

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
04/06/2018	DCPREZ-2018-11293
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/26/2018	

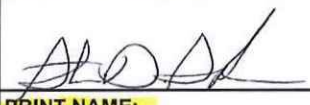
OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SPAHN REV TR, LAWRENCE & PATRICIA	PHONE (with Area Code) (608) 846-3636	AGENT NAME STEVE SPAHN	PHONE (with Area Code) (608) 846-4979
BILLING ADDRESS (Number & Street) 6420 RIVER RD		ADDRESS (Number & Street) 6688 WENDEL WAY	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS		E-MAIL ADDRESS SPAHNDALE@GMAIL.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	
EAST OF WINDSOR PRAIRIE ROAD					
TOWNSHIP VIENNA	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-364-8821-6					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-3 Agriculture District	A-2 (1) Agriculture District	1.00		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>SS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>SS</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>SS</u>	INSPECTOR'S INITIALS  SLJ3	SIGNATURE:(Owner or Agent) 
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PRINT NAME:  
Steven D. Spahn

DATE:  
4-6-18



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:

- 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 Spain Tr, Lawrence & Patricia Agent's Name Steve Spain  
 Address 6420 River Rd, DeForest WI 53532 Address 6688 Wendel Way DeForest WI 53532  
 Phone 608-846-3636 Phone 608-846-4979  
 Email \_\_\_\_\_ Email spahndale@gmail.com

Town: Vienna Parcel numbers affected: 0909-364-8821-6

Section: DE 36 Property address or location: \_\_\_\_\_

Zoning District change: (To / From / # of acres) To A-2(1) From A-3 1.00 Acres

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_ % Class II soils: 100% 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

## ZONING CHANGE DESCRIPTION A-3 TO A-2(1)

Spahn Properties

Located in the NW ¼ of the SE ¼ of Section 36, Town 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin, described as follows:

**COMMENCING** at the South ¼ Corner of Section 36;  
thence S89°33'52"E (recorded as East), 653.09 feet along the south line of the SE ¼ of Section 36 to the southwest corner of C.S.M. No. 7443;  
thence N01°01'47"W, 1317.81 feet along the west line of C.S.M. No. 7443 and the west line of lands described in Doc. No. 4602919 to the **POINT OF BEGINNING**;  
thence continuing along the west line of lands described in Doc. No. 4602919, N01°01'47"W, 205.88 feet to the southwest corner of C.S.M. No. 8395;  
thence N88°22'10"E (recorded as N88°13'16"E), 208.03 feet along the south line of C.S.M. No. 8395;  
thence S01°16'47"E, 213.01 feet to the south line of the NW ¼ of the SE ¼ of Section 36;  
thence N89°40'23"W, 209.01 feet along the south line of the NW ¼ of the SE ¼ of Section 36 to the **POINT OF BEGINNING**.

Containing 43,660 square feet, 1.002 acres (43,560 square feet, 1.00 acres, excluding right-of-way).

Subject to Windsor Prairie Road right-of-way.

Subject to all recorded and unrecorded easements.

SEE ZONING CHANGE MAP

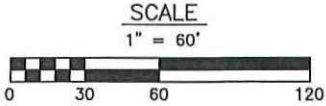
This Description Prepare by  
Paulson & Associates, LLC  
Daniel A. Paulson, PLS

