

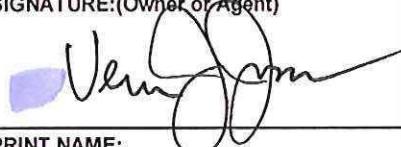
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/14/2017	DCPREZ-2017-11116
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KCJ LLC	PHONE (with Area Code) (608) 332-7735	AGENT NAME MURPHY DESMOND S. C.	PHONE (with Area Code) (608) 257-7181
BILLING ADDRESS (Number & Street) 1205 FARWELL DR		ADDRESS (Number & Street) 33 E. MAIN STREET, SUITE 500	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS KCJDEV@GMAIL.COM		E-MAIL ADDRESS VJESSE@MURPHYDESMOND.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	
FERTILE RIDGE ROAD JUST EAST OF COUNTY HIGHWAY E		FERTILE RIDGE ROAD			
TOWNSHIP BLUE MOUNDS	SECTION 22	TOWNSHIP BLUE MOUNDS	SECTION 22	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0606-222-9500-5		0606-222-9050-0			

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	RH-4 Rural Homes District	4.1		
A-1Ex Exclusive Ag District	RH-4 Rural Homes District	20.16		
A-1Ex Exclusive Ag District	A-2 Agriculture District	10.14		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>VJ</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>VJ</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>VJ</u>	INSPECTOR'S INITIALS PMK2	SIGNATURE: (Owner or Agent) 
COMMENTS: SELLING LAND TO NEIGHBOR TO ENLARGE EXISTING CSM LOT.				PRINT NAME: <u>VERNON J. JESSE</u>
				DATE: <u>2/14/17</u>



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	KCJ, LLC (Lots 1 and 2 of Proposed CSM attached)	Agent's Name	Attorney Vernon J. Jesse, Murphy Desmond S.C.
Address	10 East Doty Street, #800 Madison, WI 53703	Address	33 E. Main Street, Ste. 500 Madison, WI 53703
Phone	(608) 332-7735	Phone	(608) 257-7181
Email	kcjdev@gmail.com	Email	vjesse@murphydesmond.com

Town: Blue Mounds Parcel numbers affected: 010/0606-222-9500-5 + 0606-222-9050-0

Section: 22 Property address or location: Fertile Ridge Road

Zoning District change: (To / From / # of acres) RH-4 / RH-2/and A-1EX / 24.26 acres. Also A-2 / A-1EX / 20.14 acres

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %
See Attached

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:

Selling rezoned parcel to neighbor and combining parcel and zoning with parcel already owned by neighbor.

SEE ALSO ATTACHED PROPOSED CSM (Ex. A), and Parcel Map (Ex. B) showing affected parcels.

* Owner of Lot 2 CSM 10751 is Casey D. and Amanda R. Preimesberger, 3046 Hidden View Trail, Verona, Wisconsin 53593, e-mail: cpreimes@yahoo.com.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Vernon J. Jesse Date: 2/14/17
VERNON J. JESSE, ATTORNEY IN FACT FOR KCJ, LLC

DCPREZ-0000-09292

2401 2402

A-2 DCPREZ-0000-09292
RH-4 DCPREZ-0000-10117
Not Effective
A-1(EX) DCPREZ-0000-00000

RH-2 DCPREZ-0000-10117
Not Effective
RH-4 DCPREZ-0000-3680

EXHIBIT B CURRENT PARCELS

RH-4 DCPREZ-0000-03680

A-1(EX) DCPREZ-0000-00000

RH-3 DCPREZ-0000-08580

A-1(EX) DCPREZ-0000-00000

RH-2 DCPREZ-0000-08580

A-2 DCPREZ-0000-03480
CUP
449
Mineral extraction operations

RH-2 DCPREZ-0000-06351

10260
10261

A-1(EX) DCPREZ-0000-00000

South Ridge Rd

10160

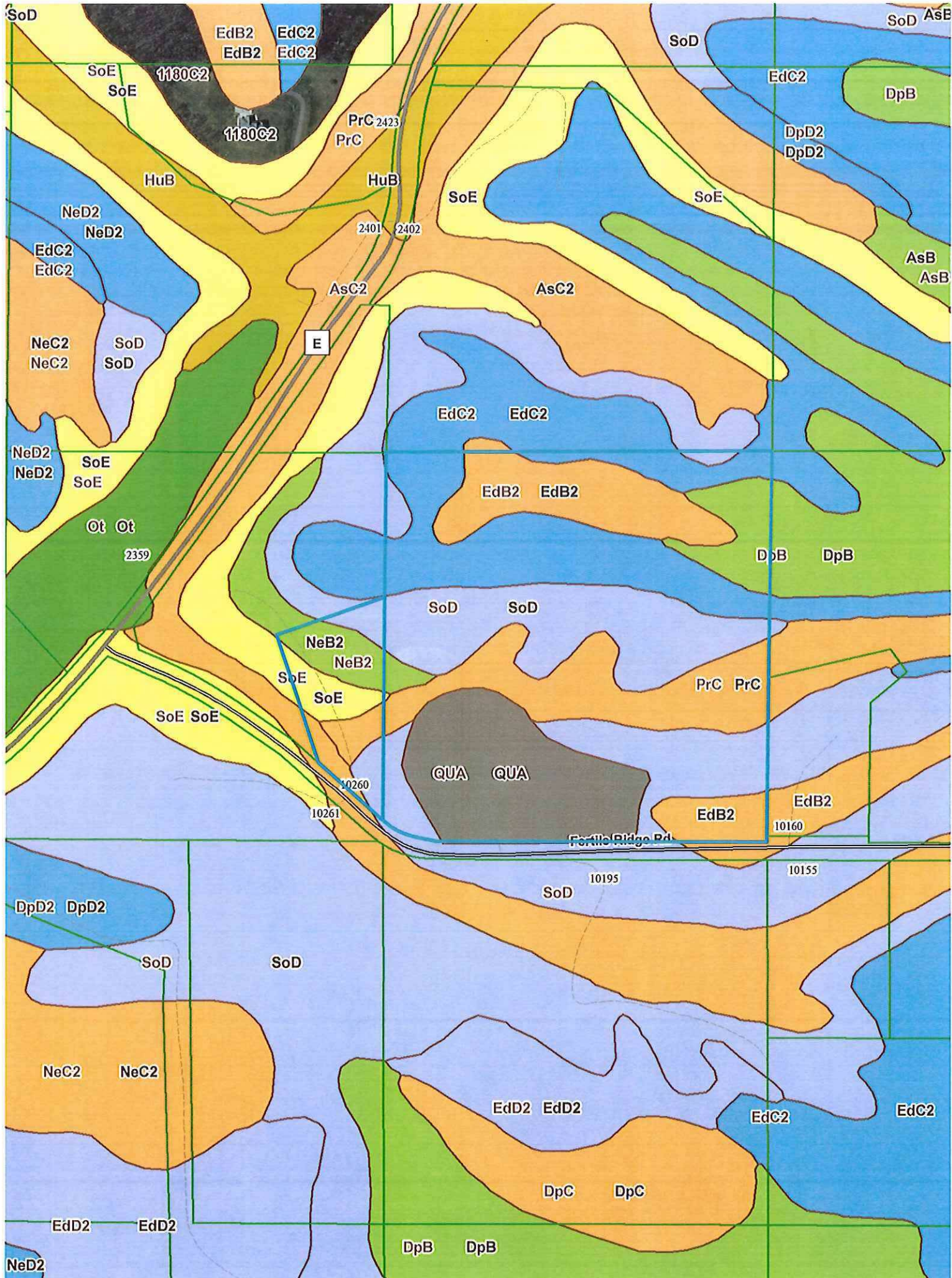


10195

A-1(EX) DCPREZ-0000-00000

10155


RH-2 DCPREZ-0000-07113



Parcel Number - 010/0606-222-9500-5

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF BLUE MOUNDS	
State Municipality Code	010	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR06E	22	SE of the NW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 22-6-6 SE1/4NW1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KCJ LLC	
Primary Address	No parcel address available.	
Billing Address	1205 FARWELL DR MADISON WI 53704	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M	
Assessment Acres	39.500	
Land Value	\$95,700.00	
Improved Value	\$0.00	
Total Value	\$95,700.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

