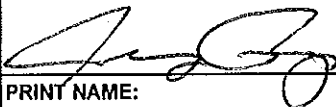


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/18/2014	DCPREZ-2014-10810
Public Hearing Date	C.U.P. Number
02/24/2015	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME ROBERT H JOHNSON		PHONE (with Area Code) (608) 576-7959		AGENT NAME WISCONSIN MAPPING		PHONE (with Area Code) (608) 764-5602	
BILLING ADDRESS (Number & Street) 275 US HIGHWAY 12 & 18				ADDRESS (Number & Street) 306 WEST QUARRY			
(City, State, Zip) CAMBRIDGE, WI 53523				(City, State, Zip) DEERFIELD, WI 53531			
E-MAIL ADDRESS JACRESLLC@YAHOO.COM				E-MAIL ADDRESS WISMAPPING@CHARTER.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			
282 RODNEY RD				282 RODNEY RD			
TOWNSHIP CHRISTIANA	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP CHRISTIANA	SECTION 2		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0612-024-8052-0				0612-021-9650-0			
REASON FOR REZONE				CUP DESCRIPTION			
ADD 2 ACRES TO EXISTING C-2 EXPAND A-2(1) TO 2 ACRES CREATE 3.5 ACRE BUILDING LOT FOR SON OF OWNER CREATE 8.5 ACRE LOT CONTAINING FARM BUILDINGS AND ADD ADJOINING CROPLAND							
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION		ACRES		
A-1Ex Exclusive Ag District	C-2 Commercial District	2					
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	8.5					
A-2 (1) Agriculture District	A-2 (2) Agriculture District	1.5					
A-1Ex Exclusive Ag District	A-2 (2) Agriculture District	0.5					
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	SJW3				
Applicant Initials <u>JR</u>	Applicant Initials <u>JR</u>	Applicant Initials <u>JR</u>					
COMMENTS: ADD 2 ACRES TO EXISTING C-2 EXPAND A-2(1) TO 2 ACRES CREATE 3.5 ACRE BUILDING LOT FOR SON OF OWNER CREATE 8.5 ACRE LOT CONTAINING FARM BUILDINGS AND ADD ADJOINING CROPLAND				PRINT NAME: <u>Jeremy Riesop</u>			
				DATE: <u>12/19/2014</u>			



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 Robert Johnson

Agent's Name David Riesop *Wisconsin Mapping*

Address 275 USH 12&18, Cambridge, WI 53523

Address 306 West Quarry, Deerfield, WI. 53531

Phone (608) 576-7959

Phone (608) 764-5602

Email jacresllc@yahoo.com

Email wismapping@charter.net

Town: Christiana

Parcel numbers affected: 0612-021-9650-0, 0612-024-8310-0, 0612-024-9838-0, 0612-024-8052-0

Section: 02

Property address or location: 275 USH 12&18, Rodney Road, Cambridge, WI

Zoning District change: (To / From / # of acres) A-1 ex to C-2- 2 ac; A-1ex to A2(8)-8.5 ac; A-2(1) to A2(2)- 1.5 ac
A-1 ex to A2(8); A-1 ex to A2(2)- 0.5 ac; A-1 ex to A2(2)

Soil classifications of area (percentages) Class I soils: % Class II soils: 90 % Other: 10 %

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:

Intent is to add 2 acres to existing c-2 lot, expand A2(1) lot to 2 acres, create 3.5 acre building lot for son of owner, and create 8.5 acre lot containing farm buildings and some adjoining cropland. Remainder of 100 plus acre farm to be sold to neighboring farmer.

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

Submitted By: *Robert Johnson*

Date: 12/18/2014

Part of Lot 1 to C-2

Part of the SE ¼ of the NE ¼ of Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows:

Beginning at the Southwest corner of Lot 1 of Dane County Certified Survey Map number 8076; thence N01°05'E along the West line of said lot, 580 feet to the South line of United States Highways 112 and 18; thence N54°54'W along said South line, 171 feet; thence S01°05'W, 678 feet; thence S89°58'E, 140 feet to the point of beginning. The above described containing 2.0 acres more or less.

