

Dane County Rezone Petition

Application Date	Petition Number
08/19/2025	DCPREZ-2025-12204
Public Hearing Date	
10/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THOMAS E DUFFY	PHONE (with Area Code) (608) 444-0466	AGENT NAME ☐	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2710 COUNTY HIGHWAY MN		ADDRESS (Number & Street) ☐	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3475 Orvold Park Drive					
TOWNSHIP DUNN	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-144-8295-0		0610-144-8315-0			

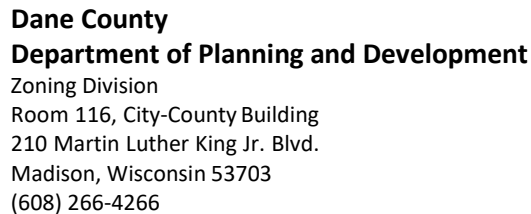
REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	SFR-08 Single Family Residential District	0.79
RR-2 Rural Residential District	RR-8 Rural Residential District	2.19

C.S.M REQUIRED? ☒ Yes ☐ No Applicant Initials _____	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials _____	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: DEVELOPMENT SHALL COMPLY WITH SHORELAND AND FLOODPLAIN REGULATIONS.



REZONE APPLICATION

Date _____

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 12387, AS RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 94-97, AS DOCUMENT NUMBER 4396300, DANE COUNTY REGISTRY AND PART OF GOVERNMENT LOT 1, BEING FRACTIONAL OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN.

EXISTING ZONING
RR-2, PROPOSED
ZONING RR-8 (546,027±
Sq. Ft. or 12.54± Acres)

EXISTING ZONING
RR-2, PROPOSED
ZONING SFR-08 (34,617
Sq. Ft. or 0.79± Acres)

$$\overline{Y} \overline{A} \overline{H} \overline{A} \overline{R} \overline{A}$$


R/W
VARIES

2
C.S.M.
16782

—

FOUND 1" IRON PIPE AT THE MEANDER
CORNER FOR THE SOUTHEAST CORNER
OF SECTION 14, T6N, R10E, TOWN OF
DUNN, DANE COUNTY, WISCONSIN.
COUNTY COORDINATE SYSTEM (DANE).
FOUND ALL TIES PER TIE SHEET DONE
BY MARK KUPSCH, DATED 1/4/94,
MEASURED COORDS.
N: 447,943.29
E: 852,273.17

C. T. H. " A B "



SURVEYED FOR:
Thomas Duffy
2710 County Road MN
Cottage Grove, WI 53527

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 125.0869.30
DATE: 08-01-25
REVISIONS:
REV1
REV2
REV3