April 4, 2018

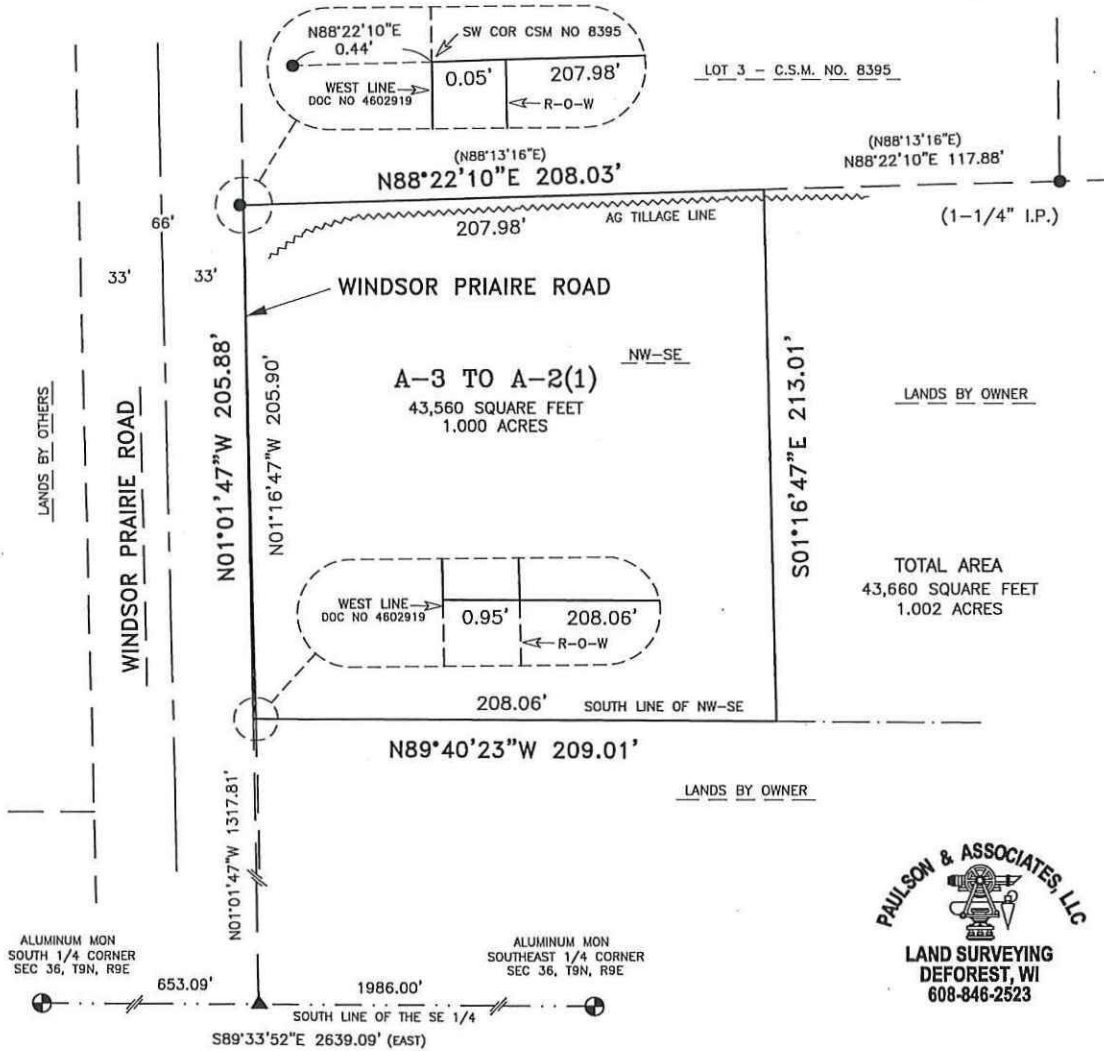
SHEET 1 OF 1

# ZONING CHANGE MAP

LOCATED IN THE NW 1/4 OF THE SE 1/4, SECTION 36,  
T.09N., R.09E., TOWN OF VIENNA, DANE COUNTY, WISCONSIN




**BASIS OF BEARINGS**  
THE SOUTH LINE OF THE SE 1/4 IS  
RECORDED AS BEARING S89°33'52"E.



**OWNERS**  
LAWRENCE AND PATRICIA SPAHN REVOCABLE TRUST  
LAWRENCE C. SPAHN JR.  
6420 RIVER ROAD  
DEFOREST, WI 53532

**SURVEYOR**  
PAULSON & ASSOCIATES, LLC  
DANIEL A. PAULSON  
136 W. HOLUM STREET  
DEFOREST, WI 53532

**Parcel Number - 064/0909-364-8821-6****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF VIENNA	
State Municipality Code	064	
PLSS (T,R,S,QQ,Q)	09N 09E 36 NW SE (Click link above to access images for Qtr-Qtr)	
Section	09N 09E 36 (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 36-9-9 E 630 FT OF S 215 FT OF NW1/4 SE1/4 EXC DOC #2808845 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	SPAHN REV TR, LAWRENCE & PATRICIA	
Primary Address	<b>No parcel address available.</b>	
Billing Address	6420 RIVER RD DEFOREST WI 53532	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4	
Assessment Acres	3.000	
Land Value	\$800.00	
Improved Value	\$0.00	
Total Value	\$800.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

