

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/07/2014	DCPREZ-2014-10791
Public Hearing Date	C.U.P. Number
01/27/2015	

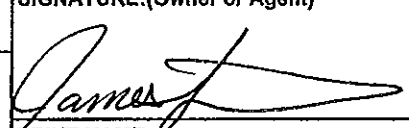
OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME RF FARMS LLC	PHONE (with Area Code) (608) 576-7364	AGENT NAME Z&L PROPERTIES LLC	PHONE (with Area Code) (608) 220-7448
BILLING ADDRESS (Number & Street) 10147 THUNDER RD		ADDRESS (Number & Street) 8854 OFFERDALE RD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS PAT@FARRELPLOWING.NET		E-MAIL ADDRESS JAMESL@PREMIERBUILDINGSOLUTIONS.BIZ	

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	
2567 STATE HIGHWAY 92				2567 STATE HIGHWAY 92	
TOWNSHIP BLUE MOUNDS	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP BLUE MOUNDS	SECTION 13
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0606-134-8000-9				0606-131-9800-0	

REASON FOR REZONE	CUP DESCRIPTION
REZONE TO ALLOW STORAGE FOR GENERAL CONTRACTING COMPANY	

FROM DISTRICT	TO DISTRICT	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	LC-1 Limited Commercial Dist	4.19819		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JL</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JL</i>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JL</i>	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) 
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COMMENTS: REZONE TO ALLOW STORAGE FOR GENERAL CONTRACTING COMPANY

PRINT NAME:
JAMES LEUZINGER

DATE:
11/13/14

Petition # 10791

Public Hearing Date 01/27/14

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments: _____

Planning Review

- 1. Density Study Needed? Yes / No Splits _____
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments: no two zoning districts per lot?

Contacts / Correspondence: (date: Issue)



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 RF Farms Agent's Name ZBL Properties LLC
 Address 10147 Thunder RD MAHoning Address 9854 Offeedale RD MAHoning
 Phone 608-576-7364 Phone 608-220-7448
 Email fat@farrelplowing.net Email James LePremier Building Solutions biz

Town: Blue mounds Parcel numbers affected: 060613198000, 060613480009

Section: 01 Property address or location: _____

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

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

Narrative: (reason for change, intended land use, size of farm, time schedule)

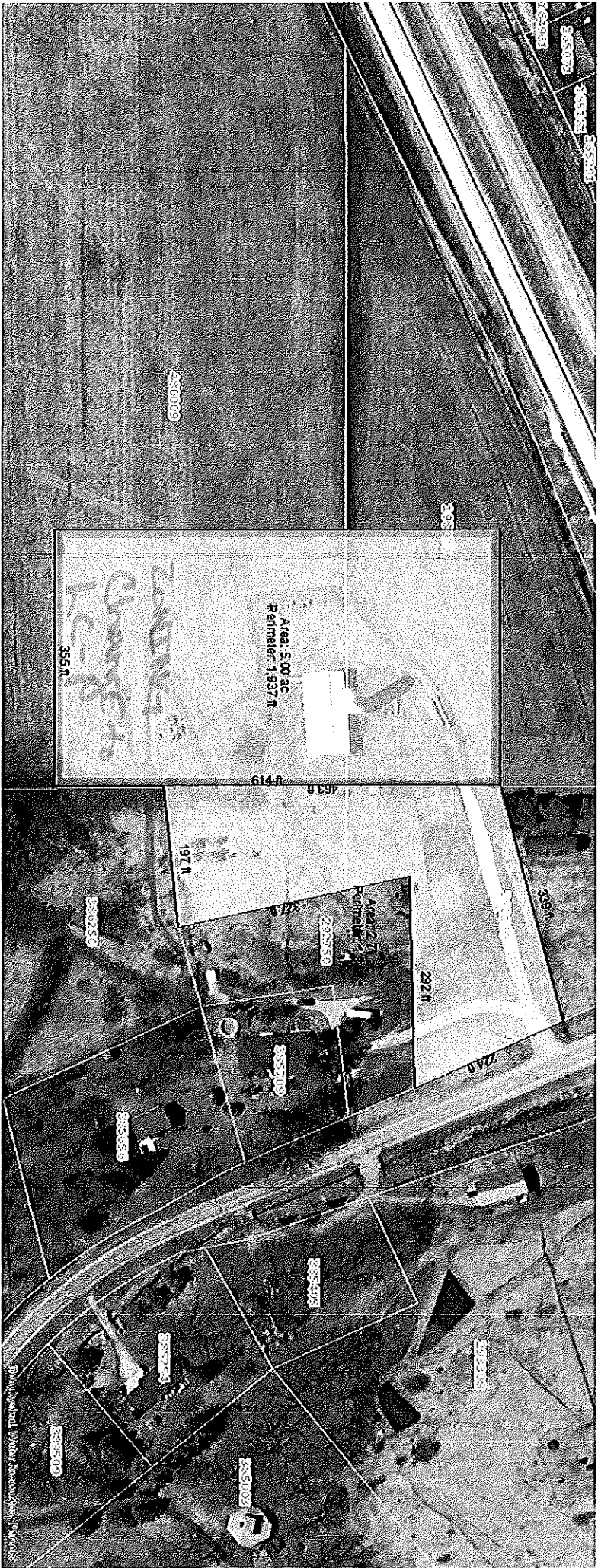
- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

To use the building and land as a shop to store tools and trailers for General Contracting Company

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

Submitted By: James Leuzinger (Leuzinger)

