

Dane County Rezone Petition

Application Date	Petition Number
03/15/2022	DCPREZ-2022-11830
Public Hearing Date	
05/24/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME 5211 SOUTHERN AVENUE LLC	PHONE (with Area Code) (608) 333-3888	AGENT NAME RED OAK LAND SURVEYING	PHONE (with Area Code) (608) 233-3142
BILLING ADDRESS (Number & Street) 3835-R E THOUSAND OAKS BLVD STE 269		ADDRESS (Number & Street) 313 WAVERLY PLACE	
(City, State, Zip) WESTLAKE VILLAGE, CA 91362		(City, State, Zip) Madison, WI 53705	
E-MAIL ADDRESS lease5211@gmail.com		E-MAIL ADDRESS timradl2959@gmail.com	

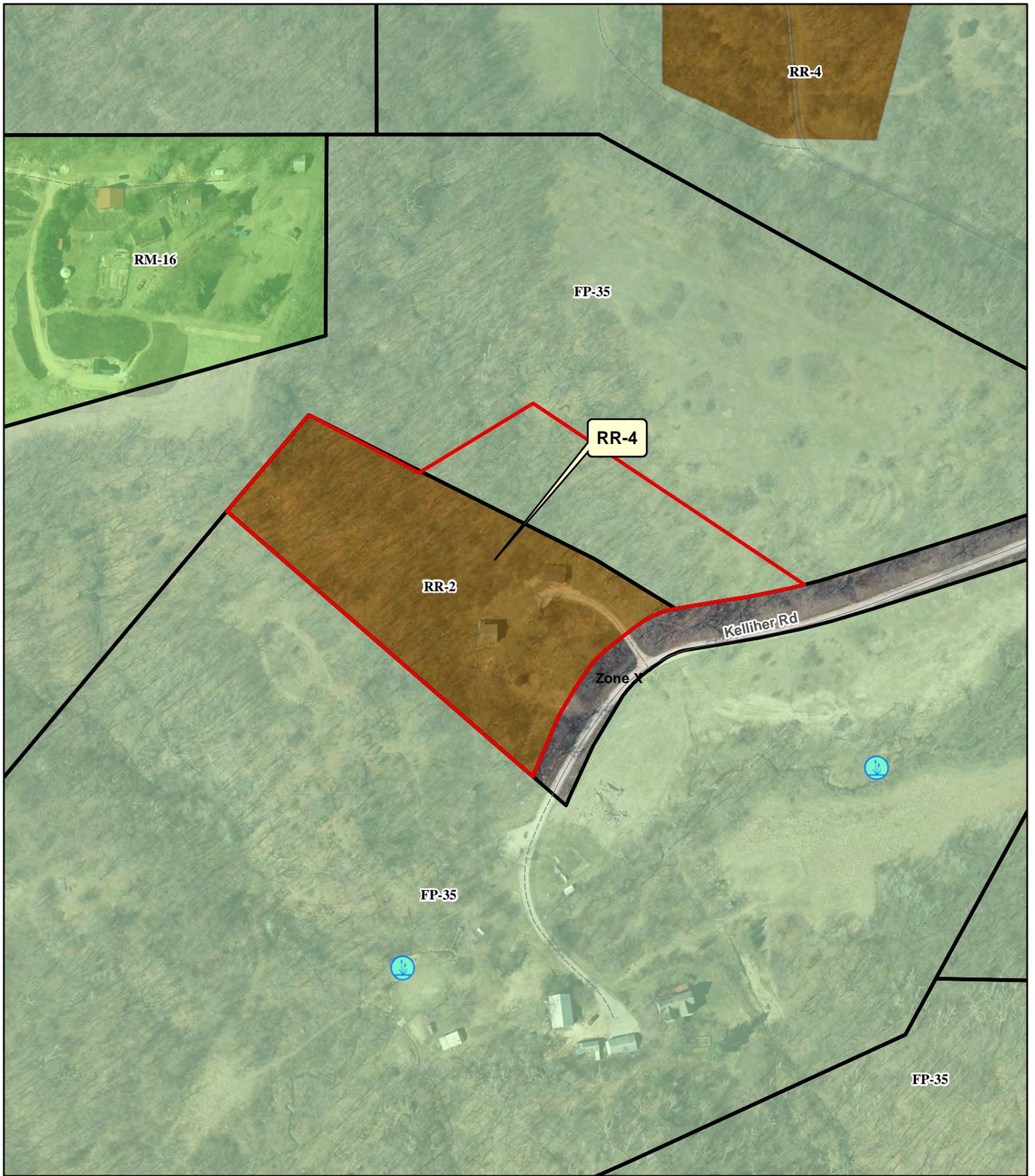
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3445 Kelliher Road					
TOWNSHIP VERMONT	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-321-8440-8		0706-332-8631-4			

