

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
04/17/2020	DCPREZ-2020-11566
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/23/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AVOIDANCE ACRES EXCHANGE LLC	PHONE (with Area Code) (608) 444-0466	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3472 ORVOLD PARK DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip)	
E-MAIL ADDRESS tom.duffy@waldinger.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	
2710 Highway MN					
TOWNSHIP PLEASANT SPRINGS	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-051-8500-3					

REASON FOR REZONE	CUP DESCRIPTION
CREATING 1 ACRE RESIDENTIAL BUILDING SITE ON 38 ACRE PARCEL	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-1 (Rural Residential, 1 to 2 acres) District	1		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	AMA1	
				PRINT NAME:
				DATE:

COMMENTS: REPLACING PREVIOUS RESIDENCE ON ~38 ACRE PROPERTY.



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

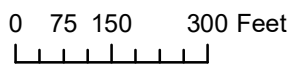
Owner/Agent Signature \_\_\_\_\_

Date \_\_\_\_\_



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11566  
**AVOIDANCE ACRES  
 EXCHANGE LLC**

Thomas E. Duffy  
3472 Orvold Park Drive  
McFarland, WI 53558  
608-444-0466

To: Town of Pleasant Springs

Re: Rezoning 2710 Highway MN  
Parcel 0611-051-8500-3

Dear Members of the zoning committee,

Thank you for considering the proposed change of access to the agricultural field and residential location for the above referenced property.

We are a breeding operation specializing in Belgian draft (work) horses and also utilize the horses in some farm operations.

The previous field access was located parallel to the woods at the SOUTH end of the property at a +20% slope, making it difficult to maneuver farm implements. The stormwater retention plan incorporated an alternate access of <12% grade to the hay field. The alternate field access will also provide shared access to the new residential location. As the previous owner's residence was built on the lowest part of the property (in the same plane as the new stormwater retention pond) the residence sustained water in the basement. The proposed residence location is higher, and will not be subject to flooding. The old residence and detached garage locations will be converted to maximize grazing and/or crop production.

