

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/28/2017	DCPREZ-2017-11140
Public Hearing Date	C.U.P. Number
06/27/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DONALD H ESSER	PHONE (with Area Code) (608) 849-7879	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6600 KOPP RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) Waunakee, WI 53597	
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	
east of 6600 Kopp Rd.					
TOWNSHIP SPRINGFIELD	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-012-8500-3					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.0		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS DJE1	SIGNATURE: (Owner or Agent) 
PRINT NAME: 				
DATE: 3-28-17				



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.

Owner's Name	<u>Donald Esser</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>6600 Kopp Rd, Waunakee 53597</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>(608) 849-7879</u>	Phone	<u>608-255-5705</u>
Email	<u></u>	Email	<u>chris@williamsonsurveying.com</u>

Town: Springfield Parcel numbers affected: 0808-012-8500-3

Section: 01 Property address or location: NW 1/4 of the NW 1/4 Section 1, T8N, R8E

Zoning District change: (To / From / # of acres) RH-2 / A-1EX / 5.11 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 15 % Other: 85 %

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:

Donald Esser would like to create a residential building site which he will sell for a new owner to build a new home on.

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

Submitted By:

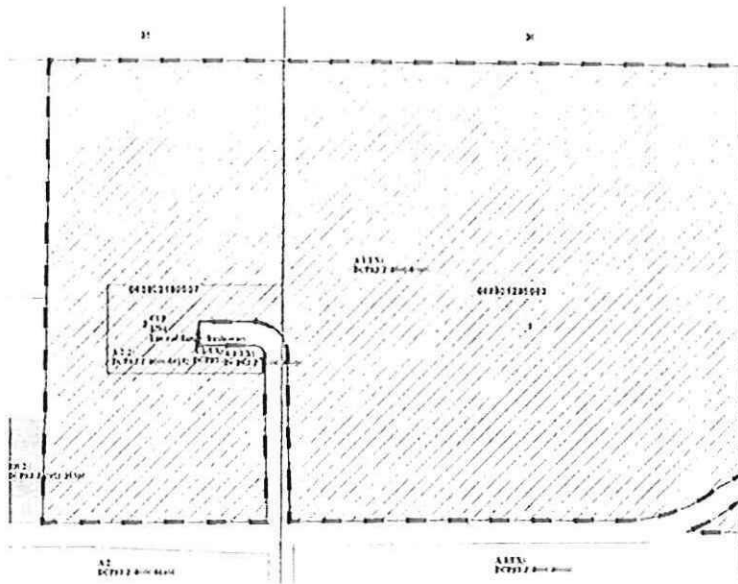
Date: 3-20-2017

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Don Esser

Town	Springfield	A-1EX Adoption	4/16/1979	Orig Farm Owner	H.R.Esser
Section:	01, 02	Density Number	35	Original Farm Acres	60
Density Study Date	1/18/2017	Original Splits	1.71	Available Density Unit(s)	1

