

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/19/2017	DCPREZ-2017-11231
Public Hearing Date	C.U.P. Number
12/11/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KLONDIKE FARMS LLC	PHONE (with Area Code) (608) 575-0643	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) N8995 STATE RD UNIT 104		ADDRESS (Number & Street)	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip)	
E-MAIL ADDRESS klondikefarms@frontier.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	
1161 FLINT RD					
TOWNSHIP RUTLAND	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-093-8000-2					

REASON FOR REZONE	CUP DESCRIPTION
CREATING THREE LOTS AND SEPARATING FARM RESIDENCE FROM THE FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	16		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent)
--	---	--	----------------------------------	----------------------------

PRINT NAME:
DATE:



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- 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 Erika + Kenn Klahn (Klondike Farms) Agent's Name _____
 Address N8995 State Rd 104 Brooklyn Address _____
 Phone 608 575 0643 Phone _____
 Email Klondikefarms@frontier.com Email _____

Town: Rutland Parcel numbers affected: 0510-093-8000-2
 Section: 9 Property address or location: 1161 Flint Rd
 Zoning District change: (To / From / # of acres) A-1EX to RH-2

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 15 % 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: Separation of existing farm residence and create 3 new residential lots.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Erika Klahn Date: 10/19/17

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2017-11231
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 1161 FLINT RD, TOWN OF RUTLAND, WI 53589

Receipt No.	833737					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	18828	\$486.00	10/19/2017	SSA1		

Owner Info.: KLONDIKE FARMS LLC
N8995 STATE RD UNIT 104
BROOKLYN, WI 53521

Work Description:

KLONDIKE FARMS LLC
N8995 STATE RD UNIT 104
BROOKLYN WI 53521

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

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

Current Owner
Current Owner
1191 FLINT RD
STOUGHTON WI 53589

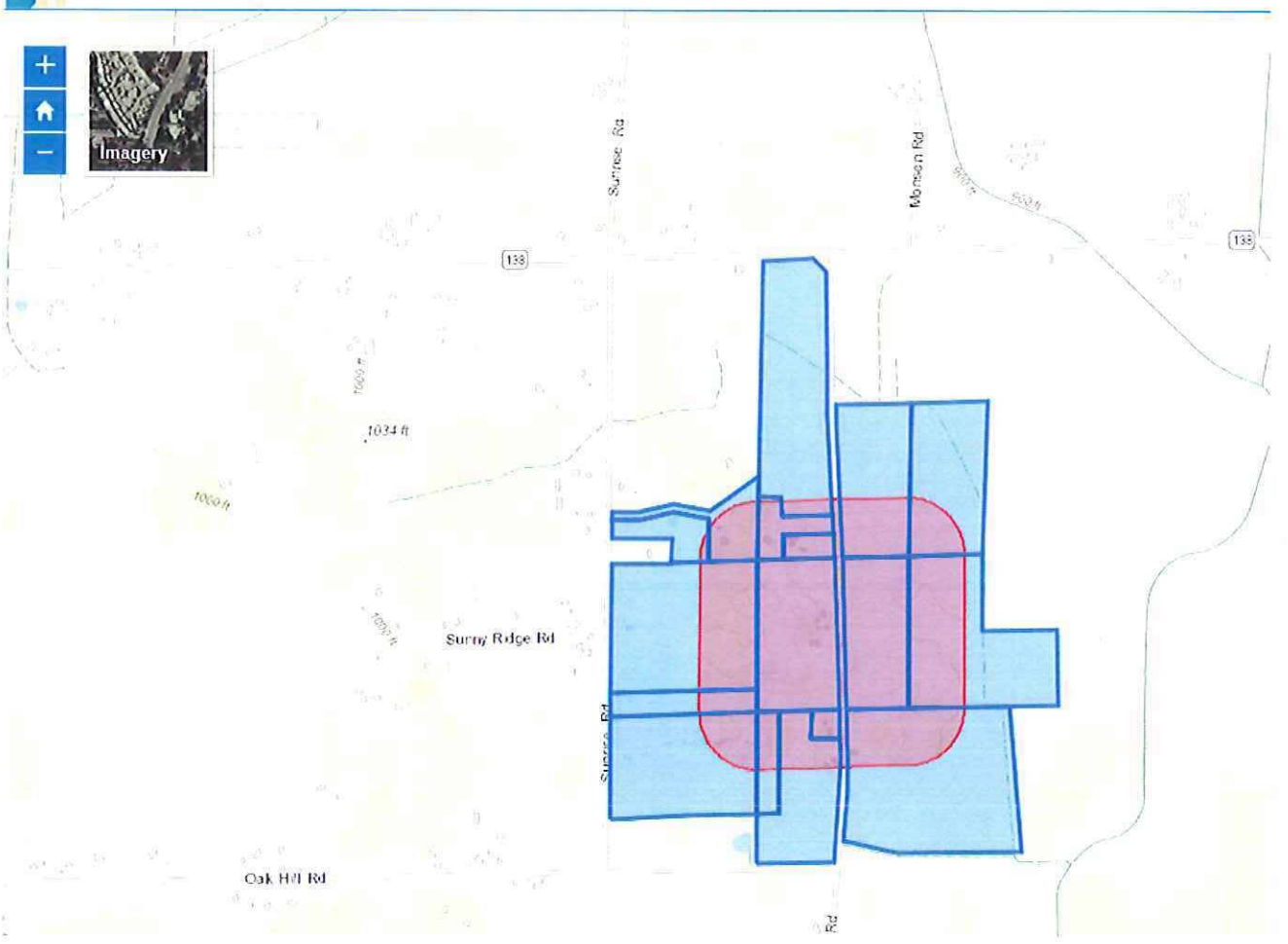
MICHAEL R UTSCHIG
3332 QUAM DR
STOUGHTON WI 53589

