DARCY L MULLINS



# DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

*Housing &  
Economic Development*  
(608)266-4270, Rm. 362

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

September 19, 2018

*Darcy*  
Carly Mullins  
3990 49<sup>th</sup> Avenue South  
St. Petersburg, FL 33711

Dear Carly,

Attached is a density study report for property located in section 29 in the town of Medina. The property is located in the Town's Agricultural Preservation Area, where development is limited to 1 density unit (a.k.a. "split") per 35 acres of contiguous land owned as of February 4, 1981. The property was owned by James Farris and totaled 114.56 acres (gross) as of February 4, 1981.

The town of Medina counts *all* residences toward the 1 per 35 density limitation. The existing farm residence counts as one split. As a result the property remains eligible for two (2) possible splits.

Please note that this density study analysis does not guarantee or preclude Town or County approval of a particular land division, rezone, or development proposal. The town of Medina Plan Commission and Board of Supervisors review all applications to rezone; and apply interpretations, standards and criteria as set forth in the town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval.

Please feel free to contact me with any questions you may have about this density analysis, or other planning or zoning related questions. I can be reached by phone at 608-261-9780.

Sincerely,

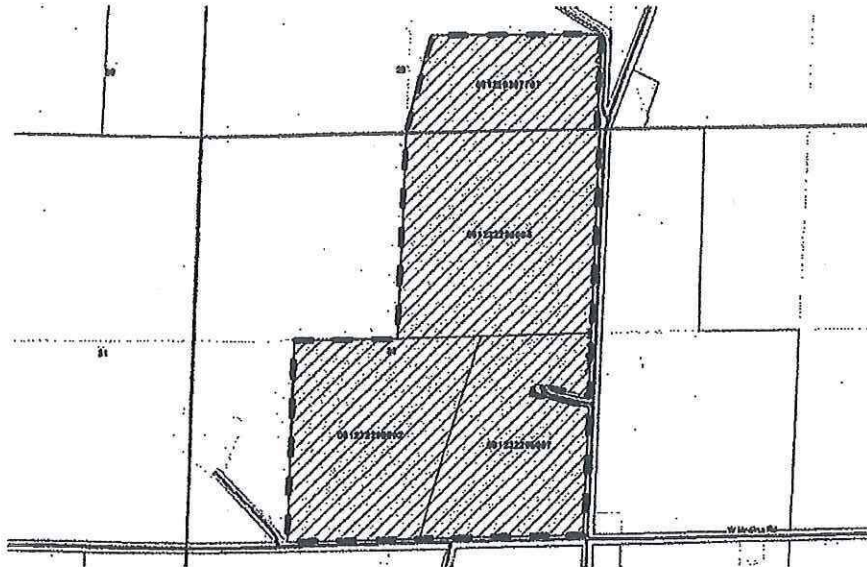
Pamela A. Andros, AICP  
Senior Planner

cc: Town of Medina Clerk

# 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.**

<b>Applicant:</b> Darcy Mullins					
<b>Town</b>	Medina	<b>A-1EX Adoption</b>	10/2/1980	<b>Orig Farm Owner</b>	Farris, James
<b>Section:</b>	29, 32	<b>Density Number</b>	35	<b>Original Farm Acres</b>	114.56
<b>Density Study Date</b>	9/19/2018	<b>Original Splits</b>	3.27	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

Two (2) splits remain available to the original Farris farm, as follows:

Darcy Mullins - 84 acres = two (2) splits

Rodell & Carol Reamer - 31 acres = zero (0) splits

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
081232295007	27.23	DARCY L MULLINS	
081232280004	39.3	DARCY L MULLINS	
081229397707	17.51	DARCY L MULLINS	
081232290002	31.05	RODELL R REAMER & CAROL J REAMER	

# 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.**

<b>Applicant:</b> Darcy Mullins			
<b>Town</b>	Medina	<b>A-1EX Adoption</b>	10/2/1980
<b>Section:</b>	29, 32	<b>Orig Farm Owner</b>	Farris, James
<b>Density Study Date</b>	10/17/2018	<b>Density Number</b>	35
		<b>Original Farm Acres</b>	83.36
		<b>Original Splits</b>	2.38
		<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**


This is a revised density study. One (1) split remains available to the property in addition to the existing residence.

Additional research revealed that Reamer acquired the adjoining 30 acre parcel prior to the date of town plan adoption - 4/4/1981.

