

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/20/2015	DCPREZ-2015-10908
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHERYL L PATTY	PHONE (with Area Code) (608) 215-5875	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3033 CASTLETON XING		ADDRESS (Number & Street)	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip)	
E-MAIL ADDRESS MOUNTAINFEVER33@GMAIL.COM		E-MAIL ADDRESS	

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	
3033 CASTLETON CROSSING					
TOWNSHIP BRISTOL	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0911-183-0380-0					

REASON FOR REZONE			CUP DESCRIPTION	
COMPLIANCE FOR EXISTING DUPLEX USE				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-1 Agriculture District	R-3A Residence District	1		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>CP</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>CP</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>CP</u>	<b>INSPECTOR'S INITIALS</b> HJH3	<b>SIGNATURE: (Owner or Agent)</b> 
<b>PRINT NAME:</b> <u>Cheryl L. Patty</u>				

COMMENTS: SEE PET. 9244; PROPERTY MAY INCLUDE VACATED RIGHT-OF-WAY.

<b>DATE:</b> <u>08/20/15</u>
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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 CHERYL L. PATTY Agent's Name \_\_\_\_\_  
 Address 3033 CASTLETON CROSSING Address \_\_\_\_\_  
 Phone SUN PRING WI 53590 Phone \_\_\_\_\_  
608-215-5875  
 Email MOUNTAINFEVER33@GMAIL.COM Email \_\_\_\_\_

Town: BRISTOL Parcel numbers affected: 0911-183-0380-0

Section: 01 Property address or location: 3033 CASTLETON CROSSING

Zoning District change: (To / From / # of acres) A1 TO R3A

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: TO CORRECT THE ZONING FROM AGRICULTURE TO RESIDENTIAL.

PROPERTY WAS PREVIOUSLY APPROVED BY BRISTOL  
FIRM PETITION OF FORMER OWNER, HOWEVER FORMER  
OWNER DID NOT FOLLOW THROUGH WITH PROCESS

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

Date: 08/20/15

**DANE COUNTY ORDINANCE AMENDMENT NO. 9244**

Amending Section 10.03 relating to Zoning Districts in the Town of Bristol.

NO CSM RECORDED.

**NULL & VOID: 11 / 14 / 2005**

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Bristol be amended to include in the R-3A Residential District/s the following described land:

**PETITION NUMBER: 9244**

Part of Lot 2 Certified Survey Map Number (C.S.M.#) 10712, recorded in Volume 63 of Certified Survey Maps, on pages 316-318, as Document Number 3686251, Dane County Registry, located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 18, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter Corner of Section 18; thence North 01 degree 55 minutes 00 seconds West along the east line of the Southwest Quarter of said Section 18, 2188.97 feet to the point of beginning, also being the southeast corner of said C.S.M. # 10712; thence South 88 degrees 05 minutes 00 seconds West along the south line of Said C.S.M. # 10712, 94.87 feet; thence North 02 degrees 15 minutes 29 seconds West, 251.04 feet; thence North 18 degrees 55 minutes 15 seconds West, 35.77 feet; thence North 01 degree 55 minutes 00 seconds West, 57.36 feet; thence North 39 degrees 04 minutes 42 seconds East, 62.24 feet; thence North 27 degrees 35 minutes 28 seconds East, 50.25 feet to the east line of said C.S.M. # 10712 and the west right-of-way line of Lawrence Lane; thence South 01 degree 55 minutes 00 seconds East along said east line and said right-of-way line, 33.55 feet to a point of curvature; thence 78.30 feet along the arc of a curve to the left, also being said east line and said west right-of-way line, through a central angle of 67 degrees 58 minutes 32 seconds, a radius of 66.00 feet and a chord bearing South 35 degrees 54 minutes 16 seconds East, 73.79 feet to a point on the aforementioned east line of said Southwest Quarter of Section 18; thence South 01 degree 55 minutes 00 seconds East along said east line of C.S.M. # 10712 and said east line of the Southwest Quarter of Section 18, 372.13 feet to the point of beginning.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following condition(s).

- 1) The applicant must execute a deed restriction running in favor of the Winfield Estates Homeowner's Association as outlined in the Town of Bristol's May 9, 2005 Town Board Action Report within ninety (90) days of approval by Dane County.

**Failure satisfy said condition within ninety (90) days shall cause the rezone to be null and void.**

**A copy of the recorded document must submitted to Dane County Zoning.**

**CERTIFIED SURVEY REQUIRED**

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).



# Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

Date: 8/16/05

DUANE & CAROL GAU  
3039 CASTLETON CROSSING  
DEFOREST WI 53532

## REMINDER NOTICE

Land Division Review  
608.266.5088

Property Listing  
608.266.4127

Surveyor  
608.266.4252

Zoning  
608.266.4266

REZONE PETITION # 9244 SECTION 18 TOWN Bristol

Please be advised that all required approvals by Town, Zoning Committee, Dane County Board and County Executive have been obtained.

### NOTE:

- The petition included a delayed effective date subject to the recording of a Certified Survey\* and/or a Deed Restriction, and/or a notice document and other conditions.
- The petition was amended to include a delayed effective date subject to the recording of a Certified Survey\* and/or a Deed Restriction, and/or a notice document, and other conditions.

Please be advised that the zoning change will not become effective until the required documents have been recorded. The document must be recorded in the office of the Dane County Register of Deeds

no later than: 11/14/05

- If a deed restriction or notice document is required you may utilize the document enclosed or have your attorney draft a document for you. Please note that the wording of the restrictions or notice document may not be altered.
- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time for the recording of the document.

### IMPORTANT

Failure to record the survey and/or deed restriction and/or notice document will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction or notice document. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.

**NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION  
IN THE EXCLUSIVE AGRICULTURAL DISTRICT**  
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)

Wisconsin Department of Agriculture  
Trade and Consumer Protection  
Bureau of Land and Water Resources  
2811 Agriculture Drive, PO Box 8911  
Madison, WI 53708-8911

# 9244

Please send us this form when rezones from or CUP/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: 9244 Application Date: 3-16-05 Public Hearing Date: MAY-24-05

**General Information**

Department #

1. Town/Village/City of: BRISTOL County: DAVE

2. This Notice is for: Rezoning  (From: A-1 To: R-3A) CUP/SEP  Both

3a. Owner's name at time of Rezoning:  
DYANE & CAROL GAU phone number: ( )

Address (city, state, zip code) 3039 CASTLETON CROSSING FOREST WAY S3532  
St. Jean A. Gau DATE 3-16-05

3b. Person, business or government initiating rezone  
GAU phone number: ( 1608 834-8283 )  
245-1947  
(720) 448-1100

Address (city, state, zip code)

3c. If the land is being annexed, Municipality: Contact: phone ( )

4. Location of the Property granted rezone or CUP/SEP  
1/4 1/4 Section Town Range  
SE SW 18 09 N 11  
3033 CASTLETON CROSSING  
DEO

Parcel Number(s) before rezoning/CUP (parcels involved)  
0911830380

TO PROVIDE ZONING COMPLIANCE FOR AN EXISTING PARCEL

5. Land Area and Improvements  
Total Acreage: in farm before rezone: 3.2 in parcel before rezone: .88 in Exclusive Ag. Dist. 0  
How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP? 0  
Were there improvements on the original parcel?  yes / no  
What percentage of the improvements were rezoned / granted a CUP/SEP? 100%

(was 3.8000)

**6. Conditional Use / Special Exceptions in Exclusive Agricultural District**

What is the type of CUP/SEP?

a. Agricultural (please specify use) \_\_\_\_\_

b. Agricultural-related (please specify use) \_\_\_\_\_

c. Institutional ( ) \_\_\_\_\_

d. governmental ( ) \_\_\_\_\_

e. religious \_\_\_\_\_

f. utility ( ) \_\_\_\_\_

g. other (please specify use) \_\_\_\_\_

Please confirm that findings were made that CUP/SEPs in the Exclusive Agricultural District are "consistent with agricultural use." They must meet all of the following conditions:

- The activity will not convert land that has been devoted primarily to agricultural use.
- The activity will not limit the surrounding land's potential for agricultural use.
- The activity will not conflict with agricultural operations on land subject to farmland preservation agreements.
- The activity will not conflict with agricultural operations on other properties.

If the land was not rezoned, please skip to Question 9

SLWLNFLN CHS

**7. Reason for Rezoning Out of Exclusive Agricultural Use (please check)**

General information required (for all rezones):

Miles from city/village boundary: \_\_\_\_\_ Miles from existing residential area: \_\_\_\_\_  
 Is the land served by public sewer? yes / no Is the land within a sanitary district? yes / no  
 Is the land served by public water? yes / no Is the land within a planning transition area? yes / no

**REASON for Rezoning :** (If land was rezoned into more than one type of use, please specify the acres for each use.)

- a.  Develop land for non-Agricultural residential use ( \_\_\_\_\_ acres)  
 If more than 1 lot was developed: Number of lots \_\_\_\_\_ Average lot size (acres) \_\_\_\_\_
- b.  Residence for parent / child / retirement (circle) of farm owner-operator
- c.  farm consolidation  
 Whose farm is the land being added to? \_\_\_\_\_ Total acres in consolidated farm \_\_\_\_\_
- d.  Pre-existing use  Substandard or nonconforming parcel
- e.  develop for industrial use ( \_\_\_\_\_ acres) g.  develop for recreational use ( \_\_\_\_\_ acres)
- f.  develop for commercial use ( \_\_\_\_\_ acres) h.  other (please specify) \_\_\_\_\_

**8. Soils Information**

- a. Type of soils in parcel rezoned out of exclusive agricultural district (approximate, from soil survey)  
 % of land in soil classes I-II \_\_\_\_\_ % of land in soil class IV \_\_\_\_\_  
 % of land in soil class III \_\_\_\_\_ % of land in soil classes V - VIII \_\_\_\_\_
- b. Type of land in parcel rezoned out of exclusive agricultural district (approximate)  
 % of land in cropland \_\_\_\_\_ % of land in woodland \_\_\_\_\_  
 % of land in pasture \_\_\_\_\_ % of land in other (specify) \_\_\_\_\_

**9. Certification History**

Have any zoning certificates been issued for the property rezoned or granted the or non-ag. CUP/SEP? Yes / No  
 If YES, you must attach:  
 copies of any zoning certificates issued for the property during the last 10 years AND  
 a written legal description of the property removed, such as a warranty deed, land contract, certified survey map or subdivision plat.

**10. Findings for Rezoning**

Please confirm that the rezoning was approved only after findings were made based on consideration of the following as required by s. 91.77(1) Wis. Stats.:

- Adequate public facilities to accommodate the development either exist or will be provided within a reasonable time.
- Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
- The land is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas.

Is the rezone consistent with the County Agricultural Preservation plan? \_\_\_\_\_

Signature of Zoning Authority	Title	Date of Signature
_____	_____	_____
Date of Local Approval	Effective Date	
_____	_____	

PETITION 9218 - ZONING CHANGE IN THE TOWN OF PLEASANT SPRINGS - ZONING ORD. AMDT. 9218

Petition 9218 by Richard and Joyce Hoel to change the zoning from the A-1 EX Exclusive Agricultural district to the RH-2 Rural Homes district on property located at 2590 Tower Road in part of the NW1/4 NW1/4 - Section 13, Town of Pleasant Springs.

The Zoning & Land Regulations Committee recommends that Petition 9218 be granted as modified and includes the condition that a certified survey map and the Deed Restrictions below be recorded within 90 days, and Zoning Ord. Amdt. 9218 be adopted. Motion carried unanimously.