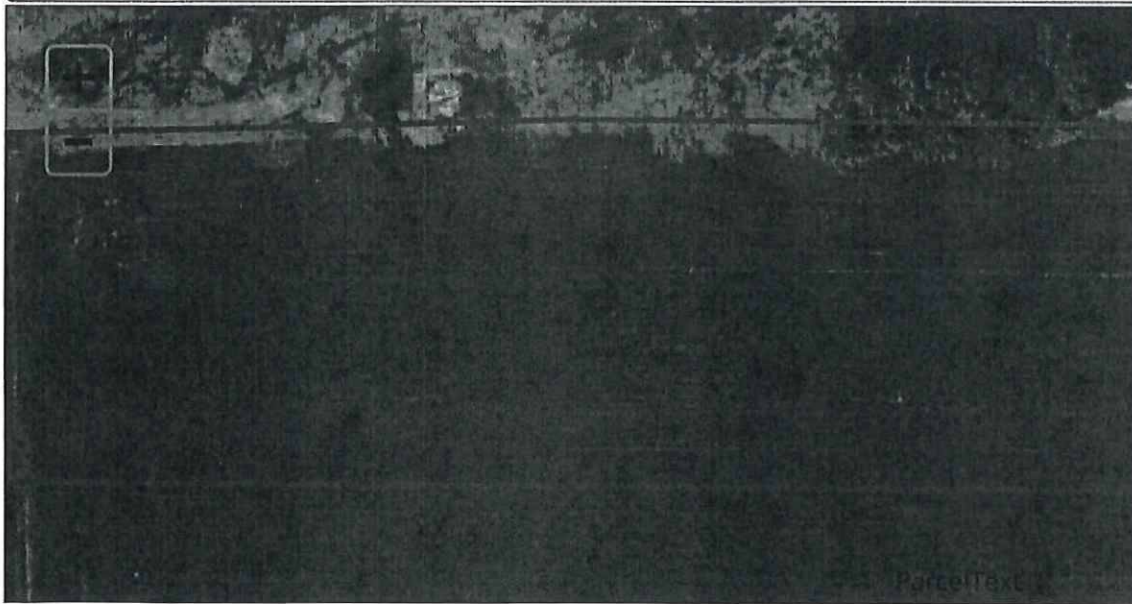
**Zoning Information**

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

<b>Zoning</b>
A-3 DCPREZ-2013-10646

Zoning District Fact Sheets

**Parcel Maps**



[Surveyor Map](#)

[DCiMap](#)

**Tax Summary (2017)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$800.00	\$0.00	\$800.00
<b>Taxes:</b>		\$14.99
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$14.99

**District Information**

Type	State Code	Description
REGULAR SCHOOL	6181	WAUNAKEE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	32UD	UTILITY DISTRICT 2
OTHER DISTRICT	32DF	DEFOREST EMS
OTHER DISTRICT	32DF	DEFOREST FIRE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST

**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	10/14/2009	4602919		

Show More ▼



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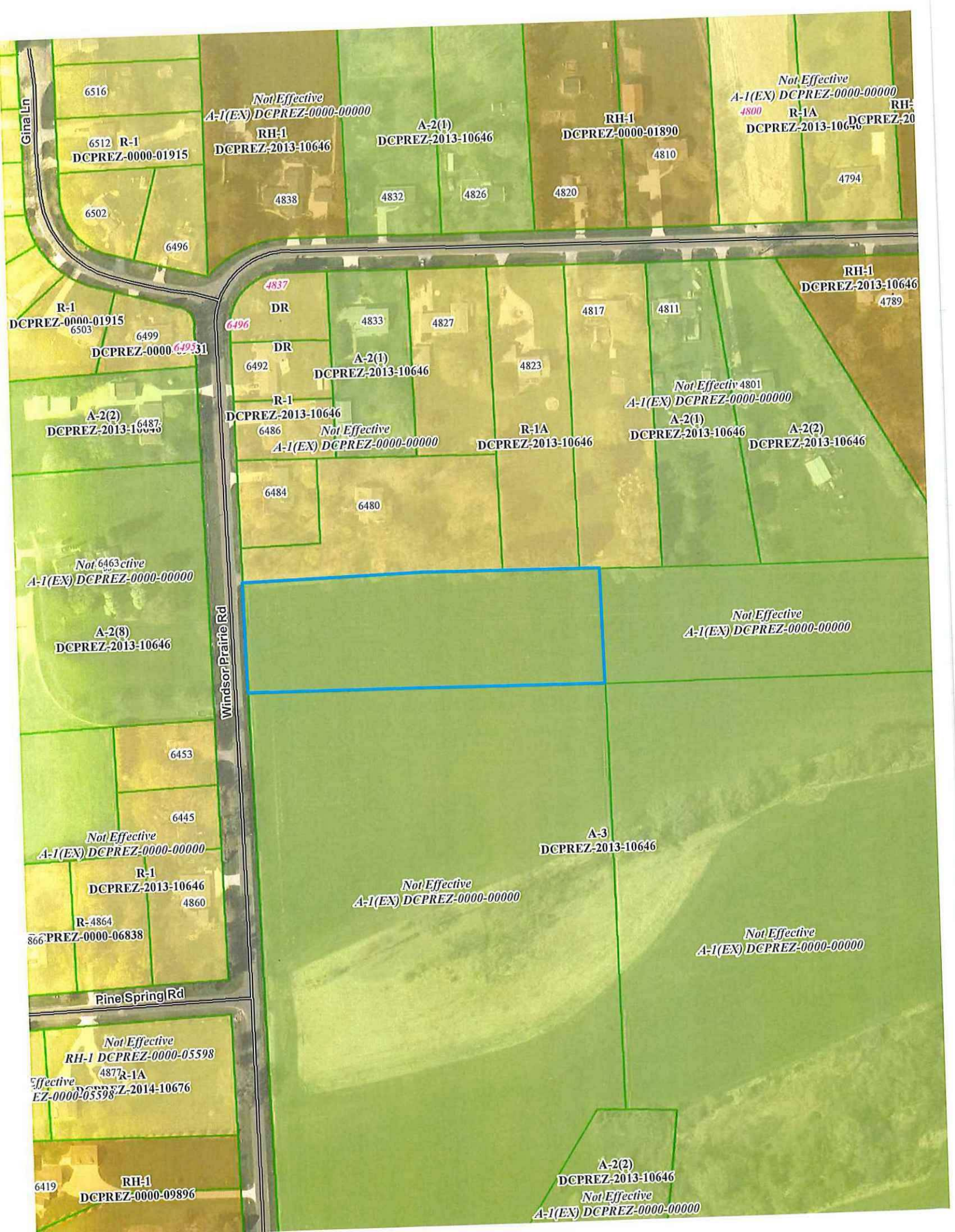
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210 Martin Luther King Jr. Blvd  
City-County Bldg. Room 116  
Madison, WI 53703