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
081232295007	27.23	DARCY L MULLINS	
081232280004	39.3	DARCY L MULLINS	
081229397707	17.51	DARCY L MULLINS	

**Parcel Number - 036/0812-322-9500-7****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF MEDINA	
State Municipality Code	036	
PLSS (T,R,S,QQ,Q)	08N 12E 32 SE NW (Click link above to access images for Qtr-Qtr)	
Section	08N 12E 32 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 32-8-12 SE1/4 NW1/4 EXC R1931/43 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	DARCY L MULLINS	
Primary Address	4925 OAK PARK RD	
Billing Address	3990 49TH AVE S ST PETERSBURG FL 33711	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G1 G4 G5	
Assessment Acres	30.000	
Land Value	\$96,900.00	
Improved Value	\$211,800.00	
Total Value	\$308,700.00	

[Show Valuation Breakout](#)

### Open Book

Open Book dates have passed for the year

Starts: ~~05/06/2019~~ - 03:00 PM

Ends: ~~05/06/2019~~ - 05:00 PM

[About Open Book](#)

### Board Of Review

Starts: 05/22/2019 - 06:00 PM

Ends: 05/22/2019 - 08:00 PM

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

### Zoning Information

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

### Zoning

FP-35 DCPREZ-2019-00012

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)



**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2018)** **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$96,900.00	\$211,800.00	\$308,700.00
<b>Taxes:</b>		\$4,919.20
<b>Lottery Credit(-):</b>		\$179.52
<b>First Dollar Credit(-):</b>		\$73.92
<b>Specials(+):</b>		\$17.34
<b>Amount:</b>		\$4,683.10

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DDS2	SEPARATION 2 DRAINAGE DIS
OTHER DISTRICT	1801	FIRE/EMS DISTRICT

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	02/23/2006	4164570		

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: 0812-322-9500-7

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.




Access Dane is a product of  
 Dane County Land Information Council  
 © Copyright 2001  
 210 Martin Luther King Jr. Blvd  
 City-County Bldg. Room 116  
 Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

**Parcel Number - 036/0812-322-8000-4****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF MEDINA	
State Municipality Code	036	
PLSS (T,R,S,QQ,Q)	08N 12E 32 NE NW (Click link above to access images for Qtr-Qtr)	
Section	08N 12E 32 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 32-8-12 NE1/4 NW1/4 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	DARCY L MULLINS 	
Primary Address	<b>No parcel address available.</b>	
Billing Address	3990 49TH AVE S ST PETERSBURG FL 33711	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2019</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	40.000	
Land Value	\$34,300.00	
Improved Value	\$0.00	
Total Value	\$34,300.00	

[Show Valuation Breakout](#)

### Open Book

Open Book dates have passed for the year

Starts: ~~05/06/2019~~ - 03:00 PM

Ends: ~~05/06/2019~~ - 05:00 PM

[About Open Book](#)

### Board Of Review

Starts: 05/22/2019 - 06:00 PM

Ends: 05/22/2019 - 08:00 PM

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

### Zoning Information

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

### Zoning

FP-35 DCPREZ-2019-00012

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2018)** **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$34,300.00	\$0.00	\$34,300.00
<b>Taxes:</b>		\$546.58
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$546.58

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1801	FIRE/EMS DISTRICT
DRAINAGE DISTRICT	DDS2	SEPARATION 2 DRAINAGE DIS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	02/23/2006	4164570		

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: 0812-322-8000-4

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of  
 Dane County Land Information Council  
 © Copyright 2001  
 210 Martin Luther King Jr. Blvd  
 City-County Bldg. Room 116  
 Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

**2019 FEE SCHEDULE\* – Dane County Department of Planning & Development**

<b>Zoning Permits</b>		<b>Zoning Amendments</b>	
Single Family (includes additions, alterations & agricultural/residential accessory buildings)	\$50 + \$0.10/square foot	One district to another (excluding farmland preservation, commercial, industrial or manufacturing)	\$ 395
Commercial & Multi-family (includes additions & alterations)	\$250 + \$2.00/\$1,000	Farmland preservation to another district	\$ 495
<b>Sign Permits:</b>		<b>Additional fees to zoning amendments:</b>	
On-premise advertising sign	\$100	Zoning to commercial, industrial or manufacturing	\$ 150
Marquee	\$100 per sign	Shoreland or inland-wetland	\$ 145
Limited family business or home occupation	\$ 50	More than 5 lots	\$100/lot up to \$2,800
Directory	\$120 each face	<b>Planned Unit Development (PUD):</b>	
Development	\$ 75 each face	Urban PUD general Development plan (GDP)	\$1,000+\$5/acre
Billboard	\$500 each face	Rural PUD GDP	\$500+\$5/acre
Apartment complex	\$ 75	Amend to GDP-Urban	\$1,000
		Amend to GDP-Rural	\$500
<b>Conditional use permits (CUP)</b>		<b>Communication Towers</b>	
CUP application	\$ 495	CUP/Communication tower	\$1,145
CUP for mineral extraction and Cell Tower	\$1,145	Communication tower review fee (additional services rendered by consultant will be added to this amount)	\$3,000
<b>Land Division</b>		<b>Environmental Permits</b>	
Certified survey map (CSM)	\$265 per lot	Floodplain permit	\$145
Subdivision preliminary review	\$600	Determination of ordinary high water mark	\$125
Subdivision final plat review	\$265 per lot	Determination of navigable waterway	\$150
Parcel status determination	\$100	Wetland determination	\$150
Variance from land division/subdivision rules	\$100	Shoreland zoning permit	\$150
Shared driveway easement exception	\$200		
Condo plat review	\$165 + \$25 per unit		
Subdivision Plat Map Review	\$45/lot		
<b>Other fees</b>			
Administration appeal	\$ 500		
General variance including Airport regulations	\$ 500		
Variance – farm accessory building	\$ 100		
Development plan review	\$1,000+\$5/acre		
Rural number assignment including hardware	\$ 50		
Density study (speculative)	\$ 120		
Certificate of compliance	\$ 50		
Salvage yard license	\$ 150		
Farmland preservation certificate	\$ 30		
Open records requests	\$0.25 single-sided; \$0.40 double-sided		

\* 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 Ordinances.

