

Dane County Rezone Petition

Application Date	Petition Number
12/21/2023	DCPREZ-2023-12012
Public Hearing Date	
02/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ERIC O JOHNSON	PHONE (with Area Code) (608) 516-4125	AGENT NAME GROTHMAN AND ASSOCIATES	PHONE (with Area Code) (608) 742-8877
BILLING ADDRESS (Number & Street) 6630 LEE RD		ADDRESS (Number & Street) 625 E. SLIFER STREET	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) Portage, WI 53901	
E-MAIL ADDRESS ecjvs@hotmail.com		E-MAIL ADDRESS akasper@grothman.com	

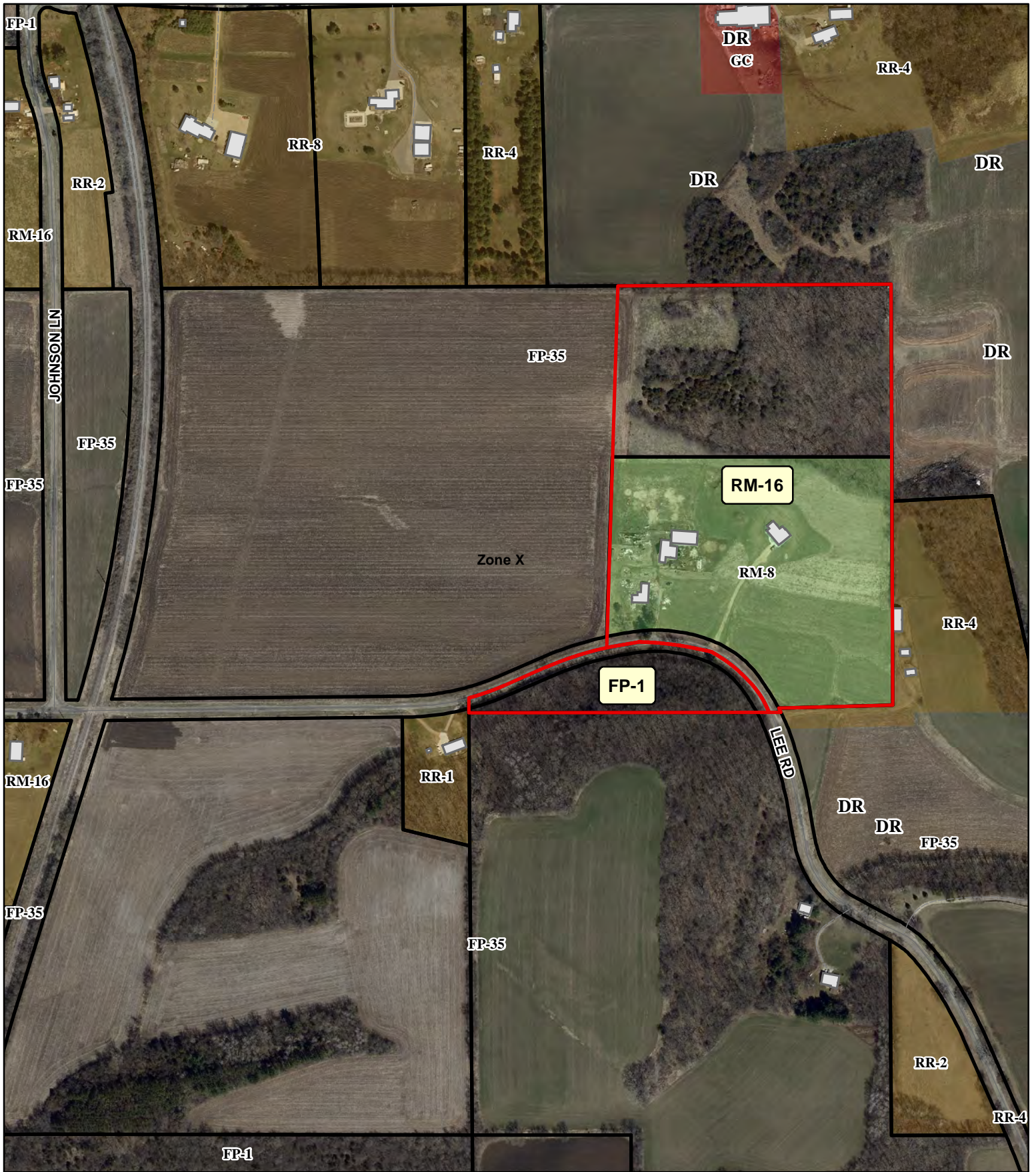
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6630 Lee Road					
TOWNSHIP DANE	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-111-9920-0		0908-111-9502-0			