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6516

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

*Not Effective*  
A-1(EX) DCPREZ-0000-00000  
RH-1  
DCPREZ-2013-10646

6512 R-1  
DCPREZ-0000-01915

RH-1  
DCPREZ-2013-10646

A-2(1)  
DCPREZ-2013-10646

RH-1  
DCPREZ-0000-01890

6502

4838

4832

4826

4820

4810

4794

6496

RH-1  
DCPREZ-2013-10646

R-1  
DCPREZ-0000-01915

4837

DR

4833

4827

4817

4811

4789

DCPREZ-0000-649331

6492

DR

A-2(1)  
DCPREZ-2013-10646

4823

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

A-2(2)  
DCPREZ-2013-10646

R-1  
DCPREZ-2013-10646

6486

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

R-1A  
DCPREZ-2013-10646

A-2(1)  
DCPREZ-2013-10646

A-2(2)  
DCPREZ-2013-10646

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

A-2(8)  
DCPREZ-2013-10646

Windsor Prairie Rd

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

6453

A-3  
DCPREZ-2013-10646

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

R-1  
DCPREZ-2013-10646

4860

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

R-4864  
DCPREZ-0000-06838

Pine Spring Rd

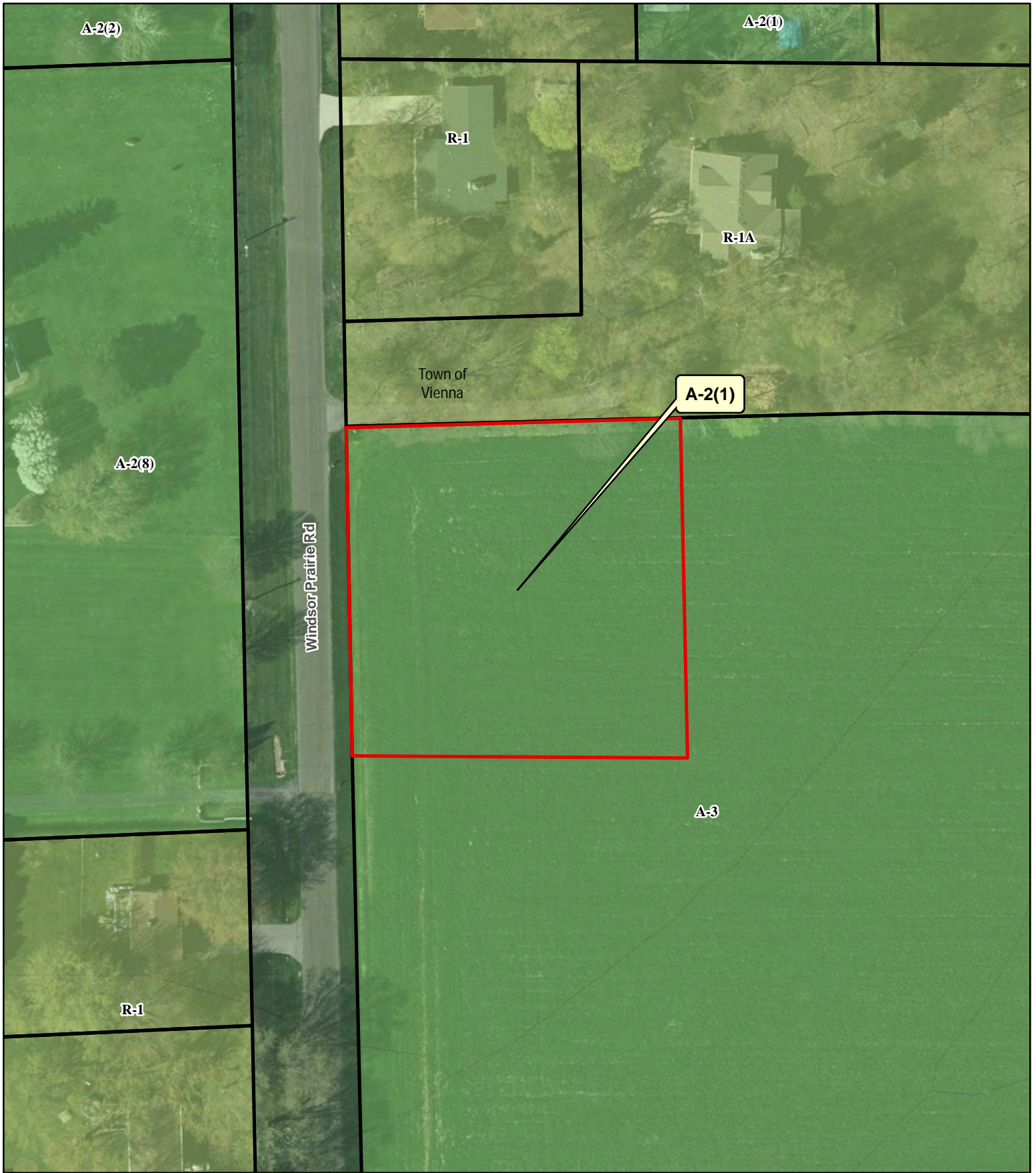
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RH-1 DCPREZ-0000-05598

*Not Effective*  
R-1A  
DCPREZ-2014-10676



6419

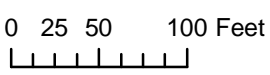
RH-1  
DCPREZ-0000-09896

A-2(2)  
DCPREZ-2013-10646  
*Not Effective*  
A-1(EX) DCPREZ-0000-00000



**Legend**

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



Petition 11293  
 SPAHN REV TR,  
 LAWRENCE & PATRICIA