

Dane County Rezone & Conditional Use Permit

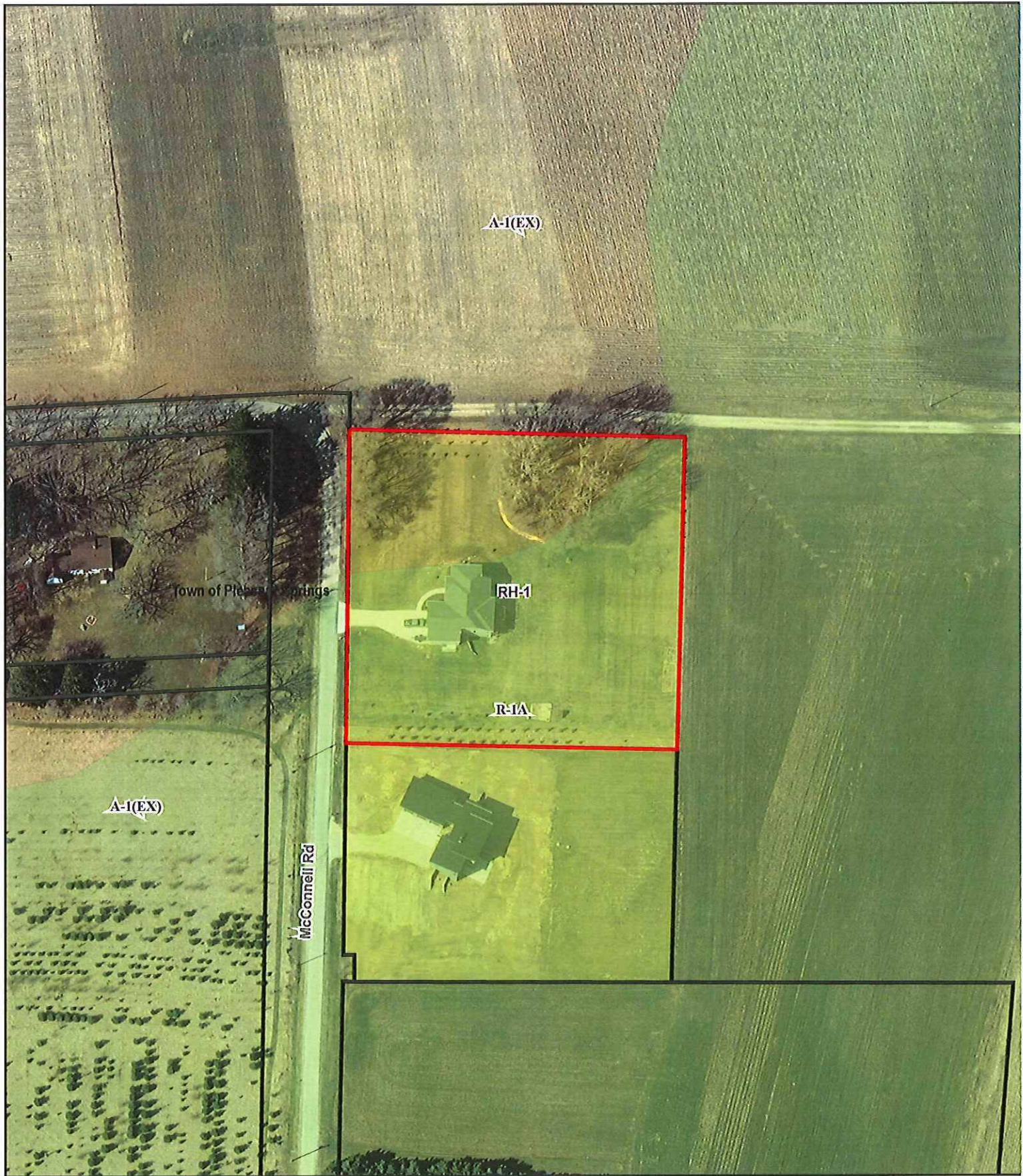
Application Date	Petition Number
05/26/2017	DCPREZ-2017-11170
Public Hearing Date	C.U.P. Number
08/22/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LAURA J HOEPKER	PHONE (with Area Code)	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2904 MCCONNELL RD		ADDRESS (Number & Street)	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS ljhoepker@yahoo.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	
2904 McConnell Road					
TOWNSHIP PLEASANT SPRINGS	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-082-8510-0					

REASON FOR REZONE			CUP DESCRIPTION	
CHANGE ZONING TO A DISTRICT WHICH ALLOWS ANIMAL UNITS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1A Residence District	RH-1 Rural Homes District	2.0		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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:
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


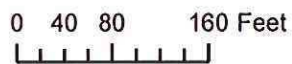
Legend

Significant Soils  Floodplain

Class  Wetland

 Class 1

 Class 2



Petition 11170
 LAURA J HOEPKER



Dane County Planning and Development Department
Zoning Division
 Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
 (608) 266-4266 Fax (608) 267-1540

**ZONING MAP AMENDMENT
 (Rezoning Petition)
 &
 CONDITIONAL USE PERMIT PROCESS**

Zoning Petition No: DCPREZ-2017-11170	Conditional Use Permit No: NONE
Public Hearing Date: 08/22/2017	Time: <u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.