REASON FOR REZONE



EXPAND EXISTING RESIDENTIAL LOT AND CREATE AN AGRICULTURAL LOT

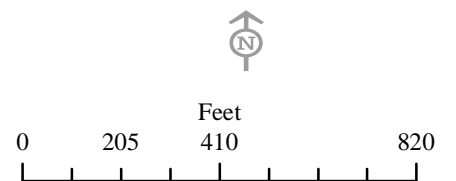
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	RM-16 Rural Mixed-Use District	13.53
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	11.12
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	3.37

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



REZONE 12012

-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> PERMIT FEES DOUBLE FOR VIOLATIONS. ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	ERIC O. JOHNSON & KENNETH J. &	Agent Name:	ANTHON KASPER
Address (Number & Street):	6630 LEE RD	Address (Number & Street):	625 E. SLIFER STREET
Address (City, State, Zip):	DANE WI 53529	Address (City, State, Zip):	PORTAGE, WI 53901
Email Address:	ecjvs@hotmail.com,cindyj@gmail.co	Email Address:	AKASPER@GROTHMAN.COM
Phone#:	608-516-4125	Phone#:	608-742-8877

PROPERTY INFORMATION	
Township: DANE	Parcel Number(s): 0908-111-9502-0 & 0908-111-9920-0
Section: 11	Property Address or Location: 6630 LEE ROAD

REZONE DESCRIPTION	
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Eric is and adjoining land from the family trust.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
PF-35 & RM-8	RM-16	24.65
PF-35	PF-1	3.37

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Anthony Kasper

Date 12-19-23

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.

Additional Property Owner Name(s):	KENNETH J. & ELEANOR D. JOHNSON FAMILY TR
Address (Number & Street):	ELLEN REHR
Address (City, State, Zip):	130 OLD CREEK RD. PALOS PARK, IL 60464
Email Address:	
Phone Number:	

