

Dane County Rezone Petition

Application Date	Petition Number
10/25/2022	DCPREZ-2022-11914
Public Hearing Date	
01/24/2023	

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

OWNER NAME KOLTON & ELIZABETH URSO	PHONE (with Area Code) (608) 770-6035	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 1233 N PAGE ST		ADDRESS (Number & Street) 1677 N. BRISTOL STREET	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS koltonurso@gmail.com		E-MAIL ADDRESS mpynnonen@birrenkottsurveying.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	
4056 Mahoney Road					
TOWNSHIP DUNN	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-094-9000-7					

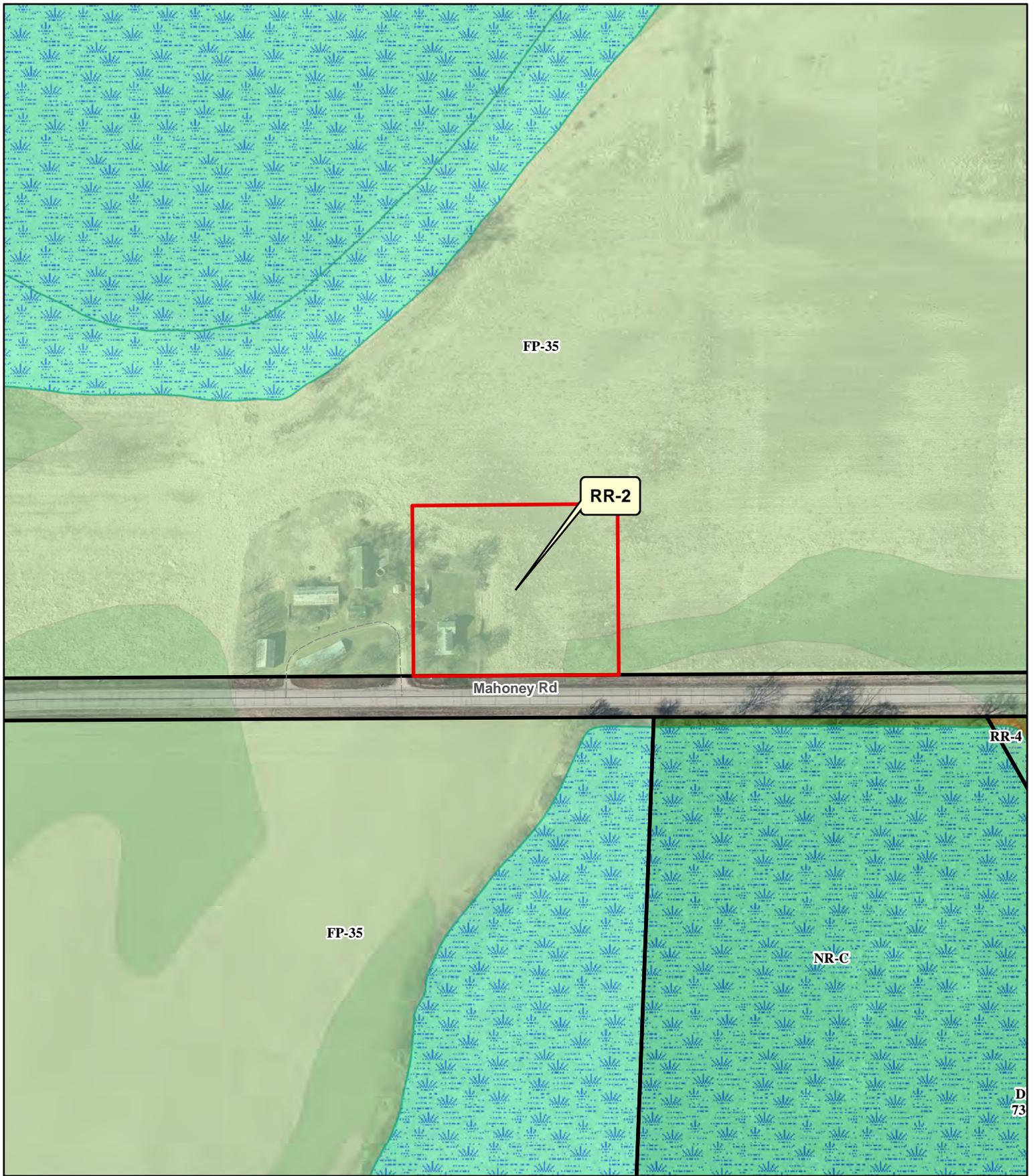
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0

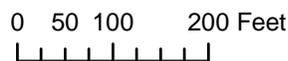
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: THE RR-2 ZONING DISTRICT HAS A MAXIMUM 10% BUILDING COVERAGE REQUIREMENT.



Legend

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



Petition 11914
**KOLTON & ELIZABETH
 URSO**

D
73



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:	Kolton Urso	Agent Name:	Birrenkott Surveying
Address (Number & Street):	1233 N. Page Street	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	koltonurso@gmail.com	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-770-6035	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Dunn	Parcel Number(s):	0610-094-9000-7
Section:	9	Property Address or Location:	4056 MAHONEY RD

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

Please see attached Letter of Intent

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.004
FP-35	RR-2 (spot zone)	2.135

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 type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|--|

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 *Mark A. Pynnonen* For *BIRRENKOTT SURVEYING* Date 10/20/22

Letter of Intent

4056 Mahoney Road
McFarland, WI 53558
Kolton Urso

Hello,

In Jan 2022 my wife and I purchased 3 parcels (~96 acres) at the corner of HWY 51 and Mahoney Road. The property is all zoned FP-35 with approximately 3 acres of non-farmed land with structures on it. We are looking to create two (2) 2-acre residential envelopes that encompasses the 3 acres that currently have structures on it.

~~(West Lot) This lot would be a 2-acre spot rezone that contains most of the current structures. This area would remain attached to the farmland. We would be looking to build our future home here.~~

(East Lot) This lot would be a land division and rezone to create a new 2-acre residential lot. This lot would be directly adjacent to the other lot and overlap with the current non-farmed are. We are planning to sell this lot to relatives.

The goal of this land divisions/rezone is to keep the residential properties clustered and to preserve additional farmland by overlapping the new lot with the current non-farmed area with structures.

We have met with a builder and the location of these two lots capture the two flattest areas for home sites. This will require the least amount of earth moving/shaping and reduce the need for retention wall/ erosion control.

We have had a pre-application meeting with the Town of Dunn, and they have signaled that this plan is acceptable to them and meets the towns Comp. Plan and overall town goals.

Thank you for the consideration, please reach out to me if you have any questions.

