

Dane County Rezone & Conditional Use Permit

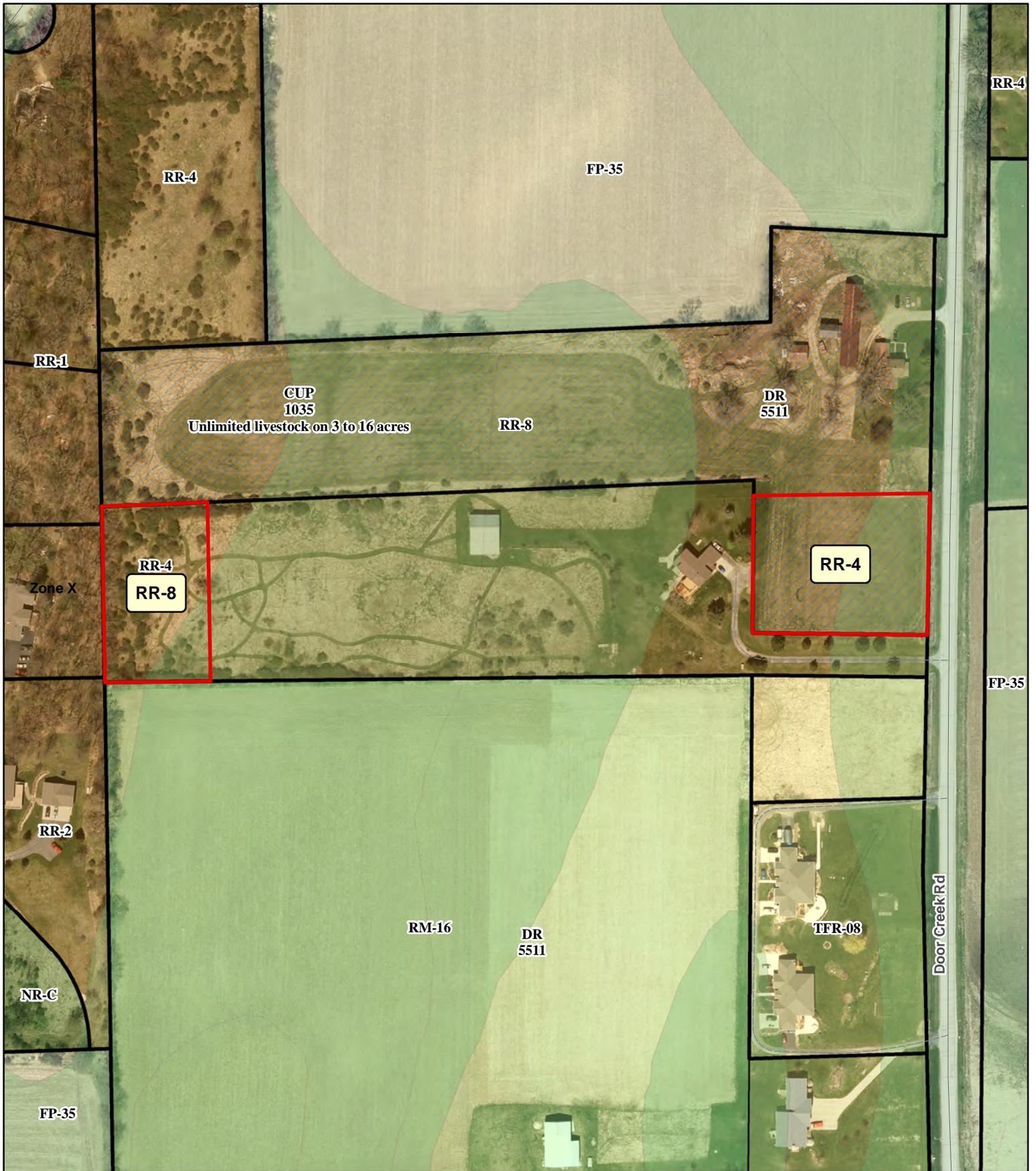
Application Date	Petition Number
10/13/2020	DCPREZ-2020-11622
Public Hearing Date	C.U.P. Number
12/22/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIM A VITENSE JR	PHONE (with Area Code) (608) 576-0044	AGENT NAME ROYAL OAK ASSOCIATES	PHONE (with Area Code) (608) 274-0500
BILLING ADDRESS (Number & Street) 2820 LAKEWOOD CIR		ADDRESS (Number & Street) 3678 KINSMAN BLVD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) madison, WI 53704	
E-MAIL ADDRESS tjvitense@gmail.com		E-MAIL ADDRESS tthorson@royaloakengineering.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	
2843 and 2821 Door Creek Road		2821 Door Creek Road			
TOWNSHIP PLEASANT SPRINGS	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-071-9010-0		0611-071-9150-1			

