

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/25/2017	DCPREZ-2017-11106
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HANERVILLE REAL ESTATE LLC	PHONE (with Area Code) (608) 358-9918	AGENT NAME RUMPF LAW OFFICE, S.C.	PHONE (with Area Code) (608) 423-3254
BILLING ADDRESS (Number & Street) 587 HANERVILLE RD		ADDRESS (Number & Street) PO BOX 1	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS hanervilleacres@litewire.net		E-MAIL ADDRESS mrumpf@rumpflaw.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	
		S of 956 Veium Road			
TOWNSHIP DUNKIRK	SECTION 14	TOWNSHIP DUNKIRK	SECTION 14	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-141-9170-4		0511-141-9000-9			

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	A-2 (1) Agriculture District	1.44		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE (Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RLB	
Applicant Initials: <i>HR</i>	Applicant Initials: <i>HR</i>	Applicant Initials: <i>HR</i>		

PRINT NAME:
Michael D. Rumpf

DATE:
1/25/17



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 HANERVILLE REAL ESTATE, LLC
 Address 587 HANERVILLE ROAD
STOUGHTON, WI 53589
 Phone (608) 358-9918
 Email hanervilleacres@litewire.net

Agent's Name RUMPF LAW OFFICE, S.C., MICHAEL D. RUMPF OR ANDREW T. RUMPF
 Address P.O. BOX 1
CAMBRIDGE, WI 53523
 Phone (608) 423-3254
 Email MRUMPF@RUMPF.LAW.COM AND ARUMPF@RUMPF.LAW.COM

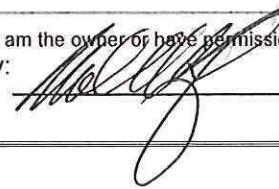
Town: DUNKIRK Parcel numbers affected: 026/051114191704 AND 026/051114190009

Section: 14 Property address or location: 956 VEIUM ROAD

Zoning District change: (To / From / # of acres) A-2(1) FROM A-1(EX) 1.80 ACRES

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: 100 %

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:
SEE ATTACHED NARRATIVE

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

Date: 1/23/17

NARRATIVE

The owner, Hanerville Real Estate, LLC desires to adjust and amend lot lines of parcel number 026/0511-141-9170-4 to reflect that the buildings and septic field are all in in one parcel as set forth in the proposed Certified Survey Map.



Application ID#:

Process Date:

OFFICE USE ONLY

Dane County Planning & Development

Division of Zoning

Land Division Application

In order for applications to be processed, all information, survey drawings, application signatures and fees required must be submitted at time of application. Please check the appropriate box below for the type of application being submitted:

- Preliminary Certified Survey Map Certified Survey Map
- Subdivision Preliminary Plat* Subdivision Final Plat

*As per DCCO Ch. 75 - Prior to filing an application for approval of a preliminary plat, the subdivider shall consult with staff of the committee for advice, assistance and for the purpose of reviewing the procedures and requirements of Chapter 75 and other ordinances, plans or data which may affect the proposed development.

Property Owner Information		Surveyor Information	
Name	HANERVILLE REAL ESTATE LLC	ABEX SURVEY AND COMBS AND ASSOC.	
Address	587 HANERVILLE ROAD, STOUGHTON, WI 53589	109 W. MILWAUKEE ST., JANESVILLE, WI 53548	
Phone Number	6083589918	6087520575	
E-Mail Address	hanervilleacres@litewire.net		

Property/Location Information (accessdane.co.dane.wi.us)			
Township	DUNKIRK	Section	14
		¼ NE	¼ SW
Acreage	1.8		
Parcel Number(s)	026/051114191704 and 026/051114190009		
Current Zoning	A-1(ex)		Proposed Zoning
			A-2(1)
CSM	Lot	Subdivision	Block/Lot

- Is proposed land division associated with a rezone petition?
Yes No ETZ If Yes, Petition # _____
- Does the property abut or adjoin a County or State Trunk Highway?
Yes No If Yes, Highway Name: _____
- Will public sewer serve the land division? Yes No
- Does the subdivision have significant features like shoreland, wetland and/or floodplain? Yes No
If Yes, describe features : _____

Print Name: MICHAEL D. RUMPE, ATTORNEY FOR OWNER Date: 1/23/17

Signature:

PRELIMINARY MAP FOR RE-ZONE AND CERTIFIED SURVEY OF A 1.80-ACRE+/- PARCEL LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, T 5 N, R 11 E, TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN

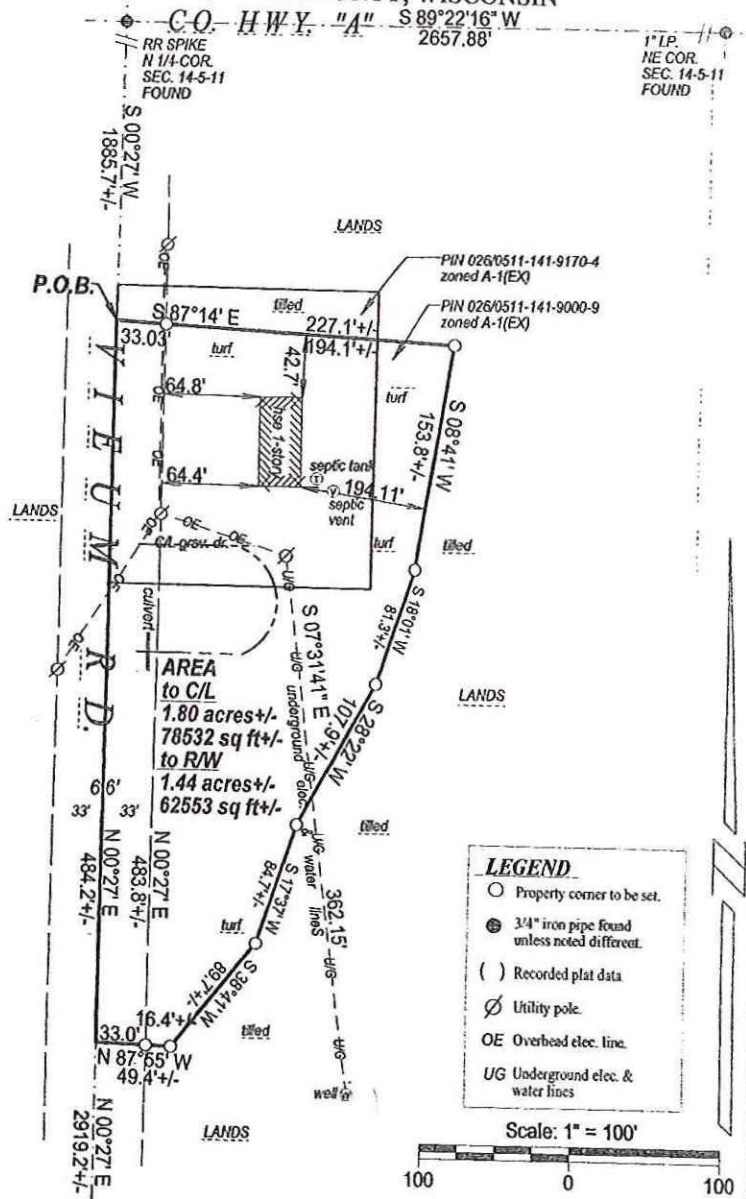
DESCRIPTION:

Part of the SW1/4 of the NE1/4 of Sec. 14, T5N, R11E, Town of Dunkirk, Dane County, Wisconsin, more particularly described as follows:

Commencing at the RR spike at the N 1/4-corner of said Sec. 14; thence S00°27'W along the N-S 1/4-line, 1885.7+/- to the POINT OF BEGINNING; thence S87°14'E, 227.1+/-; thence S08°41'W, 153.8+/-; thence S18°01'W, 81.3+/-; thence S28°22'W, 107.9+/-; thence S17°37'W, 84.7+/-; thence S38°41'W, 89.7+/-; thence N87°55'W, 49.4'; thence N00°27'E, 484.2+/- to the POINT OF BEGINNING, containing 1.80 acres+/- or 78532 sq ft+/-, subject to a R/W for public road along the west 33.0' thereof and subject to final field survey measurements.

