

Dane County Rezone Petition

Application Date	Petition Number
04/15/2021	DCPREZ-2021-11708
Public Hearing Date	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAVID LEEDER	PHONE (with Area Code) (608) 516-7028	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4309 HILLCREST DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip)	
E-MAIL ADDRESS DLEEDER@INLANTA.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2801 WARNER LANE					
TOWNSHIP MADISON	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0709-364-9160-8					

REASON FOR REZONE

BRING PROPERTY INTO COMPLIANCE FOR EXISTING DUPLEX USE

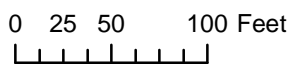
FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	TFR-08 Two Family Residential District	0.34

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11708
DAVID LEEDER



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

- 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: David Leederand Kathleen R Leeder	Agent Name: Same
Address (Number & Street): 4309 Hillcrest Dr	Address (Number & Street):
Address (City, State, Zip): Madison, WI 53705	Address (City, State, Zip):
Email Address: dleeder@inlanta.com	Email Address:
Phone#: 608-516-7028	Phone#:

PROPERTY INFORMATION

Township: Town of Madison Parcel Number(s): 032/0709-364-9160-8

Section: 36 SW of the SE Property Address or Location: 2801 Warner Lane Madison WI

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

Request to rezone to current use. Currently zoned as SFR-08 Single Family and requesting change to TFR-08 Two Family Residential. We purchased this as a 2 unit about 15 years ago. The prior owners sold this as a 2 family and as far back I can find it has been used as a 2 unit. Since we purchased we have also always treated this as a 2 family home. It is set up perfectly with the upper unit at approx 1958 square feet with 4 bedrooms and 2 full bathrooms and the other unit is 1216 square feet and has 2 bedrooms and 1 full bathroom. The neighborhood consists of Single Family, two family and Multi Family on the outer edge of the area.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	TRF-08	.34

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 type="checkbox"/> Scaled drawing of proposed property boundaries | <input 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 type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|---|--|

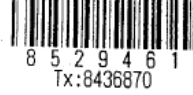
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 4/15/20

2801 Warner Lane

SEC 36-7-9 PRT SW1/4SE1/4 COM NW COR SE1/4 TH S 980.7 FT TH S77DEG10'E
335.8 FT TH S PARA TO W LN 533.2 FT TH S89DEG59'E 140.6 FT TO C/L RD & POB TH
CONT S89DEG59'E 180 FT TH S01DEG21'W 100 FT TH N89DEG59'W 150 FT TH
N89DEG59'W 30 FT TO C/L RD TH N01DEG21'E 100 FT TO POB



STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

This Deed, made between DWL Dane LLC, a Wisconsin limited liability company

Grantor, and

David Leeder

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Dane County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

Part of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 7 North, Range 9 East, in the Township of Madison described as follows:

Beginning at the Northwest corner of the Southeast 1/4; thence South along the West line of said Southeast 1/4 980.7 feet; thence South 77 degrees 10 minutes East 335.8 feet; thence South parallel to the West line of the quarter 533.2 feet; thence South 89 degrees 59 minutes East, 140.6 feet to the centerline of a road at point of beginning of this description; thence South 89 degrees 59 minutes East 180 feet; thence South 1 degree 21 minutes West 100 feet to an iron stake; thence North 89 degrees 59 minutes West 150 feet to an iron stake on the Easterly side of the road; thence continue North 89 degrees 59 minutes West 30 feet to the centerline of the road; thence North 1 degree 21 minutes East 100 feet along the said center line to the point of beginning.

EXEMPT FROM FEE PER 77.25(15S), STATS.

Together with all appurtenant rights, title and interests.

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4969298**

03/13/2013 2:02 PM

Trans. Fee:
Exempt #: 15S
Rec. Fee: 30.00
Pages: 1

Name and Return Address

David Leeder

17 Applegate Court

Madison, WI 53713

032/070936491608

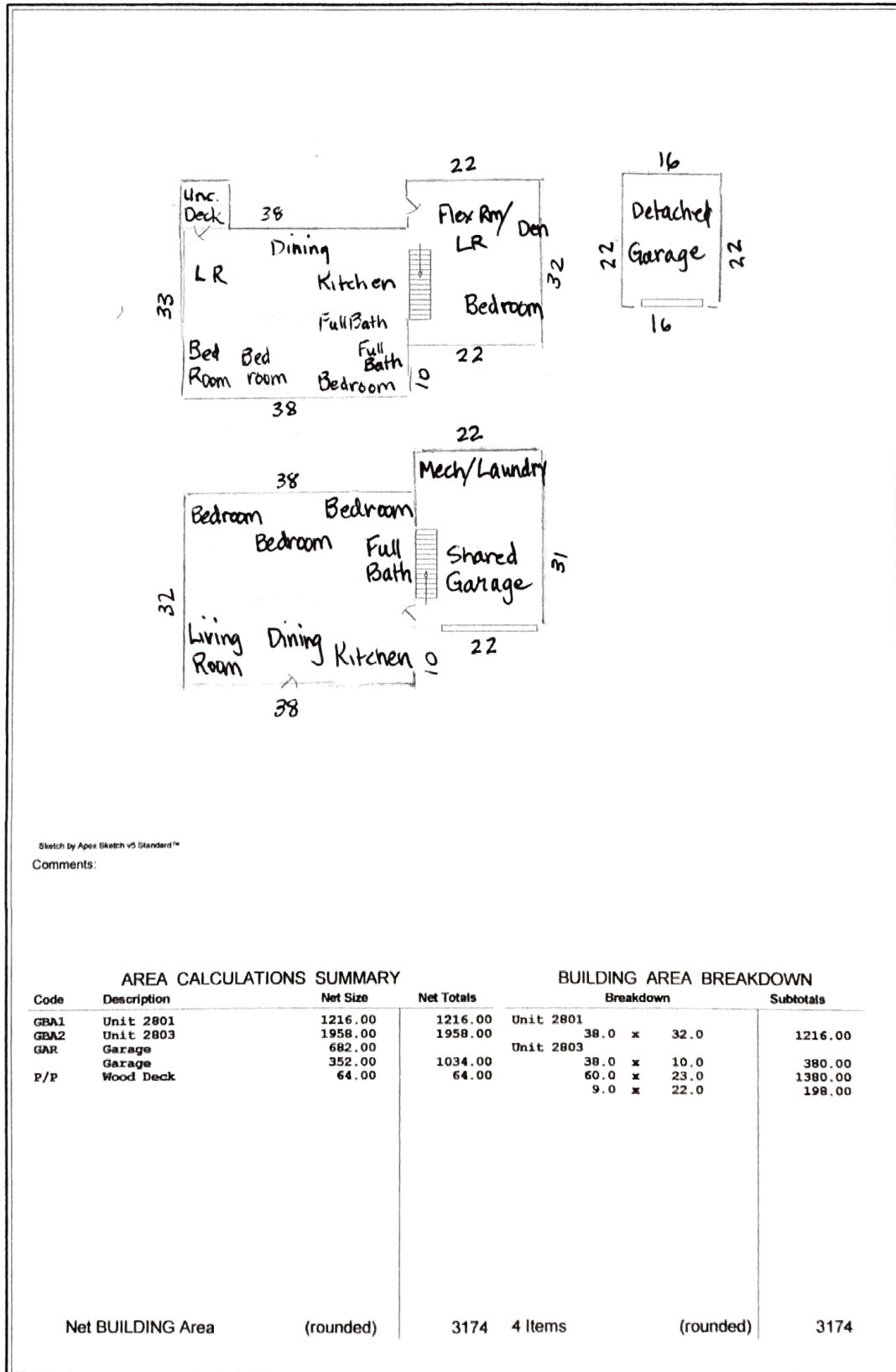
Parcel Identification Number (PIN)

This IS NOT homestead property.

The Spanos Co-Vicki Hyatt
SKETCH ADDENDUM

File No. Godwin
 Case No. 581-6154643

Borrower Aaron Godwin
 Property Address 2801 Warner Ln
 City Madison County Dane State WI Zip Code 53713-2162
 Lender/Client Guild Mortgage Address 8300 N MoPac Expy, Ste 125, Austin, TX 78759



AREA CALCULATIONS SUMMARY

BUILDING AREA BREAKDOWN

Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GBA1	Unit 2801	1216.00	1216.00	Unit 2801		
GBA2	Unit 2803	1958.00	1958.00	38.0 x	32.0	1216.00
GAR	Garage	682.00		Unit 2803		
	Garage	352.00	1034.00	38.0 x	10.0	380.00
P/P	Wood Deck	64.00	64.00	60.0 x	23.0	1380.00
				9.0 x	22.0	198.00
Net BUILDING Area		(rounded)	3174	4 Items	(rounded)	3174



