

Dane County Rezone Petition

Application Date	Petition Number
10/24/2022	DCPREZ-2022-11913
Public Hearing Date	
12/13/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME NORSMAN INVESTMENTS LLC	PHONE (with Area Code) (608) 225-3395	AGENT NAME DAIVD NORSMAN	PHONE (with Area Code) (608) 225-3395
BILLING ADDRESS (Number & Street) 6135 COUNTY HIGHWAY M		ADDRESS (Number & Street) 6135 COUNTY HIGHWAY M	
(City, State, Zip) FITCHBURG, WI 53575		(City, State, Zip) FITCHBURG, WI 53575	
E-MAIL ADDRESS 1161ushwy14@gmail.com		E-MAIL ADDRESS 1161ushwy14@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1161 US Highway 14					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-074-8810-5					

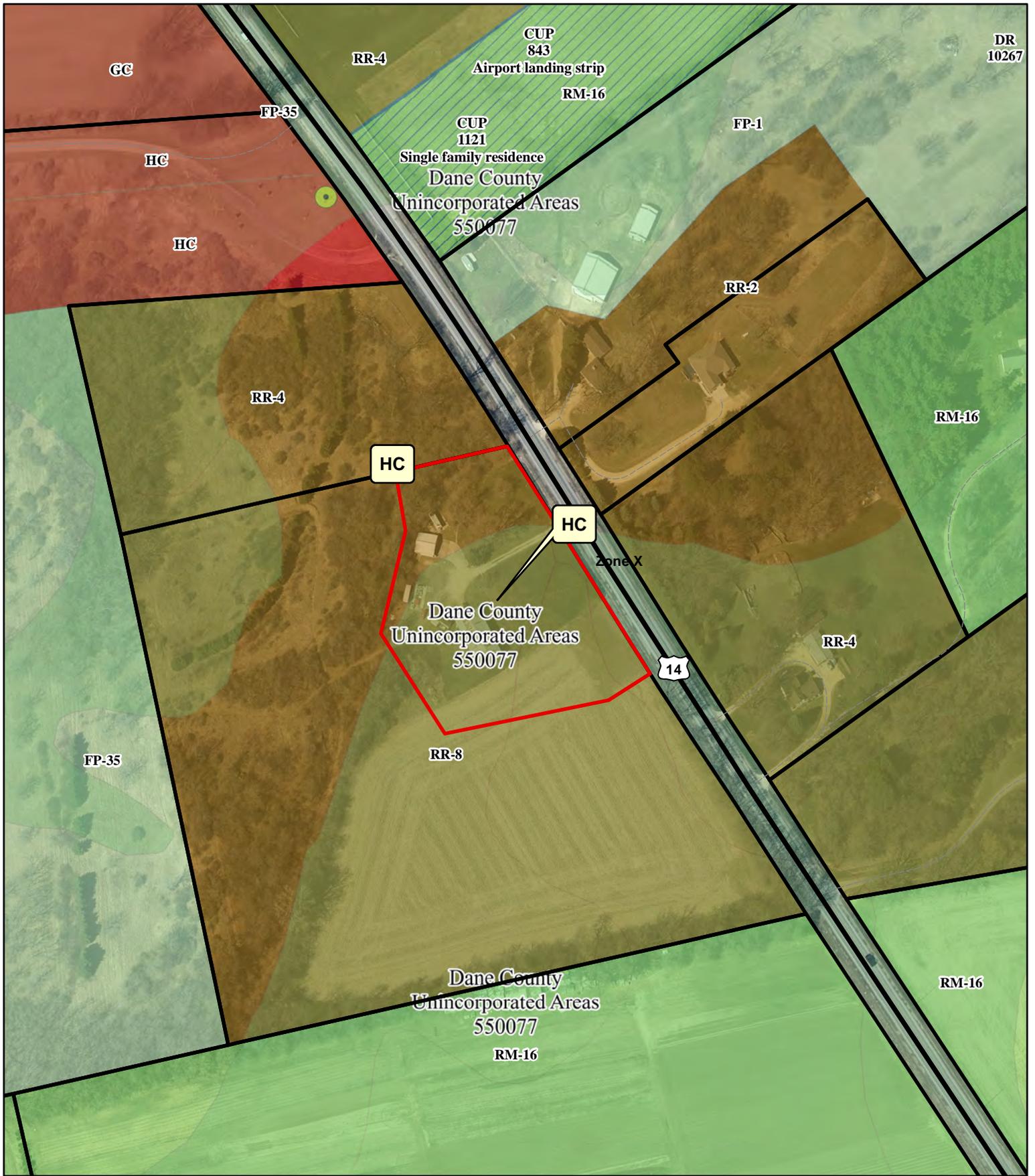
REASON FOR REZONE

CREATE A 2.8-ACRE COMMERCIAL LOT FOR A MATERIAL STORAGE BUSINESS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	HC Heavy Commercial District	2.76

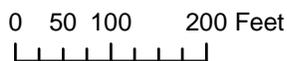
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: LAND IS SUBJECT TO VILLAGE OF OREGON EXTRATERRITORIAL JURISDICTION.



