


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/13/2015	DCPREZ-2015-10839
Public Hearing Date	C.U.P. Number
05/26/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JEAN M MITCHELL	PHONE (with Area Code) (608) 795-9969	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6014 MATHEWSON RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS mitche985@aol.com		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	
North of 5502 Reeve Road					
TOWNSHIP BLACK EARTH	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-201-9460-5					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-4 Rural Homes District	RH-1 Rural Homes District	2.0		
RH-4 Rural Homes District	RH-4 Rural Homes District	31.33 28.36		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>JM</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JM</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>JM</i>	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) 
PRINT NAME: X JEAN M MITCHELL				
DATE: 4 3/13/15				

Petition # 10839

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)



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	Jean and Michael Mitchell	Agent's Name	
Address	6014 Mathewson Road	Address	
	Mazomanie, WI 53560		
Phone	(608) 795-9969	Phone	
Email	mitche985@aol.com	Email	

Town: Black Earth Parcel numbers affected: _____
 Section: 20 Property address or location: N of 5502 Reeve Road

Zoning District change: (To / From / # of acres) "To" one (1) compliant RH-4 lot "From" three (3) non-conforming/grandfathered RH-4 parcels AND "TO" one (1) compliant RH-1 lot "FROM" one (1) non-conforming/grandfathered RH-4 parcel.
 Soil classifications of area (percentages) Class I soils: — % Class II soils: 15 % Other: 85 %

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:

Parcel/density search performed by Dane County Zoning confirmed existence of two-buildable sites. Would like to rezone in order to comply with current RH-4 zoning definitions resulting in the creation of a compliant RH-1 lot (each with buildable sites).

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

Date: 03/12/2015

Parcel Number -
006/0806-201-9460-5

Current

Summary Report

← Parcel
Parents

Parcel Detail

Less —

Parcel Maps



Surveyor Map

DCiMap

Tax Summary (2014)

More +



E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$100.00	\$0.00	\$100.00
Taxes:		\$1.75
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1.75

District Information

Municipality Name	TOWN OF BLACK EARTH
State Municipality Code	006
PLSS (T,R,S,QQ,Q)	08N 06E 20 SW NE (Click link above to access images for Qtr -Qtr)
Section	08N 06E 20 (Click link above to access images for Section)
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)
Block/Building	
Lot/Unit	(Click link above to see images for this Lot)
Parcel Description	SEC 20-8-6 PRT SW1/4NE1/4 LYG E OF HWY EXC R13980/7 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.
Current Owner	MICHAEL L MITCHELL 
Current Co-Owner	JEAN M MITCHELL 

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/19/2013	5039041		

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: 0806-201-9460-5

By Owner Name: MICHAEL L MITCHELL

By Owner Name: JEAN M MITCHELL

Document Types and their Abbreviations

Document Types and their Definitions

Primary Address	No parcel address available.
Billing Address	6014 MATHEWSON RD MAZOMANIE WI 53560

Assessment Summary	More +
Assessment Year	2015
Valuation Classification	G4
Assessment Acres	0.350
Land Value	\$100.00
Improved Value	\$0.00
Total Value	\$100.00

