

# Dane County Rezone & Conditional Use Permit

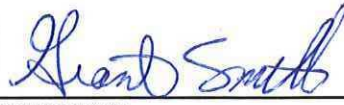
<b>Application Date</b>	<b>Petition Number</b>
04/13/2018	DCPREZ-2018-11295
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/26/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEFTYLAND LLC	PHONE (with Area Code) (608) 712-7244	AGENT NAME GRANT SMITH	PHONE (with Area Code) (608) 712-7244
BILLING ADDRESS (Number & Street) 5556 MAHOCKER RD		ADDRESS (Number & Street) 5556 MAHOCKER RD	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) MAZOMANIE, WI 53560	
E-MAIL ADDRESS grant@plasticingenity.com		E-MAIL ADDRESS grant@plasticingenity.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	
5556 MAHOCKER RD					
TOWNSHIP BLACK EARTH	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-202-8500-7					

REASON FOR REZONE	CUP DESCRIPTION
CREATING FOUR RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	22.37		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SSA1	
Applicant Initials <u>GWS</u>	Applicant Initials <u>GWS</u>	Applicant Initials <u>GWS</u>		

PRINT NAME:  
**GRANT SMITH**

DATE:  
**4/13/18**



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. THE NW 1/4 OF THE NW 1/4, SECTION 20, T8N, R6E
- **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 LEFTYLAND LLC Agent's Name GRANT SMITH  
 Address 5556 MAHOCKER ROAD Address 5556 MAHOCKER ROAD  
 Phone MAZOMANIE WI 53560 Phone MAZOMANIE, WI 53560  
608-712-7244 608-712-7244  
 Email grant@plasticingenuity.com Email grant@plasticingenuity.com

Town: BLACK EARTH Parcel numbers affected: 0806-202-8500-7

Section: 01 20 Property address or location: MAHOCKER ROAD

Zoning District change: (To / From / # of acres) CHANGE TO RESIDENTIAL RURAL HOME FROM A1-EX

Soil classifications of area (percentages) Class I soils: \_\_\_\_% Class II soils: \_\_\_\_% Other: 100%  
BOONE FINE SANDY LOAM

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:

I WOULD LIKE TO CREATE 4 RURAL HOME LOTS BY REZONING, UTILIZING 4 OF MY 6 SPLITS TO BE CONCENTRATED NEAR THE CENTER OF THIS 38.34 ACRES. THERE ARE NO IMPROVEMENTS YET. THERE IS EXCELLENT ROAD AND ELECTRICAL ACCESS. THE COUNTY HAS DETERMINED THE WATERWAY IS NOT A NAVIGABLE STREAM.

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

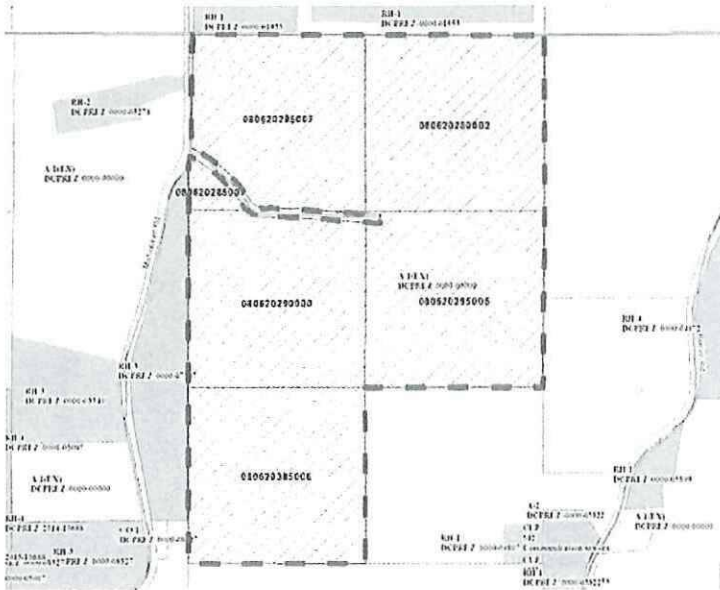
Date: 4/13/18



# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

<b>Applicant:</b> Grant Smith Leftyland LLC					
<b>Town</b>	Black Earth	<b>A-1EX Adoption</b>	8/15/1981	<b>Orig Farm Owner</b>	Theodore Bust
<b>Section:</b>	20	<b>Density Number</b>	35	<b>Original Farm Acres</b>	198.32
<b>Density Study Date</b>	2/12/2018	<b>Original Splits</b>	5.67	<b>Available Density Unit(s)</b>	6



