

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/28/2015	DCPREZ-2015-10837
Public Hearing Date	C.U.P. Number
06/23/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TYLER B MADIGAN	PHONE (with Area Code) (608) 225-7076	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6580 HYSLOP RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS chris@williamsonsurvey.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	
6459 HYSLOP RD					
TOWNSHIP DANE	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-353-8360-0		0908-353-8001-0			

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	A-1Ex Exclusive Ag District	2.66		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	2.67		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SSA1	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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Petition # 10837

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 Change Application

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

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>Tyler Madigan / Brad Madigan</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>6459 & 6626 Hyslop Rd</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>225-7076</u>	Phone	<u>608-255-5705</u>
Email	<u>Brad phone</u>	Email	<u>chris@williamsonsurveying.com</u>

Town: Dane Parcel numbers affected: 0908-353-8001-0 & 0908-353-8360-0

Section: 35 Property address or location: 6459 Hyslop Rd

Zoning District change: (To / From / # of acres) RH-2 to A-1EX (2.66 acres) & A-1EX to RH-2 (2.67 acres)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 31 % Other: 69 %

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:

The Madigans are adjusting the boundary of the existing residential Lot 1, C.S.M. 13388 to exclude the woods that are in a forestry program per the foresters request.

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

Submitted By: [Signature]

Date: 3-12-15



WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

REZONE MAP

PREPARED FOR:

BRAD MADIGAN
 6626 HYSLOP RD
 DANE, WI 53529 **L A N D S**

S 89°43'33" W 1327.49'

REMAINDER OF FORTY
 IN A-1 EX. = 32.72 ACRES

A-1 EX. TO RH-2
 AREA = 2.67 ACRES
 OR 116,142 SQ.FT.

NORTH 1/4 CORNER
 SECTION 35-9-8
 FOUND 1" PIPE

SCALE 1" = 400'

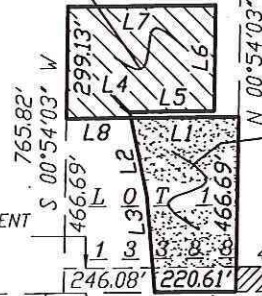
L A N D S

S 00°49'14" W 1329.26'

NE 1/4
 OF THE
 SW 1/4

66' WIDE ACCESS EASEMENT
 PER C.S.M. No. 13388

859.06'



TOTAL SECTION LINE
 N 00°54'03" E 5276.15'

L A N D S

RH-2 TO A-1 EX.
 AREA = 2.66 ACRES
 OR 116,071 SQ.FT.

66' WIDE ACCESS EASEMENT
 PER DOC. No. 4063158
 AND DOC No. 4063159

L A N D S

N 89°28'27" E

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 89°28'27" W	292.01'
L2	S 11°53'56" E	210.15'
L3	S 04°33'08" E	261.17'
L4	N 11°53'56" W	16.45'
L5	N 89°28'27" E	229.64'
L6	N 00°54'03" E	283.00'
L7	S 89°28'27" W	400.67'
L8	N 89°28'27" E	174.68'

PARCEL No.

022/0908-353-8360-0
 022/0908-353-8001-0

SOILS:

MdC2 96%
 WxC2 2%
 BbC2 2%

RH-2 TO A-1 EX.

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 35, T9N, R8E, TOWN OF DANE, DANE COUNTY, WISCONSIN ALSO INCLUDING PART OF LOT 1 CERTIFIED SURVEY MAP NUMBER 13388, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE N 00°54'03" E ALONG THE NORTH-SOUTH SECTION LINE 1323.47 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND TO THE POINT OF BEGINNING.

THENCE CONTINUE N 00°54'03" E, 466.69 FEET; THENCE S 89°28'27" W, 292.01 FEET; THENCE S 11°53'56" E, 210.15 FEET; THENCE S 04°33'08" E, 261.17 FEET; THENCE N 89°28'27" E, 220.61 FEET TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 116,071 SQ. FT. OR 2.66 ACRES THEREOF.

DELAYED EFFECTIVE DATE REQUESTED

A-1 EX. TO RH-2

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 35, T9N, R8E, TOWN OF DANE, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE N 00°54'03" E ALONG THE NORTH-SOUTH SECTION LINE 1790.16 FEET; THENCE S 89°28'27" W, 292.01 FEET TO THE POINT OF BEGINNING.

THENCE N 11°53'56" W, 16.45 FEET; THENCE N 89°28'27" E, 229.64 FEET; THENCE N 00°54'03" E, 283.00 FEET; THENCE S 89°28'27" W, 400.67 FEET; THENCE S 00°54'03" W, 299.13 FEET; THENCE N 89°28'27" E, 174.68 FEET TO THE POINT BEGINNING. THIS PARCEL CONTAINS 116,142 SQ. FT. OR 2.67 ACRES THEREOF.

