

Dane County Rezone Petition

Application Date	Petition Number
11/08/2021	DCPREZ-2021-11786
Public Hearing Date	
01/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LJC PROPERTIES LLC	PHONE (with Area Code) (608) 279-5584	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6729 PATTON RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS james@homecomfortheatingllc.com		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.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	
6729 Patton Road					
TOWNSHIP VIENNA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-284-9501-8					

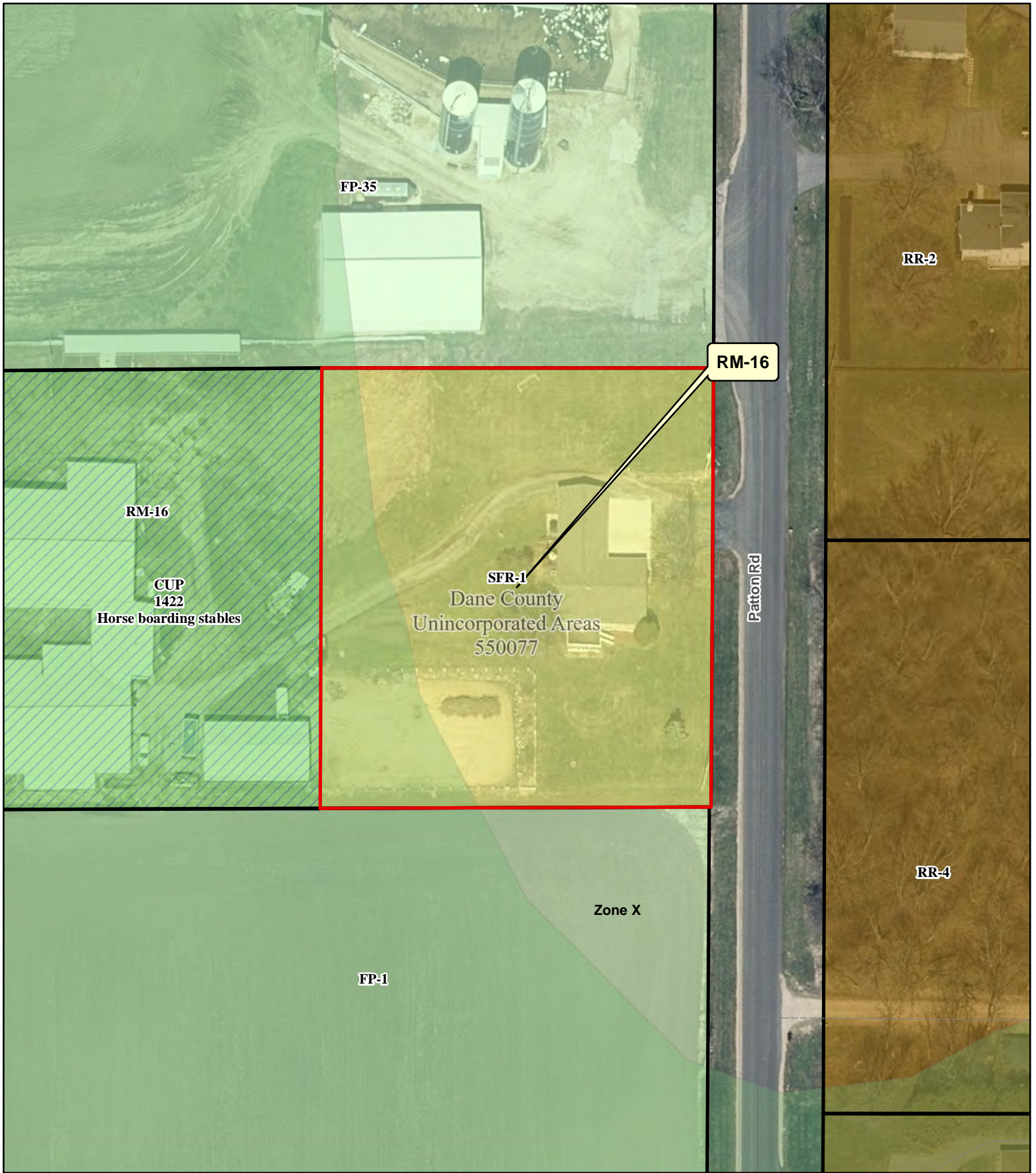
REASON FOR REZONE

CONSOLIDATE PROPERTIES TO ALLOW FOR A LIMITED FAMILY BUSINESS TO OCCUR ON PROPERTY - HEATING CONTRACTOR





FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RM-16 Rural Mixed-Use District	1.5

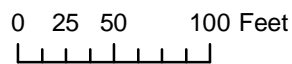
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: SUBMITTED TO CORRECT A PENDING VIOLATION.