**Reasons/Notes:**  
 [6] Original Housing Density Rights (HDR).  
 None taken to date.  
 [6] HDR's Remain

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
080620280002	40.32	GRANT W SMITH & LACINDA A SMITH	
080620385006	40.21	LEFTYLAND LLC	
080620295005	40.07	LEFTYLAND LLC	
080620290000	39.39	LEFTYLAND LLC	
080620285007	38.34	LEFTYLAND LLC	



Joe Parisi  
Dane County Executive

# Dane County Planning & Development

## Division of Zoning

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March 29, 2018

Grant Smith,  
Leftyland LLC  
5556 Mahocker Rd  
Mazomanie WI 53560

RE: Navigability Determination – Mahocker Rd, Misty Ln, Section 20, Town of Mazomanie  
Parcel #0806-202-8500-7

The Dane County Zoning Division is in receipt of your request for a navigability determination for an unnamed intermittent stream that is located from an intersection with US Highway 14 south to a point 2,300 feet south of Misty Lane.

Before conducting the site inspection, the 24K U.S.G.S. Topographic map was used to determine the categorization of this waterway. The map shows that there is an intermittent stream that may be located on or near the property. An intermittent stream is one that has a periodic or recurrent flow.

A field inspection was conducted on March 27, 2018. After further review of the waterway, it has been determined that this intermittent stream is NOT navigable in its entirety. Water runoff in this valley can be characterized as sheet flow over land with no defined bed or bank.

This site was not evaluated for the presence of wetlands. It is possible that with the correct combination of water, soil, and vegetation that wetlands may exist in this valley.

This letter serves as notice that the future development that will occur on the above-described parcel is NOT within the Shoreland Zoning District as defined under Chapter 11, Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact me.

