

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/03/2018	DCPREZ-2018-11253
Public Hearing Date	C.U.P. Number
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCHROEDER LIVING TR, DALE KENNETH	PHONE (with Area Code) (608) 225-1221	AGENT NAME ACKER EXCAVATING, INC.	PHONE (with Area Code) (608) 712-1709
BILLING ADDRESS (Number & Street) 7108 LAVINA RD		ADDRESS (Number & Street) 4865 PHEASANT BRANCH ROAD	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) MIDDLETON, WI 53562	
E-MAIL ADDRESS		E-MAIL ADDRESS ACKEREXCAVATING@GMAIL.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
7108 LAVINA ROAD					
TOWNSHIP DANE	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-342-8695-0					

REASON FOR REZONE	CUP DESCRIPTION
ZONING TO ALLOW FOR A LIMITED COMMERCIAL BUSINESS.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (1) Agriculture District	LC-1 Limited Commercial Dist	1.55		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
				PRINT NAME: GERALD E ACKER
				DATE: 1-6-18

COMMENTS: ZONING TO ALLOW FOR A LIMITED COMMERCIAL BUSINESS.

RECEIVED

JAN 10 2018

DANE COUNTY PLANNING & DEVELOPMENT

Application information:

The owner listed on the application is the current owner. I am the buyer of the property with an offer in pending this permit approval. My contact information is listed below.

Buyer: Gerald Acker
Address: 4865 Pheasant Branch Road
Middleton WI 53562
Phone: 608-712-1709
608-831-7892
Email: Ackerexcavating@gmail.com

Thank you,

A handwritten signature in black ink that reads "Gerald Acker". The signature is written in a cursive style with a large, looped initial "G".

Gerald Acker



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:

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.

I have both Pat Klinkner Dane County zoning

Owner's Name Schroeder Living Trust Agent's Name Gerald Acker
Address 7108 Lavina Road Address 4865 Pheasant Branch Road
Phone Dane, WI 53529 Phone Middleton, WI 53562
(608) 223-1221 Email 608-712-1709
(608) 558-4907 Email Ackerexcavating@gmail.com

Town: Dane Parcel numbers affected: 0908-342-8695-0
Section: 01 27 Property address or location: 7108 Lavina Road
Zoning District change: (To / From / # of acres) LC-1 / A-2C1 / 1.8 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
See Attached.

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:



I am a small, 2-employee plus myself Excavating company. All buildings except the round barn to the East of the property will be removed. A new 50 x 70 pole building will be built. I will park 2 trucks and a few pieces of equipment there. Will perform maintenance in the building. There will be indoor storage and minimal outdoor storage. Moving my family residence on property in a few years.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Gerald Acker Date: 12-27-17

Parcel Number - 022/0908-342-8695-0

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DANE	
State Municipality Code	022	
Township & Range	Section	Quarter/Quarter & Quarter
T09NR08E	27	SW of the SW
Plat Name	CSM 13548	
Block/Building		
Lot/Unit	1	
Parcel Description	<p>LOT 1 CSM 13548 CS88/226&228-7/25/2013 F/K/A LOT 1 CSM 6559 CS32/128&129 R16940/63-10/18/91 & ALSO INCL & DESCR AS SEC 27-9-8 PRT SW1/4SW1/4 & SEC 34-9-8 PRT NW1/4NW1/4 (1.81 ACRES INCL R/W) SUBJ TO INGRESS-EGRESS ESMT AGRMT IN DOC #5013795</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	SCHROEDER LIVING TR, DALE KENNETH	
Current Co-Owner	SCHROEDER LIVING TR, SHERYL	
Primary Address	7108 LAVINA RD	
Billing Address	7108 LAVINA RD DANE WI 53529	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	1.810	
Land Value	\$68,100.00	
Improved Value	\$95,500.00	
Total Value	\$163,600.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~06/28/2017~~ 04:00 PM

Ends: ~~06/28/2017~~ 06:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~07/19/2017~~ 06:00 PM