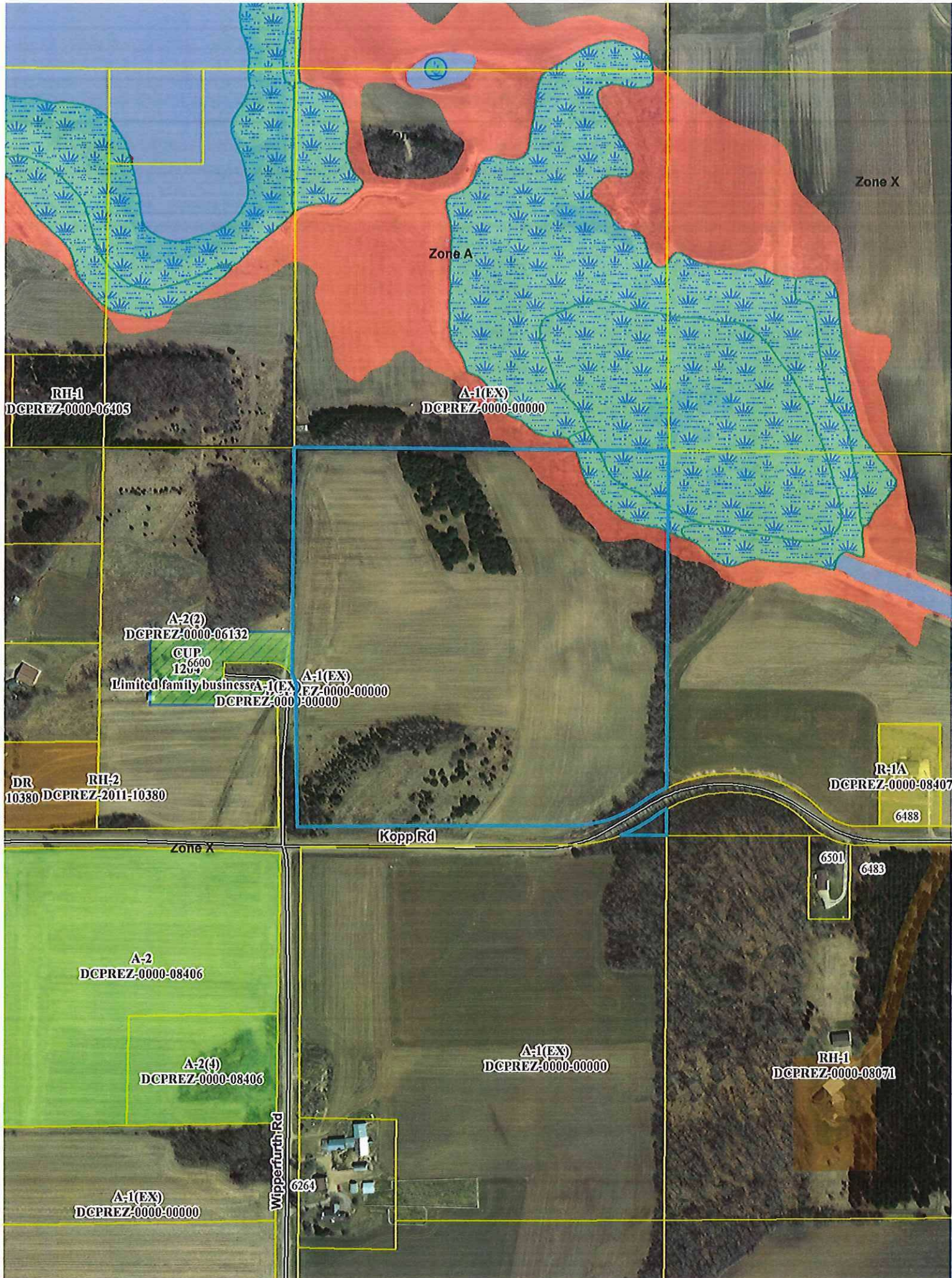


Reasons/Notes:

60 acre ownership parcel in 1979,
 [1] Original HDR.
 Existing home predates 1979 and Commercial rezone predates 2002 by the Town Plan these do not count against the density policy.
 [1] HDR Remains.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

<u>Parcel #</u>	<u>Acres</u>	<u>Owner Name</u>	<u>CSM</u>
080801285003	39.99	DONALD H ESSER	
080802180007	20.01	ESSER FAMILY TRUST	



Zone X

Zone A

RH-1
DCPREZ-0000-06405

A-1(EX)
DCPREZ-0000-00000

A-2(2)
DCPREZ-0000-06132

CUP
12660
Limited family business A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

DR
10380 RH-2
DCPREZ-2011-10380

R-1A
DCPREZ-0000-08407

6483

Kopp Rd

Zone X

6501

6483

A-2
DCPREZ-0000-08406

A-2(4)
DCPREZ-0000-08406

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-08071

A-1(EX)
DCPREZ-0000-00000

Wipperfurth Rd

6264



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located part of the in the Northwest 1/4 of the Northwest 1/4 of Section 1, T8N, R8E, Town of Springfield, Dane County, Wisconsin.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

LANDS

S 89°18'32" E 557.00'

537.46'

ZONING CHANGE = A-1EX TO RH-2

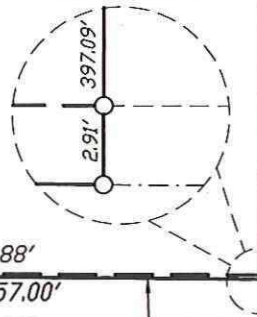
LOT 1

INCLUDING RIGHT OF WAY
222,795 SQ. FT.
OR 5.11 ACRES

EXCLUDING RIGHT OF WAY
217,583 SQ. FT.
OR 5.00 ACRES

DETAIL

NOT TO SCALE



RIGHT OF WAY CORNER IS 0.04' NORTH OF
THE SOUTH LINE OF THE NW 1/4 - NW 1/4.

N 89°36'30" W 549.88'

N 89°18'32" W 557.00'

WIPPERFURTH ROAD
TOTAL SECTION LINE N 00°19'36" E 2,725.79'

NW CORNER
SECTION 1, T8N, R8E
FOUND ALUMINUM MONUMENT

973.66'
19.54'
33'
N 03°53'29" E
149.08'

33'
33'

400.00'

N 00°19'36" E

33.0' WIDE INGRESS/EGRESS
EASEMENT AS PER DOC. NO. 2184961

N 01°02'54" E 251.12'

33'

33'

33'

397.09'

S 00°19'36" W 400.00'

33'

33'

33'

33'

33'

SW CORNER OF
NW 1/4 - NW 1/4

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 AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

PREPARED FOR:

DONALD H. ESSER
6600 KOPP RD.
WAUNAKEE, WI 53597

WEST 1/4 CORNER
SECTION 1, T8N, R8E
FOUND PK NAIL

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NW 1/4 OF SECTION 1-8-8
LINE TO BEAR N 00°19'36" E



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located part of the in the Northwest 1/4 of the Northwest 1/4 of Section 1, T8N, R8E, Town of Springfield, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and 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 Northwest 1/4 of the Northwest 1/4 of Section 1, T8N, R8E, Town of Springfield, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 1; thence N 00°19'36" E, along the West line of the Northwest 1/4, 1352.13 feet to the point of beginning.

Thence continue N 00°19'36" E, 400.00 feet; thence S 89°18'32" E, 557.00 feet; thence S 00°19'36" W, 400.00 feet; thence N 89°18'32" W, 557.00 feet to the point of beginning. This parcel contains 222,795 sq. ft. or 5.11 acres and is subject to a road right of way over the southerly and westerly sides thereof.

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

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

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 _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Donald H. Esser

Personally came before me this _____ day of _____, 20____ the above named Donald H. Esser to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 2 of 3

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

17W-08



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located part of the In the Northwest 1/4 of the Northwest 1/4 of Section 1, T8N, R8E, Town of Springfield, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Springfield on this _____ day of _____, 20__.

Carolyn Hacker
Town Clerk

NOTE:

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

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock __.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW