

Dane County Rezone & Conditional Use Permit

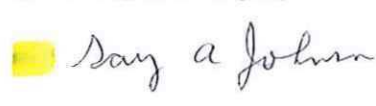
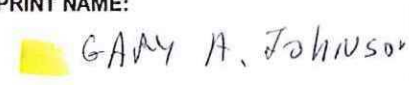
Application Date	Petition Number
11/12/2015	DCPREZ-2015-10927
Public Hearing Date	C.U.P. Number
01/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY A JOHNSON	PHONE (with Area Code) (608) 228-3219	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1546 KOSHKONONG RD		ADDRESS (Number & Street)	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

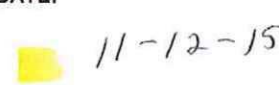
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1546 KOSHKONONG ROAD					
TOWNSHIP CHRISTIANA	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-183-9590-2					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	5		

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 type="checkbox"/> No	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: 

COMMENTS: SEPARATING EXISTING RESIDENCE FROM FARMLAND.

DATE: 
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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>GARY JOHNSON</u>	Agent's Name	<u>GLEN NORTHROP, ABEX SURVEY CO.</u>
Address	<u>1546 KOSHKONONG RD.</u>	Address	<u>101 E. MAIN ST., P.O. BOX 369</u>
Phone	<u>STOUGHTON, WI 53589</u>	Phone	<u>CAMBRIDGE, WI 53523</u>
	<u>608-228-3219</u>		<u>608-423-3331</u>
Email		Email	<u>abex@frontier.com</u>

Town: CHRISTIANA Parcel numbers affected: 016/0612-183-9590-2

Section: 01 18 Property address or location: 1546 KOSHKONONG RD., STOUGHTON

Zoning District change: (To / From / # of acres) To A-2(4) FROM A-1(EX)

Soil classifications of area (percentages) Class I soils: % Class II soils: 85 % Other: 15 %

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:

REASON FOR CHANGE IS TO SEPERATE HOUE AND OUTBUILDINGS FROM THE CROPLAND FOR THE SILE OF SAME.


I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: Nov 12, 2015

Parcel Number - 016/0612-183-9590-2

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF CHRISTIANA	
State Municipality Code	016	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR12E	18	NE of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	<p>SEC 18-6-12 PRT SW1/4 COM SEC S1/4 COR TH S89DEG24'27"W 660.00 FT TH N01DEG30'40"E 23.62 FT TO C/L KOSHKONONG RD & POB TH ALG SD C/L ON CRV TO R RAD 487.73 FT L/C N66DEG05'40"W 67.63 FT TH ALG SD C/L N62DEG05'40"W 1404.51 FT TH N01DEG18'57"E 36.90 FT TO N R/W LN SD RD TH CONT N01DEG18'57"E 1638.35 FT TO S R/W LN I-90 TH S43DEG16'16"E ALG SD S R/W LN 412.8 FT TH S40DEG24'15"E 300.38 FT TH S43DEG16'E 1185.42 FT TH S01DEG30'40"W 967.37 FT TO POB 40.03 ACRES</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	GARY A JOHNSON 	
Primary Address	1546 KOSHKONONG RD	
Billing Address	1546 KOSHKONONG RD STOUGHTON WI 53589	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	40.030	
Land Value	\$73,600.00	
Improved Value	\$116,600.00	
Total Value	\$190,200.00	

