

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/17/2019	DCPREZ-2019-11443
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/23/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME KENNETH WOLLERSHEIM	PHONE (with Area Code) (608) 572-0827	AGENT NAME EXETER DESIGN	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 1750 STATE HIGHWAY 92		ADDRESS (Number & Street) N8096 BUOL RD.,	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Belleville,, WI 53508	
E-MAIL ADDRESS kwollersheim@gmail.com		E-MAIL ADDRESS	

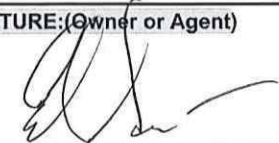
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
8670 County Highway G & 1750 STH 92		8670 CTH G			
TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP SPRINGDALE	SECTION 34	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-343-2670-6		0607-342-9680-0			

REASON FOR REZONE	CUP DESCRIPTION
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CREATING TWO RESIDENTIAL LOTS <i>Lot line adjustment between adjoining land owners</i>	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1 Agriculture District	R-3A Residence District	2.75		
A-1 Agriculture District	RH-2 Rural Homes District	6.9		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>EAS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>EAS</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>EAS</i>	INSPECTOR'S INITIALS  SCW1	SIGNATURE: (Owner or Agent) 
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COMMENTS: SECOND PROPERTY OWNER  
 GARY LUTZ  
 8670 CTH G  
 MT HOREB WI 53572

PRINT NAME: <i>Ed Lutz</i>
DATE: <i>5/14/19</i>

T12-1010 need additional \$145 shoreland



# DANE COUNTY PLANNING & DEVELOPMENT

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

## Zoning Change Application

Items that must be submitted with your application:

- **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.
- **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>Ken &amp; Courtney Wollersheim</u>	Agent's Name	<u>Gary &amp; Kathleen Lutz</u>
Address	<u>1750 SPH 42</u>	Address	<u>8075 CTH "6"</u>
Phone	<u>MT Horeh, WI 53572</u>	Phone	<u>MT Horeh, WI 53572</u>
Email	<u>608 572-0827</u>	Email	
	<u>kwollersheim@gmail.com</u>		

Town: Springdale Parcel numbers affected: 060734294800 & 060734326700

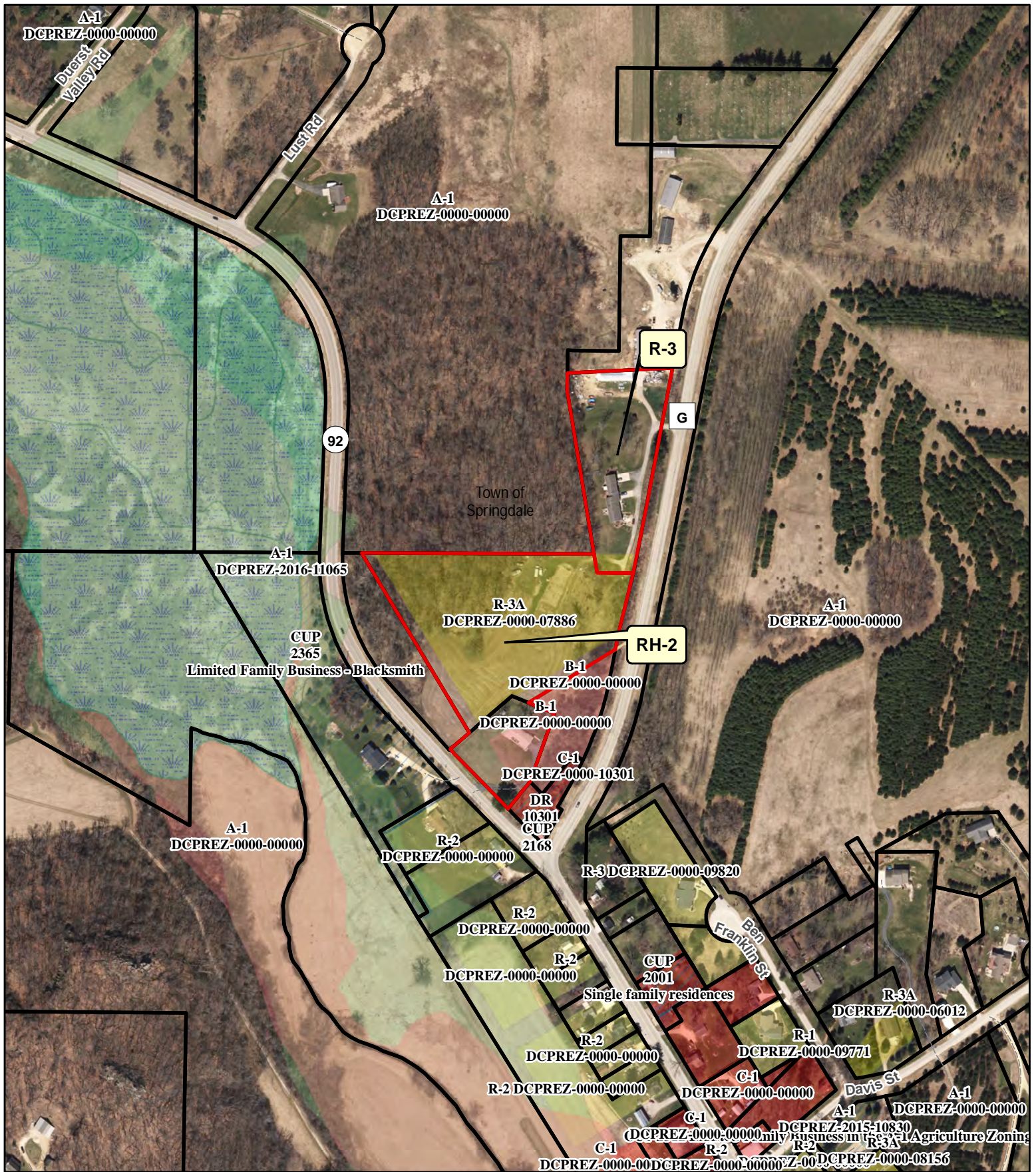
Section: 34 Property address or location: Springdale