Deed Restrictions:

1. Deed restrict the balance of A-1 EX land owned by the applicant prohibiting further residential development (tax parcel numbers 0611-132-8500; 0611-132-9000);
2. Deed restrict the property requiring the existing home to be demolished within 90 days of occupancy of the new house on the 4.5 acre parcel. The Town of Pleasant Springs house replacement form must be turned in prior to obtaining a local building permit.
3. Deed restrict the property requiring the existing driveway to remain the only access for the proposed 4.5 acre parcel.

PETITION 9226 - ZONING CHANGE IN THE TOWN OF CHRISTIANA - ZONING ORD. AMDT. 9226

Petition 9226 by Lyle Walheim, et al, to change the zoning from the A-1 EX Exclusive Agricultural district to the RH-1 Rural Homes district on property located at 771 CTH PQ in part of the NW1/4 SW1/4 - Section 10, Town of Christiana.

The Zoning & Land Regulations Committee recommends that Petition 9226 be granted as modified and includes the condition that a certified survey map be recorded within 90 days, and Zoning Ord. Amdt. 9226 be adopted. Motion carried unanimously.

PETITION 9233 - ZONING CHANGE IN THE TOWN OF WESTPORT - ZONING ORD. AMDT. 9233

Petition 9233 by Peter Leege, et al, to change the zoning from the R-1 Residential district to the R-3A Residential and R-4 Residential districts on property located at 6087-6089, 6081-6083, and 6073 River Road in part of the NE1/4 NW1/4 - Section 12, Town of Westport.

The Zoning & Land Regulations Committee recommends that Petition 9233 be granted as modified, subject to the condition below, and Zoning Ord. Amdt. 9233 be adopted. Motion carried unanimously.

Condition:

1. The applicant must enter into an acceptable agreement on development of the property with the Town of Westport within ninety (90) days of approval by Dane County.

PETITION 9234 - ZONING CHANGE IN THE TOWN OF MONTROSE - ZONING ORD. AMDT. 9234

Petition 9234 by Rufus and Patricia Legler to change the zoning from the A-1 EX Exclusive Agricultural district to the RH-3 Rural Homes district on property located west of 7825 Flynn Drive in part of the N1/2 NW1/4 - Section 7, Town of Montrose.

The Zoning & Land Regulations Committee recommends that Petition 9234 be granted and includes the condition that a certified survey map be recorded within 90 days, and Zoning Ord. Amdt. 9234 be adopted. Motion carried.

PETITION 9244 - ZONING CHANGE IN THE TOWN OF BRISTOL - ZONING ORD. AMDT. 9244

Petition 9244 by Duane and Carol Gau to change the zoning from the A-1 Agricultural district to the R-3A Residential district on property located at 3033 Castleton Crossing in part of the SE1/4 NW1/4 and NE1/4 SW1/4 - Section 18, Town of Bristol.

The Zoning & Land Regulations Committee recommends that Petition 9244 be granted as modified, subject to the Condition below, and includes the condition that a certified survey map be recorded within 90 days, and Zoning Ord. Amdt. 9244 be adopted. Motion carried unanimously.

Condition:

1. The applicant must execute a deed restriction running in favor of the Winfield Estates Homeowner's Association as outlined in the Town of Bristol's May 6, 2004 Town Board Action Report within ninety (90) days of approval by Dane County.

BE IT FINALLY RESOLVED that the County Executive and County Clerk are authorized to sign the agreement.

Public Works & Transportation and Personnel & Finance Committees recommend adoption of Res. 65. Motion carried.

### REPORTS ON ZONING PETITIONS

#### PETITION 8864 - ZONING CHANGE IN THE TOWN OF DEERFIELD - ZONING ORD. AMDT. 8864

Petition 8864 by Tomas and Susan Nelson to change the zoning from the A-1 EX Exclusive Agricultural district to the A Agricultural district on property located east of 389 Fair Oak Road in part of the SW1/4 SE1/4 - Section 23, Town of Deerfield.

The Zoning & Land Regulations Committee recommends that Petition 8864 be granted as modified and includes the condition that a certified survey map and the Deed Restriction below be recorded within 90 days, and Zoning Ord. Amdt. 8864 be adopted. Motion carried unanimously.

Deed Restriction:

- 1) Deed restrict the property prohibiting residential development.

#### PETITION 9078 - ZONING CHANGE IN THE TOWN OF WINDSOR - ZONING ORD. AMDT. 9078

Petition 9078 by Donald and Dawn Peters to change the zoning from the A-1 EX Exclusive Agricultural district to the R-1 Residential and RH-1 Rural Homes districts on property located at 7621 Conifer Court in part of the NW1/4 NW1/4 and SW1/4 NW1/4 - Section 9, Town of Windsor.

The Zoning & Land Regulations Committee recommends that Petition 9078 be granted and includes the condition that certified survey map be recorded within 90 days, and Zoning Ord. Amdt. 9078 be adopted. Motion carried unanimously.

#### PETITION 9196 - ZONING CHANGE IN THE TOWN OF PLEASANT SPRINGS - ZONING ORD. AMDT. 9196

Petition 9196, CUP #1952, by Linda Anderson and Ronald Drogsvold to change the zoning from the R-1 Residential district to the A-2(2) Agricultural district on property located at 2041 Schadel Road in part of the NE1/4 NW1/4 - Section 2, Town of Pleasant Springs.

The Zoning & Land Regulations Committee recommends that Petition 9196 be granted and Zoning Ord. Amdt. 9196 be adopted. Motion carried unanimously.

#### PETITION 9211 - ZONING CHANGE IN THE TOWN OF PLEASANT SPRINGS - ZONING ORD. AMDT. 9211

Petition 9211 by Duane Swalheim to change the zoning from the A-1 EX Exclusive Agricultural district to the RH-1 Rural Homes district on property located south of 3187 North Star Road in part of the NE1/4 NE1/4 - Section 4, Town of Pleasant Springs.

The Zoning & Land Regulations Committee recommends that Petition 9211 be granted as modified and includes the condition that a certified survey map and the Deed Restriction below be recorded within 90 days, and Zoning Ord. Amdt. 9211 be adopted. Motion carried unanimously.

Deed Restriction:

1. Deed restrict the balance of lands owned by Duane Swalheim from the original 06/06/1978 farm prohibiting further residential development (parcels 0611-041-8502; 0611-041-8000).

#### PETITION 9217 - ZONING CHANGE IN THE TOWN OF COTTAGE GROVE - ZONING ORD. AMDT. 9217

Petition 9217 by Marjorie Kreuger to change the zoning from the A-2(1) Agricultural and A-1 EX Exclusive Agricultural districts to the A-2(4) Agricultural district on property located at 1647 Susan Lane in part of the NW1/4 SE1/4 and SW1/4 SE1/4 Section 24, Town of Cottage Grove.

The Zoning & Land Regulations Committee recommends that Petition 9217 be granted and includes the condition that certified survey map be recorded within 90 days, and Zoning Ord. Amdt. 9217 be adopted. Moved by Supervisor Hendrick seconded by Supervisor de Felice, to amend to include the following Deed Restriction: *Deed restrict the balance of A-1EX zone land owned by the applicant to prohibit further residential development (tax parcels 0711-244-9000; 0711-251-8500).* Motion carried unanimously. The question before the Board was then adoption of Petition 9217 as amended. Motion carried unanimously.



**DANE COUNTY ORDINANCE AMENDMENT NO. 9244**

Amending Section 10.03 relating to Zoning Districts in the Town of Bristol.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Bristol be amended to include in the R-3A Residential District/s the following described land:

**PETITION NUMBER: 9244**

Part of Lot 2 Certified Survey Map Number (C.S.M.#) 10712, recorded in Volume 63 of Certified Survey Maps, on pages 316-318, as Document Number 3686251, Dane County Registry, located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 18, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, more fully described as follows;

Commencing at the South Quarter Corner of Section 18; thence North 01 degree 55 minutes 00 seconds West along the east line of the Southwest Quarter of said Section 18, 2188.97 feet to the point of beginning, also being the southeast corner of said C.S.M. # 10712; thence South 88 degrees 05 minutes 00 seconds West along the south line of Said C.S.M. # 10712, 94.87 feet; thence North 02 degrees 15 minutes 29 seconds West, 251.04 feet; thence North 18 degrees 55 minutes 15 seconds West, 35.77 feet; thence North 01 degree 55 minutes 00 seconds West, 57.36 feet; thence North 39 degrees 04 minutes 42 seconds East, 62.24 feet; thence North 27 degrees 35 minutes 28 seconds East, 50.25 feet to the east line of said C.S.M. # 10712 and the west right-of-way line of Lawrence Lane; thence South 01 degree 55 minutes 00 seconds East along said east line and said right-of-way line, 33.55 feet to a point of curvature; thence 78.30 feet along the arc of a curve to the left, also being said east line and said west right-of-way line, through a central angle of 67 degrees 58 minutes 32 seconds, a radius of 66.00 feet and a chord bearing South 35 degrees 54 minutes 16 seconds East, 73.79 feet to a point on the aforementioned east line of said Southwest Quarter of Section 18; thence South 01 degree 55 minutes 00 seconds East along said east line of C.S.M. # 10712 and said east line of the Southwest Quarter of Section 18, 372.13 feet to the point of beginning.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following condition(s).

- 1) The applicant must execute a deed restriction running in favor of the Winfield Estates Homeowner's Association as outlined in the Town of Bristol's May 9, 2005 Town Board Action Report within ninety (90) days of approval by Dane County.

**Failure satisfy said condition within ninety (90) days shall cause the rezone to be null and void. A copy of the recorded document must submitted to Dane County Zoning.**

DED -  
CSM

**DANE COUNTY ORDINANCE AMENDMENT NO. 9244**

Amending Section 10.03 relating to Zoning Districts in the Town of Bristol.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Bristol be amended to include in the R-3A Residential District/s the following described land:

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Commencing at the South Quarter Corner of Section 18; thence North 01 degree 55 minutes 00 seconds West along the east line of the Southwest Quarter of said Section 18, 2188.97 feet to the point of beginning, also being the southeast corner of said C.S.M. # 10712; thence South 88 degrees 05 minutes 00 seconds West along the south line of Said C.S.M. # 10712, 94.87 feet; thence North 02 degrees 15 minutes 29 seconds West, 251.04 feet; thence North 18 degrees 55 minutes 15 seconds West, 35.77 feet; thence North 01 degree 55 minutes 00 seconds West, 57.36 feet; thence North 39 degrees 04 minutes 42 seconds East, 62.24 feet; thence North 27 degrees 35 minutes 28 seconds East, 50.25 feet to the east line of said C.S.M. # 10712 and the west right-of-way line of Lawrence Lane; thence South 01 degree 55 minutes 00 seconds East along said east line and said right-of-way line, 33.55 feet to a point of curvature; thence 50 feet along the arc of a curve to the left, also being said east line and said west right-of-way line through a central angle of 6 degrees 58 minutes 32 seconds, a radius of 66.00 feet and a chord bearing South 55 degrees 4 minutes 16 seconds East, 73.79 feet to a point on the aforementioned east line of said Southwest Quarter of Section 18; thence South 01 degree 55 minutes 00 seconds East along said east line of C.S.M. # 10712 and said east line of the Southwest Quarter of Section 18, 372.13 feet to the point of beginning.

**SEE  
REVISED**

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).



**DANE COUNTY CLERK**  
 City-County Building, Room 112  
 210 Martin Luther King, Jr. Boulevard  
 Madison, Wisconsin 53703  
 (608) 266-4121

ROBERT OHLSEN  
 COUNTY CLERK

KAREN PETERS  
 CHIEF DEPUTY  
 (608) 266-4122

**REPORT ON ZONING ORDINANCE/PETITION NO. 9244**

**PETITIONER: Duane & Carol Gau**

TO THE DANE COUNTY CLERK:

At a meeting held on August 4, 2005 the Town Board of Bristol

- APPROVED
- DISAPPROVED

the petition as amended by the Dane County Board of Supervisors.

