

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
09/13/2016	DCPREZ-2016-11055
Public Hearing Date	C.U.P. Number
11/22/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GOTZION TR	PHONE (with Area Code) (608) 834-9309	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 7519 VALLEY HILL RD		ADDRESS (Number & Street) 1677 N BRISTOL ST	
(City, State, Zip) COLUMBUS, WI 53925		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS AKASPER@BIRRENKOTTSURVEYING.COM	

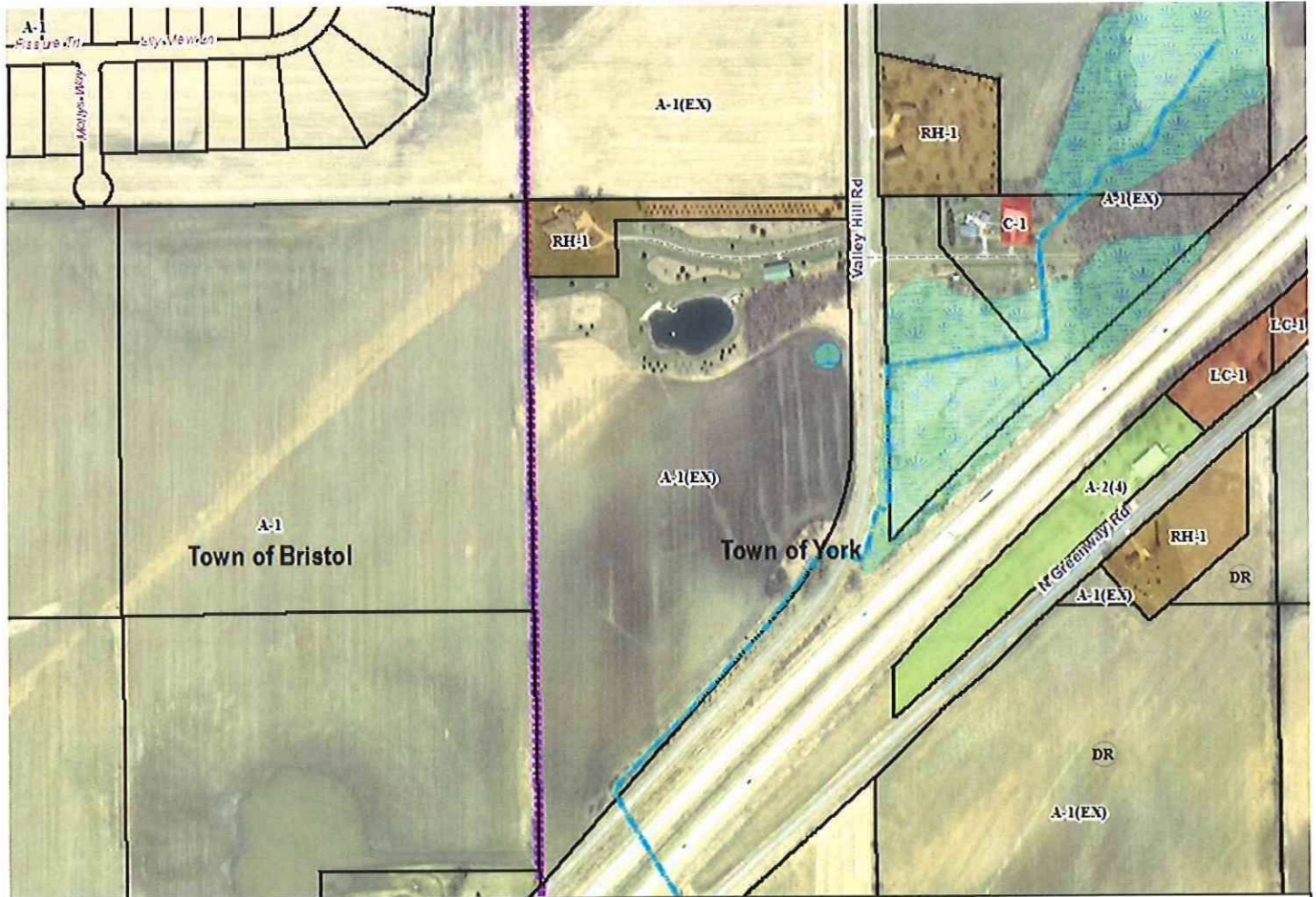
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
7519 VALLEY HILL RD					
TOWNSHIP YORK	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-073-8650-8					

