

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/17/2020	DCPREZ-2020-11599
Public Hearing Date	C.U.P. Number
10/27/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KOOS FAMILY TR	PHONE (with Area Code) (847) 922-1032	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) PO BOX 398		ADDRESS (Number & Street)	
(City, State, Zip) ELBURN, IL 60119		(City, State, Zip)	
E-MAIL ADDRESS rkoos@blastcomm.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	
10541 County Hwy Y					
TOWNSHIP MAZOMANIE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-283-8000-3		0906-282-9791-6			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND ONE 43-ACRE AGRICULTURAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.9		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input 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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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:	Koos Family Trust	Agent Name:	
Address (Number & Street):	PO box 398	Address (Number & Street):	
Address (City, State, Zip):	Elburn IL 60119	Address (City, State, Zip):	
Email Address:	rkoos@blastcomm.com	Email Address:	
Phone#:	847 922 1032	Phone#:	

PROPERTY INFORMATION

Township:	Mazomanie	Parcel Number(s):	034/0906-283-8000-3 ,034/0906-282-9791-6
Section:	SEC 28-9-6 PRT SE1/4	Property Address or Location:	10541 COUNTY HIGHWAY Y

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Request for zoning is for a land division. Portions of the above listed parcels are to be combined to create 1 new 4.9 acre lot. See CSM for details. Zoning requested is RR4. There are no plans to change the current use of the property. Currently used for farming.

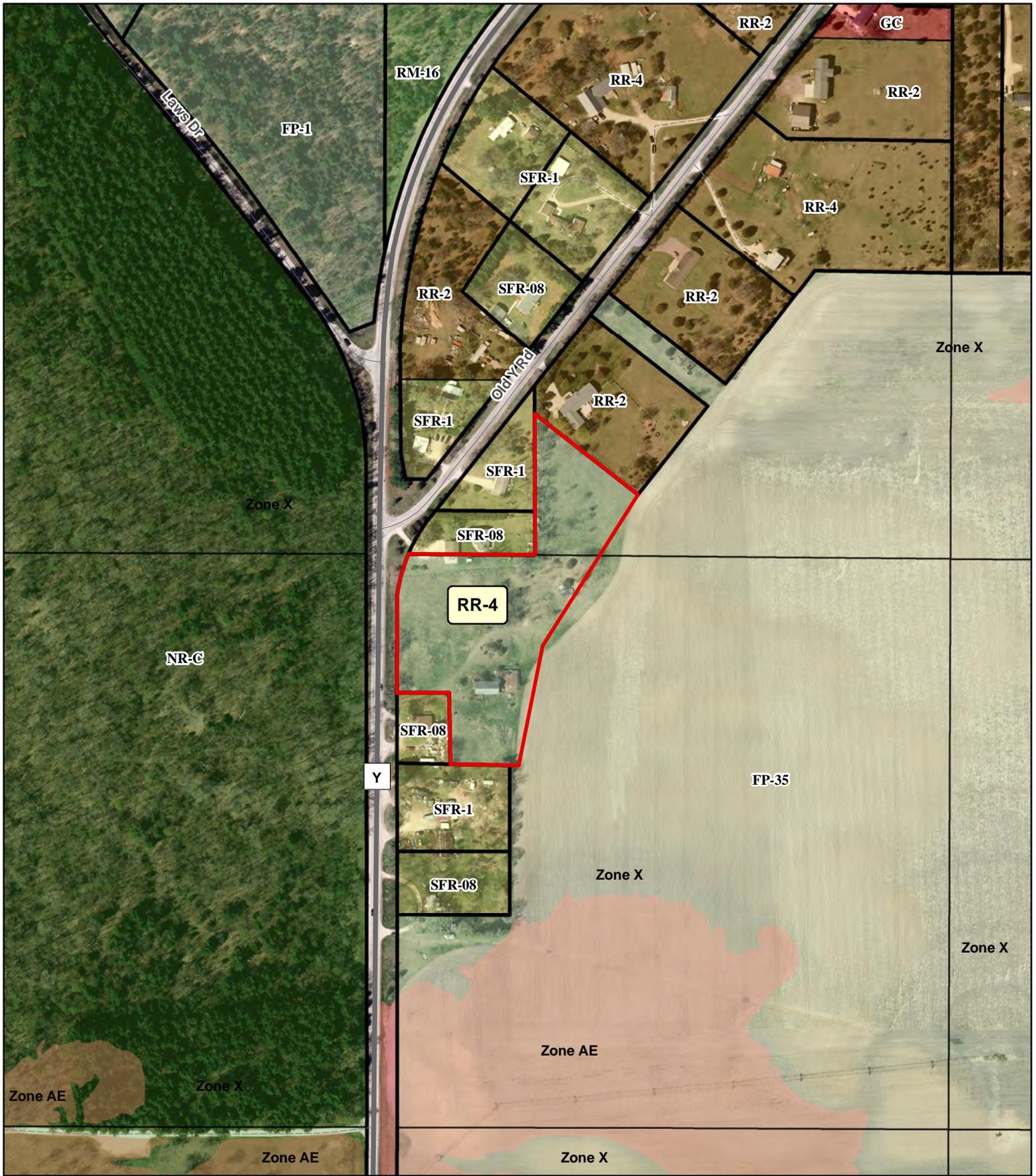
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP35	RR4	4.9