1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition VOID.

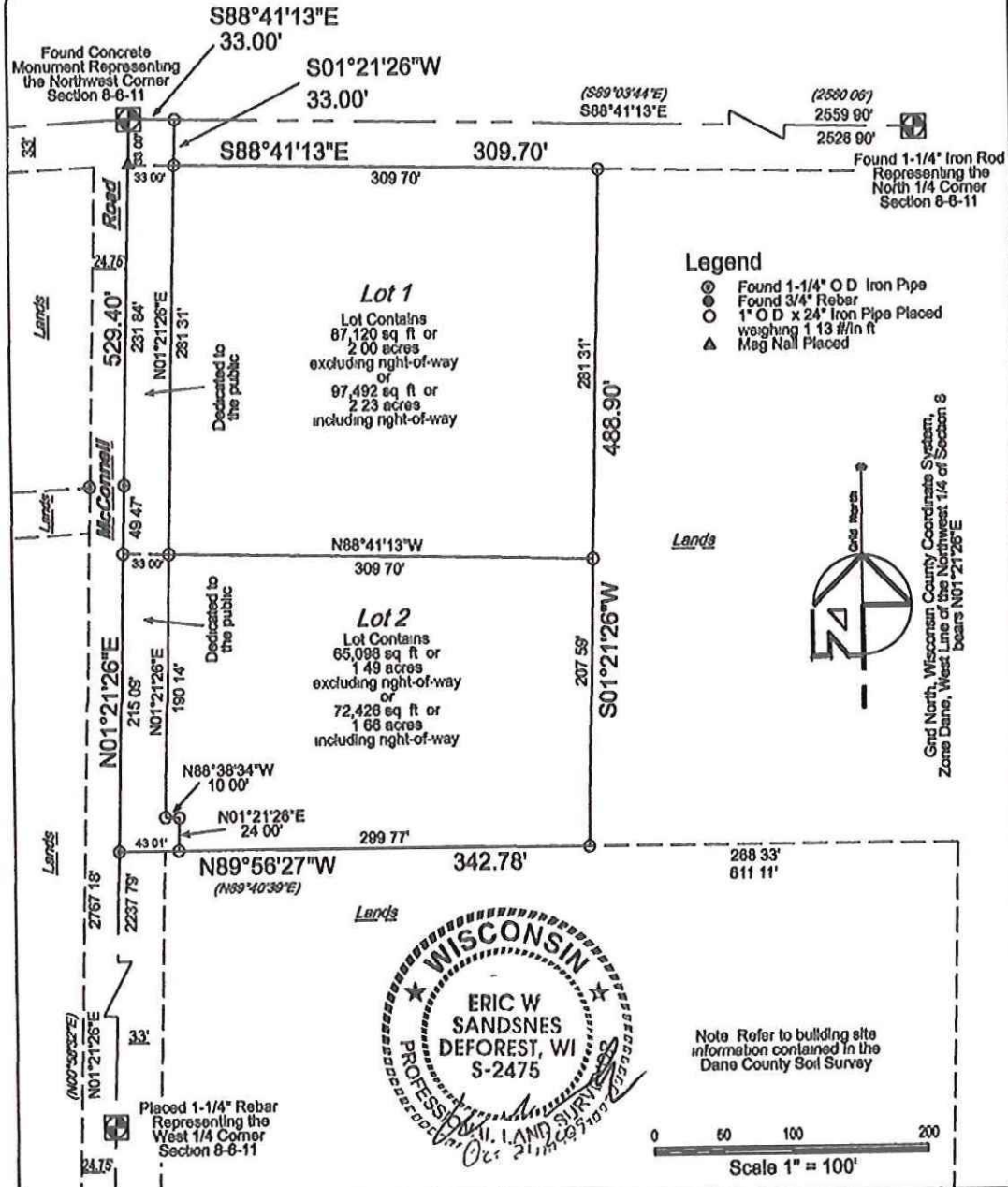
Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.

CERTIFIED SURVEY MAP

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 08,
Township 06 North, Range 11 East, Town of Pleasant Springs,
Dane County, Wisconsin



Surveyed by JRS - TJT
 Drawn by JRS
 Checked by CMS
 Approved by EWS
 Field Book TSC2
 Date AUGUST 19, 2009
 Dir P:\Projects\Wisconsin\Dane\Pleasant Springs
 Dir cont Section 08\18559-T Wesley Skar
 Dir cont Survey\Skar CSM

Royal Oak Engineering Inc.

