

# Dane County Rezone & Conditional Use Permit

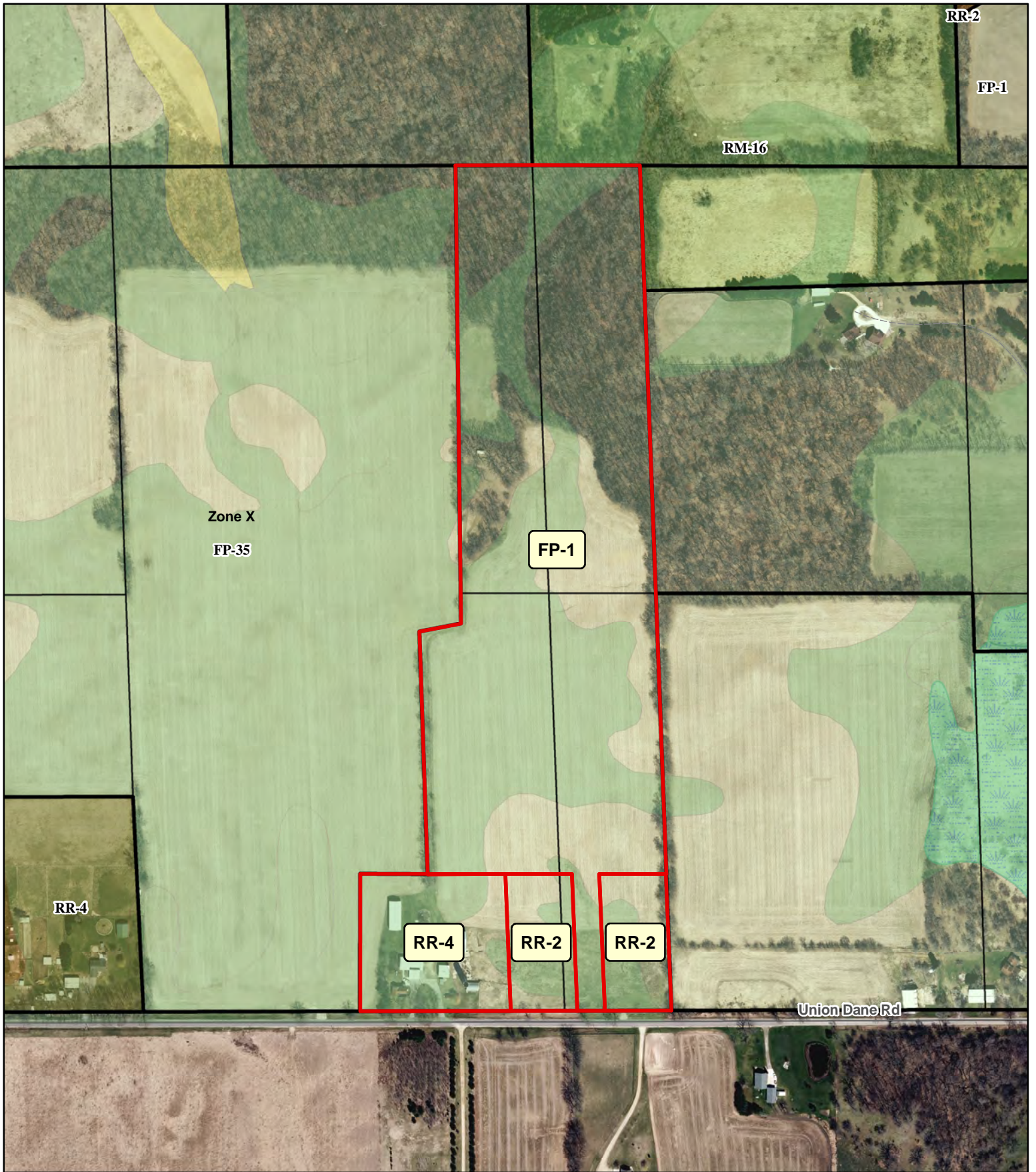
<b>Application Date</b>	<b>Petition Number</b>
08/20/2020	DCPREZ-2020-11603
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/27/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TERRY LUND	PHONE (with Area Code) (608) 712-2530	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 3724 UNION DANE RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS tklllund50@gmail.com		E-MAIL ADDRESS rjcombs@combssurvey.com	





ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3274 Union Dane Road					
TOWNSHIP RUTLAND	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-344-9501-0		0510-353-9100-4, 0510-353-8600-1, 0510-344-8001-0			

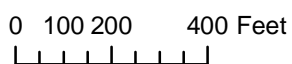
REASON FOR REZONE	CUP DESCRIPTION			
SEPARATING THE EXISTING RESIDENCE FROM THE FARMLAND AND CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.0		
FP-35 Farmland Preservation District	RR-2 Rural Residential District	4.0		
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	33.0		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  



**Legend**

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



Petition 11603  
TERRY LUND



**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

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Terry & Linda Lund	Agent Name:	Ron Combs
Address (Number & Street):	3724 Union Dane Road	Address (Number & Street):	109 W Milwaukee St
Address (City, State, Zip):	Brooklyn, WI 53521	Address (City, State, Zip):	Janesville, WI 53548
Email Address:	tkllund50@gmail.com	Email Address:	rjcombs@combssurvey.com
Phone#:	608-712-2530	Phone#:	(608) 752-0575

### PROPERTY INFORMATION

Township:	Rutland	Parcel Number(s):	051035391004, 051035386001, 051034495010, 0510344800
Section:	35	Property Address or Location:	3274 Union Dane Rd

### REZONE DESCRIPTION

Reason for the request. 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.

Is this application being submitted to correct a violation?  
 Yes  No

Proposal is to divide off the existing house and buildings onto a ~5 acre lot, create two new 2 acre lots for future development, and a fourth ag lot for the remaining acreage which will total approximately 33 acres. This will utilize the two remaining splits on the property. The intent is for the 5 acre lot with the house and buildings to be sold to my granddaughter. We intend to build a new house for ourselves on one of the new 2 acre lots. A four lot Certified Survey Map will be prepared.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	5 acres
FP-35	RR-2	4 acres (between the two lots)
FP-35	FP-1	33 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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