DELAYED EFFECTIVE DATE REQUESTED



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northeast 1/4 of the Southwest 1/4 of Section 35, T9N, R8E,
Town of Dane, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 13388

SCALE 1" = 400'

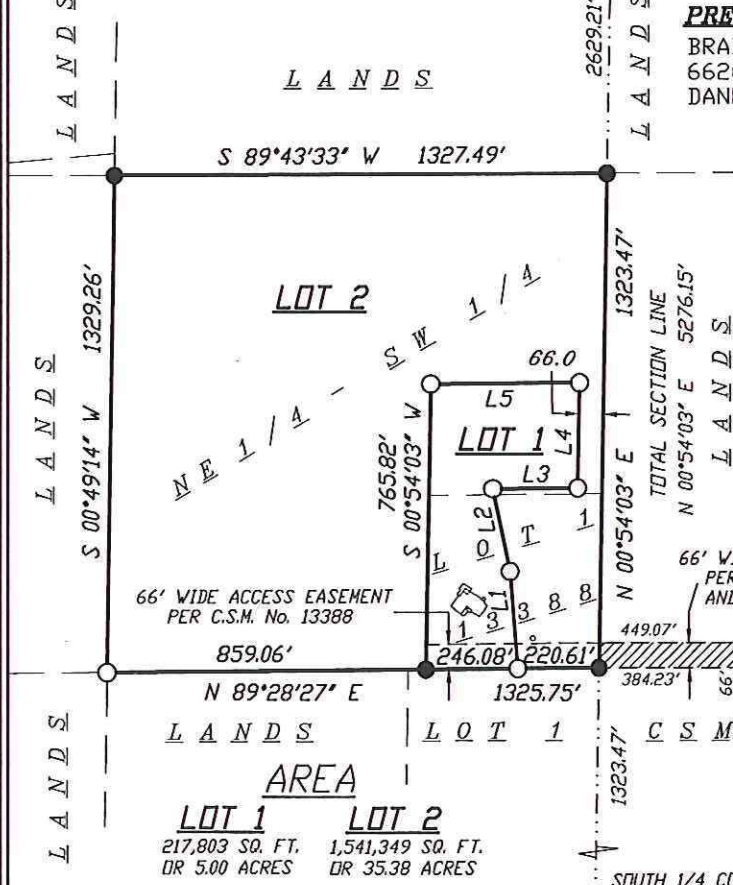


NORTH 1/4 CORNER
SECTION 35-9-8
FOUND 1" PIPE

PREPARED FOR:

BRAD MADIGAN
6626 HYSLOP RD
DANE, WI 53529

SCALE 1" = 400'
BEARINGS ARE REFERENCED TO THE EAST
LINE OF THE SW 1/4 OF SECTION 35-9-8
LINE TO BEAR S 00°54'03" W



LINE TABLE:

L#	BEARING	DISTANCE
L1	N 04°33'08" W	261.17'
L2	N 11°53'56" W	226.60'
L3	N 89°28'27" E	229.64'
L4	N 00°54'03" E	283.00'
L5	S 89°28'27" W	400.67'

66' WIDE ACCESS EASEMENT
PER DDC No. 4063158
AND DDC No. 4063159

LEGEND

- = SET 3/4"x24' REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4' REBAR
- ⊕ = FOUND DANE COUNTY
SECTION CORNER
(AS NOTED)

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SEE SHEET 3 FOR BUILDING DETAIL.
- 4.) WAIVER GRANTED BY THE DANE COUNTY ZONING & LAND REGULATION COMMITTEE ON SEPT. 11, 2012 FROM CH. 72.19(6)(B) DANE COUNTY CODE OF ORDINANCES TO ALLOW LOT 1 AND 2 TO HAVE NO PUBLIC ROAD FRONTAGE.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

