

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 12/29/2014 | DCPREZ-2014-10803 |
| Public Hearing Date | C.U.P. Number |
| 02/24/2015 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|------------------------|
| OWNER NAME DALE D SECHER | PHONE (with Area Code) (608) 235-1920 | AGENT NAME WILLIAMSON SURVEYING | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 5683 LINCOLN RD | | ADDRESS (Number & Street) 104A W. MAIN ST. | |
| (City, State, Zip) OREGON, WI 53575 | | (City, State, Zip) Waunakee, Wi 53597 | |
| 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 | |
| 5685 Lincoln Rd. | | | | north of 5683 Lincoln Rd. | |
| TOWNSHIP OREGON | SECTION 16 | TOWNSHIP | SECTION | TOWNSHIP OREGON | SECTION 16 |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0509-161-9156-3 | | | | 0509-161-9072-0 | |

| REASON FOR REZONE | CUP DESCRIPTION |
|---|-----------------|
| SEPARATING EXISTING RESIDENCE FROM FARMLAND | |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-----------------------------|------------------------------|-------|---------------------------------------|-------|
| A-2 Agriculture District | A-1Ex Exclusive Ag District | 7.82 | | |
| A-2 Agriculture District | A-2 (2) Agriculture District | 2.08 | | |
| A-1Ex Exclusive Ag District | RH-4 Rural Homes District | 0.57 | | |
| A-2 Agriculture District | RH-4 Rural Homes District | 4.41 | | |
| A-2 Agriculture District | A-1Ex Exclusive Ag District | 3.1 | | |

| | | | | |
|---|--|---|---|---|
| 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 type="checkbox"/> No | INSPECTOR'S INITIALS DJE1 | SIGNATURE:(Owner or Agent) |
| Applicant Initials _____ | Applicant Initials _____ | Applicant Initials _____ | | PRINT NAME: |
| | | | | DATE: |

Dane County Rezone & Conditional Use Permit

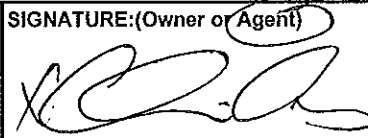
| | |
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| 12/17/2014 | DCPREZ-2014-10803 |
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| 0509-161-9156-3 | | | | 0509-161-9072-0 | |

| REASON FOR REZONE | CUP DESCRIPTION |
|---|----------------------|
| SEPARATING EXISTING RESIDENCE FROM FARMLAND | |
| | REVISED 12/29/14 RLL |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-----------------------------|------------------------------|-------|---------------------------------------|---------------------|
| A-2 Agriculture District | A-1Ex Exclusive Ag District | 7.82 | 0509-162-9501-3 | 3.1 ac A-2 to A-1Ex |
| A-2 Agriculture District | A-2 (2) Agriculture District | 2.08 | SEE EMAIL | |
| A-1Ex Exclusive Ag District | RH-4 Rural Homes District | 0.57 | | |
| A-2 Agriculture District | RH-4 Rural Homes District | 4.41 | | |

| | | | | |
|--|---|---|-----------------------------------|--|
| 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 type="checkbox"/> No Applicant Initials <u>C</u> | INSPECTOR'S INITIALS DJE1 | SIGNATURE: (Owner or Agent)  |
| | | | PRINT NAME: <u>Chris Adams</u> | |
| | | | DATE: <u>12-17-14</u> | |



DANE COUNTY
PLANNING DEVELOPMENT

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 | <u>Arlan Kay & Dale Secher</u> | Agent's Name | <u>Williamson Surveying</u> |
| Address | <u>5685 Lincoln Rd, Oregon</u> <u>5683 Lincoln Rd, Oregon</u> | Address | <u>104A W. Main St, Waunakee 53597</u> |
| Phone | <u>(608) 235-1920</u> | Phone | <u>608-255-5705</u> |
| Email | | Email | <u>chris@williamsonsurveying.com</u> |

Town: Oregon Parcel numbers affected: 485602, 486003, 380000, 298707, 192204, 190720, 295513, 191563

