



Dane County Planning & Development Land Division Review

October 26, 2015

Birrenkott Surveying, Inc.
PO Box 237
1677 N. Bristol St.
Sun Prairie, WI 53590

Re: Rice (CSM 9789)
Town of Sun Prairie, Section 29
(2 lots, 4.9 acres)
Zoning Petition #10881, A-1EX to RH-1

The Dane County Board approved rezone Petition #10881 on September 3, 2015.

Attention: Daniel Birrenkott, S-1531

The proposed CSM is hereby conditionally approved as follows:

1. The document is to be completed in accordance with S.236.34, Wisconsin State Statutes.
2. Rezone Petition #10881 is to become effective and all conditions established are to be timely satisfied.
 - *Recording of an approved CSM.*
3. The distance from the residence to the ROW is to be shown.
4. The approximate location of the on-site septic system is to be shown.
5. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - *RICKY A RICE*
6. The required approval certificates are to be satisfied prior to final submittal.
 - *Town of Sun Prairie*
 - *City of Madison*

7. Comments from the Dane County Highway department are to be satisfied:
 - *CTHT is not a controlled highway.*
 - *Access to lot 1 to be made joint for lot 2.*
 - *Access easement will be required if driveway not centered on lots.*
 - *A change of use permit will be required for existing access.*
 - *Right of way as dedicated appears to be correct.*

8. Comments from the Dane County Surveyor are to be satisfied:
 - a. *There is a stray line heading southeasterly from the northwest corner of Lot 1. Surveyor may want to remove. 236.20(2)(a)*
 - b. *Add a curve table including radius, central angle, chord bearing and distance, arc length and tangent bearings where appropriate. Without the curve information I could not check lot closures. 236.20(2)(k)*

9. The recordable document is to be submitted for review and approval.

When the above conditions have been fully satisfied, the original document along with a copy of this letter may be submitted for final review and the Dane County approving signature will be affixed. Please allow for ten (10) working days for approving signature. Any questions regarding this letter, please contact myself.

Sincerely,

Dan Everson
Assistant Zoning Administrator
267.1541

CC:
Clerk, Town of Sun Prairie
City of Madison Planning – Tim Parks
County Highway – Pam Dunphy



DANE COUNTY DEPARTMENT of PUBLIC WORKS, HIGHWAY and TRANSPORTATION

County Executive
Joe Parisi

2302 Fish Hatchery Road
Phone: (608) 266-4261

Madison, Wisconsin 53713-2495
FAX: (608) 266-4269

Commissioner/Director
Gerald J. Mandli

TO: Attn: Dan Everson
Dane County Zoning and Natural Resources
Committee
Room 116
City-County Building
Madison, WI 53704

FROM: Pam Dunphy, P.E., Assistant Commissioner

DATE: October 26, 2015

SUBJECT: **File No: 15-24**
Surveyor: Birrenkott

The following survey of lands was received and examined by this department:

Section 29, Town of Sun Prairie

Owner/Development: Rice

Comments:

CTH T is not a controlled access highway. Access to lot 1 to be made joint for lot 2. Access easement will be required if driveway not centered on lots. A change of use permit will be required for existing access. Right of way as dedicated appears to be correct.

Parks, Timothy

From: Jo Ramsfield [tspclerk@gmail.com]
Sent: Monday, February 01, 2016 10:01 AM
To: Birrenkott Surveying
Cc: Parks, Timothy
Subject: Rick Rice

To whom it may concern:

**Town of Sun Prairie
Town Board
Jan 25, 2016**

Rick Rice appeared before the Town Board requesting approval of the final CSM for splitting a 4.75 acre parcel zoned A-1(Ex) Agriculture into two equal RH-1 Rural Home parcels at 2819 CTH T in Section 29, Town of Sun Prairie. Consensus of the board authorized the town clerk to review and sign the final CSM.

Correctly attested,

*Jo Ann Ramsfield, Clerk
Town of Sun Prairie
5556 Twin Lane Road
Marshall, WI 53559
PH: 608.837.6688
Fax: 608.825.4864*

**Town of Sun Prairie
Plan Commission Action Report**

Applicant: **Rick Rice**

Meeting date: July 20, 2015

Petition: Rick Rice requests splitting a 4.75 acre parcel zoned A-1(Ex) Agriculture into two equal RH-1 Rural Home parcels at 2819 CTH T in Section 29, Town of Sun Prairie.

Public Hearing: There were no public comments.

Plan Commission action: Motion by Yelk/Quimby to approve the petition as proposed.

Motion carried. 5 ayes, 0 nays, 2 absent.

Please note: If the proposed rezoning is approved by the Town Plan Commission, but does not comply with the Town Land Use Plan, please explain the approval. These reasons are critical for the Town Board, the County ZLR committee and the County Board in their consideration of the petition.

The proposed rezoning complies with the Town of Sun Prairie Comprehensive Plan and the Town Land Use Plan.

Please note: The following space is reserved for comment by the minority voter(s).

I, Roger Fetterly, as Plan Commission Chair, Town of Sun Prairie, County of Dane, hereby certify that the above action was taken at a lawful meeting of the Plan Commission on July 20, 2015.

/s/ Roger Fetterly
Date: July 24, 2015

*Office hours:
Monday-Thursday 9 AM-2 PM; Fridays by appointment*

IMPORTANT MESSAGE:

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TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 2015-10881

Dane County Zoning & Land Regulation Committee Public Hearing Date 7/20/2015

Whereas, the Town Board of the Town of Sun Prairie having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): **Approved** **Denied** **Postponed**

Town Planning Commission Vote: 5 in favor 0 opposed 2 abstained

Town Board Vote: 3 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. *Deed restriction* limiting use(s) in the _____ zoning district to **only** the following:
- 2. *Deed restrict* the balance of A-1/EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description or tax parcel number(s).
- 3. *Deed restrict* the applicant's property described below prohibiting division. Please provide property description or tax parcel number(s).
- 4. *Condition* that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description or tax parcel number(s).
- 5. *Other Condition(s)* Please specify:

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Jo Ann Ramsfield, as Town Clerk of the Town of Sun Prairie, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 7/20/2015

Town Clerk Jo Ann Ramsfield Date: 8/12/2015