

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/07/2017	DCPREZ-2017-11243
Public Hearing Date	C.U.P. Number
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CARLA JOY RAATZ	PHONE (with Area Code) (608) 831-6268	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1710 MIDDLETON ST		ADDRESS (Number & Street)	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip)	
E-MAIL ADDRESS CARLARAATZ@HOTMAIL.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	
9854 GREENWALD RD		9854 GREENWALD RD			
TOWNSHIP VERMONT	SECTION 26	TOWNSHIP	SECTION 23	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-261-8590-0		0706-234-9220-8			

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	18.2		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CR</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CR</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CR</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>Carla Joy Raatz</i>
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PRINT NAME: <i>Carla Joy Raatz</i>
DATE: <i>12/7/17</i>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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 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>James and Carla Raatz</u>	Agent's Name	_____
Address	<u>1710 Middleton St., Middleton, WI</u>	Address	_____
Phone	_____	Phone	_____
	<u>(608) 831-6268</u>		
Email	_____	Email	_____
	<u>carlaraatz@hotmail.com</u>		

Town: Vermont Parcel numbers affected: 0706-261-8590-0, 0706-234-9220-8

Section: 26,23 Property address or location: 9854 Greenwald Road, Mt. Horeb, WI

Zoning District change: (To / From / # of acres) A-1(Exclusive) to A-2 / 18.2 acres gross

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

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:

The property is primarily wooded. Pine trees were planted by us over 40 years ago in the area that was once farmed. We use the property for recreational purposes. In an open area of ~150 x 100 ft we hope to construct a storage shed to hold equipment and construction materials for the eventual building of a residence (needs to be secured since a secluded area).

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

Submitted By: *James Raatz & Carla Raatz*

Date: 12/6/17



BIRRENKOTT SURVEYING, INC.

P.O. Box 237
 1677 N. Bristol Street
 Sun Prairie, WI. 53590
 Phone (608) 837-7463
 Fax (608) 837-1081

PLAT OF SURVEY

SURVEYOR'S CERTIFICATE:

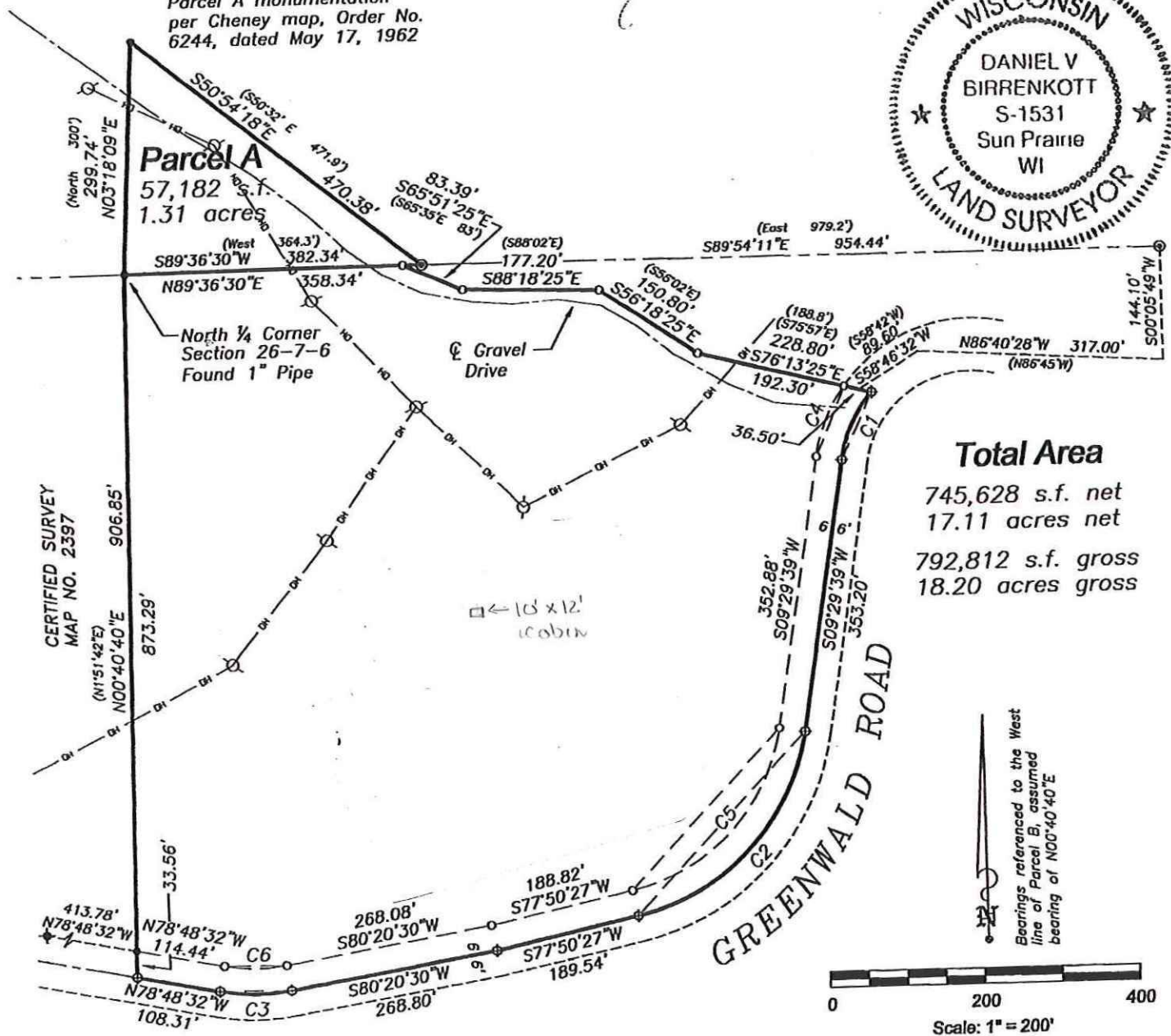
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

[Signature]
 Daniel V. Birrenkott
 Wisconsin Professional Land Surveyor No. S-1531

7-21-2017



Parcel A monumentation per Cheney map, Order No. 6244, dated May 17, 1962



Total Area

745,628 s.f. net
 17.11 acres net
 792,812 s.f. gross
 18.20 acres gross

Curve data

Curve	Radius	Arc	Delta	Chord Bearing	Chord
C1	170.00'	98.69'	33°15'38"	S 24°57'16" W	97.31'
C2	286.00'	341.16'	68°20'48"	S 43°40'03" W	321.29'
C3	255.00'	92.79'	20°50'58"	N 89°14'01" W	92.28'
C4	203.00'	100.44'	28°20'59"	S 22°35'54" W	99.42'

Legend:

- ⊙ = Found 1-1/4" Iron Pipe
- = Found 1" Iron Pipe
- ⚡ = Found 3/4" Iron Bar



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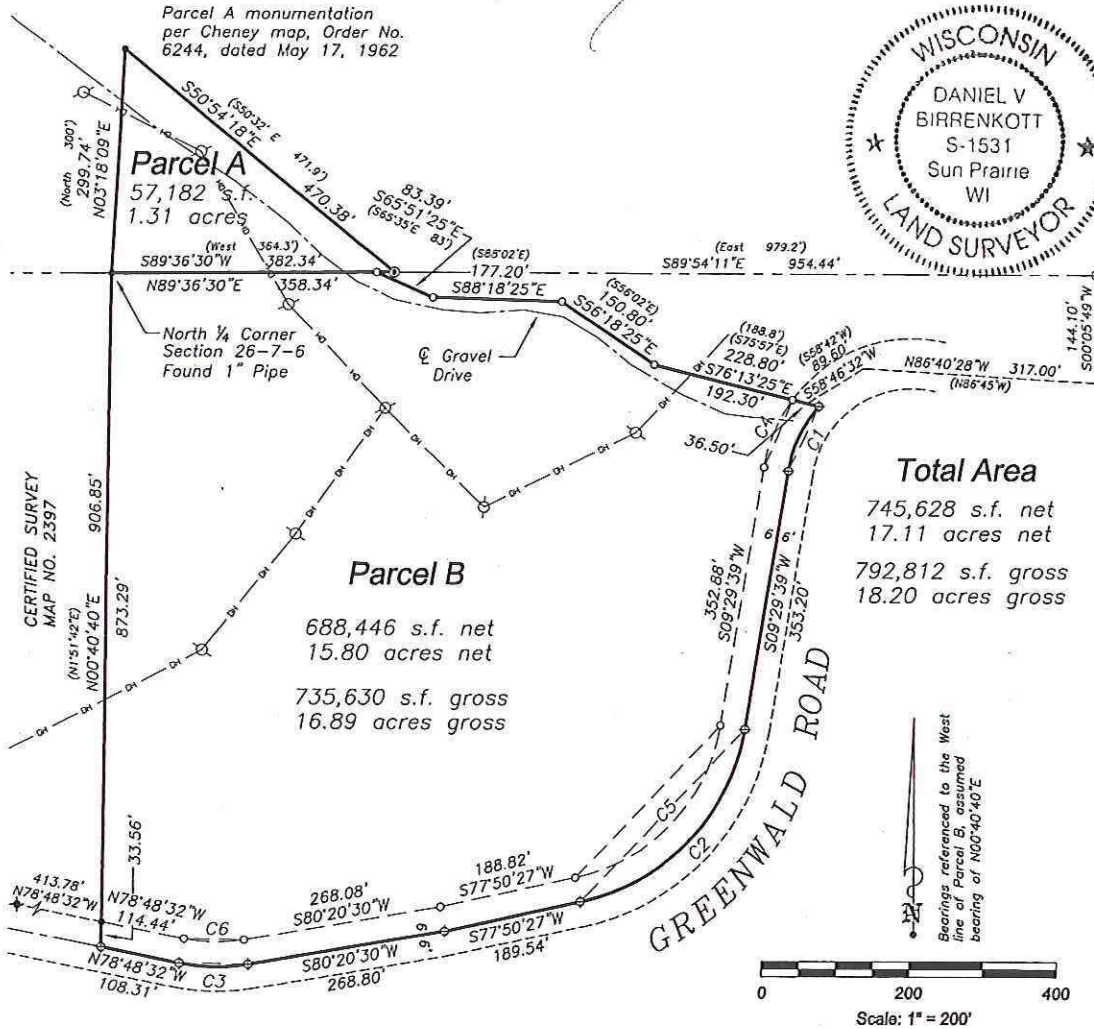
PLAT OF SURVEY

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Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.

7-21-2017



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17.11 acres net
792,812 s.f. gross
18.20 acres gross

Legend:

- ⊙ = Found 1-1/4" Iron Pipe
- = Found 1" Iron Pipe
- ⊕ = Found 3/4" Iron Bar
- = Set 1"x24" Iron Pipe wt.=1.68#/in.ft.
- ⊖ = Set Mag Nail
- () = Recorded as data
- = Power Pole with Overhead Utilities

Curve data

Curve	Radius	Arc	Delta	Chord Bearing	Chord
C1	170.00'	98.69'	33°15'38"	S 24°57'16" W	97.31'
C2	286.00'	341.16'	68°20'48"	S 43°40'03" W	321.29'
C3	255.00'	92.79'	20°50'58"	N 89°14'01" W	92.28'
C4	203.00'	100.44'	28°20'59"	S 22°35'54" W	99.42'
C5	253.00'	301.80'	68°20'48"	S 43°40'03" W	284.22'
C6	222.00'	80.78'	20°50'58"	N 89°14'01" W	80.34'

Notes:

- This survey is subject to any and all easements and agreements both recorded and unrecorded.
- The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.
- Wetlands, if present, have not been delineated.
- This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Dated: July 21, 2017
Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P. / D.V.B.
Approved: D.V.B.
Field book: 362 / 72
Comp. File: J:\2017\Carlson
Office Map No. 170032

Surveyed For:
Jim and Carla Rantz
1710 Middleton Street
Middleton WI 53562
770-6168



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SURVEYING, INC.**

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PLAT OF SURVEY

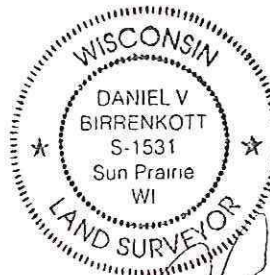
Description: Per Dane County Title Company Abstract of Title

Parcel A

Also that part of the SW 1/4 of the SE 1/4 of Section 23, Town 7 N, Range 6 E (Township of Vermont), Dane County, Wisconsin, described as follows: Beginning at the SW corner of the said SW 1/4 of the SE 1/4; thence E 364.3 feet along the S line of the said SW 1/4 of the SE 1/4; thence N 50°, 32' W 471.9 feet along a fence; thence S 300 feet along the W line of the said 40 acre tract to the point of beginning, said parcel of land containing 1.2 acres, more or less.

Parcel B

That part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 7 North, Range 6 East (Town of Vermont), lying North and Northwest of the center line of a Town road which runs through said 40 acre tract, except that part thereof described as follows: Beginning at the Northeast corner of the said Northwest 1/4 of the Northeast 1/4; thence South 144.1 feet to a point in Greenwald road; thence North 86° 45' West 317 feet along said road; thence South 58° 42' West 89.6 feet along said road; thence North 75° 57' West 188.8 feet; thence North 56° 02' West 150.8 feet; thence North 88° 02' West 177.2 feet; thence North 65° 35' West 83 feet to the North line of the said Northwest 1/4 of the Northeast 1/4 of Section 26; thence East 979.2 feet along said North line to the point of beginning. Subject to existing Greenwald road.



