

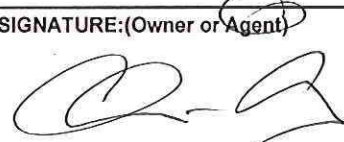
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/04/2017	DCPREZ-2017-11222
Public Hearing Date	C.U.P. Number
12/11/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEPHEN D FLACH	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 8716 RIDGE DR		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS SDFLACH@YAHOO.COM		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.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	
8716 RIDGE DR		8716 RIDGE DR		8716 RIDGE DR	
TOWNSHIP PRIMROSE	SECTION 28	TOWNSHIP PRIMROSE	SECTION 27	TOWNSHIP PRIMROSE	SECTION 28
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-281-9603-0		0507-272-9100-9		0507-281-9501-3	

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (8) Agriculture District	RH-3 Rural Homes District	9.82		
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	1.77		
A-1Ex Exclusive Ag District	A-4 Agriculture District	8.4		
A-2 Agriculture District	A-4 Agriculture District	26.46		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
PRINT NAME: <u>Chris Adams</u>				
DATE: <u>10-4-17</u>				

A-2(8) TO RH-3

LOT 1, CERTIFIED SURVEY MAP No. 7939, RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 42 OF CERTIFIED SURVEY MAPS, PAGE 97 AND 98, AS DOCUMENT No. 2701069. LOCATED IN THE TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN, THIS DESCRIPTION CONTAINS 9.82 ACRES.

DELAYED EFFECTIVE DATE REQUESTED

A-2(8) TO RH-3

A PARCEL OF LAND LOCATED IN PART OF THE SW ¼ OF THE NW ¼ OF SECTION 27, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 27; THENCE N 00°08'14" E, 208.38 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N 00°08'14" E, 465.96 FEET; THENCE S 69°07'50" E, 144.35 FEET; THENCE S 04°15'13" E, 535.52 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVED NORTHERLY HAVING A RADIUS OF 575.11 FEET AND A LONG CHORD BEARING OF N 58°58'11" W, 132.77 FEET; THENCE N 52°20'29" W, 49.98 FEET; THENCE N 47°27'53" W, 30.37 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 77,191 SQ. FT. OR 1.77 ACRES AND IS SUBJECT TO A ROAD RIGHT OF WAY OVER THE SOUTHERLY SIDE THEREOF.

DELAYED EFFECTIVE DATE REQUESTED

A-1EX TO A-4

A PARCEL OF LAND LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 27, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ¼ CORNER OF SAID SECTION 27; THENCE S 89°52'48" E, 333.04 FEET; THENCE N 00°04'55" E, 1333.70 FEET; THENCE S 89°56'27" W, 331.76 FEET; THENCE S 00°08'14" W, 703.01 FEET; THENCE S 69°07'50" E, 144.35 FEET; THENCE S 04°15'13" E, 535.52 FEET; THENCE ALONG AN ARC OF A CURVE CONCAVED NORTHERLY HAVING A RADIUS OF 575.11 FEET AND A LONG CHORD BEARING OF N 58°58'11" W, 132.77 FEET; THENCE N 52°20'29" W, 49.98 FEET; THENCE N 47°27'53" W, 30.37 FEET; THENCE S 00°08'14" W, 163.69 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 365,957 SQ. FT. OR 8.40 ACRES AND IS SUBJECT TO A ROAD RIGHT OF WAY THEREOF.

DELAYED EFFECTIVE DATE REQUESTED

A-2 TO A-4

LOT 3, CERTIFIED SURVEY MAP No. 7939, RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE IN VOLUME 42 OF CERTIFIED SURVEY MAPS, PAGE 97 AND 98, AS DOCUMENT No. 2701069. LOCATED IN THE TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN, THIS DESCRIPTION CONTAINS 26.46 ACRES.