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 923-450



DRAFTED BY: T. KASPER

CHECKED BY: TG

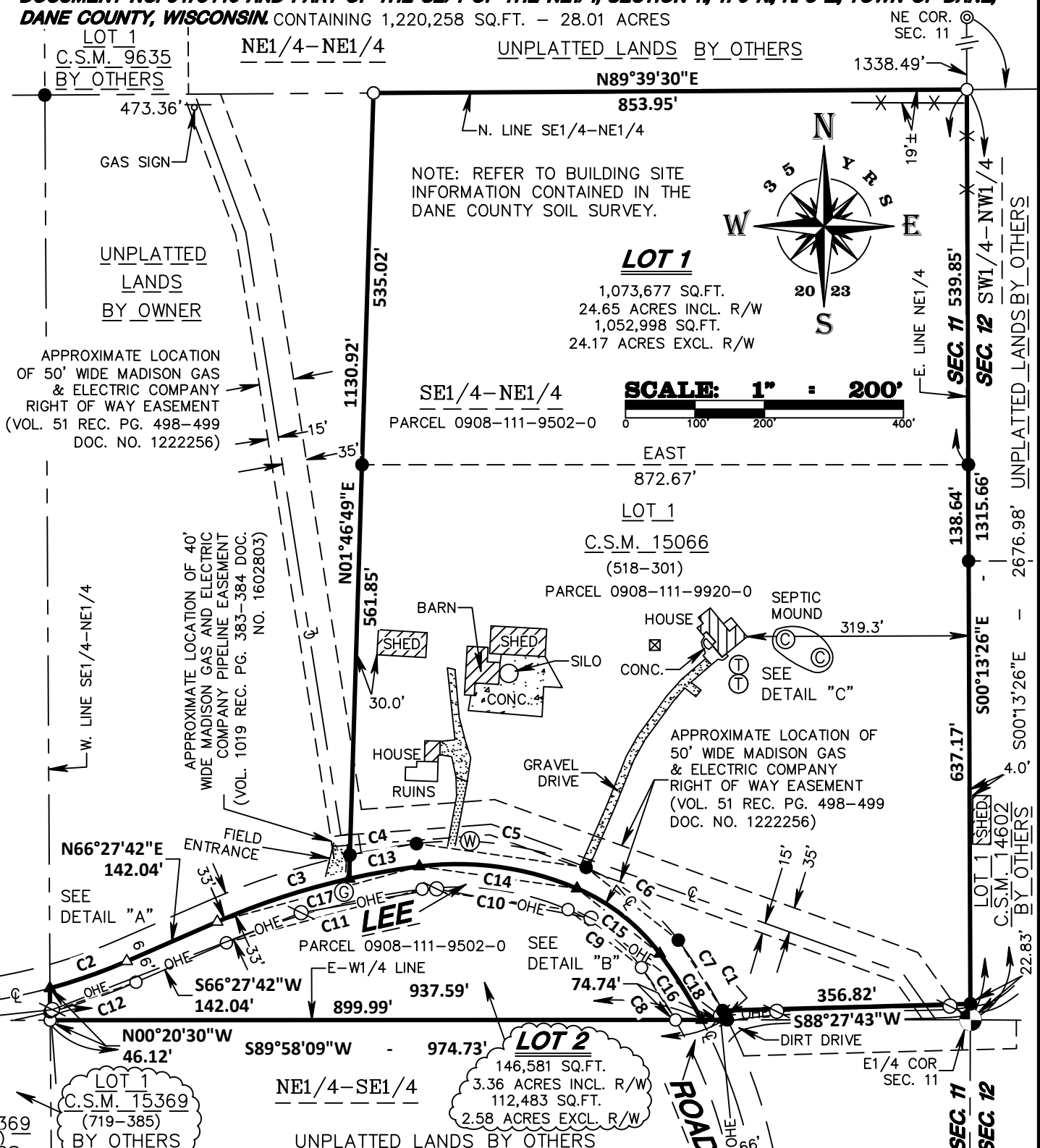
PROJ. 715-440

DWG. 923-450CSM SHEET 1 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING LOT 1, C.S.M. NO. 15066 AS RECORDED IN VOL 106 OF C.S.M.S, PAGES 253, 254, 255 AND 256 AS DOCUMENT NO. 5473446 AND PART OF THE SE1/4 OF THE NE1/4, SECTION 11, T. 9 N, R. 8 E, TOWN OF DANE, DANE COUNTY, WISCONSIN. CONTAINING 1,220,258 SQ.FT. - 28.01 ACRES



OWNER: KENNETH J. AND ELEANOR D. JOHNSON
PARCEL FAMILY TRUST
0908-111 130 OLD CREEK ROAD
-9502-0 PALOS PARK, IL 60464

CLIENT/OWNER: ERIC O. JOHNSON
PARCEL CINDY J. JOHNSON
0908-111 6630 LEE RD.
-9920-0 DANE, WI 53529

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DWG. 923-450CSM SHEET 2 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

