

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/02/2020	DCPREZ-2020-11617
Public Hearing Date	C.U.P. Number
12/22/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JOSEPH FREDA	PHONE (with Area Code) (224) 875-1136	AGENT NAME JERRY MCGUIRE	PHONE (with Area Code) (608) 695-1328
BILLING ADDRESS (Number & Street) 1025 E TALBOT ST		ADDRESS (Number & Street) 1620 CHAPIN LANE	
(City, State, Zip) ARLINGTON HEIGHTS, IL 60004		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS joefreda2@gmail.com		E-MAIL ADDRESS jerrymcguire@charter.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
2379 Williams Point Drive					
TOWNSHIP PLEASANT SPRINGS	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-183-7810-0		0611-192-0025-0			

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
HAM-M Hamlet Mixed-Use District	SFR-08 Single Family Residential District	0.03		



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)
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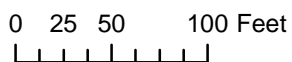
PRINT NAME:

DATE:



Legend

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



Petition 11617
JOSEPH FREDA



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:	Joe & Barb Freda	Agent Name:	Jerry McGuire
Address (Number & Street):	1025 East Talbot Street	Address (Number & Street):	1620 Chapin Lane
Address (City, State, Zip):	Arlington Heights, IL 60004	Address (City, State, Zip):	Stoughton, WI 53589
Email Address:	jofreda2@gmail.com	Email Address:	jerrymcguire@charter.net
Phone#:	(224)875-1136	Phone#:	(608)695-1328

PROPERTY INFORMATION

Township:	Pleasant Springs	Parcel Number(s):	046/0611-183-7810-0 & 046/0611-192-0025-0
Section:	19	Property Address or Location:	2379 & 2375 Williams Point Drive, Stoughton, WI 53589

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 No

Rezoning parcel of land 0.03 acres (1,317 SF) between 2379 Williams Point Drive (lot 1 CSM No. 15433) and 2375 Williams Point Drive (lot 2 CSM No. 15433). This request is being made to increase the east lot line width from 44.13 to 60 feet because the lot is narrow at the front, which requires a 107 foot front setback as opposed to a 30 foot for a typical standard lot width of 60 feet. The current front setback doesn't allow enough space for a building footprint, therefore we are purchasing the additional parcel to meet the zoning requirements for a 30 foot setback from the ROW.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
HAM-M	SFR-08	0.03

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 |
|--|--|---|---|---|

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 9/29/20



EXHIBIT 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 SW 1/4 of the SE 1/4 and Government Lot 1, Section 18; and also Lots 1 and 2, Certified Survey Map No. 15019, located in Government Lots 2 and 3, Section 19, all in T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. Including vacated Williamson Point Drive per Resolution No. R202003.

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊕ = FOUND SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

LINE TABLE:

L-#	BEARINGS	DIST.
L-1	N 73°56'46" E	40.83'
L-2	S 70°34'15" W	31.32'

EXHIBIT - PARCEL TO BE REZONED

PREPARED FOR:

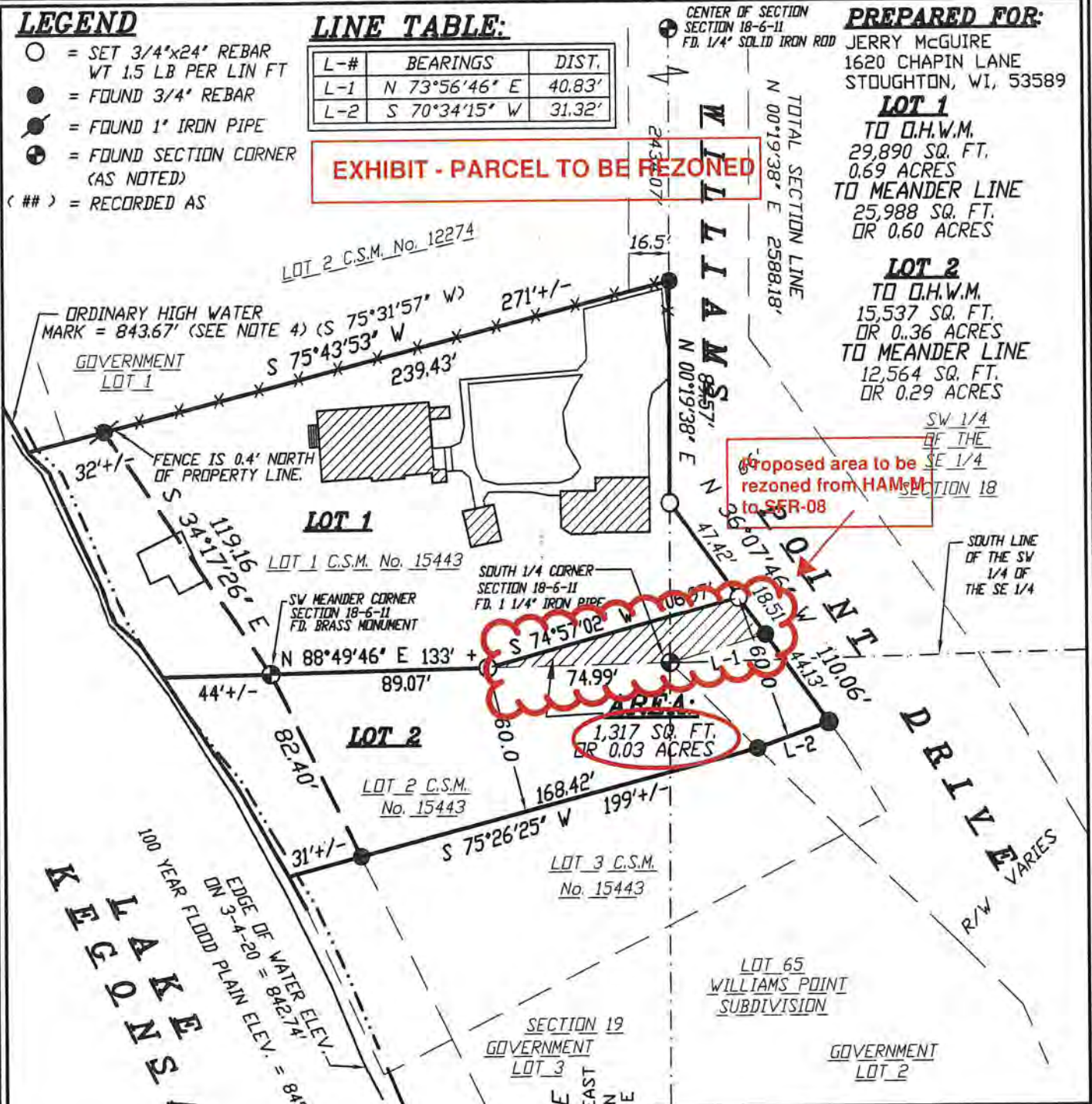
JERRY MCGUIRE
1620 CHAPIN LANE
STOUGHTON, WI, 53589

LOT 1

TO D.H.W.M.
29,890 SQ. FT.
0.69 ACRES
TO MEANDER LINE
25,988 SQ. FT.
OR 0.60 ACRES

LOT 2

TO D.H.W.M.
15,537 SQ. FT.
OR 0.36 ACRES
TO MEANDER LINE
12,564 SQ. FT.
OR 0.29 ACRES



NOTE:

- 1.) SEE SHEET 2 FOR LOT 1 DETAIL.
- 2.) SEE ALL NOTES ON SHEET 3.

SCALE 1" = 60'



DANE COUNTY ZONE
ARE REFERENCED TO THE EAST
F OF THE SE 1/4 OF SECTION
WHICH BEARS N 00°19'38" E

SURVEYORS SEAL



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

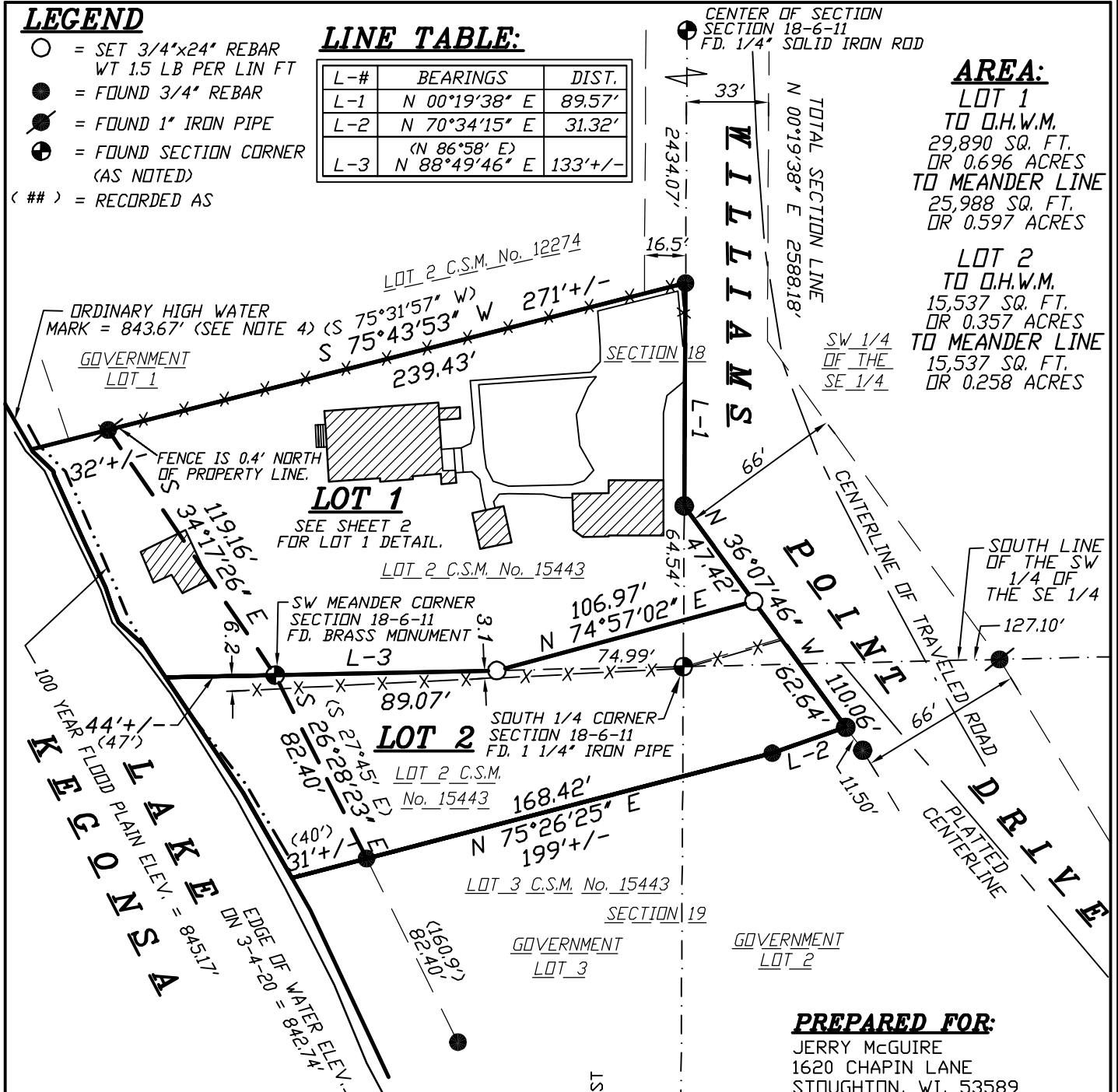
Lots 1 and 2, Certified Survey Map No. 15443, located in the SW 1/4 of the SE 1/4 and Government Lot 1 of Section 18 and Government Lots 2 and 3, Section 19 of all in T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin.

LEGEND

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

LINE TABLE:

L-#	BEARINGS	DIST.
L-1	N 00°19'38" E	89.57'
L-2	N 70°34'15" E	31.32'
L-3	(N 86°58' E) N 88°49'46" E	133'+/-



AREA:

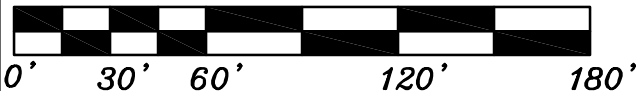
LOT 1
TO D.H.W.M.
29,890 SQ. FT.
OR 0.696 ACRES
TO MEANDER LINE
25,988 SQ. FT.
OR 0.597 ACRES

LOT 2
TO D.H.W.M.
15,537 SQ. FT.
OR 0.357 ACRES
TO MEANDER LINE
15,537 SQ. FT.
OR 0.258 ACRES

NOTE:

- 1.) SEE SHEET 2 FOR LOT 1 DETAIL.
- 2.) SEE SHEETS 2 AND 3 FOR SANITARY SEWER EASEMENT.
- 3.) SEE ALL NOTES ON SHEET 4.

SCALE 1" = 60'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

PREPARED FOR:

JERRY MCGUIRE
1620 CHAPIN LANE
STOUGHTON, WI, 53589

SURVEYORS SEAL

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SE 1/4 OF SECTION
18-6-11 WHICH BEARS N 00°19'38" E

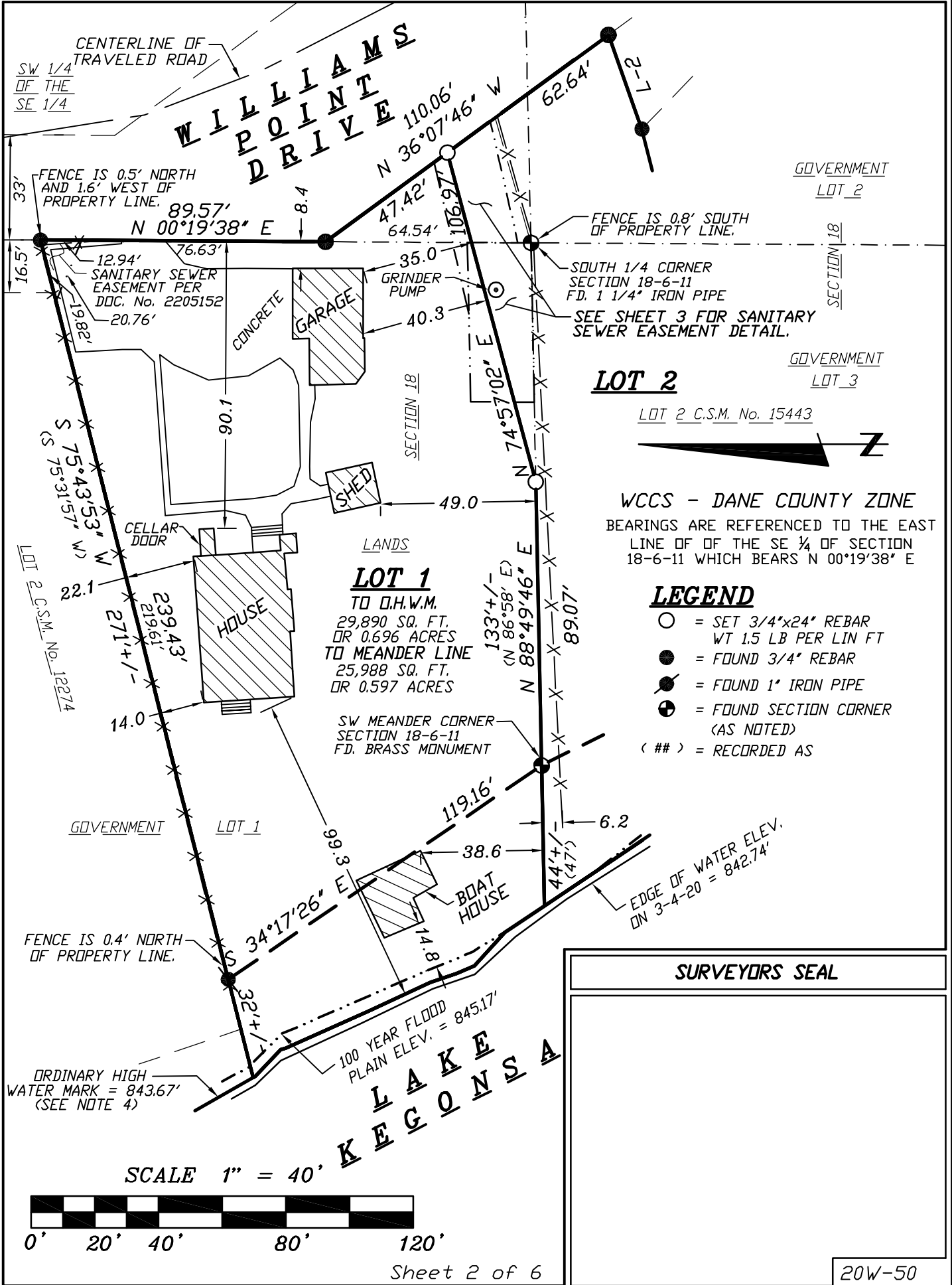


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 1 and 2, Certified Survey Map No. 15443, located in the SW 1/4 of the SE 1/4 and Government Lot 1 of Section 18 and Government Lots 2 and 3 of Section 19, all in T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin.



SURVEYORS SEAL

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF OF THE SE 1/4 OF SECTION
18-6-11 WHICH BEARS N 00°19'38" E

LOT 2

LOT 2 C.S.M. No. 15443



GOVERNMENT LOT 2

GOVERNMENT LOT 3

SW 1/4 OF THE SE 1/4

CENTERLINE OF TRAVELED ROAD

FENCE IS 0.5' NORTH AND 1.6' WEST OF PROPERTY LINE.

FENCE IS 0.8' SOUTH OF PROPERTY LINE.

SOUTH 1/4 CORNER SECTION 18-6-11
FD. 1 1/4" IRON PIPE

SEE SHEET 3 FOR SANITARY SEWER EASEMENT DETAIL.

LANDS

LOT 1

TO D.H.W.M.
29,890 SQ. FT.
OR 0.696 ACRES
TO MEANDER LINE
25,988 SQ. FT.
OR 0.597 ACRES

SW MEANDER CORNER SECTION 18-6-11
FD. BRASS MONUMENT

EDGE OF WATER ELEV.
ON 3-4-20 = 842.74'

100 YEAR FLOOD PLAIN ELEV. = 845.17'

ORDINARY HIGH WATER MARK = 843.67' (SEE NOTE 4)

LAKES A
KEGONS A



CERTIFIED SURVEY MAP

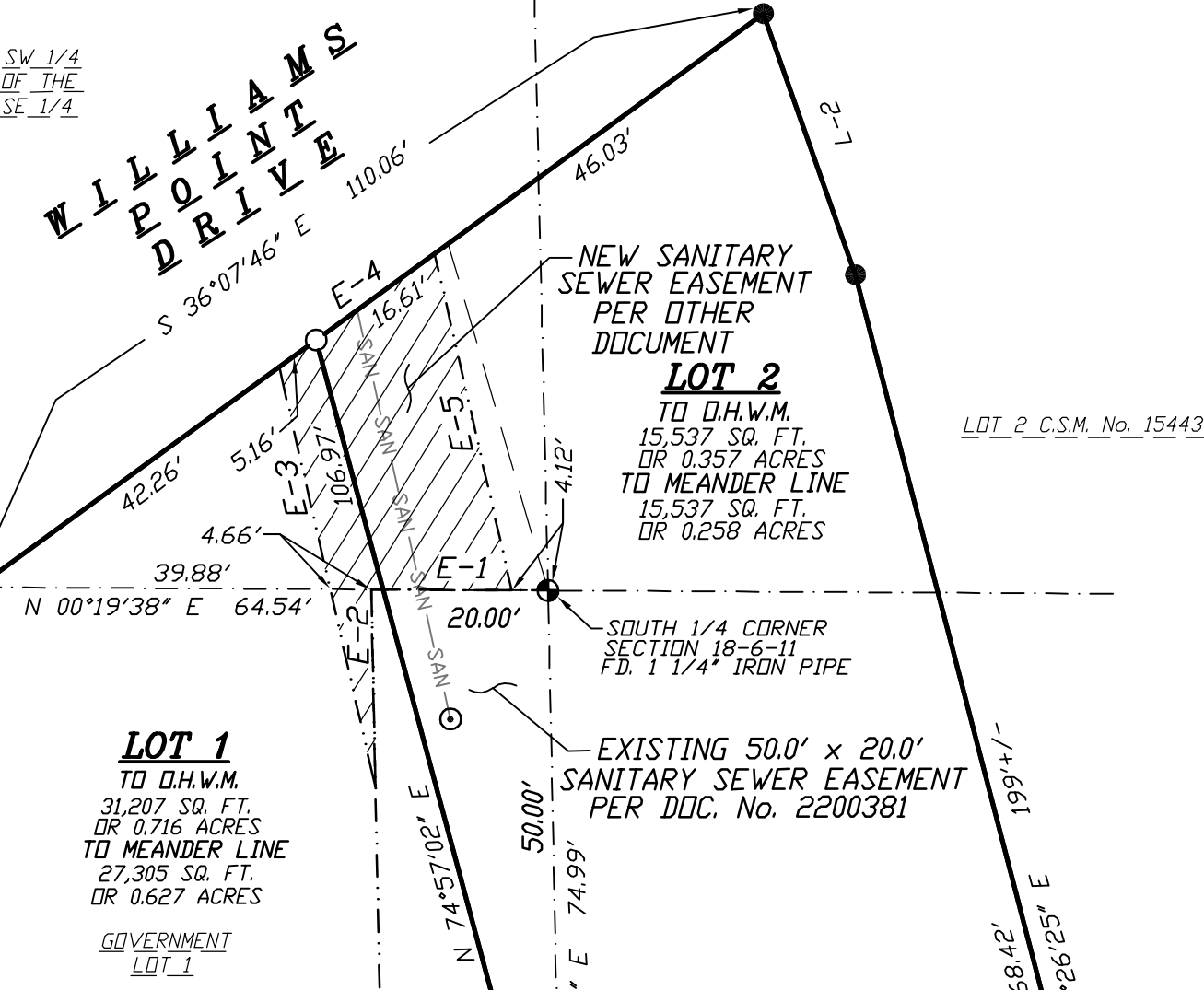
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Lots 1 and 2, Certified Survey Map No. 15443, located in the SW 1/4 of the SE 1/4 and Government Lot 1 of Section 18 and Government Lots 2 and 3 of Section 19, all in T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin.

