

Dane County Rezone & Conditional Use Permit

| | |
|---------------------|-------------------|
| Application Date | Petition Number |
| 12/16/2015 | DCPREZ-2015-10941 |
| Public Hearing Date | C.U.P. Number |
| 02/23/2016 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---------------------------|------------------------|
| OWNER NAME CHRISTENSEN REV TR | PHONE (with Area Code) (608) 345-8525 | AGENT NAME | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 1391 FRITZ RD | | ADDRESS (Number & Street) | |
| (City, State, Zip) VERONA, WI 53593 | | (City, State, Zip) | |
| E-MAIL ADDRESS susan313@tds.net | | 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 | |
| 1391 Fritz Road and lands north and west of | | north of 1391 Fritz Road | | | |
| TOWNSHIP MONTROSE | SECTION 6 | TOWNSHIP MONTROSE | SECTION 06 | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0508-063-9510-0 | | 0508-063-9010-0 | | | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|---|-----------------------------|-------|---------------------------------------|-------|
| SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS | | | | |
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| A-1Ex Exclusive Ag District | RH-3 Rural Homes District | 9.27 | | |
| RH-3 Rural Homes District | A-1Ex Exclusive Ag District | 8.36 | | |

| | | | | |
|--|---|---|----------------------------------|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 SCW1 | SIGNATURE:(Owner or Agent) <i>Susan K. Christensen</i> PRINT NAME: Susan K. Christensen DATE: 12-16-2015 |
|--|---|---|----------------------------------|---|



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 <u>Christensen Revocable /trust</u> | Agent's Name <u>Susan K.Christensen</u> |
| Address <u>1391 Fritz Rd Verona WI 53593</u> | Address <u>1391 Fritz Rd Verona WI 53593</u> |
| Phone <u>(608) 345-8525</u> | Phone <u>(608) 345-8525</u> |
| Email <u>susanc313@tds.net</u> | Email <u>susanc313@tds.net</u> |

Town: Montrose Parcel numbers affected: 0503-063-9010-0 + 0503-063-9510-0

Section: 06-05-08 Property address or location: 1391 Fritz Road

Zoning District change: (To / From / # of acres) RH-3 to AI (EX) - 8.36 Acres
AI (EX) to RH-3 - 9.27 Acres

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:

Exchange of Land between adjoining owners.