Ends: ~~07/19/2017~~ 08:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

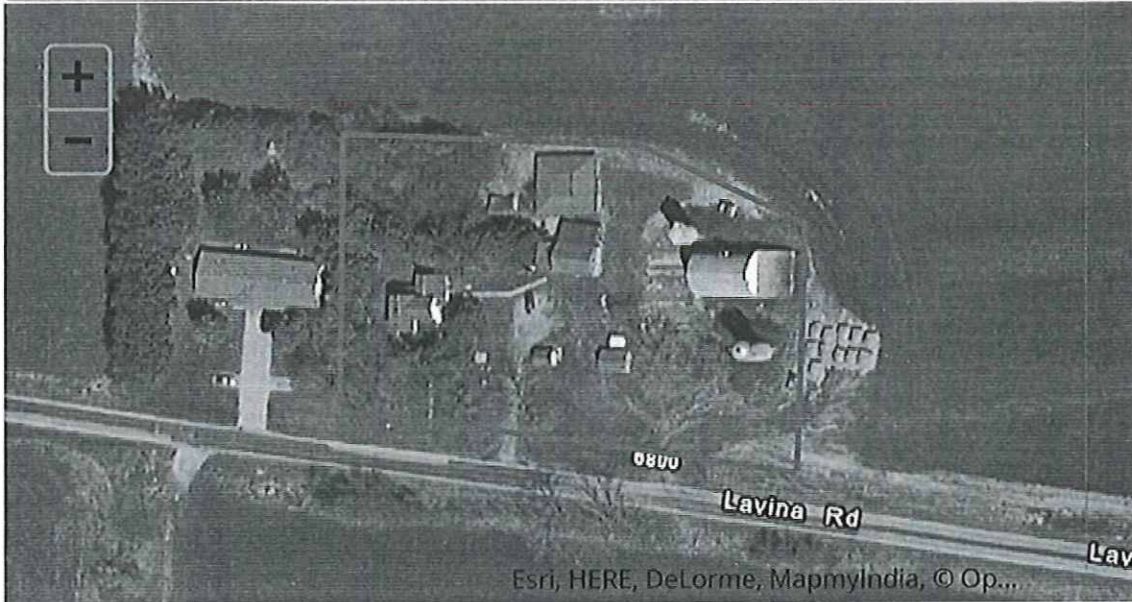
Zoning

A-2(1) DCPREZ-2013-10554

NOTICE: This parcel contains sensitive environmental features (wetland, floodplain, shoreland). County regulations apply. Contact Dane County Zoning Division at (608) 266-4266 for additional information and permitting.

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2017) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$68,100.00	\$95,500.00	\$163,600.00
Taxes:		\$2,678.75
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$75.67
Specials(+):		\$8.67
Amount:		\$2,611.75

District Information

Type	State Code	Description
REGULAR SCHOOL	3150	LODI SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	11DF	DANE FIRE
OTHER DISTRICT	11DE	WAUNAKEE EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/11/2016	5226153		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0908-342-8695-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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 210 Martin Luther King Jr. Blvd
 City-County Bldg. Room 116
 Madison, WI 53703



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CERTIFIED SURVEY MAP

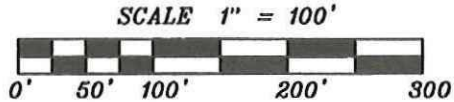
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SW 1/4 of the SW 1/4 of Section 27, and the NW 1/4 of the NW 1/4 of Section 34, all in T9N, R8E, Town of Dane, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 6559

