

Application Date	Petition Number
06/18/2025	DCPREZ-2025-12189
Public Hearing Date	
08/26/2025	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
779 County Hwy V					
TOWNSHIP YORK	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-102-8500-3					




SEPARATING EXISTING RESIDENCE FROM FARMLAND

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:
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DATE:



Rezone 12189
M&G STADE JT REV TR

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas





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:	M&G STADE JT REV TR	Agent Name:	Anthony Kasper - Grothman & Assoc.
Address (Number & Street):	W4353 EMERALD DR	Address (Number & Street):	625 E. SLIFER STREET
Address (City, State, Zip):	WATERTOWN WI 53094	Address (City, State, Zip):	PORTAGE, WI 53901
Email Address:		Email Address:	
Phone#:	920-253-8297	Phone#:	(608) 644-8877

PROPERTY INFORMATION

Township:	YORK	Parcel Number(s):	0912-102-8500-3
Section:	10	Property Address or Location:	779 COUNTY HIGHWAY "V"

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

Splitting off house and buildings to create a smaller 1 acre rural residential lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-1	39.5

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
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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

Date

6-17-25

GA GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

PRELIMINARY



DWG. 425-192 SHEET 1 OF 4

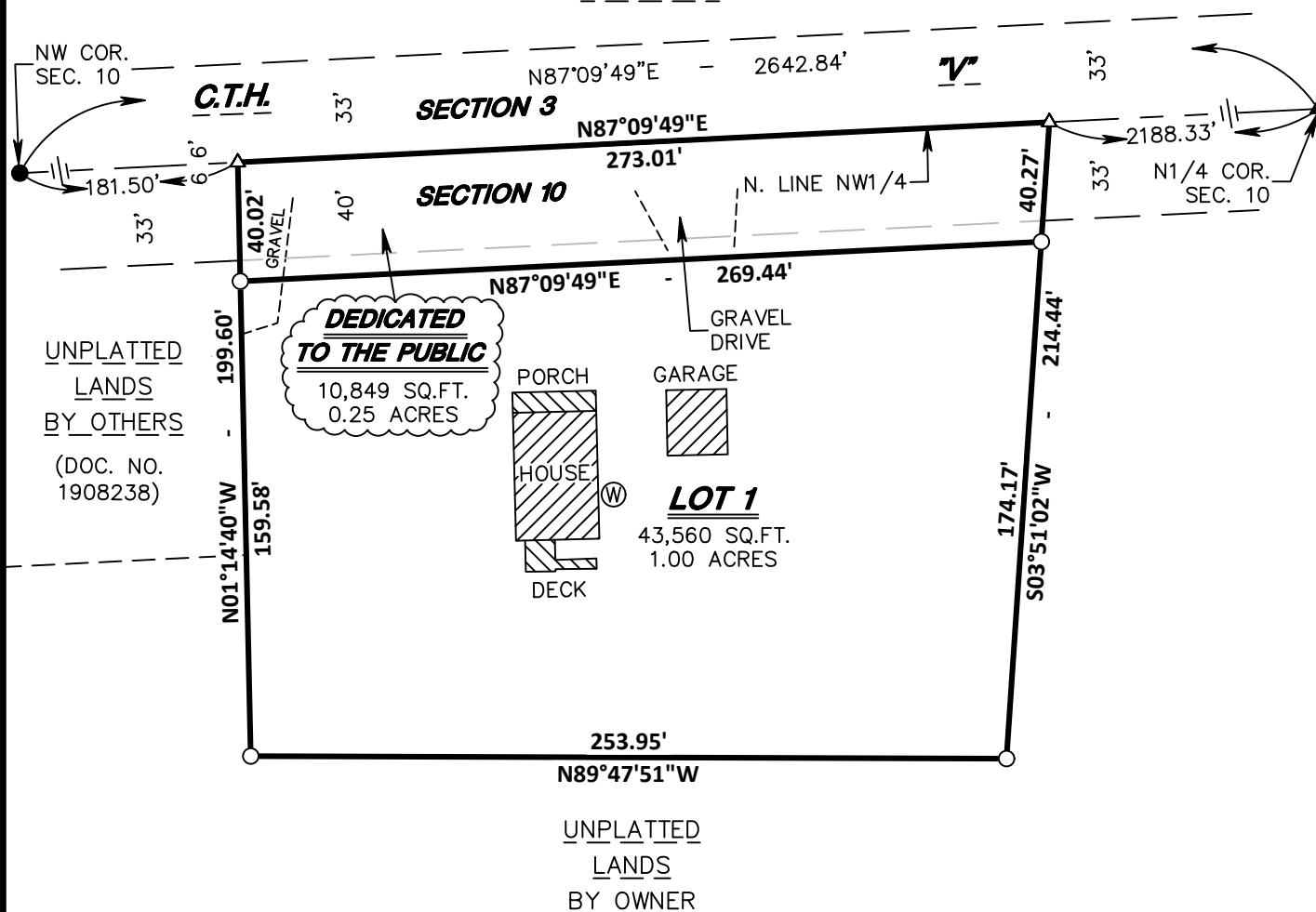
Volume . Page

CONTAINING: 54,409 SQ.FT. - 1.25 ACRES

LEGEND

- 3/4" X 24" IRON ROD SET
(WT. = 1.5 LBS. / L.F.)
- 5/8" IRON ROD FND.
& WITNESSES FND. & VERIFIED
- △ MAG NAIL SET
- ▲ RAILROAD SPIKE FND.
& WITNESSES FND. & VERIFIED

UNPLATTED LANDS
BY OTHERS



PARCEL 0912-102-8500-3

CLIENT: MICHAEL STADE
W4353 EMERALD DRIVE
WATERTOWN WI 53094

As prepared by:

GA

GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901

PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877


E-MAIL: surveying@grothman.com

(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

PRELIMINARY

G & A FILE NO. 425-192



DRAFTED BY: T. KASPER

CHECKED BY: LD

PROJ. 622-305

DWG. 425-192 SHEET 2 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

BEING PART OF THE NW1/4 OF THE NW1/4, SECTION 10, T. 9 N, R. 12 E, TOWN OF YORK, DANE COUNTY, WISCONSIN.

CONTAINING: 54,409 SQ.FT. – 1.25 ACRES

VOLUME

PAGE

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Michael Stade**, I have surveyed, monumented, mapped and divided part of the Northwest Quarter of the Northwest Quarter, Section 10, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 10;
thence North 87°09'49" East along the North line of the Northwest Quarter and the centerline of County Trunk Highway V, 181.50 feet to the Northeast corner of lands described and recorded in Document No. 1908238 and being the point of beginning;
