

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/18/2015	DCPREZ-2015-10930
Public Hearing Date	C.U.P. Number
01/26/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME AUDREY W KORITZINSKY	PHONE (with Area Code)	AGENT NAME DAVID HAUG	PHONE (with Area Code) (608) 445-3500
BILLING ADDRESS (Number & Street) 4110 TIMBER LN		ADDRESS (Number & Street) 2916 MARKETPLACE DR	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) MADISON, WI 53719	
E-MAIL ADDRESS		E-MAIL ADDRESS dhaug@lighthousecre.com	

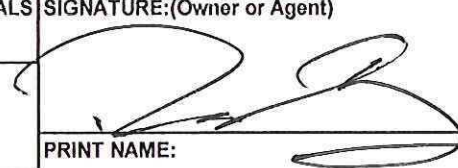
ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4110 TIMBER LANE					
TOWNSHIP MIDDLETON	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-183-8691-9					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING TWO RESIDENTIAL LOTS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	A-1 Agriculture District	1.13		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DW</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DW</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>DW</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
DAVID HAUG

DATE:
11-18-15



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>Audrey Koritzinsky</u>	Agent's Name <u>David Haug</u>
Address <u>4110 Timber Lane</u>	Address <u>2916 Marketplace Dr</u>
<u>Cross Plains, WI 53528</u>	<u>Madison, WI 53719</u>
Phone _____	Phone <u>(608) 445-3500</u>
Email _____	Email <u>dhaug@lighthousecre.com</u>

Town: Middleton Parcel numbers affected: 070818386919

Section: 18 Property address or location: 4110 Timber Lane

Zoning District change: (To / From / # of acres) To A-1 from RH-1. Area = 1.13 acres

Soil classifications of area (percentages) Class I soils: _____% Class II soils: 36% Other: 64%

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:

The current zoning for this parcel is RH-1 and the intention of the applicant is to purchase the land and create 2 new lots. One lot will maintain the RH-1 zoning on 2.18 acres and the other lot will be rezoned to A-1 for use as a single family residential lot on the remaining 1.13 acres.

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

Submitted By:

Date: 11-18-15



Dane County Planning & Development

Division of Zoning

Kathleen M. Falk
Dane County Executive

August 26, 2009

Josh Pellett
N14974 23rd Ter.
Nekoosa, WI 54457

RE: Navigability Determination – Parcel #0708-183-8731-0, Section 18, Town of Middleton.

Dear Mr. Pellett

The Dane County Zoning Division is in receipt of your request for a navigability determination for an unnamed intermittent stream that crosses across your parcel north of Windemere Ct. in the Town of Middleton.

Before conducting the site inspection, the 12K U.S.G.S. Topographic map was used to determine the categorization of this waterway. The map shows that there is an intermittent stream that may be located on the property. An intermittent stream is one that has a periodic or recurrent flow.

A site inspection was conducted on August 26, 2009 to verify the navigability of the waterway. It has been determined that this mapped intermittent stream is not navigable. However, any surface water from a storm event does come from the northwest, through a culvert under Timber Lane and along the road right-of-way line of Windemere Ct. With that information stated the portion of which that flows to the east along your front property line does not meet the definition of a defined bed and banks.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to call me at (608) 267-1541.

Sincerely,

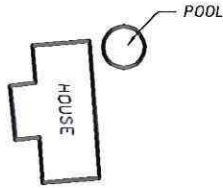
Daniel Everson
Zoning Inspector

Cc: Dane County Land and Water Resources Department
Roger Lane – Zoning Administrator

ZONING MAP

LANDS
ZONING: A-1

TIMBER LANE



LOT 1

SHED

LOT 2
CSM 4973
ZONING: A-1

LOT 1
CSM 12981
ZONING: A-2

LOT 1
CSM 4973

LOT 2

LOT 3
CSM 3837
ZONING: A-1

LOT 3
CSM 4973
ZONING: A-1

WINDERMERE COURT

LOT 1
PLUM HOLLOW
ZONING: RH-2

LOT 1
CSM 11666
ZONING: A-1

EXISTING ZONING: RH-1

PROPOSED ZONING:
LOT 1: RH-1
LOT 2: A-1



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



0 100
Scale 1" = 100'

DATE: 11-11-15
F.N.: 15-07-124

U:/USER/1507124/DRAWINGS/1507124 CSM.DWG

Legal Description - Parcel to be rezoned from RH-1 to A-1

Part of Lot 1, Certified Survey Map No. 4973, recorded in Volume 22 of Certified Survey Maps on pages 140-142 as Document Number 1945813, Dane County Registry, located in the NW1/4 of the SW1/4 of Section 18, T7N, R8E, Town of Middleton, Dane County, Wisconsin to-wit: Commencing at the Southwest corner of said Section 18; thence N00°01'56"W, 1549.80 feet along the West line of said SW1/4; thence S88°35'48"E, 33.00 feet to the point of beginning; thence N00°01'53"W, 292.77 feet; thence S88°32'08"E, 205.97 feet; thence S00°30'27"W, 96.95 feet; thence N89°29'33"W, 55.00 feet; thence S00°01'10"E, 194.72 feet; thence N88°35'48"W, 150.00 feet to the point of beginning. Containing 49,300 square feet.