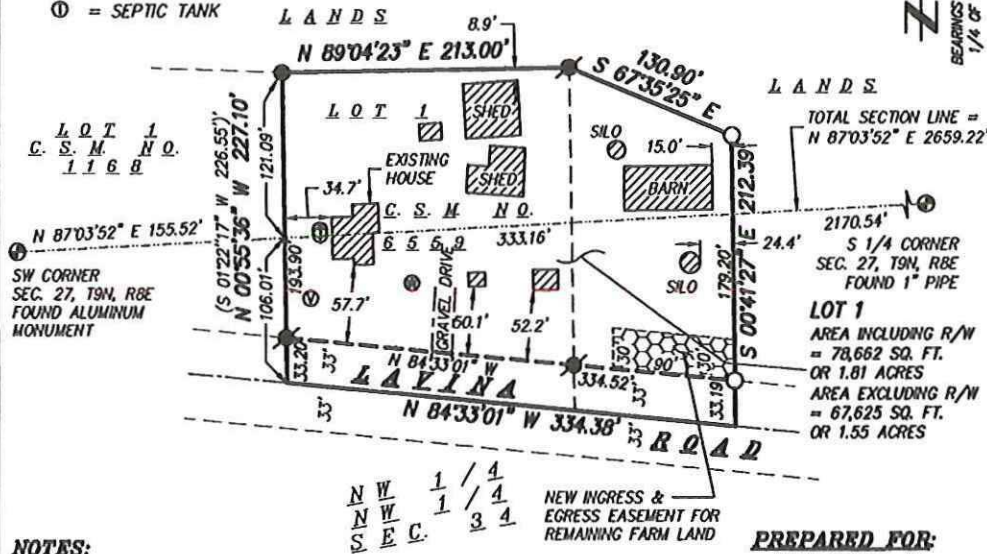
LEGEND

- = SET 3/4"x18" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1-1/4" PIPE
- ⊕ = FOUND SECTION CORNER
- (#) = RECORDED AS
- ⊗ = WELL
- ⊖ = SEPTIC VENT
- ⊙ = SEPTIC TANK



S. W. 1 / 4
S. W. 1 / 4
S. E. C. 2 / 7

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 27-9-8. LINE TO BEAR N 87°03'52" E



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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

PREPARED FOR:

JOHN STATZ, JR.
7050 LAVINA ROAD
DANE, WI. 53529

SURVEYORS SEAL



DOCUMENT NO. 5010145
CERTIFIED SURVEY MAP NO. 13548



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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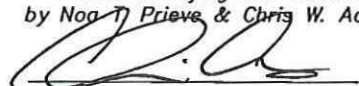
SURVEYOR'S CERTIFICATE

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 part of the SW 1/4 of the SW 1/4 of Section 27, and the NW 1/4 of the NW 1/4 of Section 34, all in T9N, R8E, Town of Dane, Dane County, Wisconsin, including all of C.S.M. No. 6559, more particularly described as follows:

Commencing at the Southwest corner of said Section 27; thence along the south line of said SW 1/4, N 87°03'52" E, 155.52 feet to a point on the west line of said C.S.M. No. 6559 and the point of beginning;

Thence along said west line, N 00°55'36" W, 121.09 feet to the north line of said C.S.M.; thence along said north line, N 89°04'23" E, 213.00 feet; thence S 67°35'25" E, 130.90 feet; thence S 00°41'27" E, 212.39 feet to the centerline of Lavina Road; thence along said centerline, N 84°33'01" W, 334.38 feet to said west line of C.S.M. No. 6559; thence along said west line, N 00°55'36" W, 106.01 feet to the point of beginning. This parcel contains 1.81 acres and is subject to a road right of way of 33.00 feet over the most southerly part thereof.

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


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

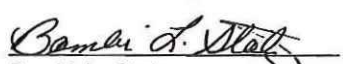
Date July 18, 2013

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 17 day of July, 2013.


John J. Statz, Jr.

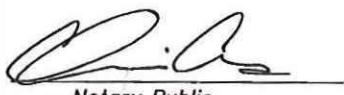

Bambi L. Statz

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this 17 day of July, 2013 the above named John J. Statz and Bambi L. Statz to me known to be the person who executed the foregoing instrument and acknowledge the same.

Dane County, Wisconsin.

My commission expires Feb. 5, 2017



Notary Public
Chris Adams

Print Name



Sheet 2 of 3

SURVEYORS SEAL



13W-30B




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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all in T9N, R8E, Town of Dane, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 6559

TOWN BOARD RESOLUTION

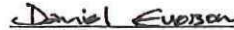
Resolved that this certified survey map is hereby acknowledged and approved by the Town of
Dane on this 18th day of July, 2013


John Wilson
Town Clerk, Town of Dane

NOTE:

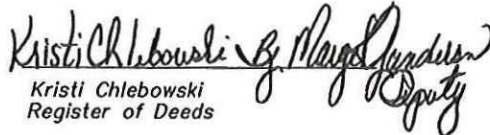
REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Approved for recording per Dane County Zoning and Land Regulation Committee action on
JULY 22, 2013

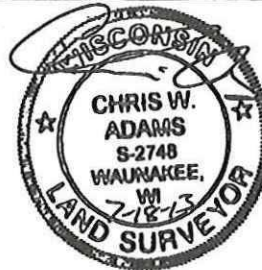

Daniel Everson # 9512
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this 25th day of July, 2013 at 2:20 o'clock P.M.
and recorded in Volume 88 of Dane County Certified Surveys on pages 226
through 228.
Received 7/24/13 @ 8:42am

