

Dane County Rezone & Conditional Use Permit

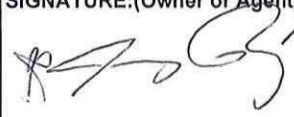
| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 06/12/2019 | DCPREZ-2019-11450 |
| Public Hearing Date | C.U.P. Number |
| 08/27/2019 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|------------------------|--|--|
| OWNER NAME GALINA I POWERS | PHONE (with Area Code) | AGENT NAME WISCONSIN MAPPING LLC | PHONE (with Area Code) (608) 764-5602 |
| BILLING ADDRESS (Number & Street) 1665 HILLSIDE DR | | ADDRESS (Number & Street) 306 W QUARRY ST., | |
| (City, State, Zip) CAMBRIDGE, WI 53523 | | (City, State, Zip) Deerfield, WI 53531 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS wismapping@charter.net | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|--|---------------|--------------------|---------|--------------------|---------|
| ADDRESS OR LOCATION OF REZONE/CUP <i>1665 HILLSIDE DR</i> | | | | | |
| TOWNSHIP CHRISTIANA | SECTION 35 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED 0612-353-8000-1 | | | | | |

| 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 |
|--|---|-------|---------------------------------------|-------|
| FP-35 (General Farmland Preservation) District | RR-2 (Rural Residential, 2 to 4 acres) District | .57 | | |

| | | | | |
|--|---|---|----------------------------------|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS SCW1 | SIGNATURE:(Owner or Agent)  |
| | | | | PRINT NAME: <i>Jeremy Riesop</i> |
| | | | | DATE: <i>06/12/2019</i> |



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>Mary Denise Connelly & Thaddeus Garlewski</u> | Agent's Name | <u>Wisconsin Mapping LLC</u> |
| Address | <u>1663 Hillside Rd.</u> <u>Cambridge, WI. 53523</u> | Address | <u>306 W. Quarry St.</u> <u>Deerfield, WI. 53531</u> |
| Phone | _____ | Phone | <u>(608) 764-5602</u> |
| Email | _____ | Email | <u>wismapping@charter.net</u> |

Town: Christiana Parcel numbers affected: 0612-353-8290-1 & 0612-353-8000-1

Section: 35 Property address or location: 1663 Hillside Rd., Cambridge, WI. 53523

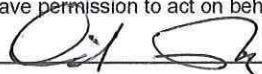
Zoning District change: (To / From / # of acres) RR-2 from FP-35 0.57 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % Other: %

