

Dane County Rezone & Conditional Use Permit

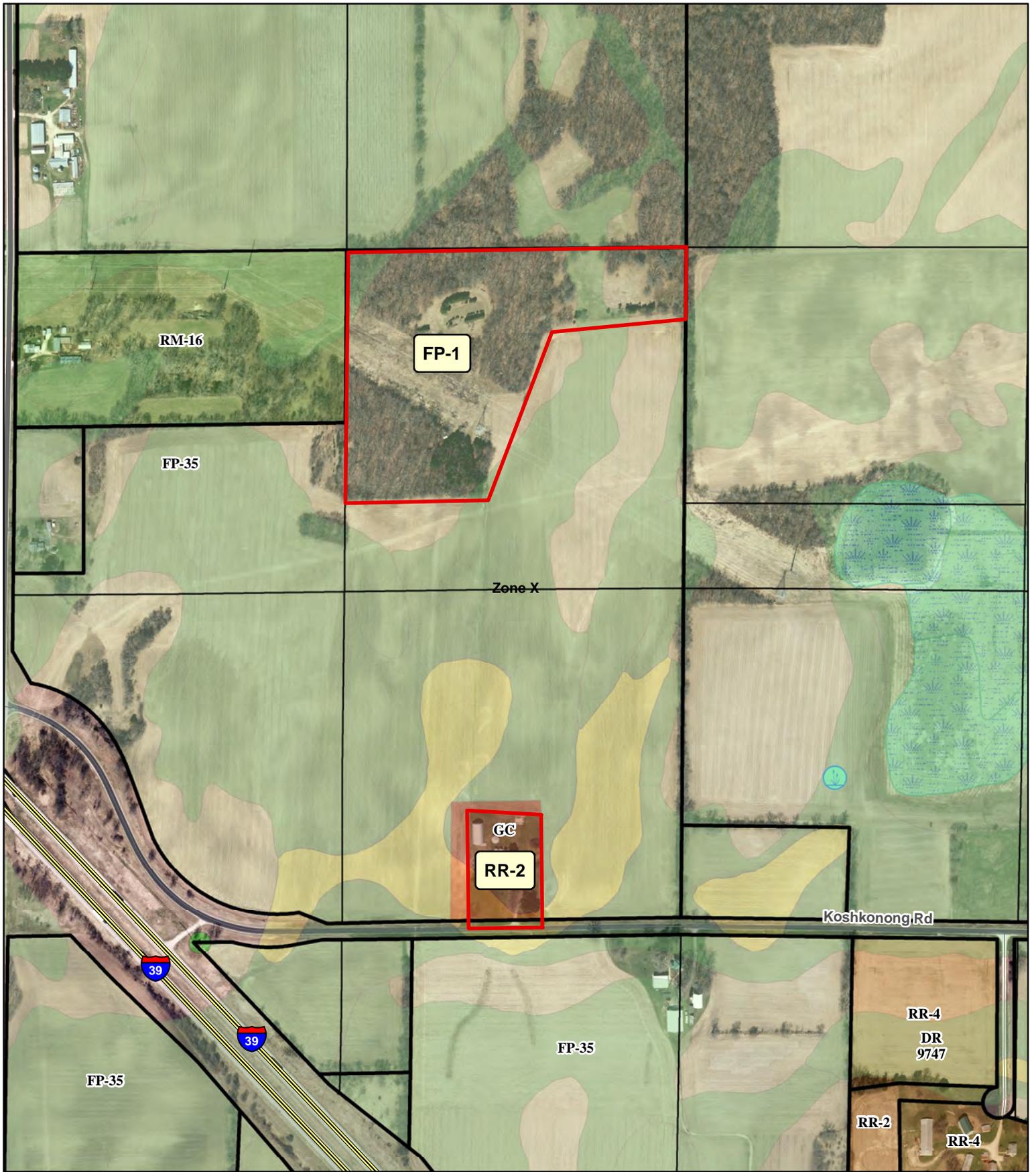
Application Date	Petition Number
06/17/2020	DCPREZ-2020-11574
Public Hearing Date	C.U.P. Number
08/25/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LUCILLE NOTTESTAD	PHONE (with Area Code) (608) 335-2225	AGENT NAME RON NOTTESTAD	PHONE (with Area Code) (608) 335-2225
BILLING ADDRESS (Number & Street) 1350 KOSHKONONG RD		ADDRESS (Number & Street) 204 JONES STREET	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS		E-MAIL ADDRESS lakelandron@yahoo.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	
1350 Koshkonong Road					
TOWNSHIP CHRISTIANA	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-184-9500-9					

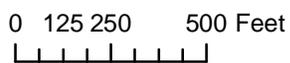
REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING THE EXISTING RESIDENCE FROM THE FARMLAND AND CREATING AN AGRICULTURAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	19.8		
GC General Commercial District	RR-2 Rural Residential District	3.0		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11574
LUCILLE NOTTESTAD



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:	Lucille Nottestad	Agent Name:	Ron Nottestad
Address (Number & Street):	1350 Koshkonong Rd	Address (Number & Street):	204 Jones St
Address (City, State, Zip):	Cambridge, Wi	Address (City, State, Zip):	Cambridge, Wi
Email Address:		Email Address:	
Phone#:		Phone#:	608-335-2225

PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	0612-184-8000-6, 0612-184-9500-0 ⁹
Section:	18	Property Address or Location:	1350 Koshkonong Road

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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Owner wishes to parcel of non cropland and area surrounding farmstead in order to sell remaining farmland

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
fp-35	fp-1	19.8
c-1	rr-2	3.0

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 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.