This will certify that the following is a true and correct resolution:

RECEIVED

AUG 15 2005

DANE COUNTY CLERK

RESOLUTION

RESOLVED by the Town Board of Bristol that Zoning Ordinance/Petition No. 9244, be, and the same hereby is,

- APPROVED
- DISAPPROVED

Dated this 12 day of August, 2005.

Jane Kloss, CLERK  
 TOWN OF Bristol

PLEASE RETURN THIS GOLDENROD FORM TO THE DANE COUNTY CLERK'S OFFICE.

cc: zoning

03-29-2006

o 1st LINE GRANT

o 1st DUPLEX SINCE 1964

o VACANT CUC-DE-SAC

o 1st LINE ADJUSTMENT

o 1st DUPLEX GRANDFATHERED

o RENEWED 1964 DATE 113  
(CALL)

o WILL RECORD (SM 11. A.1

o WILL RECORD THE SUGGESTED

DIR'S AS PER JOINFIELD ESTATES

03-29-2006  
CUC-DE-SAC  
1st Line  
1st Duplex  
1st Line Adjustment  
1st Duplex Grandfathered  
Renewed 1964  
Date 113  
(Call)

1964  
113  
(Call)

Section 10.11  
Section 10.12

B-1 Local Business District  
A-1 Agricultural District

**(4) Setback Requirements:**

(a) Setback from front lot line or highway right of way shall comply with the provisions of Section 10.17.

**(5) Side Yard Requirements:**

(a) For buildings to be used exclusively for business purposes no side yard shall be required for interior lots; provided, however, that if a commercial building is built on a lot adjacent to a lot or parcel zoned residential then such commercial building shall provide a side yard equal to that which is required for the building on the adjacent lot.

(b) For residential buildings, or buildings to be used for combined residential and business purposes, the side yards shall be the same as in the P-4 Residence District.

**(6) Rear Yard Requirements:**

(a) For buildings to be used exclusively for business purposes the minimum depth of any rear yard shall be ten (10) feet.

(b) For residential buildings, or buildings combining residential and business uses, the minimum depth of any rear yard shall be twenty-five (25) feet.

**(7) Off-street Parking:**

(a) Off-street parking space shall be provided in accordance with the provisions of Section 10.18.

**10.12 A-1 AGRICULTURAL DISTRICT**

**(1) Uses Permitted:**

(a) All uses permitted in the RH-1 Rural Homes District

(b) All types of agriculture, horticulture and general farming, including dairying, live stock and poultry raising, dog kennels, apiaries, colony houses, fur farms, nurseries and green houses and similar enterprises and uses.

(c) Manufacturing and processing of natural mineral resources indigenous to Dane County, including sand and gravel pits, lime and rock crushing and the like, including the erection of buildings and the installation of necessary machinery and equipment incidental thereto; provided, that for plants for the preparation of hot balcktop mix and ready-mix concrete, the zoning committee, after public hearing, shall determine that the proposed site is suitable for such use.

(d) Manufacturing and processing of natural agricultural resources and products, including without limitation because of enumeration creameries, cheese factories, condenseries, canneries, hemp mills, sorghum mills and similar uses, but not including rendering plants, fertilizer plants and the like.

(e) Skeet and trap shooting, if not nearer than eight hundred (800) feet to any residence other than that of the owner or resident of the premises; also rifle ranges, provided that the zoning committee, after public hearing, shall determine that the site is suitable for such purpose.

(b) For buildings exceeding two and one-half (2½) stories in height the side yard on each side shall be increased by ten (10) feet for each full story over two stories.

(c) For apartment house complexes, where each building is not on a separate parcel of land, the minimum distance between buildings shall be the sum of the side yards which would be required if the buildings were on separately described parcels.

(6) Rear Yard Requirements.

(a) The minimum depth of any rear yard shall be twenty-five (25) feet; provided that for buildings exceeding two and one-half (2½) stories or thirty-five (35) feet in height the rear yard shall be increased by ten (10) feet for each full story over two stories.

(7) Off-street Parking.

(a) Off-street parking shall be as required by Section 10.18.

10.09 RH-1 RURAL HOMES DISTRICT

(1) Uses Permitted:

(a) All uses permitted in the R-4 Residence District

(b) General farming, including dairying, live stock raising and similar uses, except fur farming, rodent breeding and raising, or any animal breeding and raising for experimental and commercial purposes, apiaries, feeding of live stock for market, and farms operated for the disposal of sewage, garbage, rubbish or offal.

(c) Roadside stands.

(d) Recreational camps.

(e) Directory signs.

(2) Building Height Limit:

(a) The building height shall be the same as for the R-4 Residence District.

(3) Area, Frontage and Population Density Regulations:

(a) For unplatted lands where public sewer is not available:

1. For single family dwellings the minimum lot area shall be determined by percolation tests according to formulas of the state board of health, but no such lot or building site shall have a width of less than seventy-five (75) feet or an area of less than ten thousand (10,000) square feet.

2. For duplexes, multiple family dwellings and apartment houses the minimum area shall be determined by percolation tests according to formulas of the state board of health, but no such

Section 10.07  
Section 10.08

R-3 Residence District  
R-4 Residence District

**(5) Side Yard Requirements**

(a) The minimum width of any side yard shall be ten (10) feet.

**(6) Rear Yard Requirements**

(a) The minimum depth of any rear yard shall be thirty-five (35) feet.

**10.07 R-3 RESIDENCE DISTRICT**

**(1) Uses Permitted:**

(a) All uses permitted in the R-1 Residence District.

**(2) Building Height Limit**

(a) The height limitation shall be the same as for the R-1 Residence District.

**(3) Area, Frontage and Population Density Regulations**

(a) For unplatted lands, where public sewer is not available, the lot area shall be determined by percolation tests according to formulas of the state board of health, but no such lot or building site shall have a width of less than sixty (60) feet or an area of less than eight thousand (8,000) square feet.

(b) For plats, or for unplatted lands where public sewer is available, the minimum lot width shall be sixty (60) feet and the minimum area shall be eight thousand (8,000) square feet.

(c) No building, together with its accessory buildings, shall occupy in excess of thirty-five (35) per cent of the area of an interior lot or forty (40) per cent of the area of a corner lot.

**(4) Setback Requirements**

(a) Setback from front lot line or highway right of way shall conform to the provisions of Section 10.17.

**(5) Side Yard Requirements**

(a) The minimum width of any side yard shall be ten (10) feet.

**(6) Rear Yard Requirements**

(a) The minimum depth of any rear yard shall be twenty-five (25) feet.

**10.08 R-4 RESIDENCE DISTRICT**

**(1) Uses Permitted:**

(a) All uses permitted in the R-1 Residence District.

(b) Duplexes, multiple family dwellings, apartment houses, , apartment house complexes, condominium apartments.

# COMPOSITE REPORT

## Dane County Zoning & Land Regulation Committee

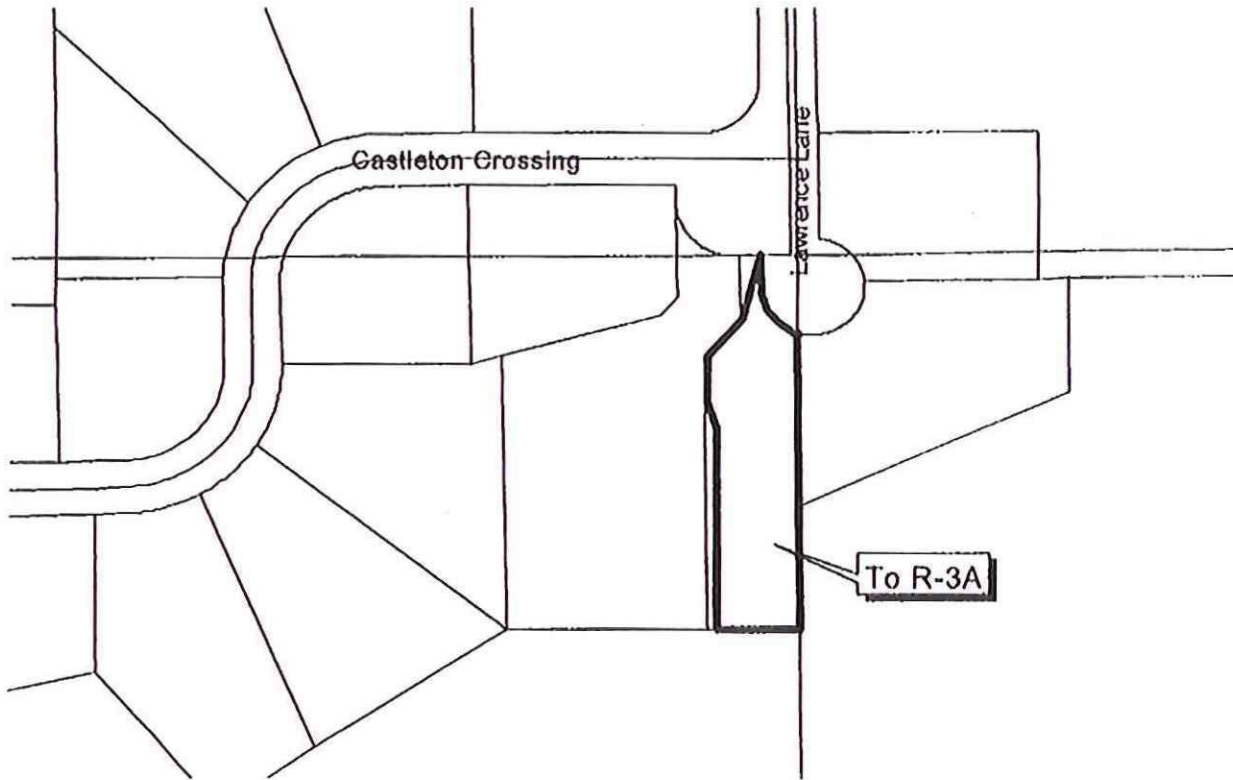
Dane County Application for Change in Zoning or HEARING DATE: 05/24/05 ITEM#: 17.  
CUP

ZONING PETITION #: 9244 CUP #: None  
APPLICANT: DUANE & CAROL GAU

TOWN / SECTION: Town of Bristol 18  
LOCATION: 3033 Castleton Crossing

AREA: 0.89 acres DELAYED EFFECTIVE DATE: Yes

CHANGE: From the A-1 Agricultural to the R-3A Residential  
PROPOSED USE: To provide zoning compliance for an existing duplex



TOWN ACTION RECOMMENDATION	ZLR COMMITTEE ACTION - REZONING	ZLR CUP APPROVAL
<input checked="" type="checkbox"/> Approved <u>MAY 9, 2005</u> <input type="checkbox"/> DENY _____ <b>SUBJECT TO:</b> <input type="checkbox"/> Conditions <input type="checkbox"/> Amended <b>IF CUP:</b> <input type="checkbox"/> Conditions <input type="checkbox"/> None	<input checked="" type="checkbox"/> Postponed <u>05-24-2005</u> <input checked="" type="checkbox"/> Approve <input checked="" type="checkbox"/> Cond/Amnd Town <input type="checkbox"/> Cond/Amnd Comm <input checked="" type="checkbox"/> As Conditioned <u>D.R.</u> <input type="checkbox"/> Amended <input type="checkbox"/> Changed Zone Dist. _____ <input type="checkbox"/> Changed Boundary Description _____ <input type="checkbox"/> DENY _____ <div style="text-align: right;">Vote</div> Action Date <u>JUNE 14, 2005</u> <u>5-0</u>	<input type="checkbox"/> Approved <input type="checkbox"/> As Specified by Town <input type="checkbox"/> Con by ZLR <input type="checkbox"/> DENY Date _____ <b>COUNTY BOARD ACTION REZONING</b> <input checked="" type="checkbox"/> Referred    Date <u>7/7/05</u> <input type="checkbox"/> Approved <input type="checkbox"/> Amended on Floor <input type="checkbox"/> DENY <span style="border: 1px dashed black; padding: 2px;">COUNTY BOARD AGENDA ITEM</span>