Show Valuation Breakout

Zoning Information

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

Zoning
RH-4 DCPREZ-0000-04672

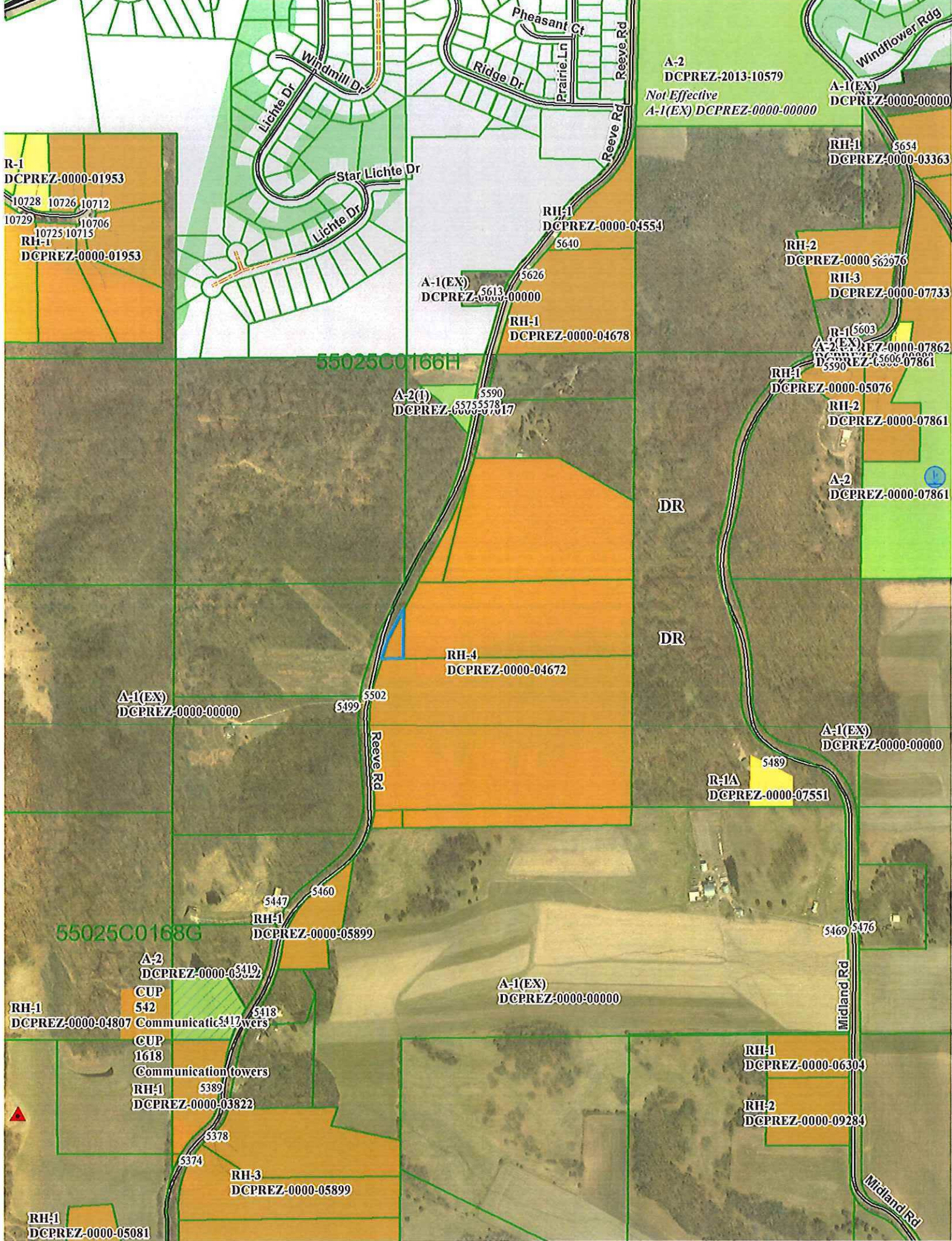
Zoning District Fact Sheets



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210 Martin Luther
City-County Bldg
Madison, WI

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R-1
DCPREZ-0000-01953
10728 10726 10712
10729 10725 10715 10706
RH-1
DCPREZ-0000-01953

A-2
DCPREZ-2013-10579
Not Effective
A-1(EX) DCPREZ-0000-00000
A-1(EX)
DCPREZ-0000-00000

RH-1
5654
DCPREZ-0000-03363

RH-1
5640
DCPREZ-0000-04554

RH-2
DCPREZ-0000-562976
RH-3
DCPREZ-0000-07733

A-1(EX)
5613 5626
DCPREZ-0000-00000

RH-1
DCPREZ-0000-04678

R-1
5603
A-2(EX)
DCPREZ-0000-07862
DCPREZ-0000-07861

RH-1
DCPREZ-0000-05076

RH-2
DCPREZ-0000-07861

A-2
DCPREZ-0000-07861

55025C0166H

A-2(1)
5590 5575 5578 5579 5581
DCPREZ-0000-07917

DR

RH-4
DCPREZ-0000-04672

DR

A-1(EX)
DCPREZ-0000-00000

5502
5499

A-1(EX)
DCPREZ-0000-00000

R-1A
5489
DCPREZ-0000-07551

55025C0168G

5447 5460
RH-1
DCPREZ-0000-05899

A-2
DCPREZ-0000-05412

RH-1
DCPREZ-0000-04807
542
Communication towers

CUP
1618
Communication towers

RH-1
5389
DCPREZ-0000-03822

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-06304

RH-2
DCPREZ-0000-09284

RH-3
DCPREZ-0000-05899

RH-1
DCPREZ-0000-05081

Parcel Number - 006/0806-201-9460-5

Current

Parcel Summary

Municipality Name	TOWN OF BLACK EARTH
Parcel Description	SEC 20-8-6 PRT SW1/4NE1/4 LYG E OF HWY E...
Owner Names	MICHAEL L MITCHELL JEAN M MITCHELL
Primary Address	No parcel address available.
Billing Address	6014 MATHEWSON RD MAZOMANIE WI 53560