thence continuing North 87°09'49" East along the North line of the Northwest Quarter and the centerline of County Trunk Highway V, 273.01 feet;
thence South 03°51'02" West, 214.44 feet;
thence North 89°47'51" West, 253.95 feet;
thence North 01°14'40" West along the East line of lands described and recorded in Document No. 1908238 and the Southerly extension thereof, 199.60 feet to the point of beginning.
Containing 54,409 square feet, (1.25 acres), more or less. Being subject to County Trunk Highway V right-of-way on the Northerly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance and the Town of York Subdivision Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: June 17, 2025

File No. 425-192

OWNER:

M&G STADE JT REV TR
W4353 EMERALD DRIVE
WATERTOWN WI 53094

CLIENT:

MICHAEL STADE
W4353 EMERALD DRIVE
WATERTOWN WI 53094

As prepared by:

GA

GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901

PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877

E-MAIL: surveying@grothman.com

(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

PRELIMINARY

G & A FILE NO. 425-192

DRAFTED BY: T. KASPER

CHECKED BY: LD

PROJ. 622-305

DWG. 425-192

SHEET 3 OF 4

DANE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

BEING PART OF THE NW1/4 OF THE NW1/4, SECTION 10, T. 9 N, R. 12 E, TOWN OF YORK, DANE COUNTY, WISCONSIN.

CONTAINING: 54,409 SQ.FT. - 1.25 ACRES

OWNER'S CERTIFICATE of DEDICATION

As Owners, we hereby certify that we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated 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 Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20_____.

Michael Stade

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named Michael Stade to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____ County, Wisconsin My commission expires: _____

Notary Public

TOWN BOARD RESOLUTION

RESOLVED that this certified survey map in the Town of York, Michael Stade Owner, is hereby approved and accepted by the Town Board.

Town Chairperson


Town Clerk

Dated this _____ day of _____, 20_____.

Dated this _____ day of _____, 20_____.

OWNER: M&G STADE JT REV TR
W4353 EMERALD DRIVE
WATERTOWN WI 53094

CLIENT: MICHAEL STADE
W4353 EMERALD DRIVE
WATERTOWN WI 53094

<div>As prepared by:</div> <div><div><div>GA</div><div>GROTHMAN & ASSOCIATES S.C.</div><div>PROFESSIONAL SERVICES</div></div><div>625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53801 PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)</div></div>	<div>SEAL:</div> <div>PRELIMINARY</div>
<div>G & A FILE NO. 425-192</div> <div>DRAFTED BY: T. KASPER</div> <div>CHECKED BY: LD</div> <div>PROJ. 622-305</div> <div>DWG. 425-192 SHEET 4 OF 4</div>	

DANE COUNTY CERTIFIED SURVEY MAP NO.