## **RM-16 (Rural Mixed Use, 16 Acres) Zoning District**

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.234

### **Permitted Uses 10.234(2)**

- o Agricultural uses
- o Agricultural accessory uses
- o Agricultural entertainment under 10 days/year
- o Agricultural accessory buildings
- o Farm related exhibitions, up to 5 days/year
- o Single family residential – one per parcel
- o Residential accessory structures
- o Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's) in existing buildings
- o Undeveloped natural resources and open space areas
- o Home occupations
- o Utility services
- o Incidental room rental
- o Community living arrangements for fewer than 9 persons
- o Foster homes for less than five children
- o Utility services associated with a permitted use
- o Transportation, utility or communication uses required by law

### **Conditional Uses 10.234(3)**

- o Agricultural entertainment activities occurring over 10 days/year
- o Airports, landing strips or heliports for aircraft owned by the land owner
- o Attached accessory dwelling units
- o Community living arrangements for 9 or more persons
- o Domestic pet animal boarding
- o Electric generating facilities that use renewable energy
- o Farm related exhibitions, sales or events exceeding 5 days a year
- o Governmental, institutional, religious, or nonprofit community uses
- o Large animal boarding
- o Limited family business
- o Migrant farm labor camps certified under s. 103.92, Wis. Stats.
- o Mineral extraction
- o Recreational racetracks
- o Sanitary facilities in agricultural accessory buildings
- o Temporary asphalt or concrete production
- o Tourist or transient lodging
- o Veterinary clinics
- o Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

### **Setbacks and Height requirements for Structures 10.234(5-6)**

#### **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 from right-of-way

#### **Maximum Height:**

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirement

#### **Residences:**

**Side yard:** 25 feet total, with no single side less than 10 feet minimum

**Rear yard:** 50 feet minimum

Uncovered decks/porches: 38 feet minimum

#### **Rear and side yards:**

**Not housing livestock:** 10-feet

#### **Housing livestock:**

100 feet from Residential or Hamlet zoning districts

50 feet from Rural Residential zoning districts

10 feet from all other zoning districts

### **Lot Area and Width 10.234(4)**

**Minimum:** 16 acres

**Maximum:** None

**Minimum lot width:** 100 feet

### **Lot Coverage 10.234(7)**

**All buildings and structures:** 10% of lot



## **RM-16 (Rural Mixed Use, 16 Acres) Zoning District**

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.234

### **Accessory Buildings Requirements 10.102(2)(a)**

Any number of detached accessory buildings associated with a permitted or conditional residential use is permitted, provided that the following conditions are met:

- Except for agricultural accessory buildings, or for property maintenance sheds approved with a conditional use permit, a principal building must exist or be under construction prior to the construction of an accessory building.
- Except as allowed under an approved CUP, sanitary fixtures are prohibited in accessory buildings.
- No living spaces are allowed in accessory buildings.

**NOTE:** A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### **Livestock 10.004(85); 10.234(2)**

- There is no numerical limit on the number of livestock. However, all livestock use must comply with a farm soil and water conservation plan meeting the standards of ATCP 50, Wisconsin Administrative Code and approved by the Department of Land and Water Resources.

### **Incidental Room Rental 10.004(72)**

Rental or leasing of rooms within a single-family residence is permitted provided all of the following are met:

- ✓ All rooms offered for rent are within the landowner's primary residence
- ✓ No more than two bedrooms are offered for rent
- ✓ One off-street parking space is provided for each rental room.

### **Limited Family Business 10.004(83)**

A small family-run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except up to one or one full-time equivalent, must be a member of the family residing on the premises.