5810 Medical Circle Suite 8 Madison Wisconsin 53719
Phone 274-0500 Fax 274-4530

Surveyed For
 T Wesley and Lois M Skar
 2501 County Highway "MN"
 Cottage Grove
 Wisconsin, 53527

Office Map Number 15927
Sheet 1 of 3 Sheets

DOCUMENT NO 4016298

CSM. No. 12810, Volume 81 Page 123

Certified Survey Map

Surveyor's Certificate
State of Wisconsin)
County of Dane)§

I hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes and A-E 7 of the Wisconsin Administrative Code
I further certify that I have surveyed and mapped the lands hereon and that this map correctly represents all exterior boundaries and the division of the lands surveyed in accordance with the information furnished



Royal Oak Engineering, Inc.
5610 Medical Circle, Suite 6
Madison, WI 53719
Phone (608) 274-0500
Fax (608) 274-4530
www.royaloakengineering.com

Eric W. Sandsnes, Professional Land Surveyor S-2475

Description:

Part of the Northwest ¼ of the Northwest ¼ of Section 08, Township 06 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows

Beginning at the Northwest corner of said Section 08,
Thence S 88°41'13" E, 33.00 feet, along the North line of the Northwest ¼ of said Section 08, to the East right-of-way of McConnell Road,
Thence S 01°21'26" W, 33.00 feet, along said East right-of-way;
Thence S 88°41'13" E, 309.70, parallel to the said North line of the Northwest ¼,
Thence S 01°21'26" W, 488.90 feet, parallel to the West line of the Northwest ¼ of said Section 08;
Thence N 89°56'27" W, 342.78 feet, (previously recorded as N 89°40'39" E) to the said West line of the Northwest ¼; and the center-line of McConnell Road,
Thence N 01°21'26" E, 529.40 feet, along said West line and center-line, to the Northwest corner of said Section 08 and Point of Beginning of this description.

Said Parcel Contains 152,218 square feet or 3.494 acres

Certificate of Town Board Approval

Town of Pleasant Springs, Dane County, Wisconsin

I hereby certify that this Certified Survey Map was approved by the Town Board of the Town of Pleasant Springs on November 11, 2009, and the public right-of-way dedications designated herein are hereby acknowledged and accepted by the Town of Pleasant Springs

,Town Clerk



Surveyed by J Sandsnes
Drawn by J Sandsnes
Checked by E W Sandsnes
Approved by E W Sandsnes
Field Book _____ Page _____
Date August 19, 2009
Dir Project\Wisconsin\Dane\Pleasant
Dir cont Spring\Section08\
Data Level _____
File _____
Revised 09-18-09, 10-19-09

Surveyed For: T Wesley & Lois M Skaar
Address: 2501 County Highway N, Cottage Grove, WI 53527

Description-Location: Part of the Northwest ¼ of the Northwest ¼ of Section 08, T06N R11E, Town of Pleasant Springs, Dane County, Wisconsin

Office Map No 15927 Document No 4616298
Sheet 2 of 3 Sheet(s) CSM No 12810, Volume 81, Page 124

Owner's Certificate of Dedication

We, T Wesley Skaar and Lois M Skaar, as owners do hereby certify that we caused the lands described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map

As owner(s), we also certify that this Certified Survey Map is required by S 75 17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval

IN WITNESS WHEREOF, the said T Wesley and Lois M Skaar, as owners, have caused these presents to be executed this 12th day of November, 2009

T Wesley Skaar
T Wesley Skaar, Owner

Lois M Skaar
Lois M Skaar, Owner

State Of Wisconsin)

County of Dane) §

Personally came before me this 12th day of November, 2009, T Wesley and Lois M Skaar, as owner(s), to me known to be the person(s) who executed the foregoing instrument and acknowledge the same

Eric W Sandsnes
Eric W Sandsnes
Notary Public, Dane County, Wisconsin
My Commission 1200 Sept 26, 2010



Dane County Zoning and Land Regulation Committee Certificate

Approved for recording per Dane County Zoning and Land Regulation Committee action dated this 25 day of November, 2009

Norbert Scribner #9092
Norbert Scribner, Agent

Certificate of Register of Deeds

Received for record the 3rd day of December, 2009 at 9:06 o'clock a m and recorded in Volume 81 of Certified Survey Maps of Dane County on Page(s) 123-125

Kristi Chlebowski, by Colleen M Schroeder, deputy
Kristi Chlebowski, Dane County Register of Deeds
Received 12-2-2009 11:06 am





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 Brend Warren - Laura Hoepker Agent's Name _____
 Address 2904 McConnell Rd Address _____
 Phone Stoughton WI 53589 Phone _____
608-220-8571, 235-8436
 Email lhoepker@yahoo.com Email _____