Legend

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



Petition 11786
LJC PROPERTIES 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:	LJC Properties LLC	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	6729 Patton Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Wauunakee, WI 53597	Address (City, State, Zip):	Wauunakee, WI 53597
Email Address:	james@homecomfortheatingllc.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-279-5584	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Vienna	Parcel Number(s):	090928495018
Section:	28	Property Address or Location:	6729 Patton Rd

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 checked="" type="checkbox"/> No <input type="checkbox"/>
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James owns this parcel with his home on it and parcel number 090928492002 which is already zoned RM-16. He currently runs a small business out of his home/outbuilding and is trying to rezone his home site to RM-16 so that we can combine the two parcels into one by Certified Survey Map and request a CUP that would allow for him to have his business and also have seasonal storage.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-1	RM-16	1.50

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.

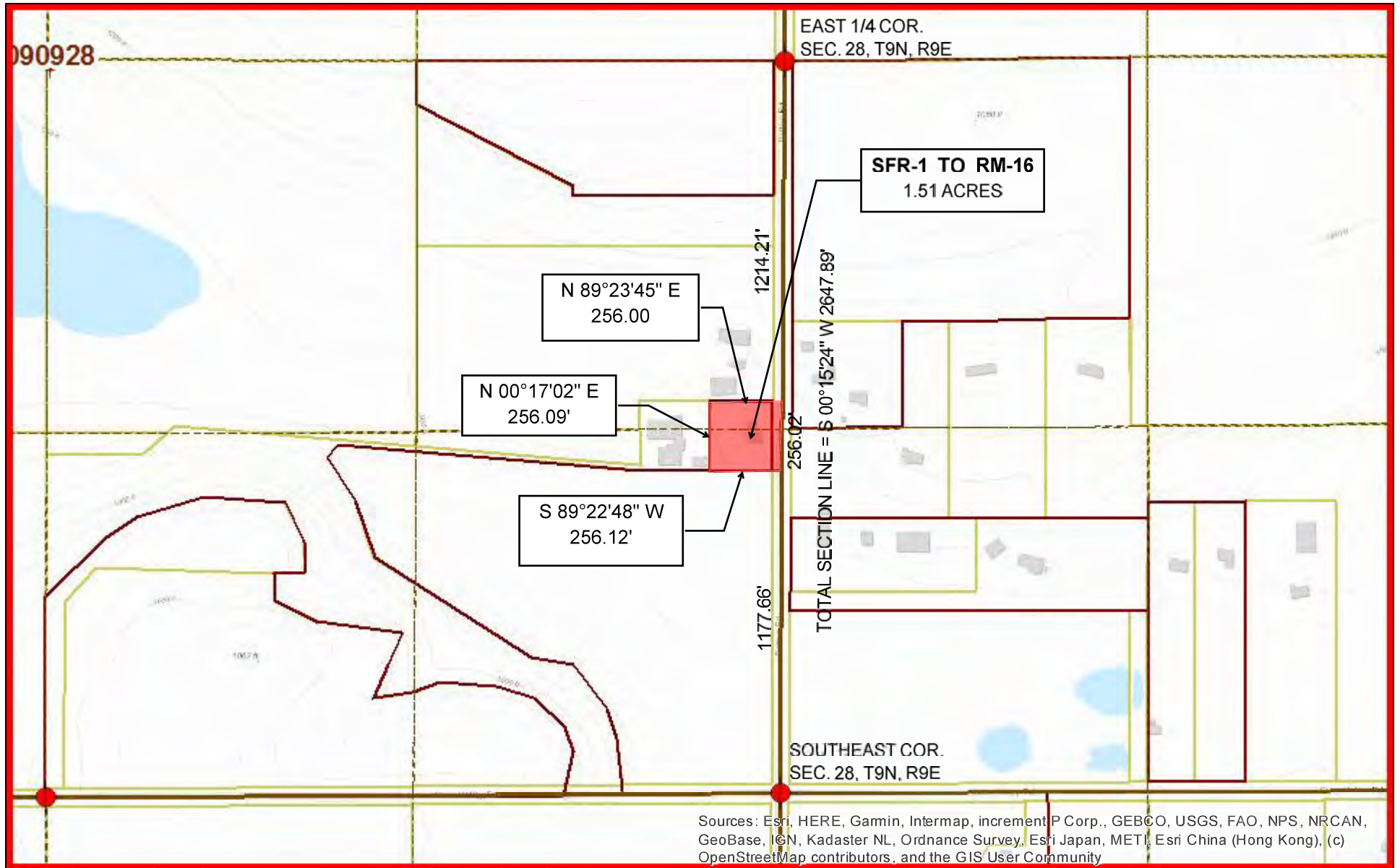
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" 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 11-2-2021

