

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/06/2018	DCPREZ-2018-11374
Public Hearing Date	C.U.P. Number
01/22/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ANDREW A HAAG	PHONE (with Area Code) (608) 444-8355	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 9018 BRITT VALLEY RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	


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	
9018 BRITT VALLEY RD					
TOWNSHIP PRIMROSE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-081-8301-0					

REASON FOR REZONE	CUP DESCRIPTION
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SEPARATING EXISTING RESIDENCE FROM FARMLAND	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-3 Rural Homes District	8.83		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>A.H.</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>A.H.</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>A.H.</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <u>Andrew Haag</u>
DATE: <u>11-6-18</u>



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.

Owner's Name	<u>Andrew Haag</u>	Agent's Name	_____
Address	<u>9018 Britt Valley Rd, Mt. Horeb, WI</u>	Address	_____
	<u>53572</u>		_____
Phone	_____	Phone	_____
	<u>(608) 444-8355</u>		_____
Email	_____	Email	_____

Town: Primrose Parcel numbers affected: 050708183010

Section: 08 Property address or location: 9018 Britt Valley Rd, Mt. Horeb, WI 53572

Zoning District change: (To / From / # of acres) From A-1(EX) to RH-3

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 95 % Other: 5 %

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

Date: 10/31/18

Rezoning Description for Andrew Haag, Section 8-5-7

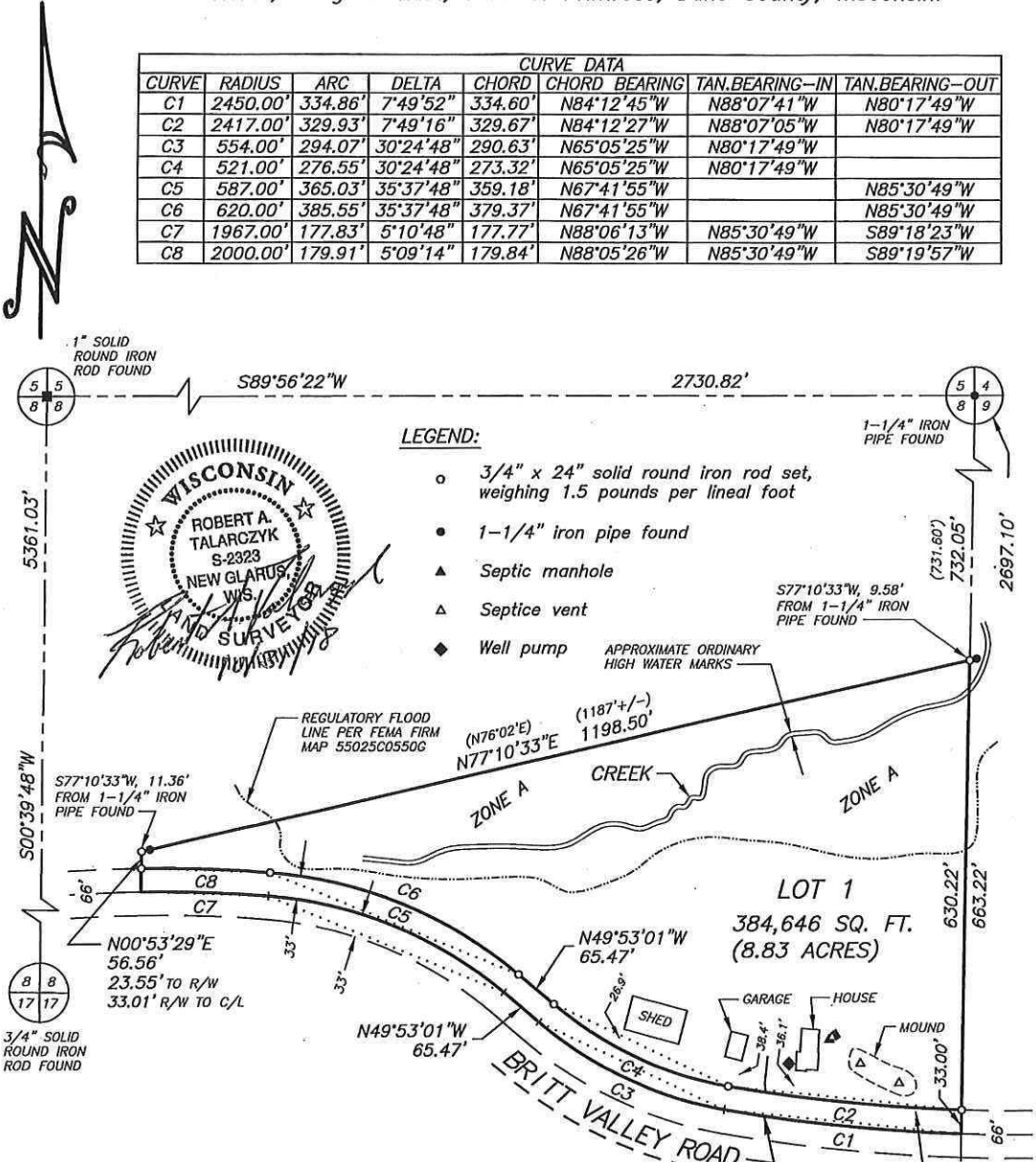
That part of the Northeast and Southeast 1/4s of the Northeast 1/4 of Section 8, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