Thank you,

Kolton Urso
608-770-6035
koltonurso@gmail.com

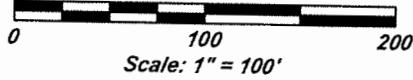
BIRRENKOTT SURVEYING



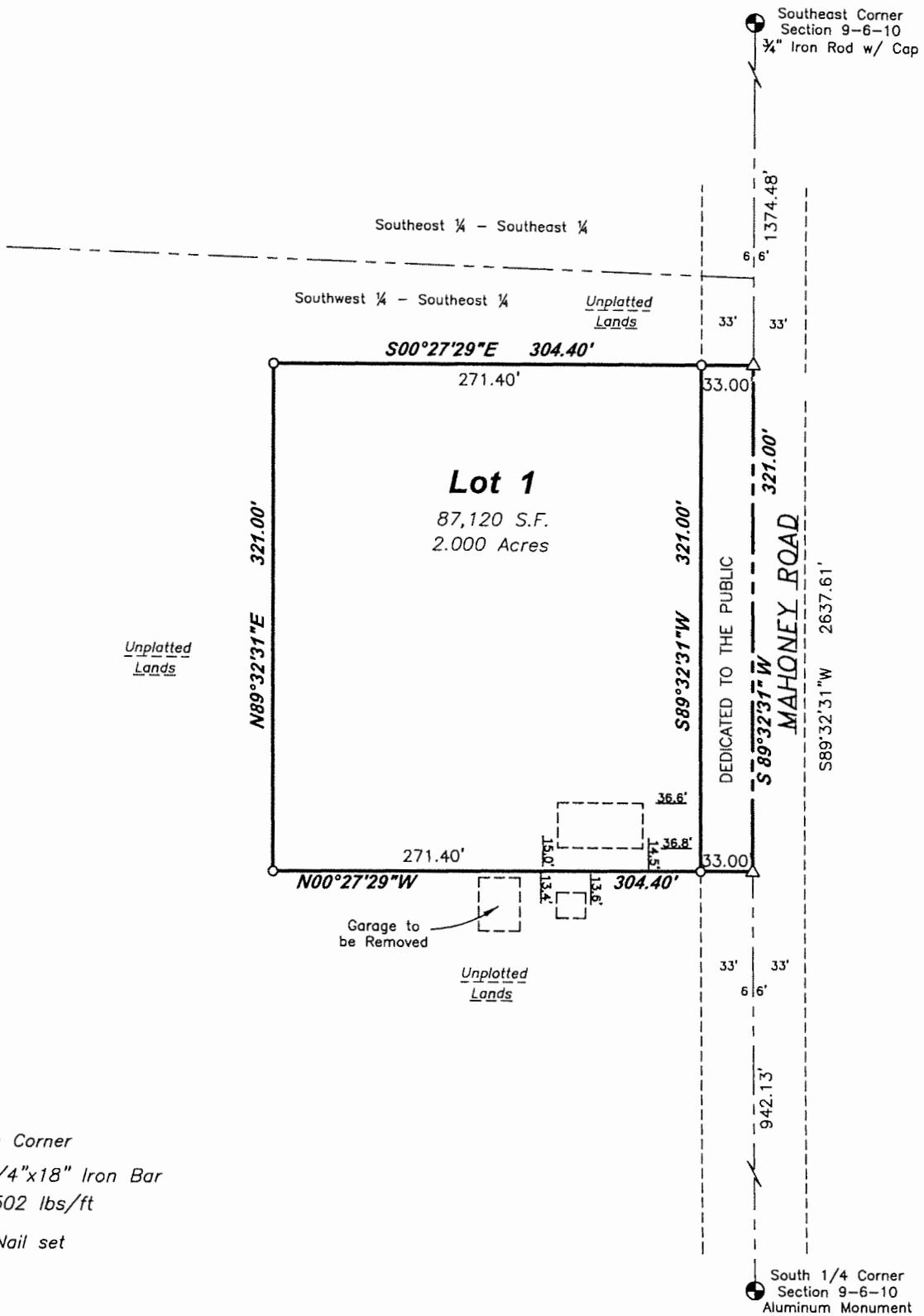
BIRRENKOTT SURVEYING
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

CERTIFIED SURVEY MAP

Part of the Southwest 1/4 of the Southeast 1/4 of Section 9, T6N,
R10E, Town of Dunn, Dane County, Wisconsin



Bearings referenced to the South
line of the Southeast 1/4, bearing
S89°32'31"W



Legend

- ⊙ = Section Corner
- = Set 3/4"x18" Iron Bar
Wght. 1.502 lbs/ft
- △ = "PK" Nail set

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____



CERTIFIED SURVEY MAP

DATED: Nov. 2, 2022

Birrenkott Surveying

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

Surveyor's Certificate:

I, Chris K. Casson, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Chris K. Casson, Professional Land Surveyor No. S-3264

Description:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 9, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the Southeast Corner of said Section 9; thence S89°32'31"W, 1374.48 feet along the South line of said Southeast 1/4 to the point of beginning; thence S89°32'31"W, 321.00 feet along the South line of said Southeast 1/4 and centerline of Mahoney Road; thence N00°27'29"W, 304.40 feet; thence N89°32'31"E, 321.00 feet; thence S00°27'29"E, 304.40 feet to said South line of the Southeast 1/4 and centerline of Mahoney Road and the point of beginning; Containing 97,713 square feet or 2.243 acres.

Owners Certificate:

As owners, Kolton and Elizabeth Urso, we hereby certify that we have caused the lands described on this Certified Survey Map to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Kolton Urso, Owner

Elizabeth Urso, Owner

State of Wisconsin)

Dane County) ss Personally came before me this _____ day of _____, 2022, the above-named Kolton and Elizabeth Urso to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Dane County, Wisconsin.

My Commission Expires

Printed name

Town of Dunn Approval Certificate

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

Dated _____

Cathy Hasslinger – Clerk/Treasurer
Town of Dunn

- Notes: Utilities Easement: No poles or buried cables are to be placed on any lot line or corner.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- Wetlands, if present, have not been delineated.
- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- Refer to building site information contained in the Dane County Soil Survey.
- This survey shows only above-ground improvements, others may exist. No guarantee is made for below-ground structures.