WAXUE MOUA  
1182 W MEDINA RD  
MARSHALL, WI 53559

DARCY L MULLINS  
3990 49TH AVE S  
ST PETERSBURG, FL 33711

RODELL R REAMER  
1133 W MEDINA RD  
MARSHALL, WI 53559

RUSSELL R DAHL  
1233 W MEDINA RD  
DEERFIELD, WI 53531

CAROL J REAMER  
1133 W MEDINA RD  
MARSHALL, WI 53559

D & D KURT LLC  
4498 RIDGE RD  
DEERFIELD, WI 53531

RODELL R REAMER  
1133 W MEDINA RD  
MARSHALL, WI 53559

RODELL R REAMER  
1133 W MEDINA RD  
MARSHALL, WI 53559

RUSSELL R DAHL  
1233 W MEDINA RD  
DEERFIELD, WI 53531

DARCY L MULLINS  
3990 49TH AVE S  
ST PETERSBURG, FL 33711

LEA FAMILY TR, PATRICIA C  
1244 LEA DR  
MARSHALL, WI 53559

DARCY L MULLINS  
3990 49TH AVE S  
ST PETERSBURG, FL 33711

RODELL R REAMER  
1133 W MEDINA RD  
MARSHALL, WI 53559

SCOTT REAMER  
1161 W MEDINA RD  
MARSHALL, WI 53559

RODELL R REAMER  
1133 W MEDINA RD  
MARSHALL, WI 53559

RODELL R REAMER  
1133 W MEDINA RD  
MARSHALL, WI 53559

DARCY L MULLINS  
3990 49TH AVE S  
ST PETERSBURG, FL 33711

LEA FAMILY TR, PATRICIA C  
1244 LEA DR  
MARSHALL, WI 53559

DARCY L MULLINS  
3990 49TH AVE S  
ST PETERSBURG, FL 33711

ELLIOTT REV TR, KENNETH N & KATHLEEN M  
5082 OAK PARK RD  
MARSHALL, WI 53559

Current Owner  
5012 OAK PARK RD  
MARSHALL, WI 53559

PETER J SPEROPULOS  
5043 OAK PARK RD  
MARSHALL, WI 53559

Current Owner  
5012 OAK PARK RD  
MARSHALL, WI 53559

# Preliminary Certified Survey Map

Part of the SE 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, all in Section 32, T.8 North, Range 12 East, Town of Medina, Dane County, Wisconsin

N89°04'23"E

N 1/4 cor

57.5 acres

## Lot 1

Part of the SE 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, all in Section 32, T.8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows: Beginning at the North 1/4 corner of Section 32; thence S01°49'40"W, 2651 feet to the southeast corner of the SE 1/4 - NW 1/4; thence S88°27'W, 820 feet; thence N12°28'E, 1374 feet; thence N88°40'E, 65 feet; thence N15°41'E, 935 feet; thence N22°41'E, 465 feet; thence N89°04'E, 100 feet to the point of beginning. Containing 30.7 acres more or less.

## Lot 2

Part of the SE 1/4 of the NW 1/4 of Section 32, T.8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of the SE 1/4 - NW 1/4; thence S88°27'W, 820 feet to the point of beginning; thence continue S88°27'W, 356 feet; thence N16°16'E, 479 feet; thence N18°27'E, 639 feet; thence S77°32'E, 250 feet; thence S12°28'W, 1027 feet to the point of beginning. Containing 7.2 acres more or less.

Owner is Darcy Mullens  
3990 49th Ave. S  
St. Petersburg, FL 33711

Site address is 4925 Oak  
Park Road, Marshall, WI



W 1/4  
CORNER  
SECTION 32-8-12  
1" PIPE OF RECORD  
REFERENCED  
FROM TIES  
FOUND

1/4 - 1/4 line

N88°40'24"E  
65'

1/4 - 1/4 line

182°35'10"W  
820.87'

N12°28'02"E  
347'

N77°31'58"W  
250'

NW 1/4



N18°27'45"E  
639'

SE 1/4

Lot 1  
30.7 acres

Lot 2  
7.2 acres

N16°15'44"E  
479.06'

S88°27'13"W  
356'

S12°28'02"W  
1027'

820'

S01°49'40"W  
2651'

OAK PARK ROAD

WEST MEDINA ROAD

CENTER OF  
SECTION 32  
T.8N., R.12E.,  
1" PIPE OF

0 150 300 600

# Preliminary Certified Survey Map

Part of the SE ¼ of the NW ¼ and the NE ¼ of the NW ¼, all in Section 32, T.8 North, Range 12 East, Town of Medina, Dane County, Wisconsin

57.5 acres

## Lot 1

Part of the SE ¼ of the NW ¼ and the NE ¼ of the NW ¼, all in Section 32, T.8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows: Beginning at the North ¼ corner of Section 32; thence S01°49'40"W, 2651 feet to the southeast corner of the SE ¼ - NW ¼; thence S88°27'W, 820 feet; thence N12°28'E, 1374 feet; thence N88°40'E, 65 feet; thence N15°41'E, 935 feet; thence N22°41'E, 465 feet; thence N89°04'E, 100 feet to the point of beginning. Containing 30.7 acres more or less.

## Lot 2

Part of the SE ¼ of the NW ¼ of Section 32, T.8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of the SE ¼ - NW ¼; thence S88°27'W, 820 feet to the point of beginning; thence continue S88°27'W, 356 feet; thence N16°16'E, 479 feet; thence N18°27'E, 639 feet; thence S77°32'E, 250 feet; thence S12°28'W, 1027 feet to the point of beginning. Containing 7.2 acres more or less.