SHEET 1 OF 2

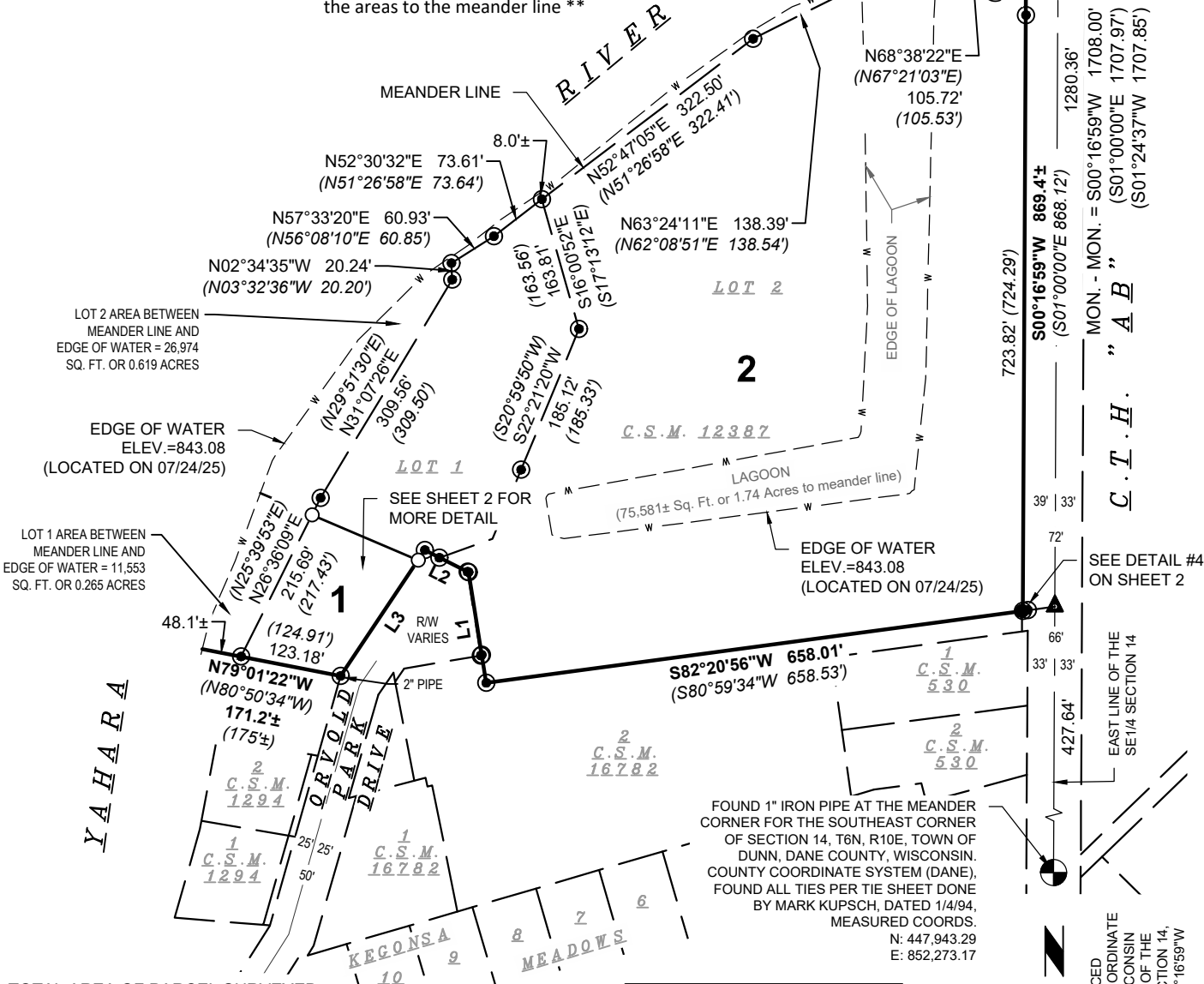
CERTIFIED SURVEY MAP No.

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 12387, AS RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 94-97, AS DOCUMENT NUMBER 4396300, DANE COUNTY REGISTRY AND PART OF GOVERNMENT LOT 1, BEING FRACTIONAL OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN.

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	34,617± ** 23,064 **	0.79± ** 0.53 **
2	546,027± ** 519,053 **	12.54± ** 11.92 **

** Lot areas shown in table are the areas to the meander line **

FOUND PK NAIL AT THE EAST QUARTER CORNER OF SECTION 14, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WISCONSIN. COUNTY COORDINATE SYSTEM (DANE), FOUND ALL TIES PER TIE SHEET DONE BY BRADLEY L. TISDALE, DATED 11/27/22 MEASURED COORDS.
N: 449,651.26 (449,651.29)
E: 852,281.61 (852,281.55)



TOTAL AREA OF PARCEL SURVEYED: 580,644 SQ. FT. (13.33 ACRES) MORE OR LESS INCLUDING ALL LANDS LYING BETWEEN MEANDER LINE AND THE WATER'S EDGE OF THE YAHARA RIVER, EXCLUDING THE LAGOON.

LEGEND

- 3/4" SOLID IRON REBAR W/CAP FOUND (UNLESS OTHERWISE NOTED)
 - 1-1/4" SOLID IRON REBAR FOUND
 - ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
 - 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - ⊙ SECTION MONUMENT
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

NOTES:

- This survey was prepared without benefit of a title report for the subject tract or adjoining and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.
- Date of Fieldwork: July 24, 2025
- Base Flood Elevation per FIRM map number 55025C0607H is 845.00. Elevations are referenced to the North American Vertical Datum of 1988 (NAVD88).
- C.T.H. AB is not a controlled access highway.
- Any future change to existing access along C.T.H. AB or change of use requires a new access permit from the Highway Department.

LINE TABLE

LINE #	BEARING	DIST. (FT)
L1	N09°05'27"W	136.29'
L2	N63°14'15"W	59.43'
L3	S33°51'24"W	183.92'



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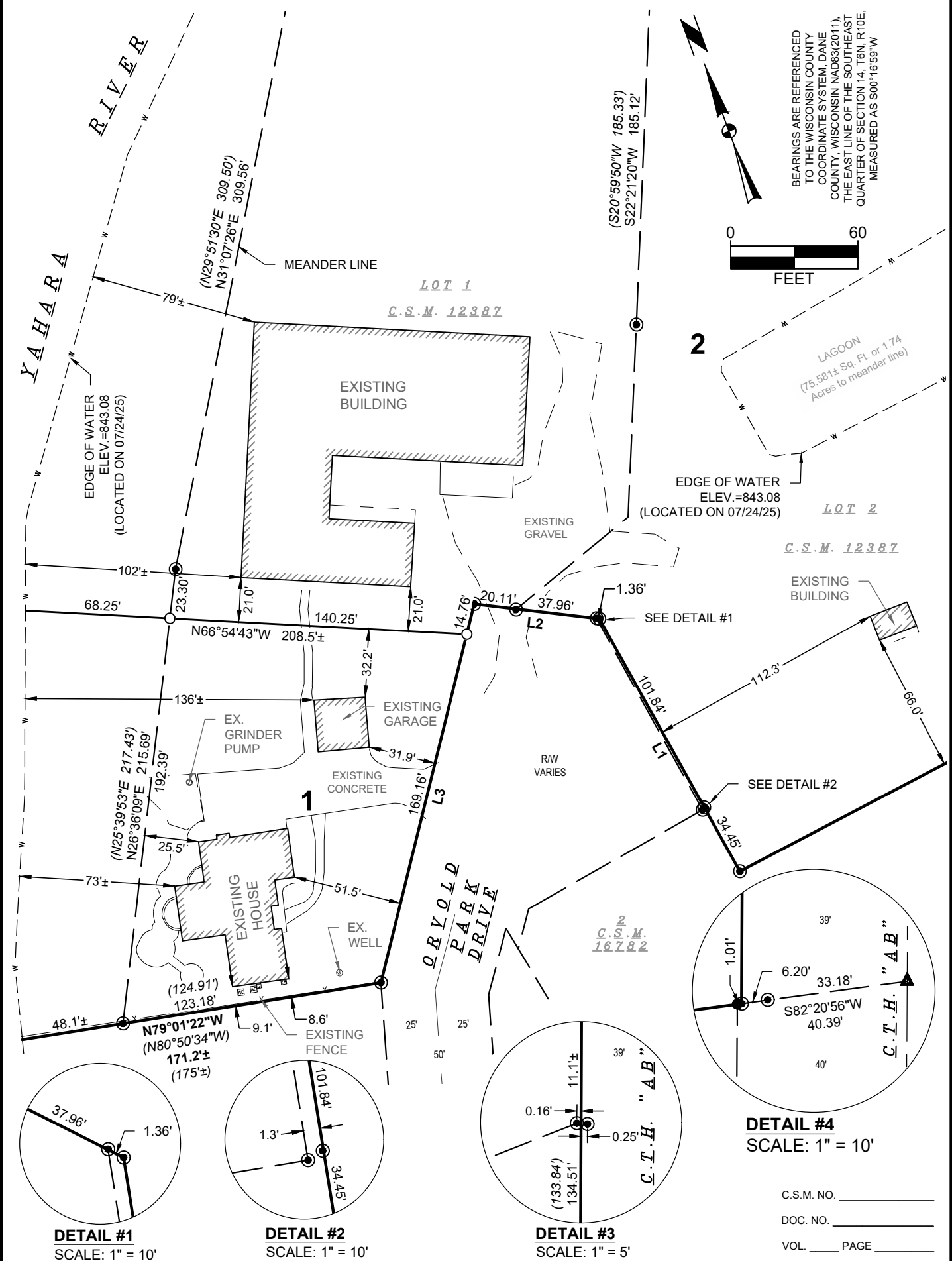
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REV1:
REV2:
REV3:

SHEET 1 OF 4

CERTIFIED SURVEY MAP No. _____

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 12387, AS RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 94-97, AS DOCUMENT NUMBER 4396300, DANE COUNTY REGISTRY AND PART OF GOVERNMENT LOT 1, BEING FRACTIONAL OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN.