A-1(EX)

A-2 10.05 Acres DCPREZ-0000-03480

Zoning District Fact Sheets

Parcel Maps



DCiMap

Tax Summary (2016)	More +
---------------------------	---------------

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$95,700.00	\$0.00	\$95,700.00
Taxes:		\$1,436.10
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1,436.10

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	05MH	MT HOREB FIRE
OTHER DISTRICT	05MH	MT HOREB EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
	01/23/1995		28622	34

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: 0606-222-9500-5



[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

Parcel Number - 010/0606-222-9050-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF BLUE MOUNDS	
State Municipality Code	010	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR06E	22	SW of the NW
Plat Name	CSM 10751	
Block/Building		
Lot/Unit	2	
Parcel Description	LOT 2 CSM 10751 CS64/57&58 5/14/03 F/K/A LOT 1 CSM 3965 CS16/245 LOC SEC 22-6-6 PRT SW1/4NW1/4 (4.109 ACRES EXCL R/W) SUBJ TO ACCESS ESMT IN DOC 3713019 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	CASEY D PREIMESBERGER	
Current Co-Owner	AMANDA R PREIMESBERGER	
Primary Address	No parcel address available.	
Billing Address	3046 HIDDEN VIEW TRL VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	4.109	
Land Value	\$94,700.00	
Improved Value	\$0.00	
Total Value	\$94,700.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

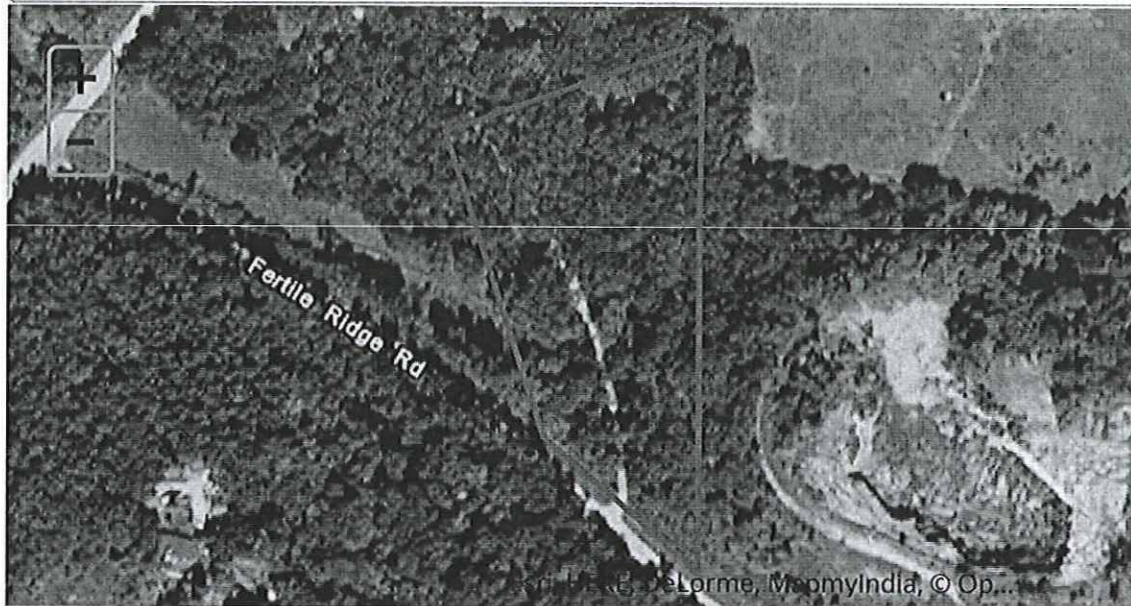
Zoning Information

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

Zoning
RH-2 DCPREZ-0000-08580

Zoning District Fact Sheets

Parcel Maps



DCiMap

Tax Summary (2016)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$94,700.00	\$0.00	\$94,700.00
Taxes:		\$1,421.10
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$1,421.10

