

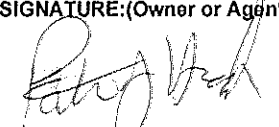
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/22/2014	DCPREZ-2014-10814
Public Hearing Date	C.U.P. Number
03/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PATRICK J HANDRICK	PHONE (with Area Code) (608) 354-3467	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 959 PRIMROSE CENTER RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS HANDPAT@MAILBAG.COM		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	
959 PRIMROSE CENTER ROAD				959 PRIMROSE CENTER ROAD	
TOWNSHIP PRIMROSE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP PRIMROSE	SECTION 16
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-164-8000-3				0507-164-9501-5	

REASON FOR REZONE			CUP DESCRIPTION	
REZONE TO CREATE SEPARATE LOT.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	20		
RH-2 Rural Homes District	A-2 Agriculture District	3		
RH-2 Rural Homes District	A-1Ex Exclusive Ag District	1		

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

COMMENTS: REZONE TO CREATE SEPARATE LOT.

DATE: 12/22/14



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 Patrick Handrick Agent's Name _____

Address 6508 Schroeder Rd, Madison WI Address _____

Phone _____ Phone _____

Email handpate@mailbag.com Email _____

Town: Primrose Parcel numbers affected: 0507-164-9501-S
0507-164-8000-S

Section: 01 16 Property address or location: 959 Primrose Center Rd Belleville, WI

Zoning District change: (To / From / # of acres) A-1EX → A-2, total - 22.9 acres
± RH-2 → A-1EX, total - .877 acres

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

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:
Rezone for potential sale of part of a current A1 property
Approximately 23 acres of an RH2 + A1 zoning will be rezoned
to A2 and remain with the house, about 0.877 acres from RH2
will be rezoned to A1.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Pat Handrick



Date: 12/22/14

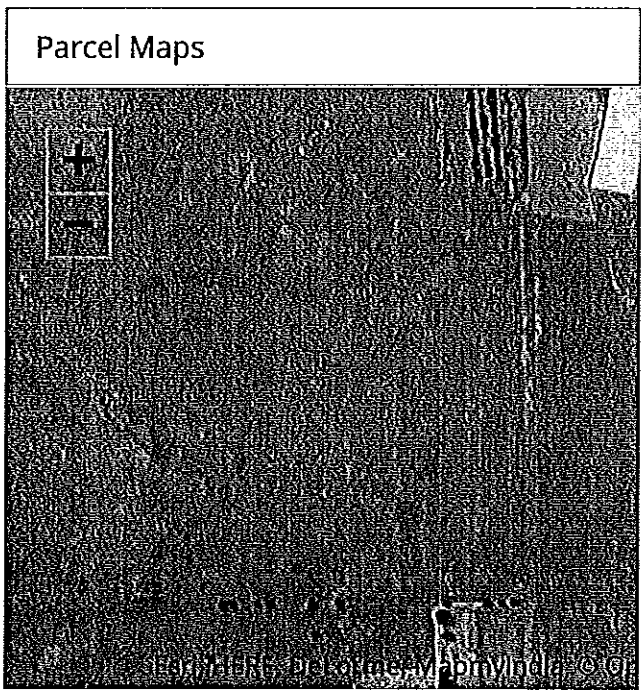
Parcel Number -
048/0507-164-9501-5

Current

Summary Report

← Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF PRIMROSE	
Parcel Description	SEC 16-5-7 SE1/4 SE1/4 EXC COM 33 FT W O...	
Owner Names	PATRICK J HANDRICK  LINDA D DAVIS 	
Primary Address	No parcel address available.	
Billing Address	959 PRIMROSE CENTER RD BELLEVILLE WI 53508	



DCiMap

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 G5	
Assessment Acres	19.100	
Land Value	\$3,100.00	
Improved Value	\$0.00	
Total Value	\$3,100.00	

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

Tax Summary (2014) More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$3,100.00	\$0.00	\$3,100.00
Taxes:		\$54.21
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$54.21

District Information

Type	State Code	Description
REGULAR SCHOOL	3934	NEW GLARUS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24NG	NEW GLARUS FIRE
OTHER DISTRICT	24E3	EMS NEW GLARUS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	11/13/1996	2800664		

