

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/16/2017	DCPREZ-2017-11143
Public Hearing Date	C.U.P. Number
08/22/2017	DCPCUP-2017-02380

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ROBERT J VAN DAALWYK	PHONE (with Area Code)	AGENT NAME JSD PROFESSIONAL SERVICES, INC	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) 3424 LAKE FARM RD		ADDRESS (Number & Street) 161 HORIZON DR SUITE 101	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS WEATHERTITE@SBCGLOBAL.COM		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	
3424 LAKE FARM RD					
TOWNSHIP BLOOMING GROVE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-314-9500-3					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT			SINGLE FAMILY RESIDENCE IN THE LC-1 ZONING DISTRICT	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 Agriculture District	A-4 Agriculture District	16.306		
A-2 Agriculture District	A-2 (4) Agriculture District	6.565		
A-2 Agriculture District	LC-1 Limited Commercial Dist	3.145		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



Legend

Significant Soils
 Class 1
 Class 2

Floodplain
 Wetland



0 170 340 680 Feet
 [Scale bar]

Petition 11143 /CUP 2380
 ROBERT J VAN DAALWYK

Letter of Transmittal

www.jsdinc.com

To:	Roger Lane Dane County Zoning Administrator Rm. 116 City-County Building Madison, WI 53703	cc:	Robert J. Van Daalwyk Todd Buhr, JSD Hans Justeson, JSD
From:	Jessica Vaughn, AICP	JSD Project Name:	Van Daalwyk
Re:	Zoning Petition 11143 /Conditional Use Permit 2380	JSD Project No.	15-6831
Date:	June 15, 2017	Location:	Verona

These items have been transmitted via:

<input type="checkbox"/> US Mail	<input type="checkbox"/> DHL/FedEX/UPS	<input type="checkbox"/> Courier	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Pick-up
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We are transmitting the following:

Copies	Dated	No.	Item Description
1	6/14/17	1	Zoning Change Application
1	6/14/17	2	Conditional Use Application
1	6/14/17	3	Project Memorandum
1	6/14/17	4	Response to Comments Letter
1	6/14/17	5	Owner Acknowledgement Letter
1	6/14/17	6	Parcel 1 Legal Description
1	6/14/17	7	Parcel 2 Legal Description
1	6/14/17	8	Parcel 3 Legal Description
1	6/14/17	9	Rezone Map
1	5/18/17	10	Existing Conditions Site Plan
1	6/14/17	11	Neighboring Land Uses and Zoning Districts Map
1	6/14/17	12	Preliminary CSM

They are transmitted as indicated:

<input type="checkbox"/> For your use	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> For Approval	<input type="checkbox"/> As Requested
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Notes:



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>Robert J Van Daalwyk</u>	Agent's Name	<u>Jessica Vaughn for JSD Profesional Services, Inc.</u>
Address	<u>3424 Lake Farm Rd. Madison, WI 53711</u>	Address	<u>161 Horizon Dr., Suite 101 Verona, WI 53593</u>
Phone	<u>(608) 212-3224</u>	Phone	<u>(608) 848-5060</u>
Email	<u>weathertite@sbcglobal.com</u>	Email	<u>jessica.vaughn@jsdinc.com</u>

Town: Blooming Grove Parcel numbers affected: 0710-314-9500-3

Section: 31 Property address or location: 3424 Lake Farm Rd.

Zoning District change: (To / From / # of acres) See narrative below.

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:

As part of the proposal, the Applicant is also proposing to subdivide the property into three parcels and rezone as follows:

Parcel 1 (15.898 acres): From A-2 to A-4 and maintain agriculture use;

Parcel 2 (6.476 acres): From A-2 to A-2(4) for the construction of a single-family residence; and

Parcel 3 (2.834 acres): From A-2 to LC-1/CUP for single-family residence to be included in the LC-1 zoning district and existing commercial land use.

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

Submitted By:

Date: 06/14/2017



DANE COUNTY PLANNING & DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Robert J Van Daalwyk Agent Jessica Vaughn for JSD Professional Services, Inc.
Address 3424 Lake Farm Rd., Madison, WI 53711 Address 161 Horizon Dr., Suite 101, Verona, WI 53593
Phone 608-212-3224 Phone 608-848-5060
Email weathertite@sbcglobal.com Email jessica.vaughn@jسدinc.com

Parcel numbers affected: 0710-314-9500-3 Town: Blooming Grove Section: 31
Property Address: 3424 Lake Farm Rd.

Existing/ Proposed Zoning District : Parcel 1: A-2 to A-4; Parcel 2: A-2 to A-2(4); and Parcel 3: A-2 to LC-1/CUP

- Type of Activity proposed: Single-family residence w/contractor's office
Hours of Operation 7 am - 5 pm
Number of employees 1
Anticipated customers N/A; clients do not come to the site.
Outside storage Located behind the barn, temporary storage of pallets for shingles and felt that are removed from the site and relocated to job sites for use
Outdoor activities N/A
Outdoor lighting Outdoor lighting is residential in nature.
Outside loudspeakers N/A; there is not outdoor loudspeakers.
Proposed signs N/A; there is no signage proposed at this time.
Trash removal A refuse area is located north of the barn that is comprised of several dumpsters for steel, aluminum, trash and recyclables. Dumpsters are relocated to project sites for use and emptied by the business owner.
Six Standards of CUP (see back) See attached Project Memo.

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property. Submitted By: [Signature] Date: June 14, 2017

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

See attached Project Memo.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Memorandum

www.jsdinc.com

To: Roger Lane, Dane County Zoning Administrator
From: Jessica Vaughn, JSD
Re: Van Daalwyk Zoning Petition 11143 and CUP 2380
JSD Project #: 15-6831
Date: June 14, 2017
cc: Robert Van Daalwyk, Todd Buhr, John Krebs

On behalf of Robert Van Daalwyk, JSD submits this memo in order to provide additional information for the Rezoning and Conditional Use Permit applications submitted to the County in May of 2017. The information below and the attached documentation is intended to fulfill the submittal requirements as outlined in the County staff review letter dated May 11, 2017.