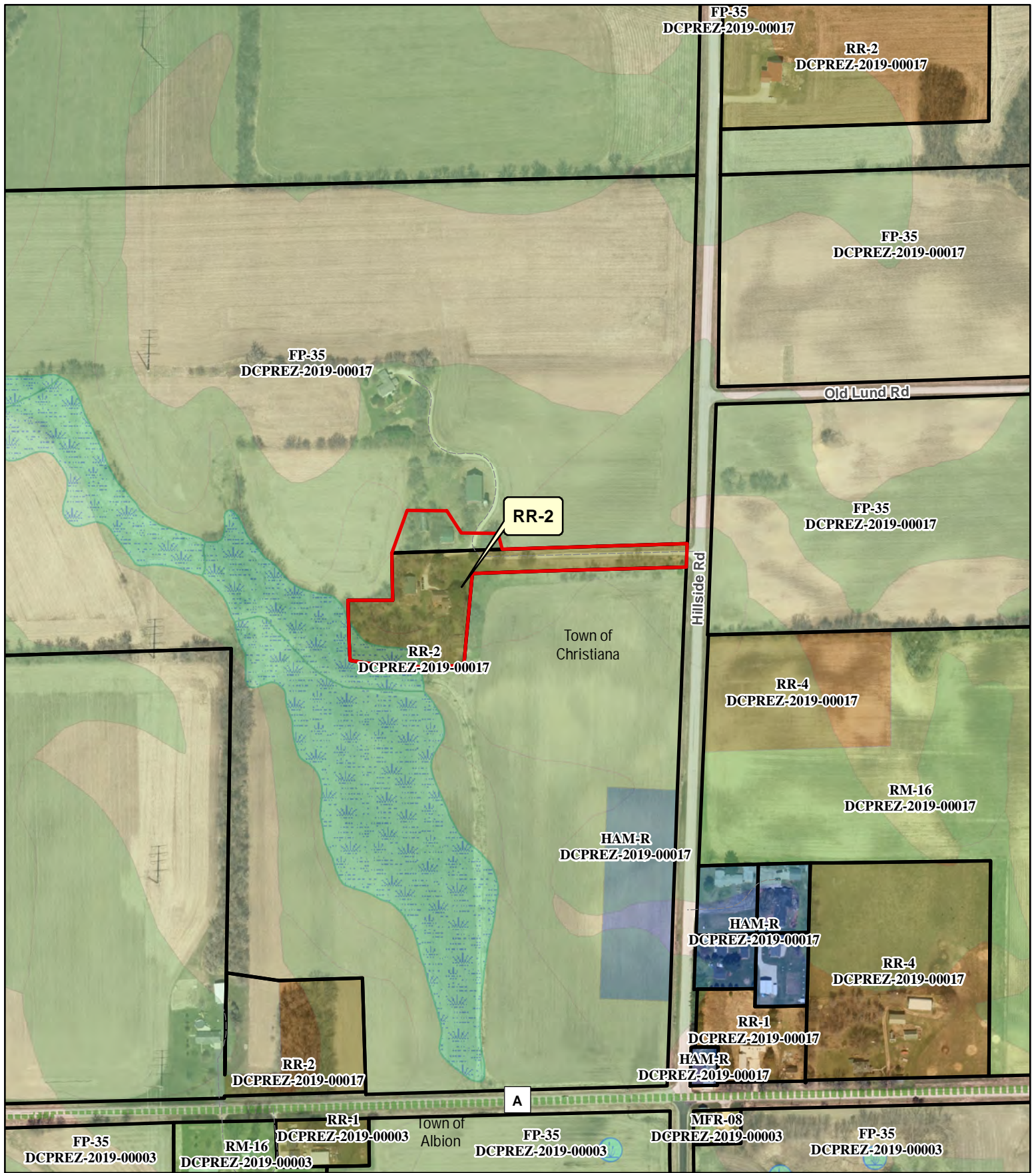
Narrative: (reason for change, intended land use, size of farm, time schedule)

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

Adjacent owners want to purchase neighboring land along with existing buildings.





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

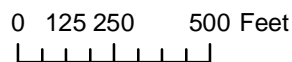
Date: 6/12/2019



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2




**Petition 11450
GALINA I POWERS**

Parcel Number - 016/0612-353-8000-1

Current

[← Parcel Parents](#)

[Summary Report](#)

| Parcel Detail | | Less - |
|-------------------------|--|---|
| Municipality Name | TOWN OF CHRISTIANA | |
| State Municipality Code | 016 | |
| PLSS (T,R,S,QQ,Q) | 06N 12E 35 NE SW (Click link above to access images for Qtr-Qtr) | |
| Section | 06N 12E 35 (Click link above to access images for Section) | |
| Plat Name | METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat) | |
| Block/Building | | |
| Lot/Unit | (Click link above to see images for this Lot) | |
| Parcel Description | SEC 35-6-12 NE1/4 SW1/4 EXC CSM 5277 ALSO DRIVEWAY ESMT IN R10407/59 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed. | |
| Current Owner | GALINA I POWERS |  |
| Primary Address | 1665 HILLSIDE RD | |
| Billing Address | 1665 HILLSIDE DR CAMBRIDGE WI 53523 | |

| Assessment Summary | | More + |
|--------------------------|---------------|--------|
| Assessment Year | 2018 | |
| Valuation Classification | G4 G7 | |
| Assessment Acres | 37.250 - 0.57 | |
| Land Value | \$53,200.00 | |
| Improved Value | \$212,000.00 | |
| Total Value | \$265,200.00 | |

Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

FP-35 DCPREZ-2019-00017

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Summary (2018)

More +

E-Statement

E-Bill

E-Receipt

| Assessed Land Value | Assessed Improvement Value | Total Assessed Value |
|--------------------------------|----------------------------|----------------------|
| \$53,200.00 | \$212,000.00 | \$265,200.00 |
| Taxes: | | \$3,445.96 |
| Lottery Credit(-): | | \$179.47 |
| First Dollar Credit(-): | | \$73.90 |
| Specials(+): | | \$178.67 |
| Amount: | | \$3,371.26 |

District Information

| Type | State Code | Description |
|-------------------|------------|-----------------------|
| REGULAR SCHOOL | 0896 | CAMBRIDGE SCHOOL DIST |
| TECHNICAL COLLEGE | 0400 | MADISON TECH COLLEGE |

Recorded Documents

| Doc. Type | Date Recorded | Doc. Number | Volume | Page |
|-----------|---------------|-------------|--------|------|
| TDI | 02/19/2019 | 5470500 | | |

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: 0612-353-8000-1

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703






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Parcel Number - 016/0612-353-8290-1

Current

[← Parcel Parents](#)

Summary Report

| Parcel Detail | | Less  |
|-------------------------|---|--|
| Municipality Name | TOWN OF CHRISTIANA | |
| State Municipality Code | 016 | |
| PLSS (T,R,S,QQ,Q) | 06N 12E 35 NE SW (Click link above to access images for Qtr-Qtr) | |
| Section | 06N 12E 35 (Click link above to access images for Section) | |
| Plat Name | CSM 05277 (Click link above to access images for Plat) CSM 05277 (Click link above to access images for Surveys within Plat) | |
| Block/Building | | |
| Lot/Unit | 1 (Click link above to see images for this Lot) | |
| Parcel Description | LOT 1 CSM 5277 CS24/71&72-6/29/87 F/K/A LOT 1 CSM 5271 CS24/58&59-6/22/87 DESCR AS SEC 35-6-12 PRT NE1/4SW1/4 & SE1/4SW1/4 2.95 ACRES SUBJ TO DRIVEWAY ESMT IN R10407/59 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed. | |
| Current Owner | MARY DENISE CONNELLY |  |
| Current Co-Owner | THADDEUS GARLEWSKI |  |
| Primary Address | 1663 HILLSIDE RD | |
| Billing Address | 1663 HILLSIDE RD CAMBRIDGE WI 53523 | |

Assessment Summary

[More +](#)

| | |
|--------------------------|--------------|
| Assessment Year | 2018 |
| Valuation Classification | G1 |
| Assessment Acres | 2.950 |
| Land Value | \$73,600.00 |
| Improved Value | \$167,100.00 |
| Total Value | \$240,700.00 |

[Show Valuation Breakout](#)[Show Assessment Contact Information](#) ▼

Zoning Information

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

Zoning

RR-2 DCPREZ-2019-00017

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

Parcel Maps

[Surveyor Map](#)[DCiMap](#)[Google Map](#)[Bing Map](#)

Tax Summary (2018)**More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

| Assessed Land Value | Assessed Improvement Value | Total Assessed Value |
|--------------------------------|----------------------------|----------------------|
| \$73,600.00 | \$167,100.00 | \$240,700.00 |
| Taxes: | | \$3,127.61 |
| Lottery Credit(-): | | \$179.47 |
| First Dollar Credit(-): | | \$73.90 |
| Specials(+): | | \$178.67 |
| Amount: | | \$3,052.91 |

District Information

| Type | State Code | Description |
|-------------------|------------|-----------------------|
| REGULAR SCHOOL | 0896 | CAMBRIDGE SCHOOL DIST |
| TECHNICAL COLLEGE | 0400 | MADISON TECH COLLEGE |

Recorded Documents

| Doc. Type | Date Recorded | Doc. Number | Volume | Page |
|-----------|---------------|-------------|--------|------|
| WD | 01/07/1992 | 2314065 | 17566 | 53 |

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By Parcel Number: 0612-353-8290-1