REASON FOR REZONE

EXPANDING AN EXISTING RESIDENTIAL LOT

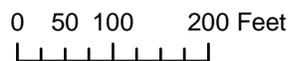
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	1.91
RR-2 Rural Residential District	RR-4 Rural Residential District	3.9

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: DATE:
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11830
 5211 SOUTHERN AVENUE
 LLC



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:	5211 Southern Avenue LLC	Agent Name:	Timothy G. Radl
Address (Number & Street):	3835-R E. Thousand Oaks Blvd, #269	Address (Number & Street):	313 Waverly Pl
Address (City, State, Zip):	Westlake Village CA 91362	Address (City, State, Zip):	Madison, WI 53705
Email Address:	Lease5211@gmail.com	Email Address:	timradl2959@gmail.com
Phone#:	608-333-3888	Phone#:	608-233-3142

PROPERTY INFORMATION

Township:	Vermont	Parcel Number(s):	060/0706-332-8631-4 & 060/0706-321-8440-8
Section:	32 & 33	Property Address or Location:	3445 KELLIHER RD Mt. Horeb, WI 53572

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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The applicant would like to add lands to an existing lot so he may build a pole barn.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	1.91
RR-2	RR-4	3.9

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" 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.

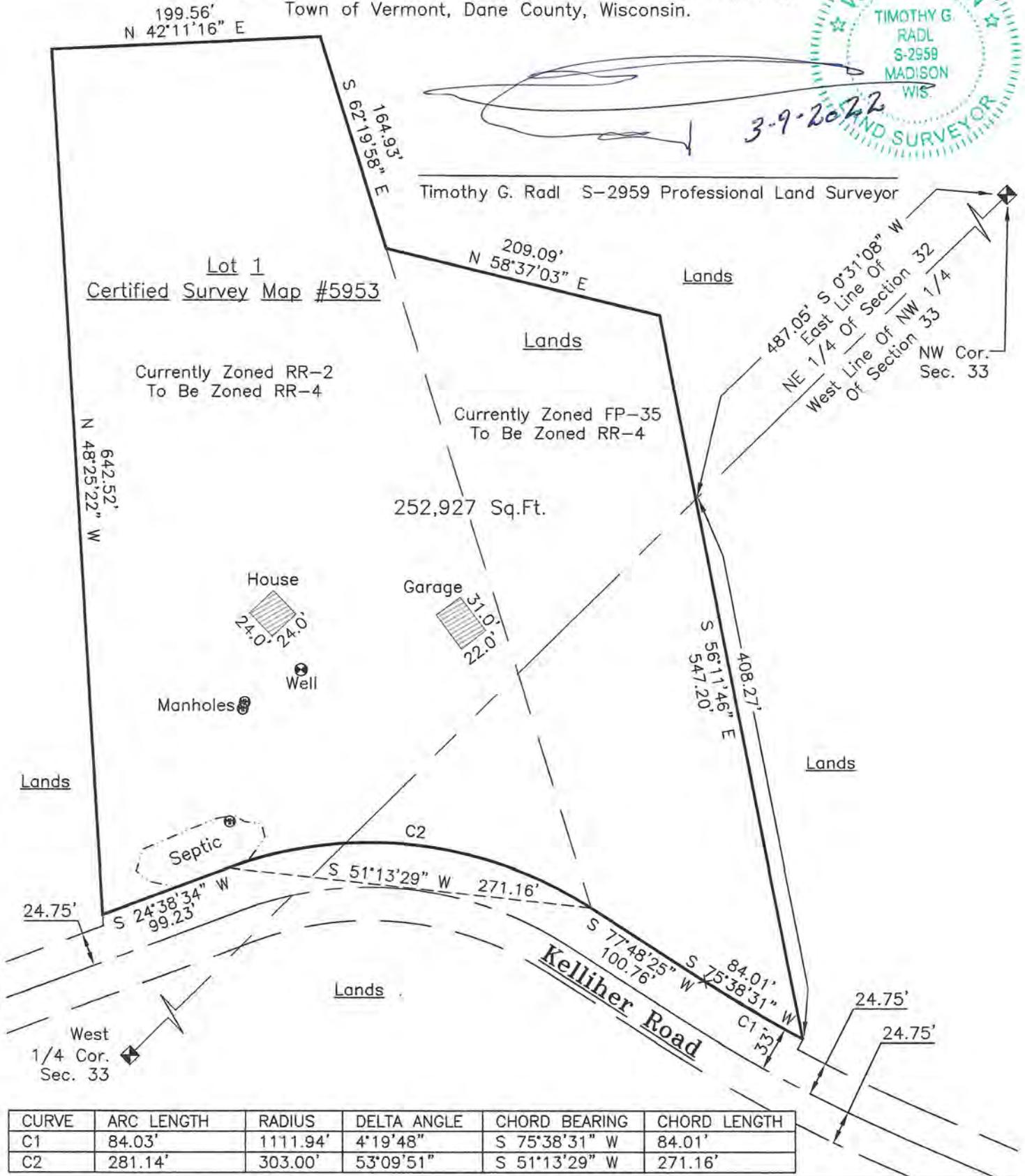
Owner/Agent Signature _____ Date _____

ZONING CHANGE REQUEST

Lot 1, Certified Survey Map #5953 along with a part of the Northwest 1/4 of the Northwest 1/4 of Section 33 and the Northeast 1/4 of the Northeast 1/4 of Section 32, T7N, R6E, Town of Vermont, Dane County, Wisconsin.



Timothy G. Radl S-2959 Professional Land Surveyor



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.03'	1111.94'	4°19'48"	S 75°38'31" W	84.01'
C2	281.14'	303.00'	53°09'51"	S 51°13'29" W	271.16'

North, as referenced to the Wisconsin County Coordinate System, Zone: Dane



Red Oak Land Surveying LLC

313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com