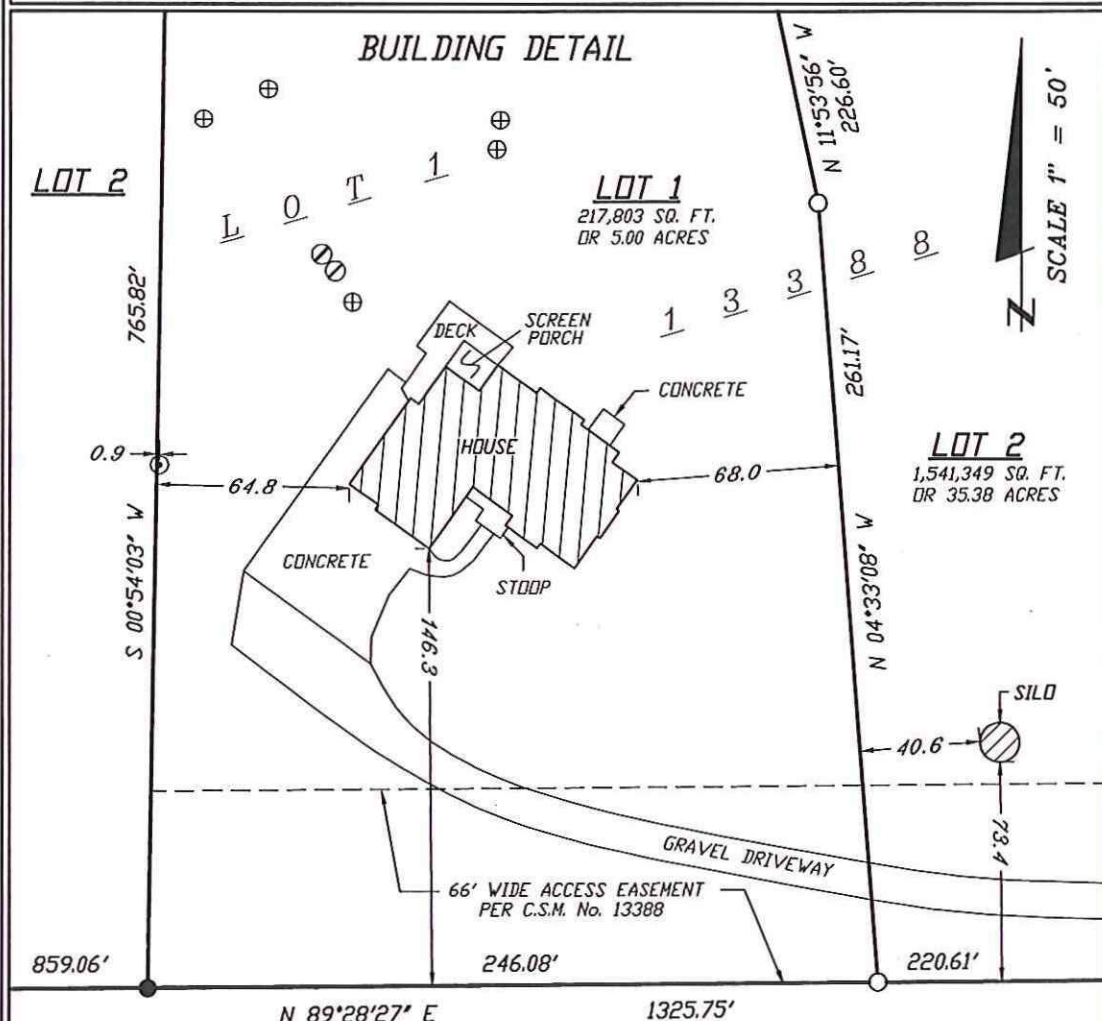
SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northeast 1/4 of the Southwest 1/4 of Section 35, T9N, R8E,
Town of Dane, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 13388



LOT 1 C S M 2 7 6 7

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊕ = SEPTIC VENT
- ⊙ = WELL
- ⊗ = SEPTIC TANK

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being in the Northeast 1/4 of the Southwest 1/4 of Section 35, T9N, R8E, Town of Dane, Dane County, Wisconsin and also including all of Lot 1 Certified Survey Map No. 13388, being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 35, thence N 00°54'03" E along the North-South section line, 1323.47 feet to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 and the point of beginning.

Thence continue N 00°54'03" E, 1323.47 feet to the center of Section 35; thence S 89°43'33" W, 1327.49 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4; thence S 00°49'14" W, 1329.26 feet to the Southwest corner of the Northeast 1/4 of the Southwest 1/4; thence N 89°28'27" E, 1325.75 feet to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 and the point of beginning. This parcel contains 1,759,152 sq. ft. or 40.38 acres thereof.

*Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams*

Date _____

*Chris W. Adams S-2748
Registered Land Surveyor - Owner*

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Tyler B. Madigan

Personally came before me this _____ day of _____, 20____ the above named Tyler B. Madigan to me known to be the person who executed the foregoing instrument and acknowledge the same.

County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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WITNESS the hand seal of said owners this _____ day of _____, 20____.

Brad A. Madigan

Susan M. Madigan

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20____ the above named Brad A. Madigan and Susan M. Madigan to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



CERTIFIED SURVEY MAP

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NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
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Located in the Northeast 1/4 of the Southwest 1/4 of Section 35, T9N, R8E,
Town of Dane, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 13388

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the
Town of Dane on this _____ day of _____, 20__.

John Wilson
Town Clerk

NOTE:

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

Approved for recording per Dane County Zoning and Land Regulation Committee action
on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and
recorded in Volume _____ of Dane County Certified Surveys on pages _____
through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____