REASON FOR REZONE			CUP DESCRIPTION	
INCREASE SIZE OF CSM LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-4 Agriculture District	27.93		
RH-1 Rural Homes District	RH-3 Rural Homes District	2.88		
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	9.4		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>Map</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>Map</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>Mark A. Tynnonen</i>
				PRINT NAME: <i>Mark A. Tynnonen</i>
				DATE: <i>Sept. 13, 2016</i>

* Legal description to be revised, HJH

Petition DCPREZ-2016-11055



DESCRIPTION: The applicant would like to expand an existing residential lot to include an existing accessory building and pond.

ORIGINAL FARM: GILBERT CAHOON, 100+acres A deed restriction was recorded on the property prohibiting further land divisions under ROD Doc 2703928 due to previous zoning petition 6253.

SURROUNDINGS: The property has an existing residence, accessory building, and constructed pond. The surrounding parcels contain agricultural fields. There are two residences to the east. Highway 51 is to the south.

SOILS: The property consists entirely of Class I and II soils; SaA, VrB, DnB, ScA

ENVIRONMENTAL: There is a constructed pond on the property that would not be considered a navigable waterway. Due to hydric soils on the property, there may be wetlands just south of the trees along Valley Hill Road. There are 12% slope just south of the constructed pond.

TOWN PLAN: The property is designated in the Agricultural Preservation Area.

STAFF: The proposed 12.2-acre parcel meets the dimensional standards of the RH-3 Zoning District.

TOWN:.

\$1486



DANE COUNTY PLANNING & DEVELOPMENT

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

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>RICK GOTZION</u>	Agent's Name	<u>BIRRENKOTT SURVEYING INC.</u>
Address	<u>7519 VALLEY HILL RD, COLUMBUS</u>	Address	<u>1677 N. BRISTOL ST. SUN PRAIRIE,</u>
	<u>WI 53925</u>		<u>WIS. 53590</u>
Phone	<u>834-9309</u>	Phone	<u>(608) 837-7463</u>
Email	<u></u>	Email	<u>akasper@birrenkottsurveying.com</u>

Town: York Parcel numbers affected: 0912-073-8650-8

Section: 07 Property address or location: 7519 VALLEY HILL RD

Zoning District change: (To / From / # of acres) RH-1 / A-1 EX / 9.40

Soil classifications of area (percentages) Class I soils: % Class II soils: 90 % Other: 10 %

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:

rezoned parcel to added to lot 1 of csm #7954

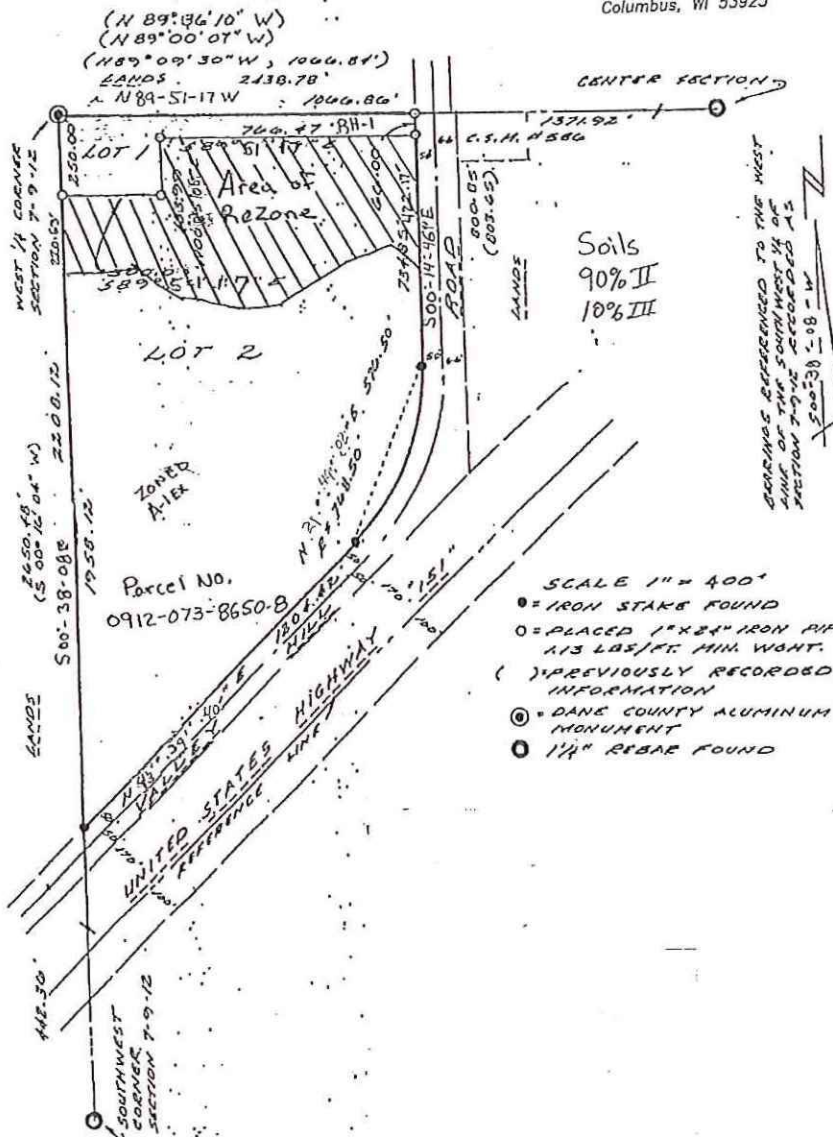
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Anthony Kasper, Agent