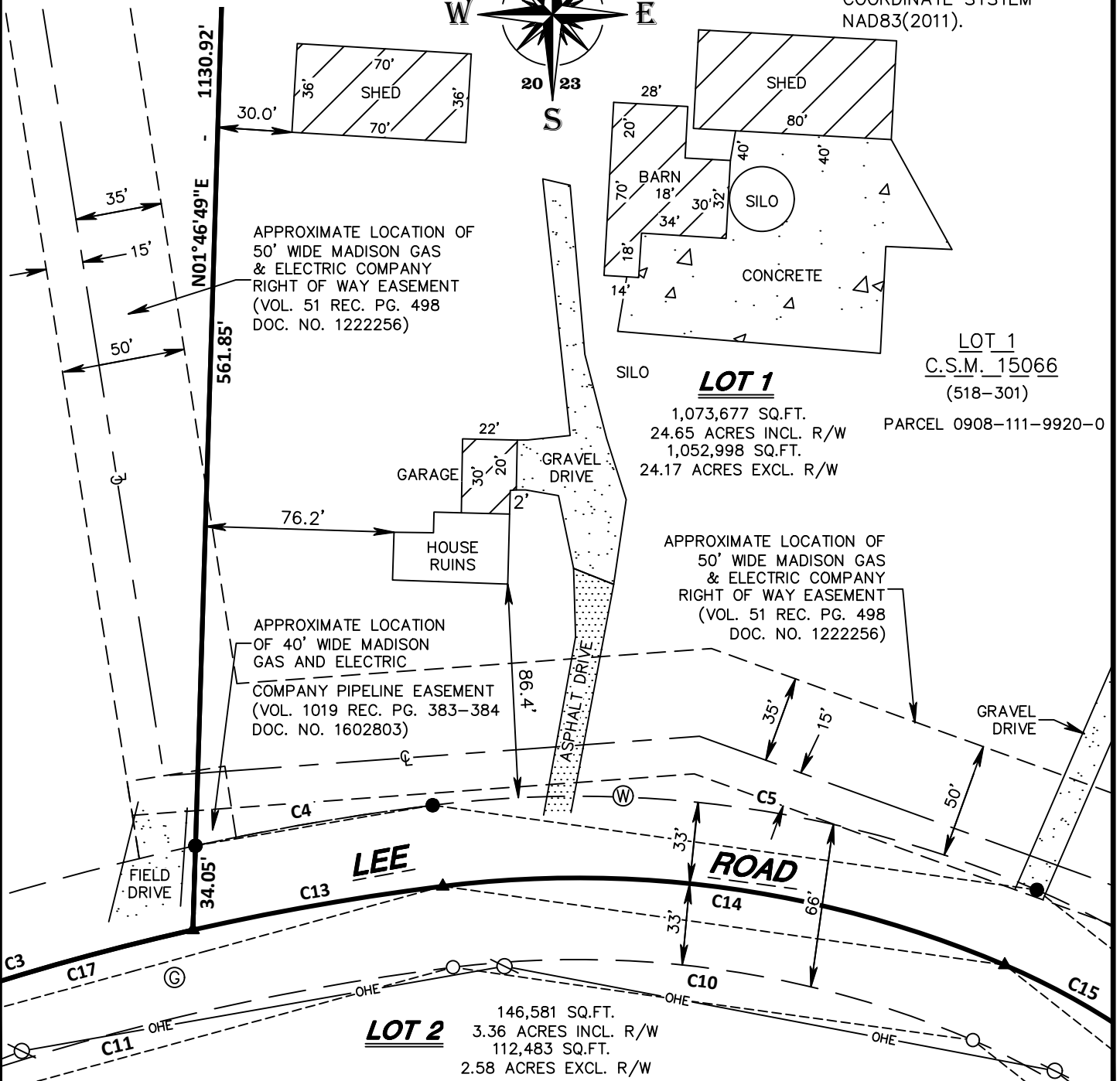
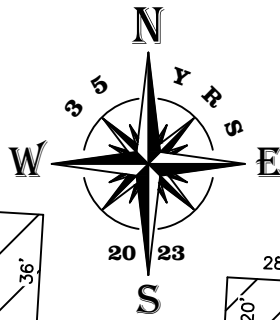
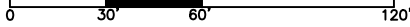
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BASIS OF BEARINGS:

IS THE EAST LINE OF THE NE1/4, SEC. 11, WHICH BEARS S00°13'26"E AS REFERENCED TO GRID NORTH, DANE COUNTY COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 60'