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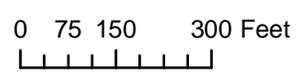
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Ralph Koos Trustee 8/13/2020



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |

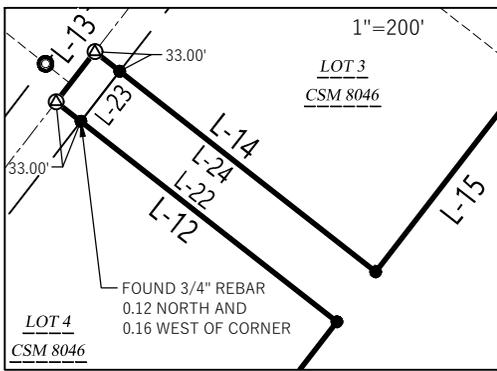


**Petition 11599
KOOS FAMILY TR**

CERTIFIED SURVEY MAP NO. _____

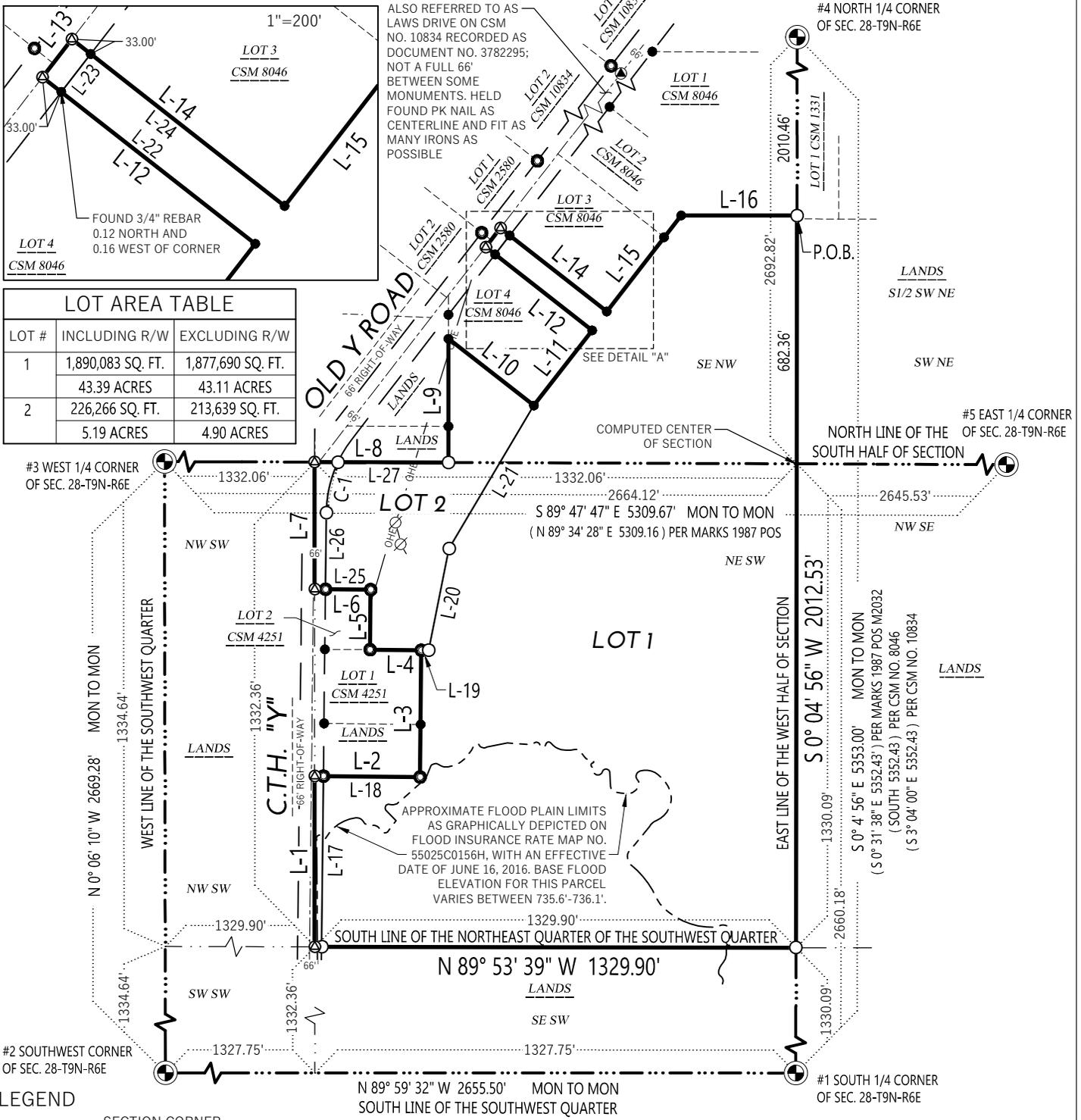
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 9 NORTH, RANGE 6 EAST, ALL IN THE TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.

