

# Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
03/19/2015	DCPREZ-2015-10845
Public Hearing Date	C.U.P. Number
05/26/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HAGEMAN REV TR, JESSIMAE	PHONE (with Area Code) (608) 225-0389	AGENT NAME EXETER DESIGN	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 7698 STATE HIGHWAY 69		ADDRESS (Number & Street) N8096 BUOL ROAD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS		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	
7698 State Highway 69					
TOWNSHIP MONTROSE	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-314-8050-9					

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-1 Rural Homes District	2.4		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>EAS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>EAS</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>EAS</u>	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>Ed Stewart</u>
DATE: <u>3/19/15</u>

Petition # 10845

Public Hearing Date 5/26/15

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

- 1. Zoning District fits the proposed land use?  Yes /  No
- 2. Zoning District fit the proposed and remaining lots (s)?  Yes /  No
- 3. Proposed lot meet the minimum width and area requirements?  Yes /  No
- 4. Do the existing structures meet the setbacks for the District?  Yes /  No
- 5. Do the existing structures meet the height limitations?  Yes /  No
- 6. Do the existing (proposed) structures meet the lot coverage?  Yes /  No
- 7. Do the Accessory structures meet the principal structure ratio?  Yes /  No
- 8. Existing building heights conform to district?  Yes /  No
- 9. Shoreland, Wetland, Flood plain issues? Yes /  No
- 10. Steep slope issues? Yes /  No
- 11. Commercial parking standards met? Yes /  No
- 12. Screening requirements met? Yes /  No
- 13. Outside lighting requirements? Yes /  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning Review**

- 1. Density Study Needed?  Yes /  No Splits \_\_\_\_\_
- 2. Determination of Legal Status Yes /  No
- 3. In compliance with Town plan?  Yes /  No
- 4. Land Division Compliance?  Yes /  No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts / Correspondence: (date: issue)





# Zoning Change Application

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

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 Jess mae Hageman Rev. Trust  
 Address 197 Fritz Road  
Belleville, WI 53508  
 Phone (608) 225-0389  
 Email Gary Hageman

Agent's Name Ed Short  
 Address N8096 Buol ROAD  
Belleville, WI 53508  
 Phone (608) 712-1040  
 Email exeterdesign@yahoo.com

Town: Montrose  Parcel numbers affected: 0508-314-8050-9

Section: 31  Property address or location: 7698 STH 69

Zoning District change: (To / From / # of acres) RH1 from A1-Ex ~2.4 acres. Proposed Lot subject to recording of Sanitary Easement onto adjacent Lands.

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:

To settle estate there is a need to separate house off from the farm. Proposed Lot with house and shed to be taken by daughter of the deceased.

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

Date: 3/10/15



1" = 175'

East Quarter Corner  
Section 31, T5N, R8E  
Found Monument

PROPOSED SANITARY  
EASEMENT TO SERVE  
PROPOSED LOT

PARCEL NO  
050831480509

N 14°18'00" E 187'

S 75°05'30" E 501'

PROPOSED LOT 1  
REZONED FROM A1-EX  
TO RH-1  
APPROX 2.4 ACRES

N 00°00'00" W 513'

S 00°00'00" W 530'

LEGAL DESCRIPTION OF PARCEL TO REZONE FROM  
A1-EX TO RH-1

PART OF THE NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 31, TOWN  
5 NORTH, RANGE B EAST, TOWN OF MONTROSE,  
DANE COUNTY, WISCONSIN

COMMENCING AT THE NEAST CORNER OF SAID  
SECTION 31; THENCE SOUTH ALONG THE  
EAST LINE OF SAID QUARTER 500'00"00"W, 530  
FEET; THENCE N00°00'00"W, 513 FEET TO THE  
POINT OF BEGINNING; THENCE S00°00'00"W 223  
FEET TO THE NORTHERLY ROW OF STH 69 & 92;  
THENCE ALONG ROW, N72°18'00"W, 560 FEET;  
THENCE N14°18'00"E, 187 FEET; THENCE  
S75°05'30"E, 501 FEET TO THE POINT OF  
BEGINNING. SAID PARCEL CONTAINS 106,230  
SQUARE FEET OR 2.4 ACRES.