Owner is Darcy Mullens  
3990 49th Ave. S  
St. Petersburg, FL 33711

Site address is 4925 Oak Park Road, Marshall, WI



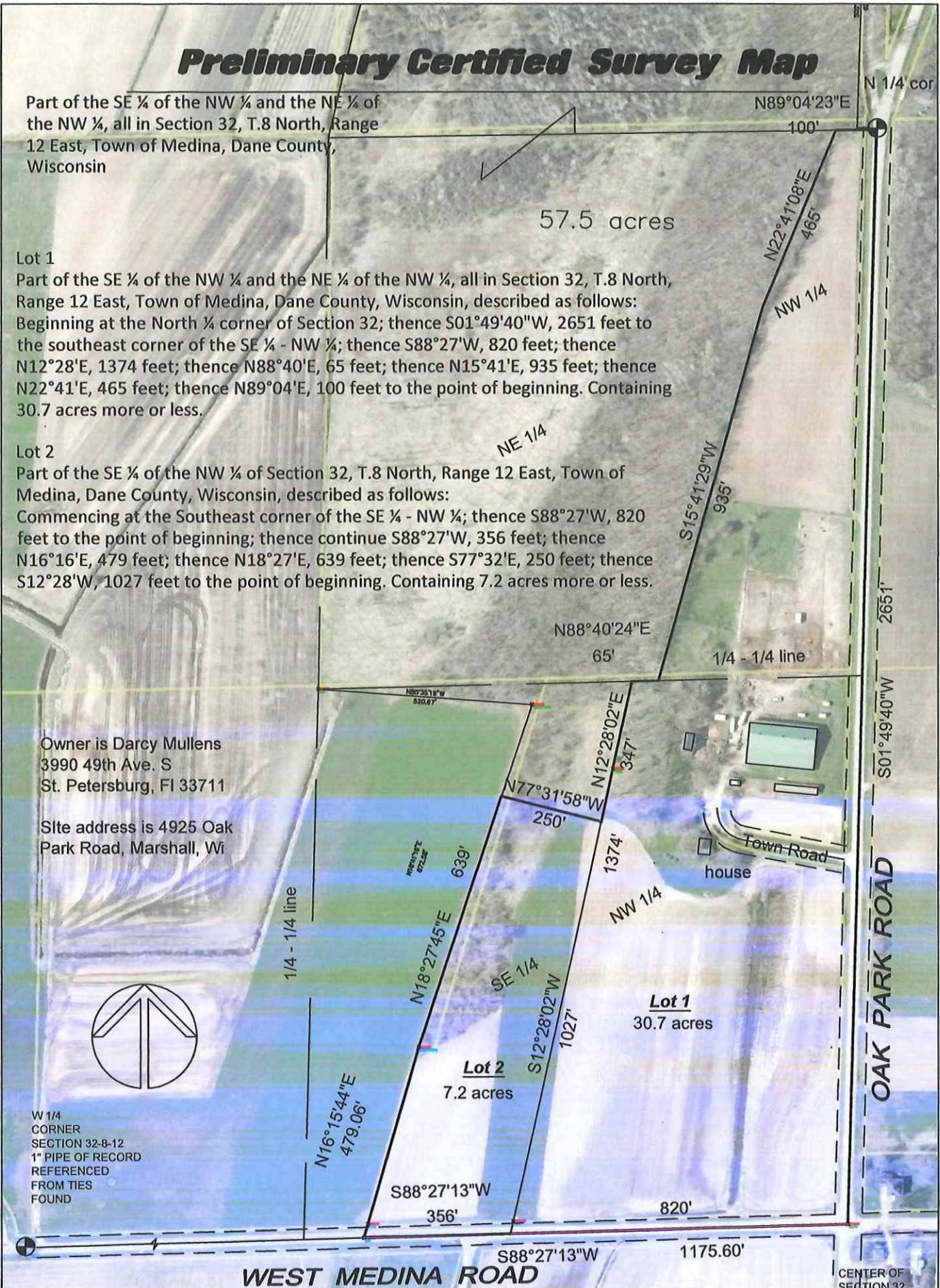
W 1/4 CORNER SECTION 32-8-12 1" PIPE OF RECORD REFERENCED FROM TIES FOUND