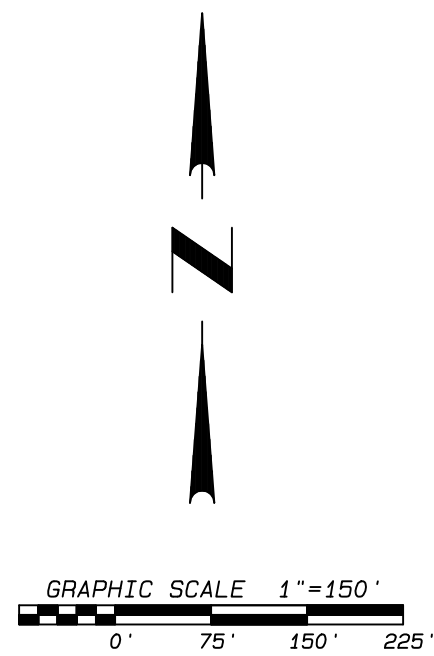
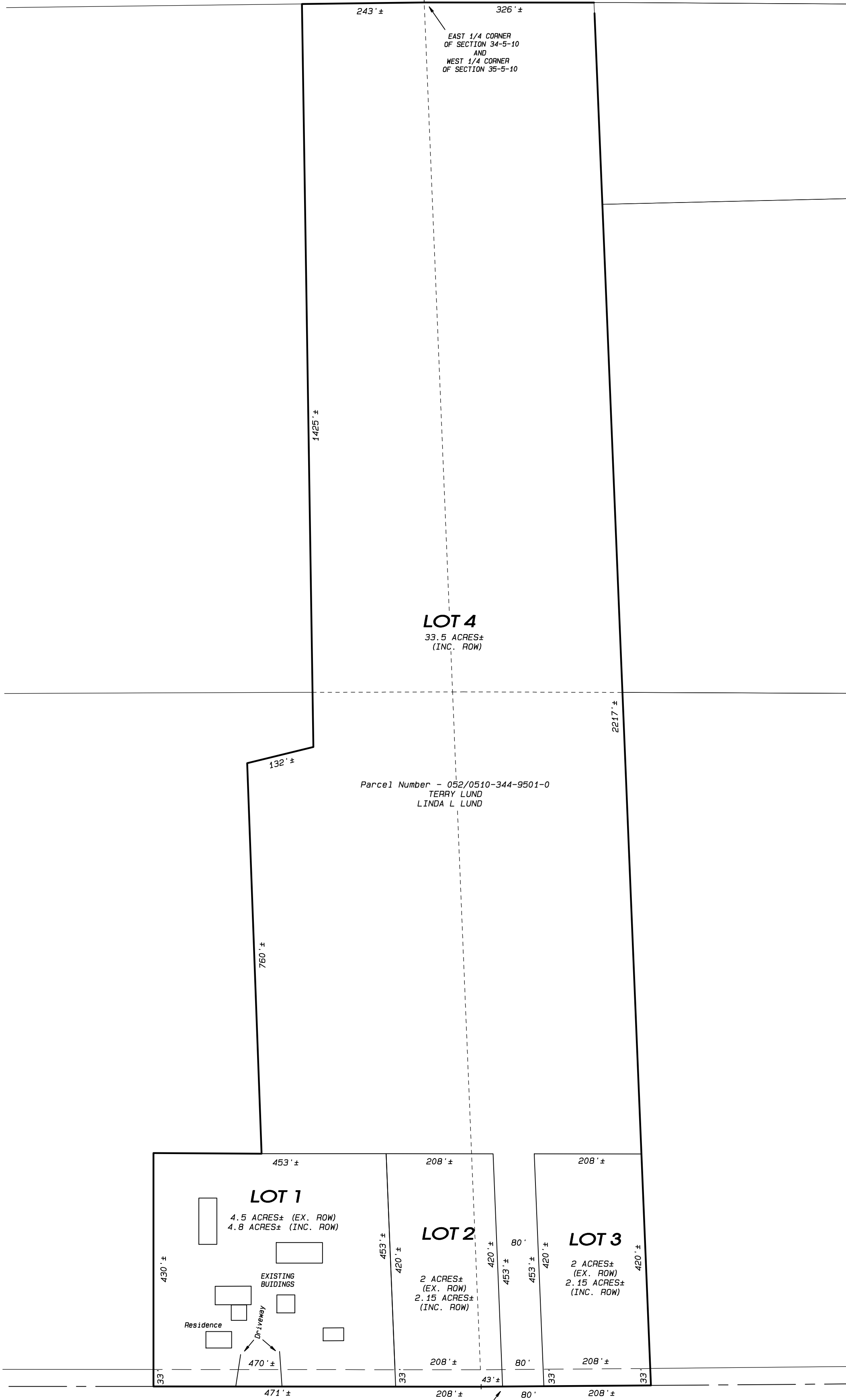
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Terry Lund

Date 8-17-2020

# PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 34 AND PART OF THE NW 1/4 OF THE SW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 35, ALL IN T.5N., R.10E. OF THE 4TH P.M., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.



NOTES:  
 THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
 THE BASIS OF BEARINGS IS ASSUMED.

W. UNION-DANE COUNTY LINE ROAD

SE CORNER OF SECTION 34-5-10 AND SW CORNER OF SECTION 35-5-10

 <p>109 W. Milwaukee St.                  Janesville, WI 53548                  www.combsurvey.com</p>	• LAND SURVEYING • LAND PLANNING • CIVIL ENGINEERING	DATE 08/19/20
		BY s11
		PROJECT NO. 120-444
		CLIENT LUND

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		<b>Applicant:</b> Terry Lund			
<b>Town</b>	Rutland	<b>A-1EX Adoption</b>	6/7/1978	<b>Orig Farm Owner</b>	Norval Lund
<b>Section:</b>	34, 35	<b>Density Number</b>	35	<b>Original Farm Acres</b>	100.33
<b>Density Study Date</b>	8/11/2020	<b>Original Splits</b>	2.87	<b>Available Density Unit(s)</b>	2



### Reasons/Notes:

The original 1978 farm unit remains eligible for 2 splits in addition to the residence on parcel 0510-344-9501-0. Applicant indicates that 2012 sale of 58.5 acres did not include a split.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
051034481250	57.98	MARSHALL REV TR, JASON H	
051035391004	9.99	TERRY LUND & LINDA L LUND	
051035386001	10.29	TERRY LUND & LINDA L LUND	
051034495010	14.14	TERRY LUND & LINDA L LUND	
051034480010	7.93	TERRY LUND & LINDA L LUND	



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 19, 2020

TO: Terry Lund

RE: Description for rezone purposes only-Lot 1 (FP-35 to RR-4)

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T.5N., R.10E., OF THE 4<sup>TH</sup> P.M., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the SE Corner of said Section; thence Westerly along the South Line of the SE 1/4 of said Section, 165 feet more or less to the place of beginning for the land to be herein described; thence Westerly continuing along said South Line, 471 feet more or less; thence Northerly 463 feet more or less; thence Easterly 453 feet more or less; thence Southerly 453 feet more or less to the place of beginning.

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 120-444A For: Lund



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 19, 2020

TO: Terry Lund

RE: Description for rezone purposes only-Lot 2 (FP-35 to RR-2)

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, T.5N., R.10E., OF THE 4<sup>TH</sup> P.M., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Beginning at the SE Corner of said Section 34; thence Westerly along the South Line of the SE 1/4 of said Section, 165 feet more or less; thence Northerly 453 feet more or less; thence Easterly, 208 feet more or less; thence Southerly 453 feet more or less to the South Line of the SW 1/4 of said Section 35; thence Westerly along said South Line, 43 feet more or less to the place of beginning.

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 120-444B For: Lund



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 19, 2020

TO: Terry Lund

RE: Description for rezone purposes only-Lot 3 (FP-35 to RR-2)

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, T.5N., R.10E., OF THE 4<sup>TH</sup> P.M., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the SW Corner of said Section; thence Easterly along the South Line of the SE 1/4 of said Section, 123 feet more or less to the place of beginning for the land to be herein described; thence Northerly 453 feet more or less; thence Easterly 208 feet more or less; thence Southerly 453 feet more or less to said South Line; thence Westerly 208 feet more or less to the place of beginning.

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 120-444C For: Lund





- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 19, 2020

TO: Terry Lund

RE: Description for rezone purposes only-Lot 4 (FP-35 to FP-1)

PART OF THE SE 1/4 OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 34 AND PART OF THE NW 1/4 OF THE SW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 35, T.5N., R.10E., OF THE 4<sup>TH</sup> P.M., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the SW Corner of said Section 35; thence Easterly along the South Line of the SW 1/4 of said Section 35, a distance of 43 feet more or less to the place of beginning for the land to be herein described; thence Northerly 453 feet more or less; thence Westerly 450 feet more or less; thence Northerly 760 feet more or less; thence Easterly 132 feet more or less; thence Northerly 1425 feet more or less to the East-West Centerline of said Section 34; thence Easterly along said East-West Centerline, 243 feet more or less to the West 1/4 Corner of said Section 35; thence Easterly along the East-West Centerline of said Section 35, a distance of 326 feet more or less; thence Southerly 2217 feet more or less; thence Westerly 208 feet more or less; thence Southerly 453 feet more or less to said South Line of the SW 1/4 of said Section 35; thence Westerly along said South Line, 80 feet more or less to the place of beginning.

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 120-444D For: Lund