DETAIL A



ALSO REFERRED TO AS LAWS DRIVE ON CSM NO. 10834 RECORDED AS DOCUMENT NO. 3782295; NOT A FULL 66' BETWEEN SOME MONUMENTS. HELD FOUND PK NAIL AS CENTERLINE AND FIT AS MANY IRONS AS POSSIBLE

LOT AREA TABLE		
LOT #	INCLUDING R/W	EXCLUDING R/W
1	1,890,083 SQ. FT. 43.39 ACRES	1,877,690 SQ. FT. 43.11 ACRES
2	226,266 SQ. FT. 5.19 ACRES	213,639 SQ. FT. 4.90 ACRES

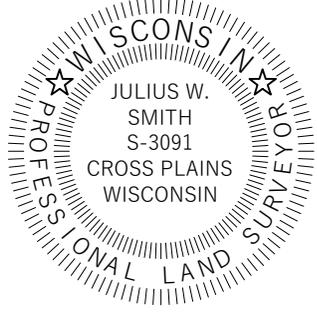
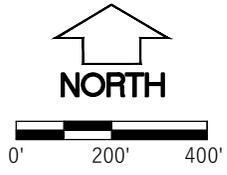


LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PK NAIL FOUND
- MAG NAIL SET
- 3/4" REBAR SET 2.55 LB/FT
- POWER POLE
- CSM BOUNDARY
- CSM INTERIOR BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- FLOOD PLAIN LIMITS
- OHE OVERHEAD ELECTRIC LINES
- RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF JANUARY 13TH, AND FEBRUARY 17TH 2020.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE EAST LINE OF THE WEST HALF OF SECTION 28, T9N, R6E, BEARS S 0° 04' 56" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 2, 3 AND 4 OF 7 FOR FURTHER DETAILS ON LOTS 1 AND 2, BUILDING DETAILS, AND POTENTIAL ENCROACHMENTS.
5. SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES, AND SECTION CORNER MONUMENT COORDINATE TABLE.