# COMPOSITE REPORT

## Dane County Zoning & Land Regulation Committee

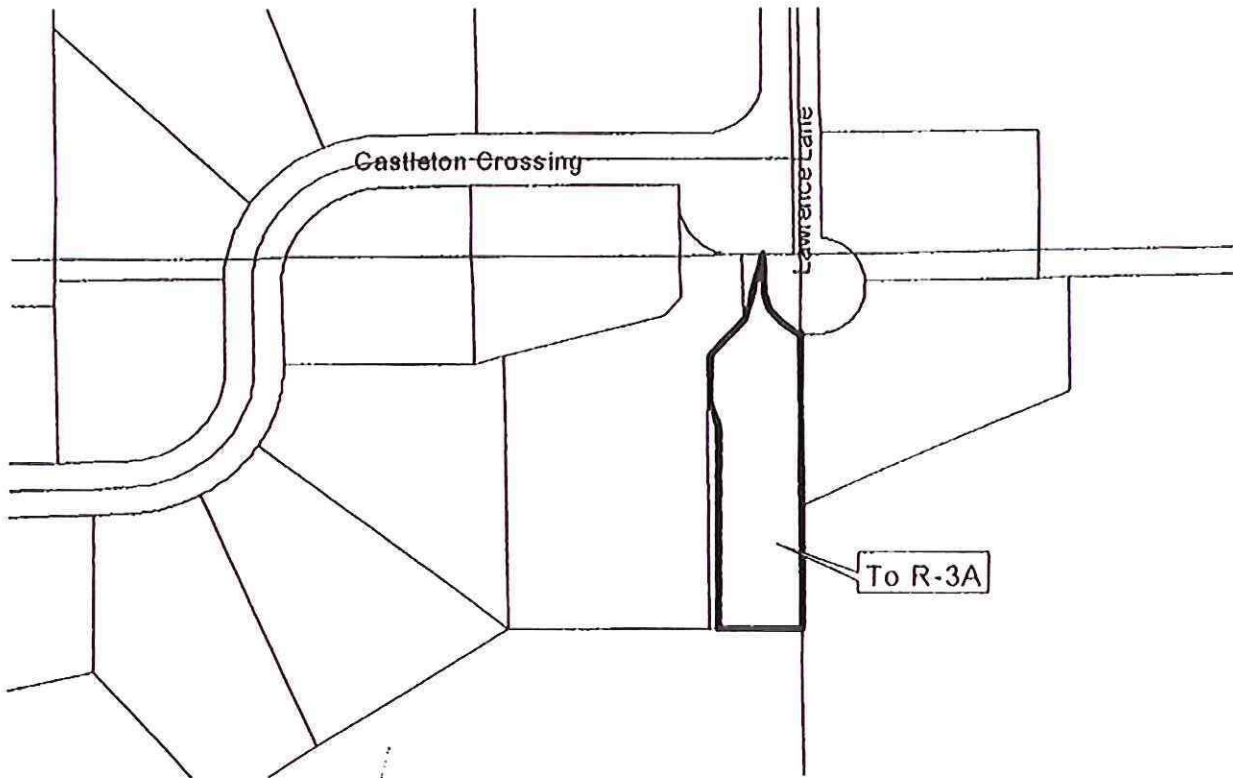
Dane County Application for Change in Zoning or CUP    HEARING DATE: 05/24/05    ITEM#: 17.

ZONING PETITION #: 9244    CUP #: None  
APPLICANT: DUANE & CAROL GAU

TOWN/SECTION: Town of Bristol 18  
LOCATION: 3033 Castleton Crossing

AREA: 3.1 acres <sup>0.89</sup>    DELAYED EFFECTIVE DATE: Yes

CHANGE: From the A-1 Agricultural to the R-3A Residential    PROPOSED USE: To provide zoning compliance for an existing duplex



**TOWN ACTION RECOMMENDATION**

Approved May 9, 2005

DENY \_\_\_\_\_

**SUBJECT TO:**

Conditions     Amended

**IF CUP:**

Conditions     None

**ZLR COMMITTEE ACTION - REZONING**

Postponed 5-24-2005

Approve  Cond/Amnd Town     Cond/Amnd Comm  
 As Conditioned D.R.

Amended     Changed Zone Dist. \_\_\_\_\_  
 Changed Boundary Description

DENY

Action Date June 14, 2005

Vote

5-0

**ZLR CUP APPROVAL**

Approved     As Specified by Town

Con by ZLR     DENY

Date \_\_\_\_\_

**COUNTY BOARD ACTION REZONING**

Referred

Date \_\_\_\_\_

Approved

Amended on Floor

DENY

COUNTY BOARD AGENDA ITEM

Dane County Planning & Development  
Zoning Division  
Room 116 City-County Bldg.  
Madison WI 53709

**NOTICE OF PUBLIC HEARING**

Petition # 9244

A public hearing on this petition will be held on May 24, 2005 at 7:30 P.M. in Room 201 of the City-County Building, Madison WI and is being held so that the committee may hear those persons who have an interest in the proposed change in zoning districts or proposed conditional use. Conditional Uses are granted or denied by the Committee. Committee recommendations on zoning district changes are referred to the County Board who will make the final decision on approval/denial subject to County Executive signature. Should you desire more information regarding this proposed zoning change, please call or visit the Dane County Zoning Division, Room 116 City County Building, telephone (608)266-4266 between the hours of 7:45 AM and 4:30 PM, Monday thru Friday. This change must be reviewed by the local Town Board prior to county approval. Interested persons should contact their Town Board regarding this matter as soon as possible.

**AN EFFORT HAS BEEN MADE TO NOTIFY ALL OF THE NEIGHBORS OF THIS PROPOSED CHANGE. TO ENSURE THAT EVERYONE HAS BEEN NOTIFIED, PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS THAT MAY NOT HAVE RECEIVED THIS NOTICE BY MAIL.**

Notice of this public hearing will be published in the Wisconsin State **ZONING & NATURAL RESOURCES COMMITTEE**

Journal: May 10, 2005 & May 17, 2005 **Bill Hitzemann, Chair**

DANE COUNTY ZONING STAFF COMMENTS / BACKGROUND

- **Owner(s) of record:** Duane & Carol Gau
- **Agent:** Same
- **Size, zoning, use of existing parcel:** The Gau's own (2) existing A-1 zoned parcels created by Certified Survey Map in 2003. The westerly 2.11-acre lot includes the Gau's single-family home. The easterly 0.98 acre lot includes a residential use building that has been used as a 2-flat duplex since the 1960s according to Gau. A detached garage and shed are also located on this lot. The Gau's daughter lives in part of the duplex, and now wishes to purchase it from her parents.
- **Rezone/CUP desired:** Bring the duplex use on the easterly lot into compliance under R-3A zoning. At the same time, the north-south lot line between the two parcels will be slightly reconfigured to accommodate the existing driveway on the Gau's westerly parcel.
- **Number of new home sites created:** None – one existing duplex and one existing SFR
- **History:** None
- **Soils/Uses:** Non A-1EX
- **Shoreland/Floodzone/Wetlands:** None
- **Zoning Issues:** The newly created R-3A lot will meet Zoning Ordinance requirements for minimum side yard setback. The shed meets the maximum size and height limits in the R-3A district. The detached garage meets the maximum floor area requirement, but apparently exceeds the maximum 12 feet average height allowed in the R-3A district. Gau may choose to attach the garage to the duplex or apply for a variance to bring the garage into zoning compliance.

(Questions? Contact Kristine Schutte – 266-9084)

DANE COUNTY AGENCY COMMENTS

The following agencies are reviewing the petition and may submit comments prior to or after the Zoning and Land Regulation Committee Public Hearing.

**Land Conservation (Questions? Contact Kevin Connors – 224-3730):**

**Highway & Transportation (Questions? Contact Pam Dunphy – 266-4261):** No significant increase of traffic expected due to rezone

**Environmental Health (Questions? Contact Jim Clark – 242-6515):**

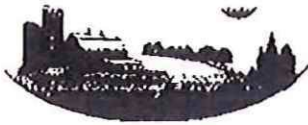
DANE COUNTY PLANNING STAFF COMMENTS

- **Town Planning District:** N/A
- **Town Density Policy:** N/A
- **Remaining Splits / Building Sites:** N/A
- **Other Planning Issues:** None

(Questions? Contact Majid Allan – 267-2536)

RECOMMENDED CONDITIONS

- **Conditions:** None
- **Restrictions:** None



## Town of Bristol

7747 County Road N  
Sun Prairie WI 53590  
608-837-6494  
608-834-6494 FAX

June 10, 2005

Mr. Peter Conrad, Dane Co. Zoning Administrator  
City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: Zoning Petition # 9244 Gau's zoning request to R-3A Residential


Dear Mr. Conrad & ZLR Committee:

The Town of Bristol has approved the Gau's rezoning petition request (# 9244 to R-3A residential) with deed restrictions between the Gau's and Winfield Estates Homeowners' Association. The deed restrictions are to run with the land, its successors, grantees, and assigns, and all parties claiming by, through or under them.

The Town of Bristol has no intention in controlling or enforcing the deed restrictions nor did we expect the County to be the enforcer. The Town requests that as a condition of approval of the rezoning, the Gaus file and record the deed restrictions to Lot 2 of CSM # 10712 or be part of their new survey that adjusts CSM # 10712 between Lot 1 and Lot 2 of their properties.

We hope this clarification is satisfactory and request that the ZLR Committee recommend approve of zoning petition # 9244 to the County Board.

Sincerely,

  
Gerald Derr,  
Chairman, Town of Bristol

C: Duane and Carol Gau  
3039 Costleton Crossing  
Sun Prairie, WI 53590

**TOWN BOARD ACTION REPORT**

Regarding Zoning Petition # 9244 Public Hearing 5-24-05

Whereas, the Town Board of the Town of Bristol having considered said zoning petition, be it therefore resolved that said petition is hereby (Approved/Disapproved).  
**The Town Planning Commission,**

consisting of 7 members voted 6 in favor and 0 opposed. 1 Abstain

**The Town Board,**

consisting of 3 members voted 3 in favor and 0 opposed.

The above petition is subject to the following conditions: (Cross out or write none if there are no conditions)

List of required deed restrictions attached (4 pages)

(attach additional page(s) as required)

**Please note:** If the proposed rezoning is approved by the Town Board, but this rezone does not comply with the Town Land Use Plan, please explain the approval. These reasons are critical for Zoning Committee and the County Board in their consideration of the rezone.

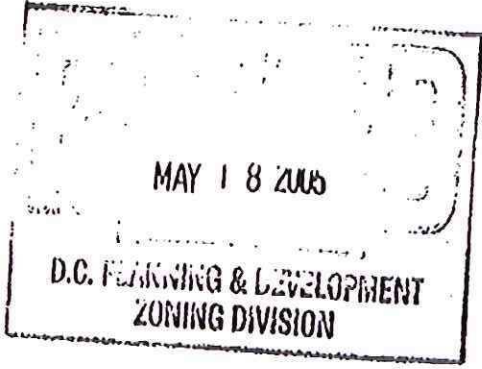
(attach additional page(s) as required)

**Please note:** The following space (and additional pages as required) are reserved for comment by the minority voter(s).

I, Sandra Klistner, as Town Clerk of the Town of Bristol, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on May 9, 2005.