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

Submitted By: Susan K. Christensen Date: _____

Christianson Revocable Trust

1391 Fritz Road

Verona, Wisconsin 53593

REZONE DESCRIPTION

From A1(EX) to RH-3

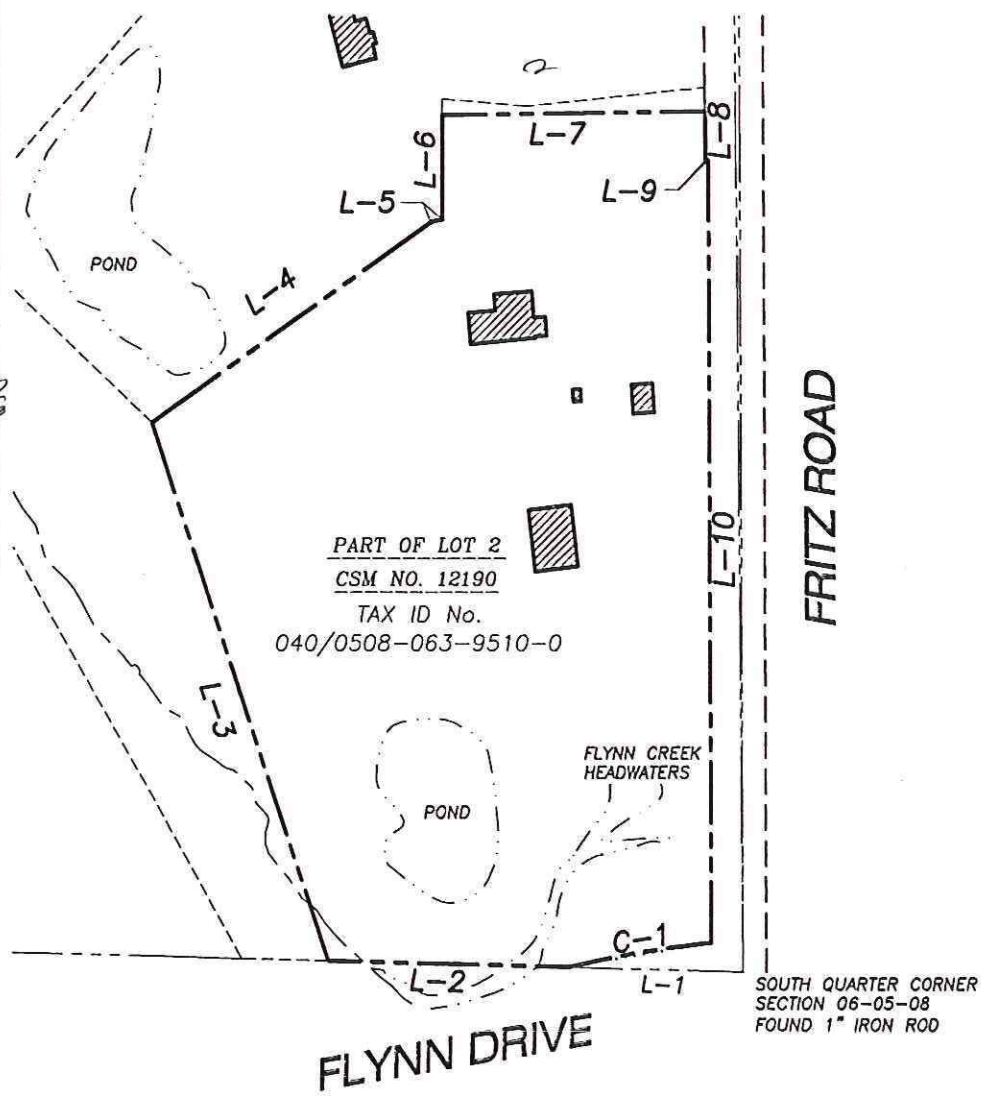
Part of Lot 2, Certified Survey Map No. 12190, recorded in Volume 75 of Certified Surveys on pages 176, 177 and 178, as Document No. 4330081, located in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southwest Quarter of Section 06, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South Quarter corner of Section 06, aforesaid; thence North 88 degrees 30 minutes 00 seconds West along the South line of the Southwest Quarter of Section 06 a distance of 186.34 feet to the Point of Beginning; thence continuing North 88 degrees 30 minutes 00 seconds West along said South line, 253.95 feet; thence North 18 degrees 44 minutes 38 seconds West, 590.64 feet; thence North 54 degrees 58 minutes 49 seconds East, 362.80 feet; thence North 77 degrees 40 minutes 10 seconds East, 12.44 feet; thence North 00 degrees 18 minutes 33 seconds West, 108.43 feet; thence North 89 degrees 15 minutes 20 seconds East, 279.72 feet to the West right-of-way line of Fritz Road; thence South 00 degrees 44 minutes 40 seconds East along said West right-of-way line, 51.29 feet; thence North 78 degrees 23 minutes 03 seconds East along said West right-of-way line, 2.79 feet; thence South 00 degrees 20 minutes 45 seconds East along said West right-of-way line, 812.89 feet to a point on the curving northerly right-of-way line of Flynn Drive; thence Southwesterly 155.20 feet along an arc of a curve to the left, having a radius of 1,232.53 feet, the chord bears South 80 degrees 37 minutes 26 seconds West, 155.10 feet to the Point of Beginning.

Said parcel contains 403,742 square feet or 9.269 acres.

TO BE REZONED FROM A1(EX) TO RH-3

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L-1 | N88°30'00"W | 186.34' |
| L-2 | N88°30'00"W | 253.95' |
| L-3 | N18°44'38"W | 590.64' |
| L-4 | N54°58'49"E | 362.80' |
| L-5 | N77°40'10"E | 12.44' |
| L-6 | N0°18'33"W | 108.43' |
| L-7 | N89°15'20"E | 279.72' |
| L-8 | S0°44'40"E | 51.29' |
| L-9 | N78°23'03"E | 2.79' |
| L-10 | S0°20'45"E | 812.89' |



LEGEND

- SECTION LINE
- PARCEL BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- ////// BUILDING

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON AUGUST 14, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE ASSUMED. THE BEARING OF THE NORTH-SOUTH CENTERLINE OF SECTION 06, T05N, R08E IS N 00°20'44" W.

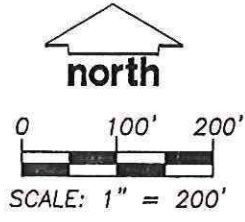
CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|---------|----------|---------|----------|---------|---------------|
| C-1 | 155.20' | 1232.53' | 77.70 | 7°12'53" | 155.10' | S80°37'26"W |

EXHIBIT

PART OF LOT 2, CERTIFIED SURVEY MAP No. 12190, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

| | | | |
|--|--|--|---|
| PREPARED BY: 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5080 | PREPARED FOR: SUSAN CHRISTENSEN 1391 FRITZ ROAD VERONA, WI 53593 | PROJECT NO: 15-6879 FILE NO: A-* FIELDBOOK/PG: - SHEET NO: 1 OF 1 | SURVEYED BY: - DRAWN BY: JK CHECKED BY: TJB APPROVED BY: TJB |
|--|--|--|---|



File: J:\2015\156879\DWG\156879-Exhibit A.dwg Layout: LTR User: jk Plotted: Dec 15, 2015 - 8:21am