Please feel free to contact me if you have any questions,

Sincerely,

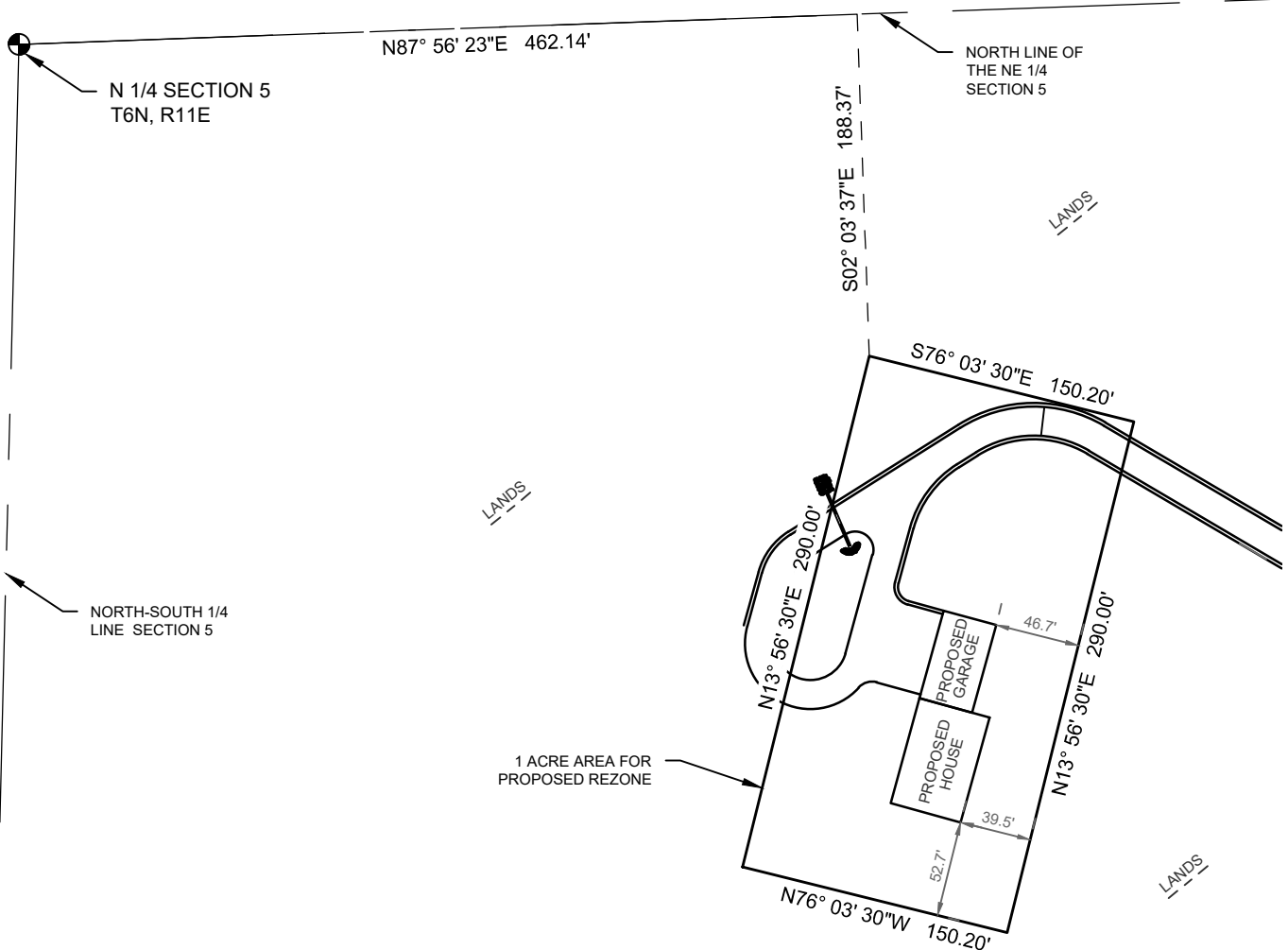
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Thomas E. Duffy

Date: \_\_\_\_\_

# REZONE EXHIBIT MAP

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 11 EAST,  
TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN.



N 1/4 SECTION 5  
T6N, R11E

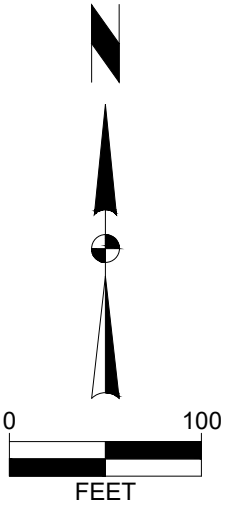
NORTH LINE OF  
THE NE 1/4  
SECTION 5

NORTH-SOUTH 1/4  
LINE SECTION 5

1 ACRE AREA FOR  
PROPOSED REZONE

PROPOSED  
GARAGE

PROPOSED  
HOUSE



ZONING NOTES:  
CURRENT ZONING: FP-35  
PROPOSED ZONING: RR-1

PARCEL NUMBER:  
046/0611-051-8500-3

TOTAL AREA OF REZONE:  
43,560 SQ. FT. (1.00 ACRES)

CURRENT ADDRESS: 2710 COUNTY HIGHWAY 'MN'  
\*PARCEL INFORMATION PER DANE COUNTY GIS



PREPARED FOR:  
Avoidance Acres  
Exchange, LLC  
3472 Orvold Park Dr.  
McFarland, WI 53558

PREPARED BY:  
Snyder & Associates, Inc.  
5010 Voges Road  
Madison, WI 53718  
(608) 838-0444  
www.snyder-associates.com

FN: 120.0XXX.30  
DATE: 04-20-2020  
REVISIONS:  
REV1  
REV2  
REV3

SHEET 1 OF 1

## REZONE AREA

Locate in the Northwest 1/4 of the Northeast 1/4 of Section 5, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin more particularly describes as follows:

Commencing at the North 1/4 of said Section 5;

Thence N87°56'23"E, 462.14 feet along the North line of the Northeast 1/4;