NORMAN C HANDELAND
VICKIE L HANDELAND
1123 FLINT RD
STOUGHTON WI 53589


MCKARNS HOLDINGS INC
125 LAWN PL
ROCKFORD IL 61103

DOUGLAS L OLSON
587 HANERVILLE RD
STOUGHTON WI 53589

Dane County Public Notification



Parcel Number - 052/0510-093-8000-2**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
PLSS (T,R,S,QQ,Q)	05N 10E 09 NE SW (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 09 (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 9-5-10 NE1/4 SW1/4 799/18 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KLONDIKE FARMS LLC	
Primary Address	1161 FLINT RD	
Billing Address	N8995 STATE RD 104 BROOKLYN WI 53521	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	39.600	
Land Value	\$63,700.00	
Improved Value	\$140,800.00	
Total Value	\$204,500.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

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

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

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

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

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

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

Tax Summary (2016) More +

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$64,000.00	\$140,800.00	\$204,800.00
Taxes:		\$3,426.95
Lottery Credit(-):		\$142.16
First Dollar Credit(-):		\$75.59
Specials(+):		\$8.67
Amount:		\$3,217.87

District Information

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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	09/29/2017	5360724		

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: 0510-093-8000-2

Document Types and their Abbreviations

Document Types and their Definitions

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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



