


# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/21/2016	DCPREZ-2016-11037
Public Hearing Date	C.U.P. Number
09/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RICHARD PEDERSON	PHONE (with Area Code) (608) 695-8700	AGENT NAME DAVID RIESOP	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) PO BOX 95		ADDRESS (Number & Street) 306 W QUARRY	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS tmatson@matsonhomes.com		E-MAIL ADDRESS wismapping@charter.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3213 COUNTY HIGHWAY A					
TOWNSHIP RUTLAND	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-134-8280-4					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	1.25		
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	0.73		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JR</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent) 
PRINT NAME: Josh Riesop				
DATE: 7/21/16				



# Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Richard Pederson</u>	Agent's Name	<u>David Riesop</u>
Address	<u>PO Box 95, Stoughton, Wi 53589</u>	Address	<u>306 West Quarry, Deerfield, Wi</u>
Phone	<u>(608) 695-8700 TOM MATSON</u>	Phone	<u>(608) 764-5602</u>
Email	<u>tmatson@matsonhomes.com</u>	Email	<u>wismapping@charter.net</u>

Town: Rutland  Parcel numbers affected: 0510-134-8280-4

Section: 13  Property address or location: near 3213 CTH "A", Stoughton, Wi

Zoning District change: (To / From / # of acres) A-1 ex to A2(1) and A-2(8) 1.95 acres

Soil classifications of area (percentages) Class I soils:      % Class II soils: 75 % Other: 25 %

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:

rezone non conforming parcel for building site and rezone to transfer to adjacent lot owner