Hydrologic Soil Group—Dane County, Wisconsin



































Map Scale: 1:1,070 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



MAP LEGEND

- Area of Interest (AOI)**
 Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Lines**
-  A
 -  A/D
 -  B
 -  B/D
 -  C
 -  C/D
 -  D
 -  Not rated or not available
- Soil Rating Points**
-  A
 -  A/D
 -  B
 -  B/D
-  C
-  C/D
-  D
-  Not rated or not available
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 14, Sep 25, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Dane County, Wisconsin (WI025)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	C	2.4	63.9%
ScB	St. Charles silt loam, 2 to 6 percent slopes	B	0.3	8.9%
TrB	Troxel silt loam, 1 to 3 percent slopes	B	1.0	27.2%
Totals for Area of Interest			3.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

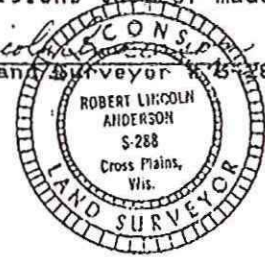
CERTIFIED SURVEY MAP 1945813

PART OF THE N 1/2 OF THE SW 1/4, SECTION 18, T.7N., R.8E.,
TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Robert Lincoln Anderson, a registered land surveyor, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Middleton and Dane County, Wisconsin and that this certified survey map is a correct representation of all exterior boundaries of the land surveyed and the subdivisions thereof made.