Thence S02°03'37"E, 188.37 feet to the Point of Beginning;

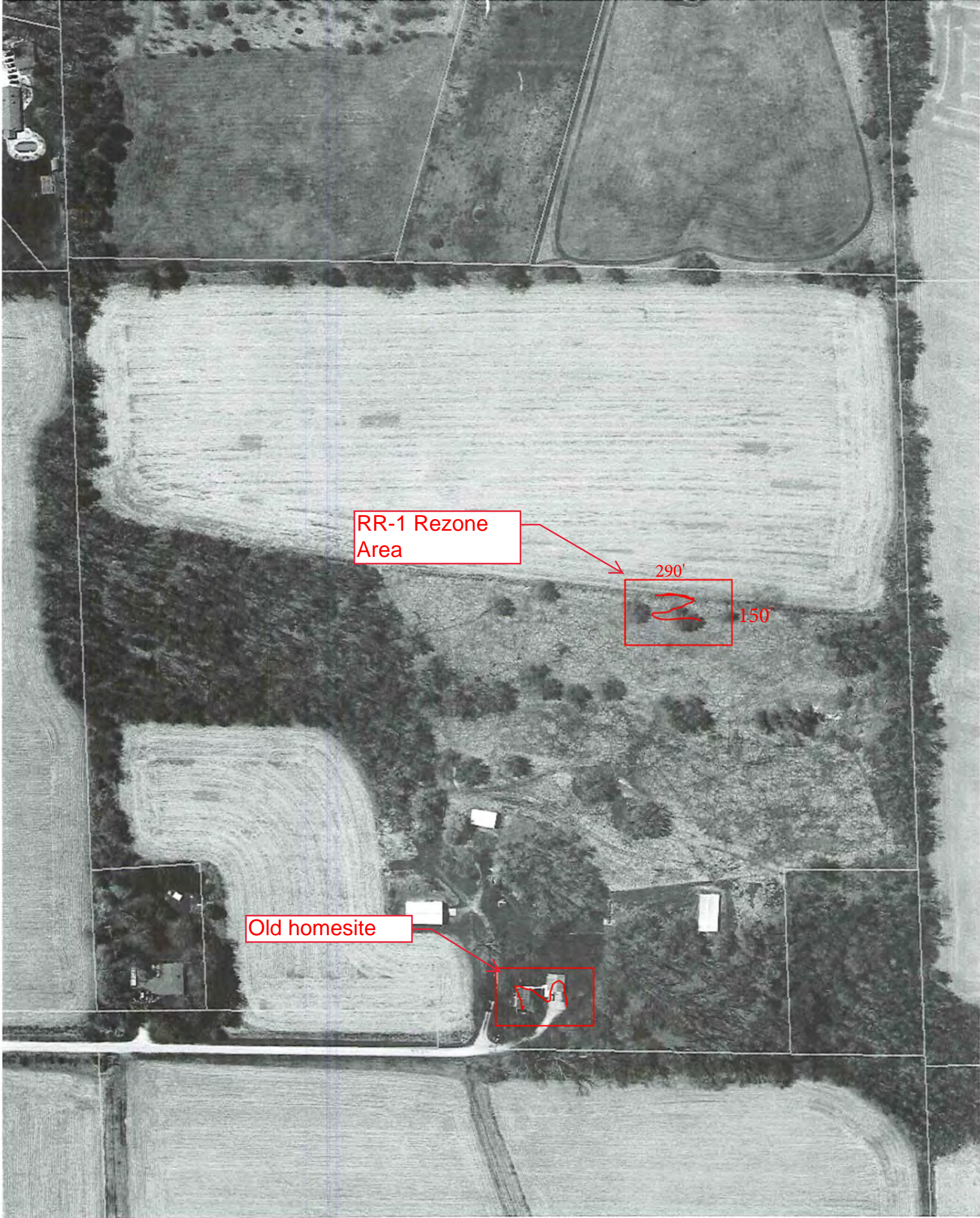
Thence S76°03'30"E, 150.20 feet;

Thence S13°56'30"W, 290.00 feet;

Thence N76°03'30" W, 150.20 feet;

Thence N13°56'30"E, 290.00 feet to the Point of Beginning.