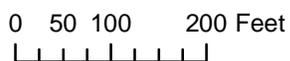
REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-8 Rural Residential District	RR-4 Rural Residential District	1.37		
RR-4 Rural Residential District	RR-8 Rural Residential District	1.05		

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 checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11622
TIM A VITENSE JR



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Tim Vitense	Agent Name:	Royal Oak Associates - Tim Thorson
Address (Number & Street):	2820 Lakewood Court	Address (Number & Street):	3678 Kinsman Blvd
Address (City, State, Zip):	Stoughton WI 53589	Address (City, State, Zip):	Madison, WI 53704
Email Address:	tjvitense@gmail.com	Email Address:	tthorson@royaloakengineering.com
Phone#:	608-576-0044	Phone#:	608-274-0500 ex 18

PROPERTY INFORMATION	
Township:	Town of Pleasant Spring
Parcel Number(s):	0611-071-9150-1 and 0611-071-9010-0
Section:	07
Property Address or Location:	2843 and 2821 Door Creek Road

REZONE DESCRIPTION		
<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Existing Lot 1 and 2 of CSM 7113. Owners of the parcels are proposing to swap land from front to back. The front part of Lot 1 will go to Lot 2 and the rear part of Lot 2 will go to Lot 1. The proposed zoning change will be on those two areas, basically flipping zoning to the zoning that is there now. Front area will go from RR-8 to RR-4 and rear area will from RR-4 to RR-8. This is a lot line adjustment, no new parcels are being developed. A new certified survey will be completed.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-8	RR-4	7.49 acres
RR-4	RR-8	9.33 acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date OCT 12, 2020



Royal Oak & Associates, Inc.

Land Surveyors & Site Designs

3678 Kinsman Blvd, Madison, WI 53704
Phone (608) 274-0500 Fax (608) 274-4530
www.royaloakengineering.com

October 12, 2020

Roger Lane
Dane County Zoning
City County Building, Room 116
210 Martin Luther King Jr. Blvd
Madison, WI 53703

Subject: Zoning Change Request – Town of Pleasant Springs – Section 07.

Dear Roger,

Please find the Zoning Change application, fees, and copies of the proposed zoning change map. Zoning change requests is for areas being part of Lot 1 and 2 of certified survey map 7113 located at 2843 and 2821 Door Creek Road.

The owners are proposing to swap land from front to back between lots 1 and 2 of CSM 7113. A lot line adjustment will be between Lots 1 and 2 of certified survey map number 7113 and a new certified survey map will be done. No new parcels are being created.

The proposed zoning changes will be on the two areas – Flipping zoning:

- The front area (on Door Creek Road) will be changed from RR-8 to RR-4.
- The rear area will be changed from RR-4 to RR-8

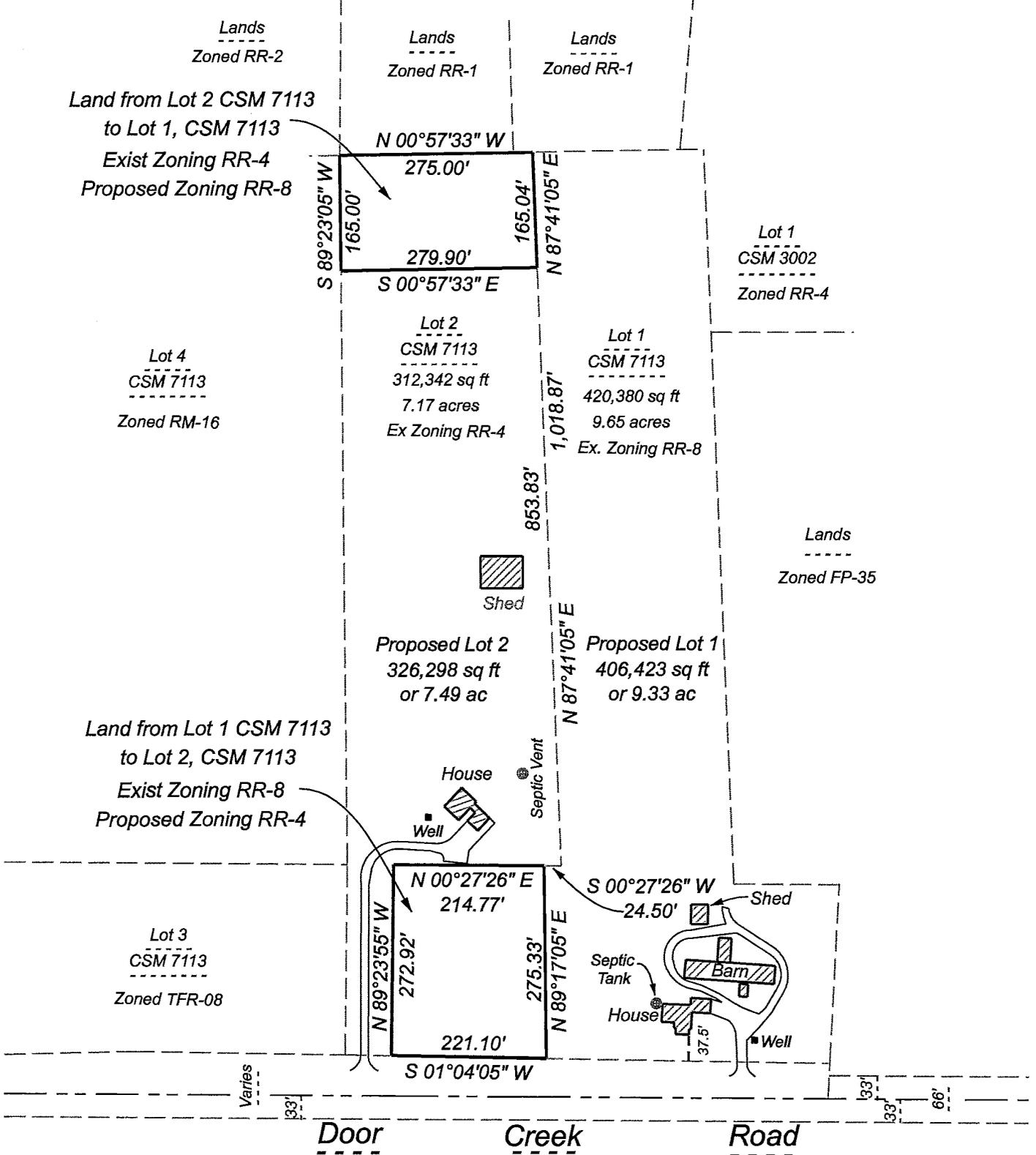
Please review and let us know if you have any questions or comments. We are looking to put this on the next zoning change meeting.