Sandra Klistner  
Town Clerk

DATE: May 17, 2005



**NOTICE OF PUBLIC HEARING BY THE DANE COUNTY  
ZONING & LAND REGULATION COMMITTEE**

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 201 of the City-County Building, Madison, Wisconsin on Tuesday, 05/24/05 at 7:30 P.M. to consider the following matter:

17. PETITION # 9244 BY DUANE & CAROL GAU to change the zoning from A-1 Agricultural to R-3A Residential on property located at 3033 Castleton Crossing in part of the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 Section 18, Town of Bristol



COTTRELL HOMES INC,  
6629 RIDGE POINT RUN  
SUN PRAIRIE, WI 53590

COTTRELL, STEVEN M & ANGELA J ET  
AL  
6629 RIDGE POINT RUN  
SUN PRAIRIE, WI 53590

#9244  
15

DUREN CUSTOM BUILDERS LLC,  
4607 OAK SPRINGS CIR  
DEFOREST, WI 53532

EDWARDS, JAYSON R & CYNTHIA ET  
AL  
1056 PROVIDENCE CMN  
SUN PRAIRIE, WI 53590

GAMER, JOSHUA & ANGELA ET AL  
3048 CASTLETON XING  
SUN PRAIRIE, WI 53590

GAU, DUANE A & CAROL J ET AL  
3033 CASTLETON XING  
SUN PRAIRIE, WI 53590

GLENN, ROBERT F & JEANIE M ET AL  
10 PLEASANT VIEW RD  
MIDDLETON, WI 53562

HARDMAN, BETH M  
3251 W MAIN ST  
SUN PRAIRIE, WI 53590

JOINSON, DAVID A & PENNY S ET AL  
3085 CASTLETON XING  
SUN PRAIRIE, WI 53590

KVALO, KAREN M  
7385 NORWAY RD  
DEFOREST, WI 53532

LARSON, CHRISTOPHER A &  
DOROTHY ET AL  
2339 ESSEX DR  
SUN PRAIRIE, WI 53590

OSBORN, DANIEL D & ELIZABETH L  
6089 HAWKS HAVEN TRL  
DE FOREST, WI 53532

PORTER, FREDERICK E & LOIS ANN  
3136 HAPPY VALLEY RD  
SUN PRAIRIE, WI 53590

STARTUP, TIMOTHY E & NANCY N  
3085 HAWKS HAVEN TRL  
DEFOREST, WI 53532

WINFIELD ESTATES DEVELOPMENT  
LLC,  
4607 OAK SPRINGS CIR  
DEFOREST, WI 53532

**NOTICE OF REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION  
IN THE EXCLUSIVE AGRICULTURAL DISTRICT**  
(Under the Farmland Preservation Law, Ch. 91, Wis. Stats.)

Wisconsin Department of Agriculture  
Trade and Consumer Protection  
Bureau of Land and Water Resources  
2811 Agriculture Drive, PO Box 8911  
Madison, WI 53708-8911

Please send us this form when rezones from or CUPs/SEPs in the Exclusive Agricultural District are approved.

Local Rezone #: 9244 Application Date: 3-16-05 Public Hearing Date: MAY-24-05

**General Information**

Department #

1. Town/Village/City of: BRISTOL County: DANE

2. This Notice is for: Rezoning to (From: A-1 To: R-3A) CUP/SEP ( ) Both ( )

3a. Owner's name at time of Rezoning:

DYANE & CAROL GAU phone number: ( )

Address (city, state, zip code) 3039 CASTLETON CROSSING

SI - DANE CO DATE 3-16-05

3b. Person, business or government initiating rezoning

STINE phone number: 1608 834-9288

Address (city, state, zip code)

3c. If the land is being annexed, Municipality:

Contact: phone ( )

4. Location of the Property granted rezoning or CUP/SEP

1/4 1/4	Section	Town	Range
<u>SE NW</u>	<u>18</u>	<u>D9 N</u>	<u>11</u>

3033 CASTLETON CROSSING

DED

Parcel Number(s) before rezoning/CUP (parcels involved)

0911830380

TO PROVIDE ZONING COMPLIANCE FOR AN EXISTING PARCEL

**5. Land Area and Improvements**

Total Acreage: in farm before rezoning: 3.2 in parcel before rezoning: 2.8 in Exclusive Ag. Dist. 0

How many acres were rezoned out of exclusive agricultural district or granted CUP/SEP? 2.8

Were there improvements on the original parcel? yes / no

What percentage of the improvements were rezoned / granted a CUP/SEP? 100%

03-24-05  
CAROL RE. 9244

• NEED LEGAL FOR R-3A LOT CORNER  
METE'S OK TO USE THE EXISTING CSM LOT  
AS A PRE-DED DESCRIPTION FOR THIS  
APPLICATION

• NEED HEIGHTS OF ACCESSORY BUILDINGS  
CANNOT EXCEED 12' AVE HT. IN R-3A  
FIND ZP 2002-249 FOR GARAGE  
ANY ZP FOR SHED? IF NOT, GAU  
MUST PROVIDE AVE. HT.

PLEASE RETURN FILE ASAP.  
GIVE TO SCOTT & KAREN IF I'M NOT HERE.  
THX - KSI

are "consistent with agricultural use." They must

( ) The activity will not conflict with agricultural operations on other properties.

If the land was not rezoned, please skip to Question 9

SLN WLN FLN CAS



**Duane and Carol Gau**  
**3039 Castleton Crossing, Sun Prairie, WI 53590 608 834-8788**

March 10, 2005

Mr. Peter Conrad, Dane Co. Zoning Administrator  
City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: Change "Grandfathered" Zoning to R-3A-Town of Bristol

Dear Mr. Conrad & ZLR Committee:

We had purchased a 63-acre farm in the Town of Bristol in 2001 that had a house, barn, tobacco shed, tanning garage, chicken shed, milk house and grainer. The out buildings were not used, and the farm land was rented out for crops. We removed the barn, milk house, tanning garage and sold the tobacco shed as requested by the Town of Bristol when the Winfield Estates subdivision was created. We also created CSM #10712 Lots 1&2. The existing farmhouse is on Lot 2 and our new home is now on Lot 1 of CSM #10712.

The existing farmhouse (Lot 2) has been rented as a 2 flat since the late 1960's. When we moved in the farmhouse, my wife and I lived in one flat and my daughter live in the other flat, while we were building our new house on ( Lot 1). At the time we purchased the farm, there were two addresses for this farmhouse (7260 & 7262 Lawrence Lane). The Town and all the neighbors knew this house was a 2 Flat rental.

My daughter now wishes to buy the existing 2 flat farmhouse from us with its 3-car garage and outbuilding. For us to sell her this farmhouse, and for her to get financing, the 2-flat farmhouse needs to be zoned accordingly. After talking to Peter Conrad, County Zoning Administrator, he also stated we should get the existing 2-flat farmhouse in compliance with the correct zoning, R-3A.

The surrounding land use adjacent to the farmhouse is: Lot 1 of CSM# 10712 (our new house)-Zoned A1 single family. Also adjacent to the farmhouse, to the East, is Lot 1 of CSM# 10727. There is no house on this lot, which is zoned A-1 single family. The remaining land in the area is two subdivisions, Winfield Estates and Hawks Haven. Other lands are A-1 Agricultural in the Town of Bristol town plan growth area.

We respectfully request that Lot 2 of CSM # 10712 be removed from grandfathered status and brought in correct zoning compliance R-3A.

Sincerely,  
  
Duane & Carol Gau

C: Gerald Derr, Chairman – Town of Bristol  
Town Board Members

TO R-3A Rev 9244

**PROPOSED LOT 2**

Part of Lot 2 Certified Survey Map Number (C.S.M.#)10712, <sup>as found in</sup> recorded in Volume 63 of Certified Survey Maps, on pages 310 & 318, <sup>as Document Number 3686231, Dane County</sup> Registry, located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 18, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, <sup>more fully described as follows;</sup>

Commencing at the South Quarter Corner of Section 18; thence North 01 degree 55 minutes 00 seconds West along the east line of the Southwest Quarter of said Section 18, 2188.97 feet to the point of beginning, also being the southeast corner of said C.S.M. # 10712; thence South 88 degrees 05 minutes 00 seconds West along the south line of Said C.S.M. # 10712, 94.87 feet; thence North 02 degrees 15 minutes 29 seconds West, 251.04 feet; thence North 18 degrees 55 minutes 15 seconds West, 35.77 feet; thence North 01 degree 55 minutes 00 seconds West, 57.36 feet; thence North 39 degrees 04 minutes 42 seconds East, 62.24 feet; thence North 27 degrees 35 minutes 28 seconds East, 50.25 feet to the east line of said C.S.M. # 10712 and the west right-of-way line of Lawrence Lane; thence South 01 degree 55 minutes 00 seconds East along said east line and said right-of-way line, 33.55 feet to a point of curvature; thence 78.30 feet along the arc of a curve to the left, also being said east line and said west right-of-way line, through a central angle of 67 degrees 58 minutes 32 seconds, a radius of 66.00 feet and a chord bearing South 35 degrees 54 minutes 16 seconds East, 73.79 feet to a point on the aforementioned east line of said Southwest Quarter of Section 18; thence South 01 degree 55 minutes 00 seconds East along said east line of C.S.M. # 10712 and said east line of the Southwest Quarter of Section 18, 372.13 feet to the point of beginning. This description contains 38,600 square feet or 0.8861 acres.

# CERTIFIED SURVEY MAP No.

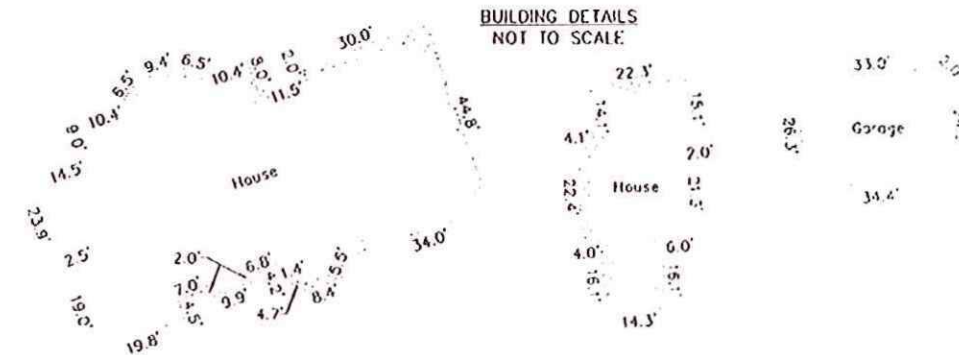
ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 10712, AS RECORDED IN VOLUME 63 OF CERTIFIED SURVEY MAPS, ON PAGES 316-318, AS DOCUMENT NUMBER 3686251, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 09 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	39.06	25.00	89°31'25"	S 46°40'43" E	35.21
C2	78.30	66.00	67°58'32"	S 35°54'16" E	73.79

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 18°55'15" W	35.77
L2	N 01°55'00" W	57.16
L3	N 39°04'42" E	62.24
L4	N 15°50'39" E	67.15



**LEGAL DESCRIPTION:**

All of Lots 1 and 2 of Certified Survey Map Number (C.S.M.#) 10712, as recorded in Volume 63 of Certified Survey Maps, on pages 316-318, as Document Number 3686251, Dane County Registry, located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 18, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of said Section 18, thence North 01 degree 55 minutes 00 seconds West along the east line of the Southwest Quarter of said Section 18, 2188.98 feet to the point of beginning, also being the southeast corner of said C.S.M.# 10712; thence South 88 degrees 05 minutes 00 seconds West along the south line of said C.S.M.# 10712, 136.53 feet to the southwest corner of said C.S.M.# 10712; thence North 01 degree 26 minutes 25 seconds West along the west line of said C.S.M.# 10712, 341.96 feet to the Northwesterly corner of said C.S.M.# 10712; thence North 72 degrees 56 minutes 12 seconds East along the north line of said C.S.M.# 10712, 188.10 feet; thence North 39 degrees 04 minutes 42 seconds East along said north line, 30.67 feet; thence North 01 degree 55 minutes 00 seconds West along said north line, 139.82 feet to a point on the southerly right-of-way line of Castleton Crossing; thence North 88 degrees 33 minutes 35 seconds East along said southerly right-of-way line, 65.96 feet to a point of curvature; thence 39.06 feet along the arc of a curve to the right, also being said southerly right-of-way line, through a central angle of 89 degrees 31 minutes 25 seconds, a radius of 25.00 feet and a chord bearing South 46 degrees 40 minutes 43 seconds East, 35.21 feet to a point on the westerly right-of-way line of Lawrence Lane; thence South 01 degree 55 minutes 00 seconds East along said westerly right-of-way line, 95.21 feet to a point of curvature; thence 78.30 feet along the arc of a curve to the left, also being said westerly right-of-way line, through a central angle of 67 degrees 58 minutes 32 seconds, a radius of 66.00 feet and a chord bearing South 35 degrees 54 minutes 16 seconds East, 73.79 feet to a point on the aforementioned east line of said Southwest Quarter of Section 18, thence South 16 degrees 55 minutes 00 seconds East, 372.13 feet to the point of beginning. This description contains 141,300 square feet or 3.2438 acres.