DELAYED EFFECTIVE DATE REQUESTED



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>Stephen Flach & Therese Lacasse</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>8716 Ridge Dr, Belleville 53508</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>(608) 832-6819</u>	Phone	<u>608-255-5705</u>
Email	<u>sdfiach@yahoo.com</u>	Email	<u>chris@williamsonsurveying.com</u>

Town: Primrose Parcel numbers affected: 0507-272-9100-9, 0507-281-9501-3, 0507-281-9603-0

Section: 27 & 28 Property address or location: 8716 Ridge Dr, Belleville

Zoning District change: (To / From / # of acres) _____
A-2(8) to RH-3 9.82 acres, A-1EX to RH-3 1.77 acres, A-1EX to A-4 8.40 acres, A-2 to A-4 26.46 acres

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:

Therese & Stephen Lacasse are building a new home on part of the land that they own and would like to adjust the property lines around the existing home in order to sell it once they move into their new home. They are also dealing with a land swap with an adjoining land owner and need to create the 5+/- acre parcel as part of that deal.

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

Submitted By:

Date: 10-3-17

CERTIFIED SURVEY MAP NO. 7939

PART OF THE SE 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, SECTION 28, TOWN 5 NORTH, RANGE 7 EAST, TOWNSHIP OF PRIMROSE, DANE COUNTY, WISCONSIN