Section: 16 Property address or location: 5685 & 5683 Lincoln Rd

Zoning District change: (To / From / # of acres) A-1EX / A-2 / 7.82 acres, A-2 / A-2(2) / 2.08 acres,
A-1EX / RH-4 / 0.57 acres, A-2 / RH-4 / 4.41 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 10 % Other: 90 %
0509-161-9156-3 (1 ACCE), 0509-161-9072-0
0509-162-9551-3 (A-1EX TO RH-4 0.57 AC)

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:
Dale Secher would like to seperate his existing home from the rest of his farm land and straighten out an error in the blanket rezone that was done by the Town, which rezoned part of his farm to A-2 and should have stayed A 1EX. Also, Arlan Kay wanted to purchase some additional land from Dale to add to his home site, so we are straightening out his multiple parcels as well.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] (Agent)

Date: 12/17/2014

9 A-1(EX) DCPREZ-0000-00000

RH-4 DCPREZ-0000-08047

A-2 DCPREZ-0000-06836

A-2 DCPREZ-0000-07507 RH-2 DCPREZ-0000-07507

Lincoln Rd

A-4 DCPREZ-0000-10095

CUP 1109

Dependency living arrangements

Not Effective A-3 DCPREZ-0000-6791

Not Effective A-3 DCPREZ-0000-6791

A-1(EX) DCPREZ-0000-10095

Not Effective A-3 DCPREZ-0000-6791

A-D DCPREZ-0000-07820
Not Effective CUP 1621

A-2 DCPREZ-0000-10095

CUP 2123

A-3 DCPREZ-0000-06791

Not Effective A-3 DCPREZ-0000-6791

Riding stables A-2(9) DCPREZ-0000-10131

Not Effective A-3 DCPREZ-0000-6791

RH-1 DCPREZ-0000-07200

A-1EX
Not Effective A-3 DCPREZ-0000-6791

Not Effective RH-2 DCPREZ-0000-7311

RH-1 DCPREZ-0000-07200

Not Effective A-3 DCPREZ-0000-6791

RH-1 DCPREZ-0000-10244

RH-2 DCPREZ-0000-07007

RH-1 DCPREZ-0000-10244

RH-1 DCPREZ-0000-10244