Current Year Assessment

Assessment Year	2015
Valuation Classification	G4
Assessment Acres	0.350
Land Value	\$100.00
Improved Value	\$0.00
Total Value	\$100.00

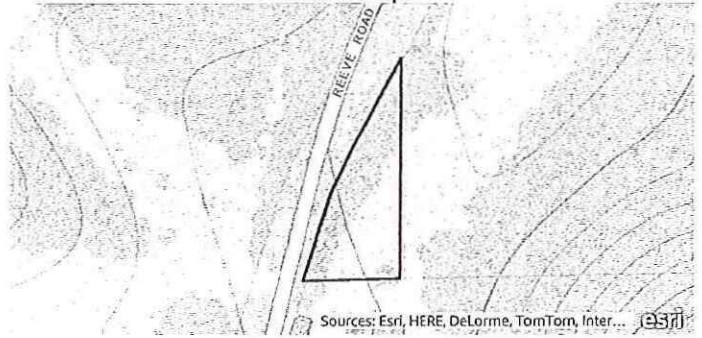
Zoning Information

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

Zoning
RH-4 DCPREZ-0000-04672

Zoning District Fact Sheets

Parcel Map



Current Year Taxes

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$100.00	\$0.00	\$100.00
Taxes:		\$1.75
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1.75

Districts

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/19/2013	5039041		
TJT	02/08/1990	2184478	13840	21
AD	02/13/1964	1094274	D772	438

Parcel Number - 006/0806-201-9501-5

Current

Parcel Summary

Municipality Name	TOWN OF BLACK EARTH
Parcel Description	SEC 20-8-6 SE1/4NE1/4 EXC R13980/7
Owner Names	MICHAEL L MITCHELL JEAN M MITCHELL
Primary Address	No parcel address available.
Billing Address	6014 MATHEWSON RD MAZOMANIE WI 53560

Current Year Assessment

Assessment Year	2015
Valuation Classification	G4 G5M
Assessment Acres	13.900
Land Value	\$9,800.00
Improved Value	\$0.00
Total Value	\$9,800.00

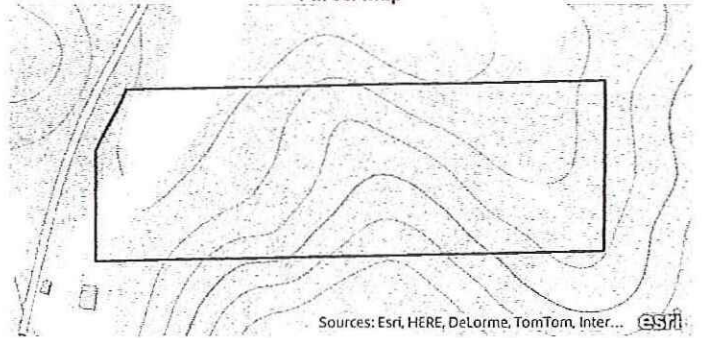
Zoning Information

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

Zoning
RH-4 DCPREZ-0000-04672

Zoning District Fact Sheets

Parcel Map



Current Year Taxes

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$9,800.00	\$0.00	\$9,800.00
Taxes:		\$171.22
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$171.22

Districts

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/19/2013	5039041		
TJT	02/08/1990	2184478	13840	21
AD	02/13/1964	1094274	D772	438

Parcel Number - 006/0806-201-8270-7

Current

Parcel Summary

Municipality Name	TOWN OF BLACK EARTH
Parcel Description	SEC 20-8-6 NE1/4NE1/4 EXC PRT LYG WLY OF...
Owner Names	MICHAEL L MITCHELL JEAN M MITCHELL
Primary Address	No parcel address available.
Billing Address	6014 MATHEWSON RD MAZOMANIE WI 53560

