

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
04/13/2018	DCPREZ-2018-11296
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
06/26/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WICOMPANYII LLC	PHONE (with Area Code) 212-0081	AGENT NAME WYSER ENGINEERING	PHONE (with Area Code) 437-1980
BILLING ADDRESS (Number & Street) 343 LAKE KEGONSA RD		ADDRESS (Number & Street) 312 E. MAIN ST.	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
4645 STH 138					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-072-8120-0					

REASON FOR REZONE	CUP DESCRIPTION
REMOVE WETLANDS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	CO-1 Conservancy District	0.034		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  DJE1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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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>WICOMPANYII LLC</u>	Agent's Name	<u>Wyser Engineering, LLC</u>
Address	<u>122 West Washington Ave. Suite 850</u> <u>Madison, WI 53703</u>	Address	<u>312 E. Main St.</u> <u>Mt. Horeb, WI 53572</u>
Phone	<u>(608) 212-0081</u>	Phone	<u>(608) 437-1980</u>
Email	<u>tara@wiscompany.com</u>	Email	<u>wade.wyse@wyserengineering.com</u>

Town: Rutland Parcel numbers affected: 051007281200

Section: 07 Property address or location: STH 138

Zoning District change: (To / From / # of acres) Non Wetland / Wetland / 0.034 acres

Soil classifications of area (percentages) Class I soils:     % Class II soils:     % Other: 100 %

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:

Wetland fill to remove portions of a previously delineated wetland from County Inventory Maps. WDNR Permit No. GP-SC-2017-13-04270

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: *Aria Pearson*

Date: 4-9-18

RECEIPT

MADISON  
MADISON  
210 MARTIN LUTHER KING, JR. BLVD  
CITY TREASURER OFFICE

**Application:** DCPREZ-2018-11296  
**Application Type:** DaneCounty/Zoning/Rezone/NA  
**Address:** 4645 STATE HIGHWAY 138, TOWN OF RUTLAND, WI 99999

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<b>Receipt No.</b>	854153					
<b>Payment Method</b>	<b>Ref Number</b>	<b>Amount Paid</b>	<b>Payment Date</b>	<b>Cashier ID</b>	<b>Received</b>	<b>Comments</b>
Check	1675	\$386.00	04/13/2018	DJE1		

**Owner Info.:** WICOMPANYII LLC  
343 LAKE KEGONSA RD  
OREGON, WI 53575

**Work Description:**



### Northerly Wetland Area

A part of Lot 2 of Certified Survey Map No. 13808 recorded on September 12, 2014 in Volume 91 of Certified Surveys, on Pages 208-211 as Document No. 5097667, being a part of Northeast Quarter of the Northwest Quarter of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

Commencing at the Northwest Corner of aforesaid Section 7; thence North 87 degrees 07 minutes 41 seconds East along the North line of the Northwest Quarter of said Section 7, a distance of 1,867.07 feet; thence South 02 degrees 52 minutes 19 seconds East, 250.69 feet to the Point of Beginning;

Thence South 10 degrees 35 minutes 11 seconds West, 11.13 feet; thence South 53 degrees 27 minutes 14 seconds West, 50.63 feet; thence South 77 degrees 24 minutes 53 seconds West, 29.22 feet; thence North 56 degrees 19 minutes 50 seconds East, 85.60 feet back to the Point of Beginning

Above described area contains 641.67 square feet or 0.0147 acres

### Southerly Wetland Area

A part of Lot 2 of Certified Survey Map No. 13808 recorded on September 12, 2014 in Volume 91 of Certified Surveys, on Pages 208-211 as Document No. 5097667, being a part of Northeast Quarter of the Northwest Quarter of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

Commencing at the Northwest Corner of aforesaid Section 7; thence North 87 degrees 07 minutes 41 seconds East along the North line of the Northwest Quarter of said Section 7, a distance of 1,880.31 feet; thence South 02 degrees 52 minutes 19 seconds East, 285.19 feet to the Point of Beginning;

Thence South 62 degrees 37 minutes 49 seconds East, 8.30 feet; thence South 54 degrees 23 minutes 45 seconds West, 76.16 feet; thence North 27 degrees 14 minutes 13 seconds West, 9.62 feet; thence North 45 degrees 48 minutes 50 seconds East, 34.63 feet; thence North 65 degrees 37 minutes 51 seconds East, 37.46 feet back to the Point of Beginning

Above described area contains 840.85 square feet or 0.0193 acres





A-1(EX)  
DCPREZ-0000-00000

6

A-B  
DCPREZ-0000-03786

138

C-2  
DCPREZ-2014-10674  
Not Effective  
DR C-2 DCPREZ-0000-07171  
10674

Not Effective  
RE-1 DCPREZ-0000-04128

Proposed  
C-2  
11165  
Zone X

RE-1  
DCPREZ-2014-10674

A-1(EX)  
DCPREZ-0000-00000

Not Effective  
RE-1 DCPREZ-0000-03113

LC-1  
DCPREZ-2016-11089  
CUP  
2369  
Residential Uses (Limited)

DR  
11089  
Proposed  
R-1A  
11247  
7

B-1  
DCPREZ-0000-00700

C-1  
DCPREZ-0000-00676

A-1(EX)  
DCPREZ-0000-00000

C-2  
DCPREZ-2015-10871  
Not Effective  
C-2 DCPREZ-0000-07140

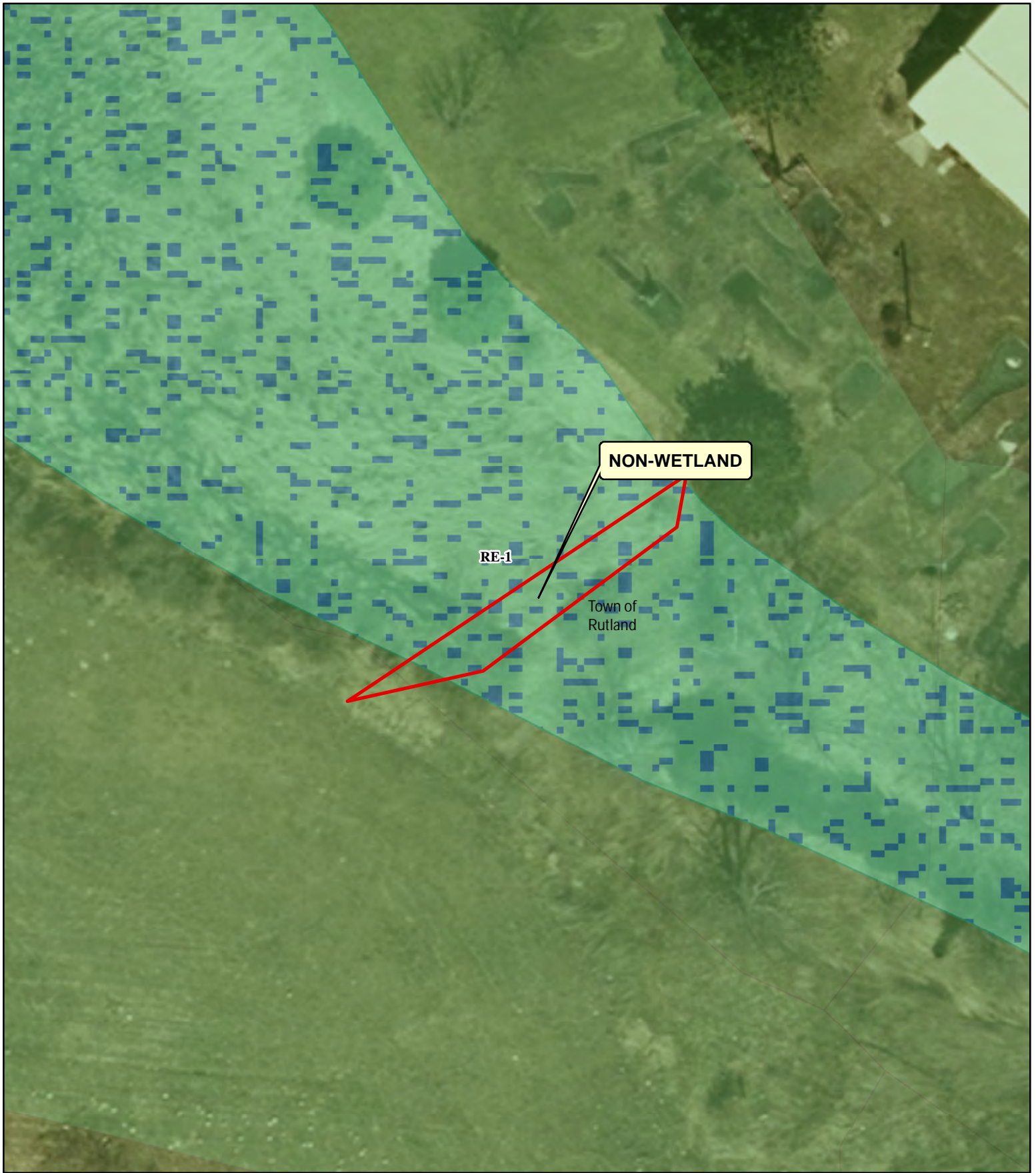
C-1  
DCPREZ-0000-00676

Park St


Maxwell St

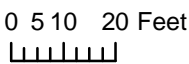
Lexington Dr





**Legend**

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



Petition 11296  
WICOMPANYII LLC