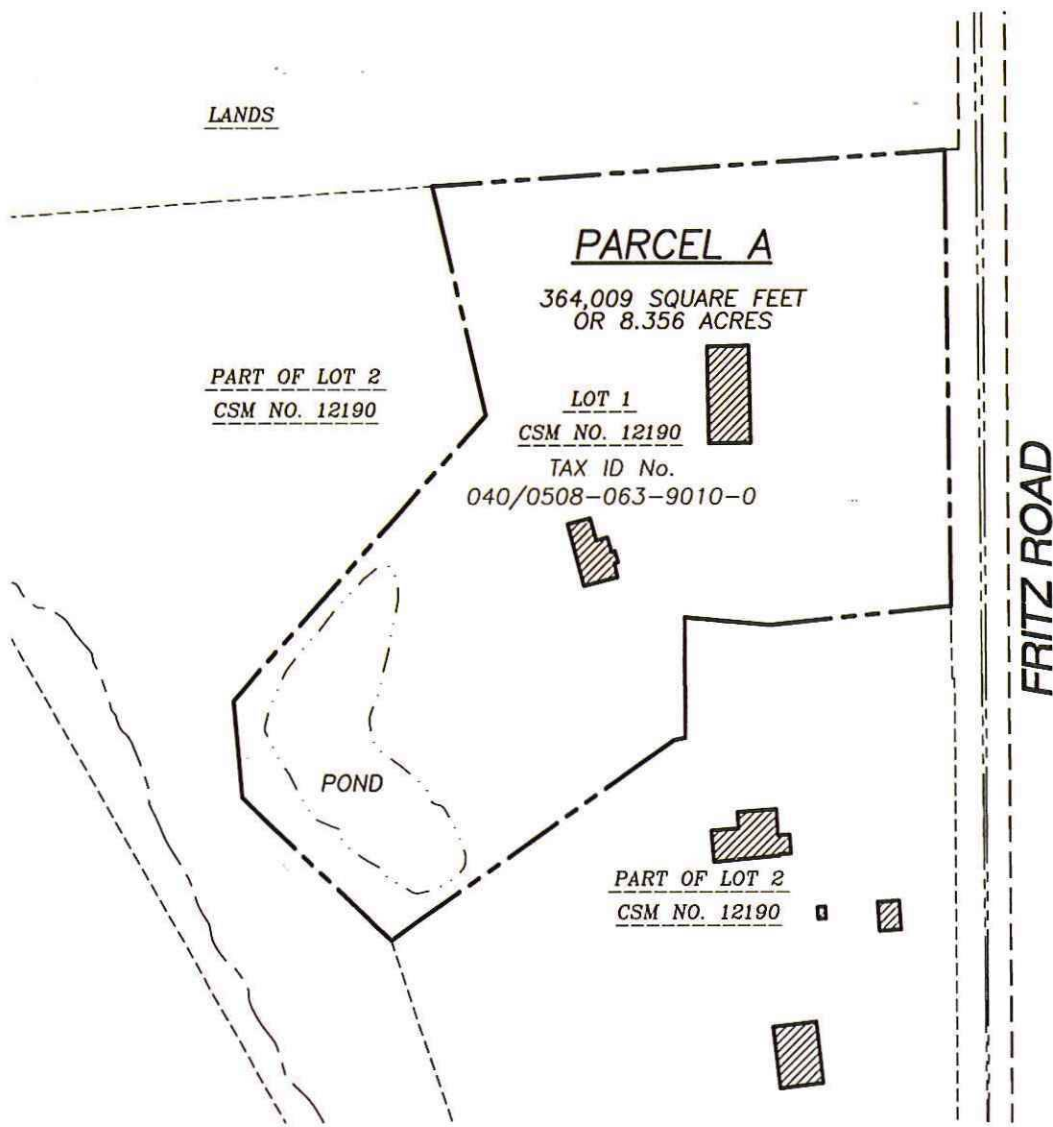
Christianson Revocable Trust
1391 Fritz Road
Verona, Wisconsin 53593

REZONE DESCRIPTION
From RH-3 to A1(EX)

Lot 1, Certified Survey Map No. 12190, recorded in Volume 75 of Certified Surveys on pages 176, 177 and 178, as Document No. 4330081, located in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southwest Quarter of Section 06, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin.

Said parcel contains 364,009 square feet or 8.356 acres.

TO BE REZONED FROM RH-3 TO A1(EX)



LEGEND

- SECTION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- ////// BUILDING

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2. BEARINGS FOR THIS SURVEY AND MAP ARE ASSUMED. THE BEARING OF THE NORTH-SOUTH CENTERLINE OF SECTION 06, T05N, R08E IS N 00°20'44" W.

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LOT 1, CERTIFIED SURVEY MAP No. 12190, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 06, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

PREPARED BY:

PREPARED FOR:

PROJECT NO: 15-6879

SURVEYED BY: -

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

SUSAN CHRISTENSEN
1391 FRITZ ROAD
VERONA, WI 53593

FILE NO: A-*

DRAWN BY: JK

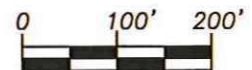
FIELDBOOK/PG: -

CHECKED BY: TJB

SHEET NO: 1 OF 1

APPROVED BY: TJB

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



SCALE: 1" = 200'