Show Valuation Breakout

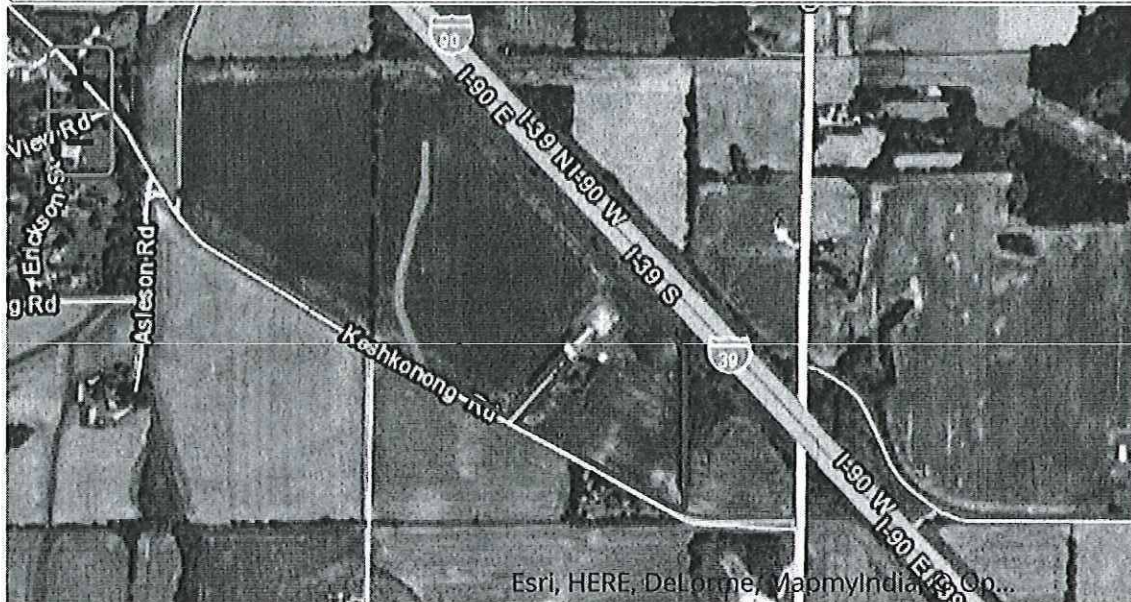
Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

Zoning District Fact Sheets

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2014)	More +
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[E-Statement](#) [E-Bill](#) [E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$73,500.00	\$116,600.00	\$190,100.00
Taxes:		\$2,461.65
Lottery Credit(-):		\$125.88
First Dollar Credit(-):		\$74.39
Specials(+):		\$193.67
Amount:		\$2,455.05

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	09/17/2013	5025176		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