S 00°00'00" W 223'

N 72°18'00" 560'

STH 69 & 92

LOT SUBJECT TO SANITARY EASEMENT ON TO  
ADJACENT PROPERTY

LEGAL DESCRIPTION OF PARCEL TO REZONE FROM A1-EX TO RH-1

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWN 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN

COMMENCING AT THE EAST CORNER OF SAID SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER S00°00'00"W, 530 FEET; THENCE N00°00'00"W, 513 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W 223 FEET TO THE NORTHERLY ROW OF STH 69 & 92; THENCE ALONG ROW, N72°18'00"W, 560 FEET; THENCE N14°18'00"E, 187 FEET; THENCE S75°05'30"E, 501 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 106,230 SQUARE FEET OR 2.4 ACRES.

LOT SUBJECT TO SANITARY EASEMENT ON TO ADJACENT PROPERTY




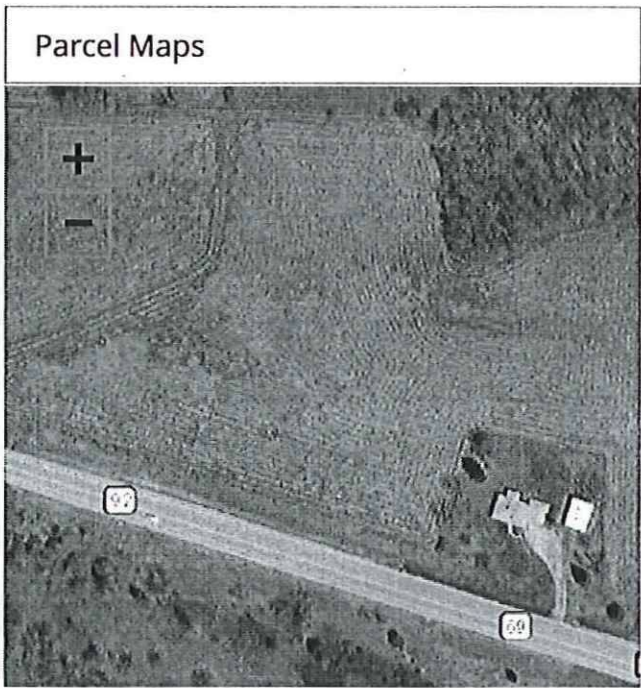
Parcel Number -  
040/0508-314-8050-9

Current

Summary Report

← Parcel  
Parents

Parcel Summary		More +
Municipality Name	TOWN OF MONTROSE	
Parcel Description	SEC 31-5-8 NE1/4SE1/4 NLY OF HWY #69 EXC...	
Owner Name	HAGEMAN REV TR, JESSIMAE 	
Primary Address	7698 STATE HIGHWAY 69	
Billing Address	7698 STATE HIGHWAY 69 BELLEVILLE WI 53508	



DCiMap      Google Map  
Bing Map

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G4 G5M G7	
Assessment Acres	16.000	
Land Value	\$19,000.00	
Improved Value	\$120,900.00	
Total Value	\$139,900.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Tax Summary (2014) More +

E-Statement      E-Bill      E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$19,000.00	\$120,900.00	\$139,900.00
Taxes:		\$2,338.03
Lottery Credit(-):		\$119.77
First Dollar Credit(-):		\$70.77
Specials(+):		\$213.67
Amount:		\$2,361.16

District Information

Type	State Code	Description
REGULAR SCHOOL	50	BELLEVILLE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	11/10/2010	4712551		

Show More ▼

## DocLink


DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0508-314-8050-9

By Owner Name: HAGEMAN REV TR, JESSIMAE

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Dane County  
Land Information Office  
GIS SERVICE

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210 Martin Luther  
City-County Bldg  
Madison, WI

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