Commencing at the Northeast corner of said Section 8; thence $S01^{\circ}07'05''W$ along the East line of Section 8, 732.05' to the point of beginning; thence $S01^{\circ}07'05''W$, 663.22' to the centerline of Britt Valley Road; thence Northwesterly, 334.86' along said centerline and the arc of a curve to the right whose radius is 2450.00' and whose chord bears $N84^{\circ}12'45''W$, 334.60'; thence Northwesterly, 294.07' along said centerline and the arc of a curve to the right whose radius is 554.00' and whose chord bears $N65^{\circ}05'25''W$, 290.63'; thence $N49^{\circ}53'01''W$ along said centerline, 65.47'; thence Northwesterly, 365.03' along said centerline and the arc of a curve to the left whose radius is 587.00' and whose chord bears $N67^{\circ}41'55''W$, 359.18'; thence Westerly, 177.83' along said centerline and the arc of a curve to the left whose radius is 1967.00' and whose chord bears $N88^{\circ}06'13''W$, 177.77'; thence $N00^{\circ}53'29''E$, 56.56'; thence $N77^{\circ}10'33''E$, 1198.50' to the point of beginning.

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Southeast 1/4s of the Northeast 1/4 of Section 8,
Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

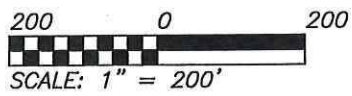
CURVE DATA							
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	2450.00'	334.86'	7°49'52"	334.60'	N84°12'45"W	N88°07'41"W	N80°17'49"W
C2	2417.00'	329.93'	7°49'16"	329.67'	N84°12'27"W	N88°07'05"W	N80°17'49"W
C3	554.00'	294.07'	30°24'48"	290.63'	N65°05'25"W	N80°17'49"W	
C4	521.00'	276.55'	30°24'48"	273.32'	N65°05'25"W	N80°17'49"W	
C5	587.00'	365.03'	35°37'48"	359.18'	N67°41'55"W		N85°30'49"W
C6	620.00'	385.55'	35°37'48"	379.37'	N67°41'55"W		N85°30'49"W
C7	1967.00'	177.83'	5°10'48"	177.77'	N88°06'13"W	N85°30'49"W	S89°18'23"W
C8	2000.00'	179.91'	5°09'14"	179.84'	N88°05'26"W	N85°30'49"W	S89°19'57"W