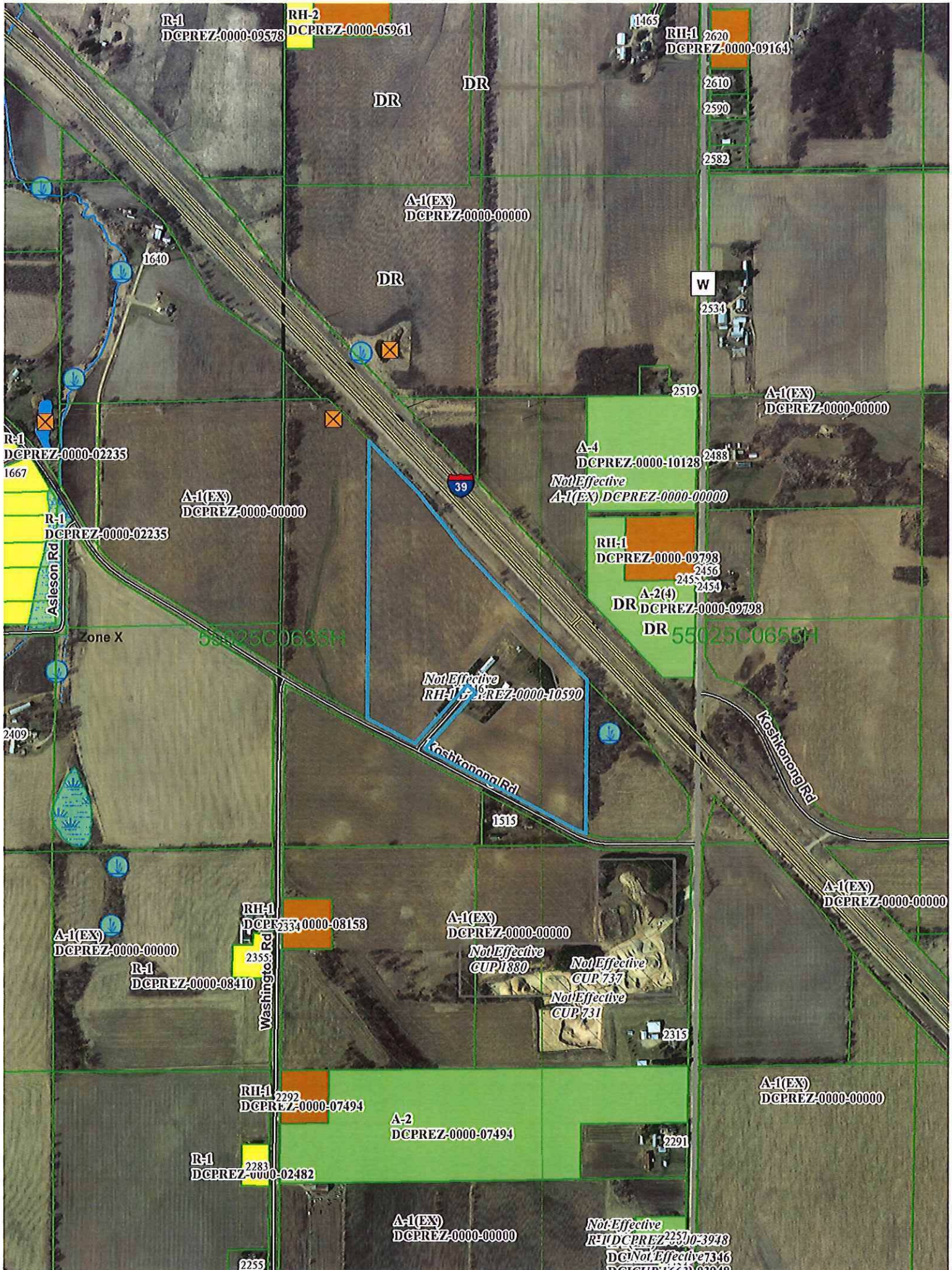
By Parcel Number: 0612-183-9590-2

By Owner Name: GARY A JOHNSON

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)