Project Background

The project site comprised of 26.20 acres is located at 3424 Lake Farm Road, north of the intersection of Meadowview and Lake Farm roads, in the Town of Blooming Grove.

On April 11, 2017, an application request was submitted to rezone a portion of the project site from A-2, Agriculture District to A-2(8), A-2(4), Agriculture District and LC-1, Limited Commercial District. As part of the initial application request, the Applicant was proposing to subdivide the project site into three separate parcels and rezone each parcel as follows: Parcel 1 (15.898 acres), located on the northern portion of the project site A-2(8) to accommodate multi-family development; Parcel 2 (6.479 acres), located on the southwest portion of the project site A-2(4) to accommodate the future construction of a single-family residence; and Parcel 3 (2.834 acres) located in the southeast corner of the project site along Lake Farm Road LC-1 to accommodate the existing contractor's business.

After reviewing the application materials initially submitted, a review comment letter was issued by Dane County on May 11, 2017, requesting additional information, as well as identifying the proposed rezoning of Parcel 1 as a key issue given that multi-family development is not permitted in the proposed A-2(8) zoning district, and the proposed multi-family development conflicts with the Town of Blooming Grove Comprehensive Plan.

In response to the County's review comments, the initial application is being amended as described below to address the review comments as well as modify the requested zoning change of Parcel 1 to remove multi-family development from the proposal scope.

Zoning Change Application

As indicated in the attached Rezone Map, the Applicant is requesting zoning changes as follows:

- Rezone Parcel 1 from A-2 to A-4 to maintain the agriculture use;
- Rezone Parcel 2 from A-2 to A-2(4) for the future construction of a single-family residence; and
- Rezone Parcel 3 from A-2 to LC-1/CUP to allow for a single-family residence in a commercial zoning district and for the existing business to become a permitted use.

Please refer to the attached Site Plan map of Parcel 3 for the proposed LC-1 commercial site, which is an existing development in the Town of Blooming Grove. The site currently contains a farmstead residence, lived in by the property owner, and a barn-garage that houses Weathertight Roofing and Siding, a small contractor business. Site features also include a concrete paved driveway that connects Lake Farm Road to the house and garage, and a gravel area to the north of the garage for outdoor storage and dumpsters used by the business. The site contains no business signage, and site lighting is residential in nature. There are no stormwater management facilities. The site complies with setbacks and other bulk standards for the LC-1 zoning district. No new development or construction is proposed for Parcel 3.

The existing roofing contractor's business operates between with hours of 7 am and 5 pm, with the Applicant and one employee. Activities occurring on site are primarily office/clerical related activities that occur inside of doors. Outdoor activities, include storage, refuse area, and employee personal vehicle parking.

A small parking area is located in front of the barn that serves as employee parking for the one employee coming to the site. No clients or subcontractors visit the site. There is minimal outdoor storage that consists of pallets of shingles or felt that are temporarily stored behind the barn until they are taken to a job site for use. A refuse area with several dumpsters for steel, aluminum, refuse and recyclables is located just north of the barn. Typically, dumpsters are relocated to job sites for use. Full dumpsters are removed for emptying by the business owner (Applicant).

No outdoor loudspeakers, signage, or lighting is proposed. The existing outdoor lighting is residential in nature.

Based on the adopted Future Land Use Map for the Town of Blooming Grove (dated 2000), the area is planned for a combination of Environmental Conservancy and Neighborhood Residential land use. The Applicant believes that the proposed zoning and continuation of the existing and proposed future single-family residential land uses are consistent with the comprehensive plan given that:

- The rezoning request of Parcel 3 will result in the existing business becoming more in conformance with the zoning district as it is a permitted use in the LC-1 zoning district;
- Single-family residential land uses as proposed on Parcels 2 and 3, are relatively low-intensity land uses resulting in minimal adverse impacts. In addition, residential development is generally consistent with the Neighborhood Residential designation as shown on the Future Land Use Map; and
- The northernmost parcel is proposed to stay in agricultural/open space use, which is consistent with the Conservancy designation.

Conditional Use Permit

As part of the Applicant's request, a Conditional Use Permit is requested to allow Mr. Van Daalwyk (property owner and Applicant) to continue to live in the existing residence located on Parcel 3, within the LC-1/CUP zoning district. Single-family residences are identified as conditional uses within the LC-1 zoning district.

While the Applicant is proposing the construction of a new residence on Parcel 2 of the project site, the timing of the construction of the new residence is unknown at this time. In the meantime, the Application will continue to reside in the existing residence. At such a time when the new residence is constructed the intent is to utilize the existing farmstead house solely as an office for the contractor business.

Conditional Use Permit Standards

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Applicant is proposing the continuation of an existing single-family residence to be located in the LC-1 zoning district (as a result of a rezoning request), for which a conditional use is required. The continuation of the residence will not be detrimental to or endanger the public health, safety or general welfare given that the use is existing and will result in minimal change in the current operating characteristics of the site;

single-family residential uses are relatively low intensity uses with minimal adverse impacts; and the Future Land Use Map identifies the project site as being within an area recommended for Neighborhood Residential development.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The continuation of the existing single-family residential use will have minimal foreseeable impacts to the surrounding properties. Single-family residential land uses are generally low intensity uses that result in minimal adverse impacts.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

There will be no foreseeable impacts to the development of the surrounding properties. The subject residence exists today and no new development or change to the project site results from the establishment of the requested conditional use permit.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The project site is served by a variety of utility services and public infrastructure. No additional infrastructure is needed as a result of the establishment of the conditional use permit.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The project site is served by a drive-way. Given the limited activity on the site, no additional services are necessary to provide adequate ingress/egress.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The existing residence conforms to the applicable regulations per the LC-1 zoning district, including bulk standards.

The Applicant has also provided a letter indicating that the residence will maintain owner-occupancy.

June 14, 2017

Mr. Roger Lane, Dane County Zoning Administrator
Room 116, City-County Building
Madison, WI 53703

Subject: **Zoning Petition 11143 and CUP 2340**
Town of Blooming Grove
JSD Project No. 15-6831

This letter is in response to the County comments dated May 11, 2017 regarding the Zoning Petition and Conditional Use Permit for 3424 Lake Farm Road.

