


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/17/2014	DCPREZ-2014-10740
Public Hearing Date	C.U.P. Number
08/26/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DCW INVESTMENTS LLC	PHONE (with Area Code) (((608) 873-2500)	AGENT NAME DONALD WAHLIN	PHONE (with Area Code) (((608) 873-2500)
BILLING ADDRESS (Number & Street) 3614 OLD STAGE RD		ADDRESS (Number & Street) 416 ACADEMY ST	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS		E-MAIL ADDRESS donw@stoughtontrailers.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	
3614 OLD STAGE RD					
TOWNSHIP RUTLAND	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-352-9500-1					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	6.3		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.1		
A-1Ex Exclusive Ag District	A-4 Agriculture District	15.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DW</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DW</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DW</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent)  DCW INVESTMENTS LLC
				PRINT NAME: DONALD P. WAHLIN
				DATE: 6-17-14



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 DCW INVESTMENTS LLC Agent's Name DONALD P. WAHLIN
 Address 416 ACADEMY ST. Address STOUGHTON, WI 53588
 Phone 608-8732500 Phone SAME
 Email DONW@STOUGHTONTEENERS.COM Email SAME

Town: RUTLAND Parcel numbers affected: 052/0510-352

Section: 01 Property address or location: 364 OLD STAGE RD. BROOKLYN WI

Zoning District change: (To / From / # of acres) RH1 & A1 EXCLUSIVE, RH2 & A1 EXCLUSIVE
A4 & A1 EXCLUSIVE

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

SEE ATTACHED NARRATIVE

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Donald P. Wahlm

Date: 6-17-2014

Parcel Number - 052/0510-352-9500-1

Current

Parcel Summary		More +
Municipality Name	TOWN OF RUTLAND	
Parcel Description	R738/73 SEC 35-5-10 SE1/4 NW1/4 EXC BEG ...	
Owner Names	ROBERT C ALLEN ROSA J ALLEN	
Primary Address	3614 OLD STAGE RD	
Billing Address	3614 OLD STAGE RD BROOKLYN WI 53521	

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	36.700	
Land Value	\$65,900.00	
Improved Value	\$100,400.00	
Total Value	\$166,300.00	

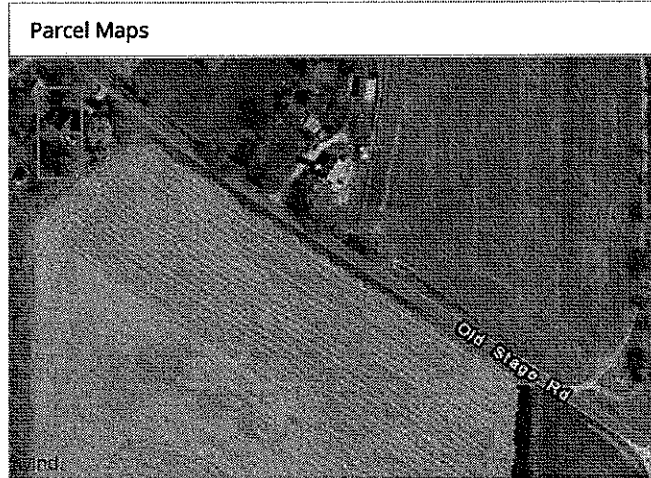
Show Valuation Breakout

Zoning Information

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

Zoning
A-1(EX)

Zoning District Fact Sheets



- DCiMap
- Google Map
- Bing Map

Tax Summary (2013) More +

- E-Statement
 - E-Bill
 - E-Receipt
- [Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$65,900.00	\$100,400.00	\$166,300.00
Taxes:		\$2,877.47
Lottery Credit(-):		\$126.11
First Dollar Credit(-):		\$74.04
Specials(+):		\$8.67
Amount:		\$2,685.99

District Information

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

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
	06/13/1996		738	73

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: 0510-352-9500-1

June 17, 2014

Dane County Planning & Development
345 W. Washington Ave.
Madison, WI 53703

Re: 118 Acre Farm at 3614 Old Stage Rd., Brooklyn, WI

To Whom It May Concern:

I purchased this farm on May 2, 2014. My plans for the farm are to sell Lot 1 which includes the house, the farm buildings and approximately six (6) acres of land.

I want to create Lot 3 and Lot 2 as two farm "splits" and sell as residential lots. The balance of the farm (approximately 105 acres) is to remain as crop land.

Sincerely,

DCW INVESTMENTS, LLC

A handwritten signature in cursive script that reads "Donald D. Wahlin".

Donald D. Wahlin

Farm 3105 Tract 3800
Dane Co. USDA Service Center

7 10 E. Madison Ave.

S26 T5 R10E T. of Rutland

S35 T6 R10E T. of Rutland

	Acres	Code	Notes
1	14.02		
2	7.60		
3	18.91		
4	9.44		to Section = 75520 Y
5	14.84		
7	4.44		Y
8	15.04		Y
	87.24		

Spring
Marsh

PAULA KOPPFHAMER
NEW OWNER;
DEW INVESTMENTS LLC

Address:
361A OLD SPACE RD.
BRACKLEY, WI
53521

1846-119
1168

Map intended for USDA programs only. FSA is not responsible for other uses.
Disclaimer: Wetland identifiers do not represent the size, shape, or specific location of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

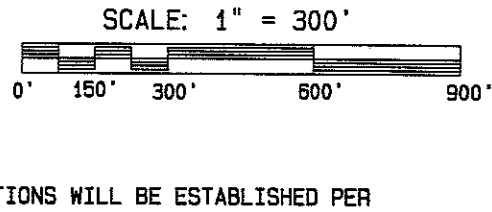
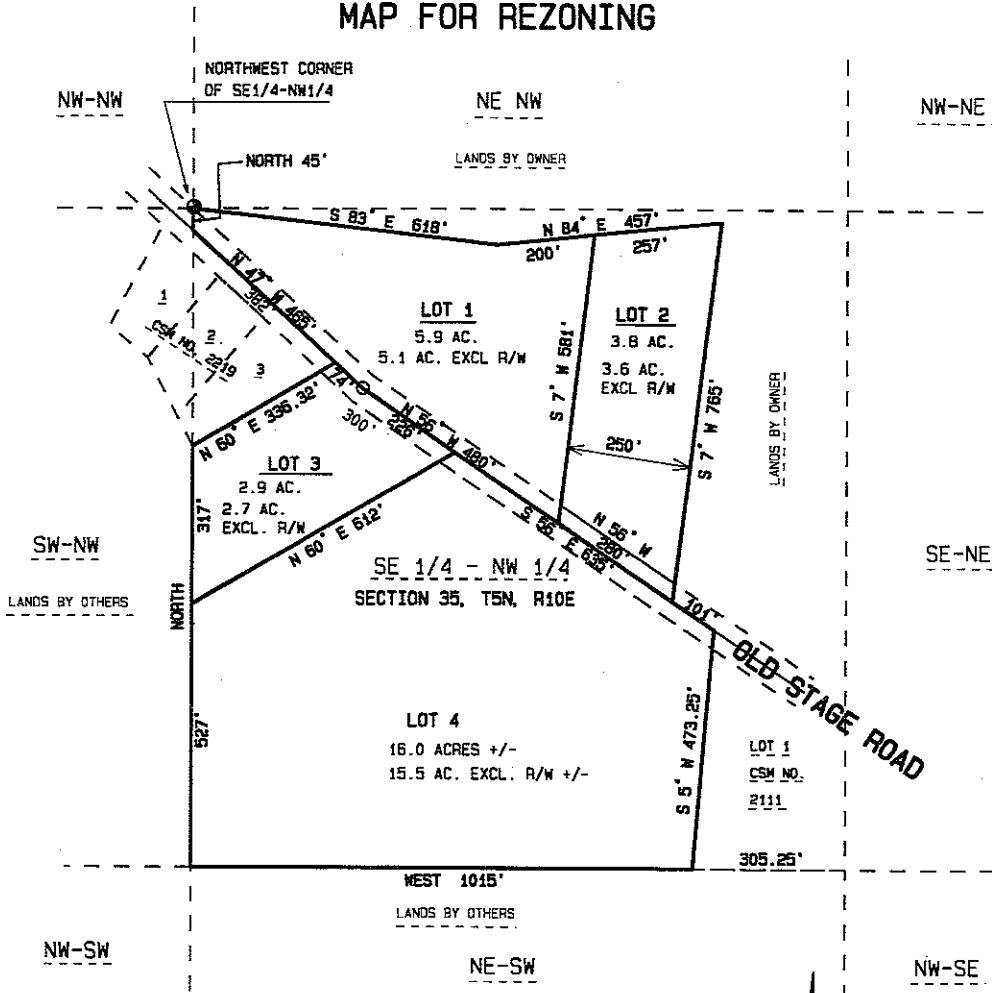
- ◆ Section Corner
- Field Boundary
- 30' Aerial Photography
- Wetland Restriction Level
- Restricted Use
- Limited Restrictions
- Exempt

200 Feet

Cropland = 84.3 ac.

PRELIMINARY CERTIFIED SURVEY MAP

AND MAP FOR REZONING



NOTE: NEW DRIVEWAY LOCATIONS WILL BE ESTABLISHED PER TOWN OF RUTLAND APPROVAL.

SEE PAGE 2 OF 2 FOR DESCRIPTIONS FOR REZONING.
 DELAYED EFFECTIVE DATE REQUESTED.

DATED: JUNE 12TH, 2014

NOTE:
 ACREAGES SHOWN HEREON
 ARE APPROXIMATE.
 EXACT ACREAGE WILL BE
 SHOWN ON FINAL CSM.

PREPARED FOR:
 DCW INVESTMENTS, LLC
 416 S. ACADEMY ST.
 STOUGHTON, WI 53589
 OWNER: DON WAHLIN

PREPARED BY:
 KEVIN M. RADEL
 REGISTERED LAND SURVEYOR S-1852
 ARROW LAND SURVEYING
 109 KINGSTON WAY
 WAUNAKEE, WI 53597
 608-849-8116

DESCRIPTIONS FOR CHANGING ZONING

DELAYED EFFECTIVE DATE REQUESTED

LOT 1: Rezone from A-1 excl. to _____

Located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, T5N, R10E, Town of Rutland, Dane County, Wisconsin, being further described as follows:

Beginning at the northwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S83°E 618 feet; thence N84°E 200 feet; thence S7°W 581 feet to the centerline of Old Stage Road; thence N56°W 480 feet along said centerline; thence N47°W 465 feet along said centerline to the west line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 45 feet to the point of beginning. Contains 5.1 acres more or less excluding town road right of way.

LOT 2: Rezone from A-1 excl. to _____

Located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, T5N, R10E, Town of Rutland, Dane County, Wisconsin, being further described as follows:

Commencing at the northwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S83°E 618 feet; thence N84°E 200 feet to the point of beginning.

Thence continue N84°E 257 feet; thence S7°W 765 feet to the centerline of Old Stage Road; thence N56°W 280 feet along said centerline; thence N7°W 581 feet to the point of beginning. Contains 3.6 acres more or less excluding town road right of way.

LOT 3: Rezone from A-1 excl. to _____

Located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, T5N, R10E, Town of Rutland, Dane County, Wisconsin, being further described as follows:

Commencing at the northwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence South 45 feet along the west line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the centerline of Old Stage Road; thence S47°E 382 feet along said centerline to the point of beginning.

Thence continue S47°E 74 feet along said centerline; thence S56°E 226 feet along said centerline; thence S60°W 612 feet to the west line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 317 feet along said west line to the southeast corner of Lot 3, Certified Survey Map No. 2219; thence N60°E 336.32 feet along the southeast line of said Lot 3 to the point of beginning. Contains 2.7 acres more or less excluding town road right of way.

LOT 4: Rezone from A-1 excl. to _____

Located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, T5N, R10E, Town of Rutland, Dane County, Wisconsin, being further described as follows:

Commencing at the northwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence South 45 feet along the west line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the centerline of Old Stage Road; thence S47°E 465 feet along said centerline; thence S56°E 226 feet along said centerline to the point of beginning.

Thence continue S56°E 635 feet along the centerline of Old Stage Road to the northwest corner of Lot 1 of Certified Survey Map No. 2111; thence S5°W 473.25 feet along the west line of said Lot 1 to the south line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence West 1015 feet along said south line to the southwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North 527 feet along the west line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence N60°E 612 feet to the point of beginning. Contains 15.5 acres more or less excluding town road right of way.