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11913
**NORSMAN INVESTMENTS
 LLC**



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Norsman Investments, LLC	Agent Name:	David Norsman
Address (Number & Street):	6135 County Highway M	Address (Number & Street):	6135 County Highway M
Address (City, State, Zip):	Fitchburg WI 53575	Address (City, State, Zip):	Fitchburg WI 53575
Email Address:	1161ushwy14@gmail.com	Email Address:	1161ushwy14@gmail.com
Phone#:	608-225-3395	Phone#:	608-225-3395

PROPERTY INFORMATION

Township:	Town of Rutland	Parcel Number(s):	052-0510-074-8810-5
Section:	07	Property Address or Location:	1161 US Highway 14

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

Rezoning 2.7560 acres of 14.3547 acre parcel to HC to create moderate environment-fitting cold storage, warehouse business. The goal is to blend into natural rural setting and be a service to contractors and small businesses for equipment storage, along with seasonal recreational vehicle storage, such as boats, campers, trailers. See attached documents for details.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR8	HC	2.7560

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature David Norsman

Date 10/19/22

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

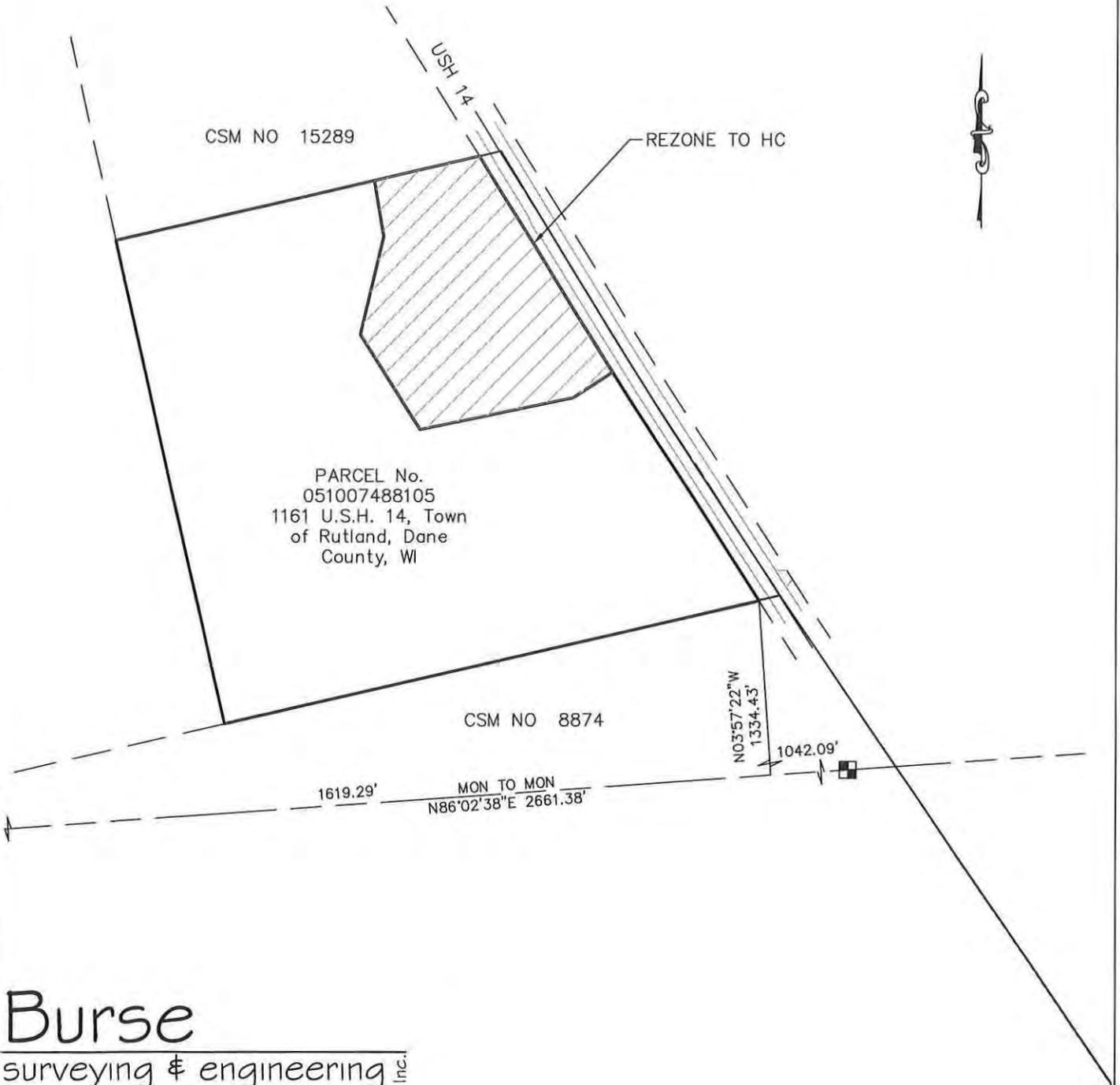
Phone Number:

REZONE MAP

0 250 300 550



SCALE : ONE INCH = TWO HUNDRED FIFTY FEET



Burse

surveying & engineering INC.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@bse-inc.net

www.bursesurveyengr.com

Date: October 19, 2022

Plot View: REZONE

\\BSE2657\dwg\Survey\BSE2657 Survey v2018.dwg

SHEET 1 OF 1

PROPOSED LOT 1
Metes and Bounds Description

Part of the Northwest Quarter of the Southeast Quarter of Section 07, Township 05 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of said Section 07;

thence North 86 degrees 02 minutes 38 seconds East, 1619.29 feet;

thence North 03 degrees 57 minutes 22 seconds West, 1334.43 feet, also to the north line of Certified Survey Map Number 8874, as recorded in Volume 49 of Certified Survey Maps, on pages 199-200, as Document Number 2957534, Dane County Registry, also to the west right of way of United States Highway (U.S.H.)14;

thence South 77 degrees 11 minutes 22 seconds West along said north line, 912.90 feet;

thence North 12 degrees 54 minutes 25 seconds West, 817.27 feet to the southwest corner of Certified Survey Map Number 15289, as recorded in Volume 109 of Certified Survey Maps, on pages 127-129, as Document Number 5542654, Dane County Registry;

thence North 77 degrees 05 minutes 23 seconds East along the south line of said CSM#15289, 440.31 feet to the Point of Beginning;

thence North 77 degrees 05 minutes 23 seconds East continuing along the south line, 179.14 feet to the aforementioned west right of way line;

thence South 32 degrees 22 minutes 37 seconds East along said west right of way, 170.52 feet;

thence South 31 degrees 54 minutes 14 seconds East along said west right of way, 192.64 feet to a point of curvature;

thence 57.26 feet along the arc of a curve to the left, also along said west right of way, a radius of 6350.26 feet, through a central angle of 00 degrees 31 minutes 40 seconds and a chord bearing South 32 degrees 09 minutes 44 seconds East, 57.26 feet;

thence South 57 degrees 30 minutes 50 seconds West, 77.00 feet;

thence South 78 degrees 23 minutes 56 seconds West, 261.43 feet;

thence North 32 degrees 29 minutes 10 seconds West, 185.88 feet;

thence North 13 degrees 29 minutes 43 seconds East, 165.23 feet;

thence North 09 degrees 45 minutes 08" West, 93.84 feet to the Point of Beginning.

This description contains 120,053 square feet or 2.7560 acres.

Prepared By:

Burse Surveying and Engineering, Inc.

2801 International Lane, Suite 101

Madison WI, 53704

PROPOSED LOT 2
Metes and Bounds Description

Part of all Quarters of the Southeast Quarter of Section 07, Township 05 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of said Section 07;
thence North 86 degrees 02 minutes 38 seconds East, 1619.29 feet;
thence North 03 degrees 57 minutes 22 seconds West, 1334.43 feet, also to the north line of Certified Survey Map Number 8874, as recorded in Volume 49 of Certified Survey Maps, on pages 199-200, as Document Number 2957534, Dane County Registry, also to the west right of way of United States Highway (U.S.H.)14 and to the Point of Beginning;
thence South 77 degrees 11 minutes 22 seconds West along said north line, 912.90 feet;
thence North 12 degrees 54 minutes 25 seconds West, 817.27 feet to the southwest corner of Certified Survey Map Number 15289, as recorded in Volume 109 of Certified Survey Maps, on pages 127-129, as Document Number 5542654, Dane County Registry;
thence North 77 degrees 05 minutes 23 seconds East along the south line of said CSM#15289, 440.31 feet;
thence South 09 degrees 45 minutes 08" East, 93.84 feet;
thence South 13 degrees 29 minutes 43 seconds West, 165.23 feet;
thence South 32 degrees 29 minutes 10 seconds East, 185.88 feet;
thence North 78 degrees 23 minutes 56 seconds East, 261.43 feet;
thence North 57 degrees 30 minutes 50 seconds East, 77.00 feet to a point of curvature and to the aforementioned right of way line;
thence 128.69 feet along the arc of a curve to the left, also along said west right of way, a radius of 6350.26 feet, through a central angle of 01 degree 09 minutes 40 seconds and a chord bearing South 33 degrees 00 minutes 04 seconds East, 128.69 feet;
thence South 33 degrees 34 minutes 54 seconds East, 114.34 feet;
thence South 32 degrees 51 minutes 35 seconds East, 206.41 feet to the Point of Beginning.
This description contains 505,240 square feet or 11.5987 acres.

Prepared By:
Burse Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison WI, 53704

Sunset Hideaway Acres – 1161 Hwy 14 – Revised 11/14/2022

Proposed Usage of 14.3547 acre parcel:

Of the 14.3547 acre parcel, 11.5987 acres, "Lot 2", will remain zoned as RR8.

South end field portion of parcel will be rented for Agricultural and Agricultural Accessory purposes such as crops, produce stand/farm market.

West side wooded portion of parcel will remain natural for our personal use.

The 2.7560 acre portion of the parcel applying for rezoning, at purchase, was a non-functioning farmette consisting of one 40x80 pole building, one 30x30 garage building, several cement slabs, and 2 broken down foundations of a demolished building and a burned house. The two standing buildings were structurally sound but in need of cosmetic improvement and major clean-up as they were filled with discarded file cabinets, tables, shelving units, bike hooks, old auto, tractor and bike parts from the business the previous owner conducted for over 40 years. The land was overgrown with weeds and scrub brush.

Regarding Application for Rezoning of remaining 2.7560 acres to Heavy Commercial, "Lot 1", the proposed usage is as follows:

Utilize existing 40x80 Pole Building and 30x30 Garage Building – clean out, paint – to be rented for cold storage and warehousing.

Construct two additional 40x80 Pole Buildings east of existing Pole Building to be used for cold storage and warehousing.

Utilize existing concrete slabs for buildings or steel shipping containers to be rented for cold storage and warehousing: 30x60 building or 9 units on concrete slabs behind pole building, 30x80 building or 11 units on concrete slabs to north of garage building, and 1 corn crib structure on 15' diameter round concrete slab behind pole building.

Buildings or storage containers, and Corn Crib structure rental may include storage of farm, contractor, landscaping, building trade equipment and machinery, boats, trailers, campers and collector cars, etc. including miscellaneous professional service use such as light duty or property management equipment storage. The majority of storage is anticipated to be seasonal and will be inside the buildings.