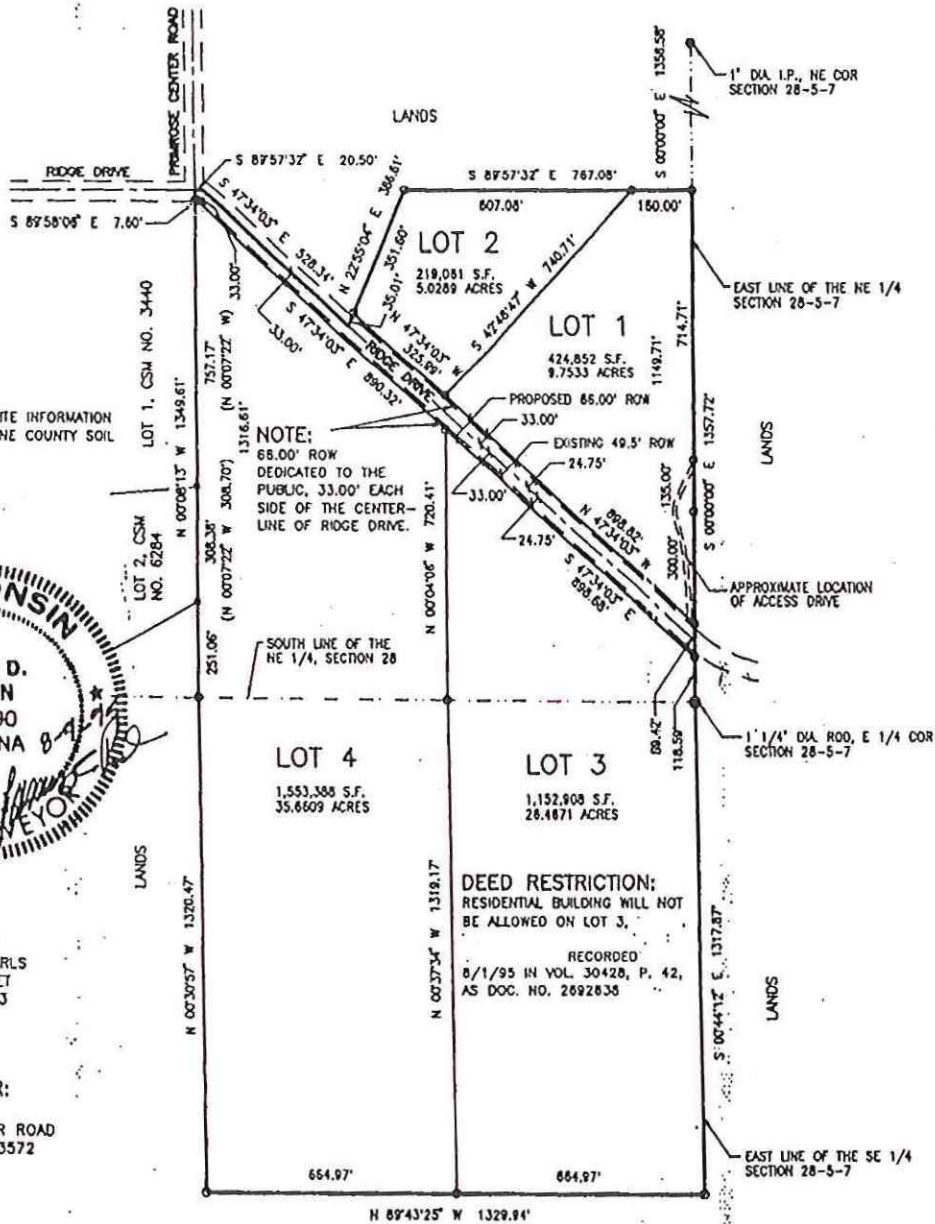
2701069

NOTE:
REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



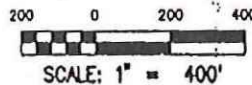
SURVEYED BY:
JAMES D. PREHN, RLS
580 ARTHUR STREET
VERONA, WI 53593
608-845-6163

SURVEYED FOR:
GERALD BURNS
921 PERRY CENTER ROAD
MT. HOREB, WI 53572



LEGEND

- 3/4" DIA. ROD, FOUND
- 1" DIA. IRON PIPE, FOUND
- 1 1/4" DIA. ROD, FOUND
- 3/4" DIA. REBAR SET (1.50 LBS/FT)
- CENTERLINE
- PROPERTY/LOT LINE
- - - - 1/4 SECTION LINE
- ==== EXISTING ROW



BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE EAST LINE OF THE NE 1/4, SECTION 28-5-7, RECORDED AS N 00°00'00" E

CSM 7939

8/10

CERTIFIED SURVEY MAP NO. 7939

SURVEYOR'S CERTIFICATE

I, James D. Prehn, Registered Land Surveyor No. S-1790, hereby certify that in accordance and compliance with S.236.34 and S.236.20(3)(b), Wisconsin Statutes I have surveyed, monumented, and mapped the lands as described herein, and that this map is a correct representation thereof in accordance with the information provided:

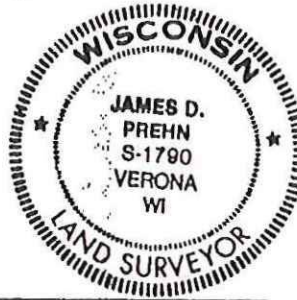
A parcel of land located in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, Section 28, Township 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, more particularly described as follows:

Beginning at a 1 1/4" dia. rod at the E 1/4 corner, Section 28-5-7 ;
 thence along the East line of the SE 1/4 of said Section 28, S 00°44'12" E a distance of 1317.87' to a 3/4" dia. rebar;
 thence N 89°43'25" W a distance of 1329.94' to a 3/4" dia. rebar;
 thence N 00°30'57" W a distance of 1320.47' to a 3/4" dia. rebar;
 thence N 00°08'13" W a distance of 1349.61' to the centerline of Ridge Drive;
 thence along said centerline, S 89°57'32" E a distance of 20.50';
 thence continuing along said centerline, S 47°34'03" E a distance of 528.34';
 thence N 22°55'04" E a distance of 386.61' to a 3/4" dia. rebar;
 thence S 89°57'32" E a distance of 767.08' to a 3/4" dia. rebar in the east line of the NE 1/4 of said Section 28;
 thence along said east line, S 00°00'00" E a distance of 1357.72' to the point of beginning.

Said parcel containing 3,450,148 square feet or 79.2045 acres.

Dated this 9 day of August, 1995.

James D. Prehn
 James D. Prehn, S-1790



OWNER'S CERTIFICATE

Gerald Burns and Daniel Molltor, as owners hereby certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the map. We also certify that this certified survey map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Primrose Town Board. 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 Natural Resources Committee for approval.