Date: 9-13-16

-Zoning Map-

Prepared For:
Rick Gotzian
7519 Vally Hill Rd.
Columbus, WI 53925



Soils
90% II
10% III

- SCALE 1" = 400'
- = IRON STAKE FOUND
 - = PLACED 1" X 2 1/2" IRON PIPE 113 LBS/FT. MIN. WGT.
 - () = PREVIOUSLY RECORDED INFORMATION
 - ⊙ = DANE COUNTY ALUMINUM MONUMENT
 - = 1 1/4" REBAR FOUND

Certified Survey Map No. 7954

Vol. 42, Page 141

Document No. 2703929

Office Map No. 95159

Sheet 1 of 2

160740

Zoning Description: RH-1 to RH-3

Lot 1 of Certified Survey Map No. 7954 located in a part of the West 1/2 of the Southwest 1/4 of Section 7, T9N, R12E, Town of York, Dane County Wisconsin, containing 2.88 acres.

Zoning Description: A-1ex to RH-3

Part of the West 1/2 of the Southwest 1/4 of Section 7, T9N, R12E, Town of York, Dane County Wisconsin being more fully described as follows: Commencing at the West 1/4 corner of said Section 7 thence $S00^{\circ}35'08''E$ (recorded as $S00^{\circ}15'42''E$), 250.00 feet along the West line of Lot 1 Certified Survey Map No. 7954, also being the West line of said Southwest 1/4 also being the Northwest corner of Lot 2 of said Certified Survey Map No. 7954 and the point of beginning; thence continuing $S00^{\circ}35'08''E$ (recorded as $S00^{\circ}15'42''E$), 220.63 feet along said West line; thence $N84^{\circ}35'48''E$, 202.75 feet; thence $S57^{\circ}27'23''E$, 189.50 feet; thence $S77^{\circ}46'26''E$, 170.03 feet; thence $N84^{\circ}02'25''E$, 112.52 feet; thence $N58^{\circ}37'02''E$, 249.87 feet; thence $N72^{\circ}54'25''E$, 117.01 feet; thence $S51^{\circ}59'17''E$, 126.03 feet to a point on the East line of said Lot 2 also being the West right of way line of Valley Hill Road; thence $N00^{\circ}14'46''W$, 422.17 feet along said right of way line to the Southeast corner of said Lot 1; thence $N89^{\circ}51'17''W$, 766.47 feet along the North line of said Lot 2 to a corner; thence $S00^{\circ}35'06''E$, 183.99 feet to a corner; thence $N89^{\circ}51'17''W$, 300.00 feet along the North line of said Lot 2 to a point on the West line of said Southwest 1/4 and the point of beginning, containing 9.40 acres.