Owner/Agent Signature Ron Nottestad PR Date 6-8-2020

Zone Division

Planning & Development

I am requesting a variance to allow a non 66 foot wide access strip to lot #2. There is a common drive from lot #1 to the 15' easement now part of the easement to Koshkamong road in case needed in the future.

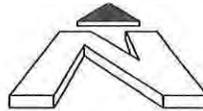
Thank You
Ron Wotter, Jr

P.S.

lot #2 is a non buildable all wooded area primarily used for hunting.

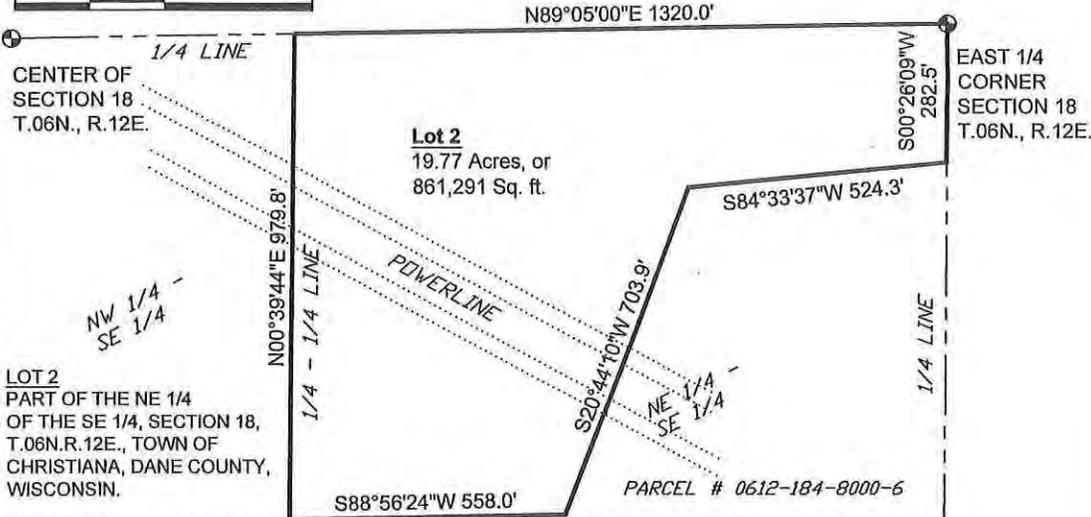
Ch# 1027
\$ 49500

PRELIMINARY CERTIFIED SURVEY



PART OF THE SE 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, ALL IN SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

Scale 1" = 300'
 0 150 300 600

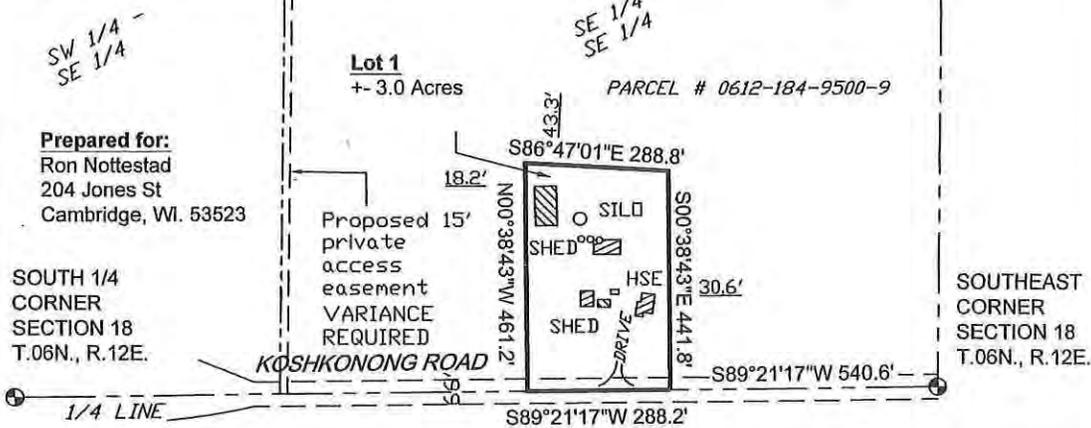


LOT 2
 PART OF THE NE 1/4 OF THE SE 1/4, SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 18; THENCE S00°26'09"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 LINE, 282.5 FEET; THENCE S84°33'37"W, 524.3 FEET; THENCE S20°44'10"W, 703.9 FEET; THENCE S88°56'24"W, 558.0 FEET TO THE WEST 1/4 - 1/4 LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°39'44"E ALONG SAID 1/4 - 1/4 LINE 979.8 FEET TO THE NORTH LINE OF SAID 1/4 - 1/4; THENCE N89°05'00"E ALONG SAID NORTH 1/4 LINE 1320.0 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING 19.77 ACRES OR 861,291 SQUARE FEET.

LOT 1
 PART OF THE SE 1/4 OF THE SE 1/4, SECTION 18, T.06N.R.12E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

COMMENCING AT THE THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE S89°21'17"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4, 540.6 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°21'17"W, 288.2 FEET; THENCE N00°38'43"W, 461.2 FEET; THENCE S86°47'01"E, 288.8 FEET; THENCE S00°38'43"E, 441.8 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING 3.0 ACRES MORE OR LESS.



Prepared for:
 Ron Nottestad
 204 Jones St
 Cambridge, WI. 53523

SOUTH 1/4 CORNER SECTION 18, T.06N., R.12E.

Wisconsin Mapping, LLC

surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

Dwg. No. 5516-20 Date 5/30/2020
 Sheet 1 of 1