Gerald Burns *Daniel Molltor*
 Gerald Burns Daniel Molltor

STATE OF WISCONSIN) SS
 COUNTY OF DAKE)

Personally came before me this 14th day of August, 1995, the above named Gerald Burns and Daniel Molltor, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires March 1, 1998
B. S. M. Coettinger
 Notary Public, Dane County, Wisconsin
 B. S. M. Coettinger

TOWN OF PRIMROSE CERTIFICATE

The public highway right-of-way dedication designated herein is hereby accepted by the Town of Primrose.

Larry D. Shewe
 Town of Primrose Authorized Representative

COUNTY APPROVAL

Approved for recording per Dane County Zoning and Natural Resources Committee action of September 1, 1995.
Robert Scribner 71 5865
 Robert Scribner, Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this 15th day of SEPTEMBER, 1995, at 11:14 o'clock A.M. and recorded in Volume 42 of Certified Survey Maps, on pages 474-48.
Jane Licht by Carol Kueffel, Deputy
 Jane Licht, Dane County Register of Deeds



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.

PREPARED FOR:

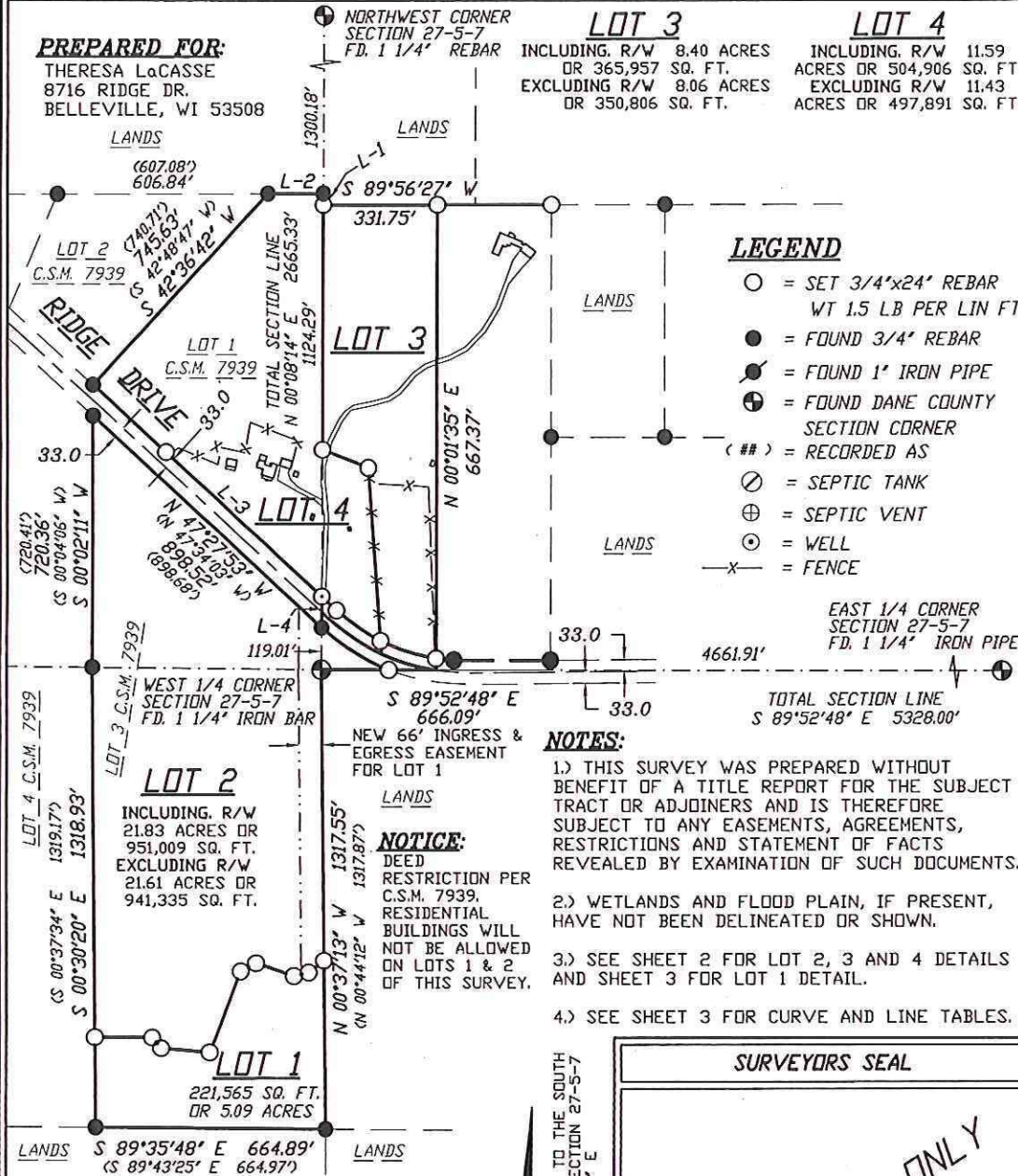
TERESA LaCASSE
8716 RIDGE DR.
BELLEVILLE, WI 53508