**SURVEYOR'S CERTIFICATE:**

I, Frank J. Lopucek, Registered Land Surveyor No. 2658, hereby certify that I have surveyed, divided, and mapped all of Lots 1 and 2 of Certified Survey Map Number 10712, as recorded in Volume 63 of Certified Survey Maps, on pages 316-318, as Document Number 3686251, Dane County Registry, located in the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 18, Township 09 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, under the direction of Duane A. and Carol J. Gou, owners of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Town of Bristol in surveying, dividing, and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Signed: Frank J. Lopucek, R.L.S. No. 2658

**DRAFT**

SURVEYED BY :

**Burse**  
surveying & engineering, LLC

MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_  
Date: March 02, 2005  
Plot View: Sht2  
\\PROJECTS\BSE787\BSE787.DWG

1400 E. Washington Ave, Suite 150  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.bursesurveyeng.com

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 10712, AS RECORDED IN VOLUME 63 OF CERTIFIED SURVEY MAPS, ON PAGES 316--318, AS DOCUMENT NUMBER 3686251, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 09 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

## TOWN OF BRISTOL APPROVAL

Approved for recording per the Town of Bristol Committee Action on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.  
Furthermore, the public highway right-of-way dedication designated herein is hereby acknowledged and accepted by the Town of Bristol.

\_\_\_\_\_  
Authorized Representative

## OWNER'S CERTIFICATE

Duane A. and Carol J. Gou, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on sheet 1. We also certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection.

Town of Bristol  
Dane County Zoning and Land Regulation Committee

WITNESS the hand and seal of said owners, this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Duane A. Gou

\_\_\_\_\_  
Carol J. Gou

State of Wisconsin )  
                          )ss.  
County of Dane      )

Personally come before me this \_\_\_\_ day of \_\_\_\_\_, 200\_\_, the above named Duane A. and Carol J. Gou, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public: \_\_\_\_\_

My commission expires/is permanent: \_\_\_\_\_

## DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording per Dane County Zoning and Land Regulation Committee Action on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Norbert Scribner, Authorized Representative      date  
Dane County Zoning and Land Regulation Committee

## REGISTER OF DEEDS CERTIFICATE

Received for recording on this \_\_\_\_ day of \_\_\_\_\_, 200\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_ m. and recorded in Volume \_\_\_\_\_ of  
Certified Survey Maps, on Pages \_\_\_\_\_.

\_\_\_\_\_  
Dane County Register of Deeds

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: March 02, 2005

Plot View: Sht.3

\\PROJECTS\BSE787\BSE787.DWG

# DRAFT

SURVEYED BY :

**Burse**

surveying & engineering s

1400 E. Washington Ave. Suite 100

Madison, WI 53703 608 250 9241

fax 608 250 9266

email burse@cbourse.net

www.cbourseengineering.com

SHEET 3 OF 3

0911-183-0375-0

101110.585A



Stock No. 26273

003625

# DANE COUNTY CERTIFIED SURVEY MAP NO. 10712

LOT 35 WINFIELD ESTATES, LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 18, 19th T11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

Doc # 3686251

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

### LEGEND

- 3/4" x 24" ROUND IRON RE-BAR (SET) WEIGHING 1.50 LBS/LF
- 3/4" ROUND IRON REBAR (FD) "UNLESS NOTED"
- HOUSE BUILDINGS
- <SHED> BUILDINGS TO BE REMOVED
- ▲ SEPTIC VENTS, MANHOLES OR CLEANOUTS

### SCALE

1" = 100'



### BASIS OF BEARINGS

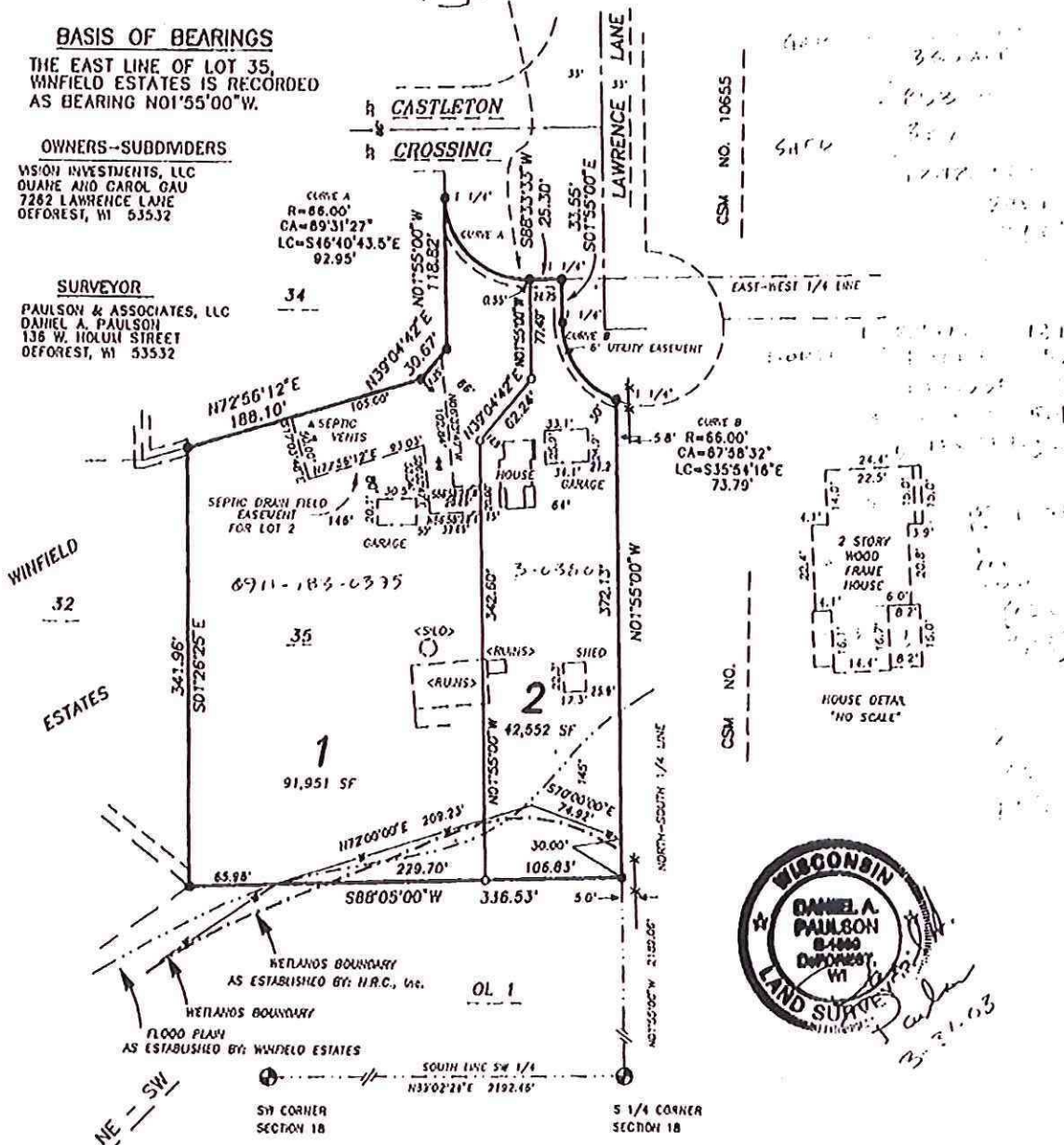
THE EAST LINE OF LOT 35, WINFIELD ESTATES IS RECORDED AS BEARING N01°55'00"W.

### OWNERS-SUBDMERS

VISION INVESTMENTS, LLC  
OUANE AND CAROL OAU  
7282 LAWRENCE LANE  
DEFOREST, WI 53532

### SURVEYOR

PAULSON & ASSOCIATES, LLC  
DANIEL A. PAULSON  
136 W. HOLUNI STREET  
DEFOREST, WI 53532



PAGE 1 OF 3

FILE NO. 1100-99

Acc'y Bldgs  
Floor Area = 50% House

0911-183-0376-0  
LOT 35 WINFIELD EST

201-203-354 SFR  
201-740 Pool  
202-209-28 GRK 2013  
DET

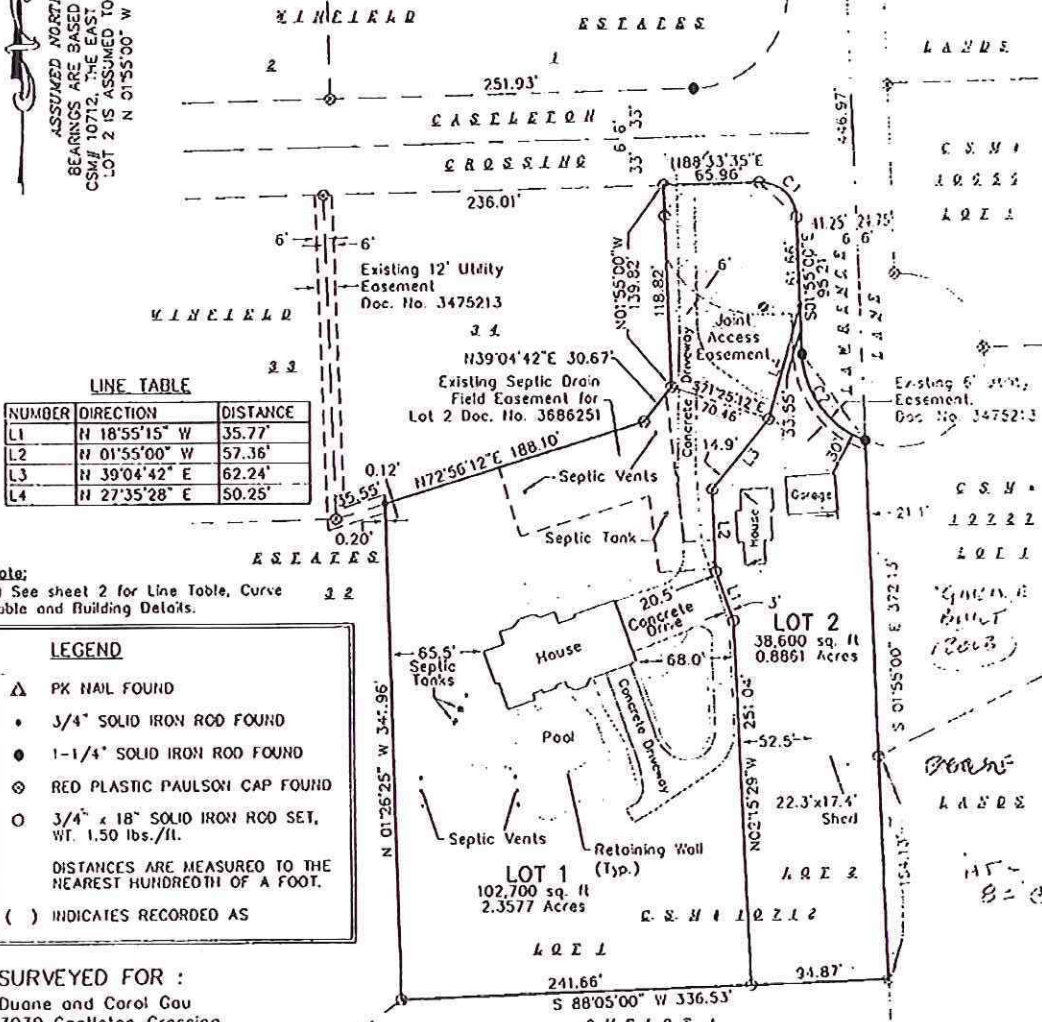
# CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 10712, AS RECORDED IN VOLUME 63 OF CERTIFIED SURVEY MAPS, ON PAGES 316-318, AS DOCUMENT NUMBER 3686251, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 09 NORTH, RANGE 11 EAST, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN.

