

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/12/2015	DCPREZ-2015-10870
Public Hearing Date	C.U.P. Number
08/25/2015	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CORY W GEHLING	PHONE (with Area Code) (608) 849-9878	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6400 LODI-SPRINGFIELD RD		ADDRESS (Number & Street)	
(City, State, Zip) DANE, WI 53529		(City, State, Zip)	
E-MAIL ADDRESS CORYCOLLECTORSCHOICE1@TDS.NET		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	
6400 LODI-SPRINGFIELD ROAD		SOUTHERN PARCEL OF 6400 LODI-SPRINGFIELD RD			
TOWNSHIP DANE	SECTION 33	TOWNSHIP SPRINGFIELD	SECTION 4	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-333-9731-2		0808-042-8500-7			

REASON FOR REZONE	CUP DESCRIPTION
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CORRECT LC-1 ZONING MAP BOUNDARIES AND BRING PROPERTY INTO COMPLIANCE	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
LC-1 Limited Commercial Dist	A-2 (8) Agriculture District	1.32		
A-1Ex Exclusive Ag District	LC-1 Limited Commercial Dist	1.32		
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	5.76		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SJW3	SIGNATURE:(Owner or Agent) 
Applicant Initials 	Applicant Initials 	Applicant Initials 		PRINT NAME: Cory Gehling

COMMENTS: COMPLIANCE FOR EXISTING STRUCTURES AND/OR LAND USE

DATE: 6/12/2015



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 Cory w Gehling Agent's Name
Address 6400 Lodi-Springfield RD Address
Dane, WI 53529 Phone
608 849 9878 Email
CoryCollectorsChoice1e Tds.Net

Town: DANE Parcel numbers affected: 090-8-333-9731-24
0808 042 85007
Section: Property address or location: Same as above (owner)

Zoning District change: (To / From / # of acres) LC-1 to A-2(8) 1.32 ACRES /
A-1EX to LC-1 (1.32 ACRES) / A-1EX to A-2(8) 5.76 ACRES
(see attachment also)

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:

The following Change Requests are based on
Bringing the property into 2015 Compliance
over mistakes on Buildings Built with early
90's plat drawings with errors on them.
Thus the request for the LC-1 amendment
and Dane City request for A-1 changed to A-2
because of property being less than 35 acres

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

Submitted By: Cory Gehling

Date: 6/19/2015

L A N D S

North ↑

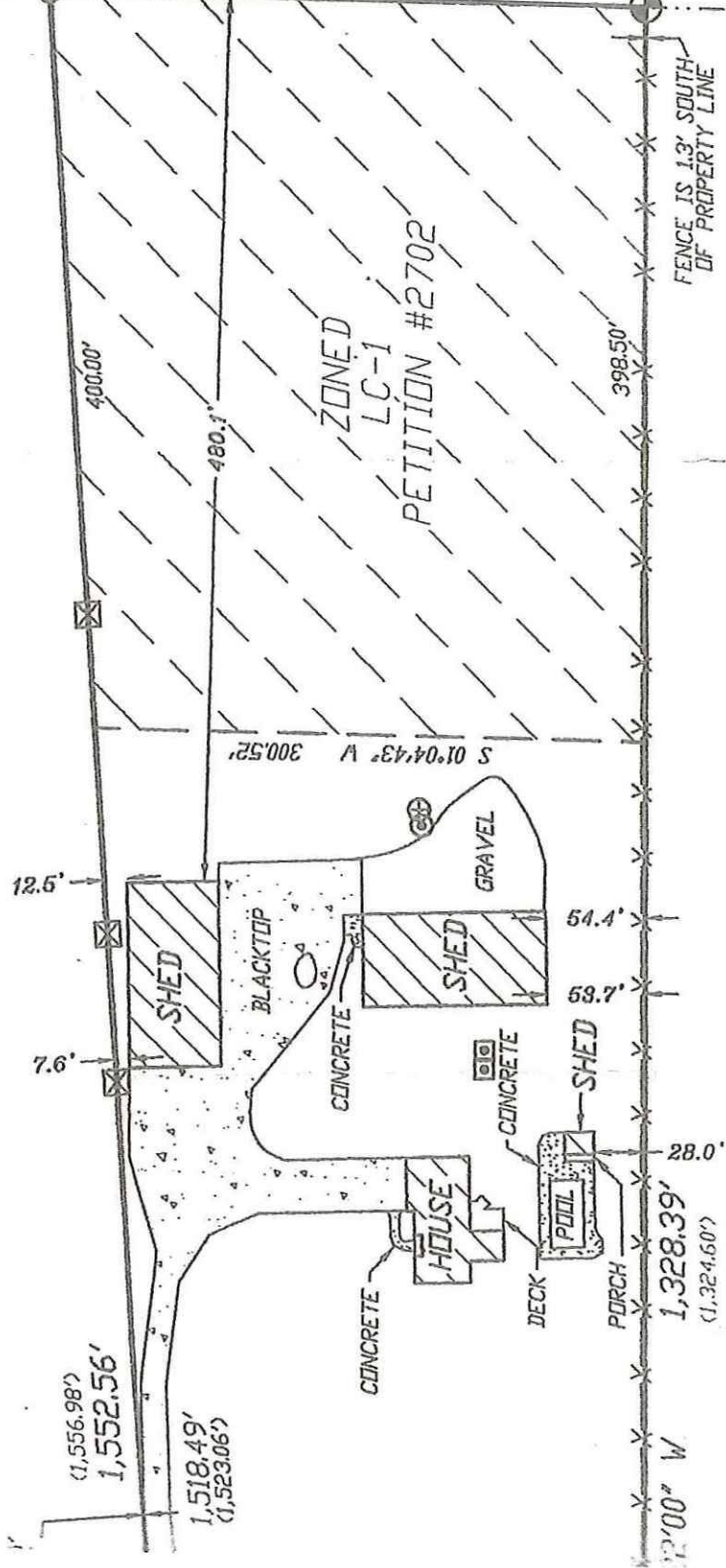
FOUND 1 1/4" REBAR S 87°54'14" 1.69' FROM SECTION LINE