Current Year Assessment

Assessment Year	2015
Valuation Classification	G4 G5 GSM
Assessment Acres	15.200
Land Value	\$16,400.00
Improved Value	\$0.00
Total Value	\$16,400.00

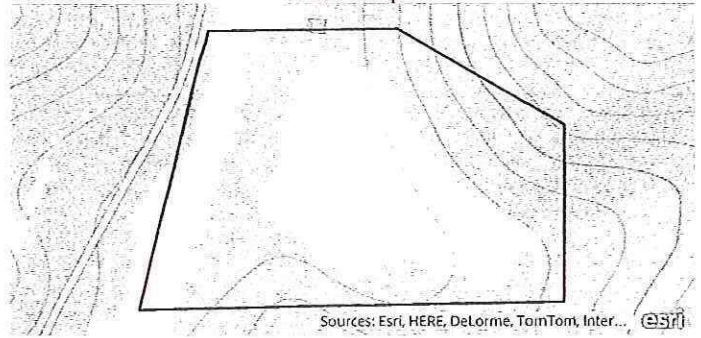
Zoning Information

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

Zoning
RH-4 DCPREZ-0000-04672

Zoning District Fact Sheets

Parcel Map



Current Year Taxes

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$16,400.00	\$0.00	\$16,400.00
Taxes:		\$286.53
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$286.53

Districts

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/19/2013	5039041		
TJT	02/08/1990	2184478	13840	21
AD	02/13/1964	1094274	D772	438

Parcel Number - 006/0806-201-8260-9

Current

Parcel Summary

Municipality Name	TOWN OF BLACK EARTH
Parcel Description	SEC 20-8-6 PRT NE1/4NE1/4 COM SEC NE COR...
Owner Names	MICHAEL L MITCHELL JEAN M MITCHELL
Primary Address	No parcel address available.
Billing Address	6014 MATHEWSON RD MAZOMANIE WI 53560

Current Year Assessment

Assessment Year	2015
Valuation Classification	G1
Assessment Acres	1.400
Land Value	\$67,000.00
Improved Value	\$0.00
Total Value	\$67,000.00