Dane County Map



November 2, 2021

-  Tie Sheet Corners
-  QQ Sections

-  Sections
-  Plat Boundaries
-  Within Plat

Parcels

0 312.5 625 1,250 Feet





CERTIFIED SURVEY MAP

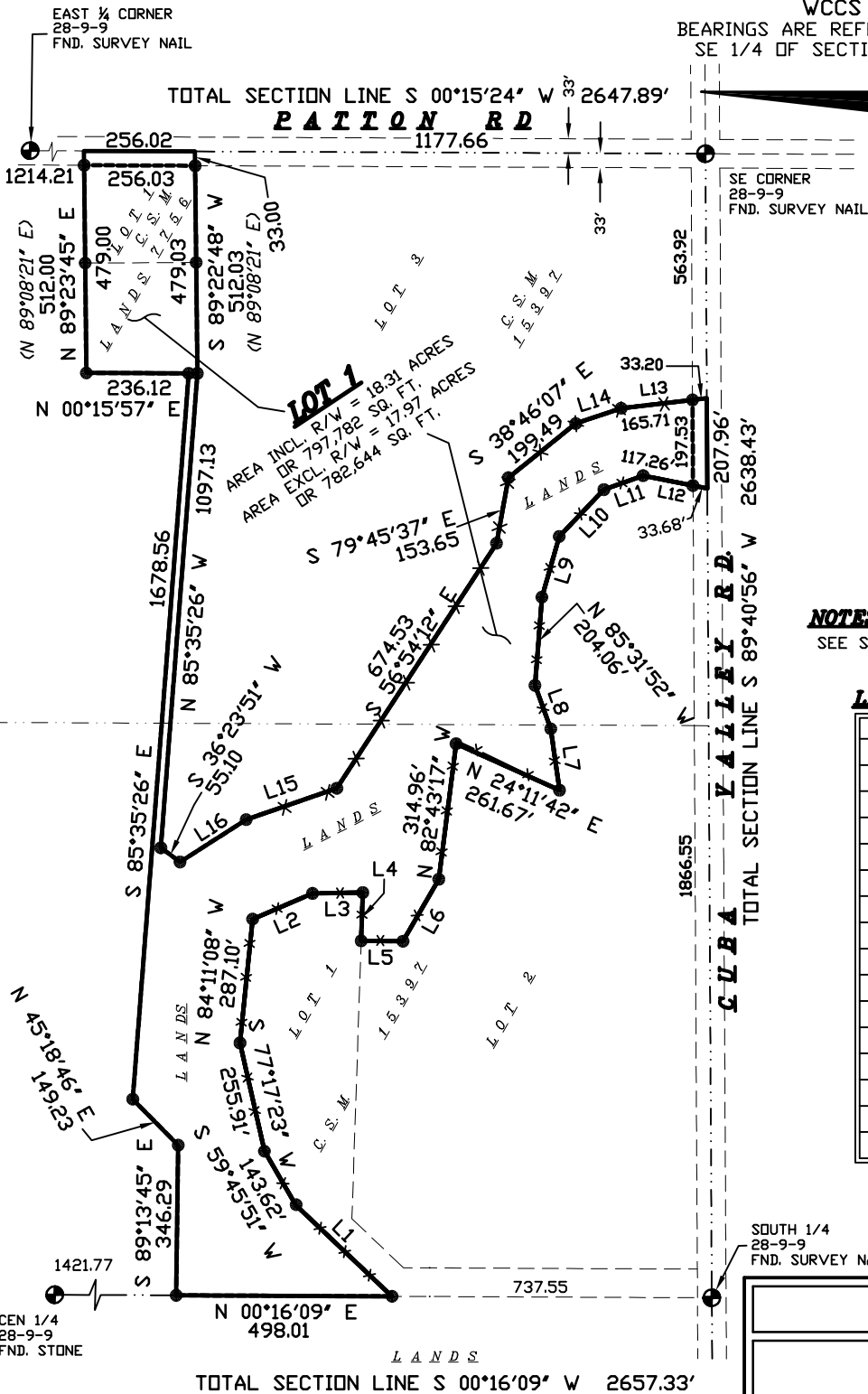
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE, SW & NE 1/4's of the SE 1/4 of Section 28, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, C.S.M. No. 7756

WCCS - DANE COUNTY ZONE

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 28 WHICH BEARS S 89°40'56" W



PREPARED FOR:

LJC PROPERTIES, LLC
6729 PATTON RD.
WAUNAKEE, WI 53597

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊙ = FOUND SECTION CORNER (TYPE NOTED)
- x-x- = FENCE
- (<##>) = RECORDED AS

NOTES:

SEE SHEET 3 FOR ALL NOTES

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 43°27'45" W	306.25'
L2	N 23°09'47" W	150.37'
L3	N 00°54'29" W	115.96'
L4	S 88°05'30" E	111.32'
L5	N 00°33'16" E	96.46'
L6	N 60°00'35" W	165.17'
L7	S 81°52'38" W	143.12'
L8	S 70°00'36" W	106.50'
L9	N 74°02'38" W	145.60'
L10	N 46°19'57" W	149.39'
L11	N 19°36'00" W	95.99'
L12	N 11°14'38" E	150.94'
L13	S 06°40'23" E	198.92'
L14	S 18°34'54" E	110.44'
L15	S 19°02'14" E	221.43'
L16	S 32°38'25" E	181.06'

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE, SW & NE ¼'s of the SE ¼ of Section 28, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, C.S.M. No. 7756

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in the SE, SW & NE ¼'s of the SE ¼ of Section 28, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, C.S.M. No. 7756, recorded in Vol. 40, pages 316-317 as Document No. 2662842, more particularly described as follows:

commencing at the East ¼ Corner of said Section 28, thence S 00°15'24" W, 1214.21 feet to the point of beginning.

thence continue S 00°15'24" W, 256.02 feet; thence N 89°22'48" E, 512.03 feet; thence N 85°35'26" W, 1097.13 feet; thence S 36°23'51" W, 55.10 feet; thence S 32°38'25" E, 181.06 feet; thence S 19°02'14" E, 221.43 feet; thence S 56°54'12" E, 674.53 feet; thence S 79°45'37" E, 153.65 feet; thence S 38°46'07" E, 199.49 feet; thence S 18°34'54" E, 110.44 feet; thence S 06°40'23" E, 198.92 feet to the south line of said Section 28 and the centerline of Cuba Valley Road; thence S 89°40'56" W along said south line, 207.96 feet; thence N 11°14'38" E, 150.94 feet; thence N 19°36'00" W, 95.99 feet; thence N 46°19'57" W, 149.39 feet; thence N 74°02'38" W, 145.60 feet; thence N 85°31'52" W, 204.06 feet; thence S 70°00'36" W, 106.50 feet; thence S 81°52'38" W, 143.12 feet; thence N 24°11'42" E, 261.67 feet; thence N 82°43'17" W, 314.96 feet; thence N 60°00'35" W, 165.17 feet; thence N 00°33'16" E, 96.46 feet; thence S 88°05'30" E, 111.32 feet; thence N 00°54'29" W, 115.96 feet; thence N 23°09'47" W, 150.37 feet; thence N 84°11'08" W, 287.10 feet; thence S 77°17'23" W, 255.91 feet; thence S 59°45'51" W, 143.62 feet; thence S 43°27'45" W, 306.25 feet to the west line of said SE ¼ of Section 28; thence N 00°16'09" E along the west line, 498.01 feet; thence S 89°13'45" E, 346.29 feet; thence N 45°18'46" E, 149.23 feet; thence S 85°35'26" E, 1678.56 feet; thence N 00°15'57" E, 236.12 feet; thence N 89°23'45" E, 512.00 feet to the point of beginning. This parcel contains 18.31 acres and is subject to a road right of way of 33.00 feet over the most southerly and easterly part thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

LJC PROPERTIES, LLC

JAMES L. CHANCELLOR

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____,
20___ the above named James L. Chancellor to me known to be
the person who executed the foregoing
instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 2 of 3

SURVEYORS SEAL

19W-392



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE, SW & NE 1/4's of the SE 1/4 of Section 28, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, C.S.M. No. 7756

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Vienna on this _____ day of _____, 20____.

Kathleen Clark
Town Clerk

VILLAGE OF WAUNAKEE ETJ APPROVAL

Resolved that this certified survey map located in the Town of Vienna is hereby acknowledged and approved by the Village of Waunakee on this _____ day of _____, 20____.

Caitlin Stene
Village Clerk

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

NOTE:

REFER TO BUILDING SITE
INFORMATION CONTAINED IN THE
DANE COUNTY SOIL SURVEY.

Daniel Everson
Assistant Zoning Administrator

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL SECTION TIES FOR THE CENTER 1/4, SOUTH 1/4, SOUTHEAST AND EAST 1/4 CORNERS OF SECTION 28 WERE CHECKED AND VERIFIED PER THE LATEST TIE SHEET PERFORMED.

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL