

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/14/2015	DCPREZ-2015-10856
Public Hearing Date	C.U.P. Number
07/28/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BEVERLY A JENKINS	PHONE (with Area Code) (608) 481-6799	AGENT NAME DAVE JENKINS	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) 1201 ZINGG DR		ADDRESS (Number & Street) 161 HORIZON DRIVE SUITE 101	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS patjenkins@rotarymadison.com		E-MAIL ADDRESS dave.jenkins@jsdinc.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	
870 N Cates Rd					
TOWNSHIP MONTROSE	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-174-9500-2					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	4.987		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JK</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JK</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE: (Owner or Agent) 
				PRINT NAME: John Krebs
				DATE: 5/14/15



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>Beverly A. Jenkins Estate</u>	Agent's Name	<u>Dave Jenkins</u>
Address	<u>c/o Robert A. Jenkins, 1201 Zingg Drive, Verona, WI 53593</u>	Address	<u>161 Horizon Drive, Suite 101, Verona, WI 53593</u>
Phone	<u>(608) 481-6799</u>	Phone	<u>(608) 848-5060</u>
Email	<u>patjenkins@rotarymadison.org</u>	Email	<u>dave.jenkins@jsdinc.com</u>

Town: Montrose Parcel numbers affected: 040/0508-174-9500-2

Section: 17 Property address or location: North Cates Road

Zoning District change: (To / From / # of acres) RH-2/A1-EX 4.987 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:

Separation of buildings from farmland

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

Date: 05/14/2015



*Beverly Jenkins
c/o Robert Jenkins
1201 Zingg Drive
Verona, WI 53593*

***REZONE DESCRIPTION
From Agriculture (A1-EX) to Rural Housing 2 (RH-2)***

Part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 05 North, Range 08 East, Town of Montrose, Dane County, Wisconsin, described as follows:

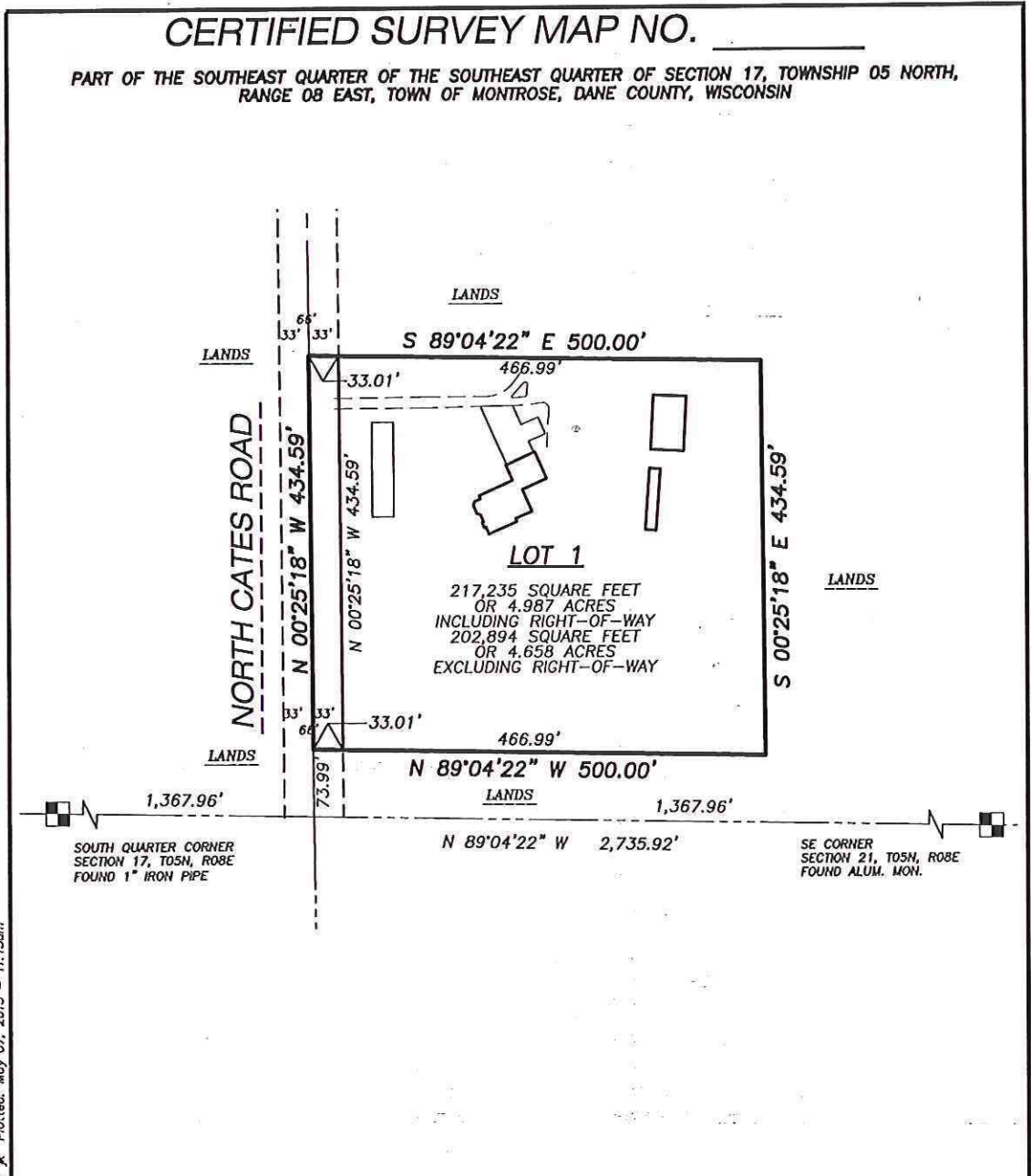
Commencing at the Southeast corner of Section 17, aforesaid; thence North 89 degrees 04 minutes 22 seconds West along the South line of the Southeast Quarter, 1,367.96 feet; thence North 00 degrees 25 minutes 18 seconds West, 73.99 feet to the Point of Beginning; thence continuing North 00 degrees 25 minutes 18 seconds West, 434.59 feet; thence South 89 degrees 04 minutes 22 seconds East, 500.00 feet; thence South 00 degrees 25 minutes 18 seconds East, 434.59 feet; thence North 89 degrees 04 minutes 22 seconds West, 500.00 feet to the Point of Beginning.