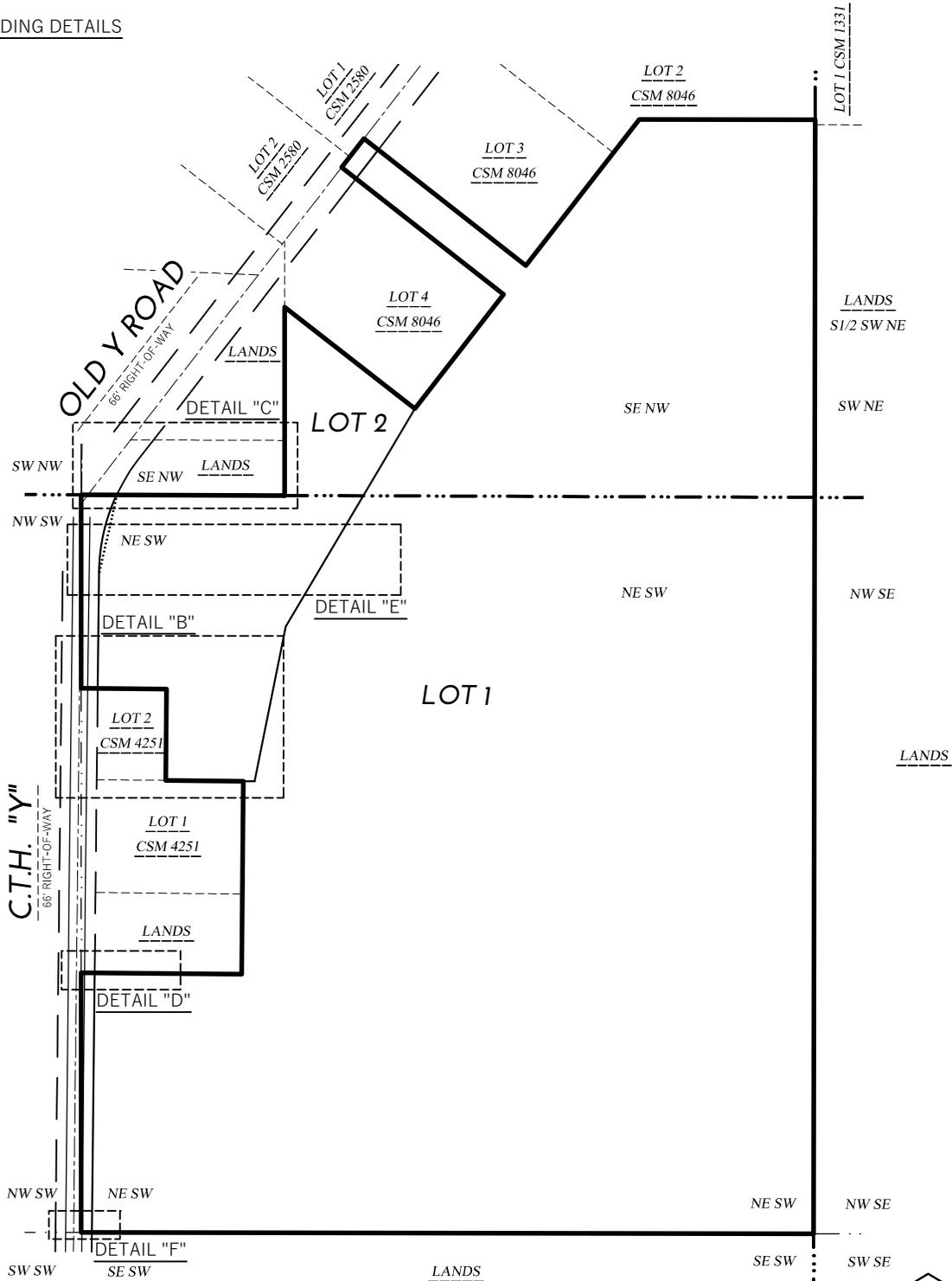
File: C:\Projects\190667_Koos Family TR - Town of Mazomanie CSM DWG\190667_Koos CSM.dwg Layout: CSM 1 OF 7 User: Zach Plotited: Aug 12, 2020 - 10:50am

PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: KOOS FAMILY TRUST PO BOX 398 ELBURN, IL 60119	SURVEYED BY: ZMR/MAL DRAWN BY: ZMR APPROVED BY: JWS	PROJECT NO: 190667 SHEET NO: 1 of 7
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

CERTIFIED SURVEY MAP NO. _____

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWN 9 NORTH, RANGE 6 EAST, ALL IN THE TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.

LOT AND BUILDING DETAILS

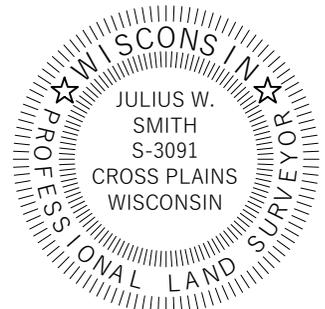


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE

NOTES:

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3. SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES, AND SECTION CORNER MONUMENT COORDINATE TABLE.