LOT 3

INCLUDING R/W 8.40 ACRES
OR 365,957 SQ. FT.
EXCLUDING R/W 8.06 ACRES
OR 350,806 SQ. FT.

LOT 4

INCLUDING R/W 11.59
ACRES OR 504,906 SQ. FT.
EXCLUDING R/W 11.43
ACRES OR 497,891 SQ. FT.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊕ = FOUND DANE COUNTY
SECTION CORNER
- (##) = RECORDED AS
- ⊗ = SEPTIC TANK
- ⊕ = SEPTIC VENT
- ⊙ = WELL
- x- = FENCE

NOTES:

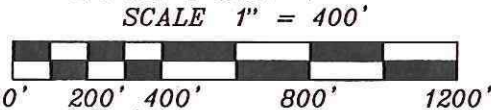
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SEE SHEET 2 FOR LOT 2, 3 AND 4 DETAILS AND SHEET 3 FOR LOT 1 DETAIL.
- 4.) SEE SHEET 3 FOR CURVE AND LINE TABLES.

NOTICE:

DEED RESTRICTION PER C.S.M. 7939, RESIDENTIAL BUILDINGS WILL NOT BE ALLOWED ON LOTS 1 & 2 OF THIS SURVEY.

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 27-5-7 LINE TO BEAR S 89°52'48" E



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.

PREPARED FOR:


TERESA LaCASSE
8716 RIDGE DR.
BELLEVILLE, WI 53508

NORTHWEST CORNER
SECTION 27-5-7
FD. 1 1/4" REBAR


BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE NW 1/4 OF SECTION 27-5-7
LINE TO BEAR S 89°52'48" E

EAST 1/4 CORNER
SECTION 27-5-7
FD. 1 1/4" IRON PIPE

TOTAL SECTION LINE
S 89°52'48" E 5328.00'

 **A-2(8) TO RH-3**
427,715 SQ. FT.
OR 9.82 ACRES

 **A-1EX TO RH-3**
INCLUDING R/W
77,191 SQ. FT.
OR 1.77 ACRES
EXCLUDING R/W
70,175 SQ. FT.
OR 1.61 ACRES

 **A-1EX TO A-4**
INCLUDING R/W
365,957 SQ. FT.
OR 8.40 ACRES
EXCLUDING R/W
350,806 SQ. FT.
OR 8.06 ACRES

SCALE 1" = 400'



LEONARD U EDER
2056 GLACIER CIR
CROSS PLAINS WI 53528

Current Owner
Current Owner
8730 RIDGE DR
BELLEVILLE WI 53508

JEFFERY A HISEL
CINDY M HISEL
941 MAYFAIR AVE
MADISON WI 53714

STEPHEN D FLACH
THERESE M LACASSE
8716 RIDGE DR
BELLEVILLE WI 53508

THEODORE WHITE
DAWN WHITE
8618 RIDGE DR
BELLEVILLE WI 53508

STEPHEN FLACH
THERESE LACASSE
8716 RIDGE DR
BELLEVILLE WI 53508

DONOVAN M BOLEY
CHARLAIN A BOLEY
8660 RIDGE DR
BELLEVILLE WI 53508

ORVIN H JELLE
HANNAH JELLE
651 PRIMROSE CENTER RD
BELLEVILLE WI 53508

LEONARD U EDER
2056 GLACIER CIR
CROSS PLAINS WI 53528

STEPHEN D FLACH
THERESE M LACASSE
8716 RIDGE DR
BELLEVILLE WI 53508

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8716 RIDGE DR
BELLEVILLE WI 53508

