

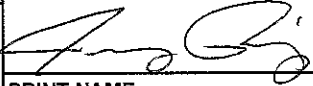
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/15/2014	DCPREZ-2014-10783
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/23/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RONALD G BOTHUM	PHONE (with Area Code) (608) 873-8348	AGENT NAME DAVE RIESOP	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 2514 COUNTY HIGHWAY A		ADDRESS (Number & Street) 306 W QUARRY ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) DEERFIELD, WI 53531	
E-MAIL ADDRESS		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	
2514 COUNTY HIGHWAY A				2522 COUNTY HIGHWAY A	
TOWNSHIP DUNKIRK	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP DUNKIRK	SECTION 9
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-092-9880-0				0511-092-9870-0	

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
R-1 Residence District	C-2 Commercial District			

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JR</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JR</u>	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JR</u>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE:(Owner or Agent)</b> 
				<b>PRINT NAME:</b> Jeremy Riesop
				<b>DATE:</b> 10-15-14



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:

- **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>Ronald G Bothum</u>	Agent's Name <u>Dave Riesop</u>
Address <u>2514 County Highway A</u> <u>Stoughton, WI. 53589</u>	Address <u>306 W. Quarry St.</u> <u>Deerfield, WI. 53531</u>
Phone <u>(608) 873-8348</u>	Phone <u>(608) 764-5602</u>
Email _____	Email <u>wismapping@charter.net</u>

Town: Dunkirk Parcel numbers affected: 026/0511-092-9880-0 & 026/0511-092-9870-0

Section: 09 Property address or location: 2514 County Highway A Stoughton, WI. 53589

Zoning District change: (To / From / # of acres) 0.31 acres to C2 from RH1 R-1

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

His intent is to purchase an additional 75 feet to the rear of his property from the neighbor. This will include a shed that he will use for vehicle and parts storage.

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

Submitted By:

Date: 10/15/2014

# Wisconsin Mapping, LLC

Surveying and Mapping  
Services  
306 West Quarry Street  
Deerfield, Wisconsin, 53531

Phone: 608-764-5602  
FAX: 608-764-5602  
email: [wismapping@charter.net](mailto:wismapping@charter.net)

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October 15, 2014

Ron bothum operates Rons Body and Welding and also resides at 2514 Hwy A, Stoughton.

His intent is to purchase an additional 75 feet to the rear of his property from neighbor.  
This will include a shed that he will use for vehicle and parts storage.

This will be a rezone from R-1 to C-2.

 10/15/2014

David Riesop, agent for owner

**Parcel Number - 026/0511-092-9880-0****Current**

<b>Parcel Summary</b>		<b>More</b>
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	LOT 2 CSM 12775 CS 81/12&14 - 9/29/2009 ...	
Owner Names	RONALD G BOTHUM DEBRA L BOTHUM	
Primary Address	2514 COUNTY HIGHWAY A	
Billing Address	2514 COUNTY HIGHWAY A STOUGHTON WI 53589	

<b>Assessment Summary</b>		<b>More</b>
<b>Assessment Year</b>	<b>2014</b>	
Valuation Classification	G1	
Assessment Acres	0.919	
Land Value	\$56,300.00	
Improved Value	\$132,800.00	
Total Value	\$189,100.00	

Show Valuation Breakout

**Zoning Information**

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

<b>Zoning</b>
C-2 DCPREZ-0000-10045

Zoning District Fact Sheets

**Parcel Number - 026/0511-092-9870-0****Current**

<b>Parcel Summary</b>		<b>More</b>
Municipality Name	TOWN OF DUNKIRK	
Parcel Description	LOT 1 CSM 12775 CS 81/12&14 - 9/29/2009 ...	
Owner Name	GLENDA D TAPLICK	
Primary Address	2522 COUNTY HIGHWAY A	
Billing Address	2522 COUNTY HIGHWAY A STOUGHTON WI 53589	

<b>Assessment Summary</b>		<b>More</b>
<b>Assessment Year</b>	<b>2014</b>	
Valuation Classification	G1	
Assessment Acres	2.833	
Land Value	\$84,200.00	
Improved Value	\$129,000.00	
Total Value	\$213,200.00	

Show Valuation Breakout

**Zoning Information**

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

**Zoning**

R-1 DCPREZ-0000-10045

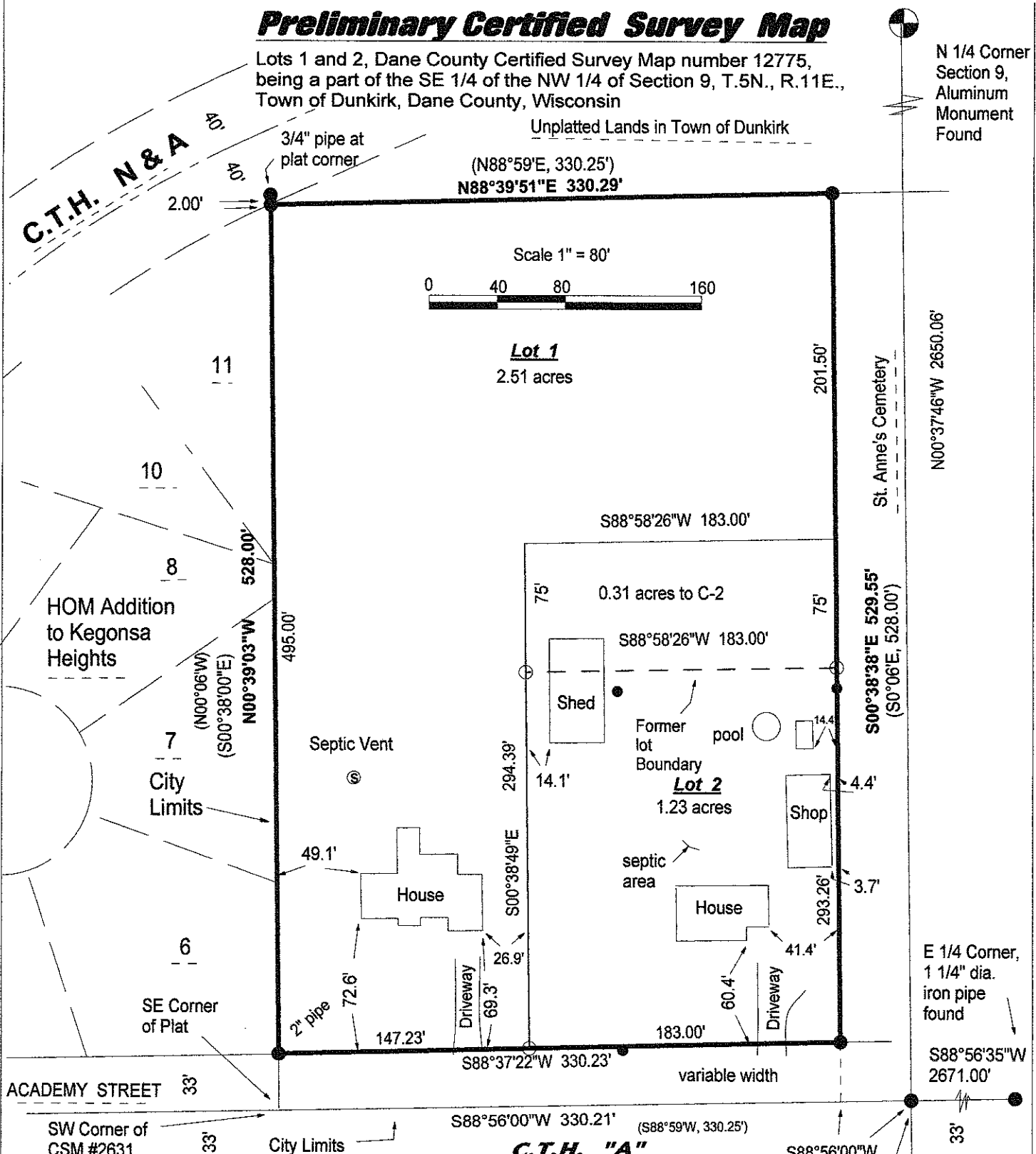
Zoning District Fact Sheets

# Preliminary Certified Survey Map

Lots 1 and 2, Dane County Certified Survey Map number 12775, being a part of the SE 1/4 of the NW 1/4 of Section 9, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin

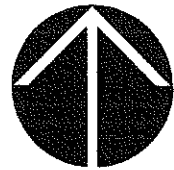
Unplatted Lands in Town of Dunkirk

N 1/4 Corner Section 9, Aluminum Monument Found



Notes  
 1) Prepared for Ronald Bothum, 2514 C.T.H. "A",  
 Stoughton, Wisconsin 53589.

Unplatted lands in City of Stoughton



Referenced to the South line of the NE 1/4, bearing S88°56'35"W, as per CSM # 7211, Grid North, Wisconsin South Zone

Center of Section, 3/4" i.d. iron pipe found  
 Stoughton Industrial Park South  
 CSM # 7211  
 S 1/4 Corner, 1 1/4" iron pipe of record

**DANE COUNTY ORDINANCE AMENDMENT NO: 10045**    **EFFECT: 9-24-2009**

Internal Tracking Number: RFCUC25540

Amending Section 10.03 relating to Zoning Districts in the Town of Dunkirk.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Dunkirk be amended to include in the C-2 Commercial and R-1 Residential district(s) following described land:

**PETITION NUMBER: 10045**

Part of Section 09, Town of Dunkirk described as follows:

**PARCEL A: A-1 EX to C-2**

Lot 2, Dane County Certified Survey Map Number 2631, being part of the SE ¼ of the NW ¼ of Section 9, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin.

**PARCEL B: A-2 to C-2**

Part of Lot 1, Dane County Certified Survey Map Number 2631, being part of the SE ¼ of the NW ¼ of Section 9, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of Lot 2 of Certified Survey Map number 2631; thence North, 10 feet; thence West, 182 feet; thence South, 216 feet to the North line of County Trunk Highway A; thence East, 54 feet to the West line of the aforesaid Lot 2; thence North, 206.28 feet to the Northwest corner of said lot; thence East, 128 feet to the point of beginning. Containing 0.3 acres.

**PARCEL C: A-2 to R1**

Lot 1, Dane County Certified Survey Map number 2631, being part of the SE ¼ of the NW ¼ of Section 9, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of Lot 1, CSM number 2631; thence South 279 feet; thence West, 182 feet; thence South, 216 feet to the North line of County Trunk Highway A; thence West, 148 feet to the West line of said lot; thence North, 495 feet to the Northwest corner thereof; thence East, 330 feet to the point of beginning. Containing 2.75 acres.

**CONDITIONAL ZONING**

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

**DEED RESTRICTION REQUIRED**

This amendment will be effective if within 90 days of its adoption by Dane County the owner or owners of the land record the following restriction(s) on said land:

1. A deed restriction shall be placed on the R-1 zoned parcel prohibiting further residential development.
2. A deed restriction shall be placed on the C-2 Zoning District parcel limiting the land uses to auto repair / maintenance and residence for the owner of the auto repair business.

The Dane County Board of Supervisors does ordain that this amendment, based upon Their findings, to be consistent with the provisions of Wisconsin State Statute 91.77 (1)(a),(b),(c).

(Petition 10045, continued)

Said restriction(s) shall run in favor of Dane County and the pertinent Town Board(s) as well as the owners of land within 300 feet of the site. **Failure to record the restriction(s) will cause the rezone to be null and void. A copy of the recorded document shall be submitted to Dane County Zoning.**

**CERTIFIED SURVEY REQUIRED**

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**