R-1
DCPREZ-0000-09578

RH-2
DCPREZ-0000-05961

RII-1 2620
DCPREZ-0000-09164

DR DR

2610
2590
2582

A-1(EX)
DCPREZ-0000-00000

DR

W
2534

2519

A-1(EX)
DCPREZ-0000-00000

R-1
DCPREZ-0000-02235

A-4
DCPREZ-0000-10128

Not Effective
A-1(EX) DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

RII-1
DCPREZ-0000-09798

A-2(4)
DCPREZ-0000-09798

DR 55025C0655H

1667

R-1
DCPREZ-0000-02235

Zone X

55023C0635H

Not Effective
RH-1 DCPREZ-0000-10590

Koshkonong Rd

Koshkonong Rd

1515

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-08158

A-1(EX)
DCPREZ-0000-00000

Not Effective
CUP 1380

Not Effective
CUP 737

Not Effective
CUP 731

R-1
DCPREZ-0000-08410

Washington Rd

2315

RII-1 2292
DCPREZ-0000-07494

A-2
DCPREZ-0000-07494

A-1(EX)
DCPREZ-0000-00000

R-1 2283
DCPREZ-0000-02482

2291

A-1(EX)
DCPREZ-0000-00000

Not Effective
R-1 DCPREZ-22570-3948
DC Not Effective 7346
DC Not Effective 7346

2255

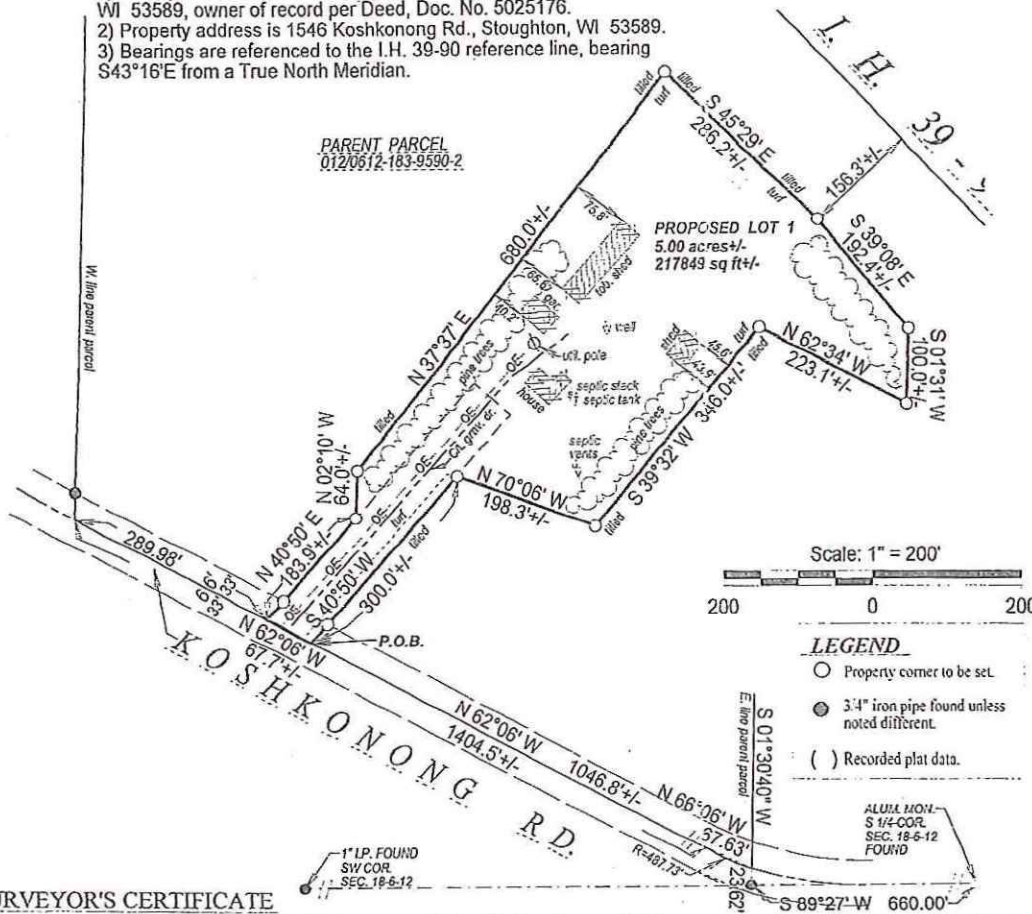
PRELIMINARY MAP FOR RE-ZONE AND SPLIT EXISTING BUILDINGS FROM AGRICULTURAL LAND LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 18, T 6 N, R 12 E, TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN

DESCRIPTION:

Part of the SE1/4 SW1/4, Sec. 18, T6N, R12E, Town of Christiana, Dane County, Wisconsin, more particularly described by the following metes-and-bounds description:
 Commencing at the aluminum monument at the S 1/4-corner of said Section 18; thence S89°27'W, 660.00'; thence N01°31'E, 23.62'; thence northwesterly along the C/L of Koshkonong Road along a 487.75' radius curve to the right, chord bearing N66°06'W, 67.63'; thence N62°06'W along said C/L, 1046.8'+/- to the POINT OF BEGINNING; thence continuing N62°06'W, 67.7'+/-; thence N40°50'E, 183.9'+/-; thence N02°10'W, 64.0'+/-; thence N37°37'E, 680.0'+/-; thence N37°34'E, 489.6'+/-; thence S45°29'E, 286.2'+/-; thence S30°08'E+/-; thence S01°31'W, 100.0'+/-; thence N62°34'W+/-, 223.1'+/-; thence S39°32'W, 346.0'+/-; thence N70°06'W, 198.3'+/-; thence S40°50'W, 300.0'+/- to the POINT OF BEGINNING, containing 5.00 acres+/- or 217800 sq ft+/- as described, subject to public right-of-way over the southerly 33' thereof for Koshkonong Road and a town road (unnamed) from Koshkonong Road to residence as shown on map hereon and subject to final field survey measurements.

Notes:

- 1) Surveyed for Gary A. Johnson, 1546 Koshkonong Rd., Stoughton, WI 53589, owner of record per Deed, Doc. No. 5025176.
- 2) Property address is 1546 Koshkonong Rd., Stoughton, WI 53589.
- 3) Bearings are referenced to the I.H. 39-90 reference line, bearing S43°16'E from a True North Meridian.



SURVEYOR'S CERTIFICATE

I hereby certify that I have prepared this map and description from a field survey conducted by me and under my direction and that this map is a true representation thereof and is correct to the best of my knowledge and belief.

Dated Nov 11, 2015

[Signature]
 Glen L. Northrop, S-982



ORDER NO. AB 4074-15
 Drafted at ABEX Survey Company
 101 E. Main St. P.O. Box 369
 Cambridge, WI 53523
 608-423-3331

PRELIM DRG. NO. 4074
 Sheet 1 of 1