ASSUMED NORTH BEARINGS ARE BASED UPON CSM# 10712. THE EAST LINE OF LOT 2 IS ASSUMED TO BEAR N 01°55'00" W



SCALE: ONE INCH = ONE HUNDRED FEET



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 18°55'15" W	35.77'
L2	N 01°55'00" W	57.36'
L3	N 39°04'42" E	62.24'
L4	N 27°35'28" E	50.25'

Note:  
1) See sheet 2 for Line Table, Curve Table and Building Details.

### LEGEND

- Δ PK NAIL FOUND
  - 3/4" SOLID IRON ROD FOUND
  - 1-1/4" SOLID IRON ROD FOUND
  - ⊙ RED PLASTIC PAULSON CAP FOUND
  - 3/4" x 18" SOLID IRON ROD SET, WT. 1.50 lbs./ft.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
( ) INDICATES RECORDED AS

SURVEYED FOR :  
Duane and Carol Gau  
3039 Castleton Crossing  
DeForest, WI 53532

SURVEYED BY :

**Burse**

surveying & engineering, Inc.

1400 E. Washington Ave., Suite 158  
Madison, WI 53703 608.250.9263  
Fax: 608.250.9266  
email: burse@chorus.net  
www.burse-surveying.com

**DRAFT**

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: March 02, 2005

Plot View: Sht1

PROJECTS\BSE787\BSE787.DWG

Found Aluminum monument  
of the Southwest corner of  
Section 18-09-11

Found Aluminum monument  
of the South Quarter corner  
of Section 18-09-11

SHEET : OF 3

**SURVEYOR'S CERTIFICATE**

I, Daniel A. Paulson, Registered Land Surveyor, do hereby certify that by the direction of Duane Gau, I have surveyed, monumented and mapped LOT 36, WINFIELD ESTATES, located in the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼ of Section 18, Town 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin.

Containing 134,503 square feet (3.09 acres) more or less.

Subject to all easements of record.

I, DO FURTHER CERTIFY that this is a correct representation of the boundaries of land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, and Chapter 75.17 of the Dane County Subdivision Ordinance and the Town of Bristol Subdivision Ordinance in surveying and mapping the same.



Daniel A. Paulson  
DANIEL A. PAULSON  
Registered Land Surveyor  
No. S-1699  
Date: March 31, 2003

**DANE COUNTY APPROVAL CERTIFICATE**

Approved for recording by the Dane County Zoning and Natural Resources Committee.

April 7, 2003  
Date:

Norbert Scribner # 7730  
Norbert Scribner, Authorized Representative

**TOWN OF BRISTOL APPROVAL CERTIFICATE**

Approved for recording by the Bristol Town Board this 3 day of April, 2003.

Kay P. Pankratz, Clerk  
Authorized Representative

**CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS**

Received for recording this 8th day of April, 2003, at 4:57 o'clock P. M. and recorded in Volume 63 of Certified Survey Maps of Dane County, Pages 316-318.

DOCUMENT NO. 3686251

David Leckie by Paul H. Gray, Deputy  
Dane County Register of Deeds



**OWNER'S CERTIFICATE**

As owners, we hereby certify that we caused the land described to be surveyed, divided, and mapped as represented on the map. We also certify 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 Natural Resources Committee for approval. We do further certify that this Certified Survey Map is to be submitted to the Sun Prairie City Council as a required approving authority.

Dated this 2<sup>nd</sup> day of April, 2003.

Duane A. Gau  
Duane A. Gau, member  
Vision Investment, LLC

Carol J. Gau  
Carol J. Gau, member  
Vision Investment, LLC

STATE OF WISCONSIN) ss  
DANE COUNTY)

Personally came before me this 2<sup>nd</sup> day of APRIL, 2003, the above Duane A. Gau and Carol J. Gau, as members of Vision Investments, LLC, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Daniel A. Paulson  
Notary Public DANE CO, Wisconsin  
My commission expires: 07-02-06

**CITY OF SUN PRAIRIE CERTIFICATE**

I, Diane J. Hermann-Brown, Clerk of the City of Sun Prairie, do hereby certify that the City of Sun Prairie failed to act on the hereto attached Certified Survey Map within the allowed time period. According to Section 18.24.010(E) of the City of Sun Prairie Subdivision Ordinance this Certified Survey Map is automatically approved.

Diane J. Hermann-Brown  
Diane J. Hermann-Brown, City Clerk

April 2, 2003  
Date:





## Schutte, Kristine

---

**From:** Schutte, Kristine  
**Sent:** Tuesday, April 05, 2005 4:42 PM  
**To:** Steinhauer, Charles  
**Cc:** Conrad, Peter; Webster, Karen  
**Subject:** Request for more information for Pet. 9244 file that you took in, please

Charlie --

On 3/16/05, you accepted Pet. 9244 from County Board Supervisor Duane Gau without asking for a legal description for the proposed R-3A parcel. (Note that the preliminary CSM in the file includes a description of the entire 2-lot CSM, but no description for proposed Lot 2, the proposed R-3A parcel.) My review of the file on 03/24/2005 noted this -- I placed a note on the file asking you to have Gau provide the required legal or ask Pete if the existing CSM lot (Lot 2, CSM 10712) could be used as the legal for Pet. 9244. Today Karen W. told me there is still no legal description in the file, so I asked Pete at our regular Tuesday morning meeting whether the existing CSM is an appropriate legal description for the rezoning petition. Pete told me that we do need the metes and bounds description for the proposed R-3A parcel, as usual.

My review of the file and my note to you on 03/24/2005 also noted that there is a detached garage and a shed on proposed Lot 2. Rezoning to a Residential district cannot result in a non-conforming building, so it's important to know if the existing residential accessory buildings meet the size and height restrictions of the Residential districts -- see Sections 10.04(1)(b)2. and 10.071(3)(b). Part of your review of the application at the counter should include identifying any possible inconsistencies with the proposed zoning district. In this case, it's necessary to compare the floor area of the house and garage and ask for a detail drawing showing the height. I was able to use the application materials to determine that the size of the garage and shed do not exceed half the floor area of the house. However, there is no height detail for the garage and shed in the rezone file.

Please follow up in the following manner to obtain the required information:

Notify Gau in writing that the Pet. 9244 file requires 1) a metes and bounds description for proposed Lot 2, the proposed R-3A parcel and 2) elevation drawings for the existing detached garage and shed on proposed Lot 2, showing the peak height and eave height for each. Send a copy of your letter to Burse Surveying. Include a copy of your letter in the Pet. 9244 file and return the file to me, please. You may also wish to call Gau to give him a 'heads up' that the letter is coming.

Thanks for following up to obtain the required information, Charlie. Take care, Kris

**Schutte, Kristine**

**From:** Schutte, Kristine  
**Sent:** Tuesday, April 05, 2005 4:42 PM  
**To:** Steinhauer, Charles  
**Cc:** Conrad, Peter; Webster, Karen  
**Subject:** Request for more information for Pet. 9244 file that you took in, please

Charlie --

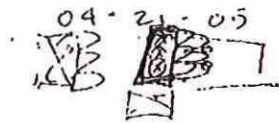
On 3/16/05, you accepted Pet. 9244 from County Board Supervisor Duane Gau without asking for a legal description for the proposed R-3A parcel. (Note that the preliminary CSM in the file includes a description of the entire 2-lot CSM, but no description for proposed Lot 2, the proposed R-3A parcel.) My review of the file on 03/24/2005 noted this -- I placed a note on the file asking you to have Gau provide the required legal or ask Pete if the existing CSM lot (Lot 2, CSM 10712) could be used as the legal for Pet. 9244. Today Karen W. told me there is still no legal description in the file, so I asked Pete at our regular Tuesday morning meeting whether the existing CSM is an appropriate legal description for the rezoning petition. Pete told me that we do need the metes and bounds description for the proposed R-3A parcel, as usual.

My review of the file and my note to you on 03/24/2005 also noted that there is a detached garage and a shed on proposed Lot 2. Rezoning to a Residential district cannot result in a non-conforming building, so it's important to know if the existing residential accessory buildings meet the size and height restrictions of the Residential districts -- see Sections 10.04(1)(b)2. and 10.071(3)(b). Part of your review of the application at the counter should include identifying any possible inconsistencies with the proposed zoning district. In this case, it's necessary to compare the floor area of the house and garage and ask for a detail drawing showing the height. I was able to use the application materials to determine that the size of the garage and shed do not exceed half the floor area of the house. However, there is no height detail for the garage and shed in the rezone file.

Please follow up in the following manner to obtain the required information:

Notify Gau in writing that the Pet. 9244 file requires 1) a metes and bounds description for proposed Lot 2, the proposed R-3A parcel and 2) elevation drawings for the existing detached garage and shed on proposed Lot 2, showing the peak height and eave height for each. Send a copy of your letter to Burse Surveying. Include a copy of your letter in the Pet. 9244 file and return the file to me, please. You may also wish to call Gau to give him a 'heads up' that the letter is coming.

Thanks for following up to obtain the required information, Charlie. Take care, Kris



\* DUANE - 245-1947

> TOWN ABEYED  
\* TOWN WANTS D.R.'S  
AS PER NEIGHBORHOOD ASSOC  
WIDFIELD ESTATES

o WILL HAVE BURSE PROVIDE METES  
LEGAL FOR LOT 1

o WILL CHECK HT OF GARAGE  
MAY BE > AVE 12'  
MAY NEED TO DISCUSS ACT'S

ACT'S - Variance

\* Council house - variance  
as original - Imaged

\* 04-20-05 GAU CALLED  
\* CHECKED DET D GARAGE: > 12' AVE HT.  
\* GAVE ACT'S, WILL PROVIDE ATTACH - PHOT B-D P.H.

## Webster, Karen

---

**From:** Schutte, Kristine  
**Sent:** Tuesday, April 05, 2005 4:42 PM  
**To:** Steinhauer, Charles  
**Cc:** Conrad, Peter; Webster, Karen  
**Subject:** Request for more information for Pet. 9244 file that you took in, please

Charlie --

On 3/16/05, you accepted Pet. 9244 from County Board Supervisor Duane Gau without asking for a legal description for the proposed R-3A parcel. (Note that the preliminary CSM in the file includes a description of the entire 2-lot CSM, but no description for proposed Lot 2, the proposed R-3A parcel.) My review of the file on 03/24/2005 noted this -- I placed a note on the file asking you to have Gau provide the required legal or ask Pete if the existing CSM lot (Lot 2, CSM 10712) could be used as the legal for Pet. 9244. Today Karen W. told me there is still no legal description in the file, so I asked Pete at our regular Tuesday morning meeting whether the existing CSM is an appropriate legal description for the rezoning petition. Pete told me that we do need the metes and bounds description for the proposed R-3A parcel, as usual.

