

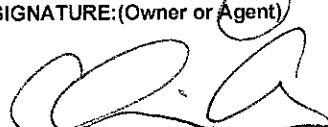
Dane County Rezone & Conditional Use Permit

| | |
|---------------------|-------------------|
| Application Date | Petition Number |
| 08/19/2014 | DCPREZ-2014-10760 |
| Public Hearing Date | C.U.P. Number |
| 10/28/2014 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|--|
| OWNER NAME JEFFREY J PONGRATZ | PHONE (with Area Code) (608) 662-3144 | AGENT NAME WILLIAMSON SURVEYING | PHONE (with Area Code) (608) 255-5705 |
| BILLING ADDRESS (Number & Street) 7671 RILES RD | | ADDRESS (Number & Street) 104A W MAIN ST | |
| (City, State, Zip) MIDDLETON, WI 53562 | | (City, State, Zip) WAUNAKEE, WI 53597 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM | |

| 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 | |
| 7671 RILES ROAD | | | | PROPERTY EAST OF 7671 RILES ROAD | |
| TOWNSHIP SPRINGFIELD | SECTION 19 | TOWNSHIP | SECTION | TOWNSHIP SPRINGFIELD | SECTION 19 |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0808-191-9785-0 | | | | 0808-191-9800-0 | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|---|---------------------------|-------|---------------------------------------|-------|
| SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS | | | | |
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| A-2 Agriculture District | A-4 Agriculture District | 13.98 | | |
| RH-2 Rural Homes District | RH-3 Rural Homes District | 5.52 | | |
| A-2 Agriculture District | RH-3 Rural Homes District | 3.68 | | |

| | | | | |
|--|---|---|------------------------------|--|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 RWL1 | SIGNATURE: (Owner or Agent)  |
| Applicant Initials <u>CA</u> | Applicant Initials <u>CA</u> | Applicant Initials <u>CA</u> | | PRINT NAME: <u>Chris Adams</u> |
| COMMENTS: OWNER AMENDING LOT LINE TO INCREASE LOT ACREAGE | | | | DATE: <u>8-19-14</u> |



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

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>Jeff Pongratz</u> | Agent's Name | <u>Williamson Surveying</u> |
| Address | <u>7671 Riles Rd, Middleton</u> | Address | <u>104A W. Main St, Waunakee</u> |
| Phone | <u>(608) 662-3144</u> | Phone | <u>608-255-5705</u> |
| Email | <u></u> | Email | <u>chris@williamsonsurveying.com</u> |

Town: Springfield Parcel numbers affected: ~~0808-262-9001-0~~ 0808 191 9785 0 + 0808 191 9800 0

Section: 19 Property address or location: 7671 Riles Rd, Middleton, WI 53562

Zoning District change: (To / From / # of acres) A-4 / A-2 / 13.98 acres, RH-3 / RH-2 / 5.52 acres, RH-3 / A-2 / 3.68 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 3 % Other: 97 %

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:
Jeff Pongratz currently has a home on this site and is purchasing some additional land adjacent to his house in order to adjust the lot line and move it farther away from his existing house. The added acreage causes both the existing parcels to fall into different zoning districts. The rezone is simply to allow the adjusted lots to comply with today's county zoning standards.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Date: 8-6-14