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	05MH	MT HOREB FIRE
OTHER DISTRICT	05MH	MT HOREB EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	07/25/2005	4084110		

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.](#)

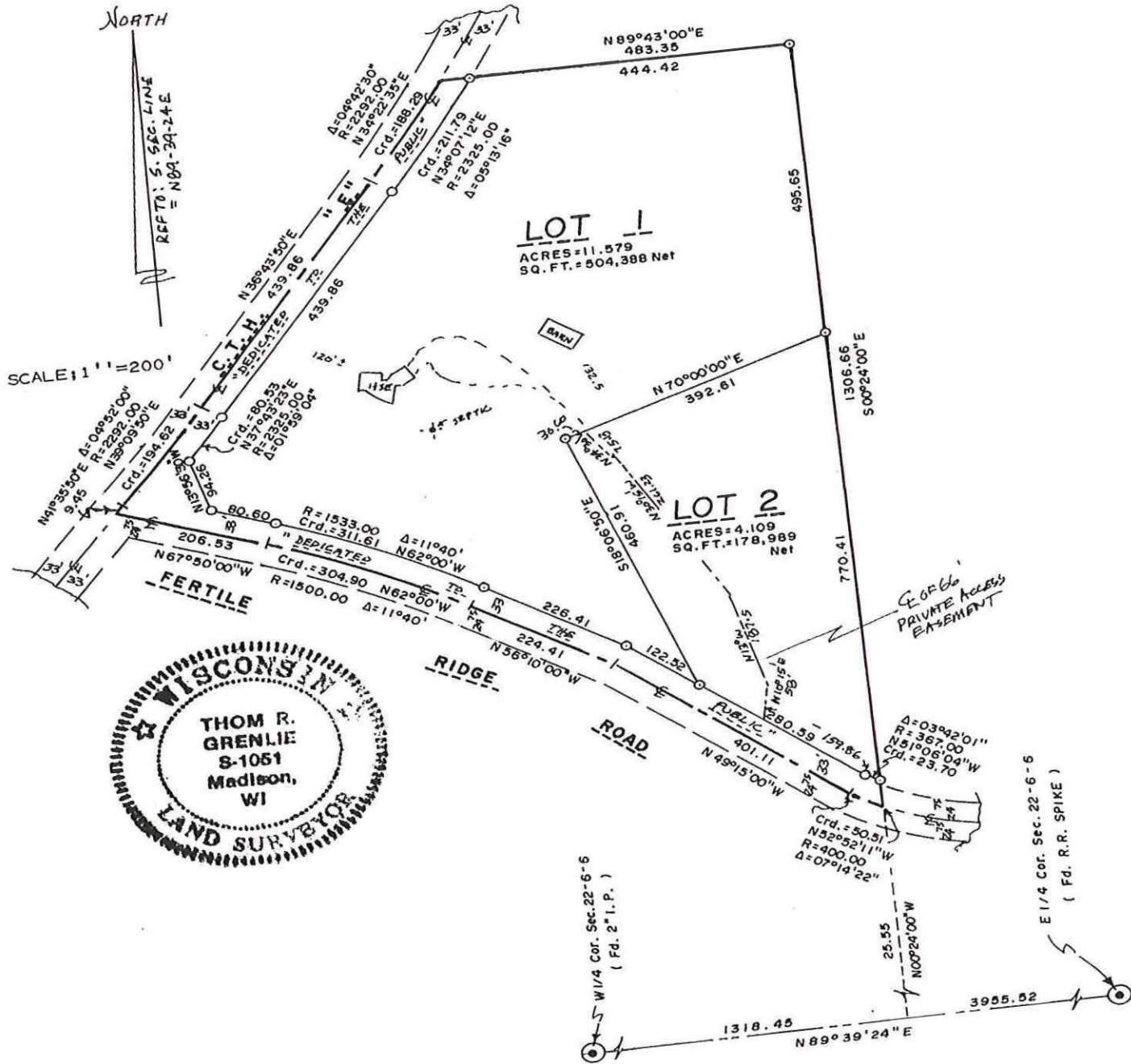
By Parcel Number: 0606-222-9050-0

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)

GRENLIE OFFICE MAP NO. 978-A

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.