Area of Rezone 43,460 Square Feet (1.00 Acre).

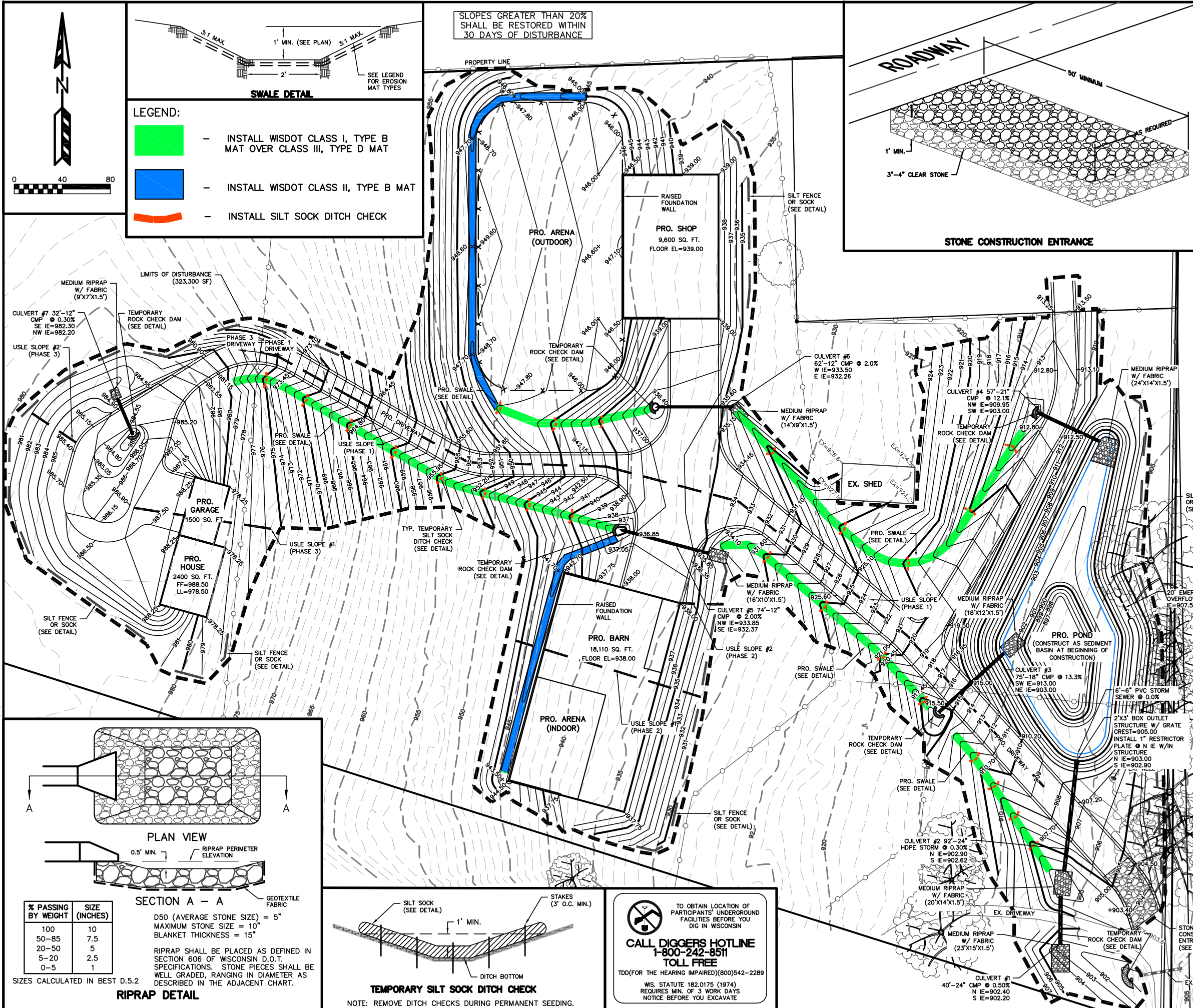


RR-1 Rezone Area

290'  
150'