WEST MEDINA ROAD

OAK PARK ROAD

CENTER OF SECTION 32 T.8N., R.12E., 1" PIPE OF

0 150 300 600





1244

Lea Dr

5114

5102

5081

5088

5082

5075

5065

1184

5043

5012

Oak Park Rd

4925

1292

W Medina Rd

1182

1177

1161

1133

1096

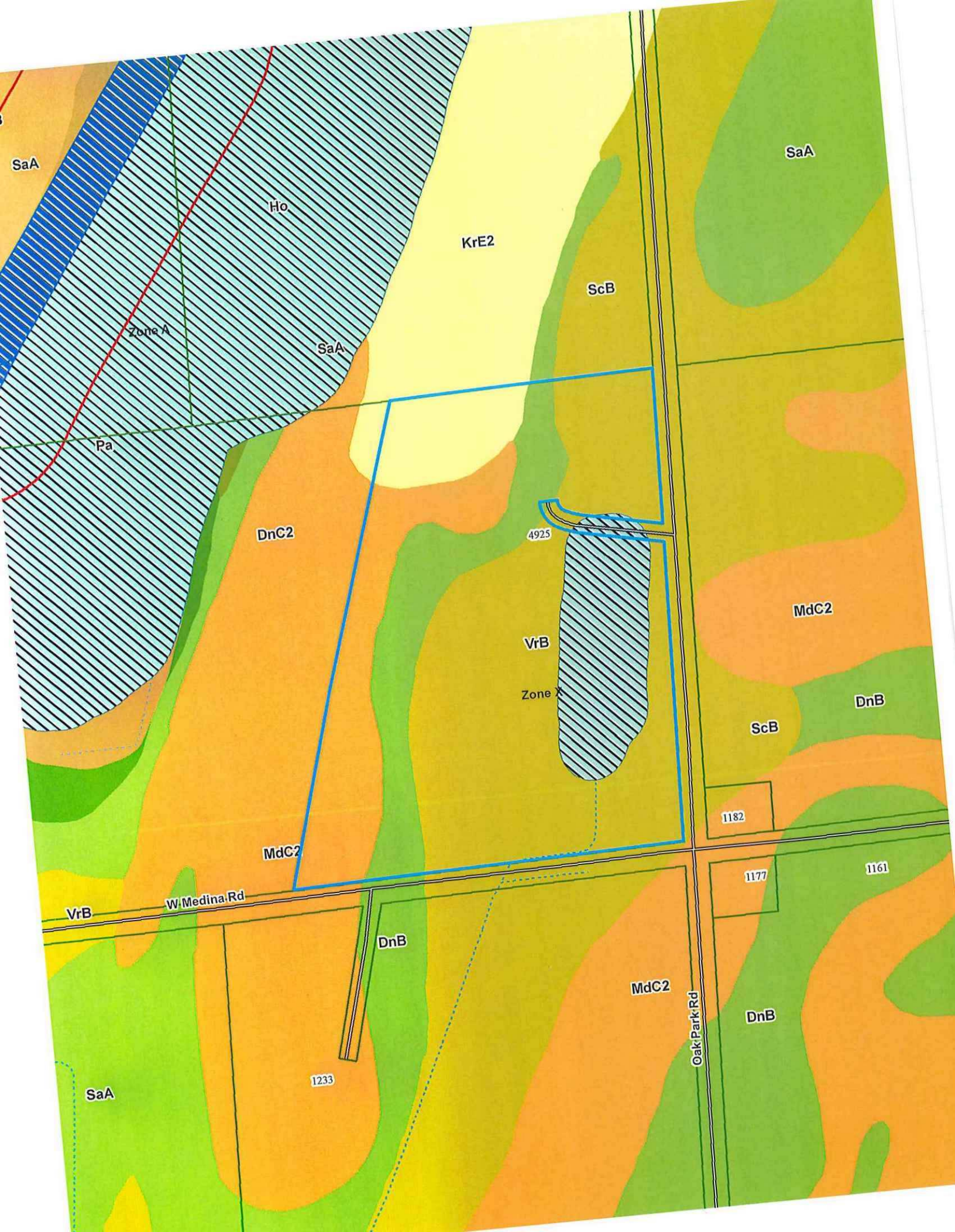
1095

1233

Plantz Rd

1126

1110



Zone A

Zone X

W Medina Rd

Oak Park Rd

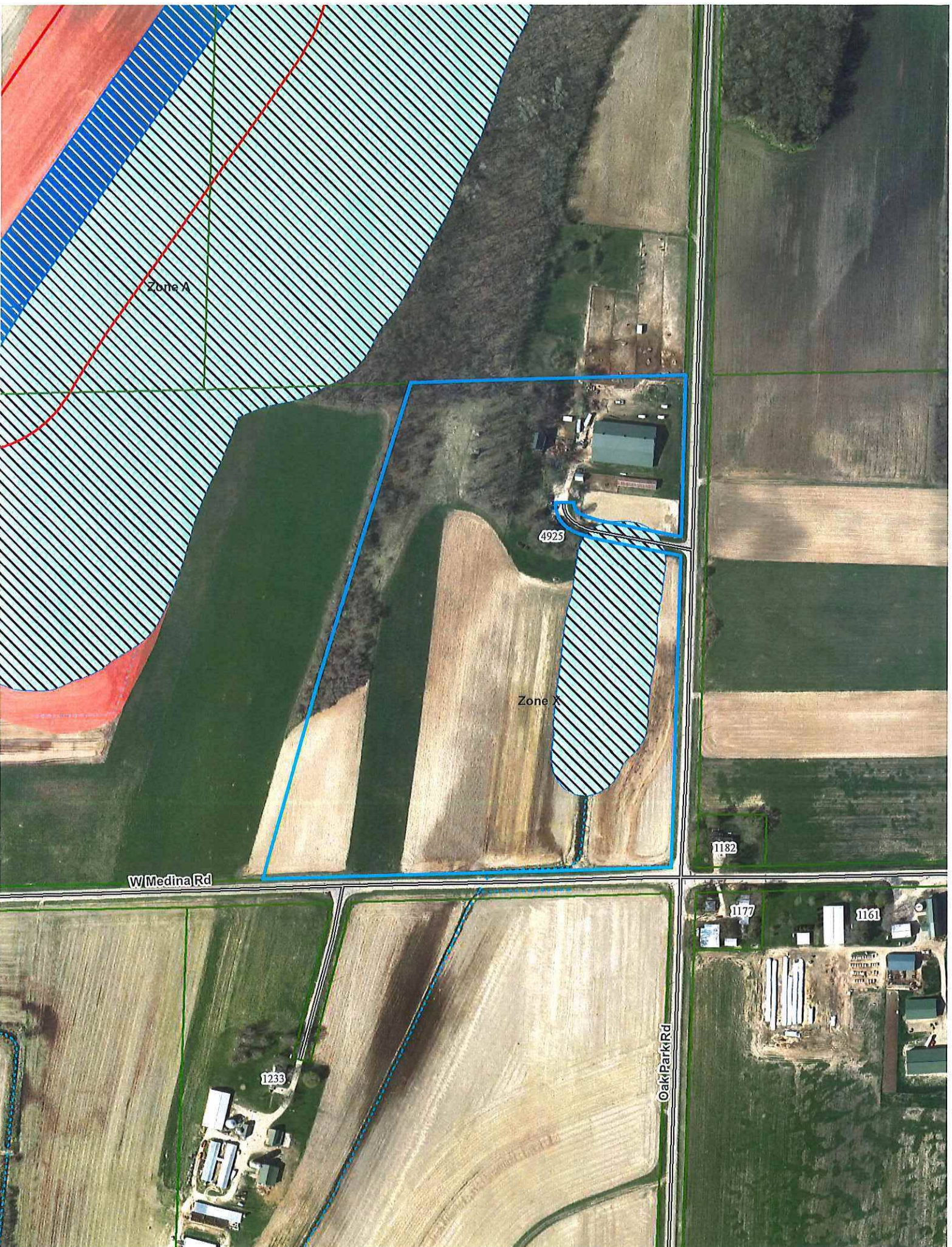
4925

1182

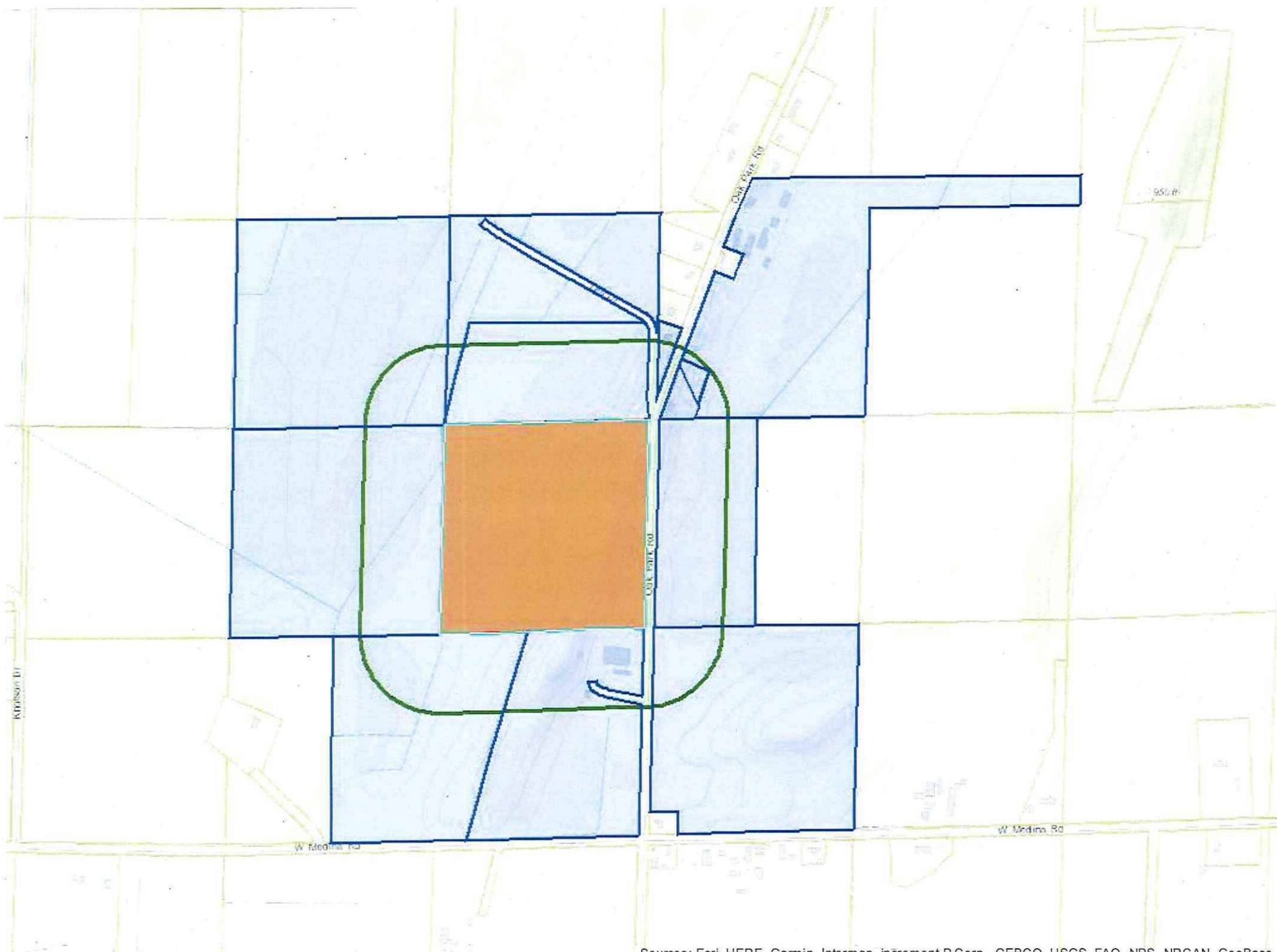