2423

2401 2402

Zone A E

2359

Zone X

10260

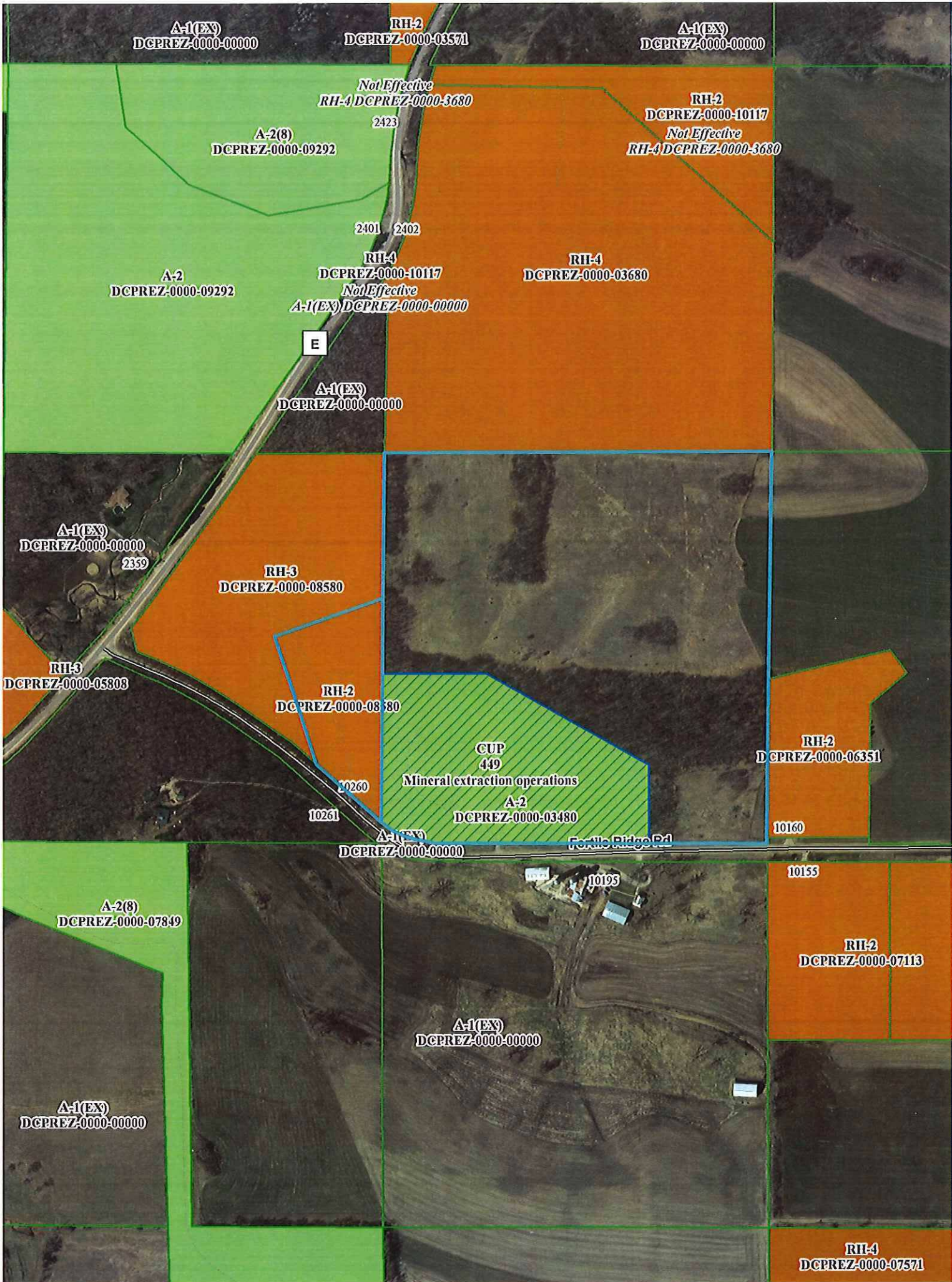
10261

Fertile Ridge Rd

10160

10195

10155



PRELIMINARY

CERTIFIED SURVEY MAP

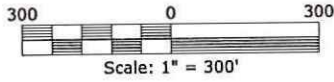
Located in Lot 2 of CSM #10751 and in the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, T 