SW 1/4
OF THE
SE 1/4

**WILLIAMSON
POINT
DRIVE**



LOT 1
TO D.H.W.M.
31,207 SQ. FT.
OR 0.716 ACRES
TO MEANDER LINE
27,305 SQ. FT.
OR 0.627 ACRES

LOT 2
TO D.H.W.M.
15,537 SQ. FT.
OR 0.357 ACRES
TO MEANDER LINE
15,537 SQ. FT.
OR 0.258 ACRES

LOT 2 C.S.M. No. 15443

SOUTH 1/4 CORNER
SECTION 18-6-11
FD. 1 1/4" IRON PIPE

EXISTING 50.0' x 20.0'
SANITARY SEWER EASEMENT
PER DDC. No. 2200381

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⦿ = FOUND 1" IRON PIPE
- ⊙ = FOUND SECTION CORNER
(AS NOTED)
- < ## > = RECORDED AS
- [Hatched Box] = NEW SANITARY SEWER EASEMENT
TO THE TOWN OF PLEASANT SPRINGS

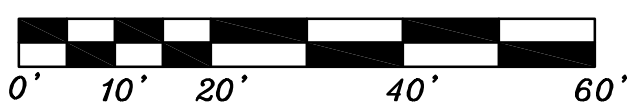
EASEMENT LINE TABLE:

E-#	BEARING	DIST.
E-1	N 00°19'38" E	15.88'
E-2	S 88°49'46" W	22.35'
E-3	N 77°07'02" E	48.74'
E-4	S 36°07'46" E	21.77'
E-5	S 77°07'02" W	39.08'



WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE EAST
LINE OF OF THE SE 1/4 OF SECTION
18-6-11 WHICH BEARS N 00°19'38" E

SCALE 1" = 20'



SURVEYORS SEAL

PURCHASED LAND

A parcel of land located on part of Lot 1, Certified Survey Map No.15443, recorded in the Dane County Register of Deeds Office in Volume 111 of Certified Survey Maps, Pages 66 through 71, as Document No. 5611905. Located in part of the Southwest 1/4 of the Southeast 1/4 and Government Lot 1 of Section 18, in T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the South 1/4 of said Section 18; thence S 88°49'46" W along the South line of said Government Lot 1, 74.99 feet; thence N 74°57'02" E, 106.97 feet to the west right-of-way of Williams Point Drive; thence S 36°07'46" E along said west right-of-way, 18.51 feet; thence S 73°56'46" W, 40.83 feet to the point of beginning. This parcel contains 1,317 sq. ft. or 0.03 acres.



