

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/13/2017	DCPREZ-2017-11246
Public Hearing Date	C.U.P. Number
02/27/2018	


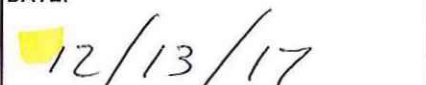
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS G REISDORF	PHONE (with Area Code) (608) 235-7408	AGENT NAME KEVIN RADEL	PHONE (with Area Code) (608) 212-1117
BILLING ADDRESS (Number & Street) 1190 SUNRISE RD		ADDRESS (Number & Street) 109 KINGSTON WAY	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS KEVINRADEL@TDS.NET	

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	
1190 SUNRISE ROAD		1190 SUNRISE ROAD			
TOWNSHIP RUTLAND	SECTION 9	TOWNSHIP RUTLAND	SECTION 9	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-092-9240-1		0510-092-9280-0			

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	2.69		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	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 _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: COMBINE TWO LOTS AND BRING THEM INTO COMPLIANCE FOR THEIR USE.

PRINT NAME: 
DATE: 



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 DENNIS Reisdorf Agent's Name Kevin Radel
Address 1190 SUNRISE RD. Address 109 KINGSTON WAY
Phone OREGON, WI 53575 Phone 608-212-1117
Email 608-235-7408 Email WAUNAKEE WI 53597
DON'T KNOW KEVINRadel@tds.net

Town: RUTLAND Parcel numbers affected: 0510-092-9240-1
Section: 9 Property address or location: 1190 SUNRISE RD. OREGON WI

Zoning District change: (To / From / # of acres) 2.86
A1-EXCL TO RH-1

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
See 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:
Combine two parcels into one

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 12-13-17

Parcel Number - 052/0510-092-9240-1

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR10E	09	SW of the NW
Plat Name	CSM 01566	
Block/Building		
Lot/Unit	1	
Parcel Description	<p>LOT 1 CSM 1566 CS6/304 DESCR AS SEC 9-5-10 PRT W1/2 COM SEC W1/4 COR TH N1DEGW 174.94 FT TH N88DEGE 430.65 FT TH S1DEGE 174.94 FT TH S88DEGW 430.65 FT TO POB 1.729 ACRES</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	DENNIS G REISDORF	
Current Co-Owner	JULIE A REISDORF	
Primary Address	1190 SUNRISE RD	
Billing Address	1190 SUNRISE RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	1.729	
Land Value	\$86,600.00	
Improved Value	\$112,100.00	
Total Value	\$198,700.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/08/2017~~ - 05:00 PM

Ends: ~~05/08/2017~~ - 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/18/2017~~ - 06:00 PM

Ends: ~~05/18/2017~~ - 08:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

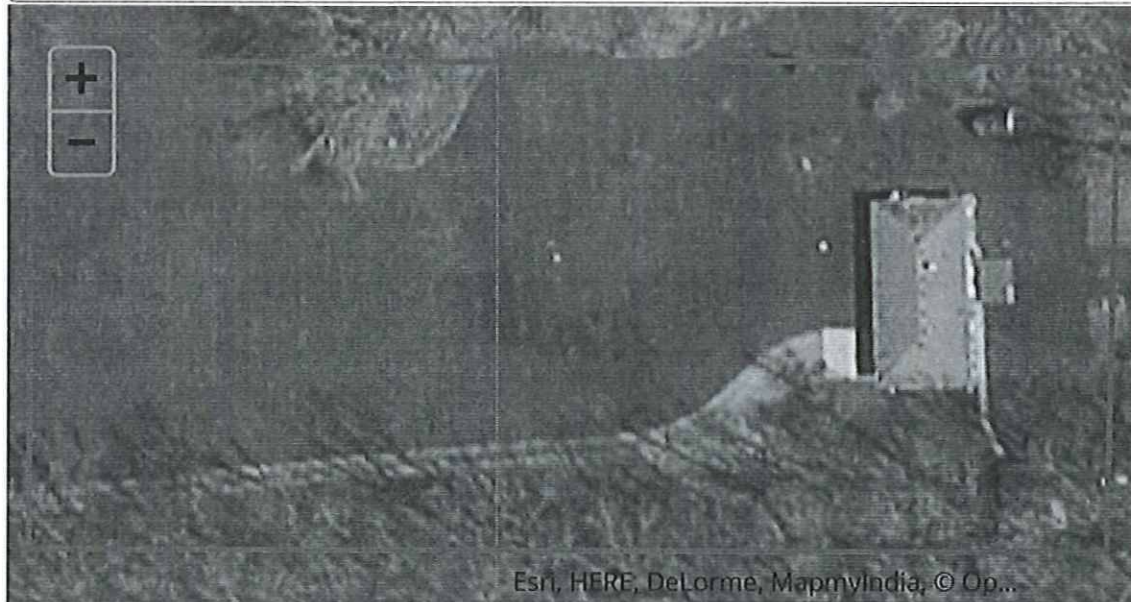
Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2017)

More +

Dane County is currently processing tax bills. During this time, current year tax information is not available on AccessDane. Please contact your local municipality for up to date tax information.

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/12/1994		8378	63

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: 0510-092-9240-1

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.



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703





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Parcel Number - 052/0510-092-9280-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
Township & Range	Section	Quarter/Quarter & Quarter
T05NR10E	09	SW of the NW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 9-5-10 PRT SW1/4 NW1/4 & NW1/4SW1/4 DESCR AS COM W1/4 COR SEC 9 TH N3DEG12'47"W ALG SEC LINE 174.94 FT TO NW COR CSM 1566 & POB TH N3DEG12'47"W 45.00 FT TH N86DEG47'13"E 565.65 FT TH S3DEG12'47"E 219.94 FT TH S86DEG47'13"W 135.00 FT TO SE COR CSM 1566 TH N3DEG12'47"W ALG SD CSM 174.94 FT TH S86DEG47'13"W ALG SD CSM 430.65 FT TO POB (1.127 ACRES INCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	DENNIS G REISDORF	
Current Co-Owner	JULIE A REISDORF	
Primary Address	No parcel address available.	
Billing Address	1190 SUNRISE RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4	
Assessment Acres	1.127	
Land Value	\$300.00	
Improved Value	\$0.00	
Total Value	\$300.00	

Show Valuation Breakout

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[About Open Book](#)

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A-1(EX)

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OTHER DISTRICT	26OR	OREGON FIRE
OTHER DISTRICT	26OR	EMS OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/06/2000	3219106		

Show More ▼

DocLink

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By Parcel Number: 0510-092-9280-0

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 Madison, WI 53703



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CERTIFIED SURVEY FLAT

DESCRIPTION: A parcel of land located in the W 1/2 of Section 9, T. 5 N., R. 10 E., Town of Rutland, Dane County, Wisconsin, more fully described as follows: Commencing at the W 1/4 corner of said Section 9 also being the point of beginning; thence N 1°-11'-00" W 174.94 feet; thence N 88°-49'-00" E 430.65 feet; thence S 1°-11'-00" E 174.94 feet; thence S 88°-49'-00" W 430.65 feet. Parcel is subject to a 33 Foot road right of way along the West boundary. Parcel contains 1.729 acres.



LEGEND

- 3/4" x 24" I.S. Set Solid round bars min. wt. = 1.13 # ln ft.
 - ▲ P.K. nail set
 - R.R. Spike Found
- Scale: 1 inch = 80 feet

DATE 1 4 3 2 0 NOV 74

SURVEYED FOR: Harley Stokstad

Approved by the Dane County
Agriculture, Zoning, Planning and
Water Resources Committee.