Town: Pleasant Springs Parcel numbers affected: 046/0611-082-8510-0
 Section: 01 Property address or location: 2904 McConnell Rd Stoughton
 Zoning District change: (To / From / # of acres) R1-A B41

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

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

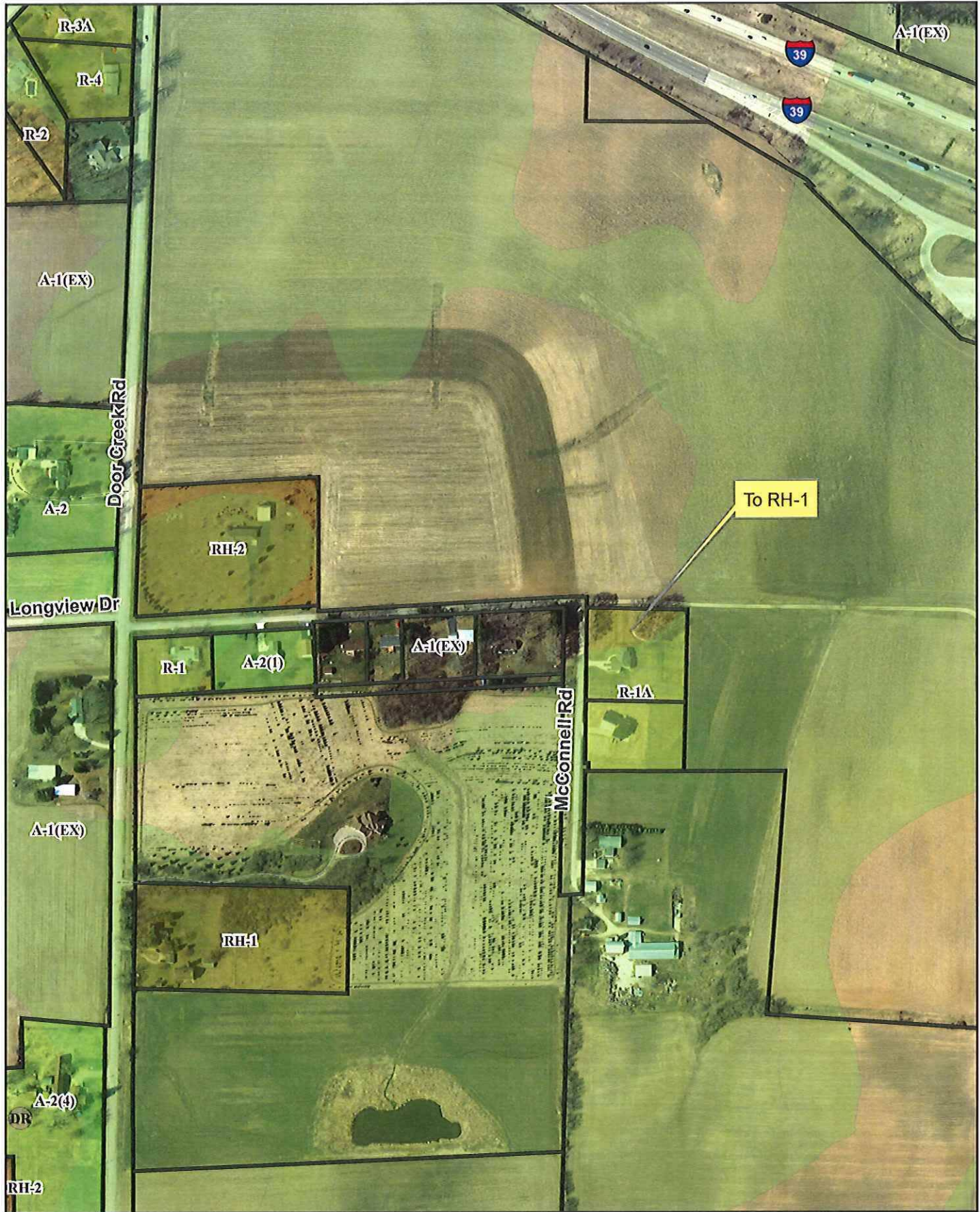
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

We would like to have some animals.

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

Submitted By: [Signature]

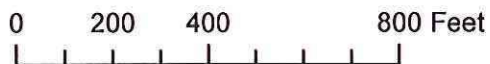
Date: 5/22/17



Legend

Significant Soils Class

- Class 1
- Class 2



**Petition 11170
Hoepker**

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2017-11170
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 2904 MCCONNELL RD, TOWN OF PLEASANT SPRINGS, WI 99999

Receipt No.	808497					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	2541	\$386.00	05/26/2017	RWL1		

Owner Info.: LAURA J HOEPKER
2904 MCCONNELL RD
STOUGHTON, WI 53589

Work Description: Change zoning to a district which allows animal units