Utilize 65x80 area outside and behind (west of) existing Pole Building for Outside Storage. Outside Storage may include storage of farm, contractor, landscaping, building trade equipment and machinery, boats, trailers, campers and collector cars, etc. Outside Storage area will have minimal visibility due to its placement behind the Pole Building and would be fenced and gated to further block visibility from all angles.

Sign

DOT has authorized placement of Sunset Hideaway Acres Sign as On-Property/On-Premises sign regardless of zoning. DOT requires the sign be maximum 500 square feet and be placed within 50' of business, driveway or parking lot. Our 5'x8' sign (40 square feet) will be used to name the parcel currently, and if zoned commercial, will advertise Space for Rent as principal services offered on the premises.

Environment/Appearance

The proposed plan cosmetically upgrades and utilizes buildings that are already in place and concrete slabs and foundations that already exist. The additional buildings would be similar in nature to the existing Pole Building. Structures are set back in distance from the highway and set into the wooded background as much as possible. Buildings will be painted charcoal gray with dark roofs and white trim and Storage Units and Corn Crib will be charcoal gray to upgrade the appearance, utilize earth tone colors to blend them into the natural environment, and maintain a rural look. Grass and landscaping will encompass area front facing to hwy 14.

Landscaping

Much of the 2.756 acre portion of the parcel will remain set back against the wooded area and allow green space to hwy 14. Grass seed, perennials, some shrubbery may be added. Trees, such as flowering crabs, may be added as buildings are completed and layout of trees can be finalized.

Our goal is to beautify and preserve the land and natural setting, to blend the buildings/storage units in to the natural environment, and maintain rural aesthetics.

Neighborhood Fit

To the north is Bucky's, an airport, Spiegel Mechanic Shop, and Ziegler Crane Service - all well-kept commercial businesses.

Across hwy 14 Steve Williams' farm and the Franklin's farm have pole buildings, barns, sheds, farm equipment, crates, trucks and trailers.

To the south, the neighbors have fields, sheds, animals, produce stands, and small animal hutches.

Our proposed use would be equitable in nature, use and value in this neighborhood.

Miscellaneous

The cold storage and primarily seasonal storage will lend itself to minimal traffic, activity or noise.

Lighting is currently positioned on existing buildings and on existing light pole and is downward facing, dusk-to-dawn solar lighting. Additional downward facing lighting for Outside Storage area will be added as needed on the back side of the Pole Building. The solar lighting is effective, yet subdued to mitigate any light impact to neighbors or traffic passing by.

Parking and unloading areas will be provided on the existing concrete areas in front of the current buildings or within the proposed buildings.

Visibility will be minimized as the buildings are set back from the highway and much of the storage and usage will be inside the buildings themselves or behind the existing pole building, which will not be visible.

No pollution, odors, hazardous, toxic or explosive materials will be on site.

Sunset Hideaway Acres, LLC has 2 members and no employees.

There should not be any interference with surrounding properties.

Utilities

Utilities are on site and will be hooked up as needed through the project development. Currently there is one port-a-potty, which will be located for convenience in the outside storage area behind the pole building where it is not visible. There will be no permanent dumpster. A temporary short-term dumpster may be brought in and removed periodically as needed, for one week terms.

Land Erosion, Storm Water Management

We are working with Burse Surveying & Engineering to address land erosion and storm water management through the project development. Dane County Simplified Erosion Control Permit Application was submitted to Land & Water Resources Dept. Storm Water Management compliance is in process and Site Plan allows space for detention ponds as deemed necessary.

Traffic/Safety

We have taken much care to work with the DOT regarding the safety concerns of Highway 14. The DOT did 3 separate site visits to complete 8-second testing, measurements and determination of where the driveway should be relocated. DOT then returned twice as the relocation of the culvert and driveway were in progress. We received all necessary permits, relocated the driveway 200 feet further south, increased the width of the driveway entrance to 40 feet and added recommended culvert extensions and end flares. This was all done concurrent to the Highway Dept completing the 2' widening of the shoulders, resurfacing, and adding rumble strips in observance of our relocated driveway. DOT has given consent to the relocated driveway as safely supporting the commercial usage of our proposal. It is anticipated, due to the seasonal warehouse nature of our proposal, that there should be a minimal impact of (ranging on the lower side of 2-20) vehicles entering/exiting per day at various times. It is anticipated these vehicle entrances/exits will space out over various times of the day or the season rather than set hours of operation compounding rush-hour traffic.

The USPS Oregon Postal Supervisor did a site visit and determined the mailbox should be placed on the (west) parcel side of Hwy 14 and inside the driveway itself. Her reasoning was that the width of the new driveway now provides the rural carrier a safe place to drop off the mail and enter back onto Hwy 14, which is an improvement that decreases the safety risk for the carrier and passing vehicles.

Brush, tall grass and weeds have been cut down along the majority of the parcel and seeded with grass. Further clearing to the north will continue in conjunction with Chuck Kerns of Bucky's. DOT has recently posted allowance for land owners to mow and maintain the ditch line along the highways. The clearing of this brush has further improved visibility for traffic along Hwy 14. Grading and grass seeding are being completed per land erosion requirements.

