

Dane County Rezone & Conditional Use Permit

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|----------------------------|------------------------|
| Application Date | Petition Number |
| 04/19/2017 | DCPREZ-2017-11146 |
| Public Hearing Date | C.U.P. Number |
| 06/27/2017 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|---|--|
| OWNER NAME LEONARD REV TR, ALEXANDER & KRISTINE | PHONE (with Area Code) (608) 846-2523 | AGENT NAME PAULSON & ASSOCIATES | PHONE (with Area Code) (608) 846-2523 |
| BILLING ADDRESS (Number & Street) 3960 JULIAN DR | | ADDRESS (Number & Street) 136 W HOLUM ST | |
| (City, State, Zip) MERRILL, WI 54452 | | (City, State, Zip) DEFOREST, WI 53532 | |
| E-MAIL ADDRESS AJKRISTINELEONARD@GMAIL.COM | | E-MAIL ADDRESS DAN@PAULSONLLC.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 | |
| WESTERN TERMINUS OF PINE SPRING RD | | | | | |
| TOWNSHIP VIENNA | SECTION 36 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0909-363-9555-0 | | | | | |

| 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 |
|---------------------------|--------------------------|-------|---------------------------------------|-------|
| CO-1 Conservancy District | A-2 Agriculture District | 3.42 | | |

| | | | | |
|---|--|--|----------------------------------|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>P</u> | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u> | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>P</u> | INSPECTOR'S INITIALS HJH3 | SIGNATURE:(Owner or Agent)  |
|---|--|--|----------------------------------|---|

| |
|--|
| PRINT NAME: <u>Timothy W. Paulson</u> |
| DATE: <u>4-19-17</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:

- o **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.
- o **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>A.J. Leonard</u> | Agent's Name | <u>PAULSON & ASS - DAN Paulson</u> |
| Address | <u>3690 Julian Drive</u> | Address | <u>136 W Holum Street</u> |
| Phone | <u>Merrill, WI 54452</u> | Phone | <u>DeForest, WI 53532</u> |
| Email | <u>AJKRISTINELEONARD@gmail.com</u> | Email | <u>dan@paulsonllc.net</u> |

Town: Vienna Parcel numbers affected: 0909-363-9555-0

Section: 36 Property address or location: -

Zoning District change: (To / From / # of acres) C0-1 +0 A-2

Soil classifications of area (percentages) Class I soils: - % Class II soils: 50 % Other: 50 %

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:

LOT LINE ADJUSTMENT

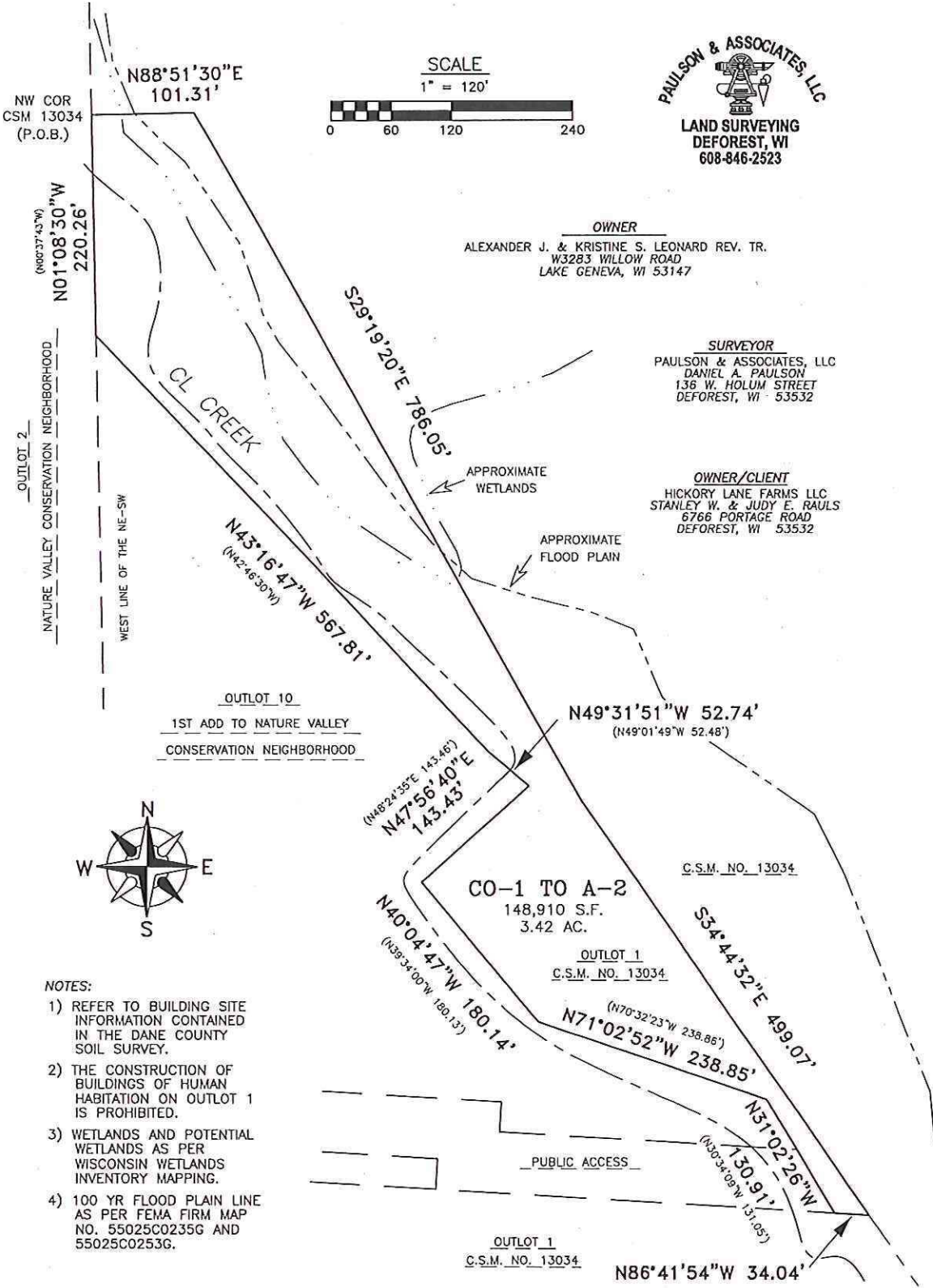
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: _____