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www.wyserengineering.com

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KOOS FAMILY TRUST
PO BOX 398
ELBURN, IL 60119

SURVEYED BY: ZMR/MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 190667
SHEET NO: 2 of 7

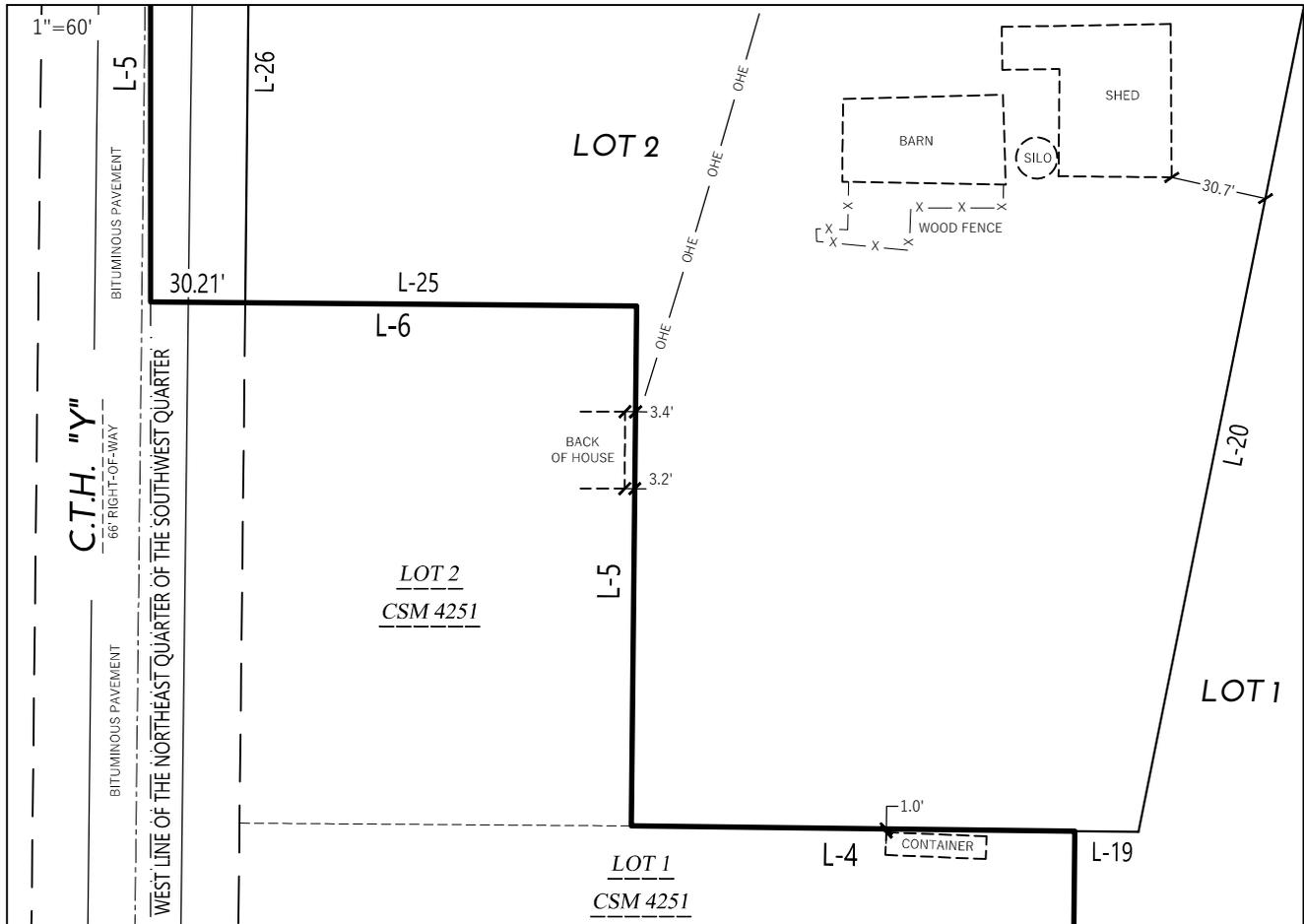
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