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

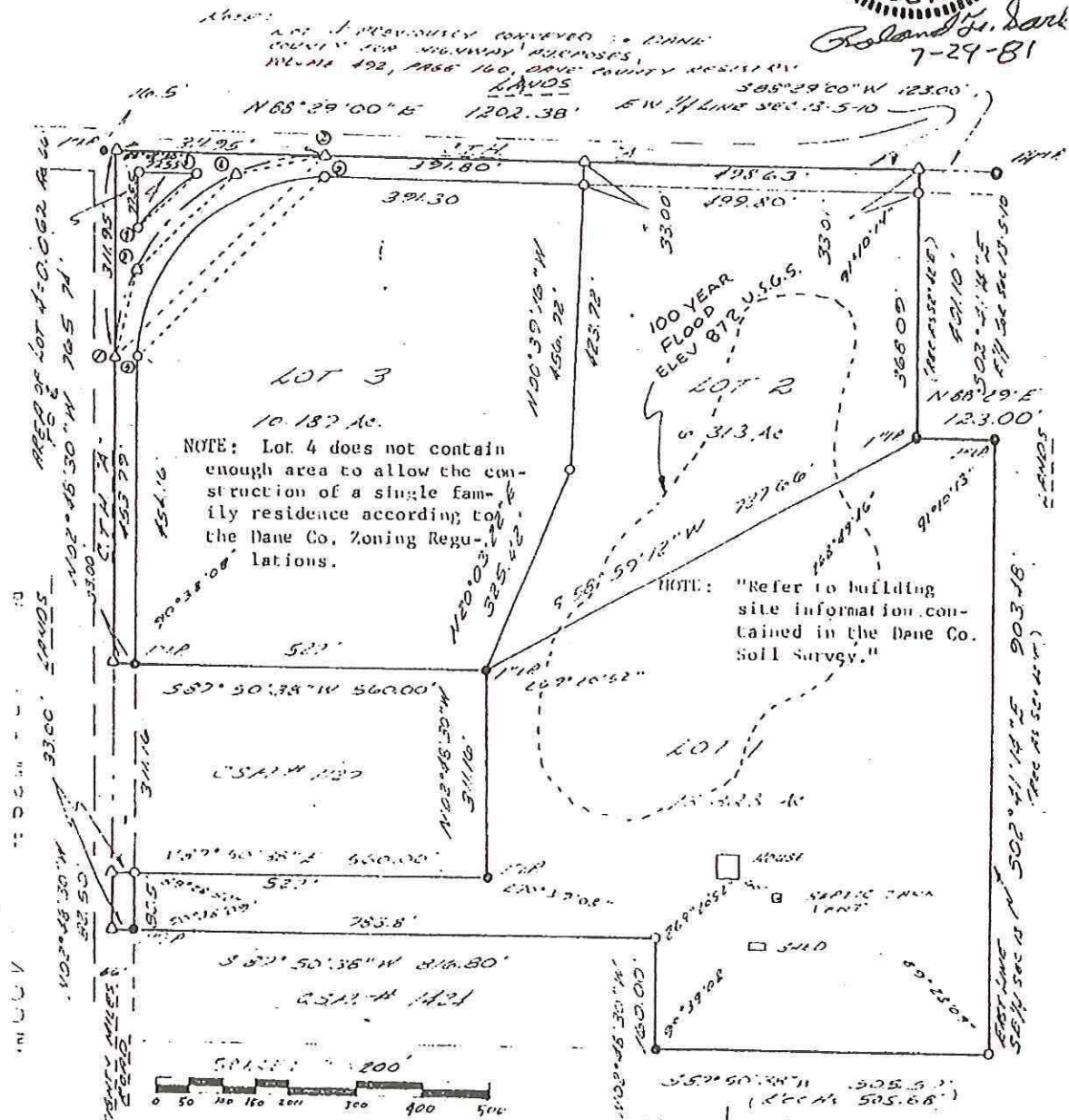
Submitted By:  Date: 07/20/2016

Part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13,  
T5N, R10E, Town of Rutland, Dane County,  
Wisconsin.

VOL 2973 PAGE 42



*Roland F. Sarko*  
7-29-81



CHAIN	BEARING	ANGLE
1-2	305° 136.17 N42°50'15"E 91°17'30"	
2-3	" 141.88 N10°38'29"E 26°53'58"	
3-4	" 196.04 N42°50'15"E 37°29'31"	
4-5	" 1185 N75°02'01"E 26°53'58"	
5-6	272° 388.98 N42°50'15"E 18°27'35"	
6-7	378° 188.13 N42°50'15"E 91°17'30"	

- 20V STAIN FOUND, SIZE UNKNOWN
- SET 34.52" SOD FOUND 20V 12110
- △ SET 20.74" SOD FOUND 231105/11
- △ SET 20.74" SOD FOUND 231105/11
- SCALE 1" = 200'

R.F. Sarko and Associates, Inc.  
Land Surveyors  
104 King Street  
Madison, Wisconsin 53703

Map Number: 4-1091b  
Job Number: 1464  
Page One of Three

Document No. 1714258  
Map No. 3752  
Volume 15  
Page 219

0510-134-8280-4

SURVEYORS CERTIFICATE

CERTIFIED SURVEY PLAT

STATE OF WISCONSIN )  
COUNTY OF DANE ) ss.

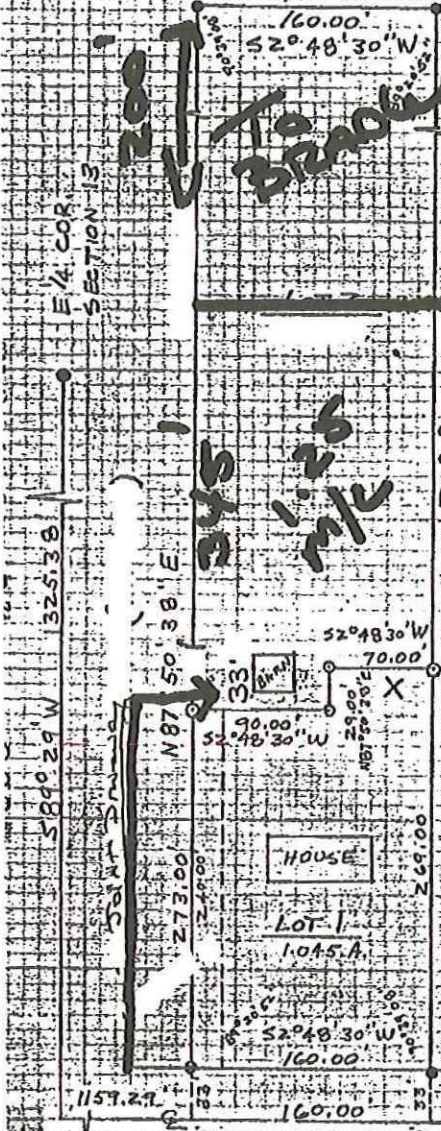
GEORGE A. WEIR  
DANE COUNTY SURVEYOR  
City-County Building  
Madison, Wisc. 53709  
Phone office 266-4251  
home 238-2852  
EAST OFFICE  
2317 S. Stoughton Rd.  
Madison, Wisc. 53716  
Phone 222-8511



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

I hereby certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information furnished

*George A. Weir*  
George A. Weir, Professional Land Surveyor, S 0843



DESCRIPTION: Lot 1, Certified Survey Map No. 1411, Volume 6, Page 83, Dane County Register of Deed's records, being part of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

NOTE: Lot 2 of this survey is restricted to the extent that no building construction can occur prior to a suitable public street dedication.

