

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 07/31/2020 | DCPREZ-2020-11591 |
| Public Hearing Date | C.U.P. Number |
| 10/27/2020 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|------------------------|
| OWNER NAME KENDALL C KAHL | PHONE (with Area Code) (608) 798-3766 | AGENT NAME <input type="checkbox"/> | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 9344 SPRING VALLEY RD | | ADDRESS (Number & Street) <input type="checkbox"/> | |
| (City, State, Zip) MAZOMANIE, WI 53560 | | (City, State, Zip) | |
| E-MAIL ADDRESS kkahl@chorus.net | | E-MAIL ADDRESS | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE/CUP | | ADDRESS OR LOCATION OF REZONE/CUP | | ADDRESS OR LOCATION OF REZONE/CUP | |
| 9933 Carter Road | | | | | |
| TOWNSHIP MAZOMANIE | SECTION 14 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0806-143-9660-0 | | | | | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|---|---------------------------------|-------|---------------------------------------|-------|
| DIVIDING AN EXISTING LOT INTO TWO LOTS TO USE THE EXISTING BUILDING FOR COMMERCIAL PURPOSES | | | | |
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| RM-8 Rural Mixed-Use District | RR-4 Rural Residential District | 5.3 | | |
| RM-8 Rural Mixed-Use District | LC Limited Commercial District | 4.7 | | |

| | | | | |
|---|--|--|---|---|
| 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: |
|---|--|--|---|---|



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: | Kendall and Kay Kahl | Agent Name: | |
| Address (Number & Street): | 9344 Spring Valley Rd | Address (Number & Street): | |
| Address (City, State, Zip): | Mazomanie, WI 53560 | Address (City, State, Zip): | |
| Email Address: | kkahl@chorus.net | Email Address: | |
| Phone#: | 608-798-3766 | Phone#: | |

| PROPERTY INFORMATION | | | |
|----------------------|---------------|-------------------------------|-------------------------------------|
| Township: | Town of Berry | Parcel Number(s): | 034/0806-143-9660-0 |
| Section: | 14 | Property Address or Location: | 9933 Carter Rd, Mazomanie, WI 53560 |

| 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?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |

Rezoning from RM-8 rezoning to Lot 1 RR-4 Residential to build our retirement home and Lot 2 from RM-8 to LC Limited Commercial with an existing building to store building trade equipment for our sons business. John Halverson Land Surveying will provide scaled site plan, north arrow, date the site plan was created, existing property lot lines and dimensions and 1 existing driveway to the existing building. Legal descriptions for lot 1 and 2 will also be provided by Halverson Surveying.

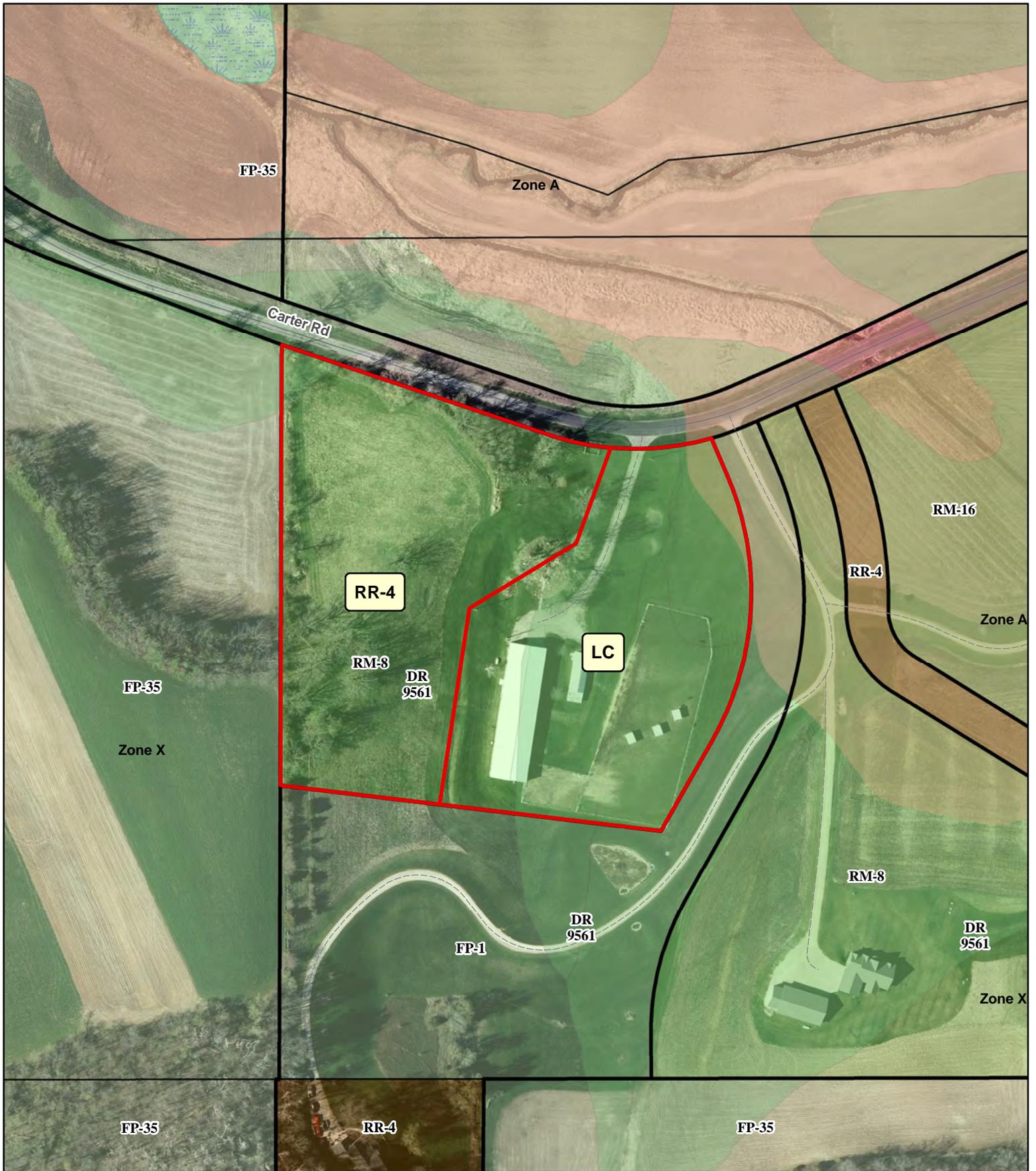
| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------------------|
| RM-8 | RR-4 Residential | approximately 6.6 |
| RM-8 | LC Limited Commercial | 4.5 or less |

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

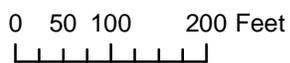
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Kendall Kahl Kay Kahl Date 7/23/20



Legend

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



Petition 11591
KENDALL C KAHL

LEGAL DESCRIPTION OF LOT 1 - PROPOSED ZONING TO RR-4

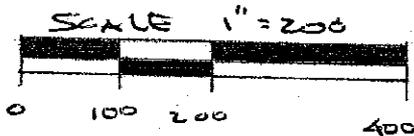
A part of Lot 1 of CSM No. 12017, recorded in Volume 74 of Certified Survey Maps on Pages 62 and 63, located in the SE ¼ of the SW ¼ of Section 14, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ of said Section 14; thence S 89°32'57" W, 1317.22 feet along the South line of the SW ¼ of said Section 14; thence N 00°02'08" E, 459.52 feet along the West line of the SE ¼-SW ¼ of said Section 14 to the point of beginning; thence N 00°02'08" E, 691.13 feet along the West line of the SE ¼-SW ¼ of said Section 14 to a point on the Southerly r/w line of Carter Road; thence S 71°43'30" E, 422.50 feet along said r/w line; thence Southeasterly, 120.46 feet along the arc of a curve to the left having a central of 15°56'24" and a radius of 433.00 feet, said arc also being the r/w line of Carter Road, the long chord of which bears S 79°41'43" E, 120.08 feet; thence S 20°00'00" W, 169.31 feet; thence S 58°40'00" W, 194.87 feet; thence S 08°40'00" W, 310.00 feet; thence N 83°11'00" W, 250.45 feet to the point of beginning, containing 5.33 acres,

LEGAL DESCRIPTION OF LOT 2 - PROPOSED ZONING TO LC1

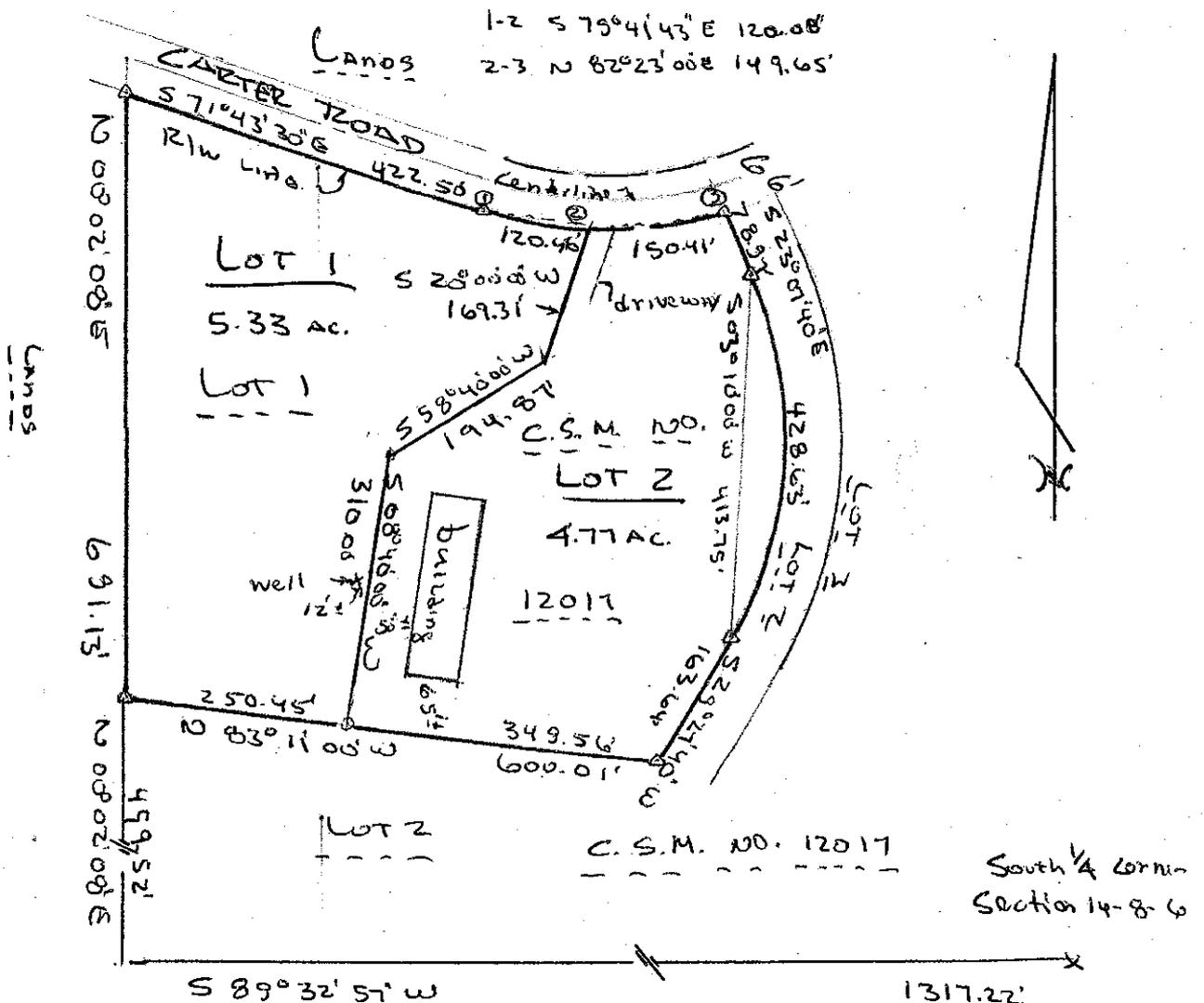
A part of Lot 1 of CSM No. 12017, recorded in Volume 74 of Certified Survey Maps on Pages 62 and 63, located in the SE ¼ of the SW ¼ of Section 14, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ of said Section 14; thence S 89°32'57" W, 1317.22 feet along the South line of the SW ¼ of said Section 14; thence N 00°02'08" E, 459.52 feet along the West line of the SE ¼-SW ¼ of said Section 14; thence S 83°11'00" E, 250.45 feet to the point of beginning; thence N 08°40'00" E, 310.00 feet; thence N 58°40'00" E, 194.71 feet; thence N 20°00'00" E, 169.31 feet to a point on the Southerly r/w line of Carter Road; thence Northeasterly, 150.41 feet along the arc of a curve to the left having a central of 19°54'10" and a radius of 433.00 feet, said arc also being the r/w line of Carter Road, the long chord of which bears N 82°23'00" E, 149.65 feet; thence S 23°07'40" E, 78.97 feet; thence Southeasterly, 428.63 feet along the arc of a curve to the right having a central of 52°35'20" and a radius of 467.00 feet, the long chord of which bears S 03°10'00" W, 413.75 feet; thence S 29°27'40" W, 163.64 feet; thence N 83°11'00" W, 349.56 feet to the point of beginning, containing 4.77 acres.



OWNER
Kendall Kahl

Prepared By
John M. Halverson
6381 Coon Rock Rd
Arena, WI 53503
(608) 843-7498



Supplemental Information For Commercial Development

John Halverson Land Surveying will be providing scaled Site a Plan as well as north arrow with date created. Existing lot lines and dimensions of the new lot 1 and 2.

The existing building has electric and well water. All storage will be inside the existing shed. Set backs required for lot 1 and 2 for side yards and rear yards There is a driveway existing to the existing shed.

We will be working with the Town of Mazomanie for a driveway access to lot 1 home site.

We will be contacting Vanguard Electric for service and any easements or rights-of-way if required. There is parking available at the shed driveway.

Zoning district boundaries are residential for lots 1,2,3, and some farming. The entire area is seeded to grass and as well as the neighbors.

There is no plan for any expansion on lot 2 and we will be building our retirement home in the near future on lot 1.

Neighborhood Characteristics.

Surrounding lots are residential and farming.

Operational Narrative

Hour of Operation would vary depending on weather and time for storage of equipment and materials.

There should be very little run off being area is all seeded to grass / lawn.

No plans to store items outside. Plan to use shed for inside storage.

Mazomanie dump for any trash. No storage of hazardous, toxic or explosive material on site.

LEGAL DESCRIPTION OF LOT 1 - PROPOSED ZONING TO RR-4

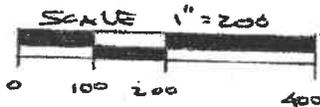
A part of Lot 1 of CSM No. 12017, recorded in Volume 74 of Certified Survey Maps on Pages 62 and 63, located in the SE ¼ of the SW ¼ of Section 14, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ of said Section 14; thence S 89°32'57" W, 1317.22 feet along the South line of the SW ¼ of said Section 14; thence N 00°02'08" E, 459.52 feet along the West line of the SE ¼-SW ¼ of said Section 14 to the point of beginning; thence N 00°02'08" E, 691.13 feet along the West line of the SE ¼-SW ¼ of said Section 14 to a point on the Southerly r/w line of Carter Road; thence S 71°43'30" E, 422.50 feet along said r/w line; thence Southeasterly, 120.46 feet along the arc of a curve to the left having a central of 15°56'24" and a radius of 433.00 feet, said arc also being the r/w line of Carter Road, the long chord of which bears S 79°41'43" E, 120.08 feet; thence S 20°00'00" W, 169.31 feet; thence S 58°40'00" W, 194.87 feet; thence S 08°40'00" W, 310.00 feet; thence N 83°11'00" W, 250.45 feet to the point of beginning, containing 5.33 acres,

LEGAL DESCRIPTION OF LOT 2 - PROPOSED ZONING TO LC1

A part of Lot 1 of CSM No. 12017, recorded in Volume 74 of Certified Survey Maps on Pages 62 and 63, located in the SE ¼ of the SW ¼ of Section 14, Town 8 North, Range 6 East, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ of said Section 14; thence S 89°32'57" W, 1317.22 feet along the South line of the SW ¼ of said Section 14; thence N 00°02'08" E, 459.52 feet along the West line of the SE ¼-SW ¼ of said Section 14; thence S 83°11'00" E, 250.45 feet to the point of beginning; thence N 08°40'00" E, 310.00 feet; thence N 58°40'00" E, 194.71 feet; thence N 20°00'00" E, 169.31 feet to a point on the Southerly r/w line of Carter Road; thence Northeasterly, 150.41 feet along the arc of a curve to the left having a central of 19°54'10" and a radius of 433.00 feet, said arc also being the r/w line of Carter Road, the long chord of which bears N 82°23'00" E, 149.65 feet; thence S 23°07'40" E, 78.97 feet; thence Southeasterly, 428.63 feet along the arc of a curve to the right having a central of 52°35'20" and a radius of 467.00 feet, the long chord of which bears S 03°10'00" W, 413.75 feet; thence S 29°27'40" W, 163.64 feet; thence N 83°11'00" W, 349.56 feet to the point of beginning, containing 4.77 acres.



OWNER
Kendall Kahl

Prepared By:
John M. Halverson
6381 Coon Rock Rd
Arcene, WI 53503
(608) 843-7498
7/23/20