Approved for recording per Dane County Zoning and Land Regulation Committee

action of _____, 2022 by _____
Daniel Everson, Authorized Representative

Surveyed For:

Kolton & Elizabeth Urso
1233 N Page Street
Stoughton, WI 53589

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2022

Surveyed: TAS
Drawn: BTS
Checked: CKC
Approved: CKC
Field book:
File:J:\2022\Carlson

at _____ o'clock _____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Sheet 2 of 3

Office Map No.: 220987CSM

Certified Survey Map No. _____, Volume _____, Page _____



CERTIFIED SURVEY MAP

DATED: Nov. 2, 2022

Birrenkott Surveying

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

Surveyor's Certificate:

I, Chris K. Casson, hereby certify that this survey is in full compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that by the direction of the owners listed hereon, I have surveyed and mapped the lands described hereon and that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of that land, in accordance with the information provided.

Chris K. Casson, Professional Land Surveyor No. S-3264

Village of McFarland Certificate:

Resolved that this Certified Survey Map, is hereby acknowledged, accepted and approved for recorded by the Village of McFarland.

Dated _____

Cassandra Suettinger, Clerk
Village of McFarland

Surveyed For:

Kolton & Elizabeth Urso
1233 N Page Street
Stoughton, WI 53589

Surveyed: TAS
Drawn: BTS
Checked: CKC
Approved: CKC
Field book:
File:J:\2022\Carlson

Register of Deeds Certificate:

Received for recording this _____ day of _____, 2022

at _____ o'clock ____ m and recorded in Volume _____ of Certified Survey

Maps of Dane County on Pages _____.

Kristi Chlebowski, Register of Deeds

Document No. _____

Certified Survey Map No. _____, Volume _____, Page _____

FP-35 to RR-2

Part of the Southwest 1/4 of the Southeast 1/4 of Section 9, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows: Commencing at the Southeast Corner of said Section 9; thence S89°32'31 "W, 1374.48 feet along the South line of said Southeast ¼ to the point of beginning; thence S89°32'31"W, 321.00 feet along the South line of said Southeast ¼ and centerline of Mahoney Road; thence N00°27'29"W, 304.40 feet; thence N89°32'31"E, 321.00 feet; thence S00°27'29"E, 304.40 feet to said South line of the Southeast ¼ and centerline of Mahoney Road and the point of beginning; Containing 97,713 square feet or 2.243 acres.

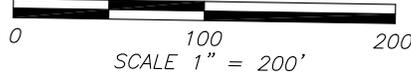


BIRRENKOTT SURVEYING

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

ZONING MAP

Part of the Southwest 1/4 of the Southeast 1/4 of Section 9,
T6N, R10E, Town of Dunn, Dane County, Wisconsin