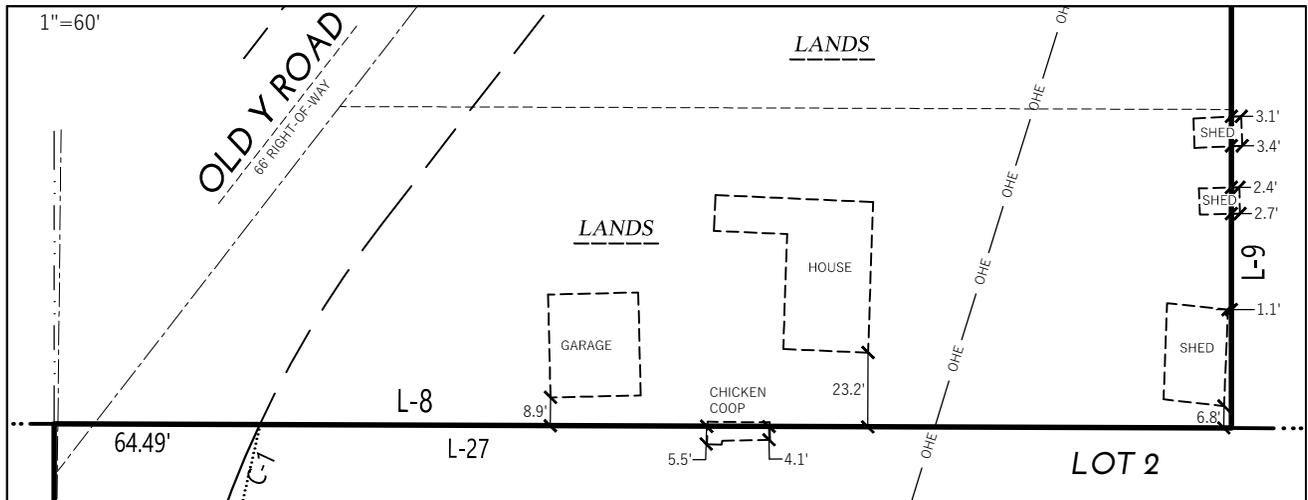
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LOT AND BUILDING DETAILS

DETAIL "B"



DETAIL "C"

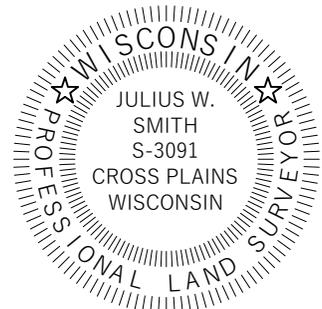


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- OVERHEAD ELECTRIC LINES
- FENCE LINE
- RECORDED INFORMATION

NOTES:

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3. SEE SHEET 5 OF 7 FOR LINE AND CURVE TABLES, AND SECTION CORNER MONUMENT COORDINATE TABLE.



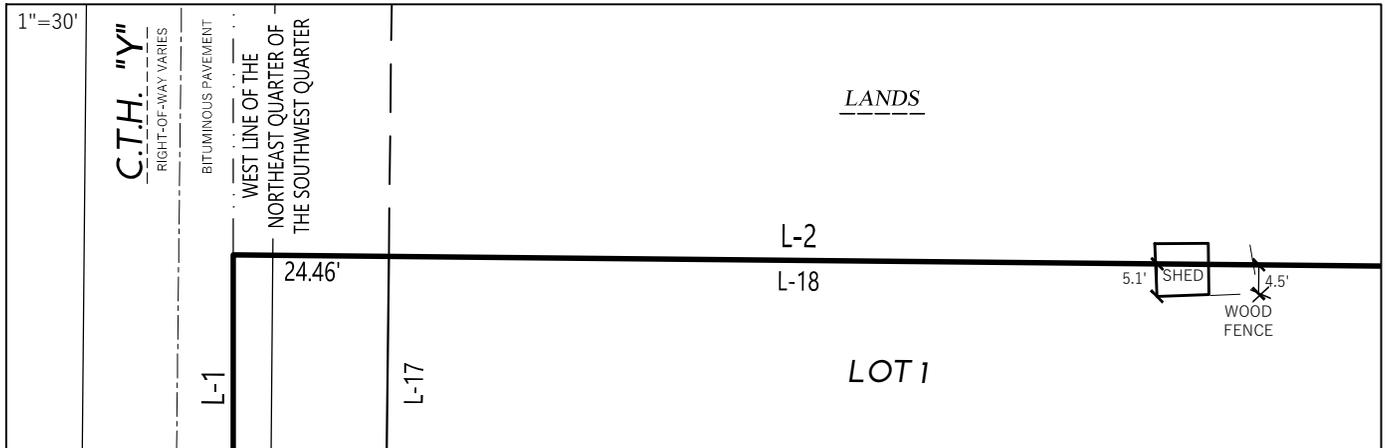
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	PREPARED BY:	PREPARED FOR:	SURVEYED BY: ZMR/MAL	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	KOOS FAMILY TRUST PO BOX 398 ELBURN, IL 60119	DRAWN BY: ZMR APPROVED BY: JWS	PROJECT NO: 190667 SHEET NO: 3 of 7