Conditional Use Permit

1. The application material does not include a scaled drawing showing the features required as noted on the application. Provide a map showing the existing/proposed buildings, driveway, parking area, exterior lighting, natural features, contours, and any proposed signs.

Response: A scaled site plan map has been included in the submittal materials.

2. The application material does not include a scaled map showing neighboring properties identifying land uses and zoning as noted on the application. Provide information.

Response: A scaled zoning map has been included in the resubmittal materials that shows the surrounding land uses and zoning.

3. The application material does not include a written operations plan as noted on the application. Provide information.

Response: An operations plan has been included in the Project Memorandum.

4. The application material does not include a written statement on how the six standards for obtaining a conditional use permit have been met. Please provide appropriate answers to the standards.

Response: The Conditional Use Permit Standards have been addressed in the Project Memorandum.

5. The application for the single-family residence may only be used for the owner of the business. Provide information to substantiate this.

Response: The property owner has provided a signed letter stating that he will reside in the existing residence.

Zoning Change Application

1. The application for the proposed LC-1 zoning district shall include a map of the proposed commercial development. The development plan shall include all existing/proposed buildings, outdoor storage areas, stormwater management features, all paved areas, exterior lighting, and any proposed signs.

Response: A scaled site plan map has been included in the submittal materials.

2. The application notes that a 16-acre parcel will be created for an apartment building. The parcel shall have a net acreage under 16 acres to allow the zoning district classification of A-2(8). Apartment buildings are prohibited in the A-2(8) Agriculture zoning district. Multi-family buildings in this area conflict with the Town of Blooming Grove Comprehensive Plan. Please explain rationale.

Response: The Applicant has revised the application request to remove multi-family development on the 16-acre parcel. The proposal includes the rezoning of that portion of the project site to A-4 to maintain the agriculture use.

3. A density study will need to be included with the application to support the proposed residential lot. Provide density study.

Response: The Applicant has revised the application request to remove multi-family development on the 16-acre parcel. The proposal includes the rezoning of that portion of the project site to A-4 to maintain the agriculture use.

4. The proposed area is identified as an Environmental Conservancy area under the Town of Blooming Grove Comprehensive Plan. The proposal conflicts with the policies found in the Town plan. Please substantiate the reasoning for the proposal.

Response: The Applicant has revised the application request to remove multi-family development on the 16-acre parcel. The proposal includes the rezoning of that portion of the project site to A-4 to maintain the agriculture use.

Please do not hesitate to contact me if you have any questions.

Sincerely,

JSD Professional Services, Inc.



Jessica Vaughn, AICP

Planner

cc: Robert Van Daalwyk

June 14, 2017

Mr. Roger Lane, Dane County Zoning Administrator
Room 116, City-County Building
Madison, WI 53703

RE: Conditional Use Permit 2380, 3424 Lake Farm Rd.

Dear Mr. Lane,

I, Robert J. Van Daalwyk, am the current property owner of record of the above-referenced property. My intention is to continue to utilize the existing residence located at 3424 Lake Farm Rd. as my personal, principle residence.

I recognize that as part of the zoning standards for the LC-1/CUP the residence located at 3424 Lake Farm Rd. is required to be occupied by a caretaker or owner of the business.

As part of the CUP approval, I recognize that a deed restriction may be required as a condition of approval that limits the commercial entity located on the project site to a roofing contractor business or similar small commercial uses including, but not limited to transportation, the building or construction trade or landscaping, consistent with the LC-1 zoning district, and storage of materials and equipment associated with such business.

Sincerely,

A handwritten signature in black ink, reading "Robert J. Van Daalwyk". The signature is written in a cursive style with a large, sweeping flourish at the end.

Robert J. Van Daalwyk



Robert VanDaalwyk
3424 Lake Farm Road
Madison, WI 53711-5905

PARCEL 1
FROM A-2 TO A-4

Part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, Described as follows:

Commencing at the Southeast corner of Section 31, aforesaid; thence North 01 degrees 09 minutes 16 seconds East along the East line of the Southeast Quarter, 792.87 feet; thence South 89 degrees 53 minutes 27 seconds West, 33.01 feet to the Westerly right-of-way line of Lake Farm Road and the Point of Beginning; thence continuing South 89 degrees 53 minutes 27 seconds West, 1,286.92 feet; thence North 01 degrees 01 minutes 13 seconds East, 538.49 feet; thence North 89 degrees 59 minutes 42 seconds East, 1,288.12 feet to the Westerly right-of-way line of Lake Farm Road; thence South 01 degrees 09 minutes 16 seconds West along said line, 535.88 feet to the Point of Beginning.

Parcel contains 692,519 square feet or 15.898 acres.



Robert VanDaalwyk
3424 Lake Farm Road
Madison, WI 53711-5905

PARCEL 2
FROM A-2 TO A-2(4)

Part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, Described as follows:

Commencing at the Southeast corner of Section 31, aforesaid; thence North 01 degrees 09 minutes 16 seconds East along the East line of the Southeast Quarter, 792.87 feet; thence South 89 degrees 53 minutes 27 seconds West, 33.01 feet to the Westerly right-of-way line of Lake Farm Road and the Point of Beginning; thence South 01 degrees 09 minutes 16 seconds West along said right-of-way line, 116.80 feet; thence South 89 degrees 53 minutes 27 seconds West, 343.76 feet; thence South 01 degrees 09 minutes 16 seconds West, 315.35 feet; thence South 89 degrees 53 minutes 20 seconds West, 560.23 feet; thence North 01 degrees 11 minutes 48 seconds East, 432.17 feet; thence North 89 degrees 53 minutes 27 seconds West, 903.66 feet to the Westerly right-of-way line of Lake Farm Road and the Point of Beginning.

Parcel contains 282,116 square feet or 6.476 acres.



