

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/09/2018	DCPREZ-2018-11333
Public Hearing Date	C.U.P. Number
09/17/2018	

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME MARK NELSON	PHONE (with Area Code) (608) 719-2626	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3204 COUNTY HIGHWAY A		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS lisafrey411@gmail.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	
3196 COUNTY HWY A					
TOWNSHIP RUTLAND	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-131-9780-0					

REASON FOR REZONE	CUP DESCRIPTION
-------------------	-----------------

ALLOW FOR DECREASED REAR YARD SETBACK FOR FUTURE SINGLE FAMILY RESIDENCE	
--	--

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-3 Residence District	0.5		

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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SLJ3	<i>Lisa M. Nelson</i>
Applicant Initials <u>LMN</u>	Applicant Initials <u>LMN</u>	Applicant Initials <u>LMN</u>		

PRINT NAME: Lisa M. Nelson
DATE: 7.9.18



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>Mark Nelson</u>	Agent's Name	_____
Address	<u>3204 CTY TKA</u>	Address	_____
Phone	<u>Stoughton WI 53589</u>	Phone	_____
	<u>(608) 719.2626</u>		_____
Email	<u>lisa.frey41@gmail.com</u>	Email	_____

Town: Stoughton Parcel numbers affected: 0510-131-97800
 township: Rothland
 Section: 01 Property address or location: 3196 CTY TKA Stoughton, WI 53589

Zoning District change: (To / From / # of acres) A-1 exclusive to R3 Acreage = .5

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: 100 % 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:

Existing rem. parcel of property - looking to transform to conforming parcel in order to build a new home.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Lisa Nelson Date: 7.9.18



Dane County Planning & Development Land Division Review

October 18, 2017

Mark Nelson
3204 CTH A
Stoughton, WI 53589

Re: Parcel status determination
Town of Rutland, Section 13
Parcel # 0510-131-9780-7 (0.5 acres)

Current zoning of subject parcel is A-1EX, (Agricultural).

Dear Mr. Nelson,

I have reviewed the parcel in question and it is apparent that this parcel, described in recorded document #4291589 of the Dane County Registry was created prior to the effective date of the Dane County Land Division Regulations. Therefore, no change in zoning and no Certified Survey Map is required, as this parcel is a grandfathered parcel of record.

The timeline of title history is attached below for the subject parcel and you may contact myself if you have any questions with this letter.


Please contact myself with any questions regarding this letter,.

Sincerely,

Daniel Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Rutland,
Majid Allan, Dane County Senior Planner

Parcel Number - 052/0510-131-9780-0**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 13 SE NE (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 13 (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 13-5-10 PRT SE1/4 NE1/4 W 147.6 FT OF E 1012.2 FT OF S 147.6 FT LOT C This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MARK NELSON	
Primary Address	3196 COUNTY HIGHWAY A	
Billing Address	3204 COUNTY HIGHWAY A STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1	
Assessment Acres	0.500	
Land Value	\$66,900.00	
Improved Value	\$13,400.00	
Total Value	\$80,300.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~06/20/2018~~ - 05:00 PM

Ends: ~~06/20/2018~~ - 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/28/2018~~ - 06:00 PM

Ends: ~~06/28/2018~~ - 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 (2017) **More +**

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$66,900.00	\$13,400.00	\$80,300.00
Taxes:		\$1,403.48
Lottery Credit(-):		\$136.18
First Dollar Credit(-):		\$77.81
Specials(+):		\$8.67
Amount:		\$1,198.16

District Information

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

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	03/22/2007	4291589		

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: 0510-131-9780-0

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.



Access Dane is a product of
 Dane County Land Information Council
 © Copyright 2001
 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Parcel C Zoning Description:

Part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 13, T5N, R10E located in the Town of Rutland, Dane County, Wisconsin, described as follows: Commencing at the East $\frac{1}{4}$ corner of said Section 13; thence West (assumed) 864.6 feet to the point of beginning; thence continuing West along the same line 147.6 feet; thence N1°31'W, 147.6 feet; thence East, 147.6 feet; thence S1°31'E, 147.6 feet to the point of beginning. Containing 21,778 square feet or 0.50 acres.