DETAIL #1
SCALE: 1" = 10'

DETAIL #2
SCALE: 1" = 10'

DETAIL #3
SCALE: 1" = 5'

DETAIL #4
SCALE: 1" = 10'



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C.S.M. NO.	_____
DOC. NO.	_____
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REV2:	
REV3:	

REZONE EXHIBIT

ALL OF LOTS 1 AND 2, CERTIFIED SURVEY MAP NUMBER 12387, AS RECORDED IN VOLUME 77 OF CERTIFIED SURVEY MAPS, ON PAGES 94-97, AS DOCUMENT NUMBER 4396300, DANE COUNTY REGISTRY AND PART OF GOVERNMENT LOT 1, BEING FRACTIONAL OF THE EAST 1/2 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 6 NORTH, RANGE 10 EAST, IN THE TOWN OF DUNN, DANE COUNTY, WISCONSIN.

SFR-08 Legal Description (Proposed Lot 1)

Part of Lot 1, Certified Survey Map Number 12387, as recorded in Volume 77 of Certified Survey Maps, on pages 94-97, as Document Number 4396300, Dane County Registry and part of Government Lot 1, being fractional of the East 1/2 of the Southeast 1/4 of Section 14, Township 6 North, Range 10 East, in the Town of Dunn, Dane County, Wisconsin; more fully described as follows:

Commencing at the East Quarter corner of said Section 14; thence S00°16'59"W along the easterly line of the Southeast Quarter of said Section 14, 1280.36'; thence S82°20'56"W, 39.38' to the southeasterly corner of said Lot 2, C.S.M. 12387, point also being on the westerly right-of-way line of County Trunk Highway (C.T.H.) AB; thence continuing S82°20'56"W along the southerly line of said Lot 2, 658.01'; thence N09°05'27"W along the easterly right-of-way line of Orvold Park Drive, 136.29'; thence N63°14'15"W, 59.43' to the westerly right-of-way line of Orvold Park Drive; thence along said westerly right-of-way line S33°51'24"W, 14.76' to the point of beginning; thence continuing along the westerly right-of-way line S33°51'24"W, 169.16' to the southeasterly corner of said Lot 1, C.S.M. 12387; thence N79°01'22"W along the southerly line of said Lot 1, 123.18' to the meander of the Yahara River; thence along the meander line, N26°36'09"E, 192.39'; thence S66°54'43"E, 140.25' to the point of beginning. This description contains approximately 34,617 square feet or 0.79 acres more or less including all lands lying between the meander line and the water's edge of the Yahara River.

RR-2 Legal Description (Proposed Lot 2)

Part of Lots 1 and 2, Certified Survey Map Number 12387, as recorded in Volume 77 of Certified Survey Maps, on pages 94-97, as Document Number 4396300, Dane County Registry and part of Government Lot 1, being fractional of the East 1/2 of the Southeast 1/4 of Section 14, Township 6 North, Range 10 East, in the Town of Dunn, Dane County, Wisconsin; more fully described as follows:

Commencing at the East Quarter corner of said Section 14; thence S00°16'59"W along the easterly line of the Southeast Quarter of said Section 14, 1280.36'; thence S82°20'56"W, 39.38' to the southeasterly corner of said Lot 2, C.S.M. 12387, point also being on the westerly right-of-way line of County Trunk Highway (C.T.H.) AB and the point of beginning; thence continuing S82°20'56"W along the southerly line of said Lot 2, 658.01'; thence N09°05'27"W along the easterly right-of-way line of Orvold Park Drive, 136.29'; thence N63°14'15"W, 59.43' to the westerly right-of-way line of Orvold Park Drive; thence along said westerly right-of-way line S33°51'24"W, 14.76'; thence N66°54'43"W, 140.25' to the meander line of the Yahara River; thence along said meander line N26°36'09"E, 23.30'; thence continuing along the meander line, N31°07'26"E, 309.56'; thence continuing along the meander line, N02°34'35"W, 20.24'; thence continuing along the meander line N57°33'20"E, 60.93'; thence continuing along the meander line N52°30'32"E, 73.61'; thence continuing along the meander line N52°47'05"E, 322.50'; thence continuing along the meander line N63°24'11"E, 138.39'; thence continuing along the meander line N60°14'48"E, 126.51'; thence continuing along the meander line N68°38'22"E, 105.72' to the westerly right-of-way line of C.T.H. AB; thence along said westerly right-of-way line, S00°16'59"W, 858.33' to the point of beginning. This description contains approximately 546,027 square feet or 12.54 acres more or less including all lands lying between the meander line and the water's edge of the Yahara River, excluding the lagoon within the surveyed lands.



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SHEET 2 OF 2