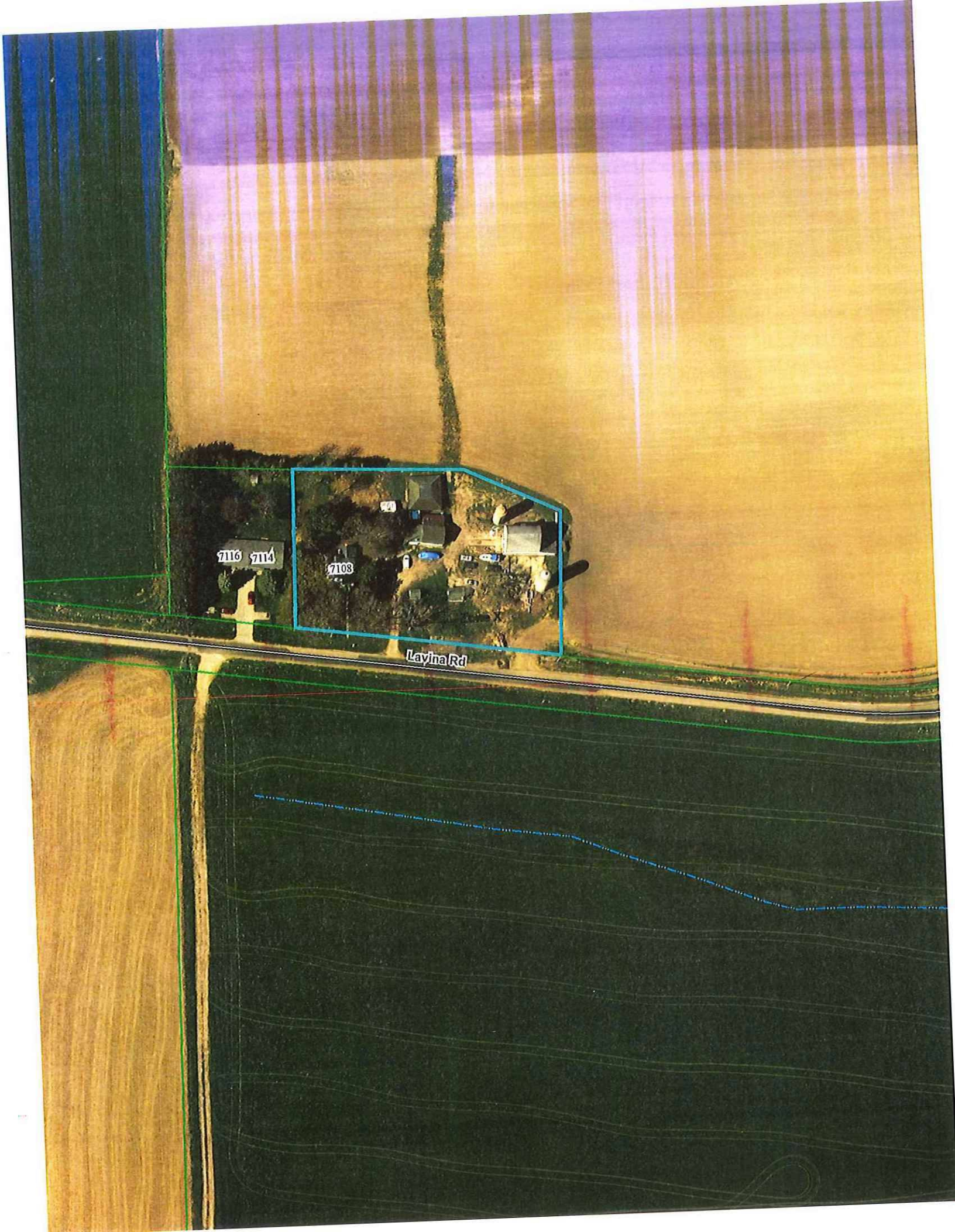

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL



DOCUMENT NO. 5010145

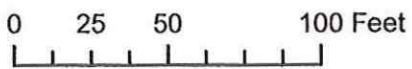
CERTIFIED SURVEY MAP NO. 13548



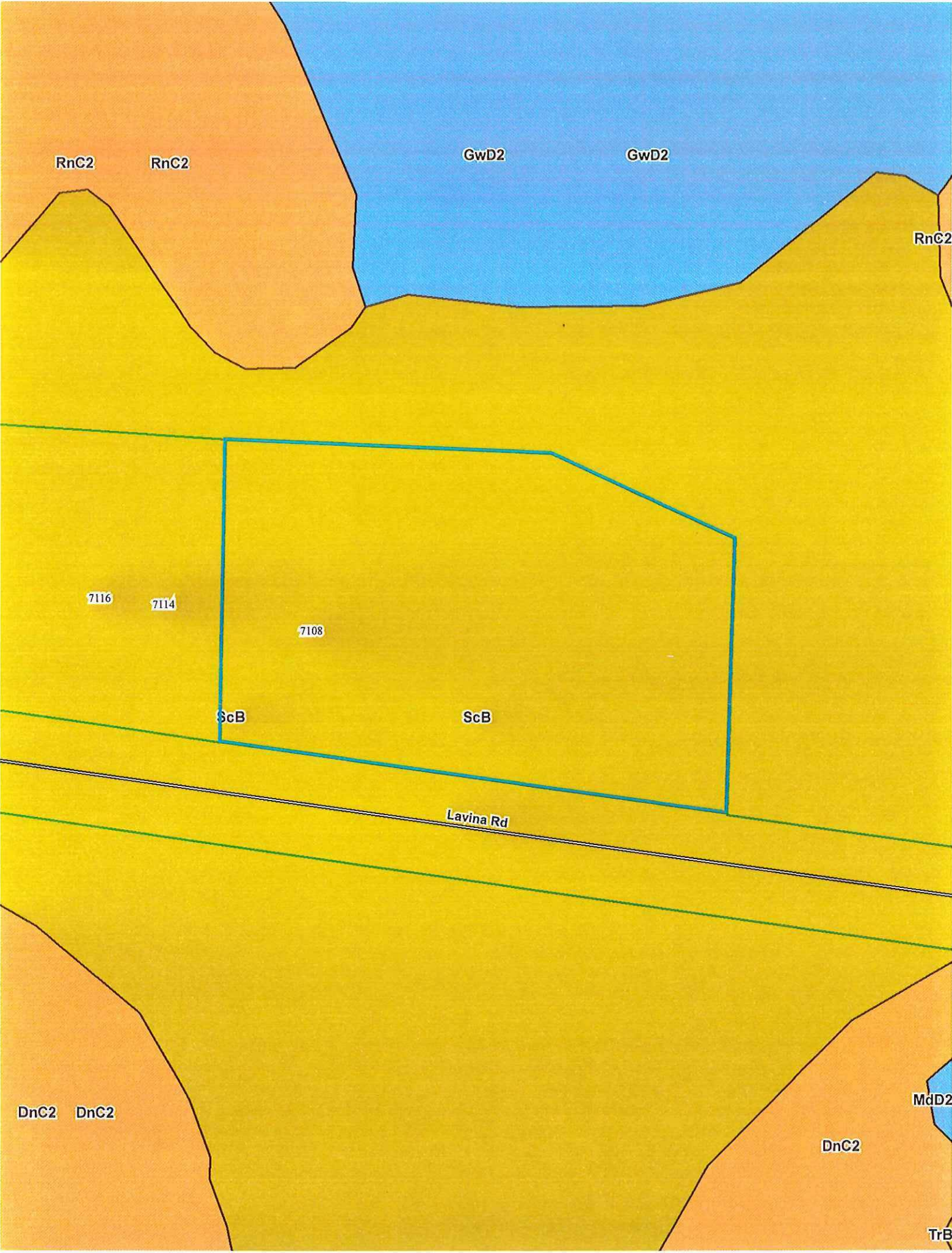
7116 7114

7108

Layina Rd



Operations Plan



RnC2

RnC2

GwD2

GwD2

RnC2

7116

7114

7108

ScB

ScB

Lavina Rd

DnC2 DnC2

DnC2

MdD2

TrB

A-1(EX)
DCPREZ-0000-00000

7116 7114

A-2(1)
7108 DCPREZ-2013-10554
Not Effective
A-1(EX) DCPREZ-0000-00000
Zone X

Layna Rd

A-1(EX)
DCPREZ-0000-00000