Robert VanDaalwyk
3424 Lake Farm Road
Madison, WI 53711-5905

PARCEL 3
FROM A-2 AND LC-1/CUP TO LC-1/CUP

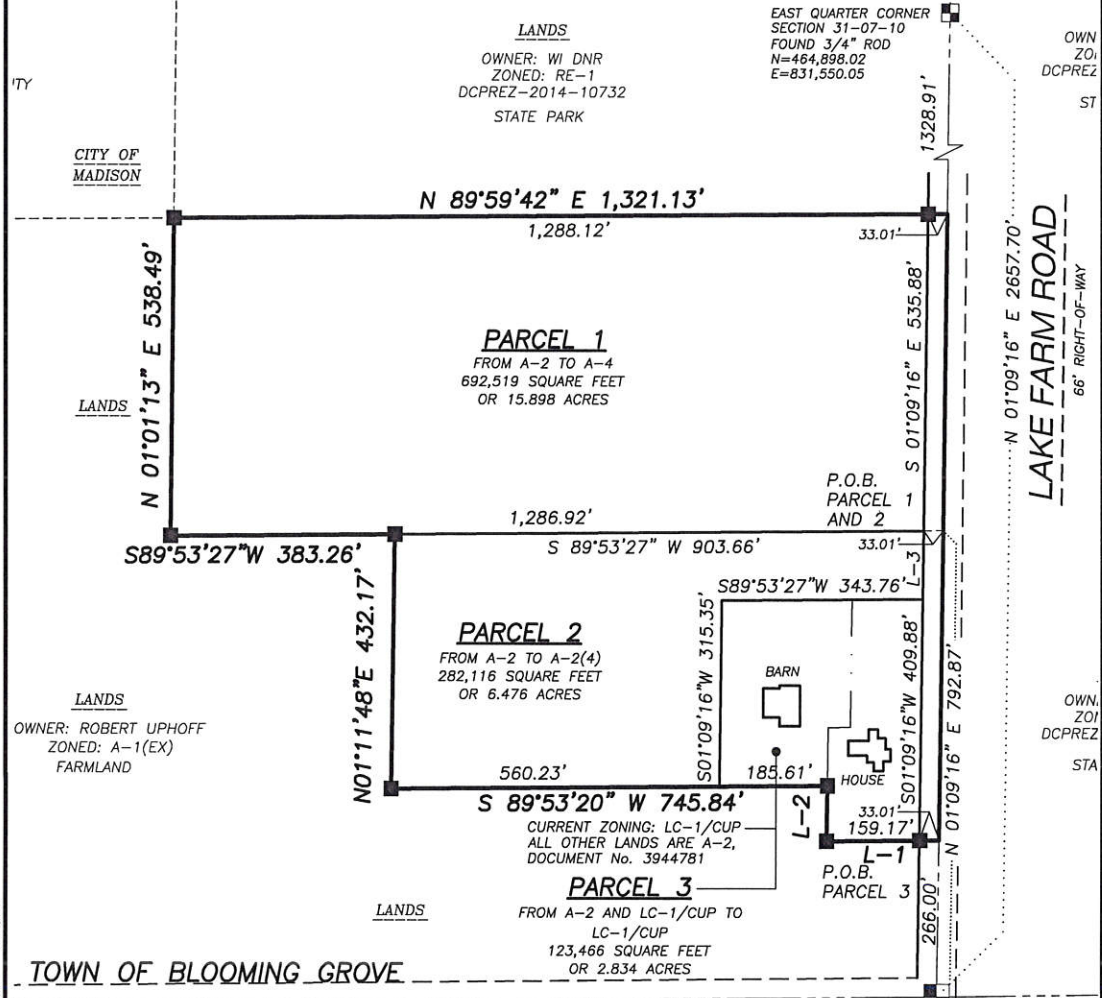
Part of the Southeast Quarter of the Southeast Quarter of Section 31, Township 07 North, Range 10 East, Town of Blooming Grove, Dane County, Wisconsin, Described as follows:

Commencing at the Southeast corner of Section 31, aforesaid; thence North 01 degrees 09 minutes 16 seconds East along the East line of the Southeast Quarter, 266.00 feet; thence South 89 degrees 59 minutes 41 seconds West, 33.01 feet to the Westerly right-of-way line of Lake Farm Road and the Point of Beginning; thence continuing South 89 degrees 59 minutes 41 seconds West, 159.17 feet; thence North 01 degrees 46 minutes 53 seconds East, 94.22 feet; thence South 89 degrees 53 minutes 20 seconds West, 185.61 feet; thence North 01 degrees 09 minutes 16 seconds West, 315.35 feet; thence North 89 degrees 53 minutes 27 seconds East, 343.76 feet to the Westerly right-of-way line of Lake Farm Road and the Point of Beginning.

Parcel contains 123,305 square feet or 2.831 acres.

REZONE MAP

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 10 EAST, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.



LANDS
OWNER: ROBERT UPHOFF
ZONED: A-1(EX)
FARMLAND

LANDS
OWNER: JEFFERY FAUST
ZONED: A-1(EX)

LANDS
OWNER: ROBERT U
ZONED: A-1(E)

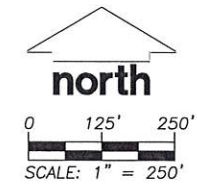
- LEGEND**
- GOVERNMENT CORNER
 - 3/4" x 24" REBAR SET (1.50 LBS/LF)
 - ▣ 2" IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - PLAT BOUNDARY
 - CHORD LINE
 - - - - - RIGHT-OF-WAY LINE
 - - - - - SECTION LINE

- NOTES**
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER BEARING N 01°09'16" E.