Comprehensive Plan

We have also taken much care to research the Town of Rutland Comprehensive Plan as Chair Leeser and Chair Zentner emphasized how vital the Comprehensive Plan is. We have researched the plan and reviewed it with Majid Allan, Roger Lane and Rachel Holloway from Dane County Zoning and Planning. We have confirmed that both the original and the 2017 amended version of the Future Land Use Map, of the Town of Rutland Comprehensive Plan 2005-2024, show our full parcel was set to be commercial in Developmental Phase A (2005-2009) of the 20 year plan.

Summary

We are asking for a rezone of only 2.7560 acres of our 14.3547 acre parcel to HC.

We envision our plan would utilize the following permitted uses of the HC Zoning District 10.273:

- Undeveloped natural resource and open space areas
- Agriculture and accessory uses (livestock not permitted)
- Indoor storage and repair
- Outdoor storage
- Personal storage facilities (mini-warehouse)
- Warehousing facilities

Simply stated, the goal of our proposed plan for the 2.7560 acre portion of our parcel, is to create a moderate rural designed, environment-fitting cold storage warehouse business that blends into the natural setting and allows for some revenue as we enjoy our beautiful land.

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN ALL QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN

0 100 200 400 600

SCALE : ONE INCH = TWO HUNDRED FEET

LEGEND

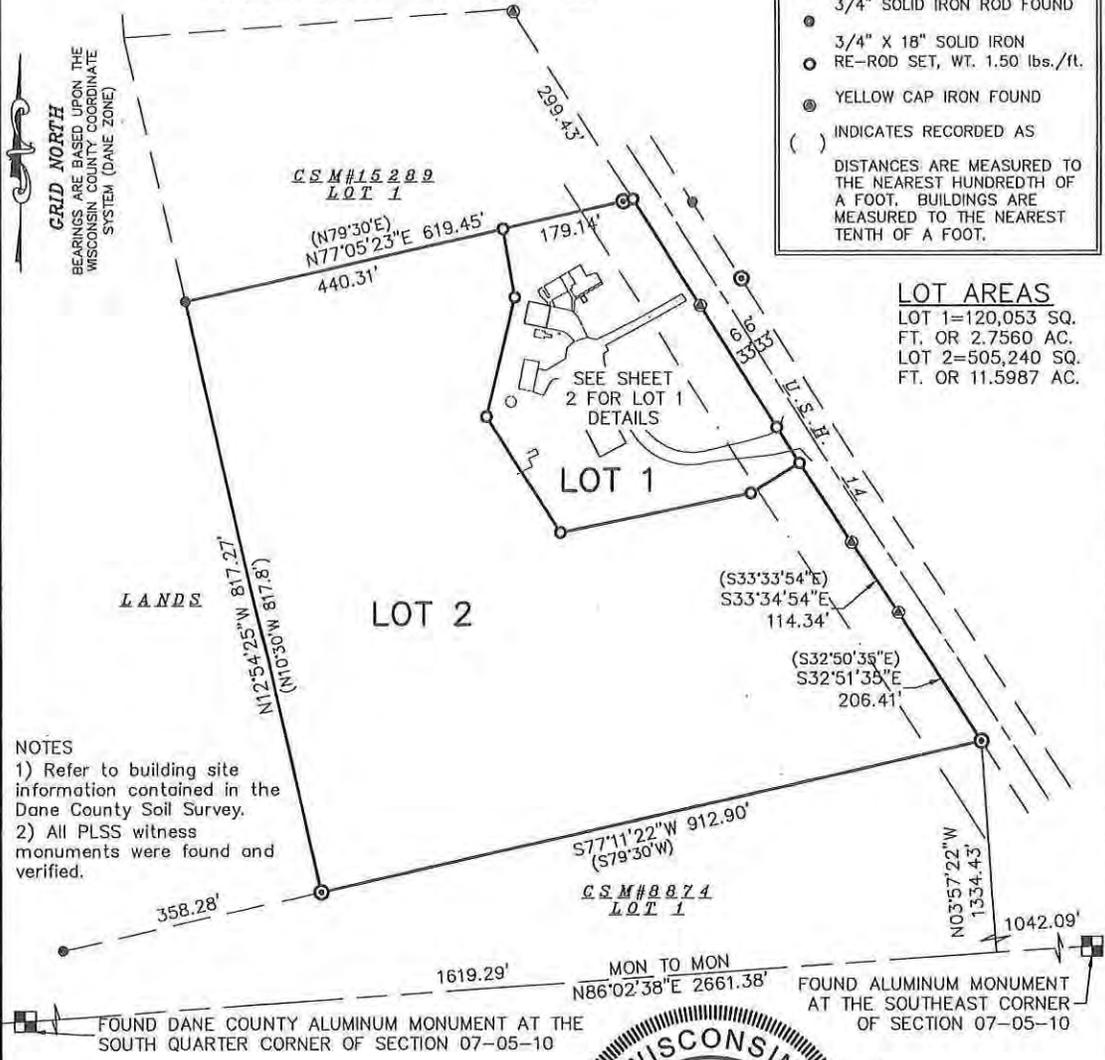
- ⊙ 1" IRON PIPE FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ⊙ YELLOW CAP IRON FOUND
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

LOT AREAS

LOT 1=120,053 SQ. FT. OR 2.7560 AC.
 LOT 2=505,240 SQ. FT. OR 11.5987 AC.

GRID NORTH
 BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



NOTES
 1) Refer to building site information contained in the Dane County Soil Survey.
 2) All PLSS witness monuments were found and verified.

SURVEYED FOR :
 Sunset Hideaway Acres, LLC

SURVEYED BY :

Burse

surveying & engineering INC.