EXHIBIT "B"

ZONING CHANGE MAP

BEING PART OF OUTLOT 1, C.S.M. NO. 13034; LOCATED IN THE NE 1/4 OF THE SW 1/4, SECTION 36, T09N, R09E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN



- NOTES:**
- 1) REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
 - 2) THE CONSTRUCTION OF BUILDINGS OF HUMAN HABITATION ON OUTLOT 1 IS PROHIBITED.
 - 3) WETLANDS AND POTENTIAL WETLANDS AS PER WISCONSIN WETLANDS INVENTORY MAPPING.
 - 4) 100 YR FLOOD PLAIN LINE AS PER FEMA FIRM MAP NO. 55025C0235G AND 55025C0253G.

LEGAL DESCRIPTION FOR ZONING CHANGE

Being part of Outlot 1, C.S.M. No. 13034; located in the NE ¼ of the SW ¼, Section 21, Town 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin, described as follows:

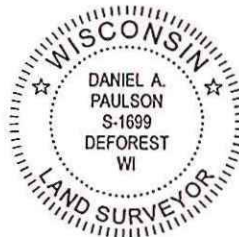
CO-1 TO A-2

BEGINNING at the northwest corner of C.S.M. No. 13034;
thence N88°51'30"E, 101.31 feet along the north line of C.S.M. No. 13034 to the northeast corner of said C.S.M. No. 13034;
thence S29°19'20"E, 786.05 feet along the east line of C.S.M. No. 13034;
thence continuing along the east line of C.S.M. No. 13034, S34°44'32"E, 499.07 feet;
thence N86°41'54"W, 34.04 feet to the west line of C.S.M. No. 13034;
thence continuing along the west line of C.S.M. No. 13034, N31°02'26"W, 130.91 feet (recorded as N30°34'09"W, 131.05 feet);
thence continuing along the west line of C.S.M. No. 13034, N71°02'52"W, 238.85 feet (recorded as N70°32'23"W, 238.86 feet);
thence continuing along the west line of C.S.M. No. 13034, N40°04'47"W, 180.14 feet (recorded as N39°34'00"W, 180.13 feet);
thence continuing along the west line of C.S.M. No. 13034, N47°56'40"E, 143.43 feet (recorded as N48°24'35"E, 143.46 feet);
thence continuing along the west line of C.S.M. No. 13034, N49°31'51"W, 52.74 feet (recorded as N49°01'49"W, 52.48 feet);
thence continuing along the west line of C.S.M. No. 13034, N43°16'47"W (recorded as N42°46'30"W), 567.81 feet;
thence continuing along the west line of C.S.M. No. 13034, N01°08'30"W (recorded as N00°37'43"W), 220.26 feet to the **POINT OF BEGINNING**.

Containing 3.42 acres.

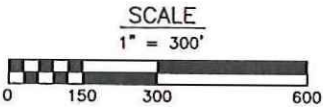
Subject to all other easements of record.

 4-10-17
Daniel A. Paulson S-1699



DANE COUNTY CERTIFIED SURVEY MAP NO.