Southeast Corner
Section 9-6-10
3/4" Iron Rod w/ Cap

Southeast 1/4 - Southeast 1/4

Southwest 1/4 - Southeast 1/4

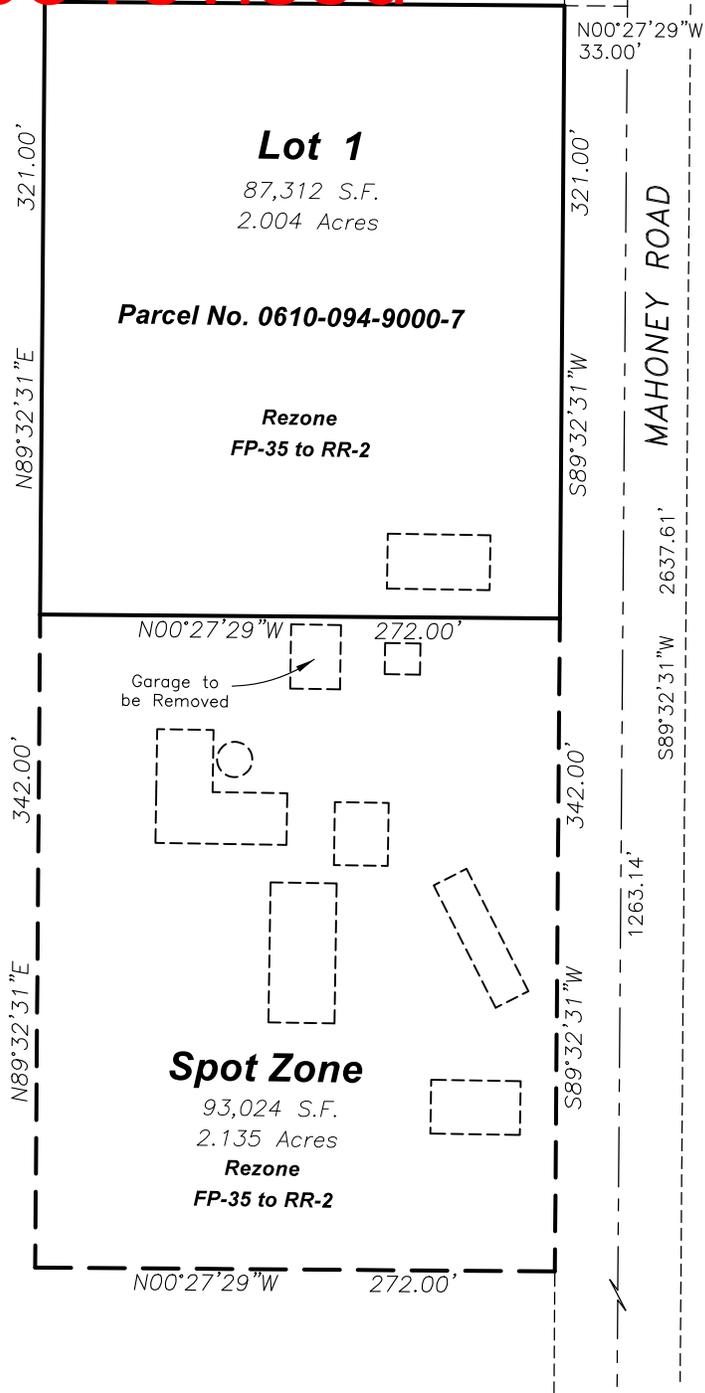
See revised

Proposed Lot 1 (FP-35 to RR-2):

Part of the Southwest 1/4 of the Southeast 1/4 of Section 9, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows:
Commencing at the Southeast Corner of said Section 9; thence S89°32'31"W, 1374.48 feet along the South line of said Southeast 1/4; thence N00°27'29"W, 33.00 feet to the North right-of-way line of Mahoney Road and the point of beginning; thence S89°32'31"W, 321.00 feet along said right-of-way line; thence N00°27'29"W, 272.00 feet; thence N89°32'31"E, 321.00 feet; thence S00°27'29"E, 272.00 feet to said right-of-way line and the point of beginning; Containing 87,312 square feet, or 2.004 acres.

Proposed Spot Zone (FP-35 to RR-2):

Part of the Southwest 1/4 of the Southeast 1/4 of Section 9, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows:
Commencing at the Southeast Corner of said Section 9; thence S89°32'31"W, 1374.48 feet along the South line of said Southeast 1/4; thence N00°27'29"W, 33.00 feet to the North right-of-way line of Mahoney Road; thence S89°32'31"W, 321.00 feet along said right-of-way line to the point of beginning; thence continuing along said right-of-way line S89°32'31"W, 342.00 feet; thence N00°27'29"W, 272.00 feet; thence N89°32'31"E, 342.00 feet; thence S00°27'29"E, 272.00 feet to said right-of-way line and the point of beginning; Containing 93,024 square feet, or 2.135 acres.



Southeast Corner
Section 9-6-10
Aluminum Monument

Proposed Lot 1 (FP-35 to RR-2):

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 9; thence S89°32'31"W, 1374.48 feet along the South line of said Southeast $\frac{1}{4}$; thence N00°27'29"W, 33.00 feet to the North right-of-way line of Mahoney Road and the point of beginning; thence S89°32'31"W, 321.00 feet along said right-of-way line; thence N00°27'29"W, 272.00 feet; thence N89°32'31"E, 321.00 feet; thence S00°27'29"E, 272.00 feet to said right-of-way line and the point of beginning; Containing 87,312 square feet, or 2.004 acres.

See Revised

Proposed Spot Zone (FP-35 to RR-2):

Part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, T6N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 9; thence S89°32'31"W, 1374.48 feet along the South line of said Southeast $\frac{1}{4}$ thence N00°27'29"W, 33.00 feet to the North right-of-way line of Mahoney Road; thence S89°32'31"W, 321.00 feet along said right-of-way line to the point of beginning; thence continuing along said right-of-way line S89°32'31"W, 342.00 feet; thence N00°27'29"W, 272.00 feet; thence N89°32'31"E, 342.00 feet; thence S00°27'29"E, 272.00 feet to said right-of-way line and the point of beginning; Containing 93,024 square feet, or 2.135 acres.