2801 International Lane, Suite 101
 Madison, WI 53704 608.250.9263
 Fax: 608.250.9266
 email: mburse@bse-inc.net
 www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: October 18, 2022

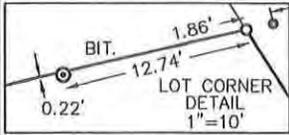
Plot View: CSM



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	185.96'	6350.26'	1°40'40"	S32°44'34"E	185.95'
C2	57.26'	6350.26'	0°31'00"	S32°09'44"E	57.26'
C3	128.69'	6350.26'	1°09'40"	S33°00'04"E	128.69'

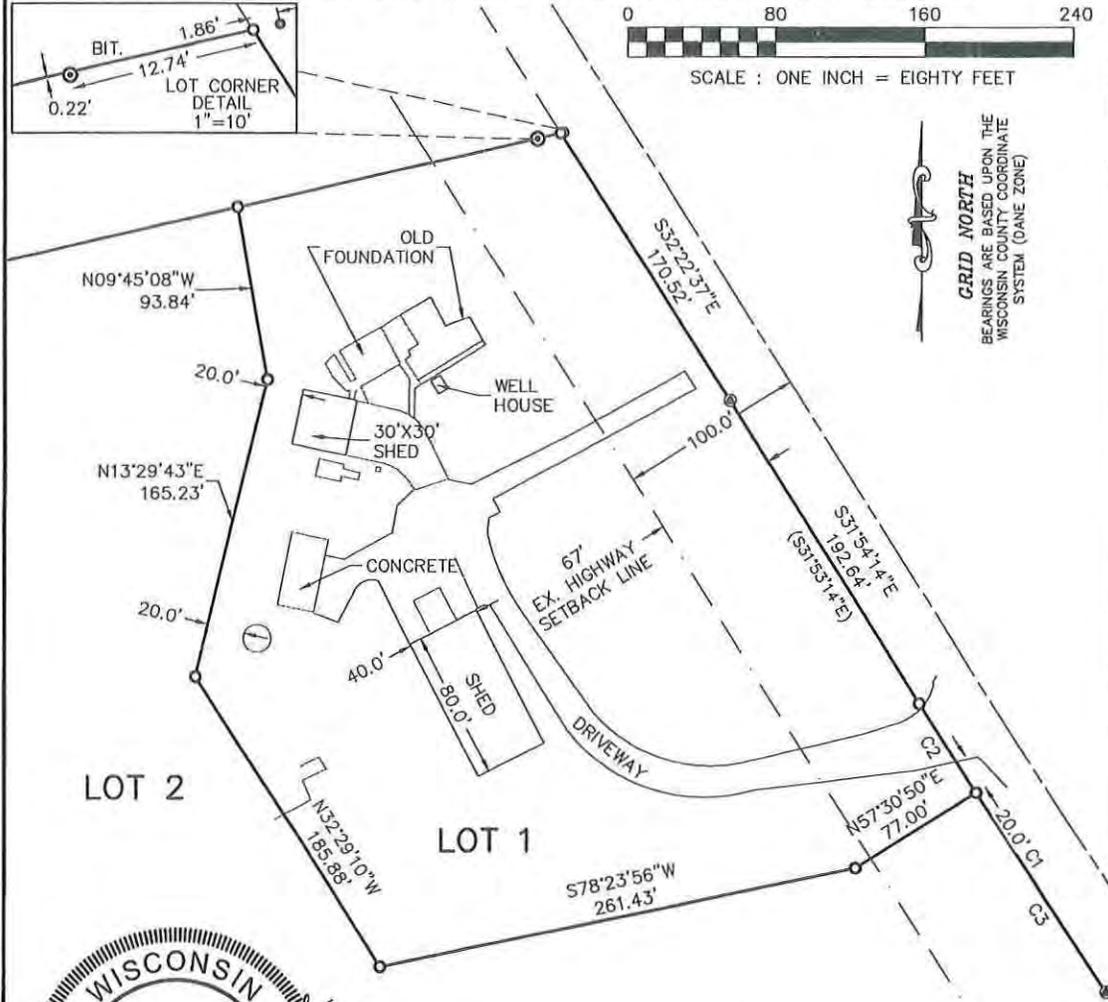
PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN ALL QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = EIGHTY FEET

GRID NORTH
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)



LOT 1 DETAIL



SURVEYED BY :
Burse
surveying & engineering llc

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-nc.net
www.bursesurveyengr.com

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____

Date: October 18, 2022
Plot View: CSM

\\bse2657\dwg\survey\BSE2657 Survey v2018.dwg

Dane County Zoning and Land Regulation Committee Approval

This Certified Survey Map is hereby approved by the Dane County Zoning and Land Regulation Committee this _____ day of _____, 202__.

Daniel Everson, Authorized Representative

TOWN OF RUTLAND CERTIFICATE

This Certified Survey Map is hereby acknowledged, accepted and approved for recording by the Town of Rutland, Dane County, Wisconsin.

On this _____ day of _____, 202__.

Dawn George, Clerk
Town of Rutland

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN ALL QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 05 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Norsman Investments LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Norsman Investments LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

Dane County Zoning and Land Regulation Committee and the Town of Rutland

IN WITNESS WHEREOF, the said Norsman Investments LLC has caused these presents to be signed by _____, its managing member on this _____ day of _____, 202__.

Norsman Investments LLC

By: _____
David Norsman, managing member

STATE OF WISCONSIN)
County of Dane)

Personally came before me this _____ day of _____, 202__, David Norsman, managing member of the above named Limited Liability Company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin My commission expires _____

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped Part of all Quarters of the Southeast Quarter of Section 07, Township 05 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, more fully described as follows: Commencing at the South Quarter corner of said Section 07; thence North 86 degrees 02 minutes 38 seconds East, 1619.29 feet; thence North 03 degrees 57 minutes 22 seconds West, 1334.43 feet to the Point of Beginning, also to the north line of Certified Survey Map Number 8874, as recorded in Volume 49 of Certified Survey Maps, on pages 199-200, as Document Number 2957534, Dane County Registry, also to the west right of way of United States Highway (U.S.H.)14; thence South 77 degrees 11 minutes 22 seconds West along said north line, 912.90 feet; thence North 12 degrees 54 minutes 25 seconds West, 817.27 feet to the southwest corner of Certified Survey Map Number 15289, as recorded in Volume 109 of Certified Survey Maps, on pages 127-129, as Document Number 5542654, Dane County Registry; thence North 77 degrees 05 minutes 23 seconds East along the south line of said CSM#15289, 619.45 feet to the aforementioned west right of way; thence South 32 degrees 22 minutes 37 seconds East along said west right of way, 170.52 feet; thence South 31 degrees 54 minutes 14 seconds East along said west right of way, 192.64 feet to a point of curvature; thence 185.96 feet along the arc of a curve to the left, also along said west right of way, a radius of 6350.26 feet, through a central angle of 01 degree 40 minutes 40 seconds and a chord bearing South 32 degrees 44 minutes 34 seconds East, 185.95 feet; thence South 33 degrees 34 minutes 54 seconds East along said west right of way, 114.34 feet; thence South 32 degrees 51 minutes 35 seconds East along said west right of way, 206.43 feet to the Point of Beginning, containing 625,294 square feet or 14.3548 acres, under the direction of Norsman Investments LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the Town of Rutland in surveying, dividing, and mapping the same.

Dated this 19 day of OCTOBER, 2022

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse

surveying & engineering 

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MAP NO. _____

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Date: October 19, 2022

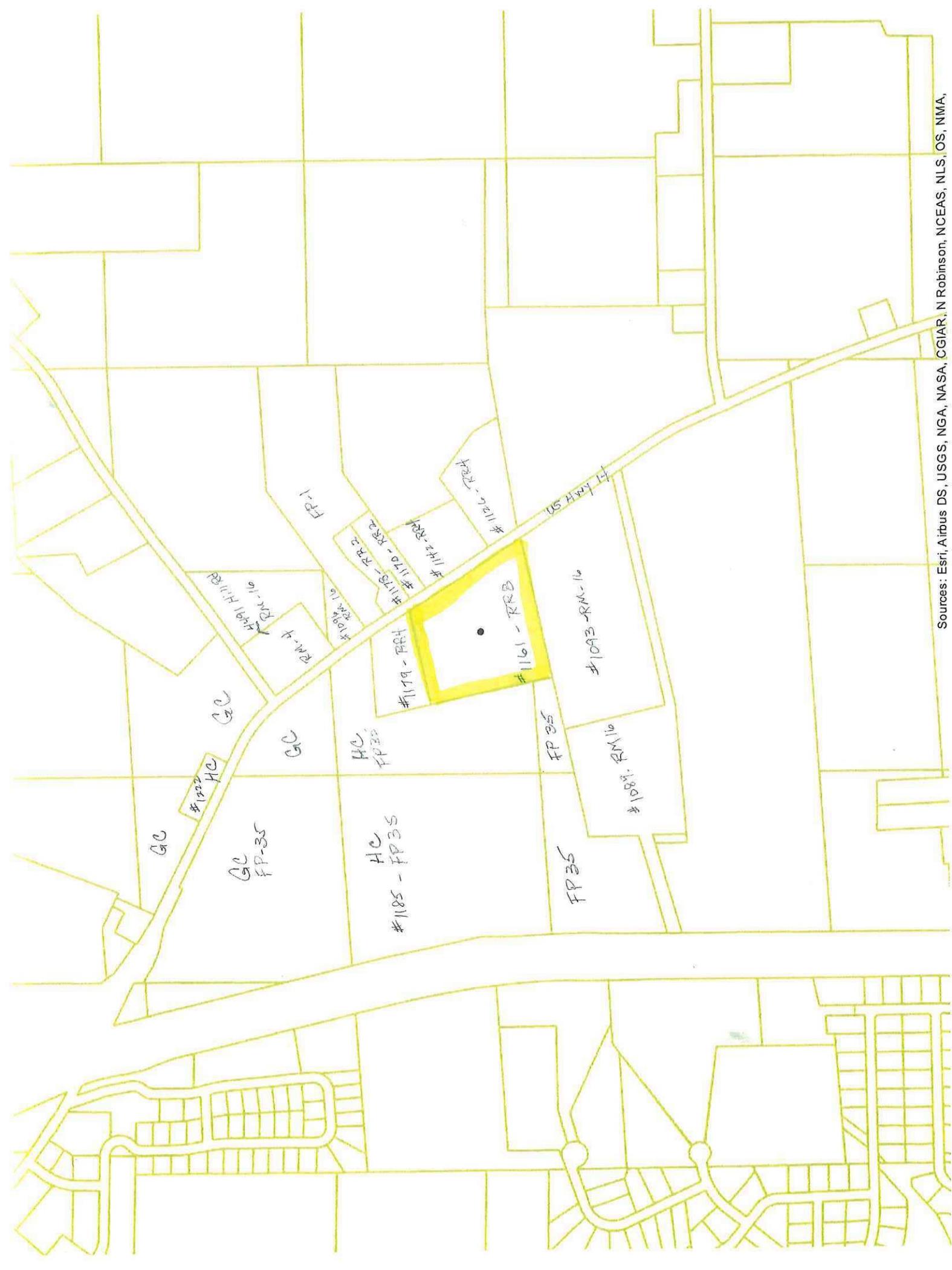
Plot View: CSM

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Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____ 20__ at _____
_____ o'clock ___M as
Document No. _____
in _____