WILLIAMSON SURVEYING & ASSOCIATES, LLC

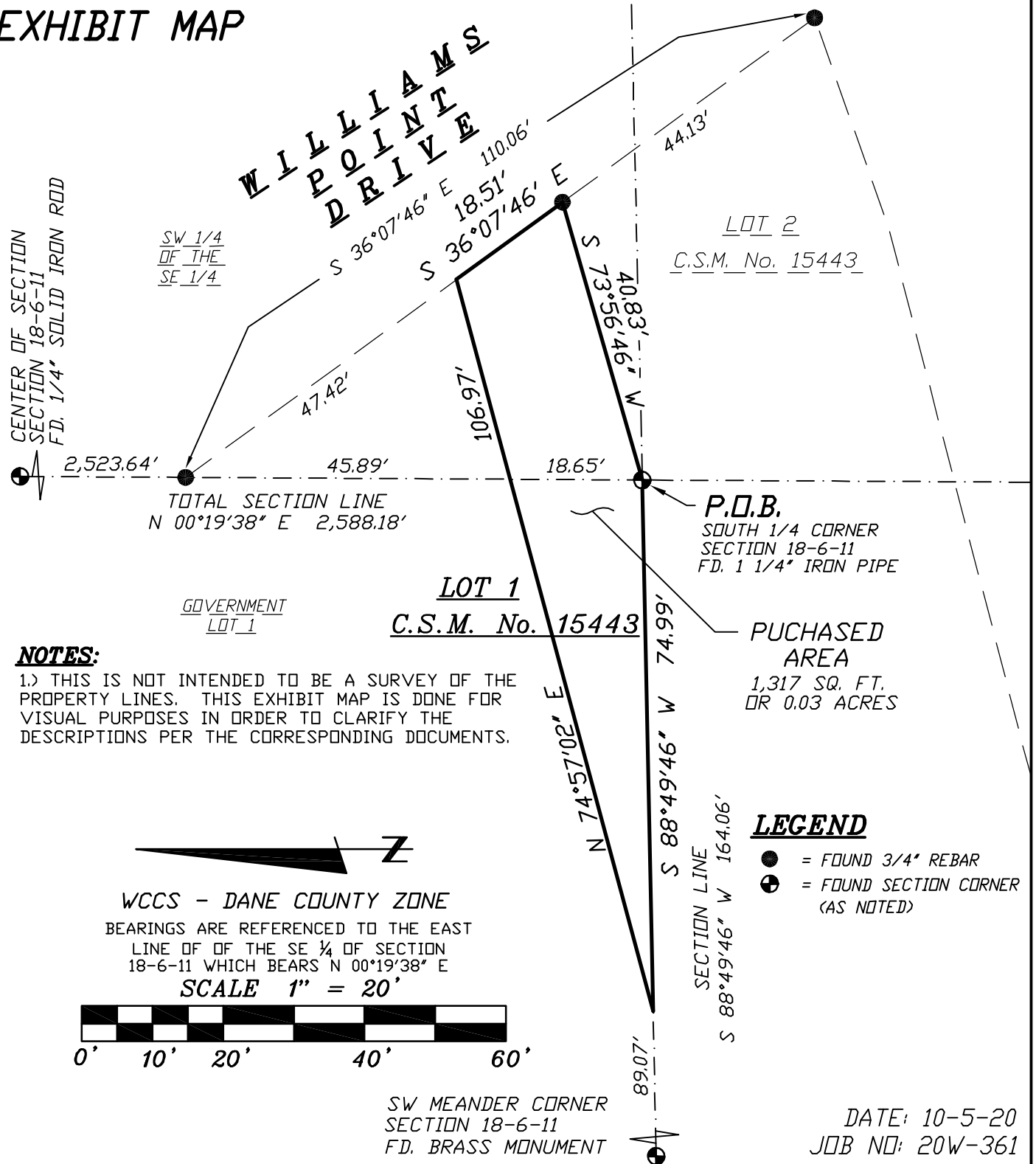
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

EXHIBIT MAP



CENTER OF SECTION SECTION 18-6-11 FD. 1/4" SOLID IRON ROD

SW 1/4 OF THE SE 1/4

2,523.64' 45.89' 18.65'
TOTAL SECTION LINE N 00°19'38" E 2,588.18'

GOVERNMENT LOT 1

LOT 1 C.S.M. No. 15443

LOT 2 C.S.M. No. 15443

P.O.B. SOUTH 1/4 CORNER SECTION 18-6-11 FD. 1 1/4" IRON PIPE

PUCHASED AREA 1,317 SQ. FT. OR 0.03 ACRES

LEGEND

- = FOUND 3/4" REBAR
- ⊕ = FOUND SECTION CORNER (AS NOTED)



SW MEANDER CORNER SECTION 18-6-11 FD. BRASS MONUMENT

DATE: 10-5-20
JOB NO: 20W-361