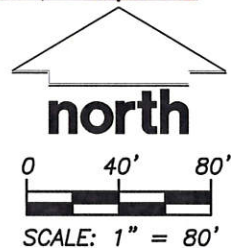
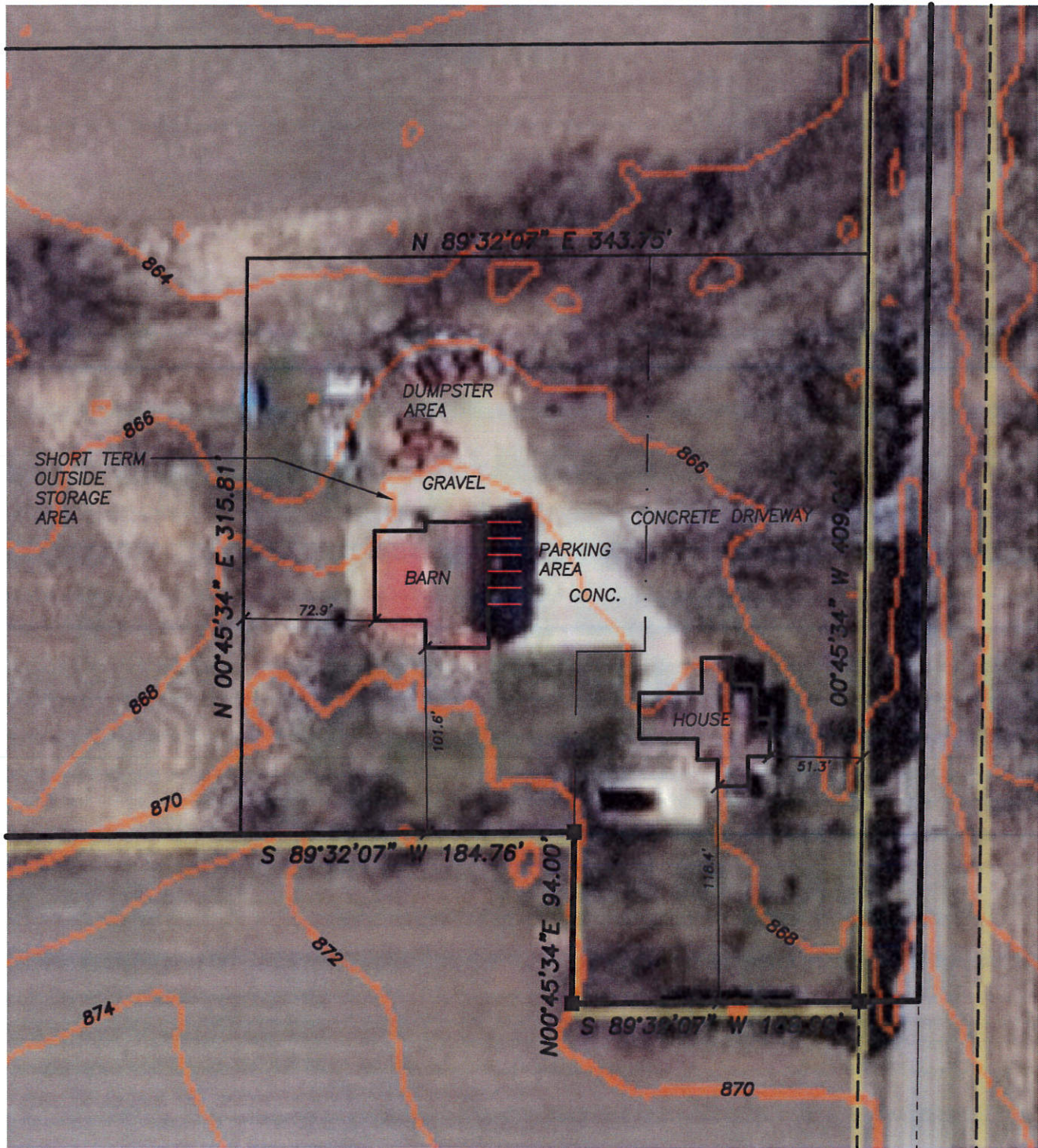
LINE	BEARING	DISTANCE
L-1	S89°59'41"W	192.18'
L-2	N01°46'53"E	94.22'
L-3	S01°09'16"W	116.80'

LOT	SQUARE FEET	ACRES
LOT 1	691,540	15.876
LOT 2	282,116	6.476
LOT 3	123,305	2.831

PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: ROBERT VAN DAALWYK 3424 LAKE FARM ROAD MADISON, WI 53711-5905	PROJECT NO: 15-6831 FILE NO: B-288 FIELDBOOK/PG: - SHEET NO: 1 OF 1	SURVEYED BY: - DRAWN BY: CJO CHECKED BY: TJB APPROVED BY: HPJ
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File: I:\2015\156831\DWG\156831 Exhibit.dwg Layout: 8.5x11port User: ik Plotted: Jun 15, 2017 - 12:00pm

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 MADISON REGIONAL OFFICE
 161 HORIZON COURT
 VERONA, WISCONSIN 53593
 (608)848-5060 PHONE | (608)848-2255 FAX
 www.jsdinc.com