TOTAL SECTION LINE

S 01°04'43" W 325.19' (S 01°15' W)

SOUTH 1/4 CORNER SECTION 33-9-8 FD. 1 1/4" REBAR

FENCE IS 1.3' SOUTH OF PROPERTY LINE



L A N D S

LINE S 89°22'00" W 2,656.92'

L A N D S



WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

REZONE MAP

L A N D S

SOUTH 1/4 CORNER SECTION 33-9-8

S 01°04'43" W 325.19'

181.16'

LC-1 TO A-2(8)

1.32 ACRES DR

57,658 SQ. FT.

N 01°04'43" E

314.01'

EX. LC-1

1.55 ACRES

DR 67,518 SQ. FT.

S 01°04'43" W

218.84'

300.52'

196.64'

SHED

288.39'

N 01°04'43" E

12.0'

HOUSE

N 85°49'54" E

1,552.56'

A-1EX TO A-2(8)

1.576 ACRES DR

250,959 SQ. FT.

955.92'

733.99'

S 89°22'00" W

1,328.39'

SHED

195.90'

SHED

228.66'

S 00°58'46" W

TOWN OF DANE

TOWN OF SPRINGFIELD

C-1

L O D I - S P R I N G F I E L D

A-1EX TO LC-1

1.32 ACRES DR

57,658 SQ. FT.

L A N D S

PREPARED FOR:

COREY GEHLING
 6400 LODI-SPRINGFIELD ROAD
 DANE, WI 53529

SCALE 1" = 200'



CURVE TABLE:

C-#	RADIUS	LC BEARING	DISTANCE	ARC	DELTA
C-1	2,280.70'	N 24°45'30" W	501.71'	502.73'	12°37'46"



WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

LC-1 TO A-2(8)

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ SECTION 33, T9N, R8E, TOWN OF DANE, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 33; THENCE S 89°22'00" W, 180.49 FEET; THENCE N 01°04'43" E, 314.01 FEET; THENCE N 85°49'54" E, 181.16 FEET; THENCE S 01°04'43" W, 325.19 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 1.32 ACRES.

A-1EX TO LC-1

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ SECTION 33, T9N, R8E, TOWN OF DANE, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 33; THENCE S 89°22'00" W, 398.50 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE S 89°22'00" W, 195.90 FEET; THENCE N 01°04'43" E, 288.39 FEET; THENCE N 85°49'54" E, 196.64 FEET; THENCE S 01°04'43" W, 300.52 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 1.32 ACRES.

A-1EX TO A-2(8)

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST $\frac{1}{4}$ AND SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ SECTION 33, T9N, R8E, TOWN OF DANE, AND ALSO PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 4, T8N, R8E, TOWN OF SPRINGFIELD, ALL LOCATED IN DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 33; THENCE S 89°22'00" W, 594.40 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE S 89°22'00" W, 733.99 FEET; THENCE S 00°58'46" W, 228.66 FEET TO THE CENTERLINE OF LODI-SPRINGFIELD ROAD; THENCE ALONG SAID CENTERLINE AND THE ARC OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 2280.70 FEET AND A LONG CHORD BEARING N 24°45'30" W, A DISTANCE OF 501.71 FEET; THENCE N 85°49'54" E, 955.92 FEET; S 01°04'43" W, 288.39 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 5.76 ACRES.