Sincerely,

Hans Hilbert  
Assistant Zoning Administrator

Cc:  
Land & Water Resources

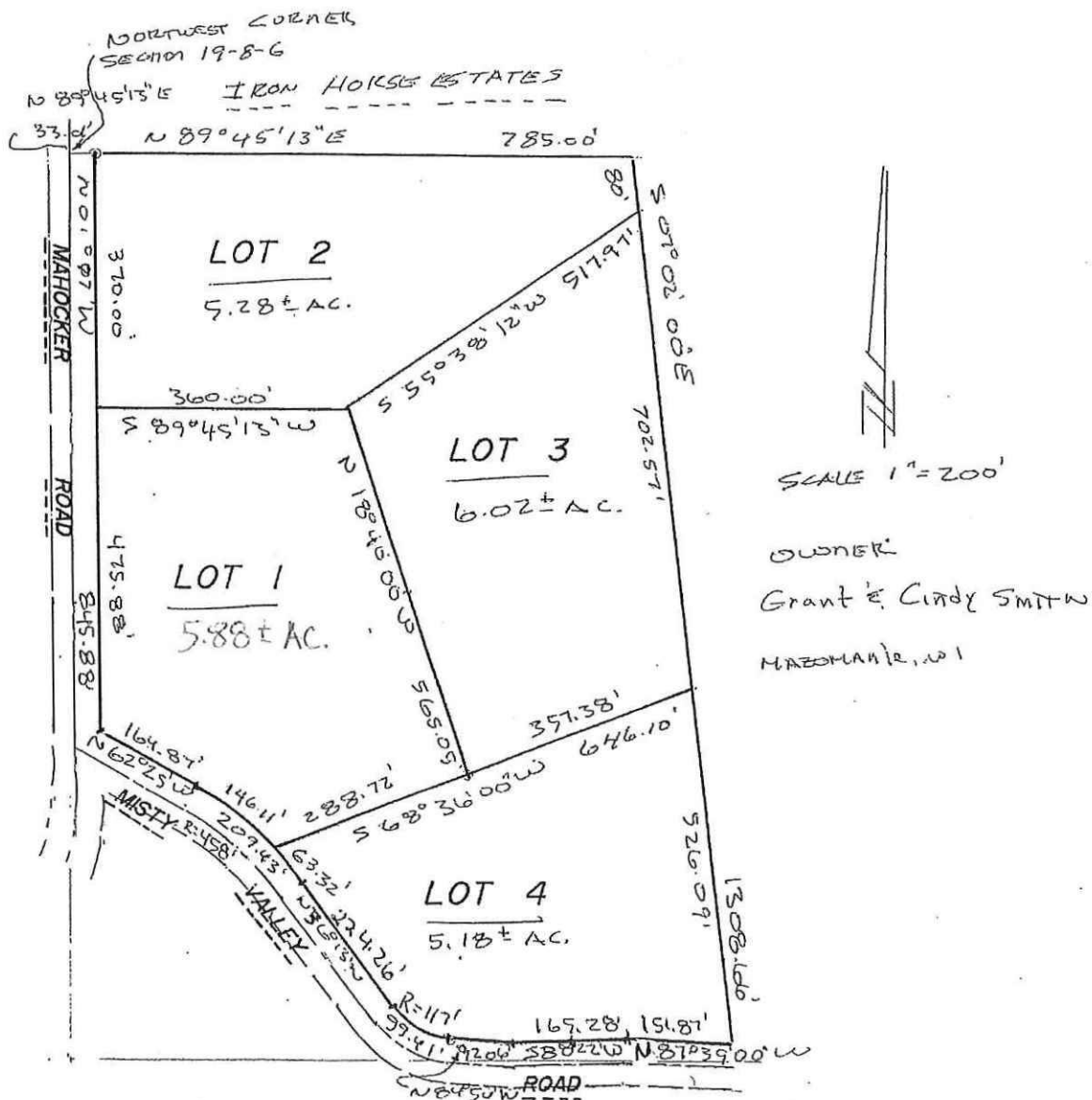
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LOCATED IN THE NW ¼-NW ¼ OF SECTION 19, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