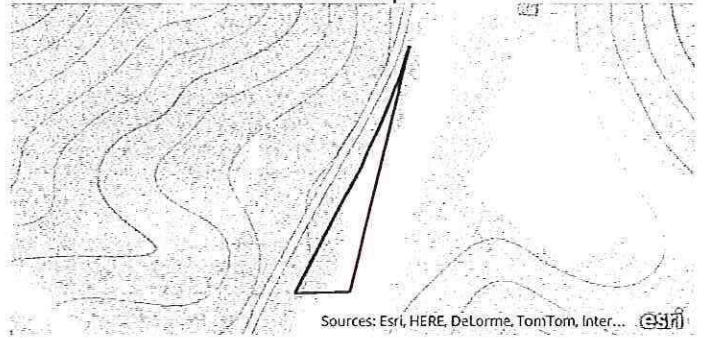
Zoning Information

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

Zoning
RH-4 DCPREZ-0000-04672

Zoning District Fact Sheets

Parcel Map



Current Year Taxes

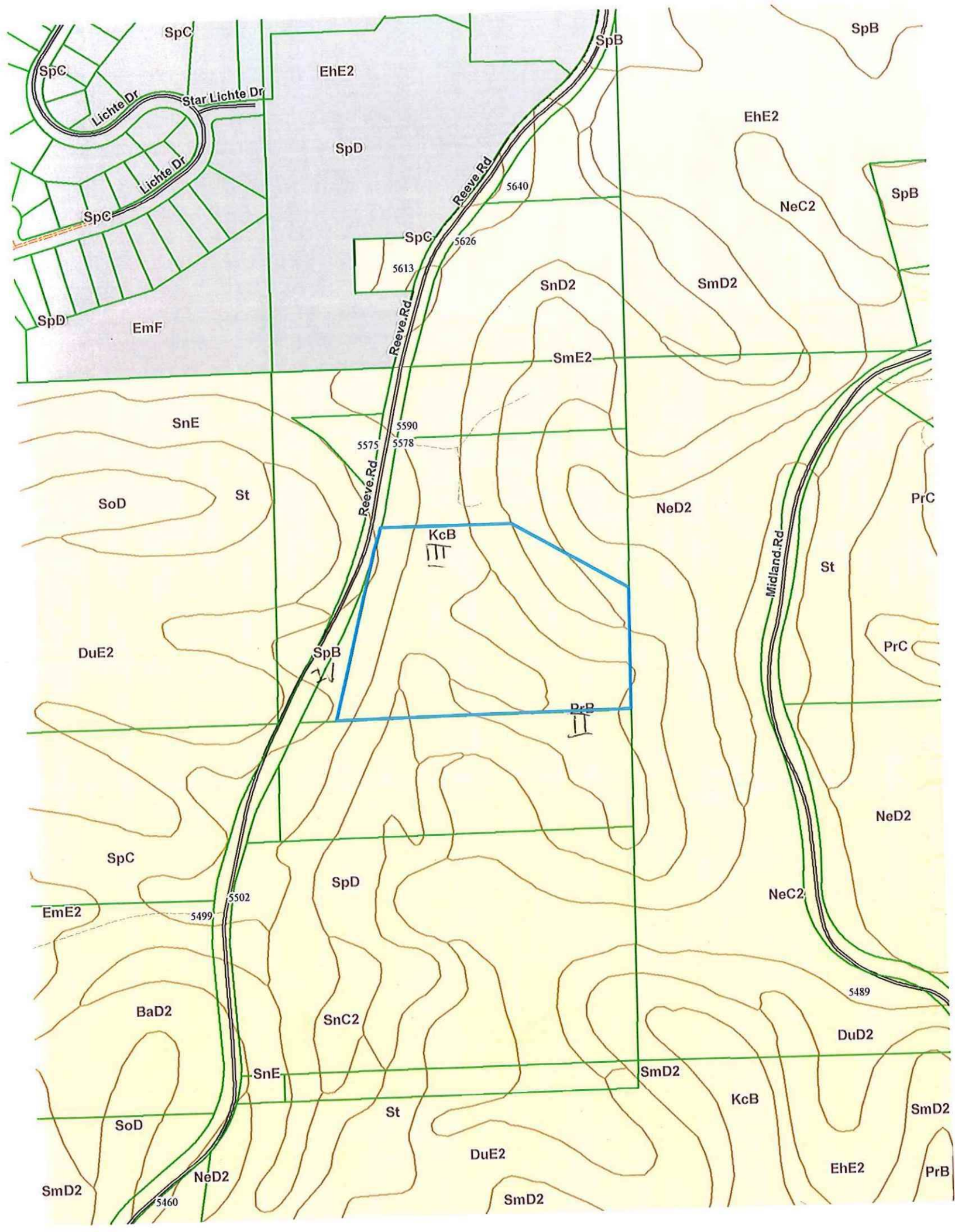
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$67,000.00	\$0.00	\$67,000.00
Taxes:		\$1,170.54
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1,170.54

Districts

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/19/2013	5039041		
TJT	02/08/1990	2184478	13840	21
AD	02/13/1964	1094274	D772	438