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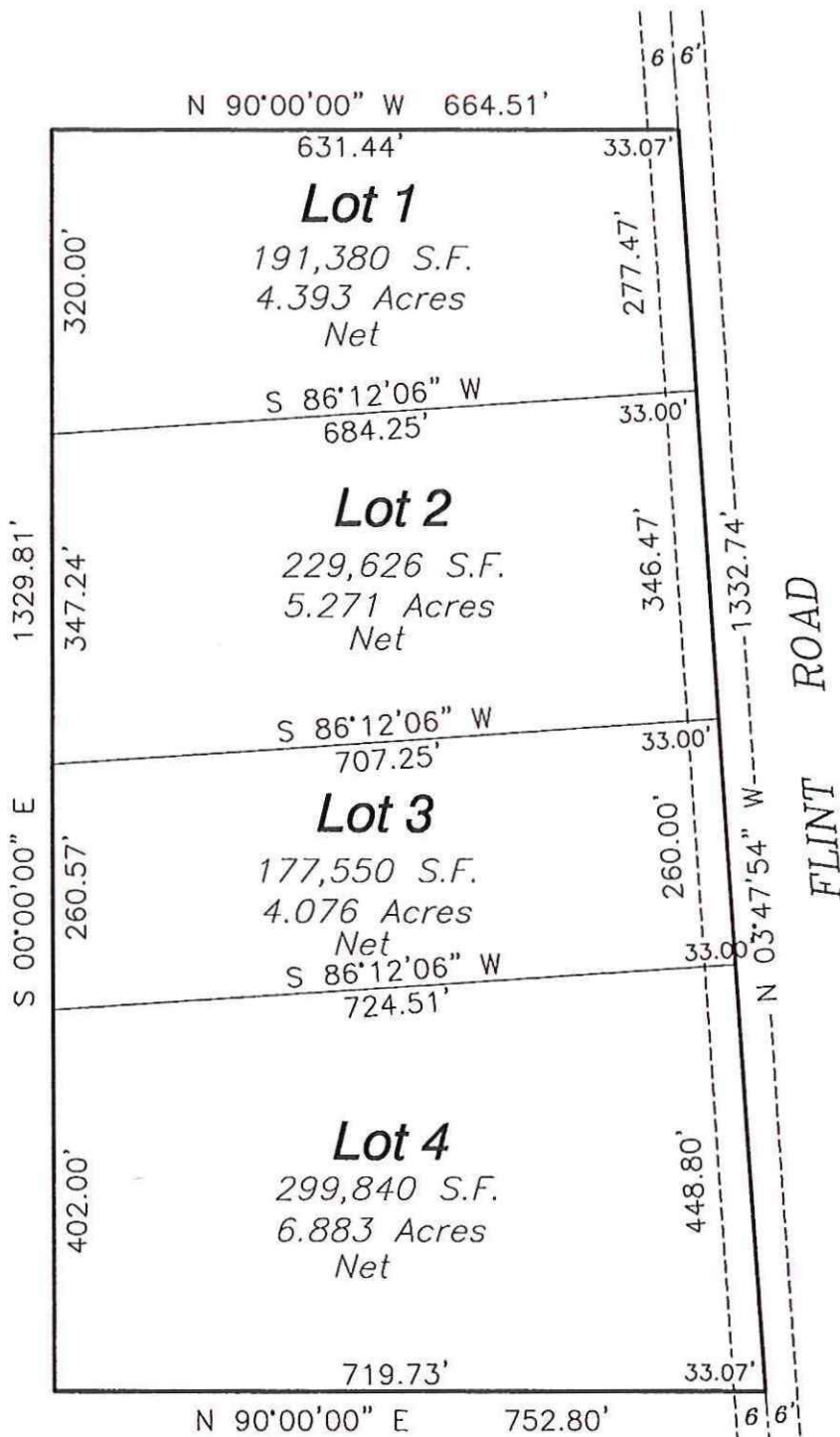


Sun Prairie, WI. 53590
 Phone (608) 837-7463
 Fax (608) 837-1081

Parcel No.
 0510-093-8000-2

Zoning:
 A-1(Ex) to RH-2

Soils:
 Type II = 15%
 Other = 85%



Description A-1(Ex) to RH-2:

Part of the Northeast 1/4 of the Southwest 1/4, Section 9, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows:

Commencing at the South 1/4 Corner of said Section 9; thence S86°54'19"W, 606.39 feet along the South line of said Southwest 1/4 to the center line of Flint Road; thence N4°38'54"E, 617.87 feet along said center line; thence continuing along said center line along a curve to the left having a radius of 3600.00 feet and a long chord bearing and length of N1°14'27"E, 427.96 feet; thence continuing along said center line N2°10'01"W, 288.18 feet to the South line of said Northeast 1/4 of the Southwest 1/4 and the point of beginning; thence N90°00'00"W, 752.80 feet; thence N00°00'00"W, 1329.81