Robert Lincoln Anderson
Registered Land Surveyor # 25288



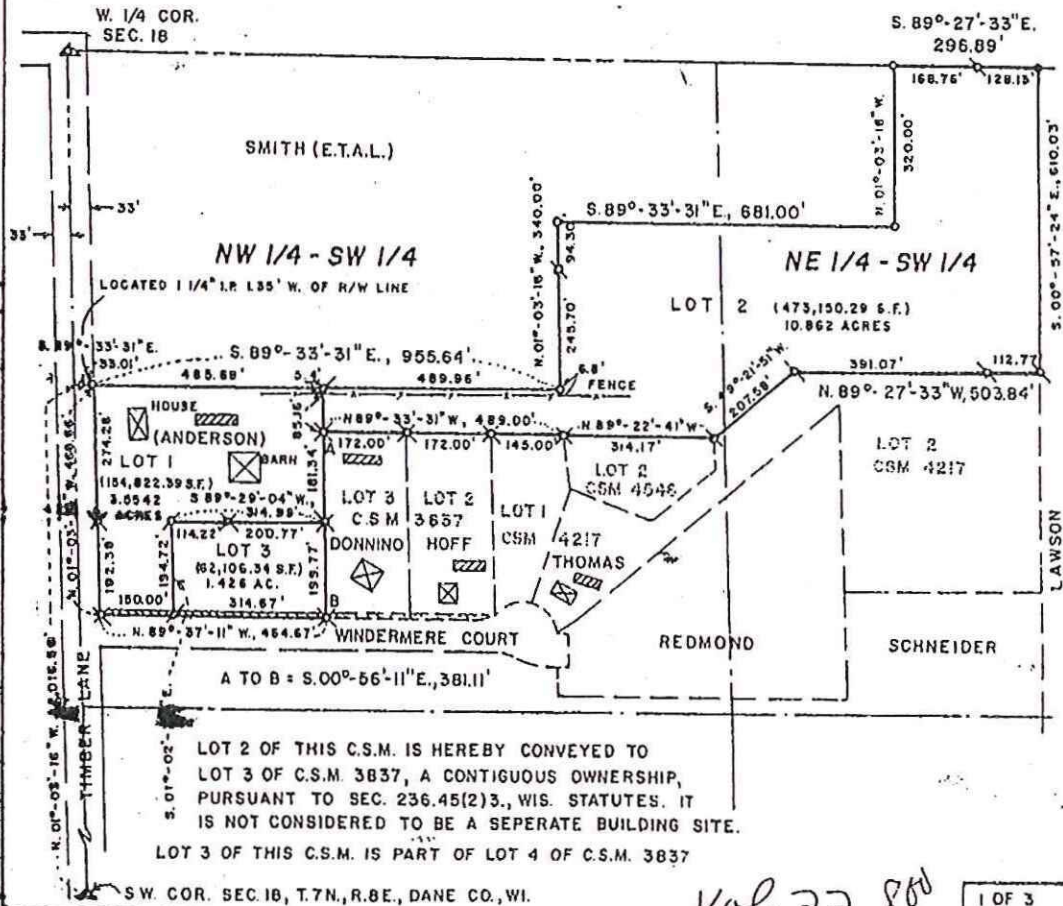
North Reference

North is referenced to the West line of the SW 1/4, Sec. 18, T.7N., R.8E., Town of Middleton, Dane County, Wisconsin which bears N.01°-03'-16"W. based on a Solar observation on September 10, 1981.
(Refer to building site information contained in the Dane County Soil Survey.)

LEGEND

- ⊕ - 1 1/4"x24" round iron pipe set (weighing 1.51 lbs./lin. foot)
- - solid iron stake found, 1" Dia.
- ⊠ - Existing Dane Co. monument found.
- ⊗ - 1 1/2" iron pipe found.
- ⊙ - 1 1/4" iron pipe found.
- ⊘ - 1" iron pipe found
- ▨ - Existing on site sewage disposal system.
- ▩ - Denotes a 10' easement for utilities.

Scale: 1"=300'



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Page 140/142 # 4973

A-1(EX)
DCPREZ-0000-00000

7932

Old Sauk Pass Rd

A-1
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

4126

4110

Not Effective
A-1 DCPREZ-0000-09994

Not Effective
A-1(EX) DCPREZ-0000-00000
Zone X

RH-1
DCPREZ-0000-07853

Not Effective
A-1 DCPREZ-0000-10083

DR

4083

A-2(8)
DCPREZ-0000-10072

Not Effective
RH-1 DCPREZ-0000-09994

7904

7888

Not Effective
RH-1 DCPREZ-0000-10083

Windermere Ct

7938

7910

7880

7921

7901

7873

RH-2
DCPREZ-0000-06525

4070

4067

Timber Ln

RH-2
DCPREZ-0000-09482

4064

4060

4063

4058

4056

4046

4047

Schroeckenthaler, Scott

From: David Haug <dhaug@lighthousecre.com>
Sent: Wednesday, November 18, 2015 11:48 AM
To: Schroeckenthaler, Scott
Subject: Fwd: Owner Approval of Subdivision

Scott,

Please see below. Thank you.

Sincerely,

David N. Haug
President
Lighthouse Commercial Real Estate, LLC
2916 Marketplace Dr
Suite 210
Madison, WI 53719
e: dhaug@lighthousecre.com
o: 608.234.4848
c: 608.445.3500

----- Forwarded message -----
From: "David Haug" <dhaug@lighthousecre.com>
Date: Nov 18, 2015 11:01 AM
Subject: Owner Approval of Subdivision
To: "David Shaw" <dshaw@town.middleton.wi.us>
Cc:

David,

Please see the note below from Tommy Van Ess on behalf of Audrey Koritzinsky. Will this suffice as owner approval of going through with this? I sent the offer to you as well which clearly shows subdivision and rezoning as a contingency. Please let me know either way. Thank you.

Sincerely,

David N. Haug
President

Lighthouse Commercial Real Estate

2916 Marketplace Dr, Suite 210

Madison, WI 53719

c: [608.445.3500](tel:608.445.3500)

o: [608.234.4848](tel:608.234.4848)

e: dhaug@lighthousecre.com

w: www.lighthousecre.com



Linked  <http://www.linkedin.com/in/davidnhaug>

From: Tommy Van Ess [<mailto:VanEssT@firstweber.com>]
Sent: Tuesday, November 17, 2015 11:40 AM
To: David Haug <dhaug@lighthousecre.com>
Subject: FW: Attached Image

David, Audrey likes the layout with the regular rectangle than the L shaped rezone better, but is ok with either depending on what the town allows. Tommy



Tommy Van Ess

2015, 2014 & 2013 Star of Madison Top Two Realtors-Madison Newspapers

2014 & 2013 Chairman's Circle Gold-Top Six Realtor-Largest Realty Firm in WI

2012 President's Circle Platinum-Top Performer

2014, 2013, 2012,2011 Customer Service Recognition-Voted by Clients

608-395-7375

Email: vanesst@firstweber.com

www.tommyvaness.firstweber.com

Facebook: [tommy Van Ess Realty](#)