Variance granted by the Dane County Agriculture, Zoning, Planning and Water Resources Committee on May 2, 1974, to permit the creation of Lot 2 which will not front or abut a public street.

EIGHTY MILES ROAD

LEGEND  
Scale: 1 inch = 100 FEET  
● iron stakes found  
○ 1"x24" iron pipe driven  
min. wt. = 1.13 #/ln ft  
X SEPTIC SYSTEM

SURVEYED ATS  
DRAWN TRG  
CHECKED GAW  
APPROVED GAW  
Field Book Page MAP No 8427 830  
Date of Survey 7 MAY 74

SURVEYED FOR: Mr. Donald Swangstya  
509 E. Jefferson St., Stoughton, Wisconsin  
DESCRIPTION - LOCATION: PART NE 1/4 SE 1/4 SECTION 13,  
T5N, R10E, Town of Rutland, Dane County, Wisconsin

APPROVED FOR RECORDING PER Dane County Agriculture, Zoning,  
Plan. & Water Resources Committee action of May 7, 1974  
*N. Smith*

REGISTER OF DEED'S CERTIFICATE  
Received for record this 7 day of May, 1974 at  
9 o'clock, A.M. and recorded in Volume 6 of  
CERTIFIED SURVEY MAPS of Dane County on Page 101  
*Donald K. Hill*  
By: *Marian Jordan*, Register of Deeds.  
*Deputy*

Office Map No. 8465  
DOCUMENT NO. 1396486  
CERTIFIED SURVEY MAP NO. 1424, VOLUME 6 PAGE 101



**Real Living Matson & Associates, Inc.**

PO Box 333, 1601 E. Main Street  
Stoughton, WI 53589  
Office: (608) 873-8700  
Fax: (608) 873-4407  
[www.MatsonHomes.com](http://www.MatsonHomes.com)

Dane County Zoning:

Re: Parcel #0510-134-8280-4

Attached please find a request to allow for a transfer of properties between adjoining landowners via creation of a new certified survey map and rezoning which would allow for the construction of a single family home on the approximately 1.25 acre parcel on the easterly 345' of what now is known as lot #2 CSM 1424 recorded in Vol. 6, Page 101.

It is the desire of the owner of this parcel, along with adjoining property owners to correct a situation that developed with the recording of a two lot certified survey map in 1974 in which a legal parcel was created with a 20' wide easement.

The owner of the adjacent property lot #1 Map #3752 has agreed to enter into an easement and joint driveway agreement to improve the access to the property.

Variance:

The hardship and request for a variance to be granted would be based on the lack of road frontage and limited access to the subject property. In our opinion this would vastly improve an existing situation.

Thank you for taking the time to consider our request.

Regards,

A handwritten signature in black ink, appearing to be "Thomas W. Matson", written over a horizontal line.