ZONING ORDINANCE AMENDMENT NO. 4672

Amending Section 10.03 relating to Zoning Districts in the Town of

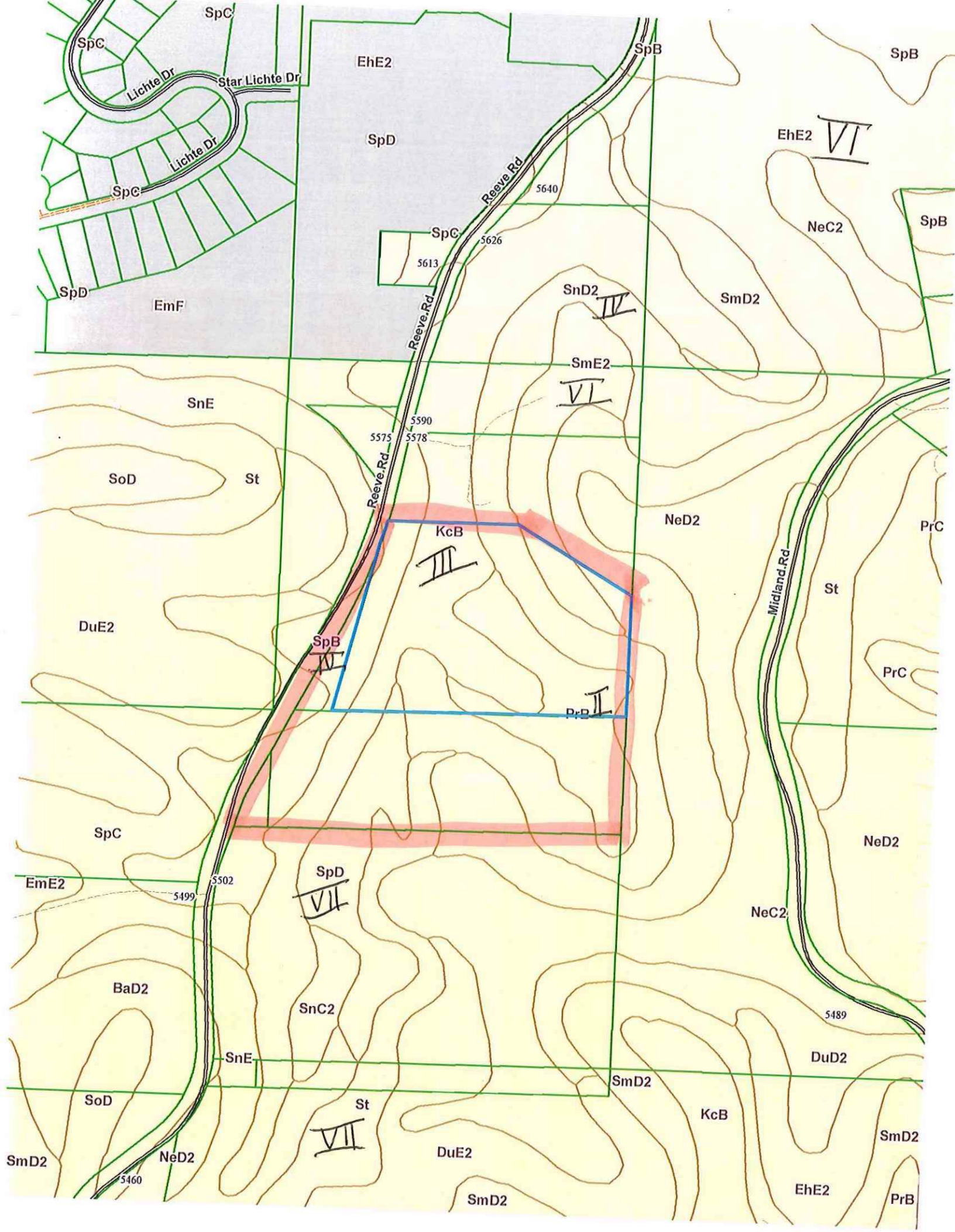
BLACK EARTH

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Black Earth be amended to include in the RH-4 Rural Homes District the following described land:

Pet. #4672:

Part of the E 1/2 NE 1/4, SW 1/4 NE 1/4 & N 1/2 SE 1/4 - Section 20, Town of Black Earth described as follows: beginning at a point in the centerline of Reeve Road, said point being 99 feet South of and 1519.32 feet West of East quarter corner of said Section 20; thence West, 1519.32 feet to a point on the East line of said Section 20; thence North, 99 feet along the East line of said Section 20 to the East quarter corner of said Section 20; thence North, 1761.07 feet along the East line of said Section 20; thence N 59° 43' 35' West, 500.28 feet; thence West, 528.00 feet to a point in the centerline of Reeve Road; thence Southwesterly, 2252.74 feet along the centerline of Reeve Road to the point of beginning.

EFFECTIVE: FEB 12 1990



LOCATED IN THE NW ¼-NE ¼, NE ¼-NE ¼, SW ¼-NE ¼ AND THE SE ¼-NE ¼ OF SECTION 20, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION OF RH-4 PARCEL

A parcel of land located in the NW ¼-NE ¼, NE ¼-NE ¼, SW ¼-NE ¼ and the SE ¼-NE ¼ of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 20; thence S 00°44'30" W, 861.38 feet along the East line of the NE ¼ of said Section 20; thence S 00°44'30" W, 893.71 feet along the East line of said NE ¼; thence N 90°00'00" W, 1293.05 feet; thence N 29°47'00" E, 429.39 feet; thence N 60°13'00" W, 242.19 feet to a point in the centerline of Reeve Road; thence N 29°46'58" E, 554.29 feet along the centerline of Reeve Road; thence Northeasterly, 184.80 feet along the arc of a curve to the left having a central angle of 17°27'01" and a radius of 606.75 feet, said arc also being the centerline of Reeve Road, of which the long chord bears N 21°03'30" E, 184.08 feet; thence S 90°00'00" E, 528.00 feet; thence S 59°43'35" E, 500.28 feet to the point of beginning, containing 28.94 acres, more or less, or 28.36 acres excluding road right-of-way to Reeve Road.