STEPHEN FLACH
THERESE LACASSE
8716 RIDGE DR
BELLEVILLE WI 53508

ORVIN H JELLE
HANNAH JELLE
651 PRIMROSE CENTER RD
BELLEVILLE WI 53508

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HANNAH JELLE
651 PRIMROSE CENTER RD
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STEPHEN D FLACH
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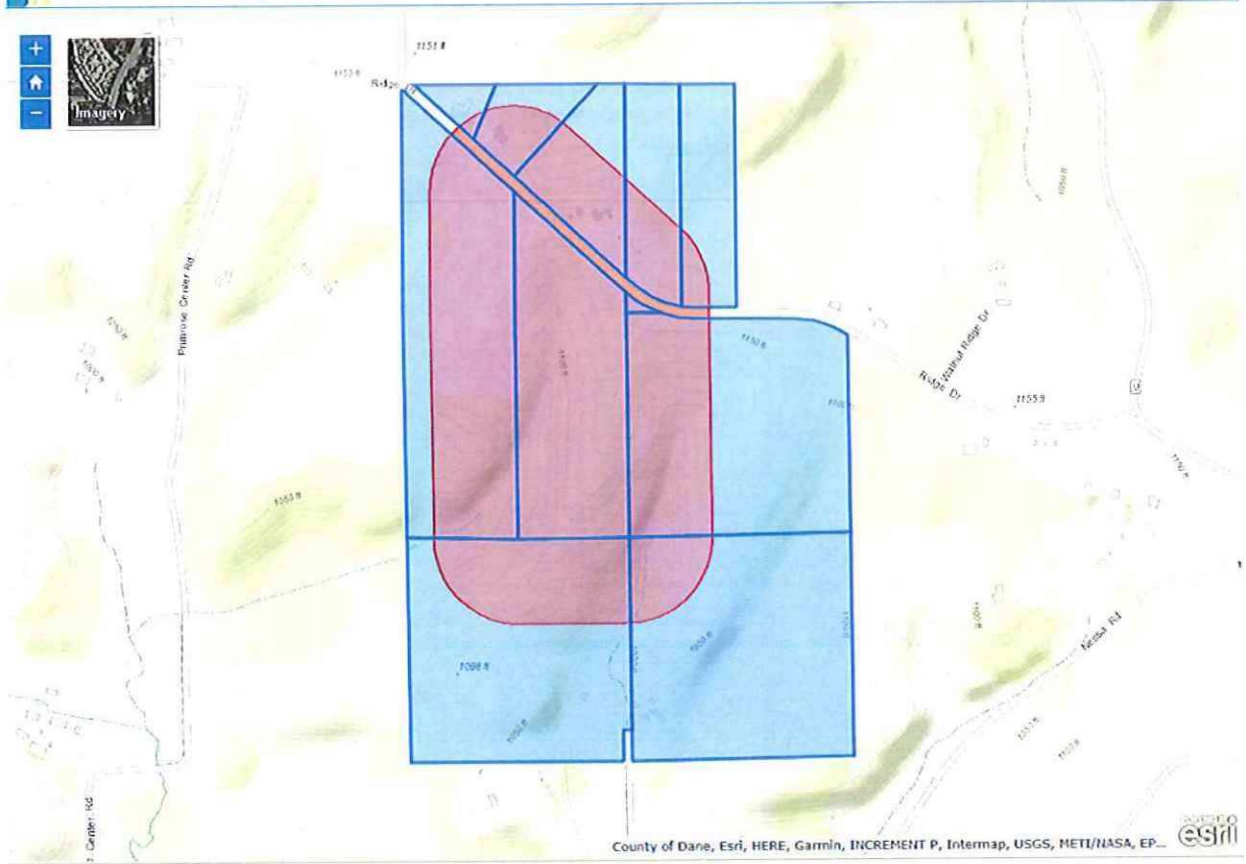
Current Owner
Current Owner
8730 RIDGE DR
BELLEVILLE WI 53508