BRUCE A SIME
KIM M SIME
1192 STARR SCHOOL RD
STOUGHTON WI 53589

LARRY C NELSON
TRUDY M NELSON
3202 COUNTY HIGHWAY A
STOUGHTON WI 53589

LAVERNE C NELSON JR
VICKIE L NELSON
3186 COUNTY HIGHWAY A
STOUGHTON WI 53589

KEVIN D HANSON
DIANA HANSON
3148 COUNTY HIGHWAY A
STOUGHTON WI 53589

TAMMY M LEASE
3200 COUNTY HIGHWAY A
STOUGHTON WI 53589

KEVIN D HANSON
DIANA HANSON
3148 COUNTY HIGHWAY A
STOUGHTON WI 53589

SHAPIRO REV TR STUART M & WENDY J
343 PARKWAY AVE
BELLEVILLE WI 53508

SHAPIRO REV TR STUART M & WENDY J
3190 COUNTY HIGHWAY A
STOUGHTON WI 53589

CLINTON BYRNES
3198 COUNTY HIGHWAY A
STOUGHTON WI 53589

Current Owner
3204 COUNTY HIGHWAY A
STOUGHTON WI 53589

BRUCE L JOHNSON
3182 COUNTY HIGHWAY A
STOUGHTON WI 53589

BOTHUM LIVING TR
3191 COUNTY HIGHWAY A
STOUGHTON WI 53589

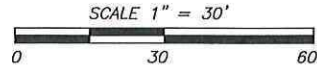
LARRY C NELSON
TRUDY M NELSON
3202 COUNTY HIGHWAY A
STOUGHTON WI 53589



**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



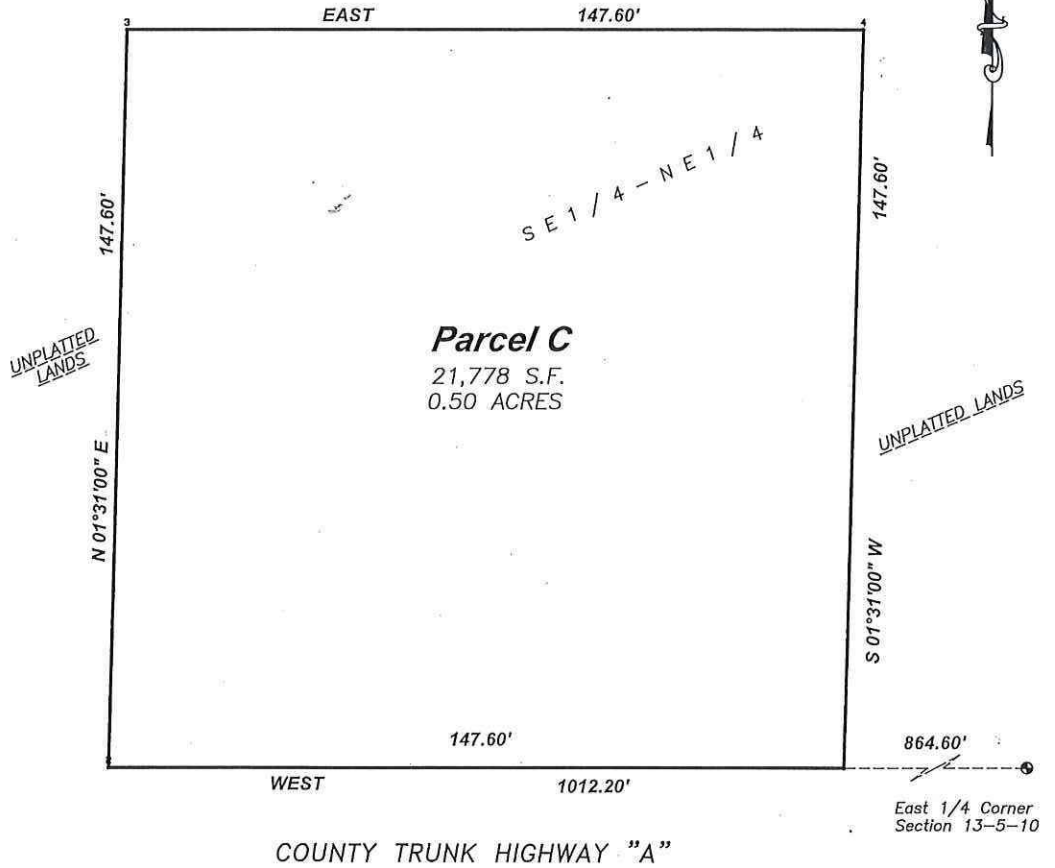
Description:

Commencing at the East 1/4 corner of said Section 13; thence West (assumed) 864.6 feet to the point of beginning; thence continuing West along the same line 147.6 feet; thence N1°31'W, 147.6 feet; thence East, 147.6 feet; thence S1°31'E, 147.6 feet to the point of beginning. Containing 21,778 square feet or 0.50 acres.