6 N, R 6 E, Town of Blue Mounds, Dane County, Wisconsin.

Bearings are referenced to the East West Section line of Section 22, T 6 N, R 6 E, Town of Blue Mounds, Dane County, WI assumed to bear S88°58'38"E.

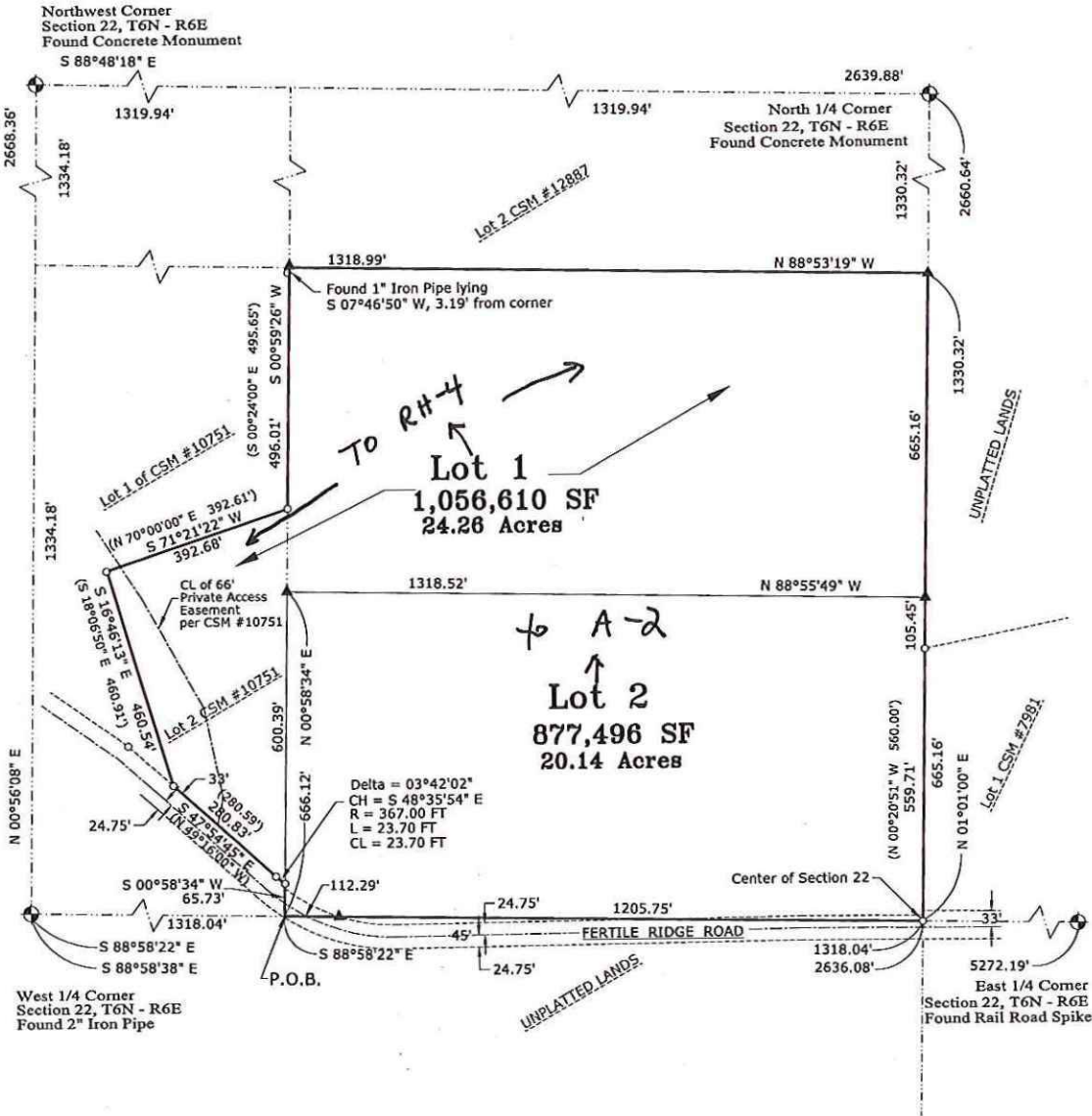
Prepared for:
KCY, LLC
1205 Farwell Drive
Madison, WI 53704

December 19, 2016

LEGEND
○ = Found 1" Dia. Iron Pipe
▲ = Set Round 3/4"x18" Iron Rebar weighing 1.502 lbs. per foot
() = Recorded Bearing & Distance



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



Doc. No. _____ C.S.M. No. _____ Vol. _____ Page _____

PRELIMINARY

CERTIFIED SURVEY MAP

Located in Lot 2 of CSM #10751 and in the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, T 6 N, R 6 E, Town of Blue Mounds, Dane County, Wisconsin.

PARCEL DESCRIPTION:

A parcel of land located in Lot 2 of CSM #10751 and in the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 8, T 6 N, R 6 E, Town of Blue Mounds, Dane County, Wisconsin described as follows:

Commencing at the West 1/4 corner of said Section 22; thence S88°58'22"E, 1318.04' to Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22 and the Point of Beginning; thence continuing S88°58'22"E, 1318.04' to the Southeast corner of said Northwest 1/4; thence N01°01'00"E, 1330.32' to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence N88°53'19"W, 1318.99' to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; thence S00°59'26"W, 496.01' to the Northeast corner of said lot 2 of CSM #10751; thence S71°21'22"W, 392.68'; thence S16°46'13"E, 460.54'; thence S47°54'45"E, 280.83'; thence 23.70' along an arc of a curve concave to the North having a radius of 367.00', a delta angle of 03°42'02", a chord direction of S48°35'54"E and chord length of 23.70'; thence S00°58'34"W, 65.73' to the Point of Beginning.

Said parcel contains 1,934,106 Sq. Ft. more or less and is subject to any and all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE:

I, Joseph D. Niles, Wisconsin Professional Land Surveyor, S-2896, do hereby certify that this survey is in full compliance with Section 236.34 of the Wisconsin Statutes. Under the direction of the owners and their representatives, I have surveyed, combined and mapped the above described land and that this map is a correctly dimensioned representation thereof in accordance to the information provided. I further certify that this survey is correct to the best of my knowledge and belief.

Dated this _____ day of _____, 20____.

Joseph D. Niles, S-2896
Professional Land Surveyor

TOWN OF BLUE MOUNDS CERTIFICATE:

Resolved that this Certified Survey Map, which has been duly filed for the approval of the Town of Blue Mounds, County of Dane, Wisconsin, be and the same, is hereby approved by the Town of Blue Mounds as required by Chapter 236, Wisconsin Statutes.

Dated this _____ day of _____, 20____.

Town Clerk, Town of Blue Mounds

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, At ___ o'clock, ___ m. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Document Number _____.

Register of Deeds, Dane County

Doc. No. _____ C.S.M. No. _____ Vol. _____ Page _____

K. D. ENGINEERING CONSULTANTS, INC.
2600 County Hwy. Y
Dodgeville, WI 53533 (608) 935 - 3310