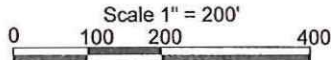
Thomas W. Matson,  
Agent for Seller



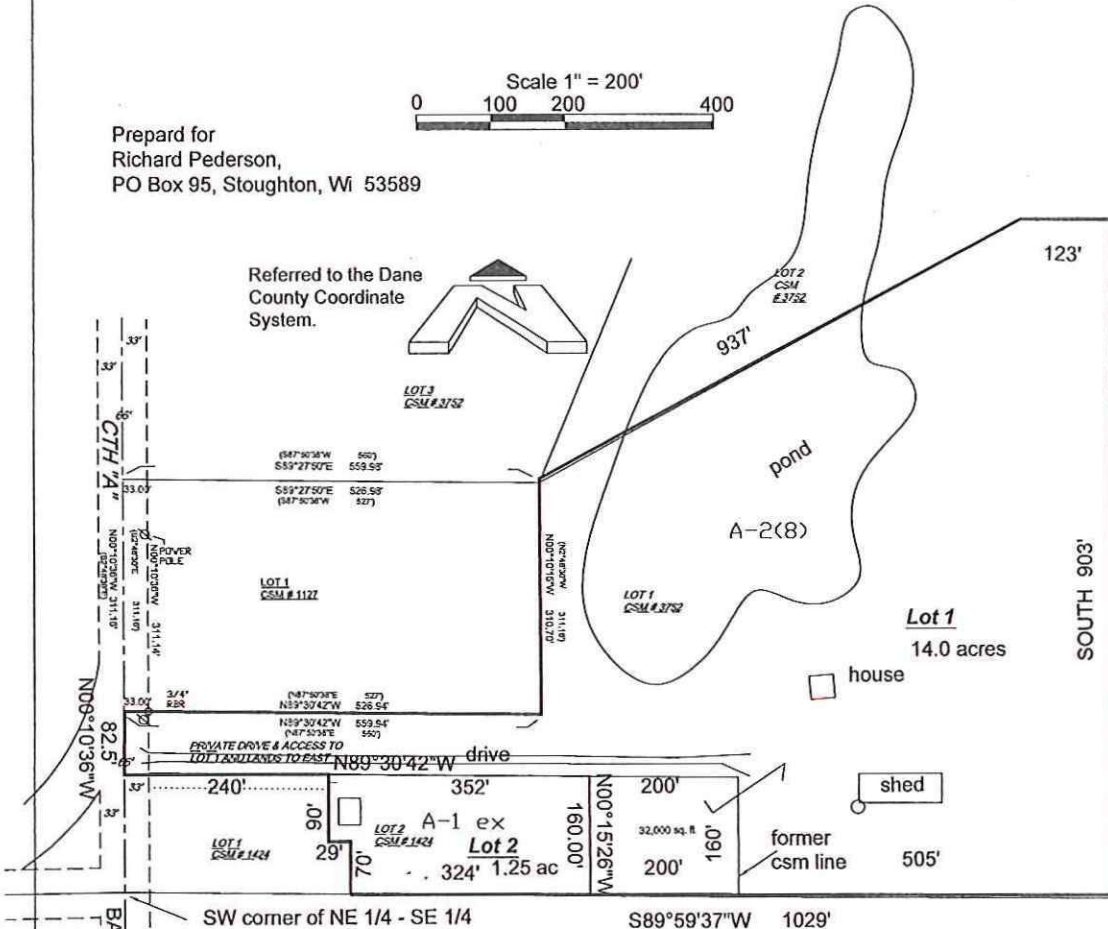
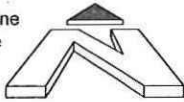
# Preliminary Certified Survey Map

Part of Lot 2, Dane County Certified Survey Map number 1424 and part of Lot 1 of Dane County Certified Survey Map number 3752, being located in part of the NE 1/4 of the SE 1/4 of Section 13, T.5N., T.13E., Town of Rutland, Dane County, Wisconsin

Prepared for  
Richard Pederson,  
PO Box 95, Stoughton, WI 53589



Referred to the Dane County Coordinate System.



### A-1ex to A-2(8)

Part of Lot 2, Dane County Certified Survey Map number 1424, being located in part of the NE 1/4 of the SE 1/4 of Section 13, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 2; thence West along the South line of said lot, 200 feet; thence North, 160 feet to the North line thereof; thence East, 200 feet to the Northeast corner of said lot; thence South, 160 feet to the point of beginning.

### A-1 ex to A-2(1)

Part of Lot 2, Dane County Certified Survey Map number 1424, being located in part of the NE 1/4 of the SE 1/4 of Section 13, T.5N., R.10E., Town of Rutland, Dane County, Wisconsin, described as follows: Beginning at the Southwest corner of Lot 2; thence North, 70 feet; thence West, 29 feet; thence North 90 feet to the Northwest corner of said lot; thence East, 352 feet; thence South, 160 feet to the South line of said lot; thence West, 324 feet to the point of beginning. The above described containing 1.25 acres.

## Wisconsin Mapping, LLC

\* surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 4892-16 Date 7/19/2016  
Sheet 1 of 1