


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/16/2015	DCPREZ-2015-10942
Public Hearing Date	C.U.P. Number
02/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DALE R PUISTO	PHONE (with Area Code) (608) 838-4750	AGENT NAME ISTHMUS SURVEYING LLC	PHONE (with Area Code) (608) 244-1090
BILLING ADDRESS (Number & Street) 3274 LEE SOUTH CT		ADDRESS (Number & Street) 450 N BALDWIN ST.	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS c.puisto2@gmail.com		E-MAIL ADDRESS isthmussurveying@sbcglobal.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	
3274 S. Lee Court					
TOWNSHIP BLOOMING GROVE	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-363-8390-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	2.5		
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	13.63		

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 checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Paul Spetz
				DATE: 12-16-15



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:

- **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>Dale and Catherine Puisto</u>	Agent's Name	<u>Paul Spetz/Isthmus Surveying LLC</u>
Address	<u>3274 Lee South Court</u> <u>McFarland, WI 53558</u>	Address	<u>450 N. Baldwin Street</u> <u>Madison, WI 53703</u>
Phone	<u>(608) 838-4750</u>	Phone	<u>(608) 244-1090</u>
Email	<u>c.puisto2@gmail.com</u>	Email	<u>isthmussurveying@sbcglobal.net</u>

Town: Blooming Grove Parcel numbers affected: 008/0710-363-8390-0

Section: 36 Property address or location: 3274 Lee South Court

Zoning District change: (To / From / # of acres) Rezoned to A-2 from A1-EX/13.63 acres; Rezoned to RH(1) from A1-EX/2.50 acres.

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 31 % Other: 69 %

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:

The Puisto's would like to divide their existing 16.12 acre parcel; The division will create a parcel which will include their existing home site. The home site would sit on 2.50 acres and be rezoned to RH(1); The remaining vacant lands would contain 13.62 acres and be rezoned to A-2; They will proceed with the land division as soon as Rezoning has been completed (Spring of 2016).

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

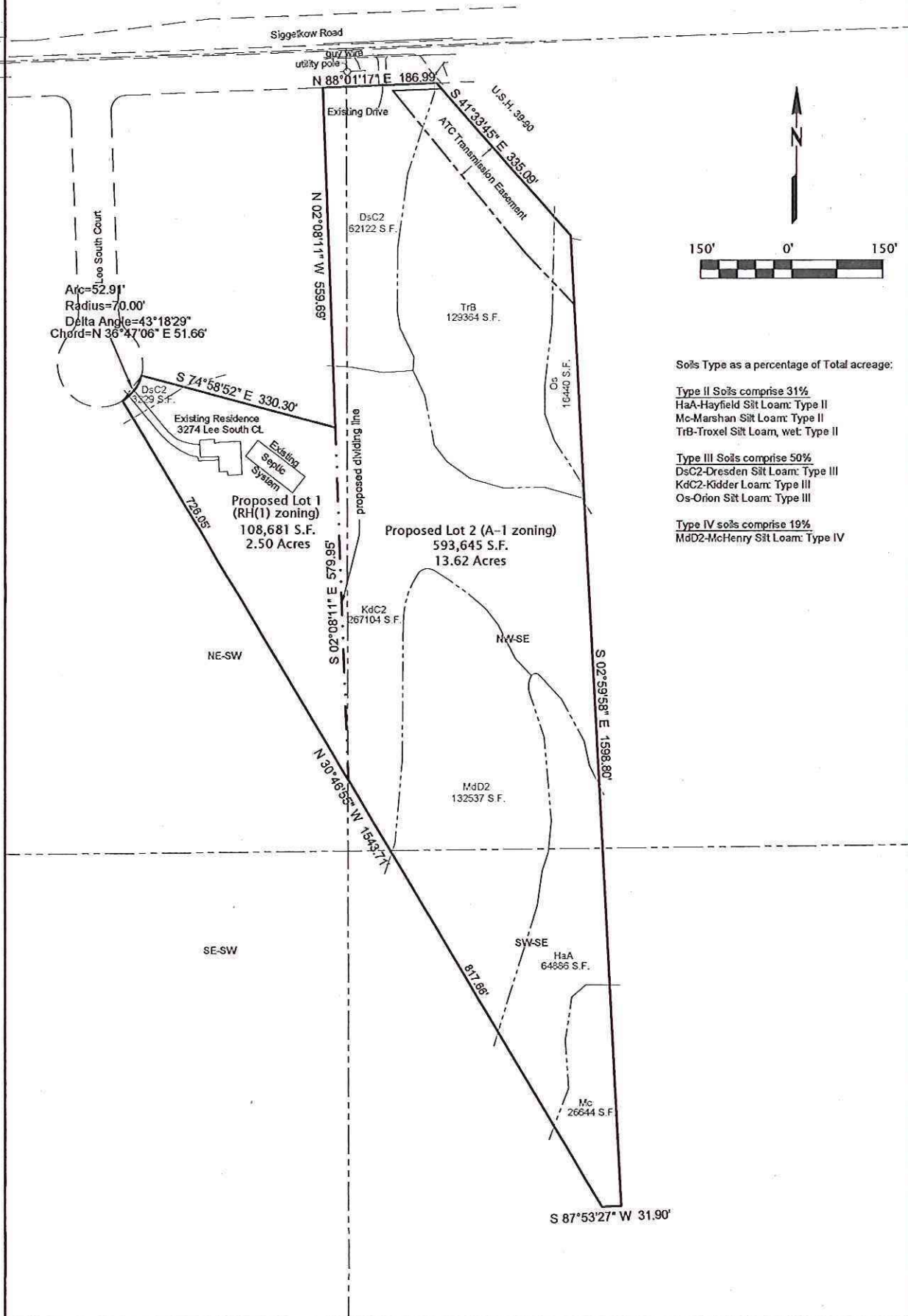
Submitted By:

Date: 12/14/2015

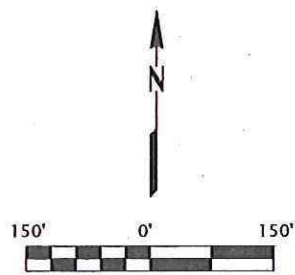
Puisto Rezone Map

3274 Lee South Court

Located in the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 36, T7N, R10E Town of Blooming Grove, Dane County, Wisconsin



Lee South Court
 Arc=52.9'
 Radius=70.00'
 Delta Angle=43°18'29"
 Chord=N 36°47'06" E 51.66'



Soils Type as a percentage of Total acreage:

Type II Soils comprise 31%
 HaA-Hayfield Silt Loam: Type II
 Mc-Marshan Silt Loam: Type II
 TrB-Troxel Silt Loam, wet: Type II

Type III Soils comprise 50%
 DsC2-Dresden Silt Loam: Type III
 KdC2-Kidder Loam: Type III
 Os-Orion Silt Loam: Type III

Type IV soils comprise 19%
 MdD2-McHenry Silt Loam: Type IV

Existing Residence
 3274 Lee South Ct.
 Existing Septic System

Proposed Lot 1
 (RH(1) zoning)
 108,681 S.F.
 2.50 Acres

Proposed Lot 2 (A-1 zoning)
 593,645 S.F.
 13.62 Acres

Lee South Court

Siggeikow Road

N 88°01'17" E 186.99'

S 41°33'45" E 335.08'
 ATC Transmission Easement

DsC2
 52122 S.F.

TrB
 123364 S.F.

Os
 16440 S.F.

S 74°58'52" E 330.30'

DsC2
 2829 S.F.

Existing Residence
 3274 Lee South Ct.

726.05'

NE-SW

S 02°08'11" E 579.95'

KdC2
 367104 S.F.

NW-SE

S 02°59'58" E 1598.80'

MdD2
 132537 S.F.

SE-SW

N 30°46'55" W 1543.71'

SW-SE
 HaA
 64536 S.F.