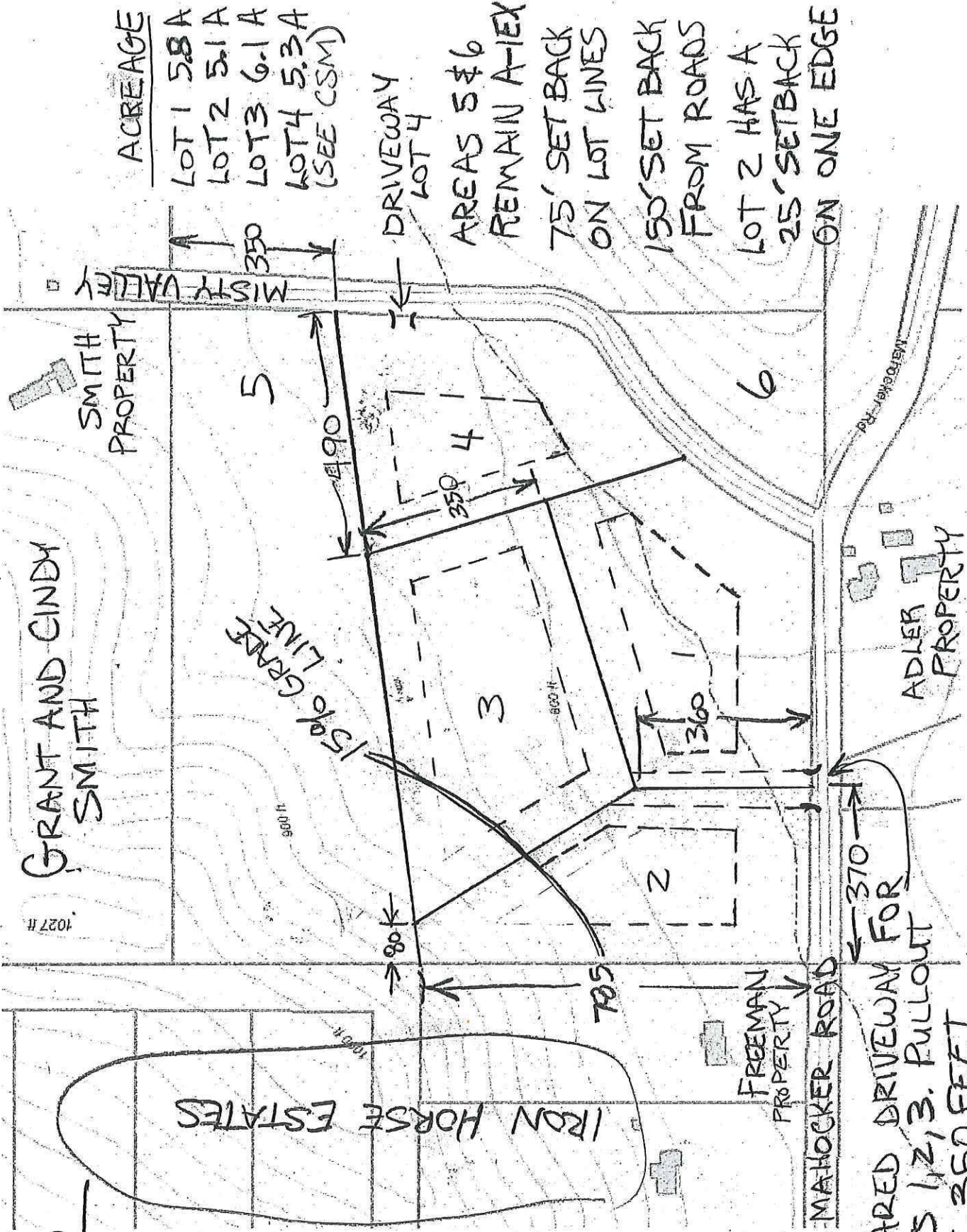
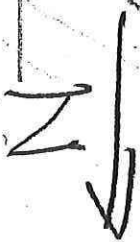
**LEGAL DESCRIPTION**

A parcel of land located in the NW ¼-NW ¼ of Section 19, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of said Section 19; thence N 89°45'13" E, 33.01 feet along the North line of the NW ¼ of said Section 19 to the point of beginning; thence N 89°45'13" E, 785.00 feet along the North line of the NW ¼ of said Section 19; thence S 07°02'00" E, 1308.66 feet to a point on the Northerly r/w line of Misty Valley Road; thence N 87°39'00" W, 151.87 feet along said r/w line; thence S 88°22'00" W, 165.28 feet along said r/w line; thence N 84°54'00" W, 92.06 feet along said r/w line; thence Northwesterly, 99.41 feet along the arc of a curve to the right having a radius of 117.00 feet, said arc being the Northerly r/w line of Misty Valley Road; thence N 36°13'00" W, 224.26 feet along said r/w line; thence Northwesterly, 209.43 feet along the arc of a curve to the left having a radius of 458.00 feet, said arc being the Northerly r/w line of Misty Valley Road; thence N 62°25'00" W, 164.87 feet along said r/w line; thence N 01°07'00" W, 845.88 feet along the Easterly r/w line of Mahocker Road to the point of beginning, containing 22.37 acres, more or less.