LOT 1
C.S.M. 15066
(518-301)
1,073,677 SQ.FT.
24.65 ACRES INCL. R/W
1,052,998 SQ.FT.
24.17 ACRES EXCL. R/W
PARCEL 0908-111-9920-0

LOT 2
146,581 SQ.FT.
3.36 ACRES INCL. R/W
112,483 SQ.FT.
2.58 ACRES EXCL. R/W

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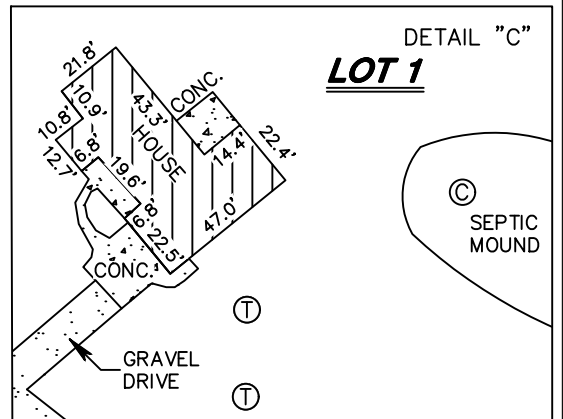
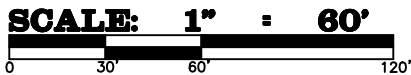
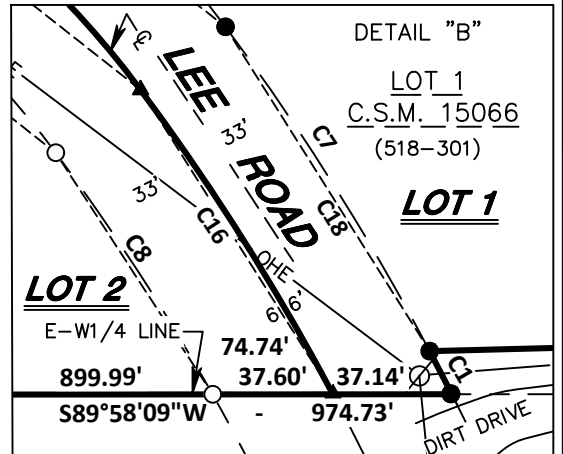
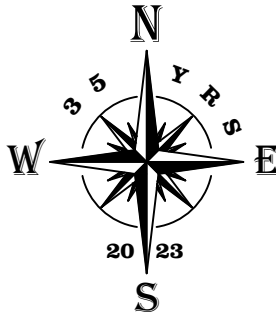
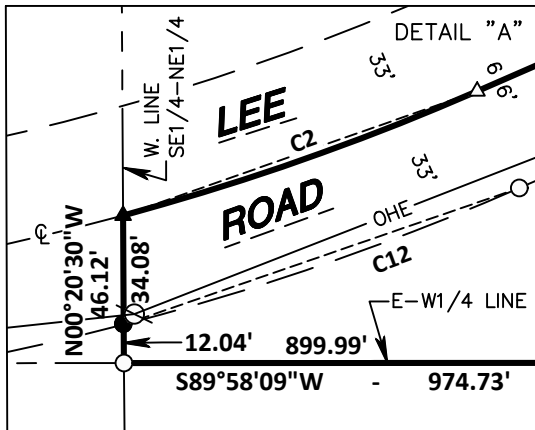
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DWG. 923-450CSM SHEET 3 OF 5

