

Dane County Rezone Petition

Application Date	Petition Number
02/09/2024	DCPREZ-2024-12031
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RANDALL AND ANGELA MUSSEHL	PHONE (with Area Code) (608) 333-1934	AGENT NAME RANDALL MUSSEHL	PHONE (with Area Code) (608) 333-1934
BILLING ADDRESS (Number & Street) 1273 JUDD RD		ADDRESS (Number & Street) 1273 JUDD RD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS 1968rpm@gmail.com		E-MAIL ADDRESS 1968rpm@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	
1273 Judd Rd					
TOWNSHIP MONTROSE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-121-9503-0					

REASON FOR REZONE

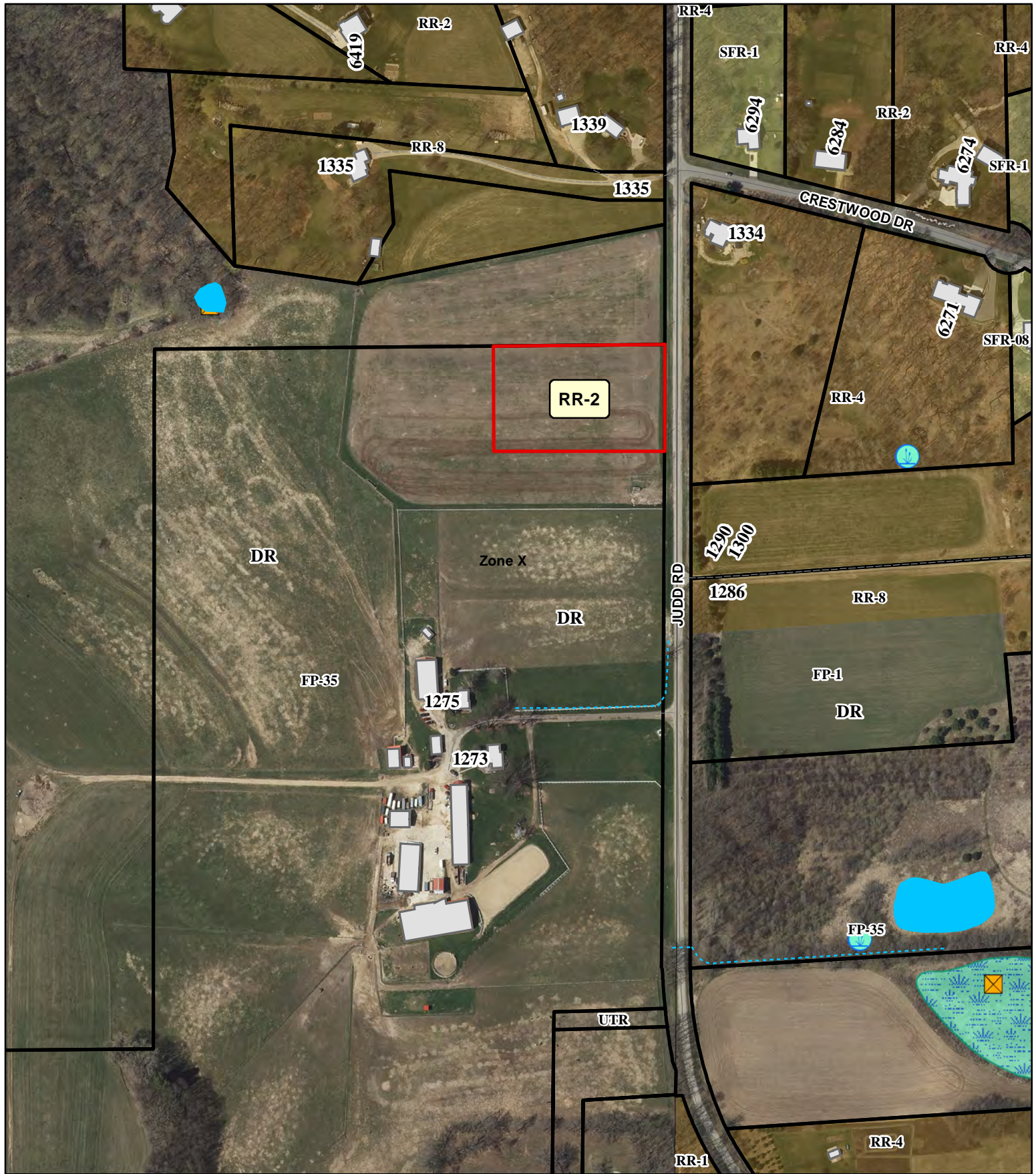
CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.25




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:

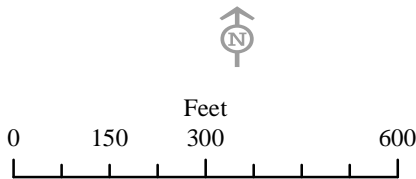
COMMENTS: A NEW DEED RESTRICTION WILL BE NEEDED TO DOCUMENT THE FARM'S DEVELOPMENT RIGHTS.  
CSM WILL BE SUBJECT TO FITCHBURG EXTRATERRITORIAL REVIEW.

DATE:
-------



# REZONE 12031

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain







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 Area:	\$495
Commercial:	\$545
<ul style="list-style-type: none"><li>PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

APPLICANT INFORMATION	
Property Owner Name: <u>Randy Mussehi</u>	Agent Name: <u>Same as property owner</u>
Mailing Address: <u>1273 Judd Rd, Oregon, WI 53575</u>	Mailing Address:
Email Address: <u>1968rpm@gmail.com</u>	Email Address:
Phone#: <u>(608) 333-1934</u>	Phone#:

PROPERTY INFORMATION	
Township: <u>Montrose</u>	Parcel Number(s): <u>0508-121-9503-0</u>
Section: <u>12</u>	Property Address or Location: <u>1273 Judd Rd</u>

REZONE DESCRIPTION		
<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<u>Create one residential lot.</u>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<u>FP-35</u>	<u>RR-2</u>	<u>2.25</u>

Applications will not be accepted until the applicant has met with department staff to review the application and 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 type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer
--	--	---	---

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature \_\_\_\_\_

Date 2/8/24

PRELIMINARY 1/17/2024

# DANE COUNTY CERTIFIED SURVEY MAP #

Being a resurvey of Lot 1 of CSM #12298,  
located in part of the NE, SE, SW and NW 1/4's of the NE 1/4 of  
Section 12, T5N, R8E, Town of Montrose, Dane County, Wisconsin.

FOR: RANDALL P MUSSEHL  
ANGELA J MUSSEHL  
1273 JUDD RD  
OREGON, WI 53575

NOTE: REFER TO  
BUILDING SITE  
INFORMATION  
CONTAINED IN THE  
DANE COUNTY SOIL  
SURVEY.

- LEGEND:**
- 3/4" X 24" X 1.5 LB./LF.  
REBAR SET
  - ▲ 3/4" REBAR FOUND
  - ✚ SECTION CORNER  
ALL TIES FOUND AND VERIFIED
  - ( ) RECORDED AS
  - x— EXISTING FENCELINE