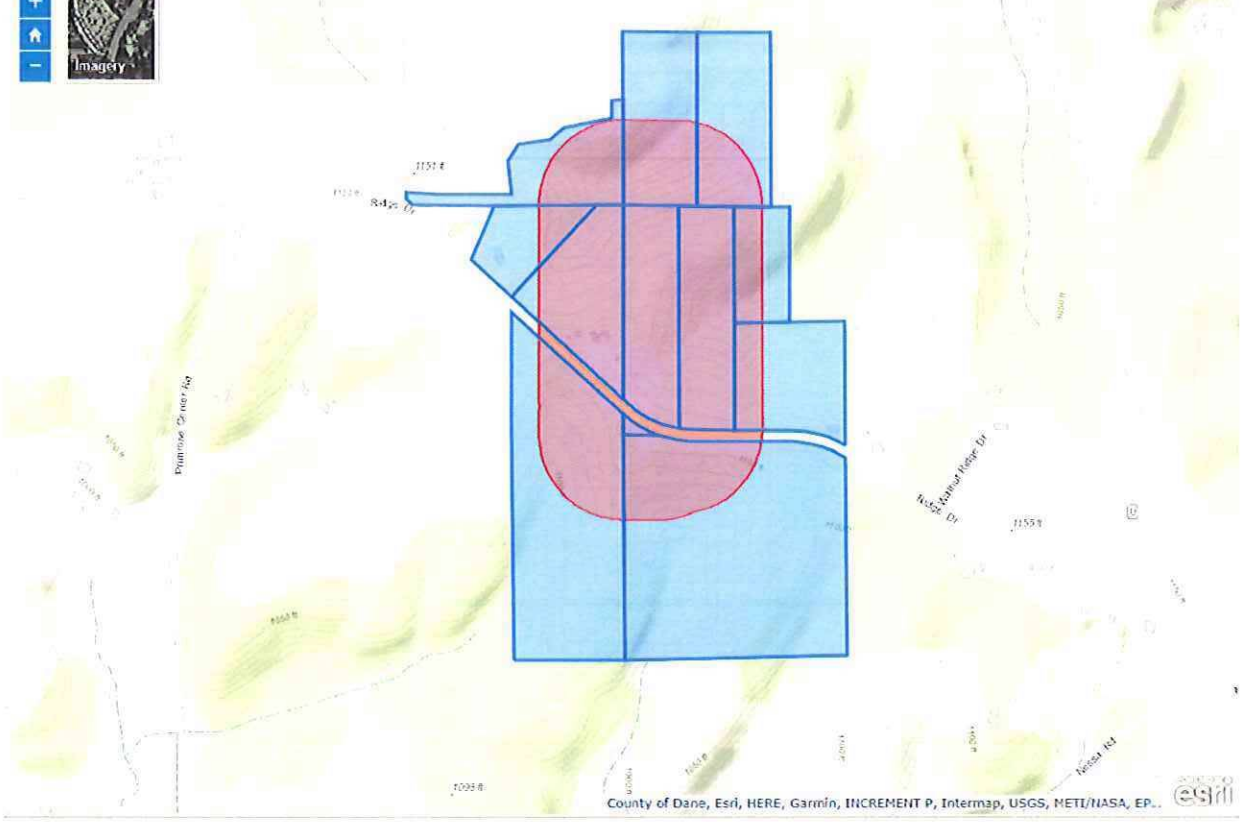
Current Owner
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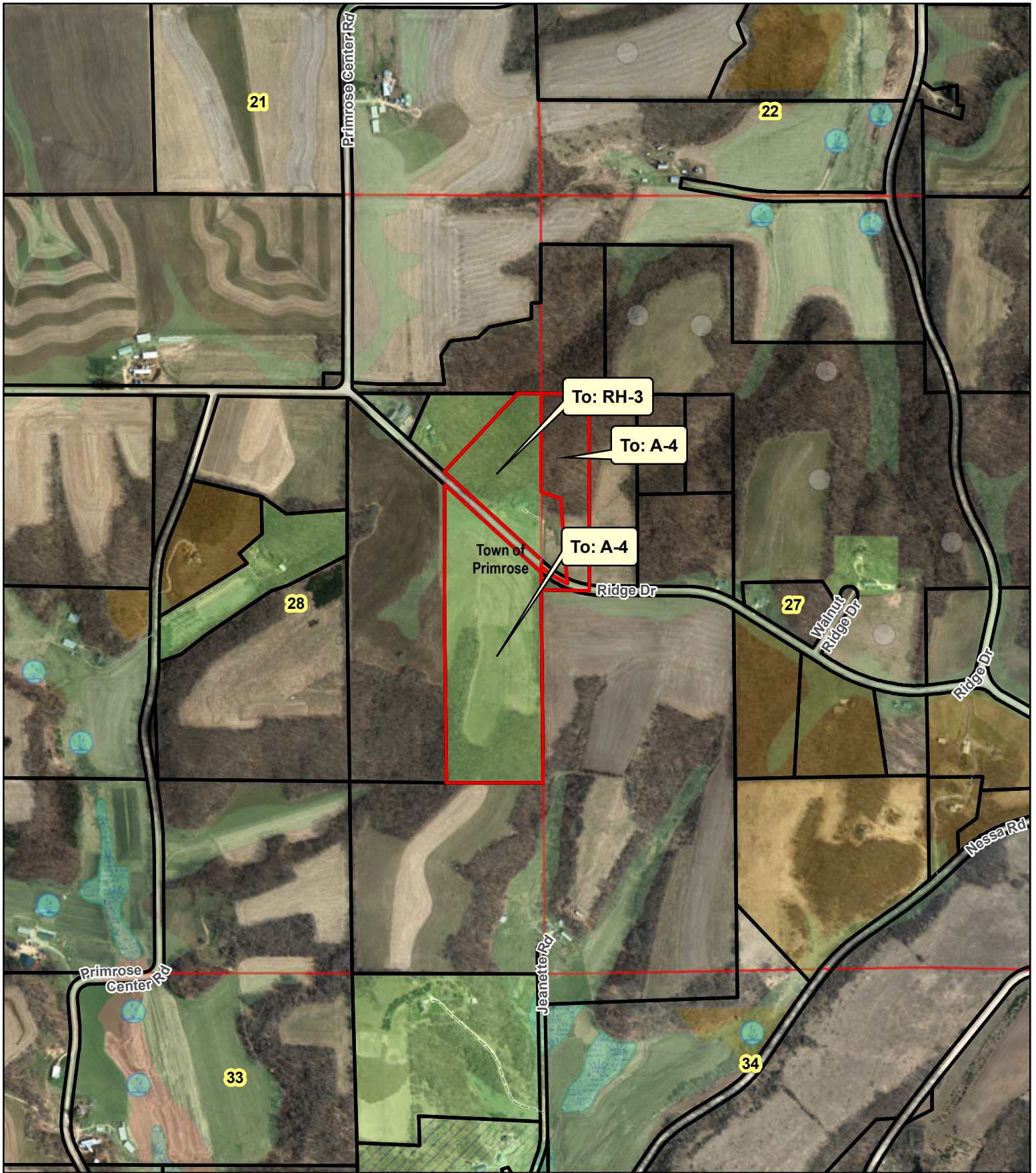
NORWEGIAN EVANGELICAL LUTHERAN CHURCH OF PRI
MROSE
8770 RIDGE DR
BELLEVILLE WI 53508

ORVIN H JELLE
HANNAH JELLE
651 PRIMROSE CENTER RD
BELLEVILLE WI 53508

Map navigation controls: zoom in (+), home, zoom out (-), Imagery







Legend

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



0 287.575 1,150 Feet

Petition 11222
STEPHEN D FLACH