

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/17/2017	DCPREZ-2017-11163
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARA K ZIMMERMAN	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4368 JORDAN DR		ADDRESS (Number & Street) 104A W MAIN ST.,	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS chris@williamsonsurveying.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	
east of 4203 Tower Rd.,					
TOWNSHIP DUNN	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-162-8500-1					

REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4.02		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>ACA</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>ACA</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>ACA</i>	INSPECTOR'S INITIALS SCW1	SIGNATURE: (Owner or Agent) 
---	--	--	----------------------------------	--

PRINT NAME: <i>Chris Adams</i>
DATE: <i>5-17-2017</i>



Legend

Significant Soils

Floodplain

Class

Wetland

Class 1

Class 2

0 80 160 320 Feet

Petition 11163
MARA K ZIMMERMAN

Petition # 11163

Public Hearing Date 7/25/17

Application

- ☒ Application filled out and signed
- ☒ Metes and bounds description
- ☒ Scaled map
- ☒ Letter of intent
- ☐ If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

1. Zoning District fits the proposed land use? Yes / No
2. Zoning District fit the proposed and remaining lots (s)? Yes / No
3. Proposed lot meet the minimum width and area requirements? Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No ✓
5. Do the existing structures meet the height limitations? Yes / No ✓
6. Do the existing (proposed) structures meet the lot coverage? Yes / No ✓
7. Do the Accessory structures meet the principal structure ratio? Yes / No ✓
8. Existing building heights conform to district? Yes / No ✓
9. Shoreland, Wetland, Flood plain issues? Yes / No
10. Steep slope issues? Yes / No
11. Commercial parking standards met? Yes / No ✓
12. Screening requirements met? Yes / No ✓
13. Outside lighting requirements? Yes / No ✓

Comments:

Planning Review

1. Density Study Needed? Yes / No
 2. Determination of Legal Status Yes / No ✓
 3. In compliance with Town plan? Yes / No
 4. Land Division Compliance? Yes / No ✓
- Splits 2

Comments:

Contacts / Correspondence: (date: issue)



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

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>Erling Olson</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>520 Cherry Wood Dr, Oregon, 53575</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>(608) 512-1116</u>	Phone	<u>608-255-5705</u>
Email	<u>OOLSON@ISTHMUSENG.COM</u>	Email	<u>chris@williamsonsurveying.com</u>

Town: DUNN Parcel numbers affected: 0610-162-8500-1

Section: 16 Property address or location: NW 1/4 of the NW 1/4 Section 16, T6N, R10E

Zoning District change: (To / From / # of acres) RH-1 / A-1EX / 4.02 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 2 % Other: 98 %

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:

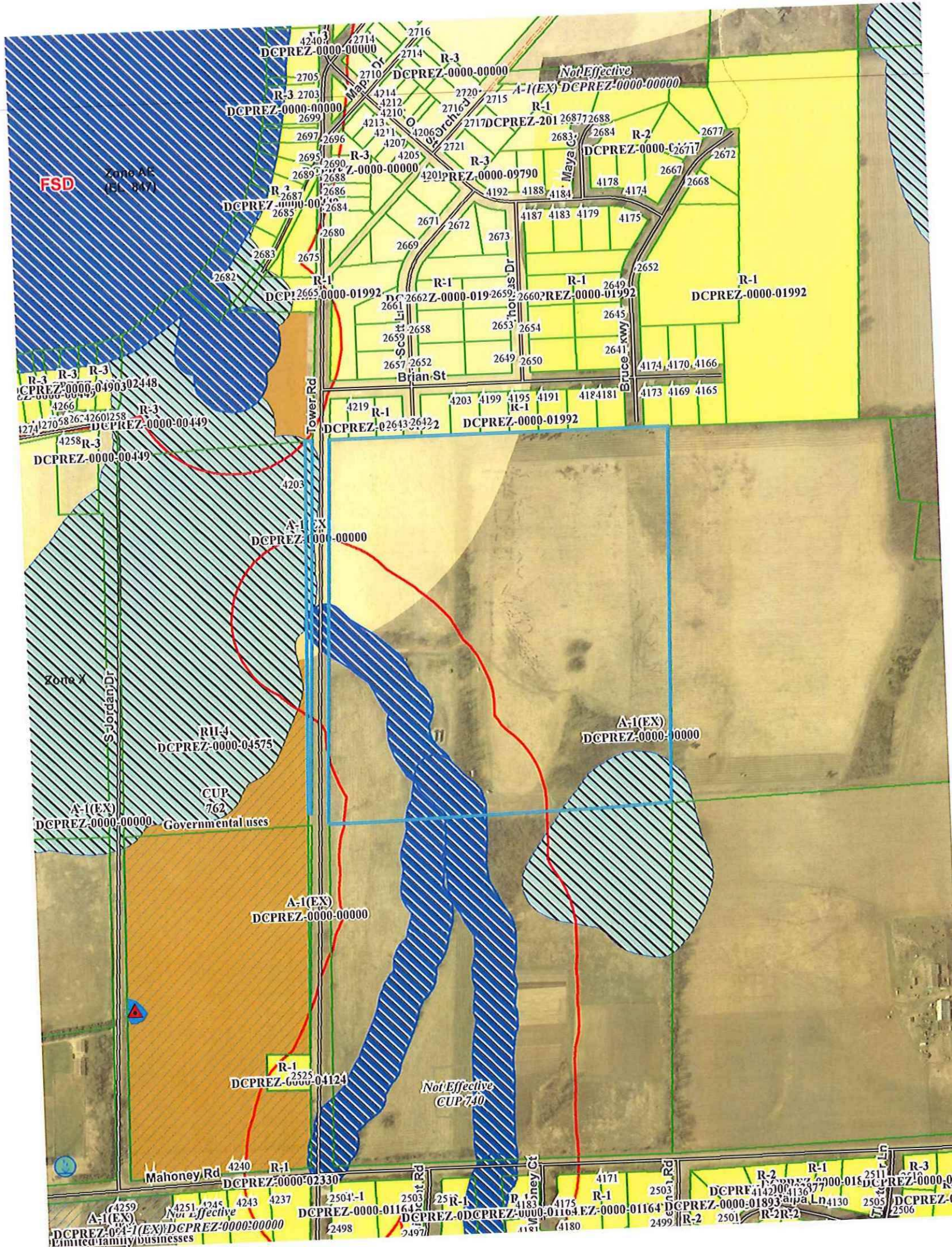
Ole Olson would like to create 2 new residential lots. His plan is to come from the end of Scott Lane and have a shared driveway easement and agreement. Therefore, we are also requesting a variance from the 66' road frontage requirement for proposed Lot 2.

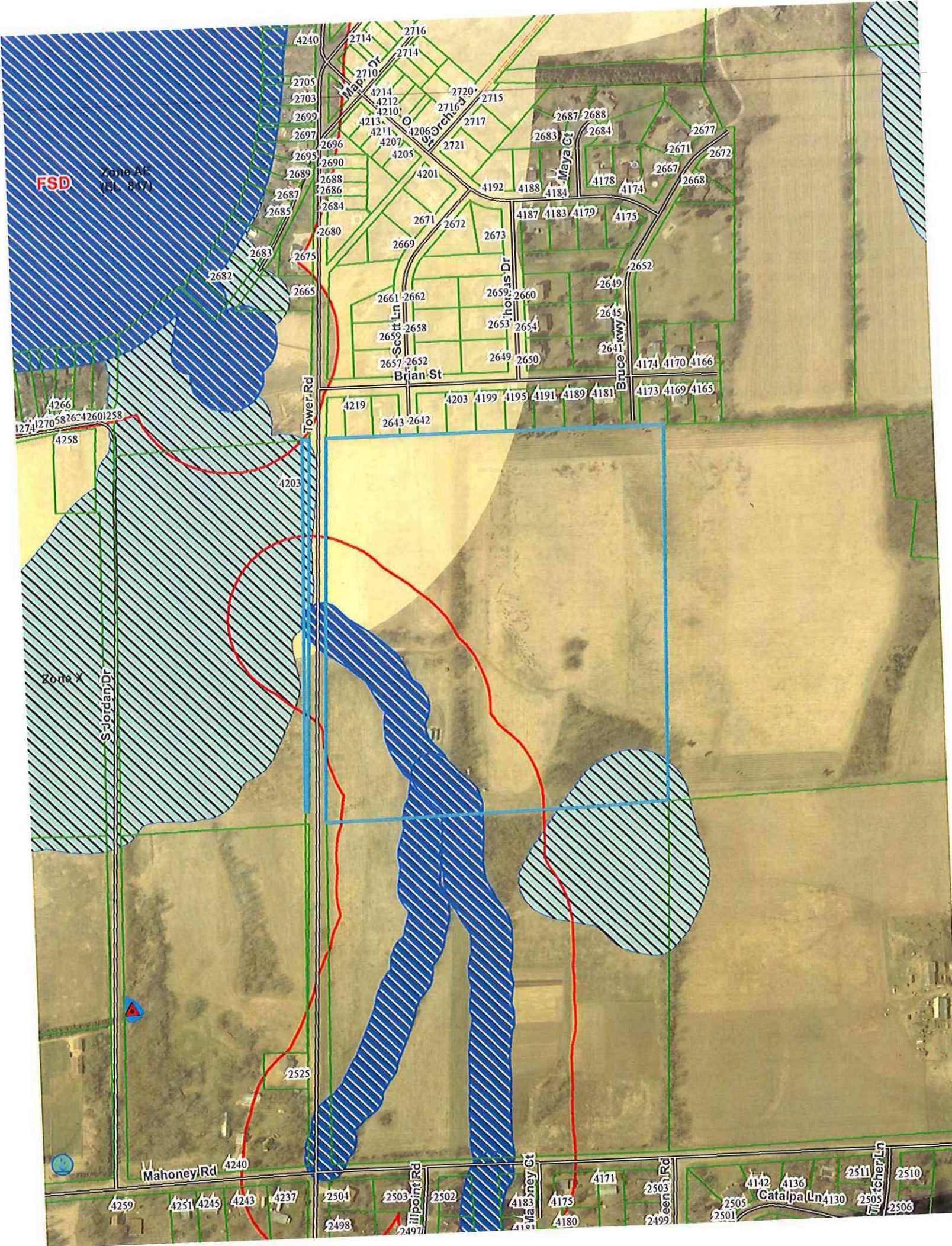
approval of zoning contingent on Easements for share driveway. *CA*

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

Submitted By: *CA*

Date: 5-17-2017







Parcel Number - 028/0610-162-8500-1**Current**[< Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	SEC 16-6-10 NW1/4NW1/4 SUBJ TO ESMTS TO ...	
Owner Names	ERLING M OLSON JOHN W KESSLER CHERYL L OLSON 🔒	📄 📄 📄
Primary Address	No parcel address available.	
Billing Address	% JOHN KESSLER 4368 JORDAN DR MCFARLAND WI 53558	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5	
Assessment Acres	40.000	
Land Value	\$7,800.00	
Improved Value	\$0.00	
Total Value	\$7,800.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~04/20/2017~~ ~~03:00 PM~~

Ends: ~~04/20/2017~~ ~~06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/16/2017~~ ~~05:00 PM~~

Ends: ~~05/16/2017~~ ~~07:00 PM~~

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

Zoning Information

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

Zoning

A-1(EX)

A-1(EX) 0.57 Acres

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$7,600.00	\$0.00	\$7,600.00
Taxes:		\$147.72
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$147.72

District Information		
Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
SANITARY	7100	DUNN SANITARY DIST 3
OTHER DISTRICT	14MF	FIRE-MCFARLAND
OTHER DISTRICT	14MF	EMS-MCFARLAND
METRO SEWERAGE	5150	MADISON METRO SEWER DIST