Soil Types:
Type II: 100%

Parcel No.
052/0510-131-9780-0

LOT 2 OF CSM NO. 2785



Prepared For:
Mark and Lesa Lee
3204 County Highway A
Stoughton, WI 53589
(608)-469-2720

A-1(EX)
DCPREZ-0000-00000

3200

R-3A
DCPREZ-0000-01374
Not Effective
CUP 1343

3198

3194

3196

3192

3190

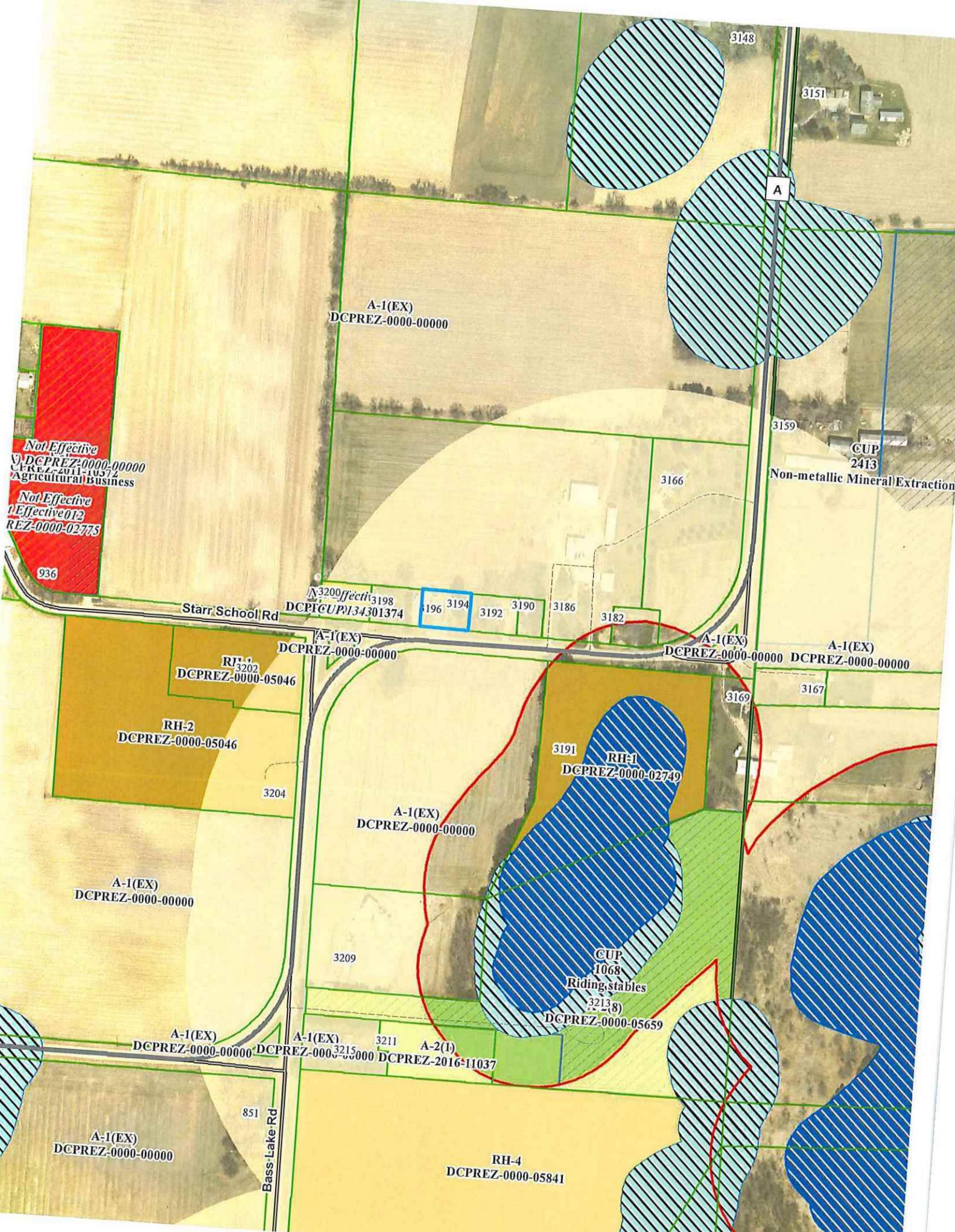
3186

A

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-02749
3191



A-1(EX)
DCPREZ-0000-00000

Not Effective
DCPREZ-0000-00000