DANE COUNTY CERTIFIED SURVEY MAP NO. _____
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CURVE DATA TABLE

CURVE	DELTA	ARC	RADIUS	BEARING	DIST.	TAN IN	TAN OUT
C1	01°06'23"	15.12'	783.00'	S27°15'51"E	15.12'	S26°42'39"E	S27°49'02"E
C2	08°24'07"	117.31'	800.00'	N70°39'45"E	117.21'	N74°51'48"E	N66°27'42"E
C3	10°50'53"	199.93'	1056.00'	N71°53'08"E	199.64'	N66°27'42"E	N77°18'34"E
C4	05°06'56"	97.23'	1089.00'	S80°18'54"W	97.20'	S82°52'23"W	S77°45'27"W
C5	30°12'16"	249.35'	473.00'	N82°01'30"W	246.47'	N66°55'22"W	S82°52'23"W
C6	30°20'03"	171.01'	323.00'	N51°45'20"W	169.02'	N36°35'18"W	N66°55'21"W
C7	08°46'16"	119.87'	783.00'	N32°12'11"W	119.75'	N27°49'02"W	N36°35'18"W
C8	07°11'41"	90.03'	717.00'	S32°59'28"E	89.98'	S29°23'38"E	S36°35'18"E
C9	30°20'03"	136.06'	257.00'	S51°45'20"E	134.48'	S36°35'18"E	S66°55'22"E
C10	30°12'16"	214.56'	407.00'	S82°01'30"E	212.08'	S66°55'22"E	N82°52'22"E
C11	16°24'40"	293.02'	1023.00'	N74°40'02"E	292.02'	N82°52'22"E	N66°27'42"E
C12	09°00'02"	130.85'	833.00'	S70°57'43"W	130.72'	N75°27'44"E	N66°27'42"E
C13	05°33'48"	102.53'	1056.00'	N80°05'28"E	102.49'	N77°18'34"E	N82°52'22"E
C14	30°12'16"	231.95'	440.00'	S82°01'30"E	229.28'	N82°52'22"E	S66°55'22"E
C15	30°20'03"	153.54'	290.00'	S51°45'20"E	151.75'	S66°55'22"E	S36°35'18"E
C16	08°36'12"	112.62'	750.00'	S32°17'12"E	112.51'	S36°35'18"E	S27°59'06"E
C17	16°24'40"	302.47'	1056.00'	N74°40'02"E	301.44'	N66°27'42"E	N82°52'22"E
C18	09°52'39"	134.99'	783.00'	N31°38'59"W	134.82'	N26°42'39"W	N36°35'18"W

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ PK NAIL SET
- 3/4" IRON ROD FND.
- ⊙ 1" IRON PIPE FND. AND WITNESSES FND. AND VERIFIED
- ⊕ 3 1/2" ALUM. MON. FND. AND WITNESSES FND. AND VERIFIED
- Ⓜ WELL
- Ⓢ GAS MANHOLE
- Ⓣ SEPTIC TANK COVER
- Ⓥ SEPTIC VENT
- Ⓥ SEPTIC VENT
- Ⓧ POWER POLE
- OHE- OVERHEAD UTILITY LINE

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 0908-111 6630 LEE RD.
 -9920-0 DANE, WI 53529