GENERAL LOCATION

BEING PART OF THE NW1/4 OF THE NW1/4, SECTION 10, T. 9 N, R. 12 E, TOWN OF YORK, DANE COUNTY, WISCONSIN.

CONTAINING: 54,409 SQ.FT. - 1.25 ACRES

DANE COUNTY APPROVAL CERTIFICATION

APPROVED for recording per Dane County Zoning and Land Regulation Committee.

Action of _____, 20_____.

Daniel Everson, Authorized Representative

REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____, 20_____, at _____ o'clock _____.M. and recorded in

Volume _____ of Certified Survey Maps of Dane County, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

OWNER: M&G STADE JT REV TR W4353 EMERALD DRIVE WATERTOWN WI 53094	CLIENT: MICHAEL STADE W4353 EMERALD DRIVE WATERTOWN WI 53094
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LEGAL DESCRIPTION

**Michael Stade Property
Town of York, Dane County, WI**

Lands to be Rezoned from FP-35 to RR - 1:

Being part of the Northwest Quarter of the Northwest Quarter, Section 10, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of Section 10;
thence North 87°09'49" East along the North line of the Northwest Quarter, 181.50 feet to the Northeast corner of lands described and recorded in Document No. 1908238;
thence South 01°14'40" East along said East line, 40.02 feet to the point of beginning;
thence North 87°09'49" East, 269.44 feet;
thence South 03°51'02" West, 174.17 feet;
thence North 89°47'51" West, 253.95 feet;
thence North 01°14'40" West along the East line of lands described and recorded in Document No. 1908238 and the Southerly extension thereof, 159.58 feet to the point of beginning.
Containing 43,560 square feet (1.00 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: **GROTHMAN & ASSOCIATES, S.C.**
 SCOTT P. HEWITT
 Professional Land Surveyor, No. 2229
 Dated: May 15, 2025
 File No.: 425-192

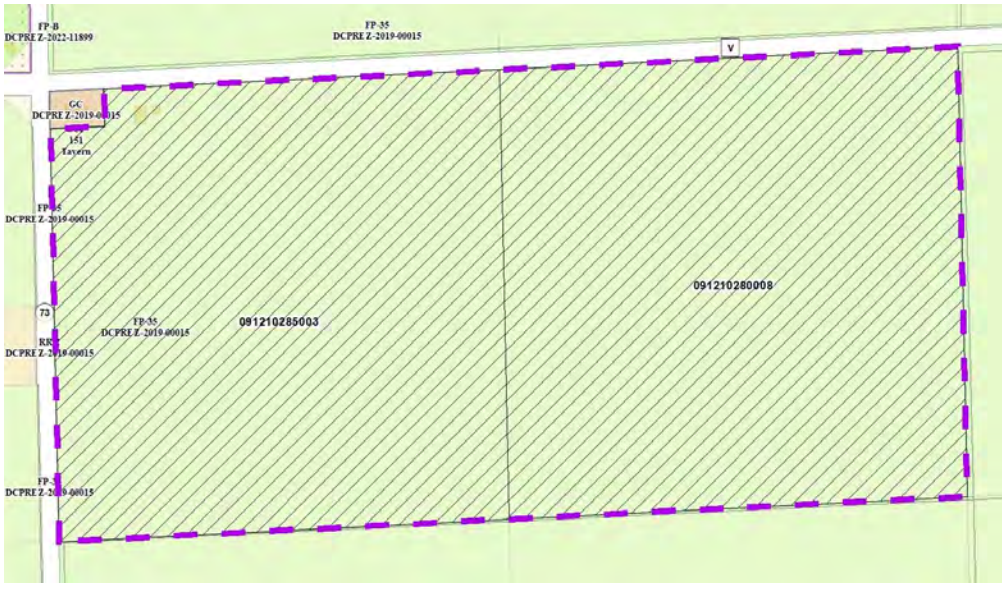
THIS DESCRIPTION WAS PREPARED FOR: **Michael Stade**

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: David Auchtung Jr

Town	York	A-1EX Adoption	9/10/1979	Orig Farm Owner	Bernard Auchtung
Section:	10	Density Number	75	Original Farm Acres	77.55
Density Study Date	5/21/2024	Original Splits	1.03	Available Density Unit(s)	1



Reasons/Notes:

No splits taken to date.
[1] split remains.

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
091210285003	38.21	JOYCE I AUCHTUNG	
091210280008	39.34	JOYCE I AUCHTUNG	