- LEGEND:**
- 3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
 - 1-1/4" iron pipe found
 - ▲ Septic manhole
 - △ Septice vent
 - ◆ Well pump
- APPROXIMATE ORDINARY HIGH WATER MARKS



- NOTES:**
- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Northeast 1/4 of Section 8 bears S01°07'05"W.
 - 2.) Recorded data, when different than measured, is shown in parenthesis.
 - 3.) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
 - 4.) Approximate ordinary high water mark is shown for reference only.
 - 5.) Refer to building site information contained in the Dane County Soil Survey.
 - 6.) All PLSS witness monuments were found and verified.



TALARCZYK
LAND SURVEYS LLC

W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyklandsurveys.com

JOB NO. 18161
POINTS 18161
DRWG. 18161
DRAWN BY RT

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast and Southeast 1/4s of the Northeast 1/4 of Section 8, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

Commencing at the Northeast corner of said Section 8; thence S01°07'05"W along the East line of Section 8, 732.05' to the point of beginning; thence S01°07'05"W, 663.22' to the centerline of Britt Valley Road; thence Northwesterly, 334.86' along said centerline and the arc of a curve to the right whose radius is 2450.00' and whose chord bears N84°12'45"W, 334.60'; thence Northwesterly, 294.07' along said centerline and the arc of a curve to the right whose radius is 554.00' and whose chord bears N65°05'25"W, 290.63'; thence N49°53'01"W along said centerline, 65.47'; thence Northwesterly, 365.03' along said centerline and the arc of a curve to the left whose radius is 587.00' and whose chord bears N67°41'55"W, 359.18'; thence Westerly, 177.83' along said centerline and the arc of a curve to the left whose radius is 1967.00' and whose chord bears N88°06'13"W, 177.77'; thence N00°53'29"E, 56.56'; thence N77°10'33"E, 1198.50' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

October 31, 2018


Robert A. Talarczyk, P.L.S.

OWNERS' CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. I also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Primrose and the Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.

In presence of:

Andrew A. Haag

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Andrew A. Haag to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

Notary Public, _____ County, Wisconsin



TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20_____ by the Town of Primrose.

Town Clerk

Town Chairperson

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, by _____.

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20_____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Authorized Representative

Register of Deeds

PREPARED FOR:
Andy Haag
9018 Britt Valley Road
Mount Horeb, WI 53572
(608) 444-8355

 **TALARCZYK**
LAND SURVEYS LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 18161
POINTS 18161
DRWG. 18161
DRAWN BY RT