Parcel contains 217,235 square feet or 4.987 acres.







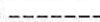
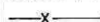


PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 05 NORTH,
RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

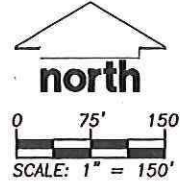



LEGEND

-  GOVERNMENT CORNER
3/4" REBAR SET (1.50 LBS/LF)
-  CSM BOUNDARY
-  CSM LOT LINE
-  CENTERLINE
-  RIGHT-OF-WAY LINE
-  SECTION LINE
-  PROPERTY LINE
-  FENCE LINE
-  SEPTIC TANK ACCESS
-  WELL

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE SOUTH LINE OF THE SOUTHEAST QUARTER BEARS N 89°04'22" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF APRIL 06, 2015.
3. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



PREPARED BY:  BEVERLY JENKINS, C/O ROBERT JENKINS 1201 ZINGG DRIVE VERONA, WI 53593 PHONE: (608)848-5060	PREPARED FOR: BEVERLY JENKINS, C/O ROBERT JENKINS 1201 ZINGG DRIVE VERONA, WI 53593	PROJECT NO: <u>14-6559</u> FILE NO: <u>B-*</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>1 OF 2</u>	SURVEYED BY: <u>ZMR</u> DRAWN BY: <u>JK</u> CHECKED BY: <u>TJB</u> APPROVED BY: <u>DMJ</u>
VOL. _____ PAGE _____		DOC. NO. _____ C.S.M. NO. _____	

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 05 NORTH, RANGE 08 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, 1367.96 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 18 SECONDS WEST, 73.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 25 MINUTES 18 SECONDS WEST, 434.59 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 22 SECONDS EAST, 500.00 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 18 SECONDS EAST, 434.59 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 22 SECONDS WEST, 500.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 217,235 SQUARE FEET OR 4.987 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF THE ROBERT A. JENKINS TRUST, I HAVE SURVEYED, DIVDED, 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 AND CHAPTER 75 OF THE DANE COUNTY, WISCONSIN CODE OF ORDINANCES.

JOHN KREBS, S-1878
WISCONSIN LAND SURVEYOR

DATE

OWNER'S CERTIFICATE

AS OWNERS, THE ROBERT A. JENKINS TRUST, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. 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.

ROBERT A. JENKINS, TRUSTEE

DATE

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS DAY OF _____, 2015, THE ABOVE NAMED ROBERT A. JENKINS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

TOWN OF MONTROSE APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, INCLUDING THE PUBLIC HIGHWAY RIGHT-OF-WAY DEDICATION SHOWN HEREON, HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, BE AND THE SAME IS HEREBY APPROVED, ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF MONTROSE ON THIS

DAY OF _____, 2015.

JULIE L. BIGLER, CLERK
TOWN OF MONTROSE

DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF

_____, 2015.

DANIEL J. EVERSON, AUTHORIZED REPRESENTATIVE

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

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PREPARED BY:

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

PREPARED FOR:

BEVERLY JENKINS
C/O ROBERT JENKINS
1201 ZINGG DRIVE
VERONA, WI 53593

PROJECT NO: 14-6559

FILE NO: B-*

FB/PG: --

SHEET NO: 2 OF 2

SURVEYED BY: ZMR

DRAWN BY: JK

CHECKED BY: TJB

APPROVED BY: DMJ