Register of Deeds





1181 US HWY 14 OREGON, W 53575



Photos – “before”



Photos – “in progress”



Photos – existing lighting



Photos – other items

Holloway, Rachel

From: Lisa Tway <1161ushwy14@gmail.com>
Sent: Sunday, October 23, 2022 8:51 PM
To: Holloway, Rachel; Lane, Roger; Allan, Majid; clerk@town.rutland.wi.us
Subject: Fwd: Sunset Hideaway rezone petition
Attachments: Lighting Mark-Up.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside your organization.

Hi Rachel,

It appears that when I sent this on Friday I did not reply all and include everyone you copied in. I am resending so that Roger, Majid and Dawn all receive these answers. I will be sending photos in the next email. Thank you!

Lisa

----- Forwarded message -----

From: Lisa Tway <1161ushwy14@gmail.com>
Date: Fri, Oct 21, 2022 at 2:32 PM
Subject: Re: Sunset Hideaway rezone petition
To: Holloway, Rachel <Holloway.Rachel@countyofdane.com>

Hello Rachel,

I will do my best to get these answered today. I will be leaving town at 3pm and back Sunday evening. I can work on it again Sunday evening and mid- day Monday. We have been working through this process since April and have tried so hard to get everything in place for the December 13th public hearing, we would really be crushed to see that date slip away. I'll do whatever I can to assist and keep the Dec 13th date!

- 1) In the Traffic/Safety portion of the Proposed Usage document we state "It is anticipated, due to the seasonal warehouse nature of our proposal, that there should be a minimal impact of (ranging on the lower side of 2-20) vehicles entering/exiting per day at various times. It is anticipated these vehicle entrances/exits will space out over various times of the day or the season rather than set hours of operation compounding rush-hour traffic." Our best estimate beyond that would be any time between 6am to 9pm? Does that suffice?
- 2) Please change the Plan Usage document to reflect outdoor storage area space to 30x80 as it states on the site plan.
- 3) We believe fencing will be dictated by Town of Rutland. For now, we will propose galvanized steel fencing for a starting point.
- 4) Proposed Usage document states "Lighting is currently positioned on existing buildings and on existing light pole and is downward facing, dusk-to-dawn solar lighting. Additional downward facing lighting for Outside Storage area will be added as needed on the back side of the Pole Building" and "The solar lighting is effective, yet subdued to mitigate any light impact to neighbors or traffic passing by."
Current lighting is: two on front of 40x80 pole building, one on front of 30x30 garage building, one on front of small pump house, one on existing light pole. So there are 5 existing. I have marked these with yellow highlighter on the

site plan mark up, attached. As for proposed lighting as needed, I have marked two on the back of the 40x80 building as our best estimate right now.

5) In the Utilities portion of the Proposed Usage document we state "Dumpsters are brought in and removed periodically as needed". We do not plan to have a permanent dumpster in place. If we bring in a temporary (1 week) dumpster in we will place it in the fenced in outdoor storage area to limit visibility.

6) Rutland has not provided expectations yet for landscaping. The landscaping will come as the building development occurs and will follow accordingly.

I am attaching the site plan marked up with lighting - you should see 5 existing and 2 proposed = total of 7 yellow highlighted marks. I may not have a chance to pull pictures from my office yet today so will plan to send those for you to have first thing Monday morning. PLEASE feel free to reach out to me via phone or text at 608-445-8747 at ANY TIME so we can meet the deadline for Dec 13th. Thank you so much Rachel!

Lisa

On Fri, Oct 21, 2022 at 1:06 PM Holloway, Rachel <Holloway.Rachel@countyofdane.com> wrote:

Hello Lisa,

Thank you for sending in your rezoning petition, I am processing it today and have finished reviewing what you sent in. The application is well done and has most of the information we need. I do need a few more specifics to flesh it out and facilitate our review, since this is a commercial rezone. Please see below:

1. What are your proposed hours of operation? (even if estimated)
2. Clarify 40x80' or 30x80' outdoor storage area? (plans show 30x80, narrative says 40x80)
3. Fencing details – Narrative describes 5-6' high with gates and lighting. What type of material? Can you share an example picture?
4. Lighting – Narrative describes existing and proposed lighting. Please send photos of the existing fixtures. And also show on the site plan the locations of all existing & proposed light fixtures (can be just a markup of the Burse plan). This will address both zoning requirements, and the Town land use policy to “Ensure that new outdoor lighting is designed to limit glare and light trespass.”
5. Please show dumpster location on site plan, if you will have one (could just be marked up).
6. The landscaping description is very general. Did the town provide any guidance or comment on their expectations for that? The zoning code does not seem to require specific landscaping or screening requirements in this case, based on the distance from the commercial area to nearby homes.

When we met you had some very nice photos of the site, and the improvements you have already made to upgrade the buildings. Including a couple of those would help address some of the comments above, and also show the quality of what you propose to do.