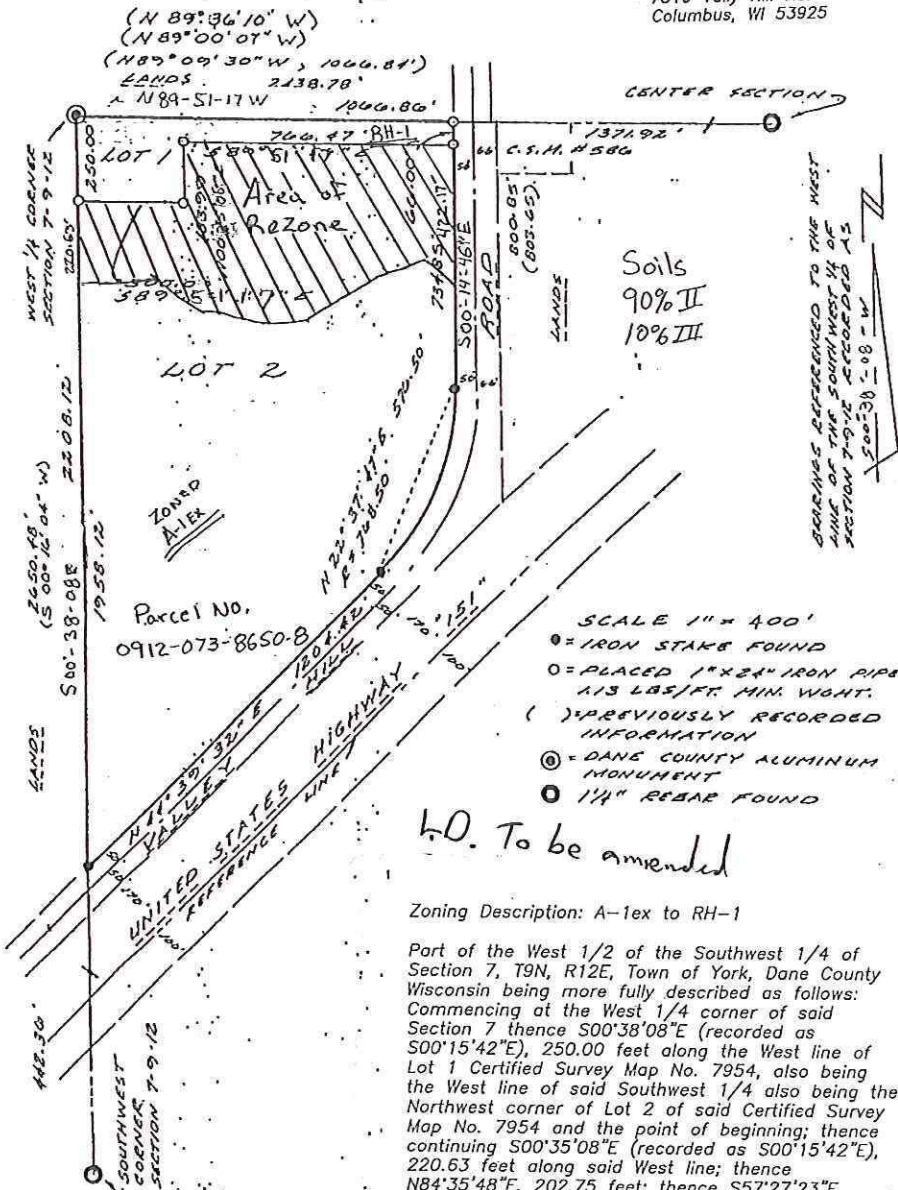
Zoning Description: A-1ex to A-4

Part of the West 1/2 of the Southwest 1/4 of Section 7, T9N, R12E, Town of York, Dane County Wisconsin being more fully described as follows: Commencing at the West 1/4 corner of said Section 7 thence $S00^{\circ}35'08''E$ (recorded as $S00^{\circ}15'42''E$), 470.62 feet along the West line of Lot 1 and lot 2 of Certified Survey Map No. 7954, also being the West line of said Southwest 1/4 and the point of beginning; thence $N84^{\circ}35'48''E$, 202.75 feet; thence $S57^{\circ}22'40''E$, 188.66 feet; thence $S77^{\circ}45'25''E$, 170.91 feet; thence $N84^{\circ}02'25''E$, 112.52 feet; thence $N58^{\circ}37'02''E$, 249.87 feet; thence $N72^{\circ}54'25''E$, 117.01 feet; thence $S51^{\circ}59'17''E$, 126.03 feet to a point on the East line of said Lot 2 also being the West right of way line of Valley Hill Road; thence $N00^{\circ}14'46''W$, 312.68 feet along said right of way line thence continue a long said right of way line with a curve to the right with a radius of 768.50 feet, with a chord bearing and length of $S21^{\circ}44'02''W$, 577.23 feet a point on the North right of way line of Valley Hill Road; thence $S43^{\circ}49'30''W$, 1204.42 feet a long said right of way line to a Southerly corner of said Lot 2; thence $N00^{\circ}35'08''W$, 1738.13 feet along the West line of said Lot 2 also being the West line of said Southwest 1/4 and the point of beginning containing 27.93 acres.

SEE REVISED

-Zoning Map-

Prepared For:
Rick Gotzian
7519 Vally Hill Rd.
Columbus, WI 53925



Soils
90% II
10% III

- SCALE 1" = 400'
- = IRON STAKE FOUND
 - = PLACED 1" X 24" IRON PIPE 115 LBS/FT MIN. WGT.
 - () = PREVIOUSLY RECORDED INFORMATION
 - ⊙ = DANE COUNTY ALUMINUM MONUMENT
 - = 1/4" REBAR FOUND

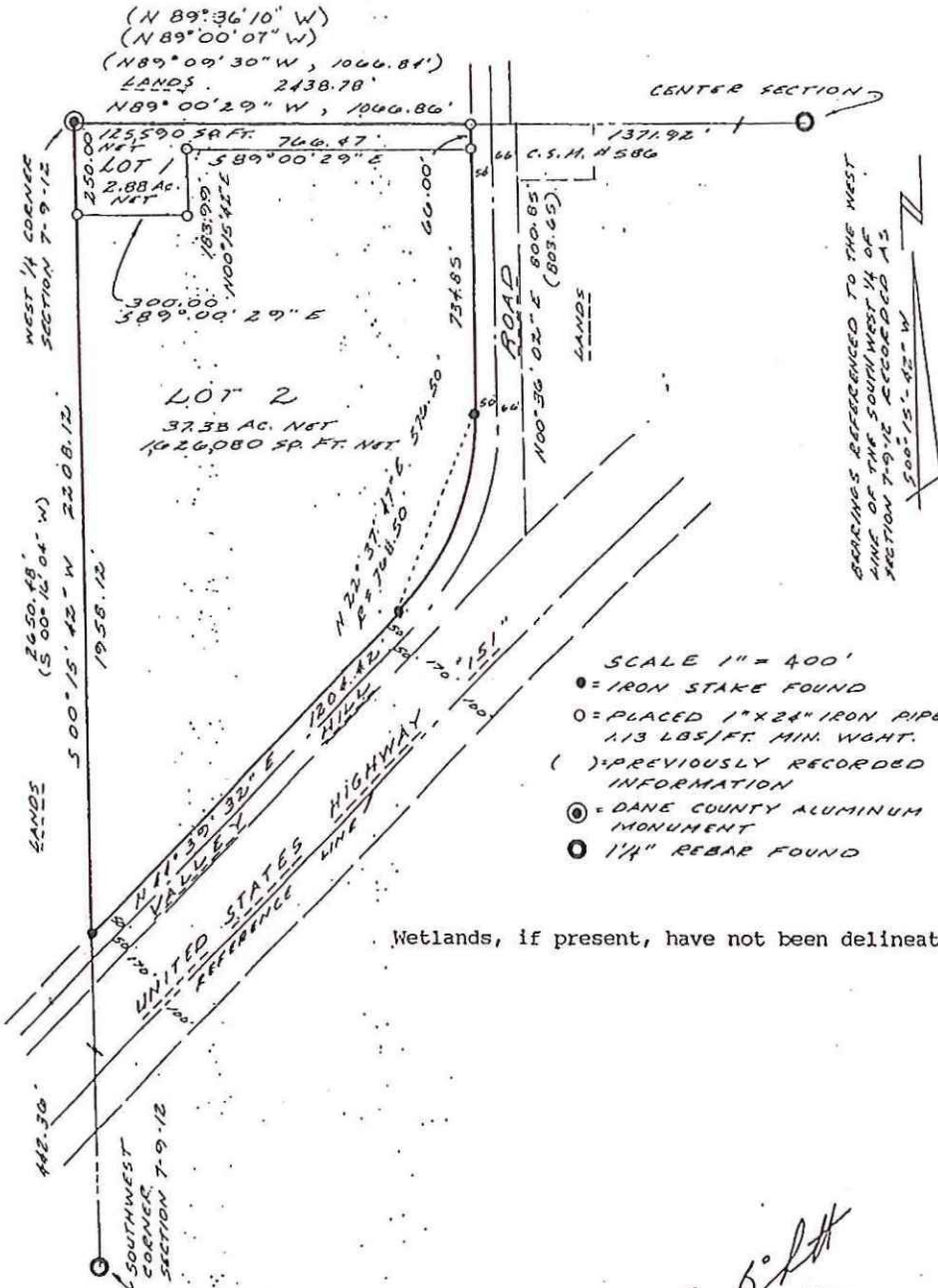
L.O. To be amended

Zoning Description: A-1ex to RH-1

Part of the West 1/2 of the Southwest 1/4 of Section 7, T9N, R12E, Town of York, Dane County Wisconsin being more fully described as follows:
Commencing at the West 1/4 corner of said Section 7 thence S00°38'08"E (recorded as S00°15'42"E), 250.00 feet along the West line of Lot 1 Certified Survey Map No. 7954, also being the West line of said Southwest 1/4 also being the Northwest corner of Lot 2 of said Certified Survey Map No. 7954 and the point of beginning; thence continuing S00°35'08"E (recorded as S00°15'42"E), 220.63 feet along said West line; thence N84°35'48"E, 202.75 feet; thence S57°27'23"E, 189.50 feet; thence S77°46'26"E, 170.03 feet; thence N84°02'25"E, 112.52 feet; thence N58°37'02"E, 249.87 feet; thence N72°54'25"E, 117.01 feet; thence S51°59'17"E, 126.03 feet to a point on the East line of said Lot 2, also being the West right of way line of Valley Hill Road; thence N00°14'46"W, 422.17 feet along said right of way line to the Southeast corner of said Lot 1; thence N89°51'17"W, 766.47 feet along the North line of said Lot 2 to a corner; thence S00°35'06"E, 183.99 feet to a corner; thence N89°51'17"W, 300.00 feet along the North line of said Lot 2 to a point on the West line of said Southwest 1/4 and the point of beginning, containing 9.40 acres.

Certified Survey Map No. 7954
Vol. 42, Page 141
Document No. 2703929
Office Map No. 95159

CERTIFIED SURVEY MAP

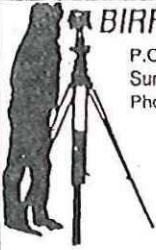


- SCALE 1" = 400'
- = IRON STAKE FOUND
 - = PLACED 1" X 24" IRON PIPE 113 LBS/FT. MIN. WGT.
 - () = PREVIOUSLY RECORDED INFORMATION
 - ⊙ = DANE COUNTY ALUMINUM MONUMENT
 - ⦿ = 1 1/4" REBAR FOUND

Wetlands, if present, have not been delineated.

Certified Survey Map No. 1954
 Vol. 42, Page 141
 Document No. 2703929
 Sheet two of two
 Office Map No. 95159





BIRRENKOTT SURVEYING

P.O. Box 237, 1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Daniel V. Birrenkott
DANIEL V. BIRRENKOTT, Registered Land Surveyor
AUGUST 2, 1995

Description

Part of the West 1/2 of the Southwest 1/4 of Section 7, T9N, R12E, Town of York, Dane County, Wisconsin, described as follows: Beginning at the West 1/4 corner of said Section 7; Thence S0°15'42"W (recorded as S0°16'04"W) along the West line of said Southwest 1/4, 2208.12 feet to the Northwesterly right-of-way line of Valley Hill Road; Thence N44°39'32"E along said Northwesterly right-of-way line, 1204.42 feet to a point of curvature; Thence continuing along said right-of-way line along a curve to the left having a radius of 768.50 feet and a long chord bearing and distance of N22°37'47"E, 576.50 feet to the point of tangency, said point of tangency being on the Westerly right-of-way line of Valley Hill Road; Thence continuing along said Westerly right-of-way line N0°36'02"E 800.85 feet (recorded as 803.65 feet) to the North line of said Southwest 1/4; Thence N89°00'29"W along said North line, 1066.86 feet (recorded as N89°36'10"W, N89°00'07"W and N89°09'30"W, 1066.84 feet) to said West 1/4 corner of Section 7 and the Point of Beginning.

Owners Certificate

As owner, I have hereby certify that I have caused the lands described on this Certified Survey Map to be surveyed, mapped and dedicated as shown on this Certified Survey Map. I 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.

Richard R. Gotzian
Richard R. Gotzian

Bonnie Gotzian
Bonnie Gotzian

State of Wisconsin)

Dane County) Personally came before me this 27th day of July, 1995, the above name owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Cherie Kinn
Notary Public, Dane County, Wisconsin
My commission expires July 14 1996



Refer to building site information contained in the Dane County Soil Survey.

This survey is subject to any and all easements and agreements, recorded and unrecorded.

Utility Easement: No poles or buried cable to be placed on any lot line or corner.
The disturbance of a survey stake by anyone is in violation of section 236.32 Wisconsin statutes.

LEGEND

Scale: 1 inch = 400 Ft.
" = Iron stake found
" = 1"x24" Iron pipe set
min. wt. = 1.13#/ln. Ft.

Sheet one of two
SURVEYED CEC
DRAWN MK
APPROVED DVR
FIELD BOOK 84/61
DATE July 26, 1995
TAPE/FILE 9512

SURVEYED FOR: Richard Gotzian 837-7713
1515 Muller Road, Marshall, Wis. 53559
DESCRIPTION-LOCATION: Part of the East 1/2 of the
Southwest 1/4 of Section 7, T9N, R12E, Town of York,
Dane County, Wisconsin (see above)

APPROVED FOR RECORDING PER Dane County Zoning and Natural
Resources Committee action of Sept. 13, 1995
7/18/95

REGISTER OF DEEDS CERTIFICATE Norbert Scribner
Received for recording this 14th day of
SEPTEMBER, 1995 at 8:06 o'clock A. m.
and recorded in Volume 42 of Certified
Survey Maps of Dane County on Pages 140 + 141
Jane Lick By: Marge R. Anderson
Register of Deeds *Deputy*

OFFICE MAP No. 95159 DOCUMENT No. 2703929 CERTIFIED SURVEY MAP No. 7954 Vol. 42 Pa. 140

see affidavit of correction

DOCUMENT NUMBER

TITLE OF DOCUMENT

DANE COUNTY REGISTER OF DEEDS

Doc No 2723303

1995-12-05 04:32 PM
Trans. Fee 0.00
Rec. Fee 10.00
Pages 1



BIRRENKOTT SURVEYING, INC.

DANIEL V. BIRRENKOTT, REGISTERED LAND SURVEYOR
CERTIFIED SOIL TESTER



V31500P 61

RECORD THIS DOCUMENT WITH THE REGISTER OF DEEDS

NAME AND RETURN ADDRESS:

P.O. BOX 237 • 1677 N. BRISTOL STREET
SUN PRAIRIE, WISCONSIN 53590
TELEPHONE (608) 837-7463
FAX (608) 837-1081

35-0912-073-8658-4
PARCEL NO. 35-0912-073-8658-4

Correction Affidavit
State of Wisconsin)
County of Dane) ss.

I, Daniel V. Birrenkott, Registered Land Surveyor No. 1531, Being first duly sworn, State:

1) That sheet one of two of Certified Survey Map No. [redacted] recorded in Volume 42, Page 140 of Dane County Certified Survey Maps. That the DESCRIPTION-LOCATION reads as follows: Part of the East 1/2 of the Southwest 1/4 of Section 7, T9N,R12E, Town of York, Dane County, Wisconsin (see above).

2) That this affidavit is made to correct sheet one of two, of Certified Survey Map No. 7954. The DESCRIPTION-LOCATION to read as follows: Part of the West 1/2 of the Southwest 1/4 of Section 7, T9N,R12E, Town of York, Dane County, Wisconsin (see above)

That this affidavit is made to correct the title to said real estate in accordance with Section 236.295 (1)(a) of State Statutes

[Signature]
Daniel V. Birrenkott No. 1531

State of Wisconsin)
County of Dane) ss.

Personally came before me this 21st day of NOVEMBER 1995 the above named Daniel V. Birrenkott to be the person who executed and acknowledged the above instrument.

[Signature]
Notary Public, Dane County Wisconsin
My commission expires July 14 1996

Dane County Zoning and Natural Resources Committee Approval:
This correction affidavit is hereby acknowledged and accepted by Dane County Zoning and Natural Resources Committee.

[Signature] December 5, 1995
Norbert Scribner, Authorized Representative

Office Map No. 95159