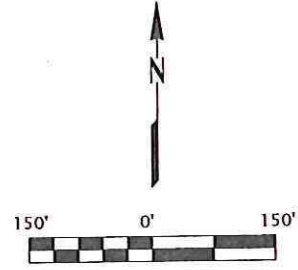
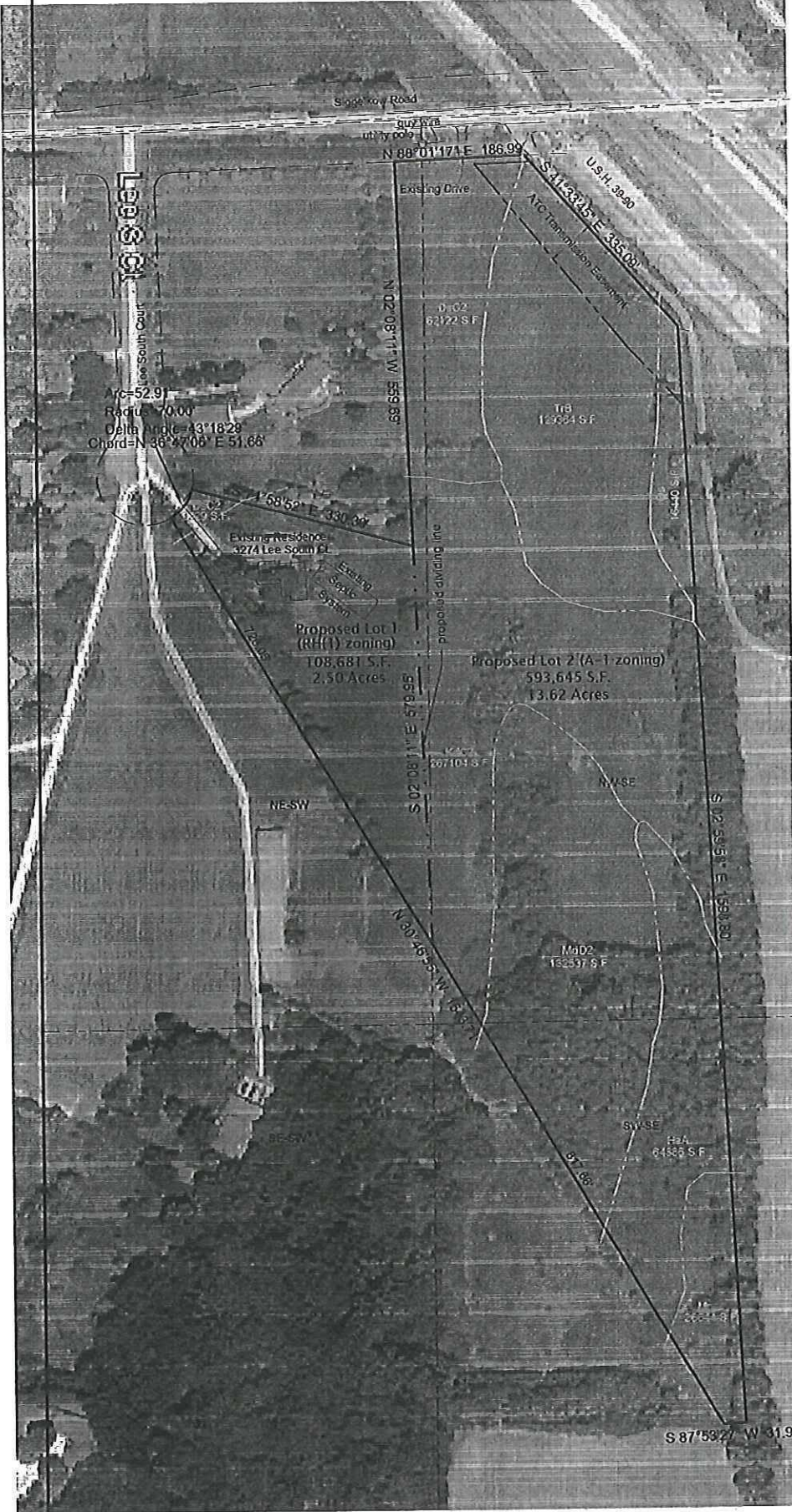
Mc
 26644 S.F.

