

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
11/21/2019	DCPREZ-2019-11509
Public Hearing Date	C.U.P. Number
01/28/2020	

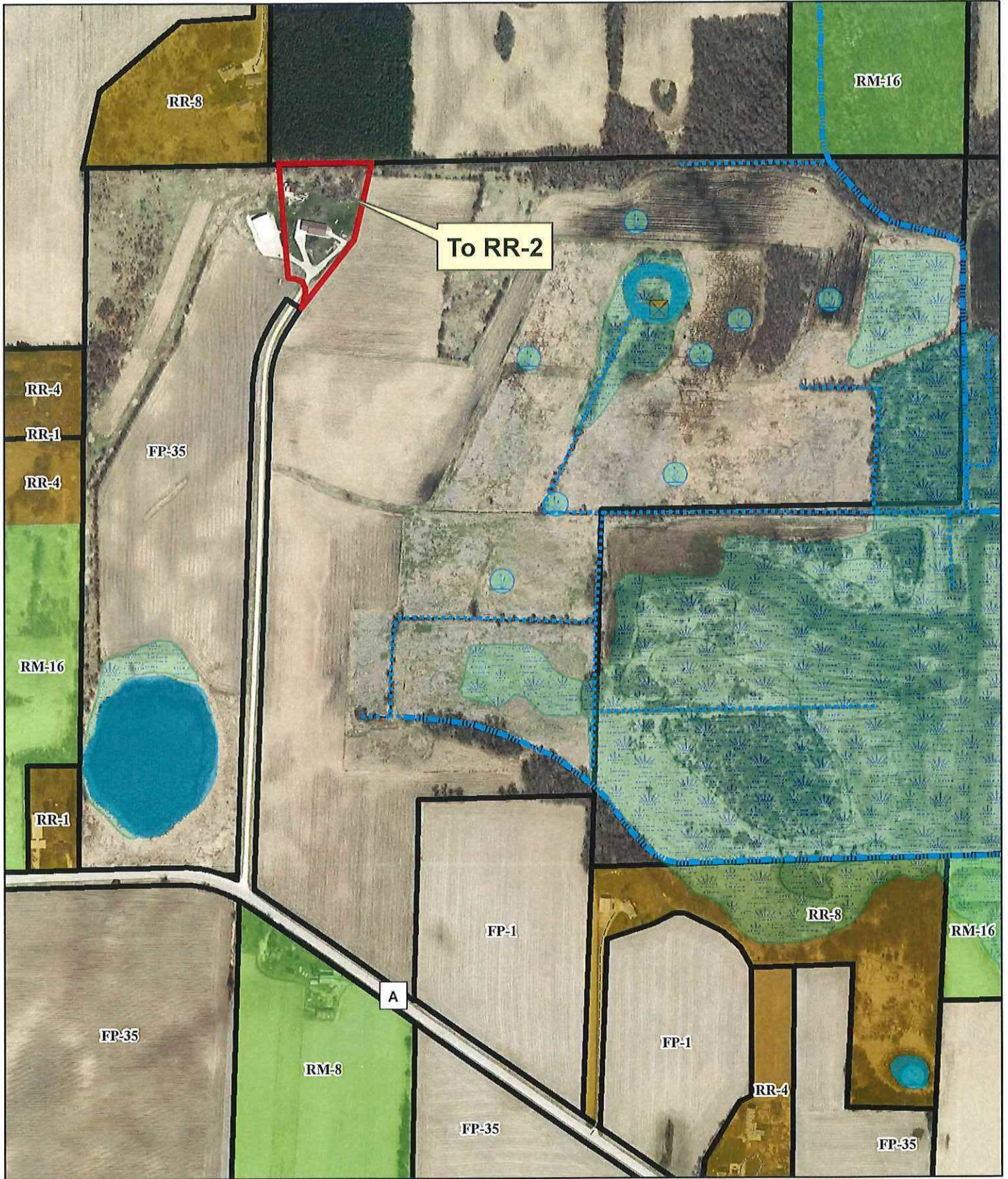
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARY JO JOHNSON	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 1552 COUNTY HIGHWAY A		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS DHMJ@TICON.NET		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

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	
1552 COUNTY HIGHWAY A					
TOWNSHIP ALBION	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-182-8000-0					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

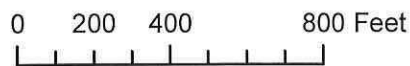
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-2 (Rural Residential, 2 to 4 acres) District	2.56		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE: (Owner or Agent) 
				PRINT NAME: <u>Chris Adams</u>
				DATE: <u>11-21-19</u>



Legend

 Wetland



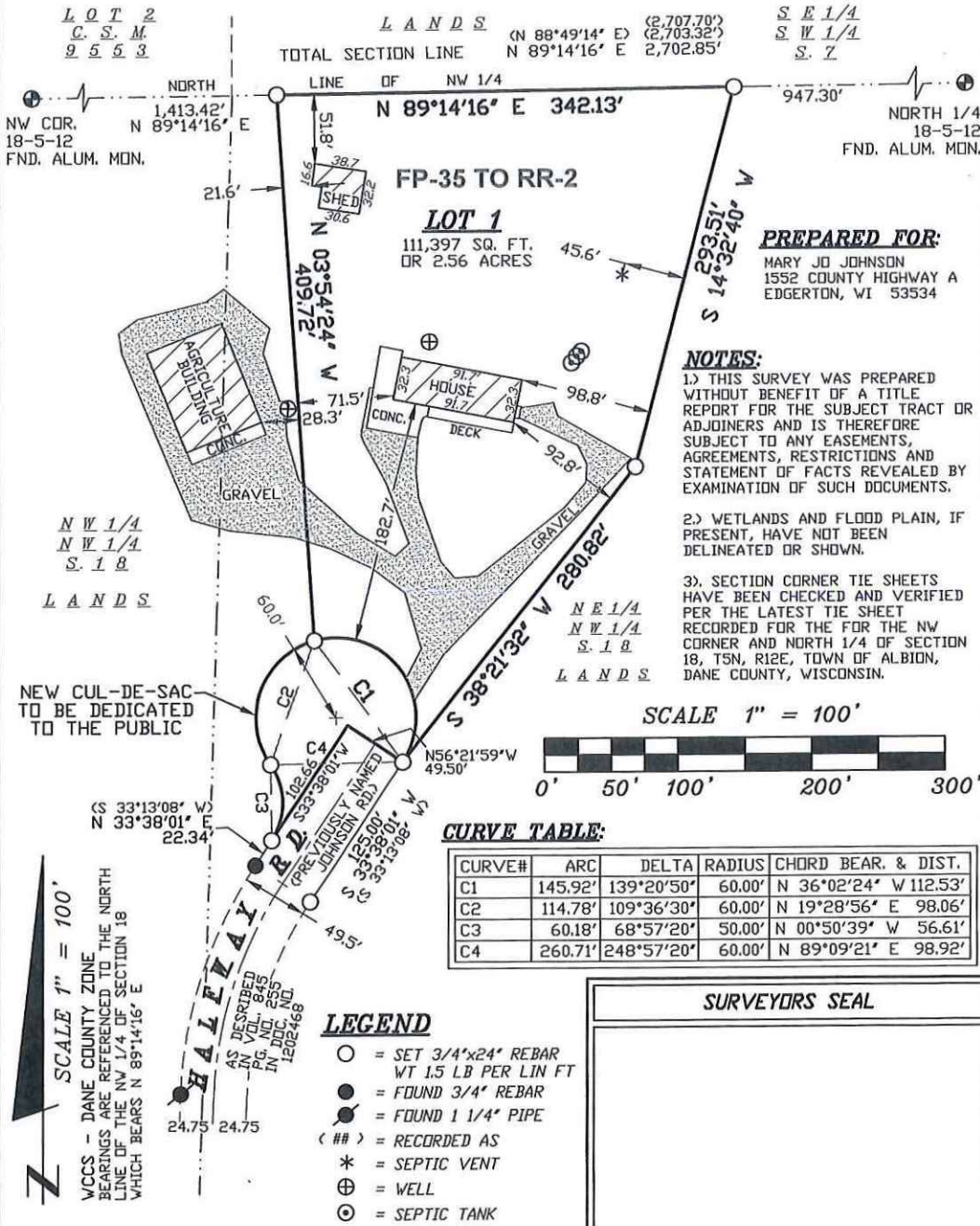
Petition 11509
Mary Jo Johnson



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 NE 1/4 of the NW 1/4 of Section 18, T5N, R12E, Town of Albion, Dane County, Wisconsin.



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Mary Jo Johnson</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>1552 County Highway A, Edgerton</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 921-8143</u>	Phone <u>608-255-5705</u>
Email <u>dhmj@ticon.net</u>	Email <u>chris@williamsonsurveying.com</u>

Town: albion Parcel numbers affected: 0512-182-8000-0

Section: 18 Property address or location: NE 1/4 of the NW 1/4 of Section 18, T5N, R12E

Zoning District change: (To / From / # of acres) RR-2 / FP-35 / 2.56 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 16 % Other: 84 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Mary Jo Johnson is looking to separate her existing house from the remaining farm land that she owns in planning for retirement.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 11-20-2019



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 NE 1/4 of the NW 1/4 of Section 18, T5N, R12E, Town of Albion, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prleve, 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 part of the NE 1/4 of the NW 1/4 of Section 18, T5N, R12E, Town of Albion, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of said Section 18; thence N 89°14'16" E along the north line of the NW 1/4 of said Section 18, 1,413.42 feet to the point of beginning.

Thence continuing along said north line, N 89°14'16" E, 342.13 feet; thence S 14°32'40" W, 293.51 feet; thence S 38°21'32" W, 280.82 feet to the east right of way line of Halfway Road which was previously recorded as Johnson Road and also the point of curvature of a cul-de-sac on the north end of Halfway Road, thence N 56°21'59" W along the north end of Halfway Road, 49.50 feet to the westerly right of way of Halfway Road; thence S 33°38'01" W along said westerly line, 102.66 feet to the westerly side of a cul-de-sac; thence along an arc of a curve concaved westerly having a radius of 50.00 feet and a long chord bearing and distance of N 00°50'39" W, 56.61 feet; thence along an arc of a curve concaved southeasterly having a radius of 60.00 feet and a long chord bearing and distance of N 19°28'56" E, 98.06 feet; thence N 03°54'24" W, 409.72 feet to the point of beginning. The above described parcel contains 120,819 square feet or 2.77 acres.

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

Date _____

Noa T. Prleve S-2499
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, dedicated 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____.

STATE OF WISCONSIN
DANE COUNTY

Mary Jo Johnson

Personally came before me this _____ day of _____, 20____ the above named Mary Jo Johnson 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-365

Parcel Number - 002/0512-182-8000-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF ALBION	
State Municipality Code	002	
PLSS (T,R,S,QQ,Q)	05N 12E 18 NE NW (Click link above to access images for Qtr-Qtr)	
Section	05N 12E 18 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 18-5-12 NE1/4NW1/4 40 A M/L This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	MARY JO JOHNSON	
Primary Address	1552 COUNTY HIGHWAY A	
Billing Address	1552 COUNTY HIGHWAY A EDGERTON WI 53534	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1 G4 G5	
Assessment Acres	40.300	
Land Value	\$118,100.00	
Improved Value	\$261,300.00	
Total Value	\$379,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

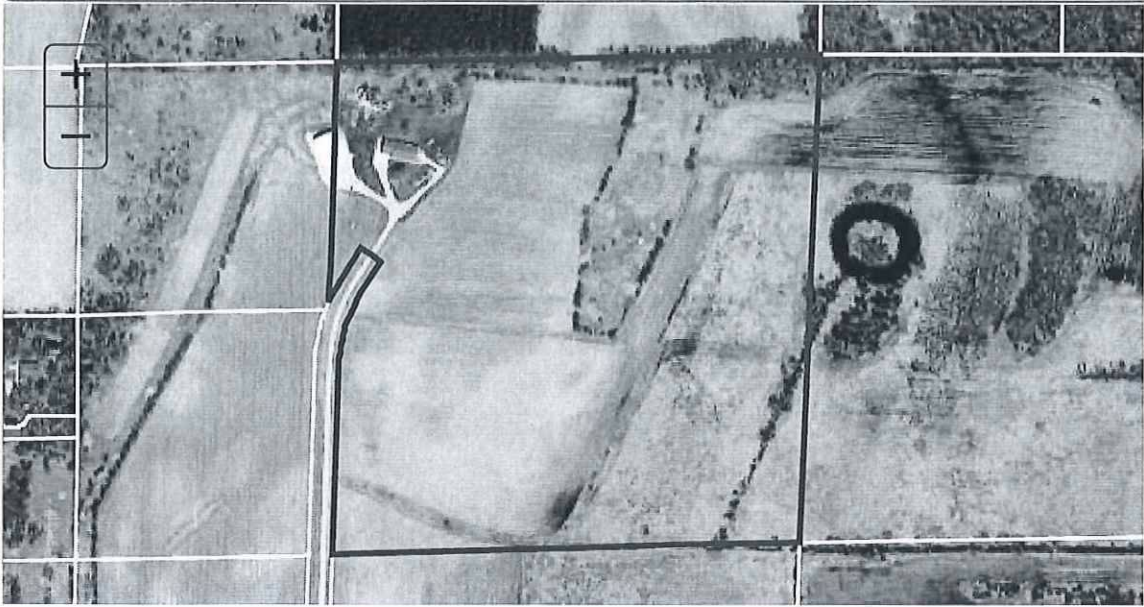
For the most current and complete zoning information, contact the Division of Zoning.

Zoning
FP-35 DCPREZ-2019-00003
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

District Information		
Type	State Code	Description
REGULAR SCHOOL	1568	EDGERTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	01EF	EDGERTON FIRE
OTHER DISTRICT	01EE	EDGERTON EMS

Parcel Maps



[Surveyor Map](#)

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Information

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

[Pay Taxes Online](#)

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[< Newer](#)
[Older >](#)
[»](#)

Tax Year 2018		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$118,300.00	\$261,300.00	\$379,600.00
Taxes:		\$6,419.13
Lottery Credit(-):		\$177.48
First Dollar Credit(-):		\$73.08
Specials(+):		\$154.67
Amount:		\$6,323.24
2018 Tax Info Details		Tax Payment History

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TOD	05/25/2017	5328272		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0512-182-8000-0

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 City-County Bldg. Room 116
 Madison, WI 53703



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TROY A TEUBERT
SHELLIE A TEUBERT
1499 WILLOW DR
STOUGHTON, WI 53589

MARY JO JOHNSON
1552 COUNTY HIGHWAY A
EDGERTON, WI 53534

MARK A MEYER
CAROLYN S MEYER
N2789 POTTOWATOMI TRL
MILTON, WI 53563

MARY JO JOHNSON
1552 COUNTY HIGHWAY A
EDGERTON, WI 53534

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EDGERTON, WI 53534

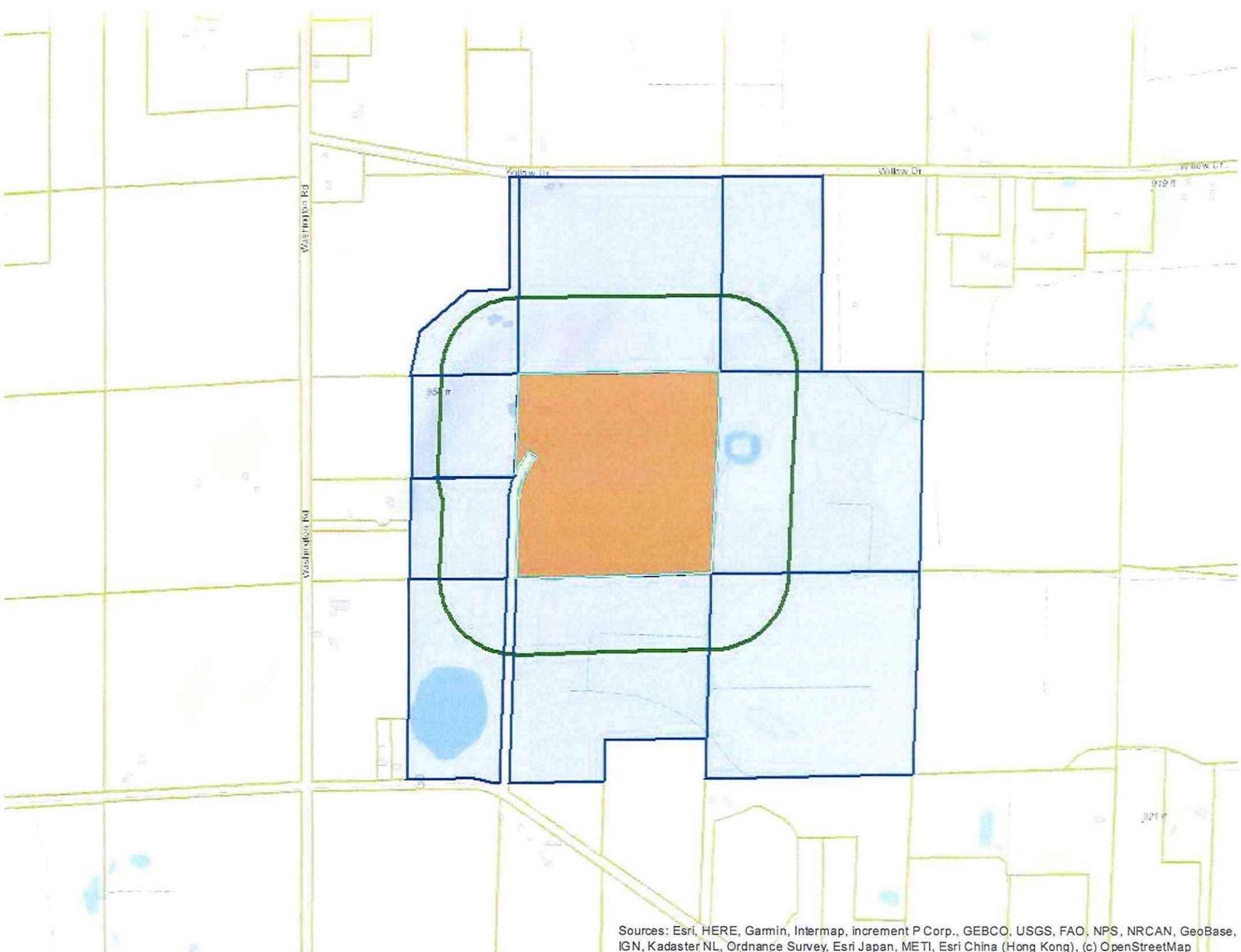
MARY JO JOHNSON
1552 COUNTY HIGHWAY A
EDGERTON, WI 53534

Current Owner
Current Owner
1511 WILLOW DR
STOUGHTON, WI 53589

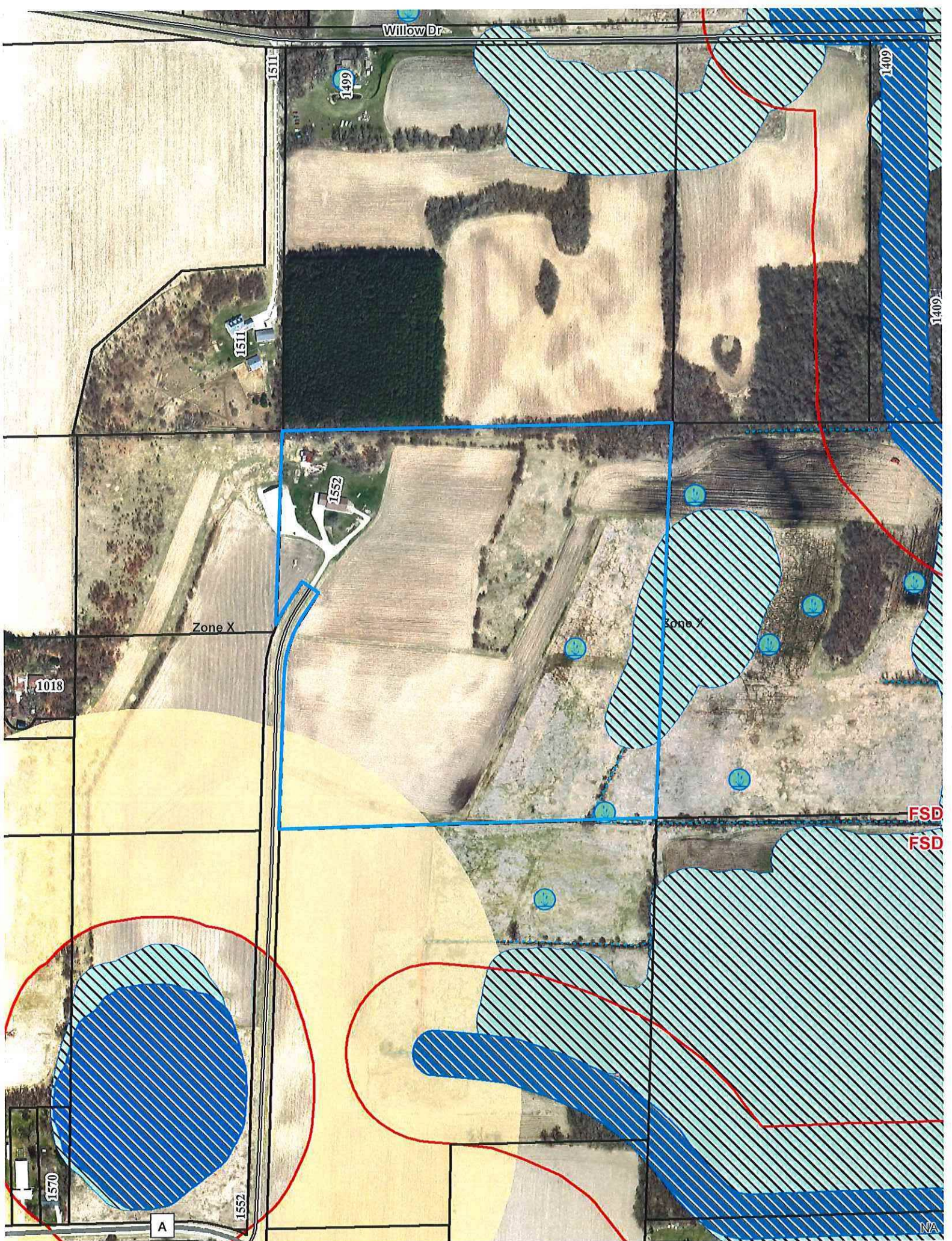
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1499 WILLOW DR
STOUGHTON, WI 53589

MARY JO JOHNSON
1552 COUNTY HIGHWAY A
EDGERTON, WI 53534

MARY JO JOHNSON
1552 COUNTY HIGHWAY A
EDGERTON, WI 53534



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



Willow Dr

1511

1499

1409

1409

1517

1552

Zone X

Zone Y

1018

FSD

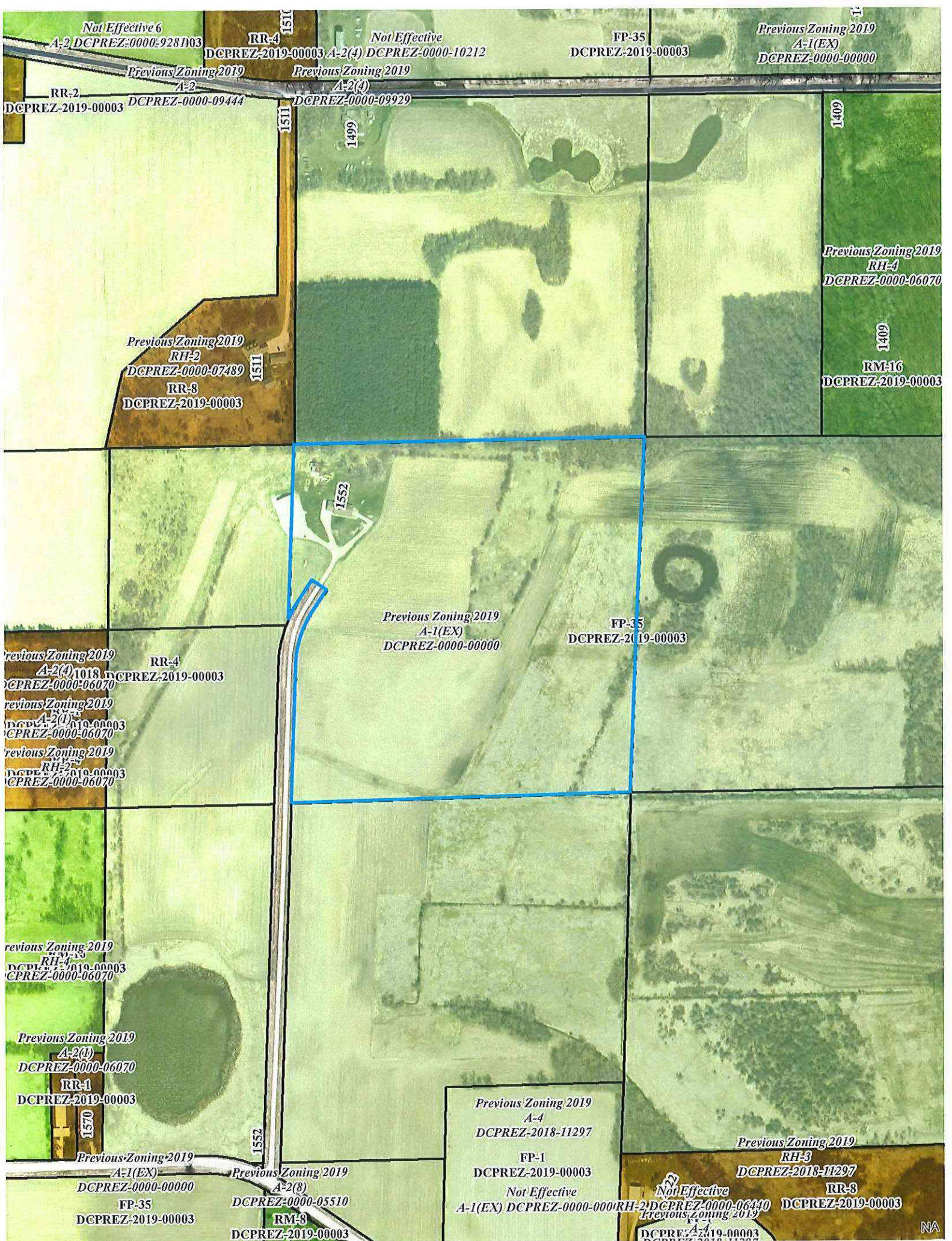
FSD

1570

1552

A

NA



Not Effective 6
A-2 DCPREZ-0000-928003

RR-4
DCPREZ-2019-00003 A-2(4) DCPREZ-0000-10212

FP-35
DCPREZ-2019-00003

Previous Zoning 2019
A-1(EX)
DCPREZ-0000-00000

RR-2
DCPREZ-2019-00003
Previous Zoning 2019
A-2
DCPREZ-0000-09444

Previous Zoning 2019
A-2(4)
DCPREZ-0000-09929

1409

Previous Zoning 2019
RH-4
DCPREZ-0000-06070

1409
RM-16
DCPREZ-2019-00003

Previous Zoning 2019
RH-2
DCPREZ-0000-07489
RR-8
DCPREZ-2019-00003

Previous Zoning 2019
A-1(EX)
DCPREZ-0000-00000

FP-35
DCPREZ-2019-00003

Previous Zoning 2019
A-2(4) 1018
DCPREZ-0000-06070
RR-4
DCPREZ-2019-00003

Previous Zoning 2019
A-2(4)
DCPREZ-0000-06070

Previous Zoning 2019
RH-2
DCPREZ-2019-00003
DCPREZ-0000-06070

Previous Zoning 2019
RH-4
DCPREZ-2019-00003
DCPREZ-0000-06070

Previous Zoning 2019
A-2(4)
DCPREZ-0000-06070
RR-1
DCPREZ-2019-00003

Previous Zoning 2019
A-4
DCPREZ-2018-11297

Previous Zoning 2019
RH-3
DCPREZ-2018-11297

Previous Zoning 2019
A-1(EX)
DCPREZ-0000-00000
FP-35
DCPREZ-2019-00003

Previous Zoning 2019
A-2(8)
DCPREZ-0000-05510
RM-8
DCPREZ-2019-00003

Not Effective
A-1(EX) DCPREZ-0000-00000
Not Effective
RH-2 DCPREZ-0000-06440
Previous Zoning 2019
RR-8
DCPREZ-2019-00003

NA