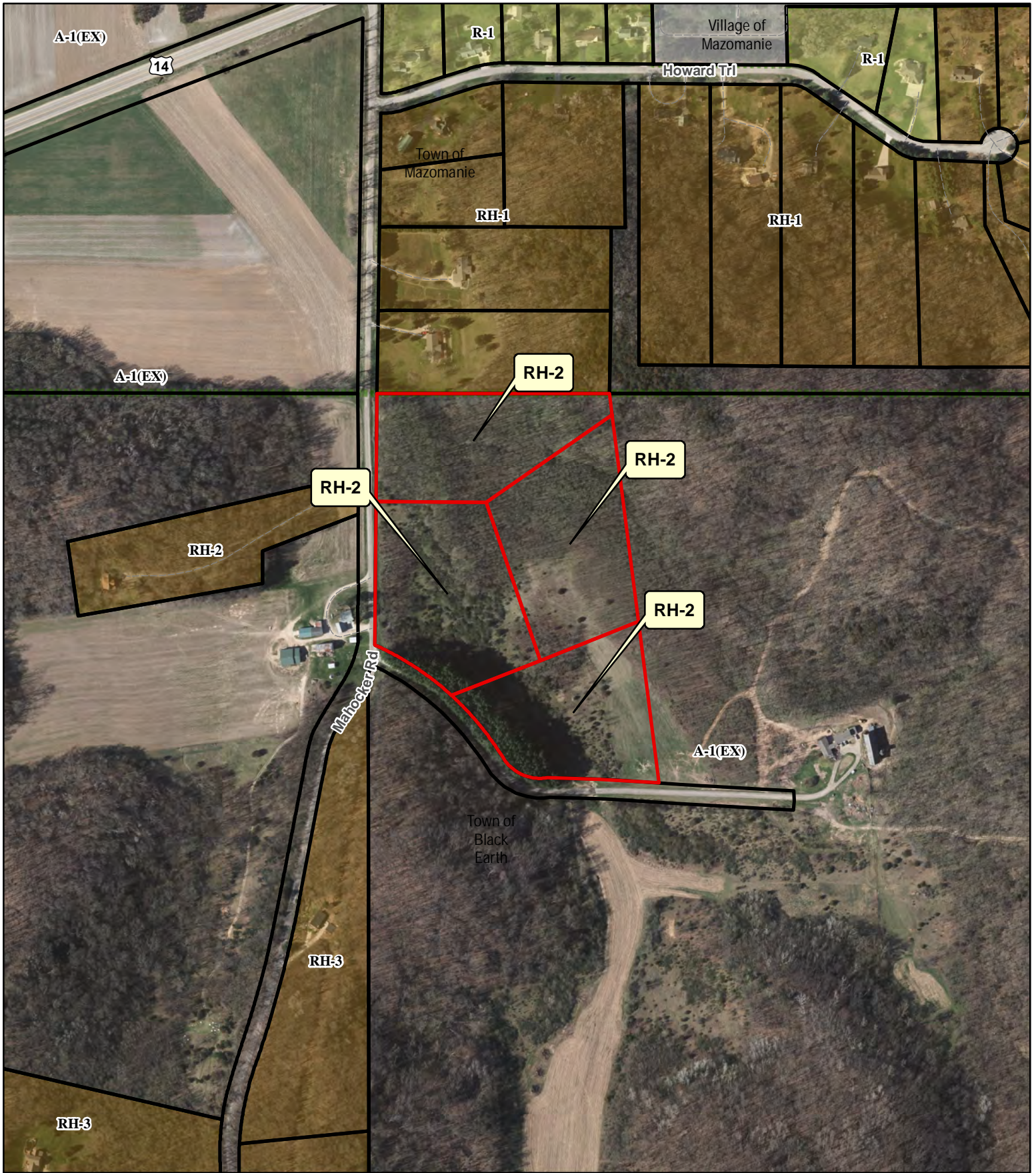


ACREAGE
LOT 1 5.8 A
LOT 2 5.1 A
LOT 3 6.1 A
LOT 4 5.3 A (SEE CSM)





DRIVEWAY LOT 4  
 AREAS 5 & 6  
 REMAIN A-1 EX  
 75' SETBACK  
 ON LOT LINES  
 150' SETBACK  
 FROM ROADS  
 LOT 2 HAS A  
 25' SETBACK  
 ON ONE EDGE

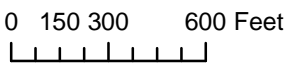
SHARED DRIVEWAY FOR  
 LOTS 1, 2, 3. PULLOUT  
 AT 350 FEET





**Legend**

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11295  
LEFTYLAND LLC