1177

1161

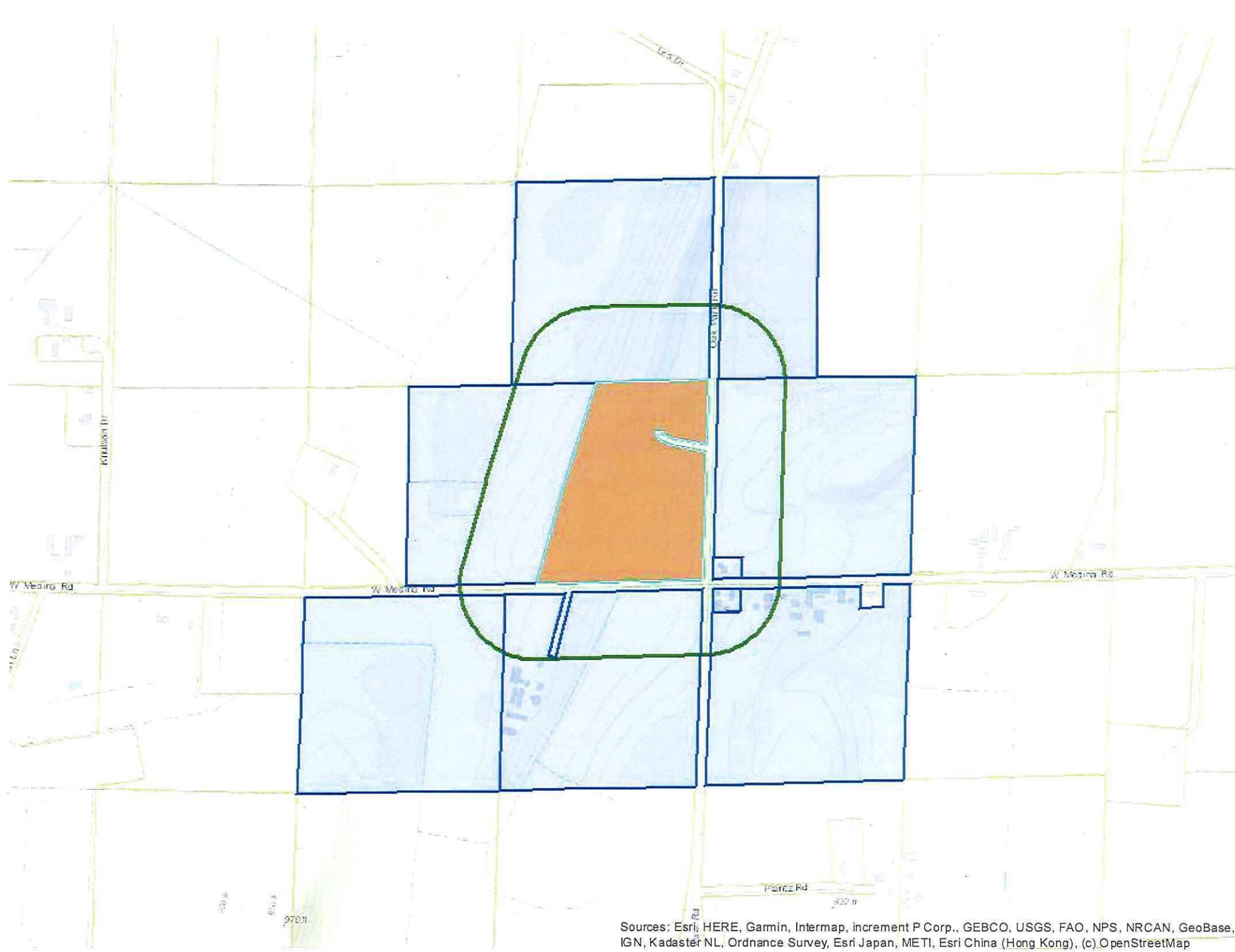
1233







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), (c) OpenStreetMap



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), (c) OpenStreetMap