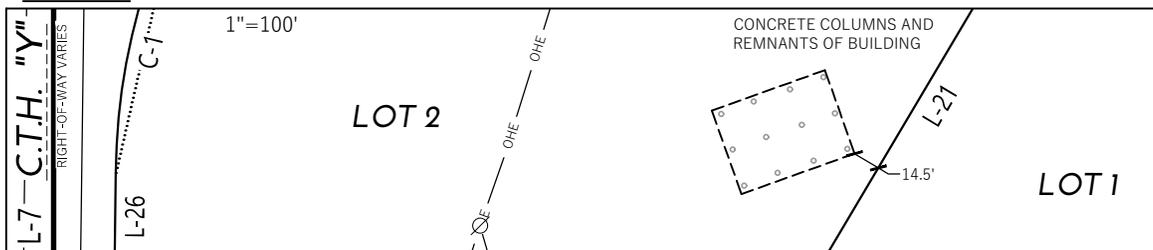
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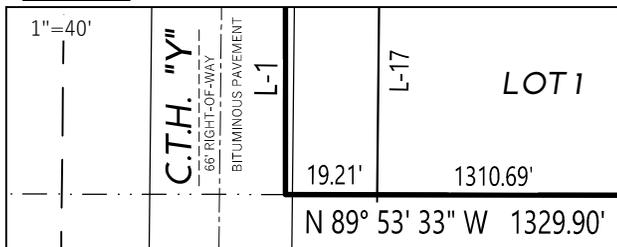
DETAIL "D"



DETAIL "E"



DETAIL "F"

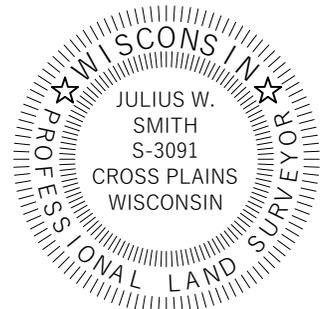


LEGEND

- POWER POLE
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- QUARTER/QUARTER LINE
- PLATTED LINE
- OHE OVERHEAD ELECTRIC LINES

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PREPARED FOR:
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PO BOX 398
ELBURN, IL 60119

SURVEYED BY: ZMR/MAL
DRAWN BY: ZMR
APPROVED BY: JWS

PROJECT NO: 190667
SHEET NO: 4 of 7

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

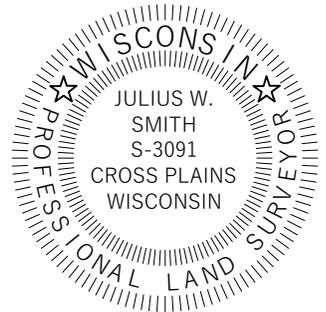
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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND 2" PIPE	N: 536,202.34 E: 713,129.98
	S CORNER OF SECTION 28 - T9N - R6E	
2	FOUND ALUMINUM CAP MONUMENT	N: 536,202.71 E: 710,474.48
	SW CORNER OF SECTION 28 - T9N - R6E	
3	FOUND ALUMINUM CAP MONUMENT	N: 538,871.98 E: 710,469.69
	W CORNER OF SECTION 28 - T9N - R6E	
4	FOUND 2" PIPE	N: 541,555.34 E: 713,137.65
	S CORNER OF SECTION 28 - T9N - R6E	
5	FOUND ALUMINUM CAP MONUMENT	N: 538,853.14 E: 715,809.30
	WITNESS FOR EAST QUARTER CORNER	
	TRUE CORNER LOCATION	N: 538,853.12 E: 715,779.32
	E CORNER OF SECTION 28 - T9N - R6E	

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 0° 00' 38" W	469.12'
L-2	S 89° 26' 30" E	291.32'
(***)	EAST	
L-3	N 0° 32' 39" E	348.76'
(***)	N 0° 04' 24" W	348.87'
L-4	N 89° 19' 54" W	141.42'
(***)	S 89° 55' 11" W	141.64'
L-5	N 0° 36' 01" E	164.98'
(***)	N 0° 02' 10" W	165.36'
L-6	N 89° 32' 26" W	155.03'
(***)	S 89° 49' 38" W	157.72'
L-7	N 0° 00' 38" W	349.47'
L-8	S 89° 47' 47" E	369.71'
(*)	N 89° 34' 28" E	369.40'
L-9	N 0° 00' 15" W	340.45'
(*)	N 0° 37' 02" W	
(**)	N 0° 15' 41" W	
L-10	S 52° 10' 58" E	299.18'
(**)	S 52° 19' 13" E	299.46'
L-11	N 37° 56' 16" E	261.65'
(**)	N 37° 40' 47" E	262.00'
L-12	N 52° 03' 44" W	372.69'
(**)	N 52° 19' 13" W	373.00'
L-13	N 37° 54' 48" E	66.00'
(**)	N 37° 40' 47" E	
L-14	S 52° 03' 44" E	372.72'
(**)	S 52° 19' 13" E	373.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-15	N 37° 56' 16" E	334.71'
(**)	N 37° 40' 47" E	334.76'
L-16	S 89° 55' 04" E	319.77'
(**)	EAST	314.54'
L-17	N 0° 37' 51" E	468.98'
L-18	S 89° 26' 30" E	266.86'
(***)	EAST	266.90'
L-19	S 89° 19' 54" E	20.30'
L-20	N 11° 24' 26" E	285.31'
L-21	N 30° 47' 21" E	458.17'
L-22	N 52° 03' 44" W	339.69'
(**)	N 52° 19' 13" W	340.00'
L-23	N 37° 54' 48" E	66.00'
(**)	N 37° 40' 47" E	340.00'
L-24	S 52° 03' 44" E	339.72'
(**)	S 52° 19' 13" E	340.00'
L-25	N 89° 32' 26" W	124.82'
(***)	S 89° 49' 38" W	124.72'
L-26	N 0° 37' 51" E	210.39'
L-27	S 89° 47' 47" E	305.18'
(*)	N 89° 34' 28" E	



- (*) PER MARKS 1987 POS M2032
- (**) PER CSM NO. 8046, RECORDED AS DOCUMENT NO. 2725785
- (***) PER CSM NO. 4251, RECORDED AS DOCUMENT NO. 1813337

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	143.83'	335.00'	24° 35' 58"	N 12° 55' 50" E	142.73'	N 0° 37' 51" E	N 25° 13' 49" E
()						N 2° 45' 00" W	

RECORD CURVE DATA USED TO CALCULATE RIGHT-OF-WAY IS FROM C.T.H. "Y" RELOCATION ORDER AND PLAN, DANE COUNTY HIGHWAY PROJECT NO. 15024 FROM 1969.

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PROJECT NO: 190667
SHEET NO: 5 of 7

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DOC. NO. _____
C.S.M. NO. _____

“LOT 2” REZONE DESCRIPTION

A parcel of land being part of the Southeast Quarter of the Northwest Quarter, and a part of the Northeast Quarter of the Southwest Quarter of Section 28, Town 9 North, Range 6 East, all in the Town of Mazomanie, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West Quarter Corner of aforesaid Section 28; thence along the North line of the Southwest Quarter of said Section 28, South 89 degrees 47 minutes 47 seconds East, 1332.06 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 28, being the Point of Beginning; thence continuing along said North line of the Southwest Quarter of Section 28, South 89 degrees 47 minutes 47 seconds East, 369.71 feet; thence North 00 degrees 00 minutes 15 seconds West, 340.45 feet to a point on the southwesterly line of Lot 4 of Certified Survey Map No. 8046, recorded in Volume 43 of Certified Surveys on pages 38-39 as Document No. 2725785 (CSM 8046); thence along the southwesterly line of said Lot 4, South 52 degrees 10 minutes 58 seconds East, 299.18 feet to the southernmost corner of said Lot 4; thence South 30 degrees 47 minutes 21 seconds West, 458.17 feet; thence South 11 degrees 24 minutes 26 seconds West, 285.31 feet; thence North 89 degrees 19 minutes 54 seconds West, 20.30 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 4251, recorded in Volume 18 of Certified Surveys on pages 96-97 as Document No. 1813337 (CSM 4251); thence along the North line of said Lot 1, North 89 degrees 19 minutes 54 seconds West, 141.42 feet to the Southeast corner of Lot 2 of CSM 4251; thence along the East line of said Lot 2, North 00 degrees 36 minutes 01 seconds East, 164.98 feet to the Northeast corner of said Lot 2; thence along the North line of said Lot 2, North 89 degrees 32 minutes 26 seconds West, 155.03 feet to a point on the West line of the Northeast Quarter of the Southwest Quarter of said Section 28; thence along said West line, North 00 degrees 00 minutes 38 seconds West, 349.47 feet to the Point of Beginning.

Above described area to be rezoned contains 226,266 square feet or 5.19 acres including the Right-of-Ways for County Trunk Highway “Y” and Old Y Road, and contains 213,639 square feet or 4.90 acres excluding said Right-of-Ways.