Effective 10/3/11
Agricultural Business

Not Effective
Effective 01/2
REZ-0000-02775

CUP
2413
Non-metallic Mineral Extraction

Starr School Rd

DCPREZ-0000-00000
CUP 134301374

RH-2
DCPREZ-0000-05046

RH-2
DCPREZ-0000-05046

RH-1
DCPREZ-0000-02749

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

CUP
1068
Riding, stables
DCPREZ-0000-05659

A-1(EX)
DCPREZ-0000-00000

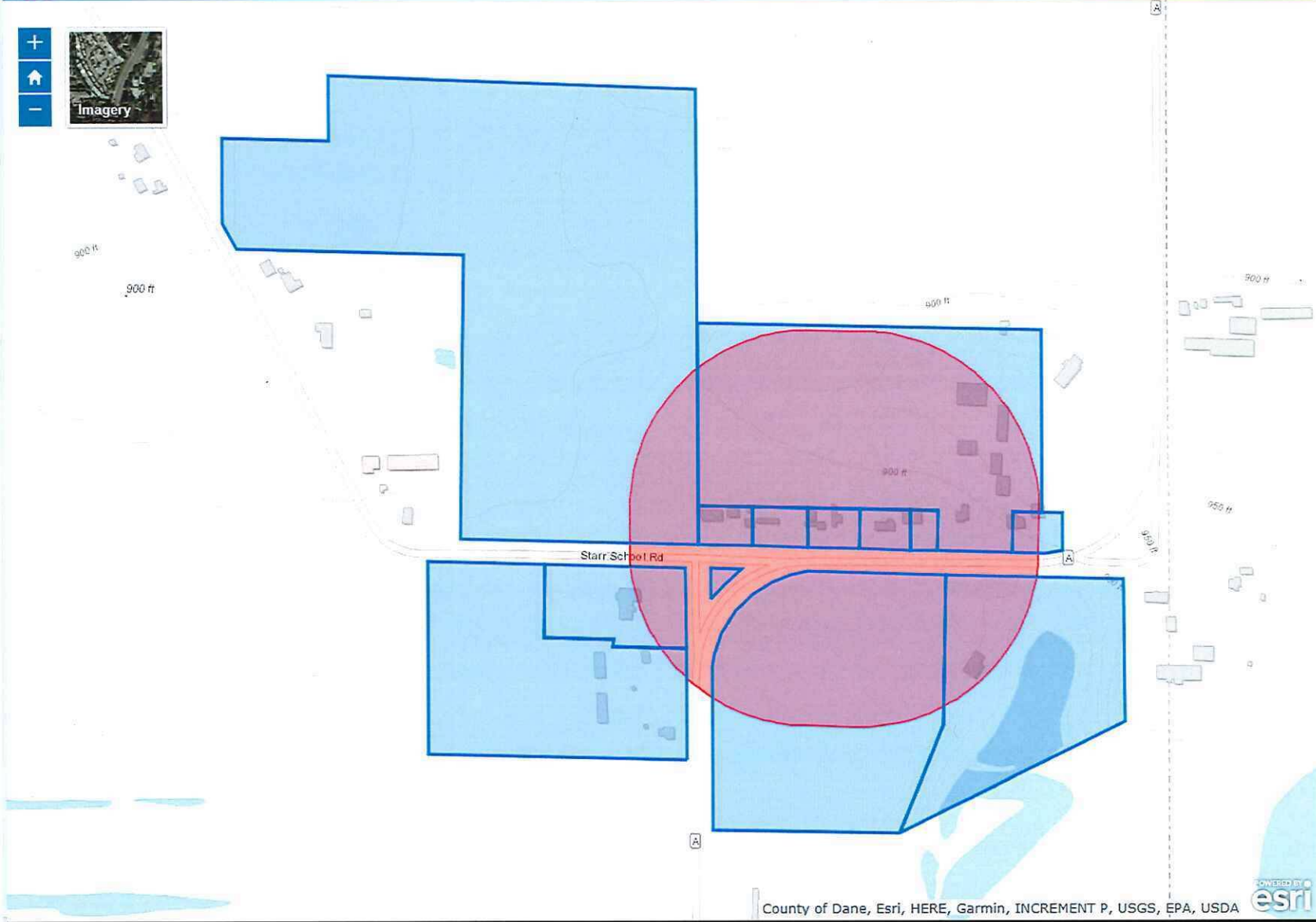
A-1(EX) A-2(I)
DCPREZ-0000-00000 DCPREZ-2016-11037