S 87°53'27" W 31.90'

Puisto Rezone Map

3274 Lee South Court

Located in the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 36, T7N, R10E Town of Blooming Grove, Dana County, Wisconsin



Soils Type as a percentage of Total acreage:

- Type II Soils comprise 31%
 - HaA-Hayfield Silt Loam: Type II
 - Mc-Marshan Silt Loam: Type II
 - TrB-Troxel Silt Loam, wet: Type II
- Type III Soils comprise 50%
 - DsC2-Dresden Silt Loam: Type III
 - KdC2-Kidder Loam: Type III
 - Os-Orion Silt Loam: Type III
- Type IV soils comprise 19%
 - MdD2-McHenry Silt Loam: Type IV

Puisto Rezone: Parcel No. 008/0710-363-8390-0 Address: 3274 Lee South Court

Entire Parcel Description: Existing Zoning A1-EX

A parcel of land located in the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, of Section 36, T7N, R10E Town of Blooming Grove, Dane County, Wisconsin more particularly described as follows:

Commencing at a point on the Easterly platted Right-of-way line of Lee South Court, said point being the Southwesterly most platted boundary corner of Lot 1, Certified Survey Map No. 7633, Said point also being the point of beginning of this description; thence S 74°58'52" E, along the southerly platted boundary line of said Lot 1, C.S.M. No. 7633, 330.30 feet;
thence N 02°08'11" W, along the easterly platted boundary line of said Lot 1, C.S.M. No. 7633, 559.69 feet;
thence N 87°47'47" E, along the southerly right-of-way line of Siggelkow Road, 186.99 feet;
thence S 41°33'45" E, along the southwesterly platted right-of-way line of United States Highway 39-90, 335.09 feet;
thence S 02°59'58" E, 1598.80 feet;
thence S 87°53'27" W, 31.90 feet;
thence N 30°46'55" W, 1543.71 feet;
thence along 52.91 feet along the arc of a curve to the left, said curve having a radius of 70.00 feet, and a chord bearing N 36°47'06" E, 51.66 feet, and a delta angle of 43°18'29" to the point of beginning.

This description contains 702,326 square feet, or 16.12 acres.

Portion to be rezoned to RH-(1)

A parcel of land located in the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, of Section 36, T7N, R10E Town of Blooming Grove, Dane County, Wisconsin more particularly described as follows:

Commencing at a point on the Easterly platted Right-of-way line of Lee South Court, said point being the Southwesterly most platted boundary corner of Lot 1, Certified Survey Map No. 7633, Said point also being the point of beginning of this description; thence S 74°58'52" E, along the southerly platted boundary line of said Lot 1, C.S.M.



7633, 330.30 feet;
thence S 02°08'11" E, 579.95 feet;
thence N 30°46'55" W, 726.05 feet;
thence along 52.91 feet along the arc of a curve to the left, said curve having a radius of 70.00 feet, and a chord bearing N 36°47'06" E, 51.66 feet, and a delta angle of 43°18'29", to the point of beginning.

This Description contains 108,681 square feet, or 2.50 acres

Portion to be rezoned to A-2

A parcel of land located in the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4, of Section 36, T7N, R10E Town of Blooming Grove, Dane County, Wisconsin more particularly described as follows:

Commencing at a point on the Easterly platted Right-of-way line of Lee South Court, said point being the Southwesterly most platted boundary corner of Lot 1, Certified Survey Map No. 7633, thence S 74°58'52" E, along the southerly platted boundary line of said Lot 1, C.S.M. 7633, 330.30 feet to the Southeast corner of said Lot 1 and the point of beginning of this description;;

thence N 02°08'11" W, along the easterly platted boundary line of said Lot 1, C.S.M. No. 7633, 559.69 feet;
thence N 87°47'47" E, along the southerly right-of-way line of Siggelkow Road, 186.99 feet;
thence S 41°33'45" E, along the southwesterly platted right-of-way line of United States Highway 39/90, 335.09 feet;
thence S 02°59'58" E, 1598.80 feet;
thence S 87°53'27" W, 31.90 feet;
thence N 30°46'55" W, 817.66 feet;
thence N 02°08'11" W, 579.95 feet to the point of beginning.

This description contains 593,645 square feet, or 13.62 acres