ANDREW A HAAG
9018 BRITT VALLEY RD
MT HOREB WI 53572

Current Owner
Current Owner
9158 BRITT VALLEY RD
MT HOREB WI 53572

ADRIAN THEO SMITH
KIMBERLY SMITH
2349 SPRING ROSE RD
VERONA WI 53593

Current Owner
Current Owner
9158 BRITT VALLEY RD
MT HOREB WI 53572

GERALD L CAMPBELL
DIANN L CAMPBELL
8840 COUNTY HIGHWAY G
MT HOREB WI 53572

ROBERT J FREDRICK
GAYE E FREDRICK
PO BOX 253
MOUNT HOREB WI 53572

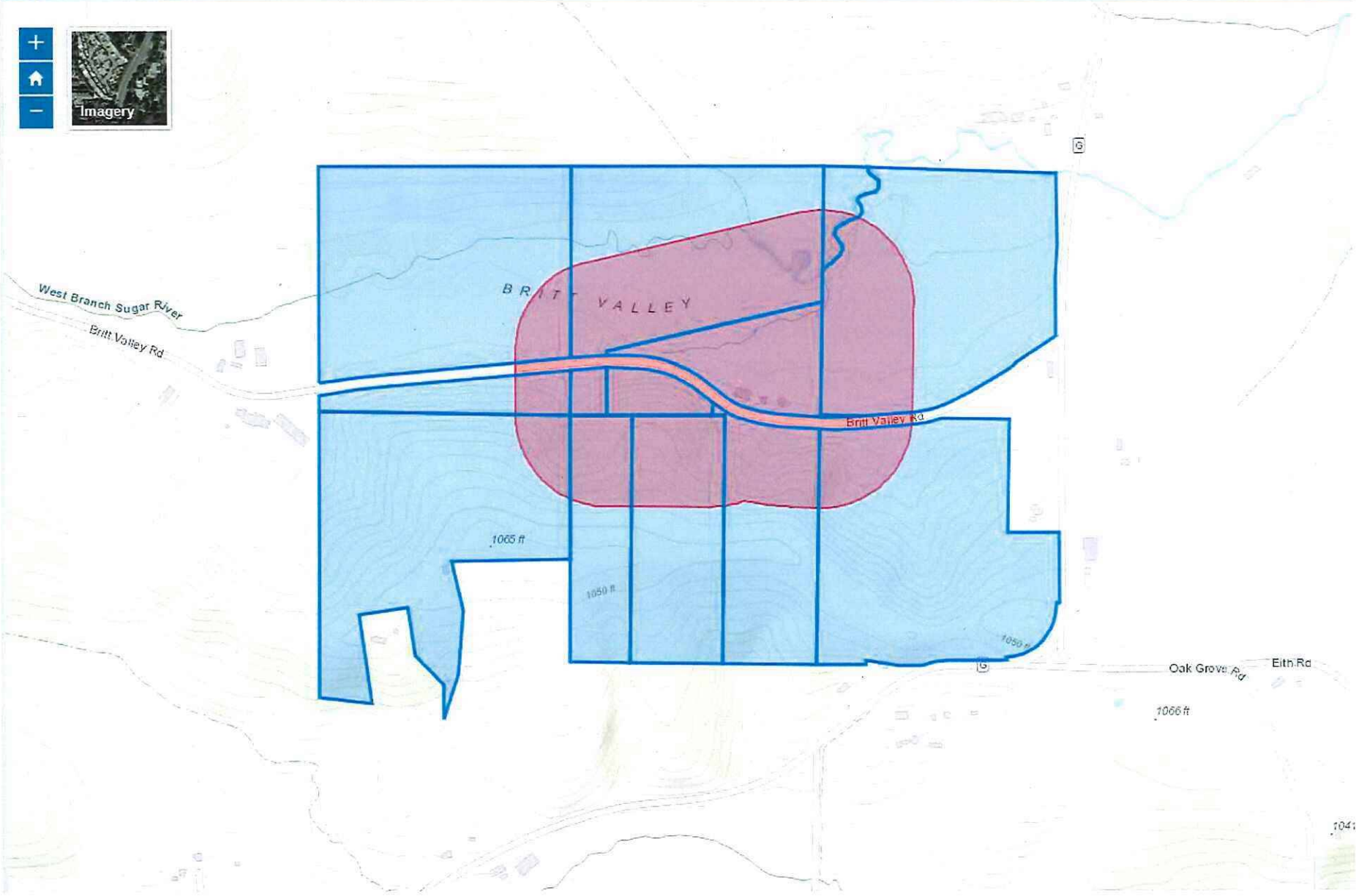
ANDREW A HAAG
9018 BRITT VALLEY RD
MOUNT HOREB WI 53572