Notes:

- 1) Survey ordered by Doug Olson, 587 Hanerville Rd., Stoughton, WI 53589.
- 2) Property address is 956 Vieum Rd., Stoughton, WI 53589.
- 3) Property owner for both parcels is Hanerville Real Estate LLC, 587 Hanerville Rd., Stoughton, WI 53589, per W.D., Doc. No. 5217314.
- 4) Parcel includes portions of PIN 026/0511-141-9170-4 and 026/0511-141-9000-9.
- 5) Bearings are referenced to the North line of NE1/4 of Section 14 from TRUE NORTH on previous CSMs.



SURVEYOR'S CERTIFICATE

I hereby certify that I have prepared this preliminary map and description from a field survey conducted under my direction by me and that this map is a true representation thereof and is correct to the best of my knowledge and belief.

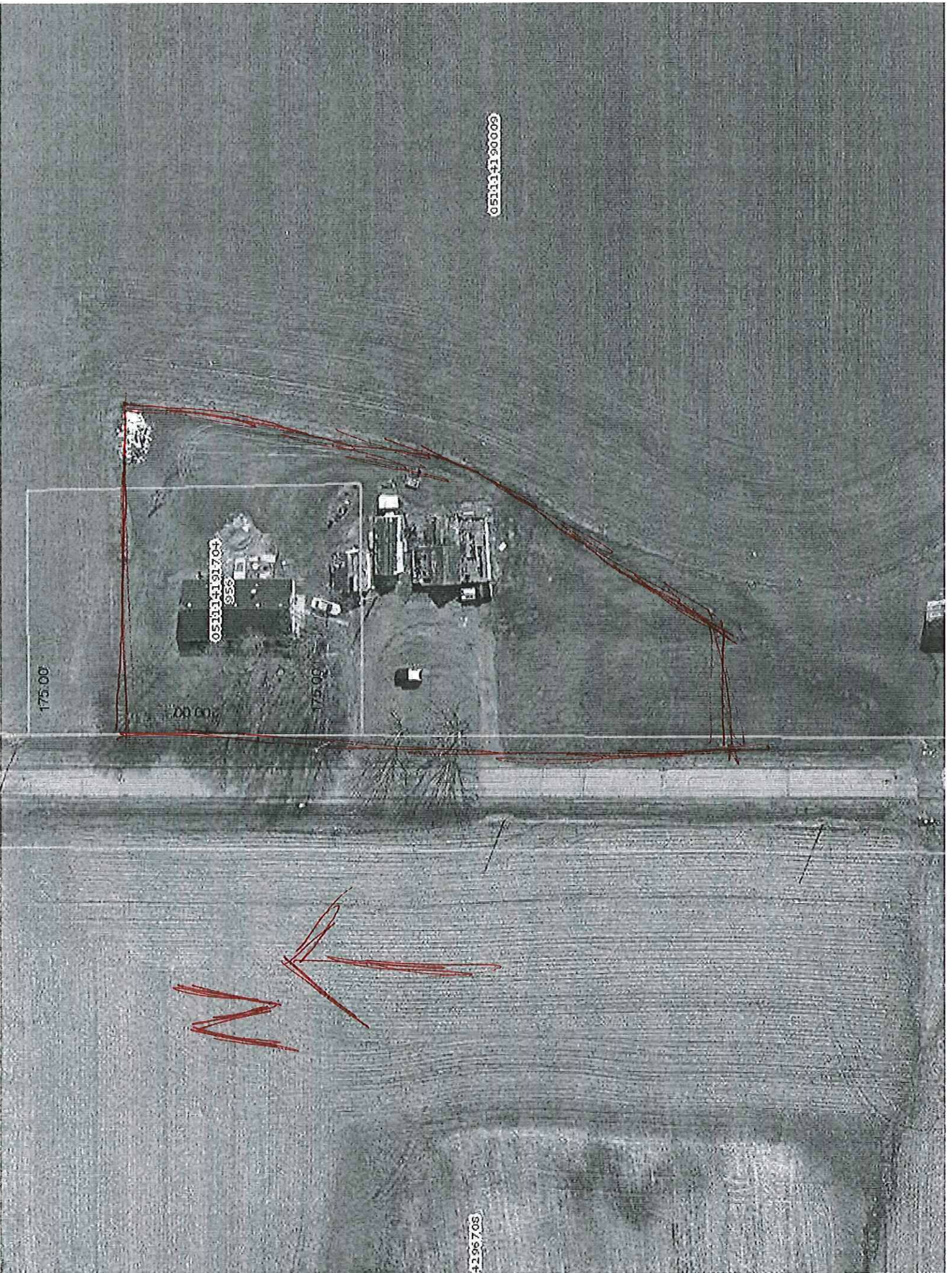
Dated 7-21-2016



Glen L. Northrop
Glen L. Northrop, S-982

ORDER NO. AB 4124-16
Drafted at ABEX Survey Company
101 E. Main St. P.O. Box 369
Cambridge, WI 53523
608-423-3331

PRELIM DRG. NO. 4124
Sheet 1 of 1



051111190009

051111191707
956

175.00

200.00

175.00

1196705

~~Not Effective~~
~~DCPREZ-0000-8223~~
~~DCPREZ-0000-05177~~

A-1(EX)
DCPREZ-0000-00000
RH-2
DCPREZ-0000-05869
Highland Ln

Pleasant Hill Rd

A-1(EX)
DCPREZ-0000-00000

Tower Dr

RH-3
DCPREZ-0000-08799

A-1(EX)
DCPREZ-0000-00000

LC-1
DCPREZ-0000-01997

Waag Way

RH-1
DCPREZ-0000-03740

A

R-1A
DCPREZ-0000-09014

Verum Rd

DR
10003

A-1(EX)
DCPREZ-0000-00000
~~Not Effective~~
~~A-1(EX) DCPREZ-0000-00000~~

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

DR
10003

DR
10003

A-2(2)
DCPREZ-0000-08124

~~Not Effective~~
~~A-1(EX) DCPREZ-0000-00000~~

A-1(EX)
DCPREZ-0000-00000

RH-3
DCPREZ-0000-05058

Tower Dr

~~Not Effective~~
~~LC-1 DCPREZ-2012-10493~~

RH-1
DCPREZ-0000-08124

RH-1
DCPREZ-0000-R-104
DCPREZ-0000-06643


DR
9557

~~Not Effective~~
~~DCPREZ-0000-005564~~
Communication towers

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-07535

Parcel Number - 026/0511-141-9170-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	SEC 14-5-11 PRT SW1/4 NE1/4 COM 1862.6 F...	
Owner Name	HANERVILLE REAL ESTATE LLC 	
Primary Address	956 VEIUM RD	
Billing Address	587 HANERVILLE RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	0.800	
Land Value	\$53,400.00	
Improved Value	\$122,700.00	
Total Value	\$176,100.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

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

Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$53,400.00	\$122,700.00	\$176,100.00
Taxes:		\$2,872.92
Lottery Credit(-):		\$142.16
First Dollar Credit(-):		\$75.59
Specials(+):		\$185.07
Amount:		\$2,840.24

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	02/26/2016	5217314		

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: 0511-141-9170-4

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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