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: 0507-164-9501-5

By Owner Name: PATRICK J HANDRICK

By Owner Name: LINDA D DAVIS

Document Types and their Abbreviations

Document Types and their Definitions

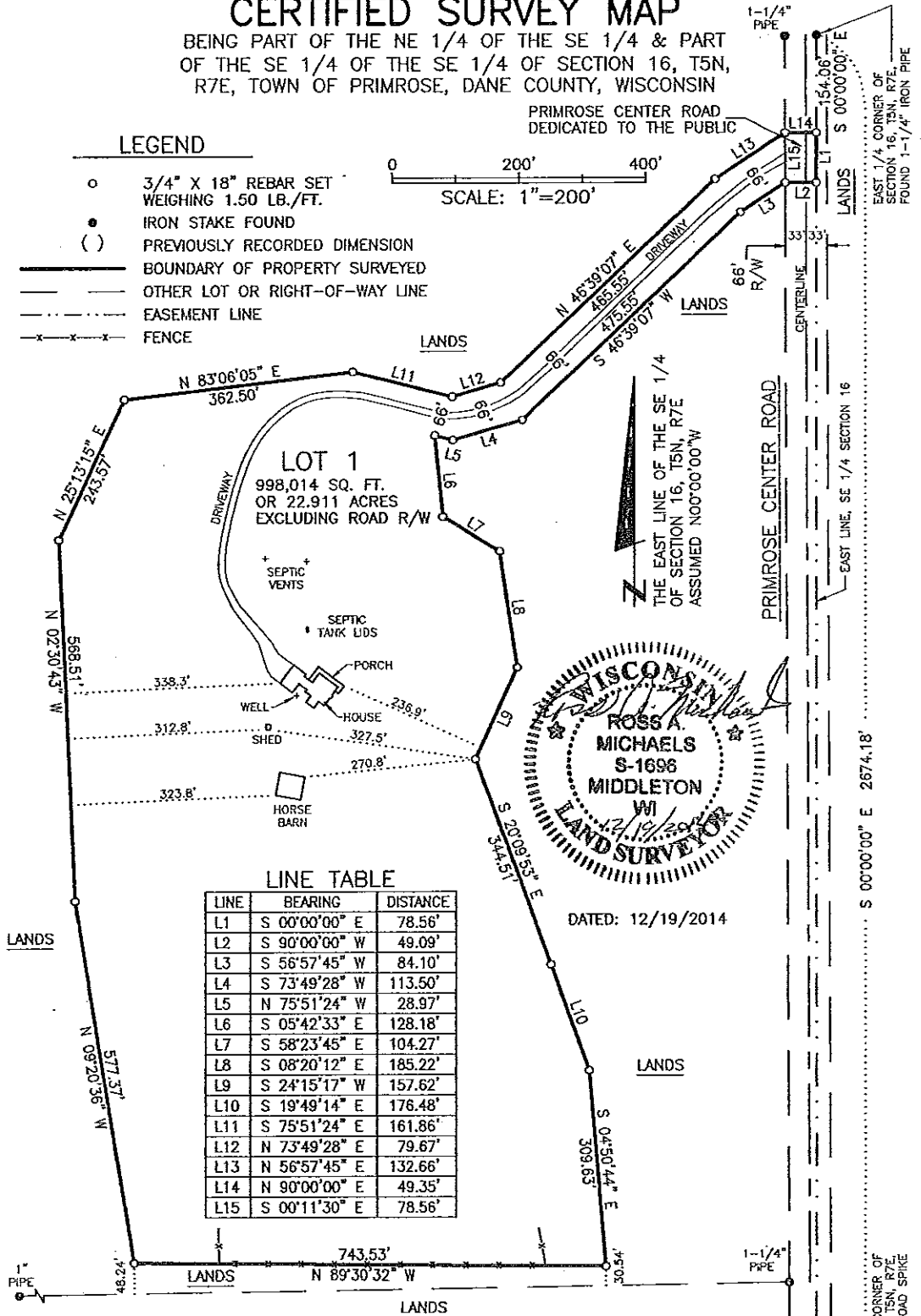
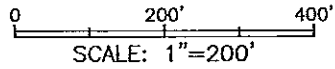


CERTIFIED SURVEY MAP

BEING PART OF THE NE 1/4 OF THE SE 1/4 & PART
OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T5N,
R7E, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN

LEGEND

- 3/4" X 18" REBAR SET WEIGHING 1.50 LB./FT.
- IRON STAKE FOUND
- () PREVIOUSLY RECORDED DIMENSION
- BOUNDARY OF PROPERTY SURVEYED
- OTHER LOT OR RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- x - x - FENCE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	78.56'
L2	S 90°00'00" W	49.09'
L3	S 56°57'45" W	84.10'
L4	S 73°49'28" W	113.50'
L5	N 75°51'24" W	28.97'
L6	S 05°42'33" E	128.18'
L7	S 58°23'45" E	104.27'
L8	S 08°20'12" E	185.22'
L9	S 24°15'17" W	157.62'
L10	S 19°49'14" E	176.48'
L11	S 75°51'24" E	161.86'
L12	N 73°49'28" E	79.67'
L13	N 56°57'45" E	132.66'
L14	N 90°00'00" E	49.35'
L15	S 00°11'30" E	78.56'

DATED: 12/19/2014

OWNERS:
 Linda D. Davis
 959 Primrose Center Road
 Belleville, WI 53508
 Patrick J. Handrick
 6808 Schroeder Rd., Apt. 10
 Madison, WI 53711

Notbohm Michaels
Surveying, Inc.
 6314 Odana Road
 Madison, WI 53719
 (608) 277-0503

OFFICE MAP NO. 999-S
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP

BEING PART OF THE NE 1/4 OF THE SE 1/4 & PART
OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, T5N,
R7E, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN

CERTIFICATE

I, Ross A. Michaels, Wisconsin Professional Land Surveyor, do hereby certify: That in full compliance with Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the Town of Primrose, and under the direction of Linda D. Davis and Patrick J. Handrick, owners of said land, I have surveyed, divided and mapped the lands described on this certified survey map; that this map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northeast 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, containing 23.000 acres of land and is more fully described as follows: Commencing at the East 1/4 Corner of said Section 16; thence S00°00'00"E, 154.06 feet along the East line of the Southeast 1/4 of said Section 16 to the point of beginning of this description; thence continuing S00°00'00"E, 78.56 feet along said East line; thence S90°00'00"W, 49.09 feet to the West right of way line of Primrose Center Road; thence S56°57'45"W, 84.10 feet; thence S46°39'07"W, 475.55 feet; thence S73°49'28"W, 113.50 feet; thence N75°51'24"W, 28.97 feet; thence S05°42'33"E, 128.18 feet; thence S58°23'45"E, 104.27 feet; thence S08°20'12"E, 185.22 feet; thence S24°15'17"W, 157.62 feet; thence S20°09'53"E, 344.51 feet; thence S19°49'14"E, 176.48 feet; thence S04°50'44"E, 309.63 feet; thence N89°30'32"W, 743.53 feet; thence N09°20'36"W, 577.37 feet; thence N02°30'43"W, 568.51 feet; thence N25°13'15"E, 243.57 feet; thence N83°06'05"E, 362.50 feet; thence S75°51'24"E, 161.86 feet; thence N73°49'28"E, 79.67 feet; thence N46°39'07"E, 465.55 feet; thence N56°57'45"E, 132.66 feet to the West right of way line of Primrose Center Road; thence N90°00'00"E, 49.35 feet to the point of beginning of this description.

Dated this 19th day of December, 2014

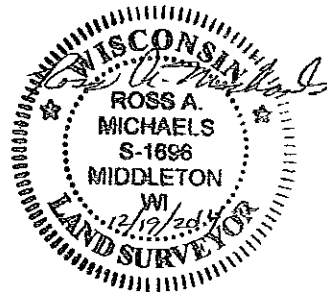
Ross A. Michaels

Ross A. Michaels, S-1696

Date of survey: December 8, 2014

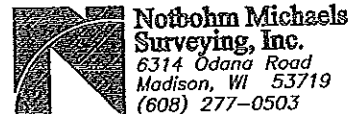
NOTES:

1. Refer to building site information contained in the Dane County Soil Survey.
2. The fence shown along the south side of Lot 1 is entirely within Lot 1.



DATED: 12/19/2014

SURVEYED FOR:
The Prairie Enthusiasts
C/o Rich Henderson
2845 Timber Lane
Verona, WI 53593



OFFICE MAP NO. 999-S
SHEET 2 OF 4 SHEETS