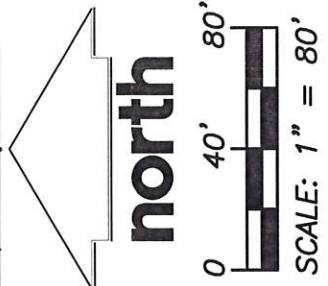
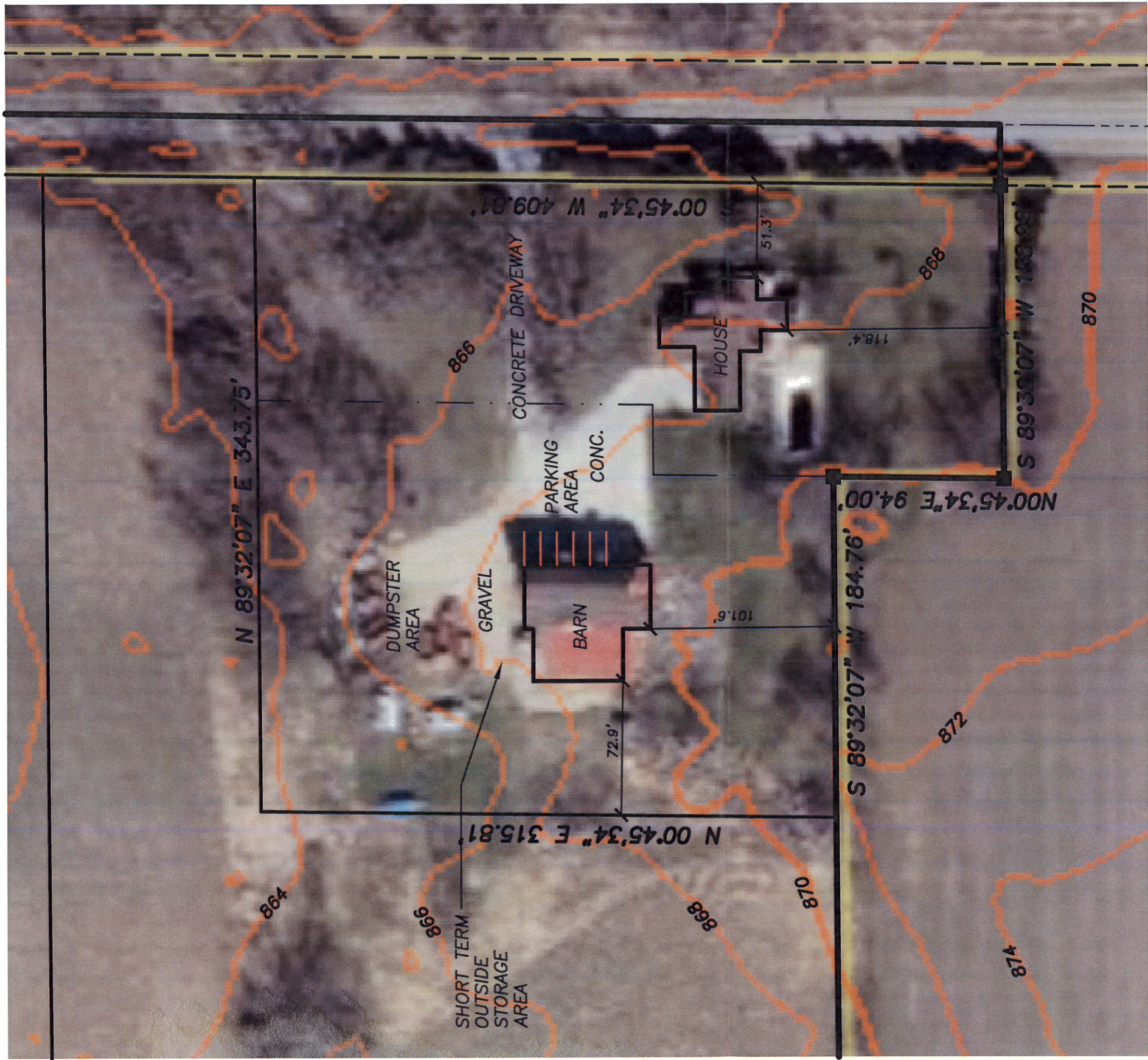
PROJECT:
ROBERT VAN DAALWYK
 3424 LAKE FARM ROAD
 MADISON, WI 53711-5905

SHEET TITLE:
**PARCEL 3
 EXISTING CONDITION
 SITE PLAN**

JSD PROJECT NUMBER:
 15-6831
 DRAWN BY: JK CHECKED BY: TJB
 DATE:
 May 18, 2017

SHEET NUMBER:
 1

MADISON | MILWAUKEE | KENOSHA | APPLETON



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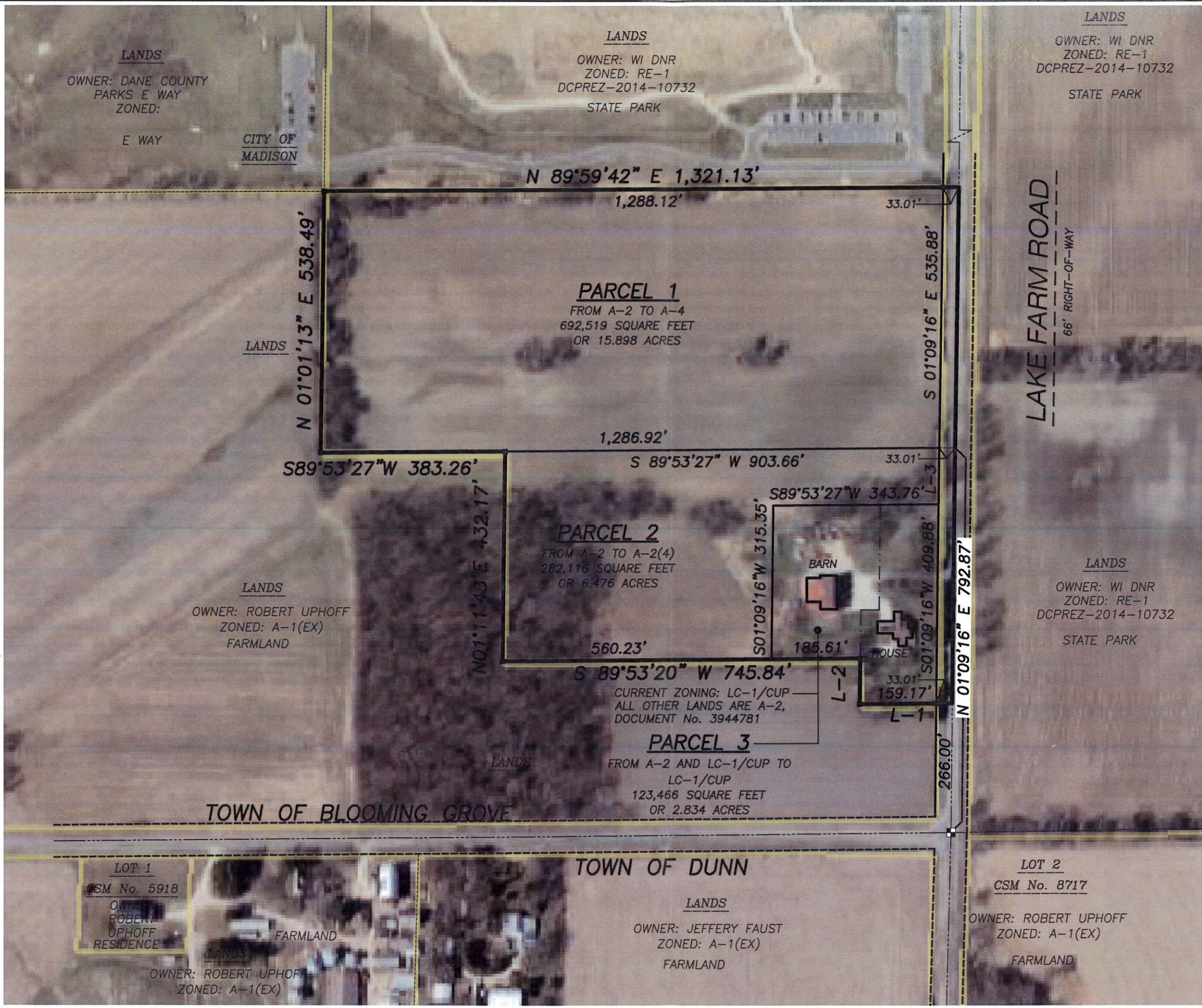
JSD Professional Services, Inc.
 o Engineers o Surveyors o Planners
 MADISON REGIONAL OFFICE
 161 HORIZON COURT
 VERONA, WISCONSIN 53593
 (608)848-5060 PHONE | (608)848-2255 FAX
 www.jsdinc.com