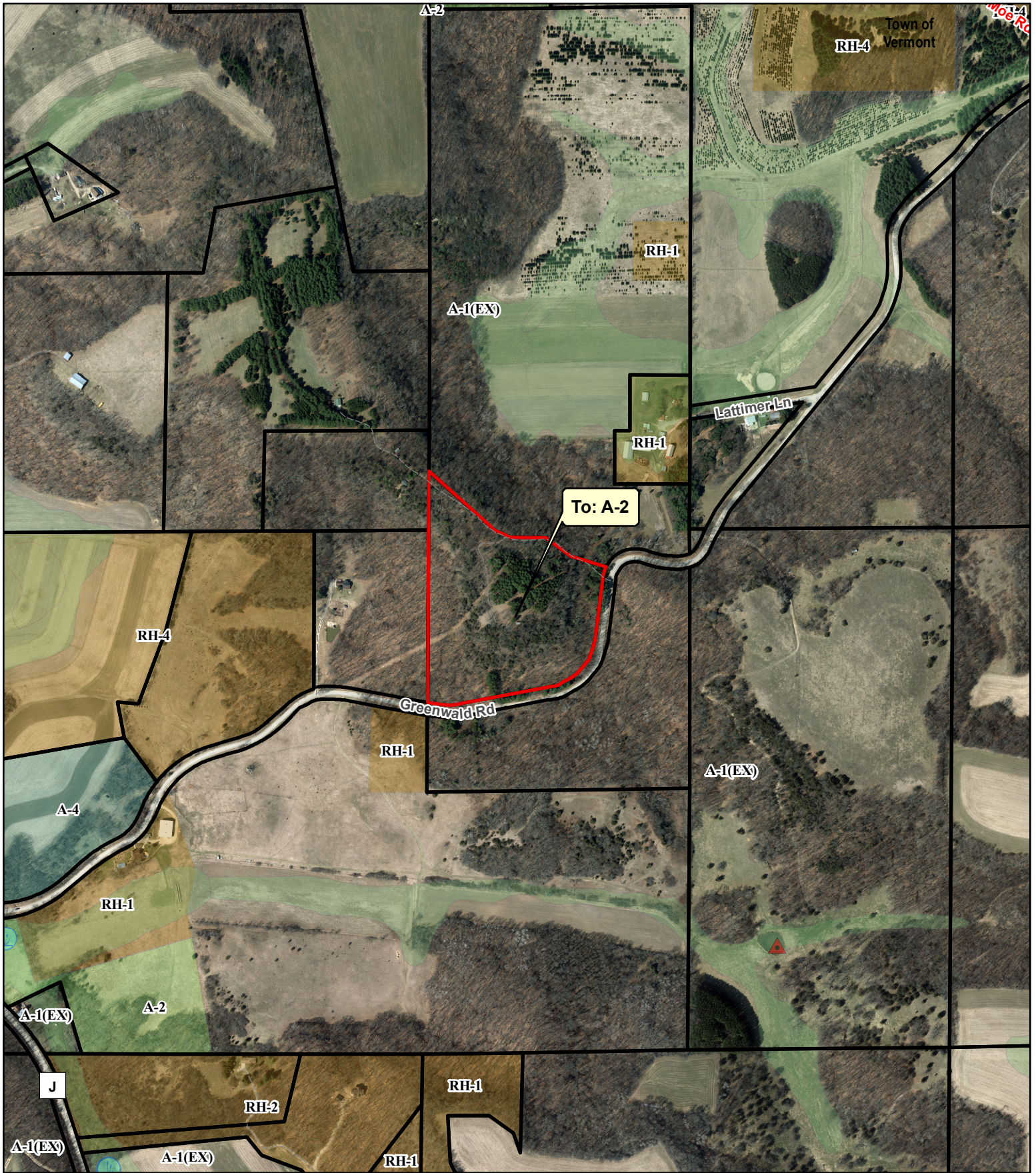
Daniel V. Birrenkott
7-21-2017

Dated: March 7, 2017
Surveyed: T.A.S.
Drawn: M.A.P.
Checked: M.A.P. / D.V.B.
Approved: D.V.B.
Field book: 362 / 72
Comp. File: J:\2017\Carlson
Office Map No. 170032

Surveyed For:
Jim and Corla Rantz
1710 Middleton Street
Middleton WI 53562
770-6168

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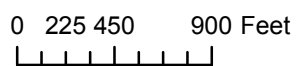
Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



Petition 11243
CARLA JOY RAATZ