Old homesite

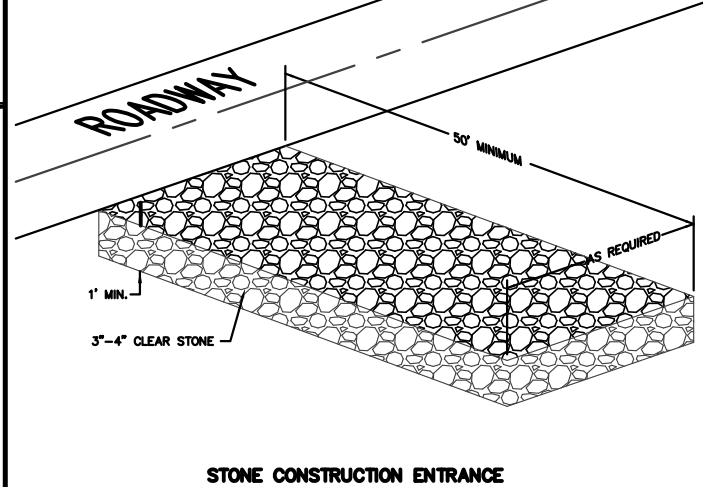
NA



**SWALE DETAIL**

**LEGEND:**

- INSTALL WISDOT CLASS I, TYPE B MAT OVER CLASS III, TYPE D MAT
- INSTALL WISDOT CLASS II, TYPE B MAT
- INSTALL SILT SOCK DITCH CHECK



**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**

**PHASE 1:**  
 OCT 1, 2018 - INSTALL INITIAL EROSION CONTROL DEVICES  
 OCT 1, 2018 - NOV 1, 2018 - REMOVE EXISTING HOUSE, CONSTRUCT DRIVEWAY, AND CONSTRUCT WET DETENTION POND  
 NOV 1, 2018 - JUNE 1, 2019 - CONSTRUCT SHOP AND ARENA AND RESTORE PERVIOUS DISTURBED AREAS

**PHASE 2:**  
 OCT 1, 2019 - INSTALL INITIAL EROSION CONTROL DEVICES  
 OCT 1, 2019 - JUNE 1, 2020 - CONSTRUCT BARN AND RESTORE PERVIOUS DISTURBED AREAS

**PHASE 3:**  
 JUNE 1, 2020 - INSTALL INITIAL EROSION CONTROL DEVICES  
 JUNE 1, 2020 - SEPT 5, 2020 - CONSTRUCT REMAINDER OF DRIVEWAY, CONSTRUCT HOUSE, AND RESTORE PERVIOUS DISTURBED AREAS

**RESTORATION NOTES:**

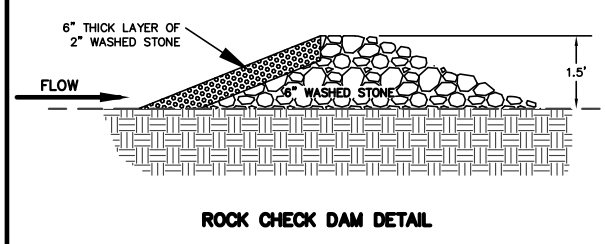
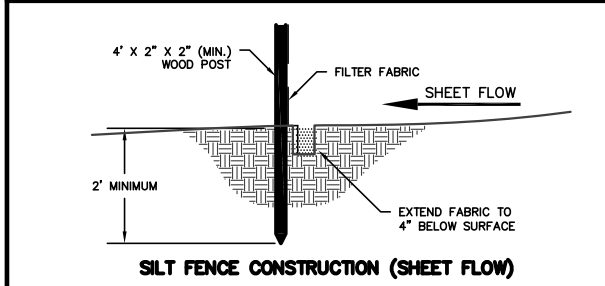
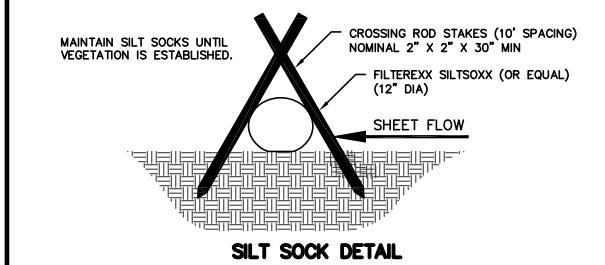
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. WET DETENTION NATURE SEED MIXTURES SHALL BE USED FOR THE BOTTOM OF THE DETENTION POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