PROJECT:
ROBERT VAN DAALWYK
 3424 LAKE FARM ROAD
 MADISON, WI 53711-5905

SHEET TITLE:
PARCEL 3
EXISTING CONDITION
SITE PLAN

JSD PROJECT NUMBER:
 15-6831
 DRAWN BY: JK
 CHECKED BY: TJB
 DATE: May 18, 2017
 SHEET NUMBER:
 1

File: I:\2015\156831\DWG\156831_Reason.dwg Layout: 22x34 User: jk Plotted: Jun 14, 2017 - 12:27pm Xref's:



LANDS
OWNER: DANE COUNTY
PARKS E WAY
ZONED:

CITY OF
MADISON

LANDS
OWNER: WI DNR
ZONED: RE-1
DCPREZ-2014-10732
STATE PARK

LANDS
OWNER: WI DNR
ZONED: RE-1
DCPREZ-2014-10732
STATE PARK

LANDS
OWNER: ROBERT UPHOFF
ZONED: A-1(EX)
FARMLAND

LANDS
OWNER: WI DNR
ZONED: RE-1
DCPREZ-2014-10732
STATE PARK

LOT 1
CSM No. 5918
OWNER:
ROBERT
UPHOFF
RESIDENCE

LANDS
OWNER: ROBERT UPHOFF
ZONED: A-1(EX)

TOWN OF DUNN
LANDS
OWNER: JEFFERY FAUST
ZONED: A-1(EX)
FARMLAND

LOT 2
CSM No. 8717
OWNER: ROBERT UPHOFF
ZONED: A-1(EX)
FARMLAND

JSD Professional Services, Inc.
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"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

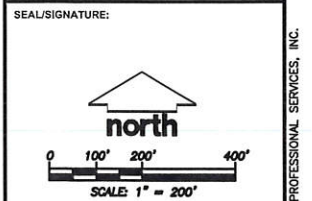
- CIVIL ENGINEERING
 - SURVEYING & MAPPING
 - CONSTRUCTION SERVICES
 - WATER RESOURCES
 - PLANNING & DEVELOPMENT
 - TRANSPORTATION ENGINEERING
 - STRUCTURAL ENGINEERING
 - LANDSCAPE ARCHITECTURE
- MADISON REGIONAL OFFICE
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
608.848.5060 PHONE | 608.848.2255 FAX
- MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

SERVICES PROVIDED TO:

ROBERT VAN DAALWYK
3424 LAKE FARM ROAD
MADISON, WI 53711-5905

PROJECT:
VAN DAALWYK FARM

PROJECT LOCATION:
TOWN OF BLOOMING GROVE
DANE COUNTY, WI
JSD PROJECT NO.:



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN: _____
DRAWN: _____
APPROVED: _____

PLAN MODIFICATIONS:	DATE:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
REZONE MAP

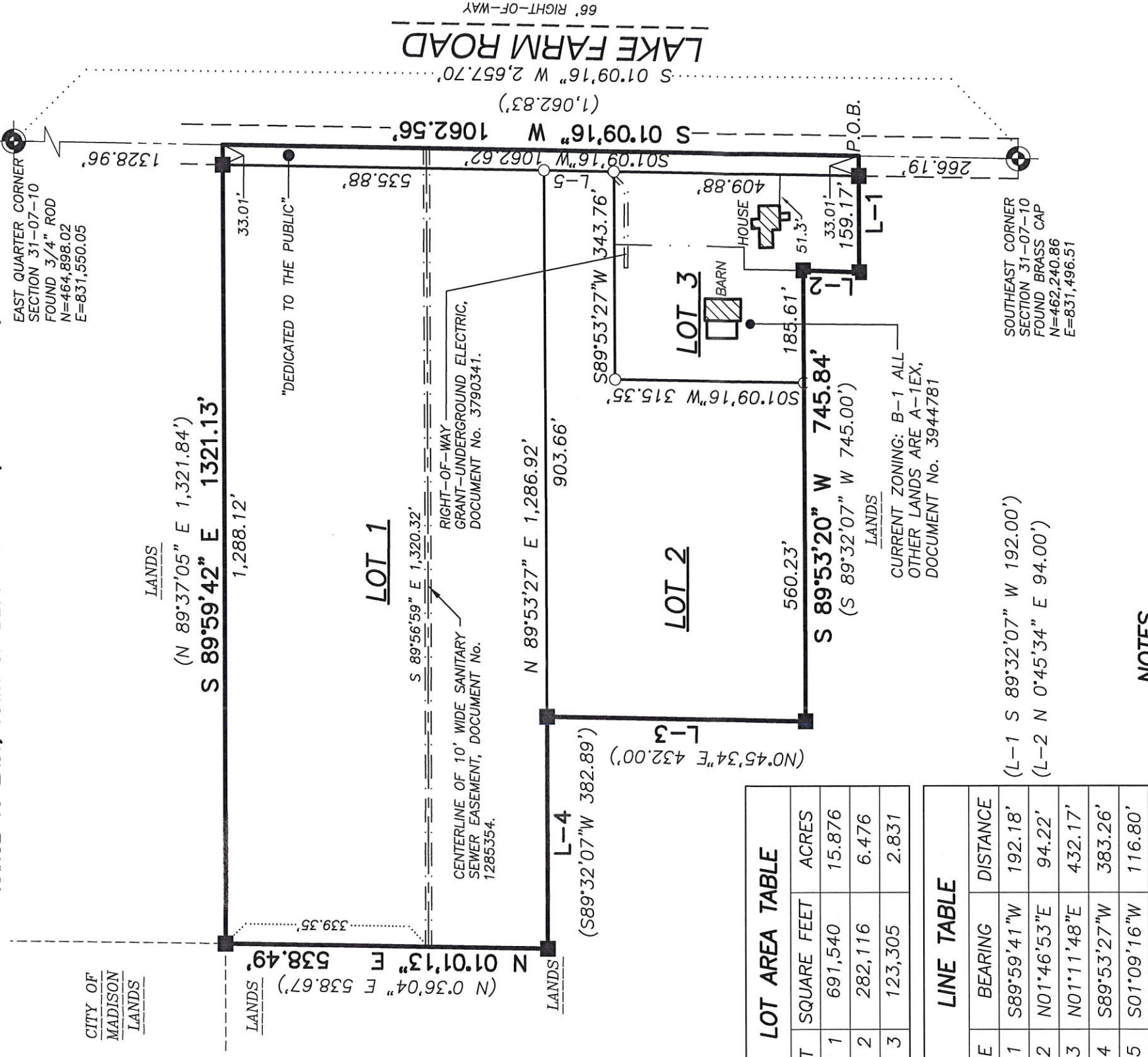
MAP NO: C-#
SHEET NUMBER:

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PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 10 EAST, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.



LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
LOT 1	691,540	15.876
LOT 2	282,116	6.476
LOT 3	123,305	2.831

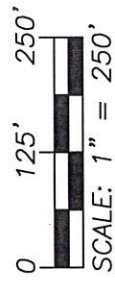
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°59'41"W	192.18'
L-2	N 01°46'53"E	94.22'
L-3	N 01°11'48"E	432.17'
L-4	S 89°53'27"W	383.26'
L-5	S 01°09'16"W	116.80'

LEGEND

- GOVERNMENT CORNER
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 2" IRON PIPE FOUND
- 3/4" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK WAS COMPLETED ON MARCH 21, 2017.
- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER BEARING S 01°09'16" W.



PREPARED BY:

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

PREPARED FOR:

ROBERT VAN DAALWYK
 3424 LAKE FARM ROAD
 MADISON, WI 53711-5905

PROJECT NO: 15-6831

FILE NO: B-288

FIELDBOOK/Pg: -

SHEET NO: 1 OF 3

SURVEYED BY: JJR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: TJB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY
CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 10 EAST, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 07 NORTH, RANGE 10 EAST, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, AFORESAID; THENCE NORTH 01 DEGREES 09 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 266.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREE 59 MINUTES 41 SECONDS WEST, 192.18 FEET TO A 1" IRON PIPE; THENCE NORTH 01 DEGREES 46 MINUTES 53 SECONDS EAST, 94.22 FEET TO A 1" IRON PIPE; THENCE SOUTH 89 DEGREES 53 MINUTES 20 SECONDS WEST, 745.84 FEET TO A 1" IRON PIPE; THENCE NORTH 01 DEGREES 11 MINUTES 48 SECONDS EAST, 432.17 FEET TO A 1" IRON PIPE; THENCE SOUTH 89 DEGREES 53 MINUTES 27 SECONDS WEST, 383.26 FEET TO A 1" IRON PIPE; THENCE NORTH 01 DEGREES 01 MINUTES 13 SECONDS EAST, 538.49 FEET TO A 1" IRON PIPE; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, 1321.13 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER, AFORESAID; THENCE SOUTH 01 DEGREES 09 MINUTES 16 SECONDS WEST ALONG SAID EAST LINE, 1,062.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,132,061 SQUARE FEET OR 25.989 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR, S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF ROBERT J. VAN DAALWYK, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES AND S.75.17(1)(g), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____ 2017.

BY: _____

ROBERT J. VAN DAALWYK

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 2017,
THE ABOVE NAMED ROBERT J. VAN DAALWYK, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN _____ MY COMMISSION EXPIRES _____

PREPARED BY:


161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:

ROBERT J. VAN DAALWYK
3424 LAKE FARM ROAD
MADISON, WI 53711

PROJECT NO: 15-6831

FILE NO: B-288

FIELDBOOK/Pg: -

SHEET NO: 2 OF 3

SURVEYED BY:

DRAWN BY: CJO

CHECKED BY: TJB

APPROVED BY: HPJ

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY
CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 07 NORTH, RANGE 10 EAST, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE

***** BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF ROBERT J. VAN DAALWYK, OWNER.

WITNESS THE HAND AND SEAL OF ***** BANK, MORTGAGEE, THIS ___ DAY OF _____ 2017.

_____, VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ___ DAY OF _____ 2017,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED ***** BANK,
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN _____ MY COMMISSION EXPIRES _____

TOWN OF BLOOMING GROVE APPROVAL CERTIFICATE

THE PUBLIC HIGHWAY RIGHT-OF-WAY DEDICATION DESIGNATED HEREIN IS HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF BLOOMING GROVE. APPROVED FOR RECORDING BY THE TOWN BOARD OF BLOOMING GROVE THIS ___ DAY OF _____, 2017.

TOWN CLERK, TOWN OF BLOOMING GROVE

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF ___ DAY OF _____, 2017.

AUTHORIZED REPRESENTATIVE

CITY OF MADISON APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION SECRETARY.

DATE: _____

SIGNED: _____

OFFICE OF THE REGISTER OF DEEDS
_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ___ AT ___ O'CLOCK ___ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____
REGISTER OF DEEDS

PREPARED BY:  161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: ROBERT J. VAN DAALWYK 3424 LAKE FARM ROAD MADISON, WI 53711	PROJECT NO: 15-6831 FILE NO: B-288 FB/PG: - SHEET NO: 3 OF 3	SURVEYED BY: JUR DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB
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