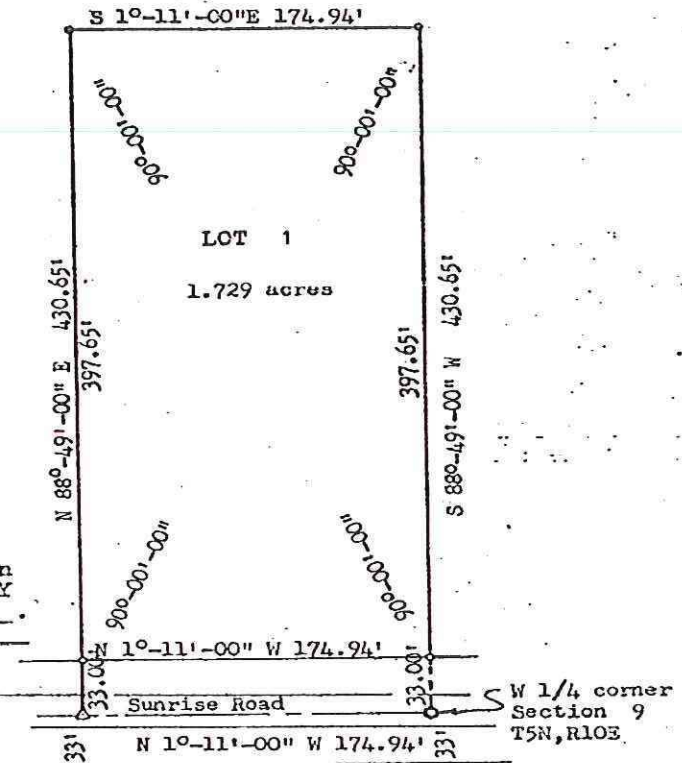
November 13, 1974 (Date)

N. Scribner # 1018
Norbert Scribner
(Authorized Representative)

2000

REGISTER OF DEED'S CERTIFICATE
Received for record this 13th
day of Nov., 1974, at
10:00 o'clock, A. M. and recorded in
Volume 6 of CERTIFIED SURVEY
MAPS of Dane County, on Page 304.

Harold K. Hill
Register of Deeds
By: Vera Chapman, Deputy
DOCUMENT NO. 1414320
CERTIFIED SURVEY MAP NO. 1564
VOLUME 6 PAGE 304

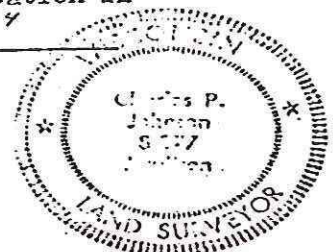


SURVEYORS CERTIFICATE
STATE OF WISCONSIN
COUNTY OF DANE

I hereby certify that this survey is in compliance with
Chapter 236.34 of the Wisconsin Statutes.

I hereby certify that I have surveyed and mapped the lands
described hereon and that the map is a correct representation in
accordance with the information furnished. DATE 11/2/74

Charles P. Johnson
Charles P. Johnson, Professional Land Surveyor, S-877



STATEMENT OF INTENT

12-13-2017

Dennis Reisdorf
1190 SUNRISE RD
OREGON WI 53575

Dennis wishes to combine his
two parcels together by certified
survey map and rezone to bring
up to compliance.

Dennis has his house on the
original parcel (CSM # 1566) and
had purchased 1.2 acres to add to
his parcel in 2000.

A certified survey map and
rezone is proposed to
complete this.

Kevin Radel - surveyor
ARROW LAND SURVEYING
608-849-8116

Kevin Radel

KEVIN L KLAHN
ERIKA A KLAHN
N8995 STATE HIGHWAY 104
BROOKLYN WI 53521

PATRICK J PIERICK
PENELOPE S PIERICK
1210 SUNRISE RD
OREGON WI 53575

STOKSTAD REV TR HARLEY & BARBARA
1201 SUNRISE RD
OREGON WI 53575

DENNIS G REISDORF
JULIE A REISDORF
1190 SUNRISE RD
OREGON WI 53575

MARK R WALKER
JACKI M WALKER
4230 SUNNY RIDGE RD
OREGON WI 53575

MICHAEL R UTSCHIG
3332 QUAM DR
STOUGHTON WI 53589

Current Owner
Current Owner
1157 SUNRISE RD
OREGON WI 53575

Current Owner
Current Owner
1222 SUNRISE RD
OREGON WI 53575

Current Owner
Current Owner
1222 SUNRISE RD
OREGON WI 53575

RICHARD A HAGEN
NANCY J HAGEN
3505 HALVERSON RD
STOUGHTON WI 53589

JEFFRY T YARWOOD
CHERYL M YARWOOD
1208 SUNRISE RD
OREGON WI 53575

DENNIS G REISDORF
JULIE A REISDORF
1190 SUNRISE RD
OREGON WI 53575

KIRK P NOWKA
JOANN E PIET-NOWKA
1216 SUNRISE RD
OREGON WI 53575

ZONING PETITION NO. _____

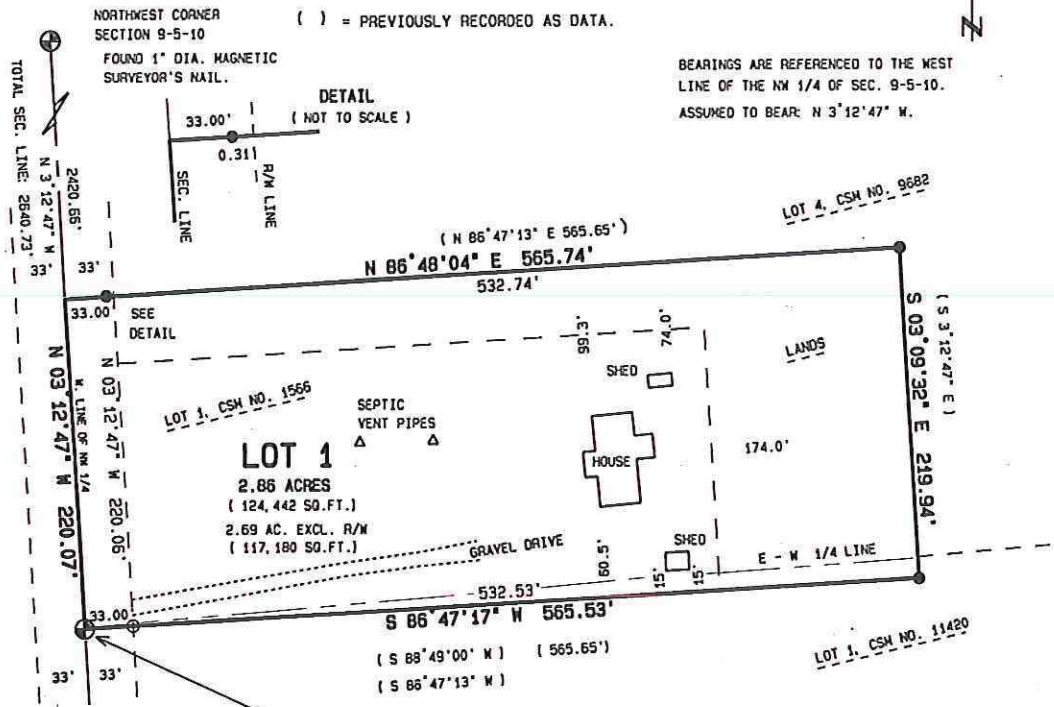
CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 1566 AND LANDS, ALL BEING LOCATED IN THE SW 1/4 OF THE NW 1/4 AND IN THE NW 1/4 OF THE SW 1/4, ALL IN SECTION 9, T5N, R10E, IN THE TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.



LEGEND:

- = SET 3/4" x 24" IRON ROD WEIGHING 1.50 LBS. PER FOOT.
- = FOUND 1" IRON PIPE.
- () = PREVIOUSLY RECORDED AS DATA.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SEC. 9-5-10. ASSUMED TO BEAR: N 3°12'47" W.

NORTHWEST CORNER SECTION 9-5-10
FOUND 1" DIA. MAGNETIC SURVEYOR'S NAIL.

WEST 1/4 CORNER SECTION 9-5-10
FOUND MAGNETIC SURVEY NAIL (PK)

SURVEYED BY:
KEVIN M. RADEL
ARROW LAND SURVEYING
109 KINGSTON WAY
WAUNAKEE, WI 53597
608-849-8116

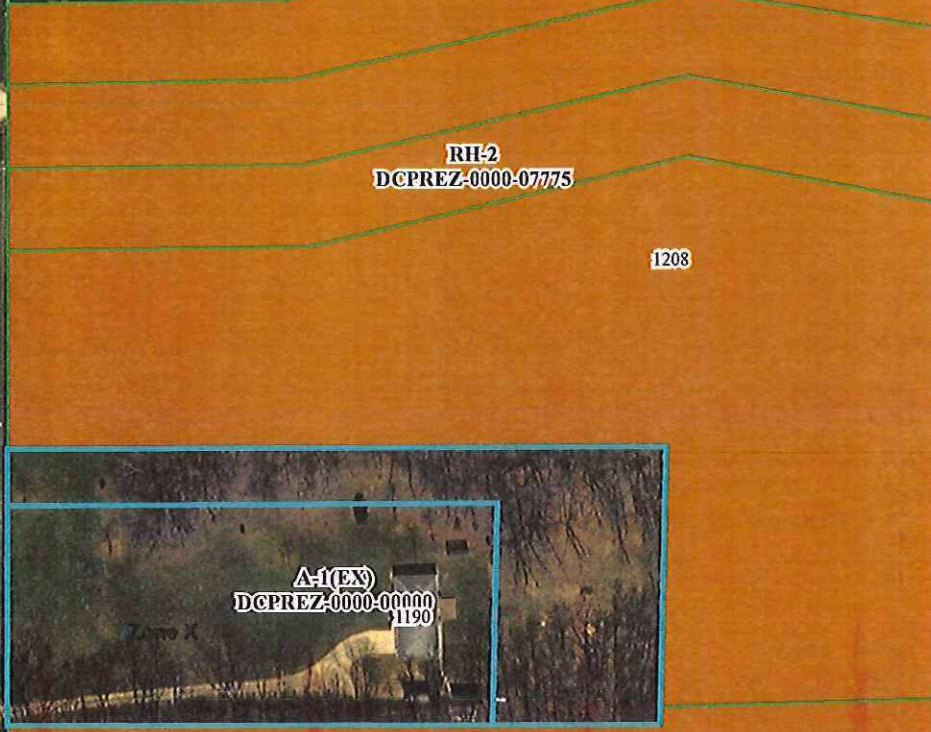
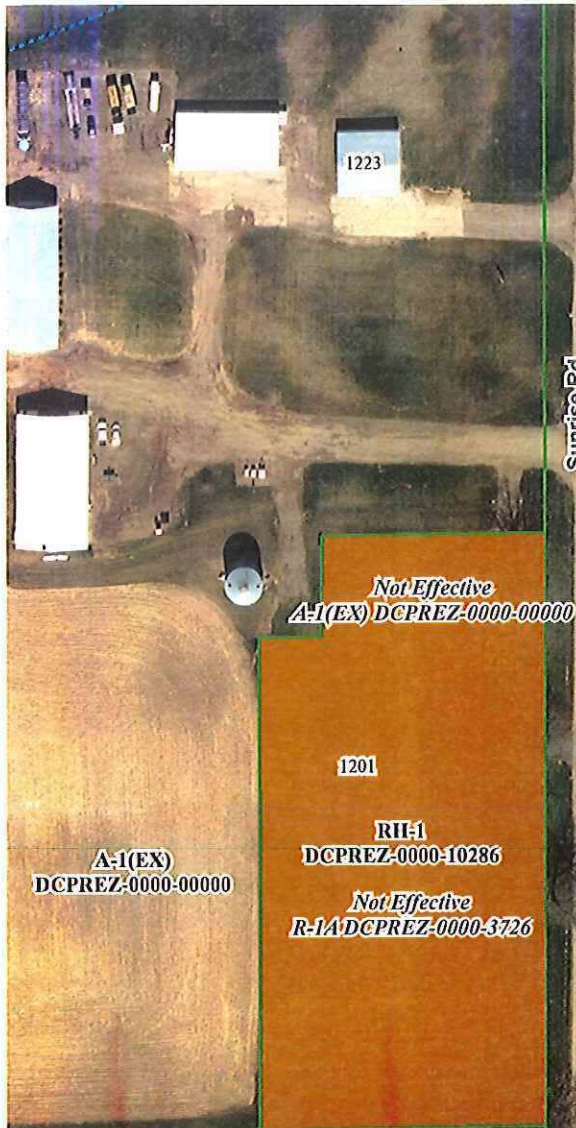
SURVEYED FOR: (OWNERS)
DENNIS AND JULIE REISDORF
1190 SUNRISE ROAD
OREGON, WI 53575

ZONE A-1 EXCL. TO RH-1

DESCRIPTION FOR REZONING:

Located in the SW 1/4 of the NW 1/4 and in the NW 1/4 of the SW 1/4, all in Section 9, T5N, R10E, in the Town of Rutland, Dane County, Wisconsin, being further described as follows:

Beginning at the West 1/4 corner of said Section 9; thence N 3°12'47" W 220.07 feet; thence N86°48'04"E 565.74 feet; thence S 3°09'32"E 219.94 feet; thence S86°47'17"W 565.53 feet to the point of beginning. Contains 2.86 acres.