Lot 2 A-1ex to A2(8)

Part of the NE ¼ of the SE ¼ of Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows:

Beginning at the Southwest corner of Lot 1 of Dane County Certified Survey Map number 8076; thence S89°58'E, 65 feet to the West line of Rodney Road; thence South along said West line, 476 feet; thence along the arc of a 60 foot radius curve to the left, 115 feet; thence continue along said West line, S39°49'W, 148 feet to the end of Rodney Road and the Northwest corner of Lot 1 of Dane County Certified Survey Map number 13134; thence continue S39°49'W, 47 feet to the point of curvature of a 267 foot radius curve to the left; thence Southwest along the arc of said curve 179 feet; thence S89°35'W, 244 feet to the Northwest corner of Certified Survey Map number 13134; thence N00°15'E, 860 feet; thence S89°58'E, 440 feet to the point of beginning. The above described containing 8.5 acres more or less.

Lot 3 A-2(1) and A-1 ex to A2(2)

Lot 1, Dane County Certified Survey Map number 13134, and part of the NE ¼ of the SE ¼ of Section 2, T.6N., R.12 E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows:

Beginning at the Southwest corner of Dane County Certified Survey map number 13134; thence N00°25'W, 200 feet; thence N89°35'E, 244 feet; thence Northeasterly along the arc of a 267 foot radius curve to the right, 179 feet; thence N39°49'E, 47 feet; thence S50°11'E, 66 feet to the Northeast corner of the aforesaid certified survey; thence S39°49'W, 77 feet; thence S00°15'E, 298 feet; thence S89°35'W, 351 feet to the point of beginning. The above described containing 2.0 acres.

Lot 4 A-1 ex to A2(2)

Part of the NE ¼ of the SE ¼ of Section 2, T.6N., R.12E., Town of Christiana, Dane County, Wisconsin, being more fully described as follows:

Commencing at the Southeast corner of Dane County Certified Survey Map number 13134; thence N89°35'E, 111 feet to the point of beginning; thence continue N89°35'E, 513 feet; thence N00°22'W, 305 feet to the South line of Lot 4 of Dane County Certified Survey Map number 11614; thence N89°57'W along said line, 293 feet; thence S0°30'W, 28 feet; thence N89°57'W along said line, 173 feet; thence N0°29'E, 75 feet to the Northeast corner of Certified Survey Map number 13134; thence S39°49'W, 77 feet; thence S0°15'E, 298 feet to the point of beginning. The above described containing 3.5 acres more or less.

Dane County Zoning Application For Robert Johnson

I am selling the bulk of my farm, which is creating a non conforming parcel. The property is located at 275 hwy 12&18 Cambridge WI 53523. It is also located in the township of Christiana. I would like to make some changes as follows.

Lot 1 is zoned commercial and I would like to change the lot line by adding two more acres. Changing the zoning on this two acres to the current commercial zoning.

Lot 2 is zoned Ag currently. We would like to create an eight acre parcel and rezoning it to A2.

Lot 3 is currently zoned RH1. We would to change the lot line by adding a piece to square off the lot and changing the current zoning of the added piece to RH1.

Lot 4 would be a newly created lot with the zoning intent to be A2. With this lot we would be asking for a shared driveway agreement with lot 3.

We are currently having a density study done by Dane County Planning. We think we have three splits left on our properties. Part of our sale agreement is that we get to keep our splits. We are asking the Township of Christiana to allow us to do this at there next meeting. We would be transferring the splits to the current property on the map supplied.

I would also like to authorize Wisconsin Mapping representatives to file a rezone application on my behalf. If you have any questions or concerns please contact my son, Steve Johnson at (608)576-7959 or at sjohnson4506@charter.net.