**OWNER:**  
 TOM DUFFY  
 3472 ORVOLD PARK DR  
 MCFARLAND, WI 53558

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: RYAN QUAM  
 4604 SIGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



**RIPRAP DETAIL**

**PLAN VIEW**

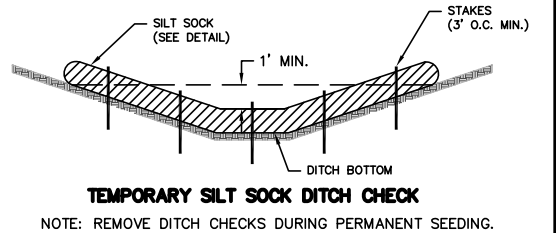
**SECTION A - A**

% PASSING BY WEIGHT	SIZE (INCHES)
100	10
50-85	7.5
20-50	5
5-20	2.5
0-5	1

D50 (AVERAGE STONE SIZE) = 5"  
 MAXIMUM STONE SIZE = 10"  
 BLANKET THICKNESS = 15"

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

SIZES CALCULATED IN BEST D.5.2



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**

TDD (FOR THE HEARING IMPAIRED) (800) 542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

**2710 CTH MN - TOWN OF PLEASANT SPRINGS**

GRADING AND EROSION CONTROL PLAN

EXHIBIT #3

DATED: SEPTEMBER 13, 2018

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



# Parcel Number - 046/0611-051-8500-3


Current

[← Parcel Parents](#)

[Summary Report](#)

## Parcel Detail

[Less -](#)

Municipality Name	TOWN OF PLEASANT SPRINGS
State Municipality Code	046
PLSS (T,R,S,QQ,Q)	06N 11E 05 NW NE (Click link above to access images for Qtr-Qtr)
Section	06N 11E 05 (Click link above to access images for Section)
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)
Block/Building	
Lot/Unit	(Click link above to see images for this Lot)
Parcel Description	SEC 5-6-11 FR NW1/4 NE1/4 EXC S 187 FT OF E 317 FT & EXC N 220.1 FT OF E 316.7 FT <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>
Current Owner	AVOIDANCE ACRES EXCHANGE LLC 
Primary Address	2710 COUNTY HIGHWAY MN
Billing Address	3472 ORVOLD PARK DR MCFARLAND WI 53558

## Assessment Summary

[More +](#)

<b>Assessment Year</b>	<b>2019</b>
Valuation Classification	G4 G5 G5M G7
Assessment Acres	38.000
Land Value	\$83,600.00
Improved Value	\$13,800.00
Total Value	\$97,400.00

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

### Zoning

FP-35

Zoning District Fact Sheets

### District Information

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23CG	COTTAGE GROVE FIRE
OTHER DISTRICT	23CG	COTTAGE GROVE EMS

### Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

## Tax Information

[E-Statement](#)[E-Bill](#)[E-Receipt](#)[Pay Taxes Online](#)[«](#)[< Newer](#)[Older >](#)[»](#)

### Tax Year 2019

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$83,600.00	\$13,800.00	\$97,400.00
<b>Taxes:</b>		\$1,470.34
<b>Lottery Credit(-):</b>		\$220.11
<b>First Dollar Credit(-):</b>		\$79.33
<b>Specials(+):</b>		\$157.11
<b>Amount:</b>		\$1,328.01
2019 Tax Info Details		Tax Payment History

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	06/26/2018	5420601		

[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: 0611-051-8500-3

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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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703