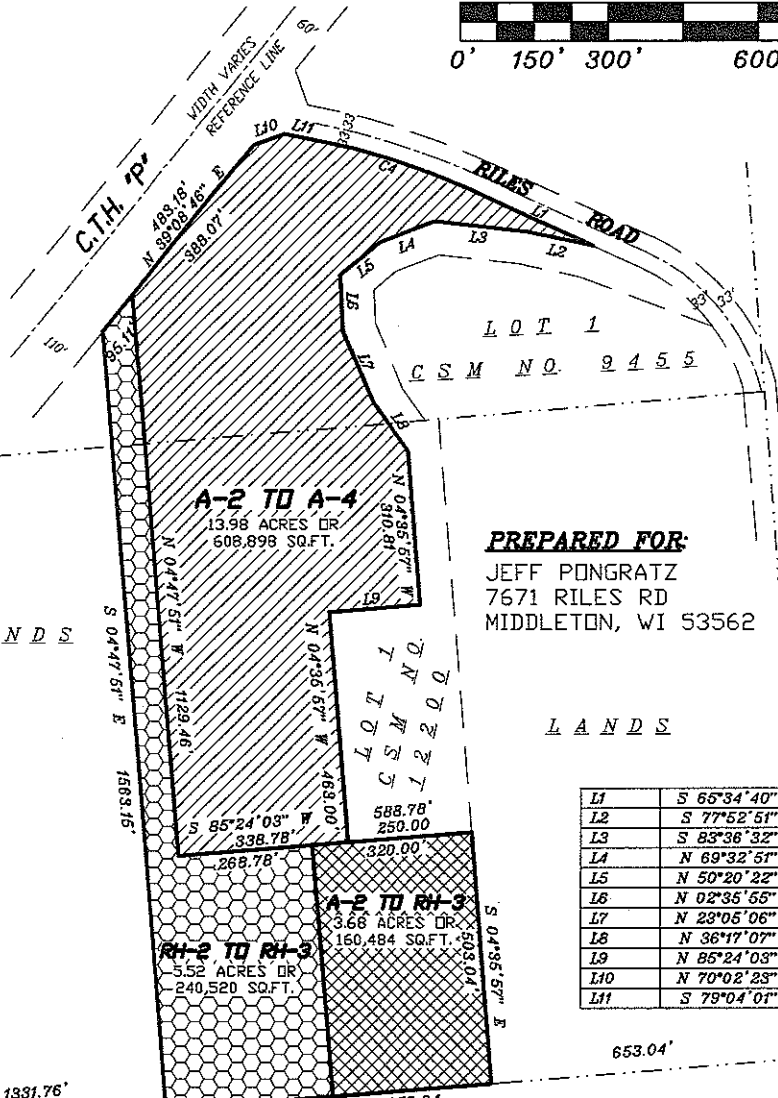


WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

REZONE MAP

SCALE 1" = 300'



BEARINGS ARE REFERENCED TO THE EAST
 LINE OF THE NE 1/4, SEC. 19-8-B
 LINE TO BEAR N 04°24'06" W

PREPARED FOR:
 JEFF PONGRATZ
 7671 RILES RD
 MIDDLETON, WI 53562

| | | |
|-----|---------------|--------|
| L1 | S 65°34'40" E | 274.98 |
| L2 | S 77°52'51" E | 139.25 |
| L3 | S 83°36'32" E | 184.70 |
| L4 | N 69°32'51" E | 120.34 |
| L5 | N 50°20'22" E | 102.76 |
| L6 | N 02°35'55" W | 112.13 |
| L7 | N 23°05'06" W | 154.00 |
| L8 | N 36°17'07" W | 122.45 |
| L9 | N 85°24'03" E | 184.00 |
| L10 | N 70°02'23" E | 132.90 |
| L11 | S 79°04'01" E | 55.15 |

1331.76' W 1/4 COR. SEC. 19 T8N, R8E
 653.04' E 1/4 COR. SEC. 19 T8N, R8E
 S 85°27'29" W 653.04'
SCHUETZ ROAD (PRIVATE ACCESS)
 TOTAL SECTION LINE S 85°27'28" W, 2637.84'

| CURVE | ARC | DELTA | RADIUS | LC | LC BEARING |
|-------|--------|-----------|---------|--------|---------------|
| C1 | 333.24 | 13°02'21" | 1415.45 | 332.47 | S 72°19'21" E |



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

A-2 TO A-4

A parcel of land located in part of the SE ¼ & NE ¼ of the NE ¼ of Section 19, T8N, R8E, Town of Springfield, Dane County, Wisconsin. Including part of Lot 2, C.S.M. No. 12669, more particularly described as follows:

Commencing at the East ¼ corner of said Section 19; thence S 85°27'29" W, 653.04 feet to the west line of said C.S.M. No. 12669; thence N 04°35'57" W, 503.04 feet; thence S 85°24'03" W, 250.00 feet to the point of beginning.

thence continue S 85°24'03" W, 338.78 feet; thence N 04°47'51" W, 1129.46 feet to the southeasterly right of way of County Highway "P"; thence N 39°08'46" E along said right of way, 388.07 feet; thence N 70°02'22" E, 64.74 feet; thence S 79°04'01" E, 55.15 feet to the southwesterly right of way of Riles Road; thence along the arc of a curve concaved southwesterly having radius of 1415.45 feet and a long chord bearing S 72°19'21" E, a distance of 332.47 feet; thence S 65°34'40" E, 274.98 feet; thence N 77°52'51" W, 139.25 feet; thence N 83°36'32" W, 184.70 feet; thence S 69°32'51" W, 120.34 feet; thence S 50°20'22" W, 102.76 feet; thence S 02°35'55" E, 112.13 feet; thence S 23°05'06" E, 154.00 feet; thence S 36°17'07" E, 122.45 feet; thence S 04°35'57" E, 310.81 feet; thence S 85°24'03" W, 184.00 feet; thence S 04°35'57" E, 463.00 feet to the point of beginning. This parcel contains 13.98 acres.

DELAYED EFFECTIVE DATE REQUESTED

A-2 TO RH-3

A parcel of land located in part of the SE ¼ & NE ¼ of the NE ¼ of Section 19, T8N, R8E, Town of Springfield, Dane County, Wisconsin. Including part of Lot 2, C.S.M. No. 12669, more particularly described as follows:

Commencing at the East ¼ corner of said Section 19; thence S 85°27'29" W, 653.04 feet to the west line of said C.S.M. No. 12669 and the point of beginning.

thence continue S 85°27'29" W, 318.26 feet; thence N 04°47'51" W, 502.72 feet; thence N 85°24'03" E, 320.00 feet; thence S 04°35'57" E, 503.04 feet to the point of beginning. This parcel contains 3.68 acres.

DELAYED EFFECTIVE DATE REQUESTED

RH-2 TO RH-3

A parcel of land located in part of the SE ¼ & NE ¼ of the NE ¼ of Section 19, T8N, R8E, Town of Springfield, Dane County, Wisconsin, also being all of Lot 1, C.S.M. No. 12669, more particularly described as follows:

Commencing at the East ¼ corner of said Section 19; thence S 85°27'29" W, 971.30 feet to the southeast corner of said Lot 1 and the point of beginning.

thence continue S 85°27'29" W, 334.78 feet; thence N 04°47'51" W, 1563.15 feet to the southeasterly right of way of County Highway "P"; thence N 39°08'46" E along said right of way, 95.11 feet; thence S 04°47'51" W, 1129.46 feet; thence N 85°24'03" E, 268.78 feet; thence S 04°47'51" E, 502.72 feet to the point of beginning. This parcel contains 5.52 acres.

DELAYED EFFECTIVE DATE REQUESTED



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

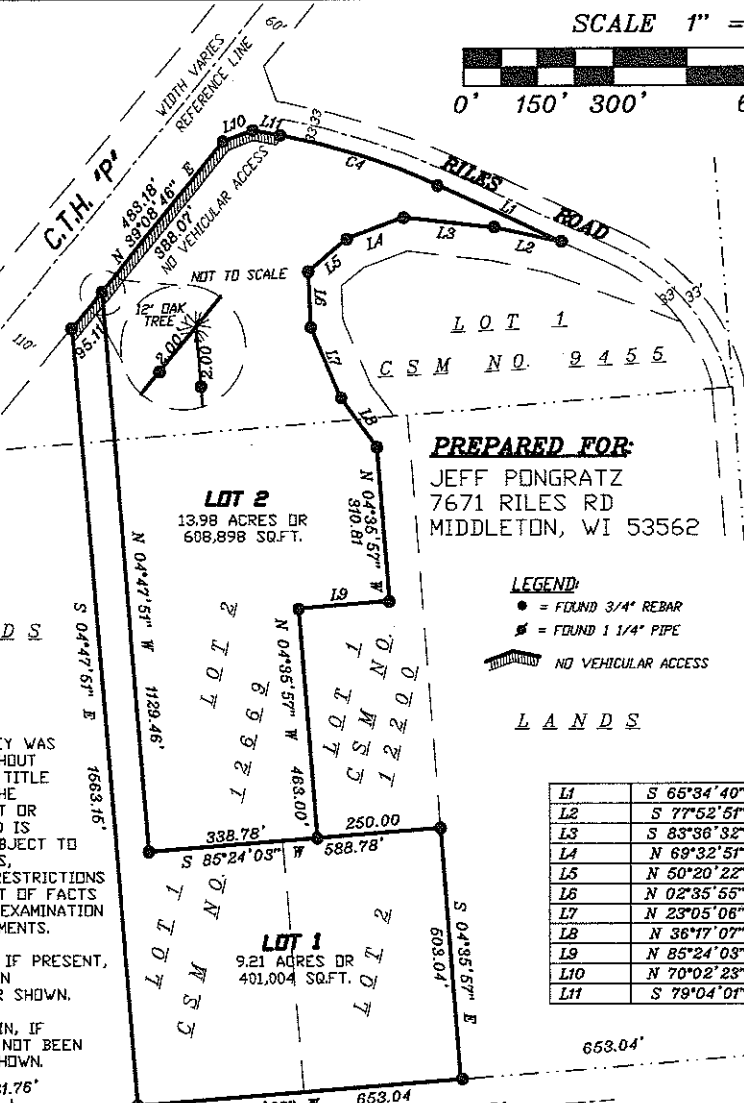
NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE 1/4 & NE 1/4 of the NE 1/4 of Section 19, T8N, R8E, Town of Springfield, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 12669.

SCALE 1" = 300'



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 SEC. 19-8-B LINE TO BEAR N 04°24'06"W



PREPARED FOR:
 JEFF PONGRATZ
 7671 RILES RD
 MIDDLETON, WI 53562

LEGEND:

- = FOUND 3/4" REBAR
- ⊗ = FOUND 1 1/4" PIPE
- NO VEHICULAR ACCESS

| | | |
|-----|---------------|--------|
| L1 | S 65°34'40" E | 274.98 |
| L2 | S 77°52'51" E | 189.25 |
| L3 | S 83°36'32" E | 184.70 |
| L4 | N 69°32'51" E | 120.34 |
| L5 | N 50°20'22" E | 102.76 |
| L6 | N 02°35'55" W | 112.13 |
| L7 | N 23°05'06" W | 154.00 |
| L8 | N 36°17'07" W | 122.45 |
| L9 | N 85°24'03" E | 184.00 |
| L10 | N 70°02'23" E | 132.90 |
| L11 | S 78°04'01" E | 55.15 |

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJAINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

W 1/4 COR. SEC. 19 T8N, R8E

TOTAL SECTION LINE S 85°27'29" W, 2637.84'

| CURVE | ARC | DELTA | RADIUS | LC | LC BEARING |
|-------|--------|-----------|---------|--------|---------------|
| C1 | 333.24 | 13°02'21" | 1415.45 | 332.47 | S 72°19'21" E |

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SE ¼ & NE ¼ of the NE ¼ of Section 19, T8N, R8E, Town of Springfield, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 12669.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of 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 SE ¼ & NE ¼ of the NE ¼ of Section 19, T8N, R8E, Town of Springfield, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 12669, more particularly described as follows:

Commencing at the East ¼ corner of said Section 19; thence S 85°27'29" W, 653.04 feet to the west line of said C.S.M. No. 12669 and the point of beginning.

thence continue S 85°27'29" W, 653.04 feet; thence N 04°47'51" W, 1563.15 feet to the southeasterly right of way of County Highway "P"; thence N 39°08'46" E along said right of way, 483.18 feet; thence N 70°02'22" E, 64.74 feet; thence S 79°04'01" E, 55.15 feet to the southwesterly right of way of Riles Road; thence along the arc of a curve concaved southwesterly having radius of 1415.45 feet and a long chord bearing S 72°19'21" E, a distance of 332.47 feet; thence S 65°34'40" E, 274.98 feet; thence N 77°52'51" W, 139.25 feet; thence N 83°36'32" W, 184.70 feet; thence S 69°32'51" W, 120.34 feet; thence S 50°20'22" W, 102.76 feet; thence S 02°35'55" E, 112.13 feet; thence S 23°05'06" E, 154.00 feet; thence S 36°17'07" E, 122.45 feet; thence S 04°35'57" E, 310.81 feet; thence S 85°24'03" W, 184.00 feet; thence S 04°35'57" E, 463.00 feet; thence N 85°24'03" E, 250.00 feet; thence S 04°35'57" E, 503.04 feet to the point of beginning. This parcel contains 23.18 acres.

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

Date _____

Chris W. Adams S-2748
Registered Land Surveyor - Owner

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____.

Gregory J Maier

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Gregory J Maier 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

SURVEYORS SEAL



CERTIFIED SURVEY MAP

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

Located in part of the SE ¼ & NE ¼ of the NE ¼ of Section 19, T8N, R8E, Town of Springfield, Dane County, Wisconsin. Including all of Lots 1 & 2, C.S.M. No. 12669.

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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__.

Jeffrey J Pongratz

Jacquelyn A Pongratz

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20__ the above named Jeffrey J and Jacquelyn A Pongratz to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Print Name

Notary Public

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.

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

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. _____

Daniel Everson
Assistant Zoning Administrator

SURVEYORS SEAL