Sincerely,

Tim Thorson
Royal Oak & Associates, Inc

Zoning Change Request

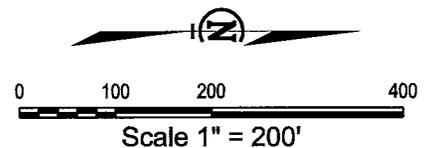
Part of Lot 1 and 2 of Certified Survey Map 7113, Lying in the SW 1/4 of the NE 1/4 of Section 07, T06N, R11E, Town of Pleasant Springs, Dane County, Wisconsin



Drawn By: TT
 Approved By: CMS
 Date: 10-06-20

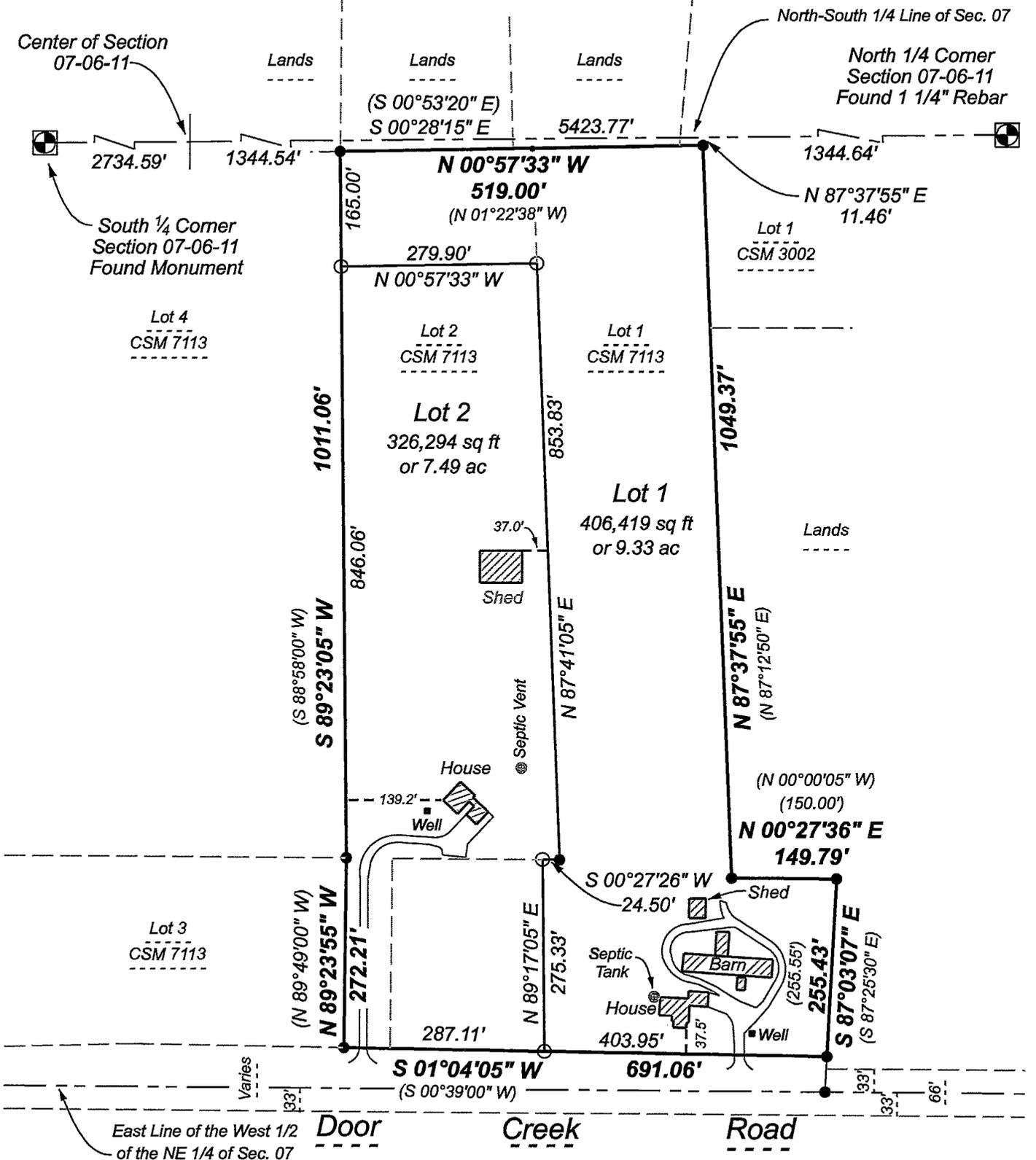
Surveyed for:
 TJ Vitense
 2820 Lakewood Court
 Stoughton, WI

Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500



Certified Survey Map

Lot 1 and 2 of Certified Survey Map 7113, Lying in the NW 1/4 of the NE 1/4
and the SW 1/4 of the NE 1/4 of Section 07, T06N, R11E,
Town of Pleasant Springs, Dane County, Wisconsin

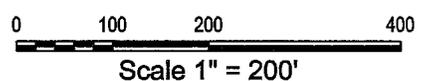


Note
Refer to building site information
contained in the Dane County
Soil Survey

All PLSS Monuments and Witness
Monuments were found and verified

- LEGEND**
- Iron Stake Found
 - 3/4" X 24" Rebar Driven
Min. Wt. 1.50 #/ln. ft.
 - () Recorded As

North reference to Wisconsin
County Coordinaces - Zone Dane
Bearing S 00°28'15" E along
West Line of NE 1/4 of Section 07



Surveyed By: TT
Drawn By: TT
Approved By: CMS
Date: 09-01-20

Surveyed for:
TJ Vitense
2820 Lakewood Court
Stoughton, WI

Royal Oak & Associates, Inc.
3678 Kinsman Blvd
Madison, WI 53704
Phone (608) 274-0500

*Land from Lot 2, CSM 7113 to Lot 1, CSM 7113
Existing Zoning RR-4 - Proposed Zoning RR-8*

Being part of Lot 2, Certified Survey Map 7113, lying in the Southwest 1/4 of the Northeast 1/4 of Section 07, T06N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

*Beginning at the Southwest corner of Lot 2, Certified Survey Map 7113;
Thence N 00°57'33" W, 275.00 feet along the west line of said Lot 2;
Thence N 87°41'05" E, 165.04 feet along the north line of said Lot 2;
Thence S 00°57'33" E, 279.90 feet;
Thence S 89°23'05" W, 165.00 feet along the south line of said Lot 2
to the point of beginning of this description.
Said Land area is 45,776 square feet or 1.05 acres*

*Land from Lot 1, CSM 7113 to Lot 2, CSM 7113
Existing Zoning RR-8 - Proposed Zoning RR-4*

Being part of Lot 1, Certified Survey Map 7113, lying in the Southwest 1/4 of the Northeast 1/4 of Section 07, T06N, R11E, Town of Pleasant Springs, Dane County, Wisconsin, more fully described as follows:

*Commencing at the Southwest corner of Lot 2, Certified Survey Map 7113;
Thence N 00°57'33" W, 275.00 feet along the west line of said Lot 2;
Thence N 87°41'05" E, 1,018.87 feet along the north line of said Lot 2;
Thence S 00°27'26" W, 24.50 feet to the point of beginning of this description;
Thence N 89°17'05" E, 275.33 feet;
Thence S 01°04'05" W, 221.10 feet along the westerly right of way of Door Creek Road;
Thence N 89°23'55" W, 272.92 feet along the north line of Lot 2, Certified Survey Map 7113;
Thence N 00°27'26" E, 214.77 feet along the easterly line of said Lot 2
to the point of beginning of this description.
Said Land area is 59,731 square feet or 1.37 acres*