LEGAL DESCRIPTION

RM-8 and FP-35 to RM-16

Being Lot 1, Certified Survey Map, No. 15066 as recorded in Volume 106 of Certified Survey Maps, pages 253, 254, 255 and 256 as Document No. 5473446 and lands located in the Southeast Quarter of the Northeast Quarter of Section 11, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of Section 11; thence South 00°13'26" East along the East line of the Northeast Quarter of Section 11, 1,338.49 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 11 and the point of beginning; thence continuing South 00°13'26" East along the East line of the Northeast Quarter of Section 11 and the East line of Lot 1, Certified Survey Map, No. 15066, 1,315.66 feet to the Southeast corner of Lot 1, Certified Survey Map, No. 15066; thence South 88°27'43" West along the South line of Lot 1, Certified Survey Map, No. 15066, 356.82 feet to a point in the East right-of-way line of Lee Road; thence Southeasterly along a 783.00 foot radius curve to the right in the East right-of-way line of Lee Road having a central angle of 01°06'23" and whose long chord bears South 27°15'51" East, 15.12 feet to a point in the East – West Quarter line of Section 11; thence South 89°58'09" West along the East – West Quarter line of Section 11 and the South line of Lot 1, Certified Survey Map, No. 15066, 37.14 feet to the centerline of Lee Road; thence Northwesterly along a 750.00 foot curve to the left in the centerline of Lee Road and the South line of Lot 1, Certified Survey Map, No. 15066 having a central angle of 08°36'12" and whose long chord bears North 32°17'12" West, 112.51 feet; thence Northwesterly along a 290.00 foot radius curve to the left in the centerline of Lee Road and the South line of Lot 1, Certified Survey Map, No. 15066 having a central angle of 30°20'03" and whose long chord bears North 51°45'20" West, 151.75 feet; thence Northwesterly along a 440.00 foot radius curve to the left in the centerline of Lee Road and the South line of Lot 1, Certified Survey Map, No. 15066 having a central angle of 30°12'16" and whose long chord bears North 82°01'30" West, 229.28 feet; thence Southwesterly along a 1,056.00 foot radius curve to the left in the centerline of Lee Road and the South line of Lot 1, Certified Survey Map, No. 15066 having a central angle of 05°33'48" and whose long chord bears South 80°05'28" West, 102.49 feet to the Southwest corner of Lot 1, Certified Survey Map, No. 15066; thence North 01°46'49" East along the West line of Lot 1, Certified Survey Map, No. 15066 and the Northerly extension thereof, 1,130.92 feet to the North line of the Southeast Quarter of the Northeast Quarter of Section 11; thence North 89°39'30" East along the North line of the Southeast Quarter of the Northeast Quarter of Section 11, 853.95 feet to the point of beginning. Containing 1,073,677 square feet, (24.65 acres), more or less.

FP-35 to FP-1

Being part of the Southeast Quarter of the Northeast Quarter of Section 11, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, described as follows: Commencing at the Northeast Quarter of Section 11; thence South 00°13'26" East along the East line of the Northeast Quarter of Section 11 and the East line of Lot 1, Certified Survey Map, No. 15066, 2,654.15 feet to the Southeast corner of Lot 1, Certified Survey Map, No. 15066; thence South 88°27'43" West along the South line of Lot 1, Certified Survey Map, No. 15066, 356.82 feet to a point in the East right-of-way line of Lee Road; thence Southeasterly along a 783.00 foot radius curve to the right in the East right-of-way line of Lee Road having a central angle of 01°06'23" and whose long chord bears South 27°15'51" East, 15.12 feet to a point in the East – West Quarter line of Section 11; thence South 89°58'09" West along the East – West Quarter line of Section 11 and the South line of Lot 1, Certified Survey Map, No. 15066, 37.14 feet to the centerline of Lee Road and the point of beginning; thence continuing South 89°58'09" West along the East – West Quarter line of Section 11, 937.59 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 11 and being in the East line of Lot 1, Certified Survey Map, No. 15066; thence North 00°20'30" West along the West line of the Southeast Quarter of the Northeast Quarter of Section 11 and the East line of Lot 1, Certified Survey Map, No. 15369, 46.12 feet to the centerline of Lee Road, said point being the Northeast corner of Lot 1, Certified Survey Map, No. 15369; thence Northeasterly along a 800.00 foot radius curve to the left in the centerline of Lee Road having a central angle of 08°24'07" and whose long chord bears North 70°39'45" East, 117.21 feet; thence North 66°27'42" East along the centerline of Lee Road, 142.04 feet; thence Northeasterly along a 1,056.00 foot radius curve to the right in the centerline of Lee Road having a central angle of 16°24'40" and whose long chord bears North 74°40'02" East, 301.44 feet; thence Southeasterly along a 440.00 foot radius curve to the right in the centerline of Lee Road having a central angle of 30°12'16" and whose long chord bears South 82°01'30" East, 229.28 feet; thence Southeasterly along a 290.00 foot radius curve to the right in the centerline of Lee Road having a central angle of 30°20'03" and whose long chord bears South 51°45'20" East, 151.75 feet; thence Southeasterly along a 750.00 foot radius curve to the right in the centerline of Lee Road having a central angle of 08°36'12" and whose long chord bears South 32°17'12" East, 112.51 feet to the point of beginning. Containing 146,581 square feet (3.36 acres), more or less.