Sunrise Rd

BbB

1208

BbB

BbB

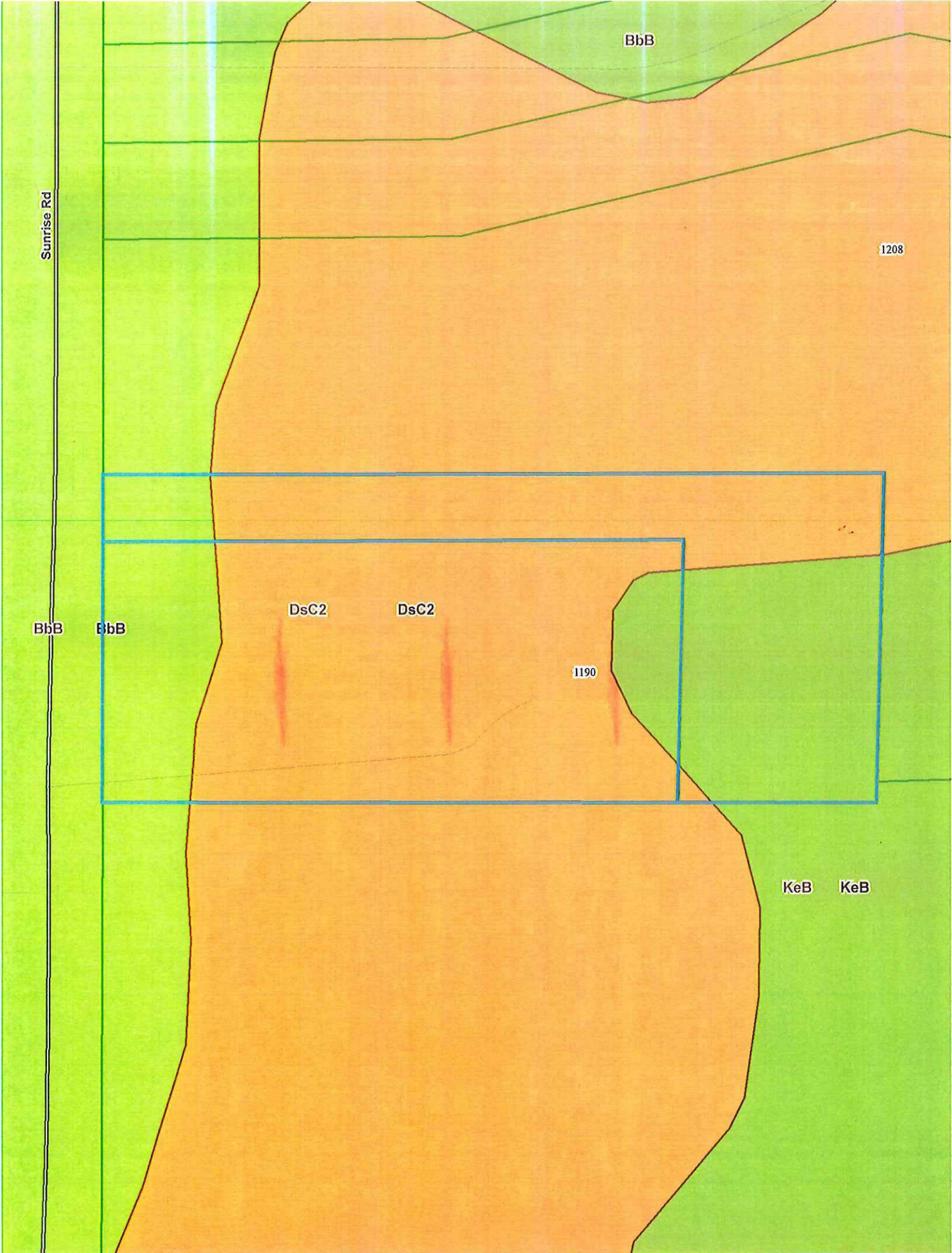
DsC2

DsC2

1190

KeB

KeB





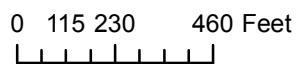
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11246
DENNIS G REISDORF