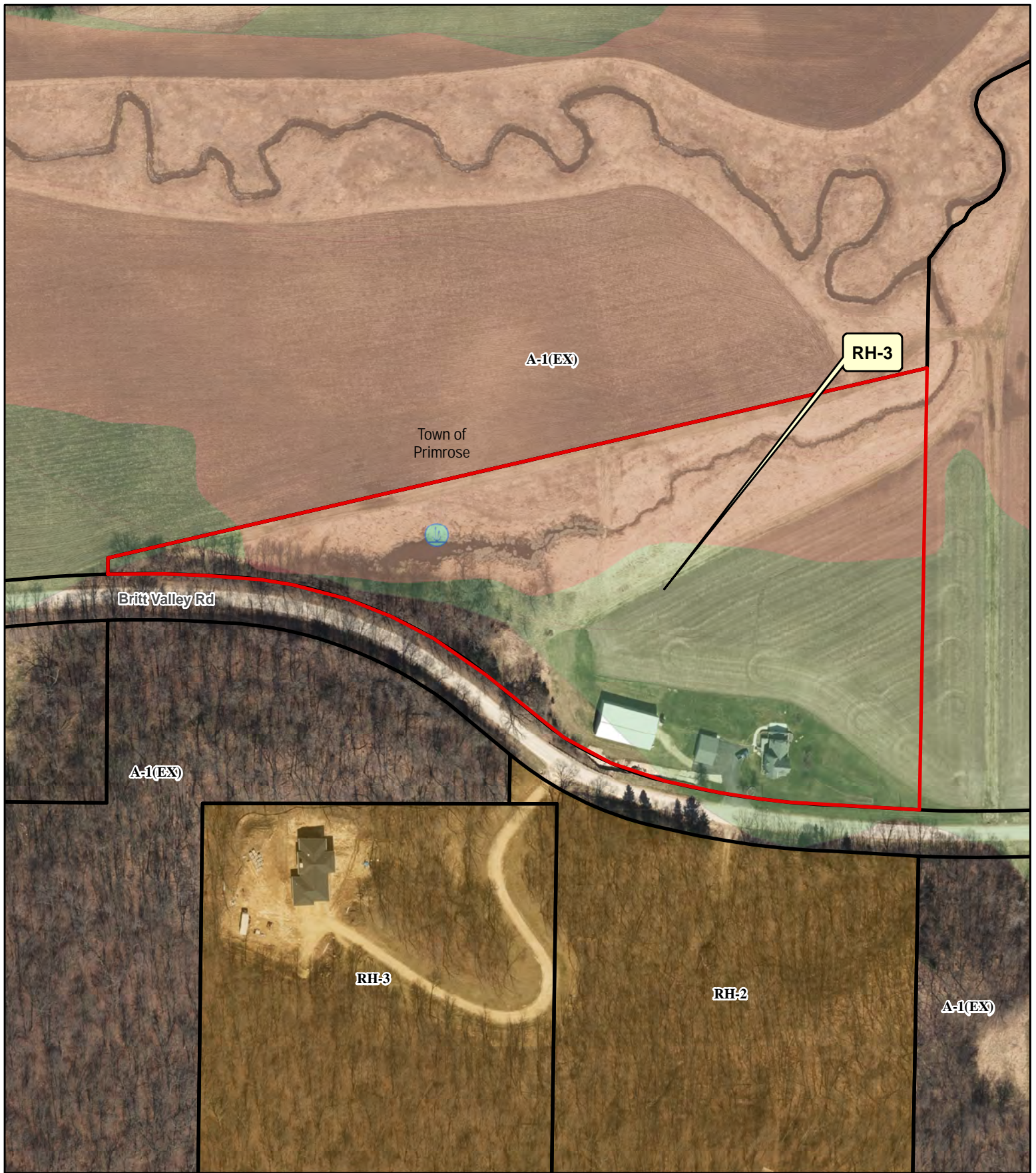
ANDREW A HAAG
9018 BRITT VALLEY RD
MT HOREB WI 53572

Current Owner
Current Owner
9158 BRITT VALLEY RD
MT HOREB WI 53572

ANDREW A HAAG
9018 BRITT VALLEY RD
MT HOREB WI 53572

Dane County Public Notification

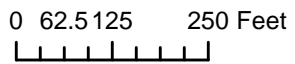




Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Floodplain
- Class 1
- Class 2



Petition 11374
ANDREW A HAAG