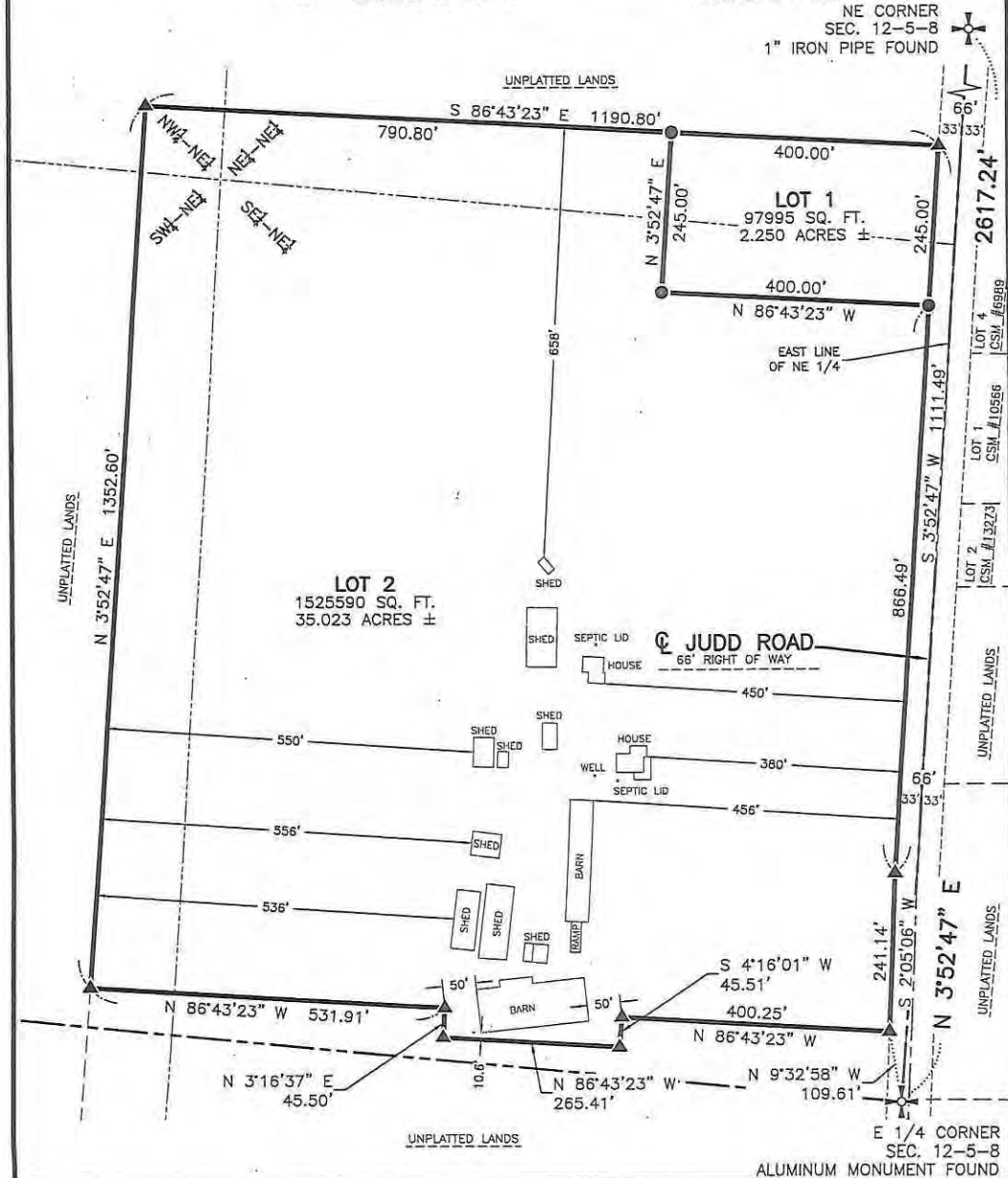


BEARINGS ARE REFERENCED  
TO THE EAST LINE OF  
THE NE 1/4 OF SECTION 12  
WHICH IS RECORDED TO  
BEAR N 3°52'47" E

0 200' 400'

SCALE: 1" = 200'

NE CORNER  
SEC. 12-5-8  
1" IRON PIPE FOUND



**FULLCIRCLE**  
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533  
608-935-0294 | www.fullcircleES.com

SHEET 1 OF 2  
JOB ID: 2202141C  
FIELD CREW: MGR



PRELIMINARY 1/17/2024

DANE COUNTY CERTIFIED SURVEY MAP #

Being a resurvey of Lot 1 of CSM #12298,  
located in part of the NE, SE, SW and NW 1/4's of the NE 1/4 of  
Section 12, T5N, R8E, Town of Montrose, Dane County, Wisconsin.

FOR: RANDALL P MUSSEHL  
ANGELA J MUSSEHL  
1273 JUDD ROAD  
OREGON, WI 53575

**SURVEYOR'S CERTIFICATE:**

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of RANDALL MUSSEHL, I have surveyed, divided and mapped the following described parcel of land:

Being a resurvey of Lot 1 of CSM #12298, located in part of the NE, SE, SW and NW 1/4's of the NE 1/4 of Section 12, T5N, R8E, Town of Montrose, Dane County, Wisconsin.

Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2787 \_\_\_\_\_ Date

**TOWN OF MONTROSE CERTIFICATE**

The Town of Montrose hereby accepts this CSM for recording.

JENNIFER ARMSTRONG - CLERK/TRES. \_\_\_\_\_ Date

**OWNERS CERTIFICATE**

As owners we certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.

RANDALL P MUSSEHL, Owner \_\_\_\_\_ Date

ANGELA J MUSSEHL, Owner \_\_\_\_\_ Date

STATE OF WISCONSIN )  
DANE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024,  
the named RANDALL P MUSSEHL and ANGELA J MUSSEHL  
to me known to be the person(s) who executed the  
foregoing instrument and acknowledged the same.

NOTARY PUBLIC, \_\_\_\_\_, WI.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED FOR RECORDING PER DANE  
COUNTY ZONING AND LAND REGULATION  
COMMITTEE ACTION ON,

BY \_\_\_\_\_  
DANIEL EVERSON - ASSISTANT ZONING ADMIN.

**DANE CO. REGISTER OF  
DEEDS CERTIFICATE**

Received for recording this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and  
recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps, on Page(s) \_\_\_\_\_.

DANE COUNTY REGISTER OF DEEDS



**FULLCIRCLE**  
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533  
608-935-0294 | www.fullcircleE5.com

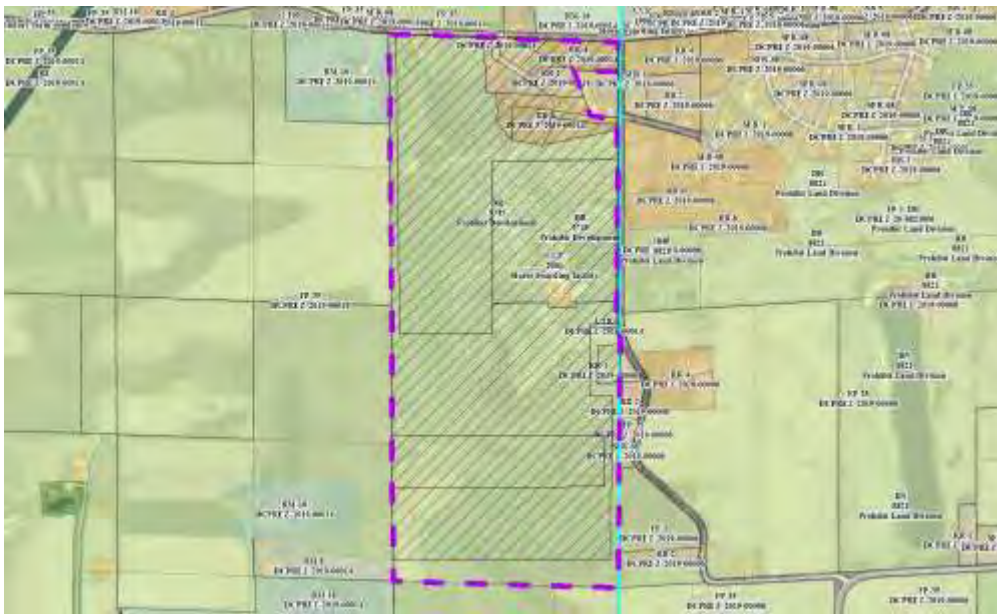
SHEET 2 OF 2  
JOB ID: 2202141C  
FIELD CREW: MGR

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

**Applicant:** Randy Mussehl

<b>Town</b>	Montrose	<b>A-1EX Adoption</b>	9/11/1978	<b>Orig Farm Owner</b>	Selmer, Judd A. Jr.
<b>Section:</b>	12	<b>Density Number</b>	35	<b>Original Farm Acres</b>	255.89
<b>Density Study Date</b>	7/5/2023	<b>Original Splits</b>	7.31	<b>Available Density Unit(s)</b>	1



## Reasons/Notes:

Homesites created to date: 6 per CSMs 4282, 7189, 12351, 14081 (2 lots), and the home at 6441 Sun Valley Pkwy, One possible split remains. Based on current ownership and pending written agreement, it appears the remaining splits goes to Mussehl.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050812186100	2.36	ALEX GISSAL & STEFFANIE GISSAL	14081
050812496700	0.25	DANIEL T BUDENZ & JANICE L BUDENZ	
050812496660	33.97	DAVID J JUDD & PATRICIA A JUDD	
050812490020	22.95	DAVID J JUDD & PATRICIA A JUDD	
050812180002	4.61	HARLAN S HALL & GERALDINE J HALL	04282
050812187200	3.31	JUSTIN SCHUTTE & RENEE SCHUTTE	14081
050812185610	64.22	KIMBERLY KLEIN	
050812486000	56.5	RANDALL P MUSSEHL & ANGELA J MUSSEHL	
050812484407	1.8	RANDALL P MUSSEHL & ANGELA J MUSSEHL	
050812195030	37.28	RANDALL P MUSSEHL & ANGELA J MUSSEHL	12298

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

050812184000	5.76	ROBERT D SWENSON & CHERI K SWENSON	
050812184204	3.71	SWENSON LIVING TR	07189
050812185350	2.89	WENDY S PARSONS & BRENT A WARNER	12351

## **FP-35 to RR-2**

Being the North 245' of the East 400' of Lot 1 of CSM #12298, located in part of the NE and SE 1/4's of the NE 1/4 of Section 12, T5N, R8E, Town of Montrose, Dane County, Wisconsin.