

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/16/2016	DCPREZ-2016-10966
Public Hearing Date	C.U.P. Number
04/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL D SAMUEL	PHONE (with Area Code) (608) 514-4882	AGENT NAME ISTHMUS SURVEYING LLC	PHONE (with Area Code) (608) 244-1090
BILLING ADDRESS (Number & Street) 440 STATE HIGHWAY 78		ADDRESS (Number & Street) 450 N BALDWIN ST	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS MIKEANDNANCY@TDS.NET		E-MAIL ADDRESS ISTHMUSSURVEYING@SBCGLOBAL.NET	

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	
440 STATE HIGHWAY 78		440 STATE HIGHWAY 78			
TOWNSHIP PERRY	SECTION 29	TOWNSHIP PERRY	SECTION 29	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-293-8000-9		0506-294-8500-3			

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	3.61		
RH-1 Rural Homes District	RH-2 Rural Homes District	2.75		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>MAS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>MAS</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>MAS</u>	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) <i>Paul Spetz</i>
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COMMENTS: CREATION OF A RESIDENTIAL LOT

PRINT NAME: <i>Paul Spetz</i>
DATE: 2/16/16



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>Michael Samuel/Nancy Thomas</u>	Agent's Name	<u>Paul Spetz c/o Isthmus Surveying LLC</u>
Address	<u>440 State Highway 78</u> <u>Mount Horeb, WI 53572</u>	Address	<u>450 N. Baldwin Street</u> <u>Madison, WI 53703</u>
Phone	<u>(608) 514-4882</u>	Phone	<u>(608) 244-1090</u>
Email	<u>mikeandnancy@tds.net</u>	Email	<u>isthmussurveying@sbcglobal.net</u>

Town: Perry Parcel numbers affected: 044/0506-293-8000-9 & 044/0506-294-8500-3

Section: 29 Property address or location: 440 County Highway 78

Zoning District change: (To / From / # of acres) Convert 2.75 Acres of RH-1 and 3.61 acres of A-1(ex) into the RH-2 District for a total of 6.36 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:

Samuel/Thomas own existing lands zoned A1(ex) with a Residential overlay which was rezoned to RH-1 per DCPREZ-0000-06800. Samuel/Thomas wish to create a 6.36 acre lot which includes the land west of this zoning district up to State Highway 78, and including the driveway. A Certified Survey Map will be prepared to divide/create this parcel.

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

Submitted By:

Date: 02/15/2016

Samuel/Thomas Rezone: Portion of Parcels No. 044/0506-294-8500-3 & 044/0506-293-8000-9

Address: 440 State Highway 78, Mount Horeb, WI 53572

Portion to be rezoned to RH-(2): *(from A-1(ex) and RH-(1))*

Commencing at the North 1/4 Corner of Section 29, thence S 01°38'37" W, along the North-South 1/4 Section line, 2899.44 feet to the point of beginning of this description;

thence S 86°28'12" E, 150.00 feet;
thence S 01°28'06" W, 100.00 feet;
thence S 86°28'12" E, 300.00 feet;
thence S 01°28'06" W, 175.00 feet;
thence N 89°21'53" W, 1067.93 feet to a point on the centerline of State Highway '78';
thence N 17°43'00" E, along the Centerline of State Highway '78', 229.76 feet;
thence N 13°45'00" E, along the Centerline of State Highway '78', 107.70 feet;
thence S 86°28'12" E, 531.25 feet to the point of beginning.

This description contains an area of 277,281 square feet, 6.36 acres.

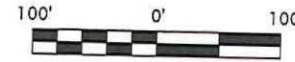
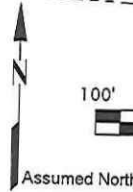


Samuel/Thomas Rezone

located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, T5N, R6E, in the Town of Perry, Dane County, Wisconsin

Existing Soil Classifications and suitability

EmC2: Elkmound Sandy loam (6-12% slopes)- IVe-3
 EmE2: Elkmound Sandy loam (20-30% slopes)- VII e-3
 GaC2: Gale Silt loam (6-12% slopes)- IIIe-1



N 17°43'00" E 229.76'
 N 13°45'00" E 107.70'
State Highway 78

EmE2

NE-SW

Currently zoned as A-1(EX)
 157,359 S.F.
 3.61 Acres

EmC2

S 86°28'12" E 150.00'

Existing Residence

NW-SE

S 86°28'12" E 300.00'

Currently zoned as RH-1 overlay
 119,922 S.F.
 2.75 Acres

GaC2

EmE2

N 86°28'12" W
 600.00'

EmE2

N 89°21'53" W 1067.93'

Rezone Area to RH-2
 277,281 S.F.
 6.36 Acres

PREPARED FOR:
 MICHAEL SAMUEL/NANCY THOMAS
 440 STATE HIGHWAY 78
 MOUNT HOREB, WI 53572

PREPARED BY:
 ISTHMUS SURVEYING, LLC
 450 NORTH BALDWIN STREET
 MADISON, WI 53703
 (608) 244.1090
 www.isthmussurveying.com

Existing Parcel No.: 044/0506-293/8000-9

Existing Parcel No.: 044/0506-294/8500-3

SE-NW

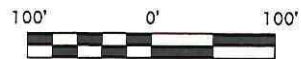
SW-NE

Samuel/Thomas Rezone

located in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 29, T5N, R6E, in the Town of Perry, Dane County, Wisconsin

Existing Soil Classifications and suitability

- EmC2: Elkmound Sandy loam (6-12% slopes)- IVe-3
- EmE2: Elkmound Sandy loam (20-30% slopes)- VII e-3
- GaC2: Gale Silt loam (6-12% slopes)- IIIe-1



Assumed North



Rezone Area to RH-2
277,281 S.F.
6.36 Acres

PREPARED FOR:
MICHAEL SAMUEL/NANCY THOMAS
440 STATE HIGHWAY 78
MOUNT HOREB, WI 53572

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Existing Parcel No.: 044/0506-293/8000 S
Existing Parcel No.: 044/0506-294/8500 S