BEING OUTLOT 1, C.S.M. NO. 13034 AND LANDS; LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SECTION 36, T09N, R09E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN

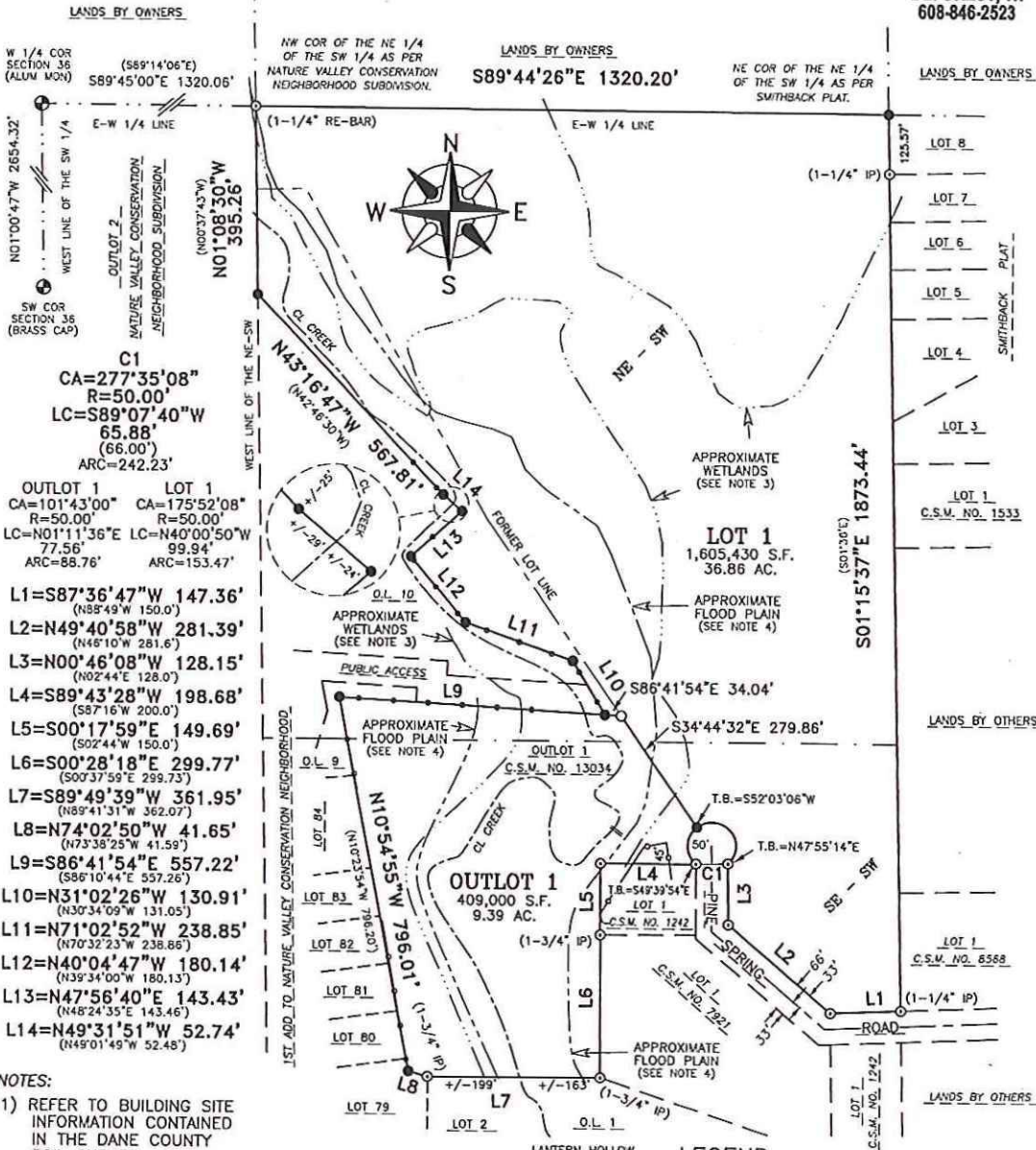


BASIS OF BEARINGS

THE WEST LINE OF THE SW 1/4 IS RECORDED TO BEAR N01°00'47"W.



PAULSON & ASSOCIATES, LLC
LAND SURVEYING
 DEFOREST, WI
 608-846-2523



- ### LEGEND
- ⊕ DANE COUNTY SECTION CORNER (FOUND) (AS NOTED)
 - 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
 - 3/4" IRON RE-BAR (FOUND)
 - ⊙ 2" IRON PIPE (FOUND) (UNLESS NOTED)
 - () "RECORDED AS" INFORMATION
 - +/- EXISTING FENCE LINE 0'-4' FROM PROPERTY LINE (UNLESS NOTED)

LOCATION SKETCH

BEING A PART OF THE SW 1/4 OF THE NW 1/4, SE 1/4 OF THE NW 1/4,
THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE SW 1/4, SECTION 36,
T09N, R09E, TOWN OF VIENNA. DANE COUNTY, WISCONSIN