Zoning District change: (To / From / # of acres) To R-3A / 4-1 & R3A; 2.75 Acres  
R1-2 / A1, B1 & R3A; 0.9 Acres  
To From

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%

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:  
Lot line adjustment between adjoining neighbors.

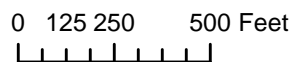
I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature] Date: 5/16/19



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



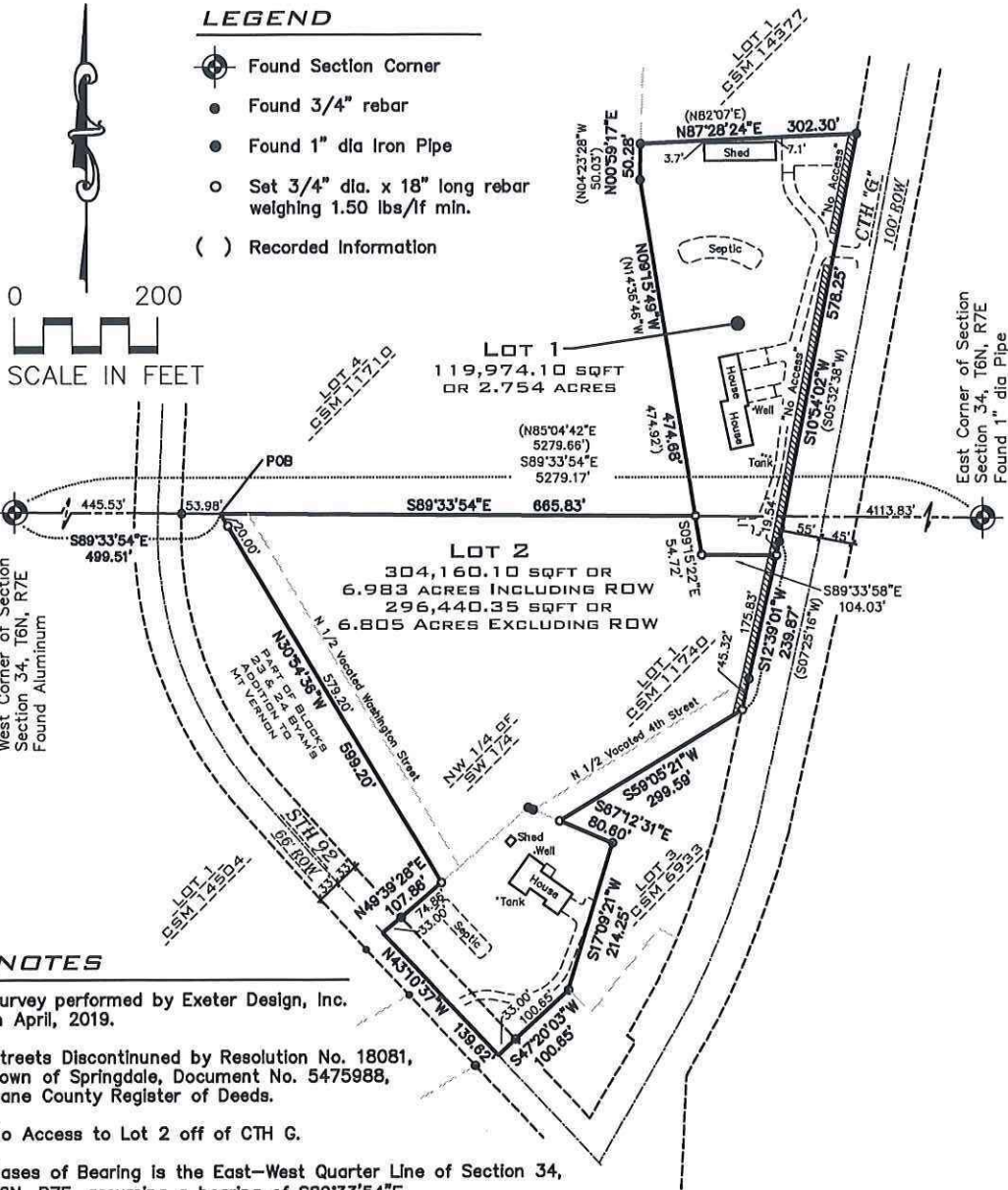
**Petition 11443  
KENNETH WOLLERSHEIM**

# CERTIFIED SURVEY MAP NO.

LOT 1, CERTIFIED SURVEY MAP 11740, VOLUME 72, PAGE 28 AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION THIRTY-FOUR (34), TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

## LEGEND

- ⊙ Found Section Corner
- Found 3/4" rebar
- Found 1" dia Iron Pipe
- Set 3/4" dia. x 18" long rebar weighing 1.50 lbs/lf min.
- ( ) Recorded Information



## NOTES

- Survey performed by Exeter Design, Inc. in April, 2019.
- Streets Discontinued by Resolution No. 18081, Town of Springdale, Document No. 5475988, Dane County Register of Deeds.
- No Access to Lot 2 off of CTH G.
- Bases of Bearing is the East-West Quarter Line of Section 34, T6N, R7E, assuming a bearing of S89°33'54"E.
- Refer to building site information contained in the Dane County Soil Survey.
- All lots restricted from further subdivision for development.
- All PLSS witness monuments have been found and verified.

## PREPARED FOR:

Ken & Courtney Wollersheim  
1750 STH 92  
Mt Horeb, WI 53572  
&  
Gary & Kathleen Lutz  
8670 CTH G  
Mt Horeb, WI 53572

Sheet 1 of 3

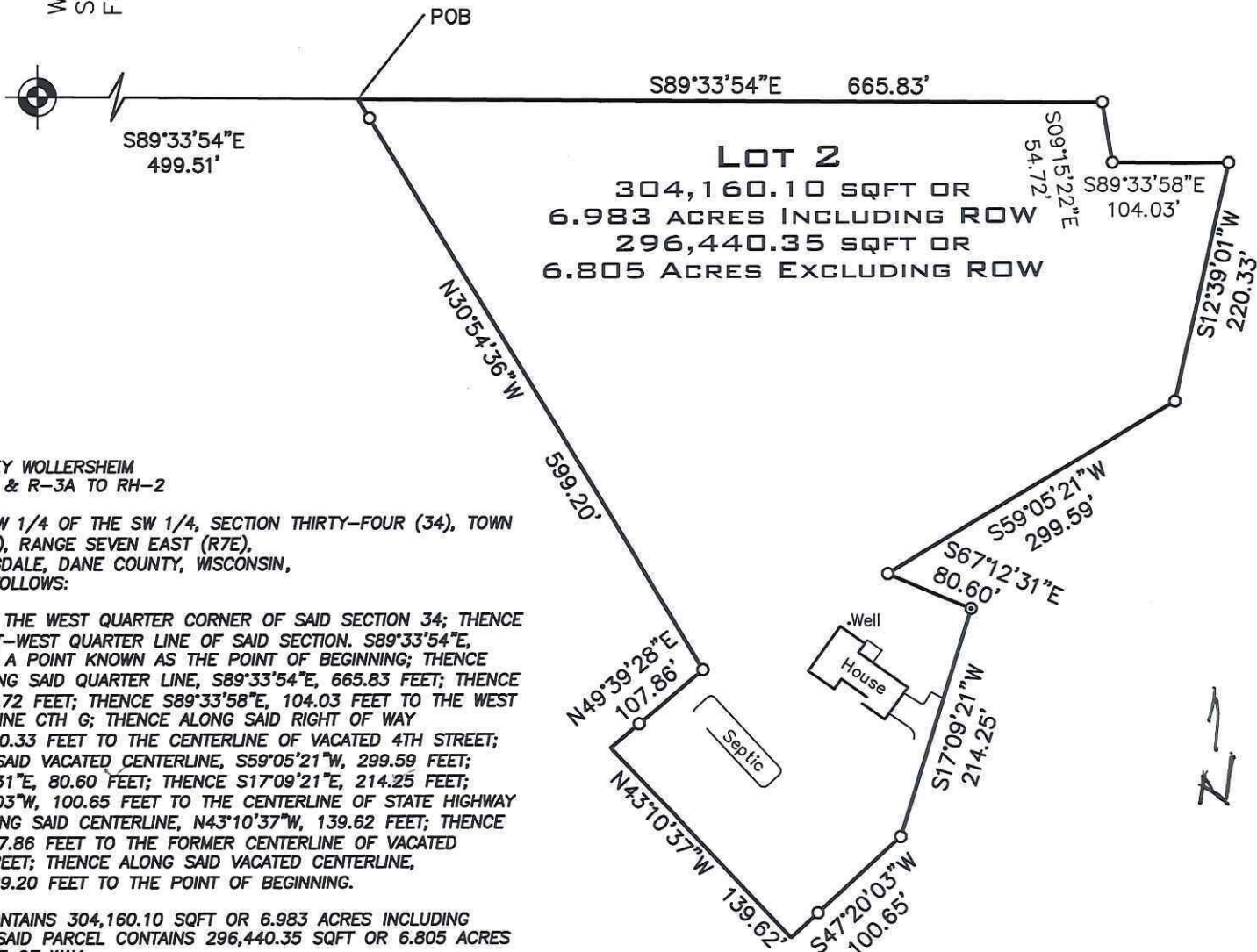


N8096 BUOL ROAD  
BELLEVILLE, WI 53508  
(608) 712-1040

Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_  
EDN PR No. 19-0501

C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_

West Corner of Section  
Section 34, T6N, R7E  
Found Aluminum



**LOT 2**  
304,160.10 SQFT OR  
6.983 ACRES INCLUDING ROW  
296,440.35 SQFT OR  
6.805 ACRES EXCLUDING ROW

KEN & COURTNEY WOLLERSHEIM  
FROM A-1, B-1 & R-3A TO RH-2

PART OF THE NW 1/4 OF THE SW 1/4, SECTION THIRTY-FOUR (34), TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

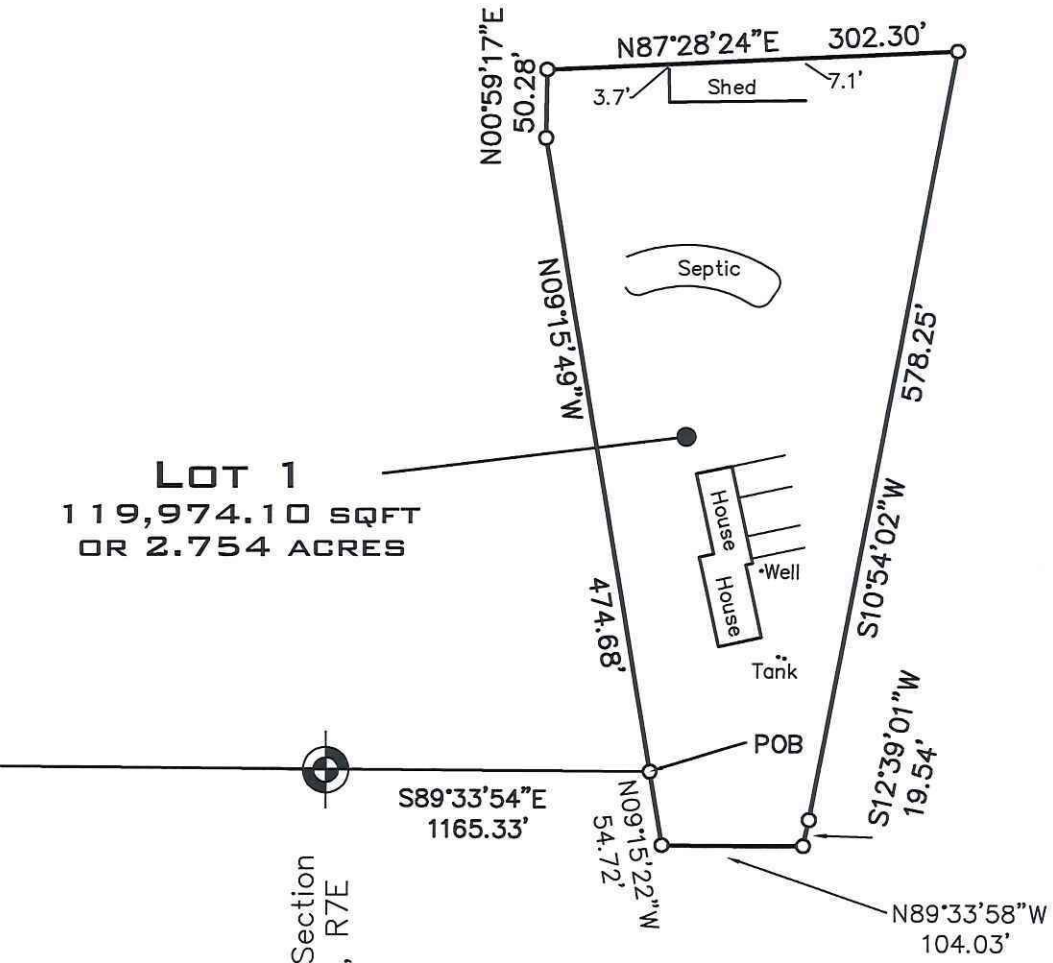
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION. S89°33'54"E, 499.51 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER LINE, S89°33'54"E, 665.83 FEET; THENCE S09°15'49"E, 54.72 FEET; THENCE S89°33'58"E, 104.03 FEET TO THE WEST RIGHT OF WAY LINE CTH G; THENCE ALONG SAID RIGHT OF WAY S12°39'01"W, 220.33 FEET TO THE CENTERLINE OF VACATED 4TH STREET; THENCE ALONG SAID VACATED CENTERLINE, S59°05'21"W, 299.59 FEET; THENCE S67°12'31"E, 80.60 FEET; THENCE S17°09'21"E, 214.25 FEET; THENCE S47°20'03"W, 100.65 FEET TO THE CENTERLINE OF STATE HIGHWAY 92; THENCE ALONG SAID CENTERLINE, N43°10'37"W, 139.62 FEET; THENCE N49°39'28"E, 107.86 FEET TO THE FORMER CENTERLINE OF VACATED WASHINGTON STREET; THENCE ALONG SAID VACATED CENTERLINE, N30°54'36"W, 599.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 304,160.10 SQFT OR 6.983 ACRES INCLUDING RIGHT OF WAY. SAID PARCEL CONTAINS 296,440.35 SQFT OR 6.805 ACRES EXCLUDING RIGHT OF WAY.

Z

**LOT 1**  
 119,974.10 SQFT  
 OR 2.754 ACRES

West Corner of Section  
 Section 34, T6N, R7E  
 Found Aluminum





GARY AND KATHLEEN LUTZ  
 FROM A-1 & R-3A TO R-3A

PART OF THE SW1/4 OF THE NW 1/4, PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4, SECTION THIRTY-FOUR (34), TOWN SIX NORTH (T6N), RANGE SEVEN EAST (R7E), TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION. S89°33'54"E, 1165.33 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING; THENCE N09°15'49"W, 474.68 FEET; THENCE N00°59'17"E, 50.28 FEET; THENCE N87°28'24"E, 302.03 FEET TO THE WEST RIGHT OF WAY LINE, COUNTY HIGHWAY G; THENCE ALONG SAID RIGHT OF WAY, S10°54'02"W, 578.25 FEET; THENCE ALONG SAID RIGHT OF WAY S12°39'01"W, 19.54 FEET; THENCE N89°33'58"W, 104.03 FEET; THENCE N09°15'49"W, 54.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 119,974.10 SQFT OR 2.754 ACRES.



Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
PLSS (T,R,S,QQ,Q)	06N 07E 34 NW SW (Click link above to access images for Qtr-Qtr)	
Section	06N 07E 34 (Click link above to access images for Section)	
Plat Name	MOUNT VERNON WITH BYAM `S ADDITION (SPRINGDALE) (Click link above to access images for Plat) MOUNT VERNON WITH BYAM `S ADDITION (SPRINGDALE) (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Plat Name	MOUNT VERNON WITH BYAM `S ADDITION (SPRINGDALE) (Click link above to access images for Plat)	
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter	
Parcel Description	<p>MT. VERNON BYAMS ADDN COM INTERS C/L            HWY 92 &amp; N LN NW1/4 SW1/4 SEC 34 TH SE            ALG SD C/L 691 FT TO POB TH N50DEGE            267.35 FT S66DEGE 128 FT S17DEGW 214.7 FT            S47DEGW 133.6 FT N42DEGW 234.7 FT TO POB</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	KENNETH WOLLERSHEIM	
Current Co-Owner	COURTNEY WOLLERSHEIM	
Primary Address	1750 STATE HIGHWAY 92	
Billing Address	1750 STATE HIGHWAY 92 MOUNT HOREB WI 53572	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G1	
Assessment Acres	1.285	
Land Value	\$79,400.00	
Improved Value	\$214,200.00	
Total Value	\$293,600.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

#### Zoning

A-1

B-1 0.51 Acres

R-3A 0.01 Acres DCPREZ-0000-07886

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



Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/01/2018	5413402		

Show More ▼

## DocLink

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By Parcel Number: 0607-343-2670-6



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 Madison, WI 53703



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Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
PLSS (T,R,S,QQ,Q)	06N 07E 34 SE NW (Click link above to access images for Qtr-Qtr)	
Section	06N 07E 34 (Click link above to access images for Section)	
Plat Name	CSM 11740 (Click link above to access images for Plat) CSM 11740 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Plat Name	CSM 11740 (Click link above to access images for Plat)	
Parcel Description	<p>LOT 1 CSM 11740 CS72/28&amp;29-4/25/2006 F/K/A            LOT 2 &amp; PRT OF LOT 1 CSM 6933            CS34/298&amp;299-11/17/92 F/K/A PRT OF MT            VERNON BYAMS ADDN DESCR AS SEC 34-6-7            PRT S1/2 NW1/4 &amp; PRT NW1/4SW1/4 &amp; ALSO            INCL PRT ADJ DISCONTINUED FOURTH ST &amp;            WASHINGTON ST DOC #5475988</p> <p><b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b></p>	
Current Owner	GARY LUTZ	
Current Co-Owner	KATHLEEN LUTZ	
Primary Address	8670 COUNTY HIGHWAY G	
Billing Address	8670 COUNTY HIGHWAY G VERONA WI 53593	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G1 G4 G5M	
Assessment Acres	7.679	
Land Value	\$108,500.00	
Improved Value	\$444,300.00	
Total Value	\$552,800.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

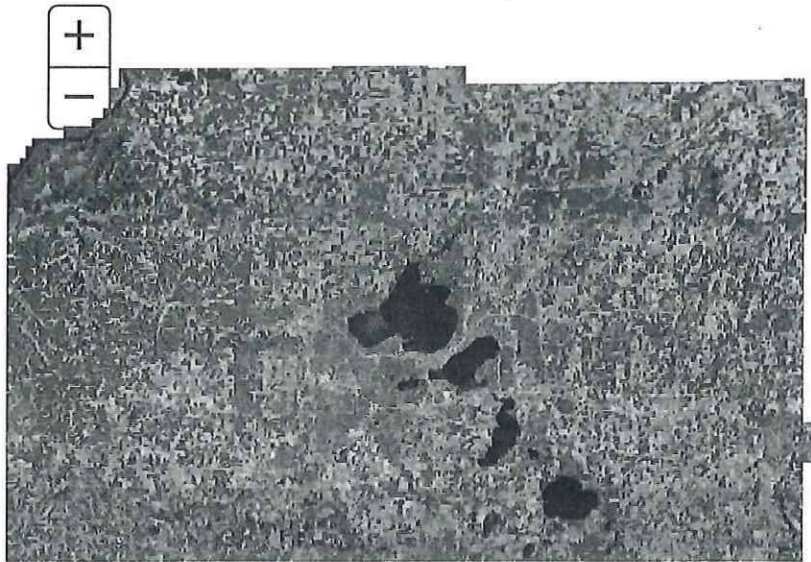
### Zoning Information

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

<b>Zoning</b>
A-1
R-3A 5.05 Acres DCPREZ-0000-07886
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

**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2018)** More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$108,500.00	\$444,300.00	\$552,800.00
<b>Taxes:</b>		\$8,142.26
<b>Lottery Credit(-):</b>		\$160.61
<b>First Dollar Credit(-):</b>		\$66.13
<b>Specials(+):</b>		\$247.17
<b>Amount:</b>		\$8,162.69

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
RES	03/20/2019	5475988		

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By Parcel Number: 0607-342-9680-0

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RANDY LEE KAHL  
1812 STATE HIGHWAY 92  
MT HOREB, WI 53572

LINDA WUESTENBERG  
1722 WASHINGTON ST  
MOUNT HOREB, WI 53572

AARON W WILKIE  
1725 WASHINGTON ST  
MT HOREB, WI 53572

GARY LUTZ  
8670 COUNTY HIGHWAY G  
VERONA, WI 53593

CHARLES STEINHAUER  
111 N GROVE ST  
MT HOREB, WI 53572

AARON W WILKIE  
1725 WASHINGTON ST  
MT HOREB, WI 53572

WI DNR  
PO BOX 7921  
MADISON, WI 53701

DANE COUNTY  
RM 114 210 MARTIN LUTHER KING JR BLVD  
MADISON, WI 53703

AARON W WILKIE  
1725 WASHINGTON ST  
MT HOREB, WI 53572

DENNIS MIDTHUN  
13845 W BULLARD RD  
EVANSVILLE, WI 53536

LUCAS PROCTOR  
1755 STATE HIGHWAY 92  
MOUNT HOREB, WI 53572

FREDERICK G WEBER  
1726 WASHINGTON ST  
MT HOREB, WI 53572

GERALDINE TRAINOR  
1699 WASHINGTON ST  
MT HOREB, WI 53572

LUCAS PROCTOR  
1755 STATE HIGHWAY 92  
MOUNT HOREB, WI 53572

DAVID BLUMER  
1715 BEN FRANKLIN ST  
VERONA, WI 53593

CARL F GITCHEL  
1719 WASHINGTON ST  
MT HOREB, WI 53572

RICHARD L LAMBERTY  
1735 STATE HIGHWAY 92  
MT HOREB, WI 53572

MOUNT VERNON HILLS II LLC  
23 CAMBRIDGE CT  
MADISON, WI 53704

GARY T HUSETH  
1723 WASHINGTON ST  
MT HOREB, WI 53572

RICHARD L LAMBERTY  
1735 STATE HIGHWAY 92  
MT HOREB, WI 53572

THOMAS E RINDY  
1806 BLUE RIDGE TRL  
WAUNAKEE, WI 53597

GARY T HUSETH  
1723 WASHINGTON ST  
MT HOREB, WI 53572

JENNIFER J ELLIOTT  
1751 STATE HIGHWAY 92  
MOUNT HOREB, WI 53572

MOUNT VERNON HILLS II LLC  
23 CAMBRIDGE CT  
MADISON, WI 53704

KENNETH WOLLERSHEIM  
1750 STATE HIGHWAY 92  
MOUNT HOREB, WI 53572

GERALDINE TRAINOR  
1699 WASHINGTON ST  
MT HOREB, WI 53572

MOUNT VERNON HILLS II LLC  
23 CAMBRIDGE CT  
MADISON, WI 53704

GERALDINE TRAINOR  
1699 WASHINGTON ST  
MT HOREB, WI 53572

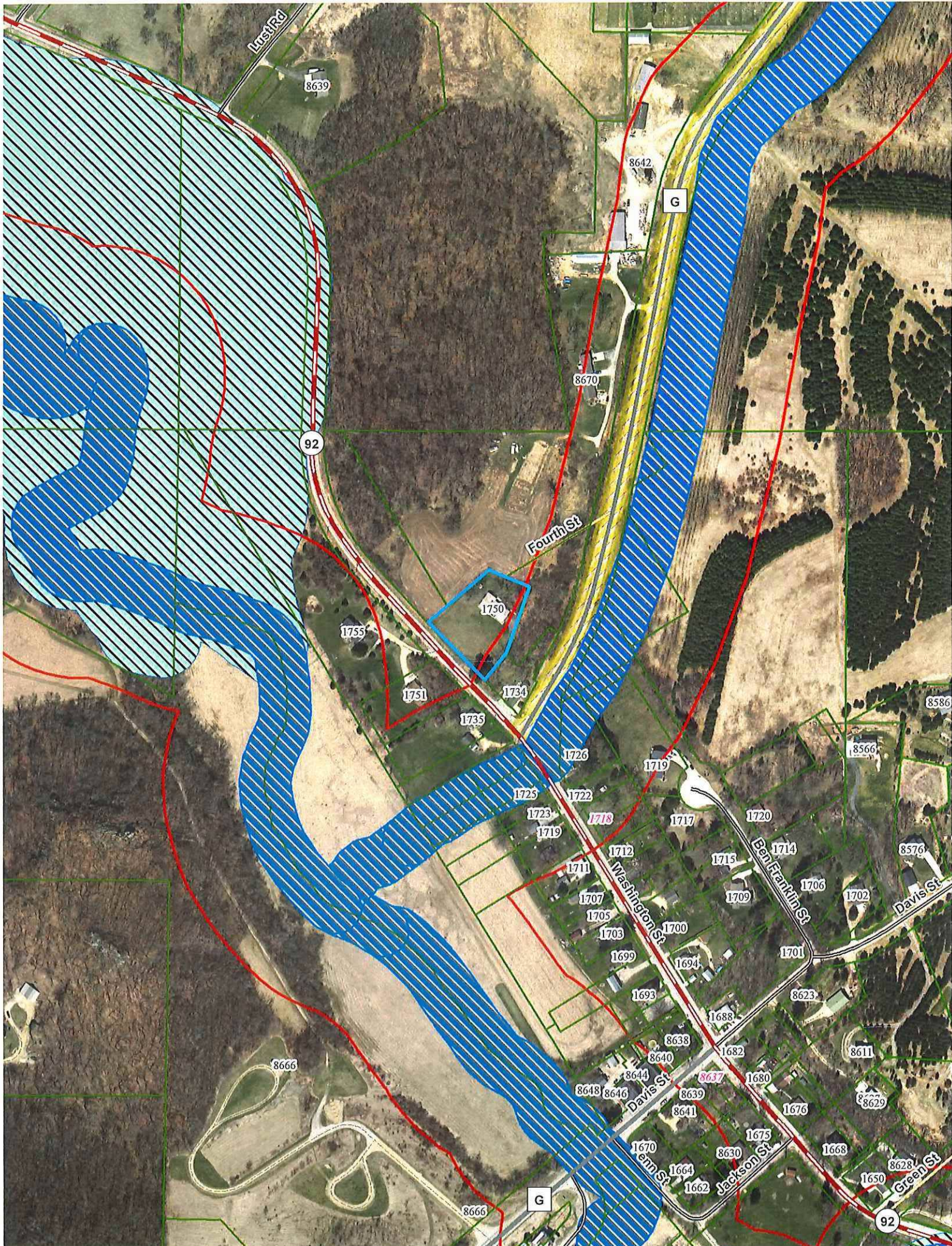
GERALDINE TRAINOR  
1699 WASHINGTON ST  
MT HOREB, WI 53572

MOUNT VERNON HILLS II LLC  
23 CAMBRIDGE CT  
MADISON, WI 53704









Lustre Rd

8639

8642

G

8670

92

Fourth St

1755

1751

1735

1734

1726

1719

1725

1722

1717

1720

1723

1718

1712

1715

1714

1719

1711

Washington St

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Ben Franklin St

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Davis St

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8611

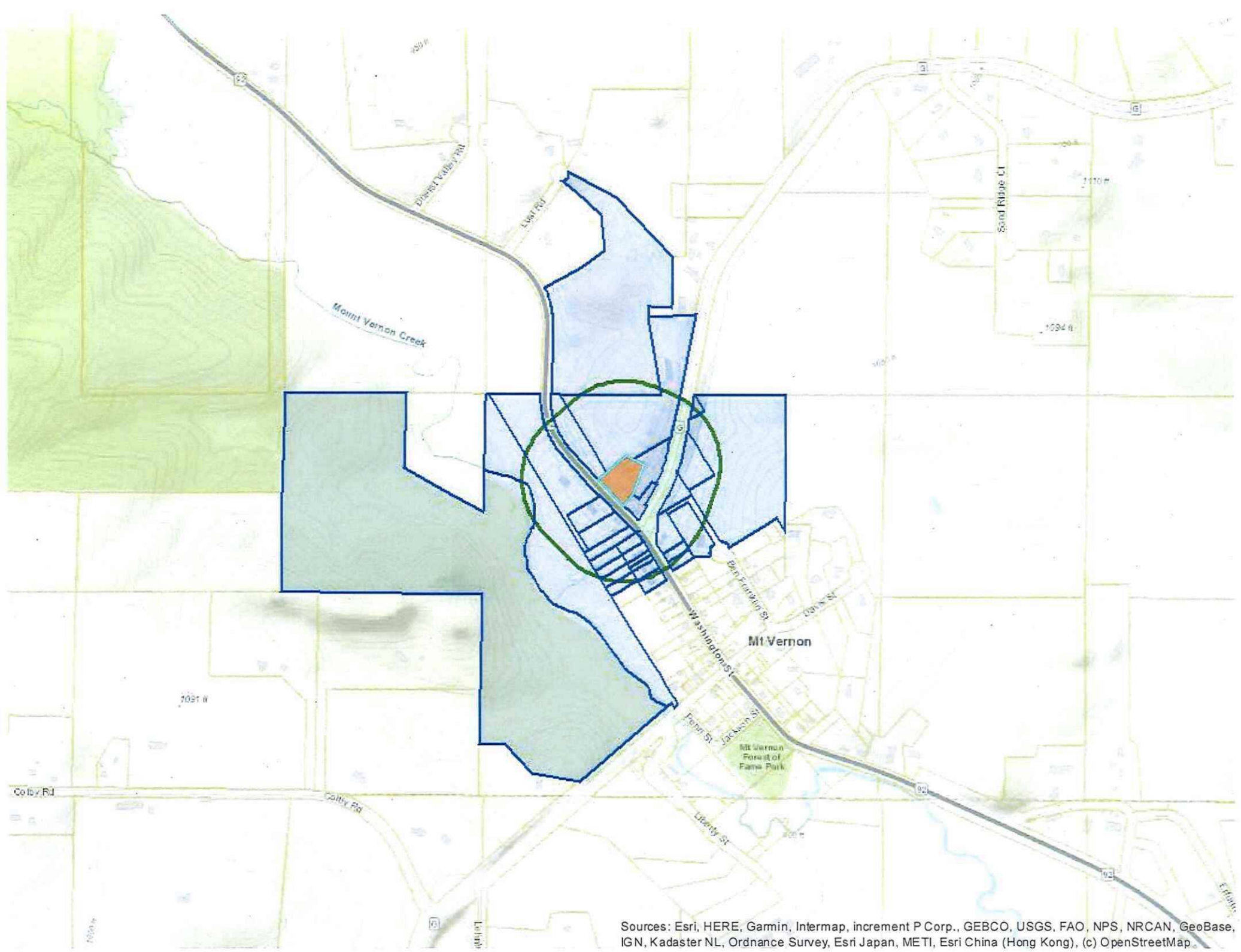
8629

8628

1650

92

Green St



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.