N 02°10'01" W 288.18'
 N 01°14'27" E 427.96'
 R=3600.00'

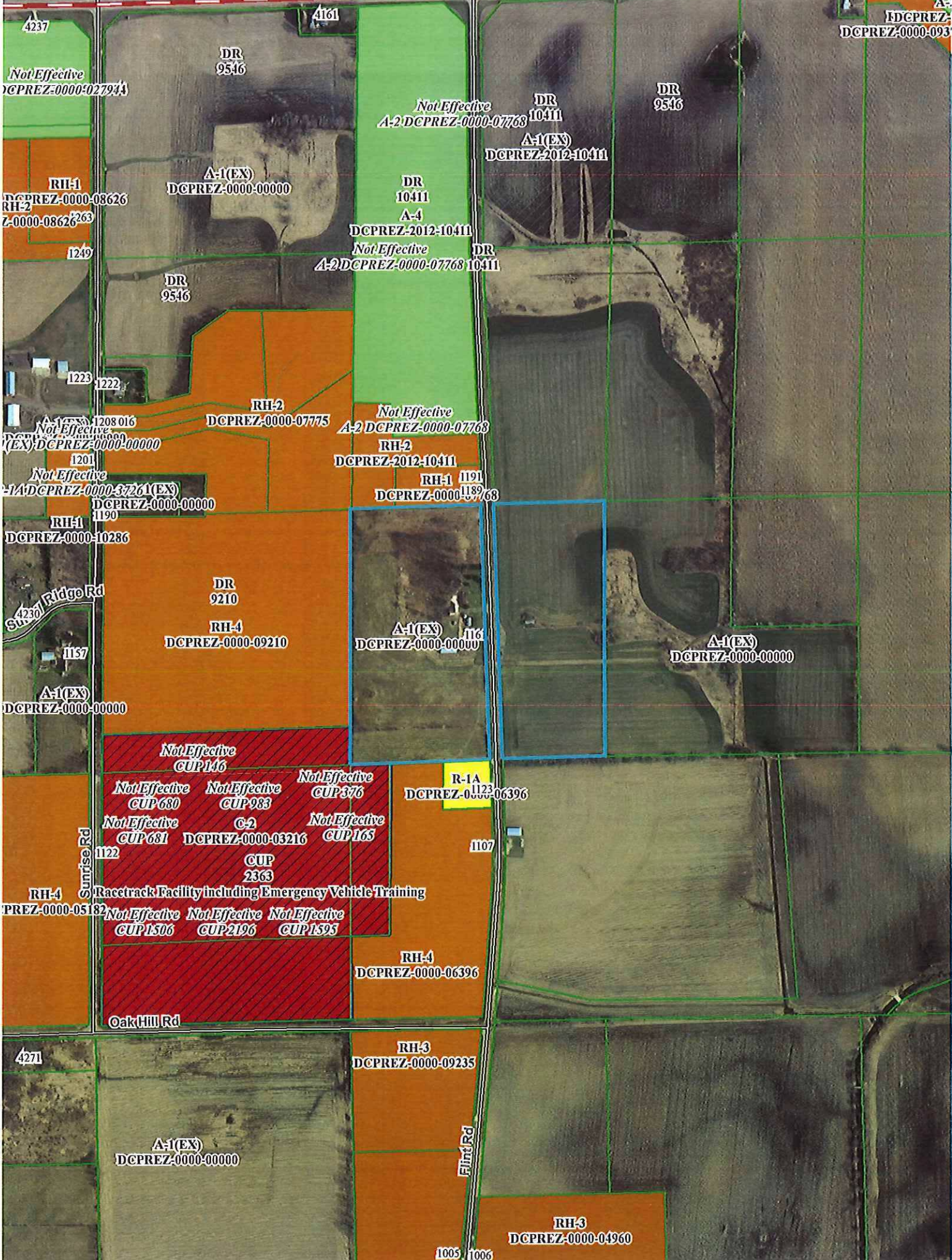
Prepared for:

Kevin and Erika Klahn
 N8995 State Highway 104
 Brooklyn, WI 53521
 608-575-0643

Description A-1(Ex) to RH-2:

Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, T5N, R10E, Town of Rutland, Dane County, Wisconsin, described as follows:

Commencing at the South $\frac{1}{4}$ Corner of said Section 9; thence $S86^{\circ}54'19''W$, 606.39 feet along the South line of said Southwest $\frac{1}{4}$ to the center line of Flint Road; thence $N4^{\circ}38'54''E$, 617.87 feet along said center line; thence continuing along said center line along a curve to the left having a radius of 3600.00 feet and a long chord bearing and length of $N1^{\circ}14'27''E$, 427.96 feet; thence continuing along said center line $N2^{\circ}10'01''W$, 288.18 feet to the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the point of beginning; thence $N90^{\circ}00'00''W$, 752.80 feet; thence $N00^{\circ}00'00''W$, 1329.81 feet; thence $N90^{\circ}00'00''E$, 664.51 feet to said center line; thence $S03^{\circ}47'54''E$, 1332.74 feet along said center line to the point of beginning; Containing 942,377 square feet, or 21.634 acres (898,346 square feet, or 20.623 acres net).



4237
Not Effective
DCPREZ-0000-027944

DR
9546

4161

Not Effective
A-2 DCPREZ-0000-07768

DR
10411

DR
9546

A-1(EX)
DCPREZ-2012-10411

RH-1
DCPREZ-0000-08626
RH-2
Z-0000-08626-263

A-1(EX)
DCPREZ-0000-00000

DR
10411

A-4

DCPREZ-2012-10411

Not Effective
A-2 DCPREZ-0000-07768

DR
10411

1249

DR
9546

1223

1222

RH-2

DCPREZ-0000-07775

Not Effective
A-2 DCPREZ-0000-07768

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

1208 016

1201

Not Effective
A-1 DCPREZ-0000-37261(EX)
DCPREZ-0000-00000

RH-2

DCPREZ-2012-10411

RH-1

DCPREZ-0000-118968

RH-1
DCPREZ-0000-10286

Ridge Rd
4230
Sunrise Rd

DR
9210

RH-4

DCPREZ-0000-09210

A-1(EX)

DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

Not Effective
CUP146

Not Effective
CUP680

Not Effective
CUP983

Not Effective
CUP376

R-1A
DCPREZ-0000-112306396

Not Effective
CUP681

C-2
DCPREZ-0000-03216

Not Effective
CUP165

1122

CUP
2363

1107

RH-4
DCPREZ-0000-05182
Racetrack Facility including Emergency Vehicle Training

Not Effective
CUP1506

Not Effective
CUP2196

Not Effective
CUP1595

RH-4

DCPREZ-0000-06396

Oak Hill Rd

4271

RH-3

DCPREZ-0000-09235

A-1(EX)
DCPREZ-0000-00000

Flint Rd

RH-3

DCPREZ-0000-04960

1005 1006

Dane County Rezone & Conditional Use Permit

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12/11/2017	

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BILLING ADDRESS (Number & Street) N8995 STATE RD UNIT 104		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip)	
E-MAIL ADDRESS klondikefarms@frontier.com		E-MAIL ADDRESS	

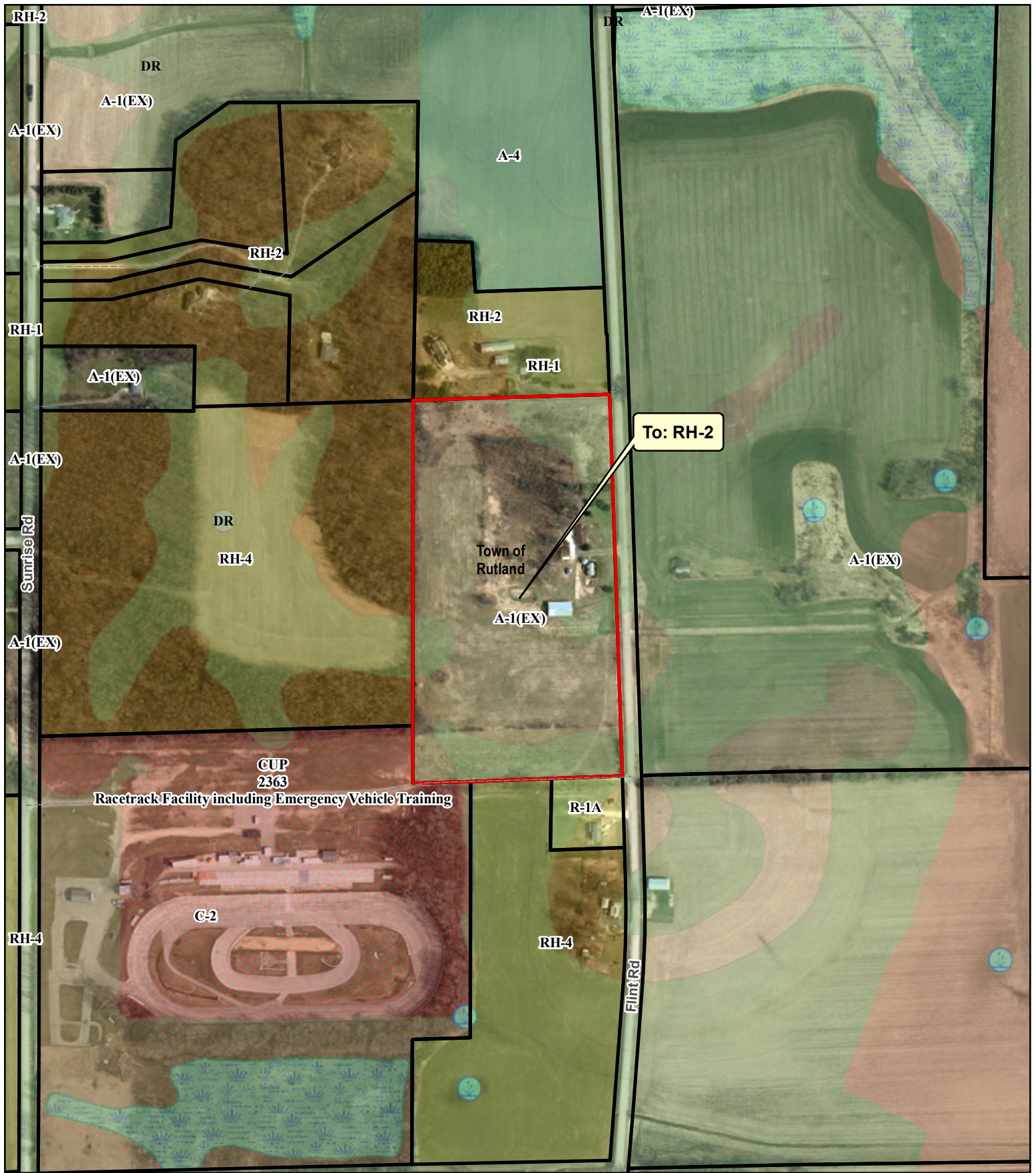
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1161 FLINT RD					
TOWNSHIP RUTLAND	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-093-8000-2					

REASON FOR REZONE	CUP DESCRIPTION
CREATING THREE LOTS AND SEPARATING FARM RESIDENCE FROM THE FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	20.623		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Erika A. Klahn</i>
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PRINT NAME: Erika Klahn
DATE: 10/19/2017



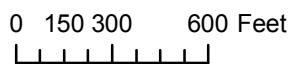
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11231
KLONDIKE FARMS LLC