Not Effective CUP 1667

A-2 DCPREZ-0000-07450

CUP 1667

RH-3 DCPREZ-0000-07007

16

Not Effective A-3 DCPREZ-0000-6791

LC-1 DCPREZ-0000-06935

RH-4 DCPREZ-0000-10244

Not Effective CUP 815

RH-2 DCPREZ-0000-10244

Not Effective A-3 DCPREZ-0000-6791

Not Effective A-3 DCPREZ-0000-6791

RH-2 DCPREZ-0000-07200

R-1 DCPREZ-0000-02373

A-1(EX) DCPREZ-0000-10095

RH-1 DCPREZ-0000-10244

Windridge Rd

A-1(EX) DCPREZ-0000-00000

RH-2 DCPREZ-0000-10269

RH-2 DCPREZ-0000-03546

R-1 DCPREZ-0000-02373

Not Effective A-3 DCPREZ-0000-6791

Not Effective A-3 DCPREZ-0000-6791

RH-2 DCPREZ-0000-07200

Proposed R-3 10632

R-1 DCPREZ-0000-02373

Not Effective A-3 DCPREZ-0000-6791

R-1 DCPREZ-0000-06632

Not Effective A-3 DCPREZ-0000-6791

Shell Dr R-1 R-1 R-2 R-3 R-1 DCPREZ-0000-06632

050916395003 TG HANN LLC

RH-3 DCPREZ-0000-07200

R-1 DCPREZ-0000-01657

CUP 2193

AGRICULTURAL ENTERTAINMENT ACTIVITY

R-1 DCPREZ-0000-03004

R-1 DCPREZ-0000-01657

050916393100 TG HANN LLC

CUP 2106

Agricultural entertainment

R-1A DCPREZ-0000-10244

RH-1 DCPREZ-0000-06123

A-1(EX) DCPREZ-0000-10095

Not Effective A-3 DCPREZ-0000-6791

R-1A DCPREZ-0000-06123

Lane, Roger

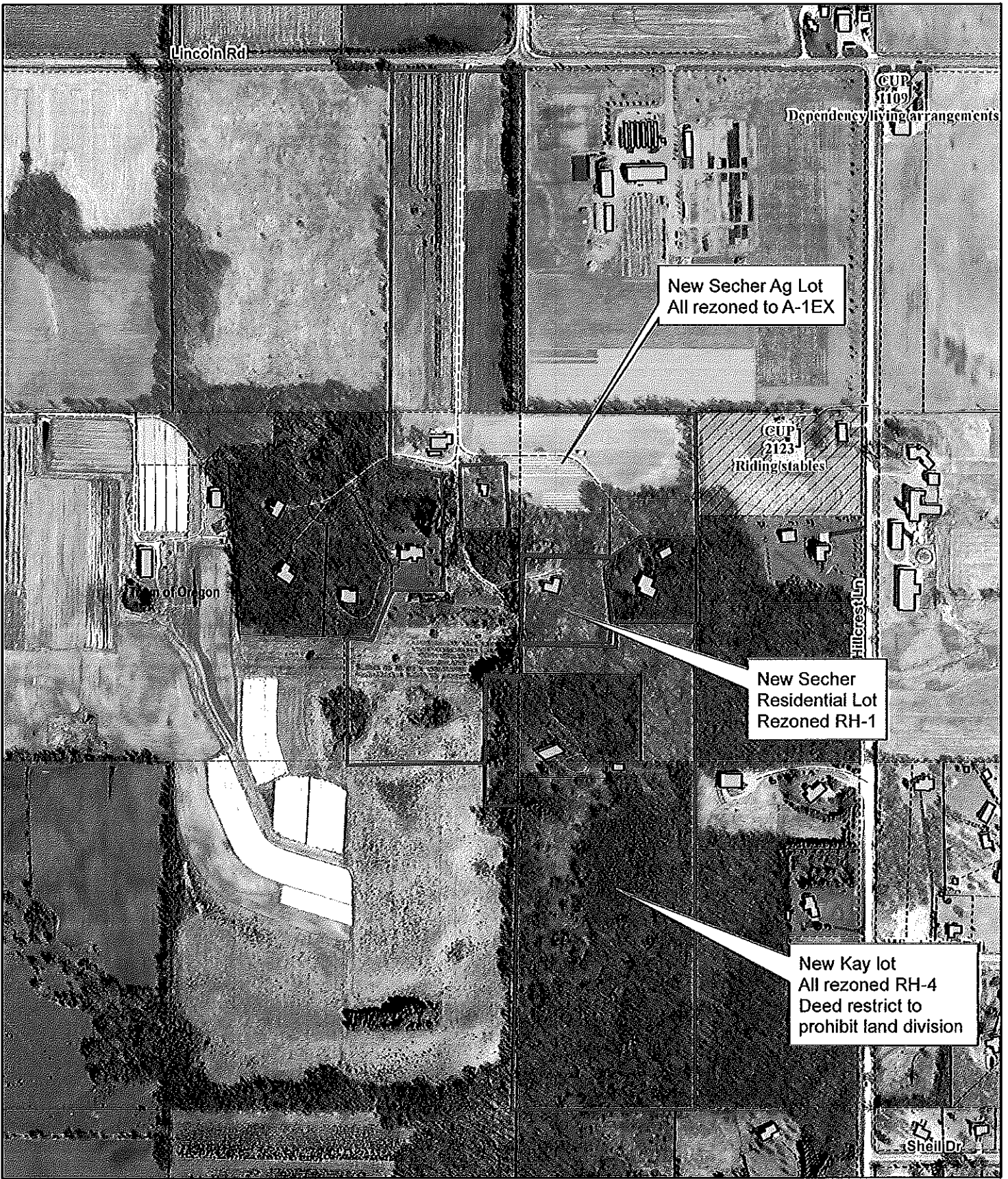
From: carandal@chorus.net <carandal@chorus.net>
Sent: Friday, December 26, 2014 1:21 PM
To: Noa Prieve; Lane, Roger
Cc: arlan kay
Subject: Secher & Kay zoning change application

I would like parcel #295013 involved (added) to the zoning change application if possible. This 3.1 acre parcel is the balance of the land that needs to be re-zoned back to A-1EX from A-2. Inclusion of this parcel will re-establish continuity and could simplify taxation by consolidating one more tax parcel.

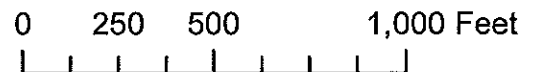
Including the parcel on the re-zone map and legal description should be a relatively easy task because the description including this parcel is already on file at the Dane County Register of Deeds as Document No 2258927 recorded April 3, 1991 in Vol 157587, page 4. Survey points should already be in place because this parcel shares common boundaries with CSMs No 5450, 1512, and 13826.

I hope you had a relaxing Christmas and are looking forward to a great New Year.

Respectfully,
Dale Secher



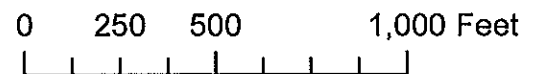
Secher Farm Proposed



Legend



Secher Farm Existing



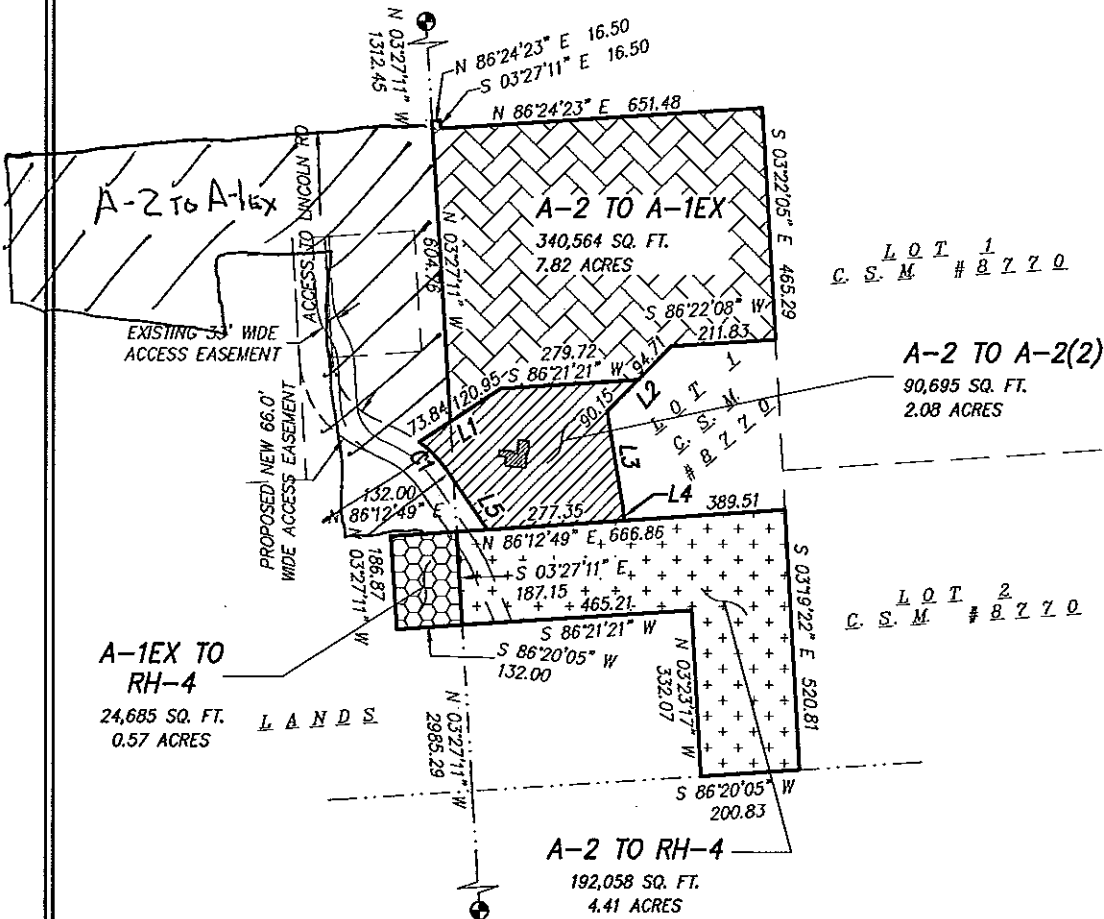
Legend



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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



LINE TABLE:

| L# | BEARING | DISTANCE |
|----|---------------|----------|
| L1 | N 56°46'30" E | 194.79' |
| L2 | S 44°52'45" W | 184.86' |
| L3 | S 09°14'51" E | 206.21' |
| L4 | S 03°41'33" E | 15.24' |
| L5 | N 34°07'13" W | 143.35' |
| L6 | N 86°21'21" E | 279.72' |

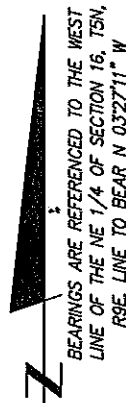
CURVE TABLE:

| C# | ARC LENGTH | RADIUS | CHORD BEARING |
|----|--------------|-----------|---------------|
| C1 | 80.45' | 237.00' | N 43°50'43" W |
| | CHORD LENGTH | DELTA | TAN. BEARING |
| | 80.06' | 19°26'55" | N 34°07'15" W |

PREPARED FOR:

ARLAN KAY
 5685 LINCOLN ROAD
 OREGON, WI. 53575

SCALE 1" = 300'





REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

A-2 TO A-1EX

A parcel of land located in part of the SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin more particularly described as follows:

commencing at the North $\frac{1}{4}$ corner of said Section 16; thence S 03°27'11" W, 1312.45 feet to the point of beginning.

thence N 86°24'23" E, 16.50 feet; thence S 03°27'11" E, 16.50 feet; thence N 86°24'23" E, 651.48 feet; thence S 03°22'05" E, 465.29 feet; thence S 86°22'08" W, 211.83 feet; thence S 44°52'45" W, 94.71 feet; thence S 86°21'21" W, 279.72 feet; thence S 56°46'30" W, 120.95 feet; thence N 03°27'11" W, 604.76 feet to the point of beginning. This description contains 7.82 acres.

A-2 TO A-2(2)

A parcel of land located in part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin more particularly described as follows:

commencing at the North $\frac{1}{4}$ corner of said Section 16; thence S 03°27'11" W, 1917.21 feet to the point of beginning.

thence N 56°46'30" E, 194.79 feet; thence N 86°21'21" E, 279.72 feet; thence S 44°52'45" W, 90.15 feet; thence S 09°14'51" E, 206.21 feet; thence S 03°41'33" E, 15.24 feet; thence S 86°12'49" W, 277.35 feet; thence N 34°07'13" W, 143.35 feet; thence along the arc of a curve concaved southwesterly having a radius of 237.00 feet and a long chord bearing N 43°50'43" W, a distance of 80.06 feet; thence N 56°46'30" E, 194.79 feet to the point of beginning. This description contains 2.08 acres.

A-1EX TO RH-4

A parcel of land located in part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin more particularly described as follows:

commencing at the North $\frac{1}{4}$ corner of said Section 16; thence S 03°27'11" W, 2138.51 feet to the point of beginning.

thence continue S 03°27'11" E, 187.15 feet; thence S 86°20'05" W, 132.00 feet; thence N 03°27'11" W, 186.87 feet; thence N 86°12'49" E, 132.00 feet to the point of beginning. This description contains 0.57 acres.

A-2 TO RH-4

A parcel of land located in part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, T5N, R9E, in the Town of Oregon, Dane County, Wisconsin more particularly described as follows:

commencing at the North $\frac{1}{4}$ corner of said Section 16; thence S 03°27'11" W, 2138.51 feet to the point of beginning.

thence N 86°12'49" E, 666.86 feet; thence S 03°19'22" E, 520.81 feet; thence S 86°20'05" W, 200.83 feet; thence N 03°23'17" W, 332.07 feet; thence S 86°21'21" W, 465.21 feet; thence N 03°27'11" W, 187.15 feet to the point of beginning. This description contains 4.41 acres.