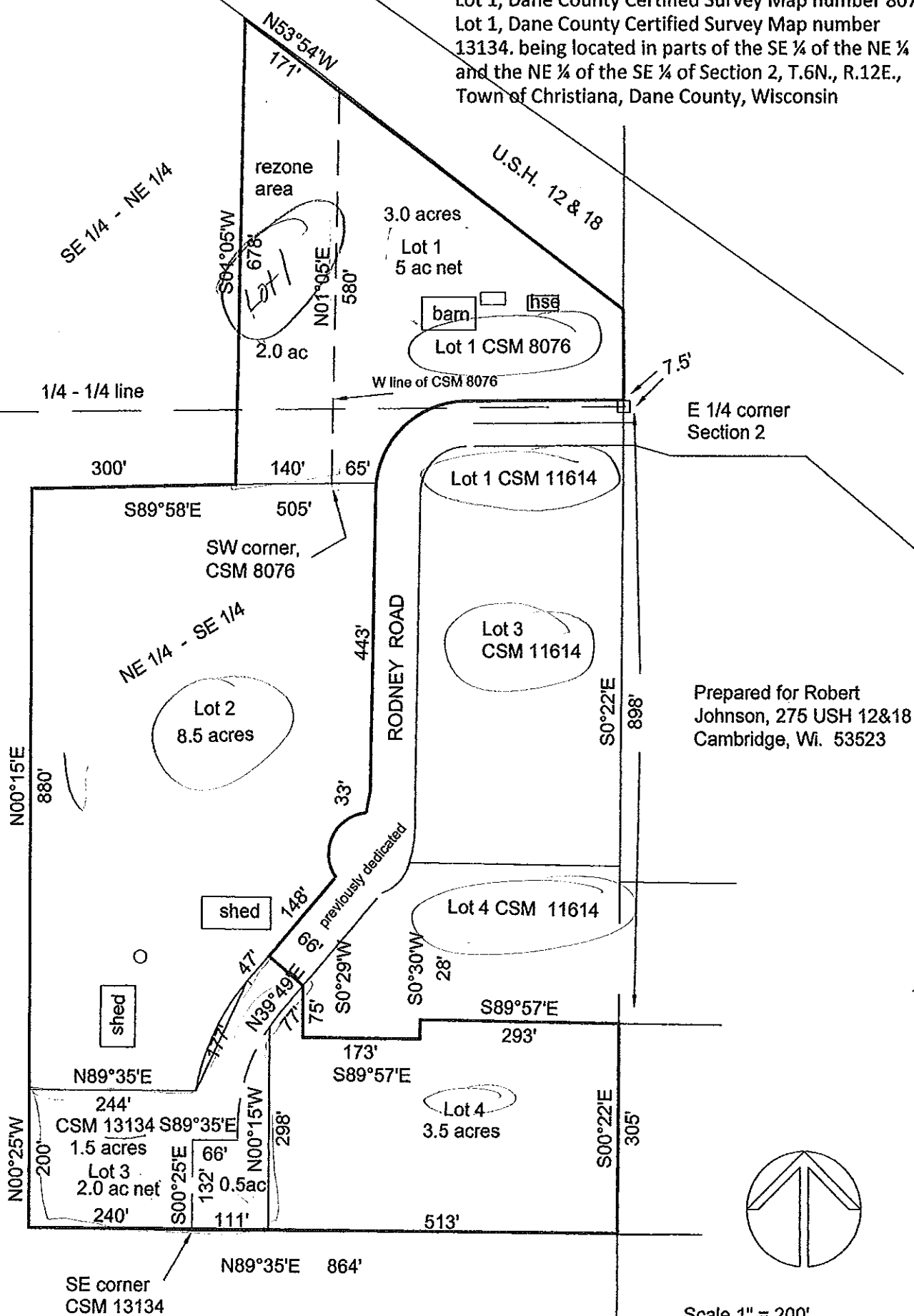
Thank you for your help with this rezone application,

Robert Johnson

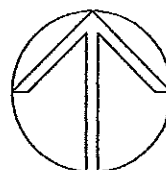
 12/13/2014

Preliminary Certified Survey Map

Lot 1, Dane County Certified Survey Map number 8076,
 Lot 1, Dane County Certified Survey Map number
 13134. being located in parts of the SE ¼ of the NE ¼
 and the NE ¼ of the SE ¼ of Section 2, T.6N., R.12E.,
 Town of Christiana, Dane County, Wisconsin



Prepared for Robert
 Johnson, 275 USH 12&18
 Cambridge, Wi. 53523



Scale 1" = 200'