Date: 9/28/14



PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, AND PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 18, TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

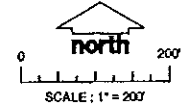
SURVEYED FOR:
Z&L PROPERTIES
8354 OFFERDAHL ROAD
MOUNT HOREB, WI 53572

SURVEYED BY:
MOORE SURVEYING, LLC
2919 MARKETPLACE DR.
SUITE 108
FITCHBURG, WI 53719
(608) 268-1850

DATE OF SURVEY:
OCTOBER 22, 2014
PROJECT # 2037

LEGEND

●	PROPERTY CORNER FOUND	—	PROPERTY LINE
○	3/4" x 24" IRON REBAR SET @ 1.50 LBS. PER L.F.	—	CENTERLINE ROAD
⊕	SECTION CORNER MONUMENT	- - -	EASEMENT LINE
⊕	SECTION LINE AND QUARTER LINE	- - -	RIGHT-OF-WAY LINE
▨	PROPOSED RE-ZONE	()	RECORDED DATA



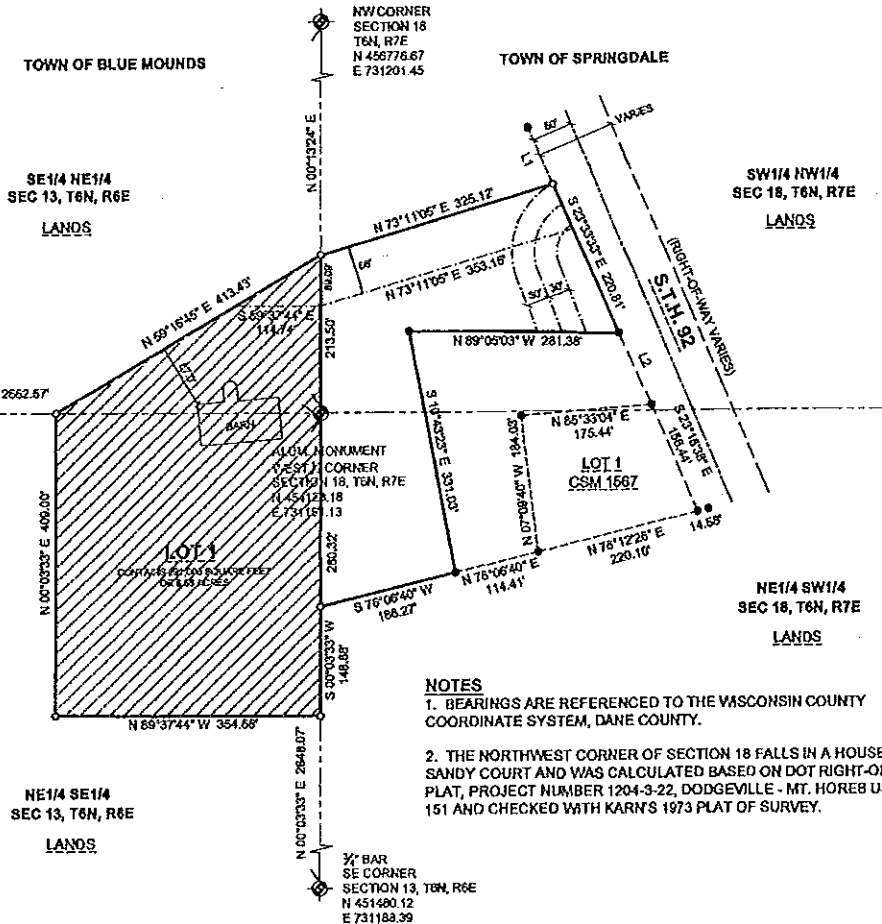
LINE 1 DATA

S 23°33'33" E 83.51'

LINE 2 DATA

S 24°01'25" E 108.33'

RR SPIKE
CENTER OF SECTION 13,
T6N, R6E
N 45°14'45.43
E 728529.62



NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY.
2. THE NORTHWEST CORNER OF SECTION 18 FALLS IN A HOUSE AT 105 SANDY COURT AND WAS CALCULATED BASED ON DOT RIGHT-OF-WAY PLAT, PROJECT NUMBER 1204-3-22, DODGEVILLE - MT. HOREB USH 18 & 151 AND CHECKED WITH KARN'S 1973 PLAT OF SURVEY.

LEGAL DESCRIPTION OF PROPOSED RE-ZONE PARCEL IN THE TOWN OF BLUE MOUNDS

PART OF THE SE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 13, N 00°13'24" E, 213.50 FEET; THENCE S 59°16'45" W, 413.43 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 13; THENCE S 00°03'33" W, 409.00 FEET; THENCE S 89°37'44" E, 354.58 FEET TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 13; THENCE N 00°03'33" E, 409.00 FEET ALONG SAID EAST LINE TO EAST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 182,873 SQUARE FEET OR 4.19819 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF BLUE MOUNDS, THE TOWN OF SPRINGDALE AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF Z&L PROPERTIES, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

DOCUMENT NO. _____
VOL. _____ PAGES _____
CERTIFIED SURVEY MAP NO. _____

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2014-10791
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 2567 STATE HIGHWAY 92, TOWN OF BLUE MOUNDS, WI 53572

Receipt No.	690644					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	7712	\$486.00	11/07/2014	SSA1		

Owner Info.: RF FARMS LLC
10147 THUNDER RD
MT HOREB, WI 53572

Work Description: REZONE TO ALLOW STORAGE FOR GENERAL CONTRACTING COMPANY