LEGAL DESCRIPTION OF RH-1 PARCEL

A parcel of land located in the NW ¼-NE ¼, NE ¼-NE ¼, SW ¼-NE ¼ and the SE ¼-NE ¼ of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 20; thence S 00°44'30" W, 1755.09 feet along the East line of the NE ¼ of said Section 20; thence N 90°00'00" W, 1293.05 to the point of beginning; thence N 90°00'00" W, 184.07 feet to a point in the centerline of Reeve Road; thence N 14°25'00" E, 90.25 feet along the centerline of Reeve Road; thence Northeasterly, 439.04 feet along the arc of a curve to the right having a central angle of 15°22'00" and a radius of 1637.02 feet, said arc also being the centerline of Reeve Road, of which the long chord bears N 22°06'00" E, 437.72 feet; thence S 60°13'00" E, 242.19 feet; thence S 29°47'00" W, 429.39 feet to the point of beginning, containing 2.39 acres, more or less, or 2.00 acres, excluding right-of-way to Reeve Road.

PLAT OF SURVEY

LOCATED IN THE NW 1/4-NE 1/4, NE 1/4-NE 1/4, SW 1/4-NE 1/4 AND THE SE 1/4-NE 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Registered Land Surveyor, hereby certify that I have surveyed a parcel of land located in the NW 1/4-NE 1/4, NE 1/4-NE 1/4, SW 1/4-NE 1/4 and the SE 1/4-NE 1/4 of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 20; thence S 00°44'30" W, 861.38 feet along the East line of the NE 1/4 of said Section 20 to the point of beginning; thence S 00°44'30" W, 893.71 feet along the East line of said NE 1/4; thence N 90°00'00" W, 1477.12 feet to a point in the centerline of Reeve Road; thence N 14°25'00" E, 90.25 feet along the centerline of Reeve Road; thence Northeasterly, 439.04 feet along the arc of a curve to the right having a central angle of 15°22'00" and a radius of 1637.02 feet, said arc also being the centerline of Reeve Road, of which the long chord bears N 22°06'00" E, 437.72 feet; thence N 29°47'00" E, 554.29 feet along the centerline of Reeve Road; thence Northeasterly, 184.80 feet along the arc of a curve to the left having a central angle of 17°27'00" and a radius of 606.75 feet, said arc also being the centerline of Reeve Road, of which the long chord bears N 21°03'30" E, 184.08 feet; thence S 90°00'00" E, 528.00 feet; thence S 59°43'35" E, 500.28 feet to the point of beginning, containing 31.33 acres, more or less.

I further certify that such survey and the representation thereof hereon is true and correct to the best of my knowledge and belief.

John M. Halverson
Registered Land Surveyor
S6381 Coon Rock Road
Arena, WI 53503

Dated this Proposed day of Proposed, 2013.

LEGEND AND NOTES

- ▲ Found pk nail in pavement
- ⊙ Found 1-1/4" Iron pipe
- ⊕ Found Dane County aluminum monument
- △ Set pk nail in pavement
- Set 3/4"x24" Iron rebar

OWNER:
Bonnie Olson
205 Wall Street
Mazomanie, WI
53560

C/L Curve data
Δ = 17°27'00"
R = 606.75'
L.C. = N 21°03'30" E
184.08'

LOT 1 C.S.M. NO. 3716
S 90°00'00" E-528.00'
N 12°20'00" E-7.21'
R/W Curve data
Δ = 17°27'00"
R = 639.75'
L = 194.85'
L.C. = N 21°03'30" E-194.09'

NW 1/4-NE 1/4

NE 1/4-NE 1/4

28.36 Ac. Excl. R/W

C/L Curve data
Δ = 15°22'00"
R = 1637.02'
L.C. = N 22°06'00" E
437.72'

SW 1/4-NE 1/4

N 14°25'00" E
90.25'

SE 1/4-NE 1/4

1293.05'

SCALE 1" = 300'

Bearings are referenced to the East line of the NE 1/4 which is recorded as S 00°44'30" W

East 1/4 corner
Section 20, T8N, R6E

Job no. 13-2346