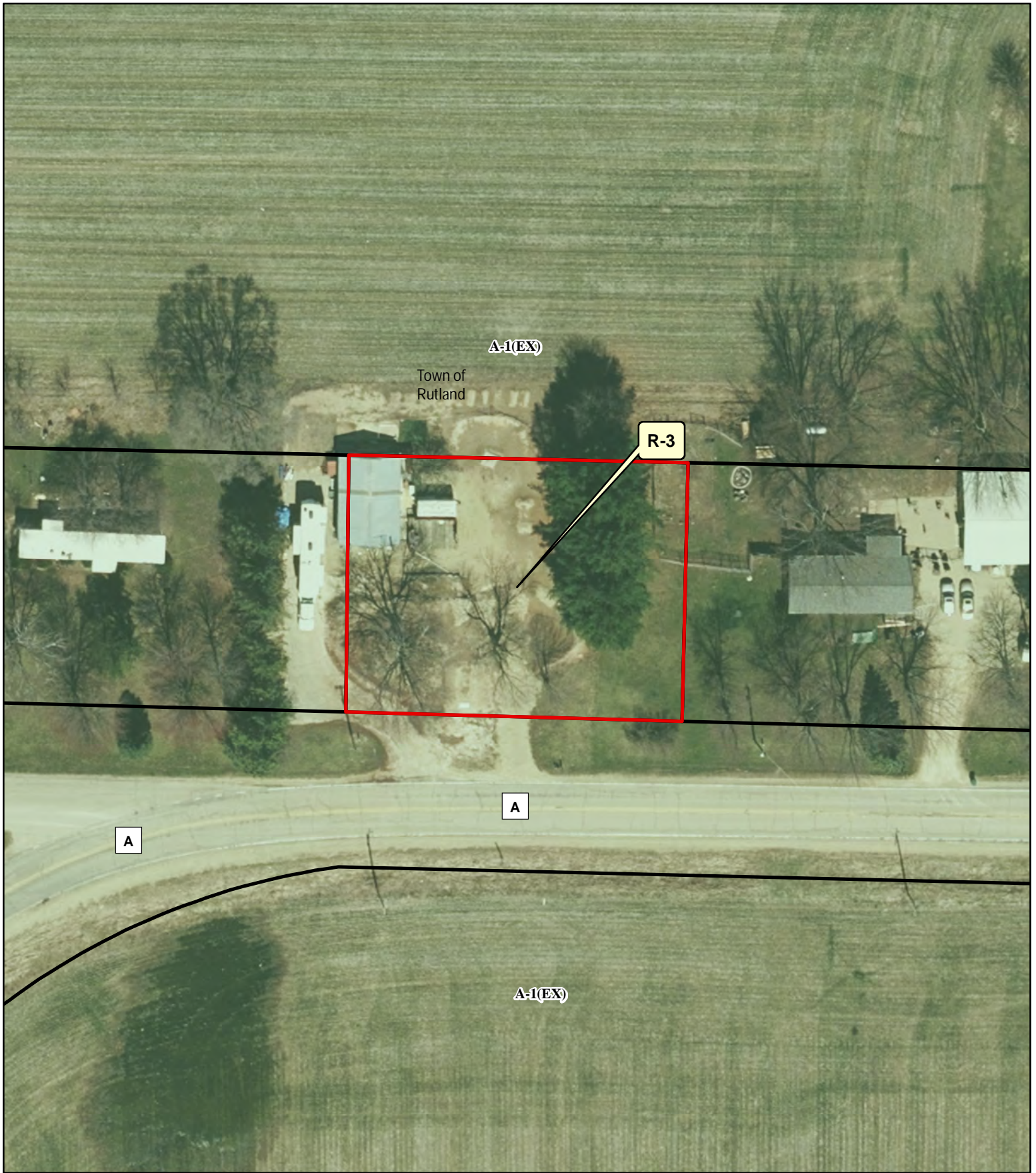
A-1(EX)
DCPREZ-0000-00000

RH-4
DCPREZ-0000-05841



Bass Lake Rd

+
↑
-
Imagery





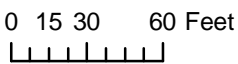


Legend

-  Wetland
-  Floodplain

Significant Soils

-  Class 1
-  Class 2



Petition 11333
MARK NELSON