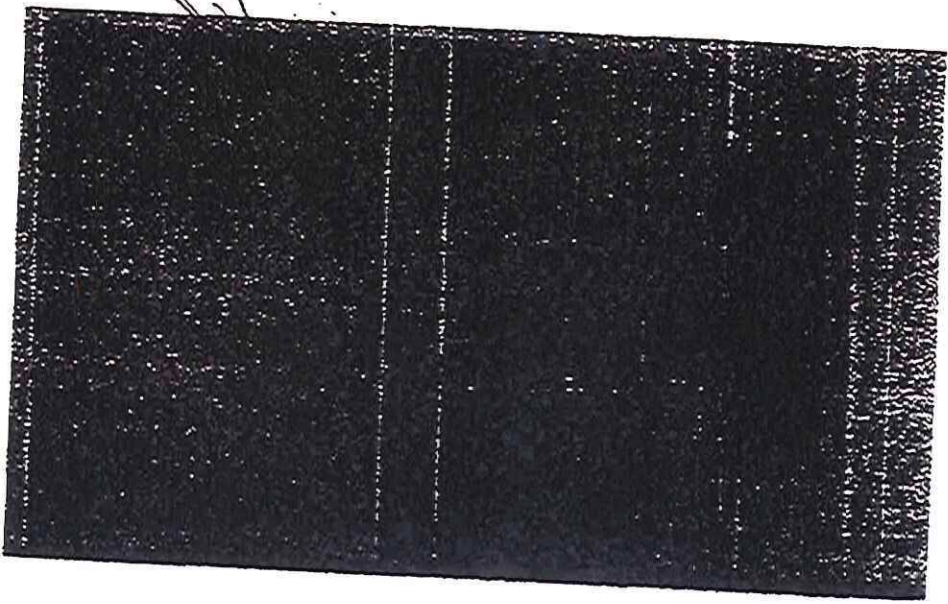
My review of the file and my note to you on 03/24/2005 also noted that there is a detached garage and a shed on proposed Lot 2. Rezoning to a Residential district cannot result in a non-conforming building, so it's important to know if the existing residential accessory buildings meet the size and height restrictions of the Residential districts -- see Sections 10.04(1)(b)2. and 10.071(3)(b). Part of your review of the application at the counter should include identifying any possible inconsistencies with the proposed zoning district. In this case, it's necessary to compare the floor area of the house and garage and ask for a detail drawing showing the height. I was able to use the application materials to determine that the size of the garage and shed do not exceed half the floor area of the house. However, there is no height detail for the garage and shed in the rezone file.

Please follow up in the following manner to obtain the required information:

Notify Gau in writing that the Pet. 9244 file requires 1) a metes and bounds description for proposed Lot 2, the proposed R-3A parcel and 2) elevation drawings for the existing detached garage and shed on proposed Lot 2, showing the peak height and eave height for each. Send a copy of your letter to Burse Surveying. Include a copy of your letter in the Pet. 9244 file and return the file to me, please. You may also wish to call Gau to give him a 'heads up' that the letter is coming.

Thanks for following up to obtain the required information, Charlie. Take care, Kris

~~John~~  
I'm still waiting on legal  
check for the May P.H.  
I need to get the check to  
the Co. Clerk's office.  
Thanks much.  
Joe



CHARLIE - PLEASE  
CALL TO ME IF YOU  
HAVE QUESTIONS -

**Schutte, Kristine**

**From:** Schutte, Kristine  
**Sent:** Tuesday, April 05, 2005 4:42 PM  
**To:** Steinhauer, Charles  
**Cc:** Conrad, Peter; Webster, Karen  
**Subject:** Request for more information for Pet. 9244 file that you took in, please

Kris

Charlie --

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Please follow up in the following manner to obtain the required information:

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Thanks for following up to obtain the required information, Charlie. Take care, Kris

03-24-05  
CHARLIE - RE: 9244  
PETE - 4PTO  
YOU.  
(PETE'S OK TO USE THE EXISTING CSM LOT AS A METES-AND-BOUNDS DESCRIPTION FOR THIS APPLICATION.)  
NEED LEGAL FOR R-3A LOT (OR GET PETE'S OK TO USE THE EXISTING CSM LOT AS A METES-AND-BOUNDS DESCRIPTION FOR THIS APPLICATION.)  
CHECK FOR PLANNING  
NEED HEIGHTS OF ACCESSORY BUILDINGS  
CANNOT EXCEED 12' AVE. HT. OR 12' MAX  
FIND ZP 2002-249 FOR GARAGE  
ANY ZP FOR SHED? IF NOT, GAU MUST PROVIDE AVE. HT.  
PLEASE RETURN FILE ASAP.  
GIVE TO SCOTT OR KAREN HE WILL NOT BE HERE.  
THX - KRIS



Dane County Planning & Development  
Division of Zoning

April 14, 2005

Duane Gau  
3039 Castleton Crossing  
DeForest WI 53532

S.P.

RE SENT TO SUN PATRICK  
4/14/05 (CHS)

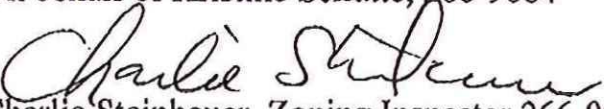
RE: Rezone Application #9244

Mr Gau:

I am forwarding to you a copy of the notes and instructions from Kristine Schutte. Her remarks are pretty straight forward in the second to last paragraph of her letter to me. Please attempt to accommodate her request asap.

If you need to contact me or Kris, please call.

On behalf of Kristine Schutte, 266-9084

  
Charlie Steinhauer, Zoning Inspector 266-0010

Cc: Burse Surveying

**Schutte, Kristine**

---

**From:** Schutte, Kristine  
**Sent:** Thursday, April 28, 2005 4:32 PM  
**To:** Webster, Karen  
**Subject:** FW: Gau



pr1\_lol\_2.doc

Hi Karen - Here is the emailed version of the legal description for Pet. 9244, Gau, Bristol that we were waiting for. This way you can open the file and just cut and paste to place in the phforms file for the May ZLR Public Hearing. Pretty neat, huh?

-----Original Message-----

**From:** bursesurveyengr@tds.net [mailto:burseurveyengr@tds.net]  
**Sent:** Thursday, April 28, 2005 2:24 PM  
**To:** Schutte, Kristine  
**Subject:** Gau

Description per your request.

Michelle L. Burse  
608-250-9263



# Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

Date: 8/16/05

DUANE & CAROL GAU  
3039 CASTLETON CROSSING  
DEFOREST WI 53532

## REMINDER NOTICE

Land Division Review

608/266-9086

Property Listing

608/266-4120

Surveyor

608/266-4252

Zoning

608/266-4266

REZONE PETITION # 9244 SECTION 18 TOWN Bristol

Please be advised that all required approvals by Town, Zoning Committee, Dane County Board and County Executive have been obtained.

### NOTE:

The petition included a delayed effective date subject to the recording of a Certified Survey\* and/or a Deed Restriction, and/or a notice document and other conditions.

The petition was amended to include a delayed effective date subject to the recording of a Certified Survey\* and/or a Deed Restriction, and/or a notice document, and other conditions.

Please be advised that the zoning change will not become effective until the required documents have been recorded. The document must be recorded in the office of the Dane County Register of Deeds

no later than: 11/14/05

- If a deed restriction or notice document is required you may utilize the document enclosed or have your attorney draft a document for you. Please note that the wording of the restrictions or notice document may not be altered.
- The survey review may also take 60 days, please take this into consideration when you are submitting a survey for approval. A survey submitted close to or on the deadline date may not be processed in time for the recording of the document.

### IMPORTANT

Failure to record the survey and/or deed restriction and/or notice document will null and void the Zoning Petition. The time period may not be extended.

Please provide Dane County Zoning with a copy of the recorded survey or deed restriction or notice document. These are required for log entry, closing of files and notifications of effective date to the County Clerk, Town Clerk and property owner.





7002 0860 0004 2999 5650

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$ 37
Certified Fee	230
Return Receipt Fee (Endorsement Required)	175
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 442</b>

Postmark  
Here

#9244

Sent to  
 Street, Apt. No. or P.O. Box No.  
 City, State, ZIP+4  
 Duane Lane  
 Cathedral Crossing  
 Westport, W.V. 26382

10310

Dane County Planning & Development  
City-County Building, Room 116  
210 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53703-3342

CERTIFIED MAIL



7002 0860 0004 2999 5650



~~08-17~~

RECEIPT

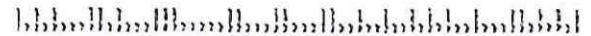
NSS

NIXIE 535 1 06 08/22/05

RETURN TO SENDER  
NO SUCH STREET  
UNABLE TO FORWARD

BC: 53703334241 \*1025-08293-22-26

537033342



FOR ALL INFORMATION CONTACT USPS AND/OR THE POST OFFICE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

#116  
 Parcel  
 Parcel #0004

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Address
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes # YES, enter delivery address below. <input type="checkbox"/> No		
3. Service type		
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail	
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.	
4. Restricted Delivery? (Extra Fee)		<input type="checkbox"/> Yes

2. Article Number (Transfer from serv)

7002 0250 0004 2999 5550

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

Parcel Number - **012/0911** Current

[Summary Report](#)

Parcel Su  
Municipali  
Name  
Parcel  
Descriptio  
Owner Na  
Primary  
Address  
Billing Add



Assessme  
Assessmer  
Valuation C  
Assessmer  
Land Value

Improved Value	\$118,700.00
Total Value	\$206,500.00

[Show Valuation Breakout](#)

**Zoning Information**

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

Zoning  
A-1

[Zoning District Fact Sheets](#)

[E-Statement](#) [E-Bill](#) [E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$87,800.00	\$118,700.00	\$206,500.00
Taxes:		\$3,298.13
Lottery Credit(-):		\$140.86
First Dollar Credit(-):		\$83.23
Specials(+):		\$8.67
Amount:		\$3,082.71

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DD4	DRAINAGE DISTRICT 4

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
AFF	09/18/2014	5098828		

Show More ▼

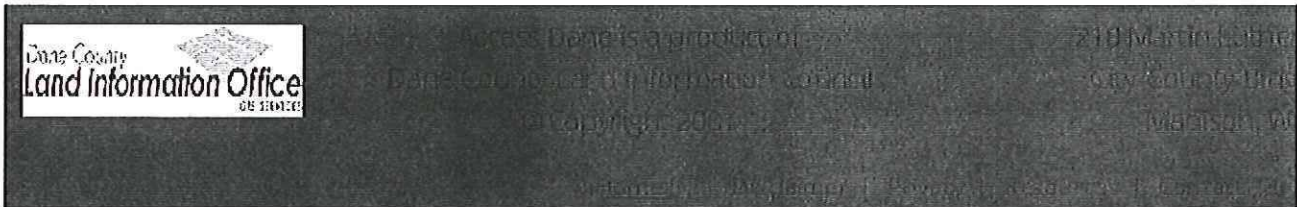
### DocLink

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: 0911-183-0380-0

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Parcel Number -  
012/0911-183-0380-0

Current

Summary Report

← Parcel  
Parents

Parcel Summary		More +
Municipality Name	TOWN OF BRISTOL	
Parcel Description	LOT 2 CSM 10712 CS63/316-318 4/8/03 F/K/...	
Owner Name	🔒	
Primary Address	3033 CASTLETON XING	
Billing Address	3033 CASTLETON XING SUN PRAIRIE WI 53590	



Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1	
Assessment Acres	0.976	
Land Value	\$87,800.00	
Improved Value	\$118,700.00	
Total Value	\$206,500.00	

Show Valuation Breakout

Zoning Information

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Zoning  
A-1

Zoning District Fact Sheets

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