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	09/21/1999	3157023		

Show More ▼

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: 0610-162-8500-1

Document Types and their Abbreviations

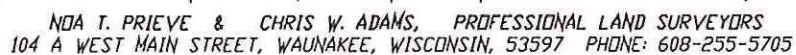
Document Types and their Definitions

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council

© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



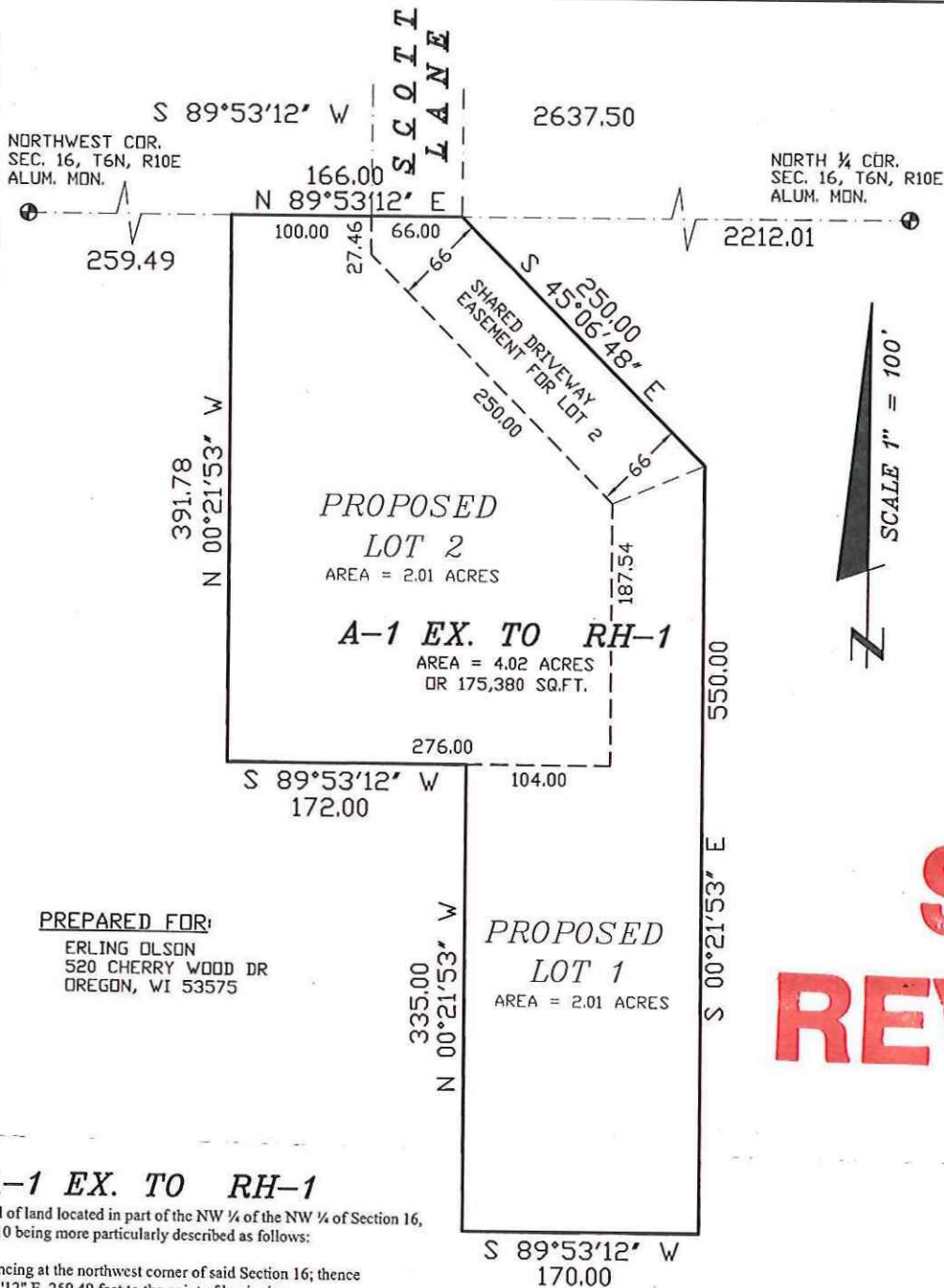
17W-202



WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

REZONE MAP



PREPARED FOR:
ERLING OLSON
520 CHERRY WOOD DR
OREGON, WI 53575

A-1 EX. TO RH-1

A parcel of land located in part of the NW 1/4 of the NW 1/4 of Section 16, T6N, R10 being more particularly described as follows:

Commencing at the northwest corner of said Section 16; thence N 89°53'12" E, 259.49 feet to the point of beginning.

thence continue N 89°53'12" E, 166.00 feet; thence S 45°06'48" E, 250.00 feet; thence S 00°21'53" E, 550.00 feet; thence S 89°53'12" W, 170.00 feet; thence N 00°21'53" W, 335.00 feet; thence S 89°53'12" W, 172.00 feet; thence N 00°21'53" W, 391.78 feet to the point of beginning. This parcel contains 4.02 acres.

DELAYED EFFECTIVE DATE REQUESTED

SEE
REVISED

17W-202