DRAWN TGR	DATE 3/4/2022	Prepared for: Marc Brody 5211 Southern Avenue, LLC 3835-R E. Thousand Oaks Blvd. Suite 269 Westlake Village CA 91362-6622
APPROVED TGR	DATE 3/8/2022	
SCALE 1" = 100'	SHEET 1 of 2	PROJECT NO. 2022013

ZONING CHANGE REQUEST

Lot 1, Certified Survey Map #5953 along with a part of the Northwest 1/4 of the Northwest 1/4 of Section 33 and the Northeast 1/4 of the Northeast 1/4 of Section 32, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

Description of land to be zoned RR-4:

Lot 1, Certified Survey Map #5953 along with a part of the Northwest 1/4 of the Northwest 1/4 of Section 33 and the Northeast 1/4 of the Northeast 1/4 of Section 32, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of Section 33;
 thence along the West line of the Northwest 1/4 of said Section 33, S 0°31'08" W 487.05 feet to the point of beginning of this description;
 thence S 56°11'46" E 408.27 feet;
 thence along a curve to the right with an arc length of 84.03', with a radius of 1111.94', with a chord which bears S 75°38'31" W, with a chord length of 84.01';
 thence S 77°48'25" W 100.76 feet to the Easterly corner of Lot 1, Certified Survey Map #5953;
 thence along the Northerly line of Kelliher Road, along a curve to the left with an arc length of 281.14', with a radius of 303.00', with a chord which bears S 51°13'29" W, with a chord length of 271.16';
 thence continuing along said Northerly line, S 24°38'34" W 99.23 feet to the Southerly corner of said Lot 1;
 thence along the Southwesterly line of said Lot 1, N 48°25'22" W 642.52 feet to the Westerly corner of said Lot 1;
 thence along the Northwesterly line of said Lot 1, N 42°11'16" E 199.56 feet to the Northerly corner of said Lot 1;
 thence along the Northeasterly line of said Lot 1, S 62°19'58" E 164.93 feet;
 thence N 58°37'03" E 209.09 feet;
 thence S 56°11'46" E 138.93 feet to the point of beginning;
 Described parcel contains 252,926 square feet or 5.806 acres.

Timothy G. Radl S-2959 Professional Land Surveyor

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