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Madison, WI 53703

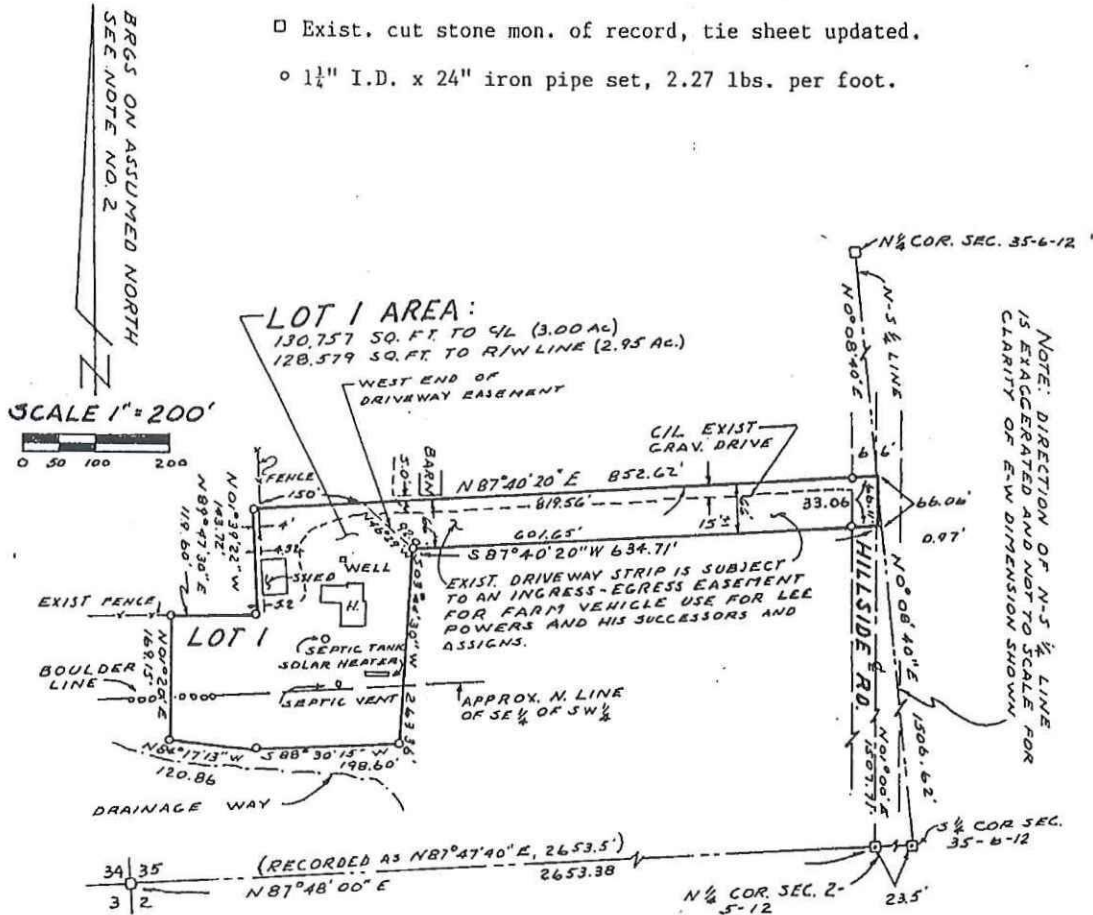
CERTIFIED SURVEY MAP

PARTS OF THE NE 1/4 OF SW 1/4 AND SE 1/4 OF SW 1/4 OF SECTION 35, T 6 N, R 12 E, TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

LEGEND

VOL. 10238 PAGE 27

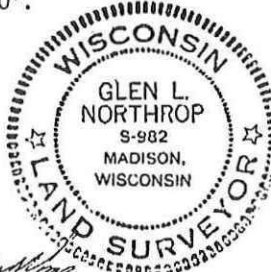
- ☐ Exist. Alum. Mon. found of record over exist. stone or Conc. Mon. below road, tie sheet on file.
- ☐ Exist. cut stone mon. of record, tie sheet updated.
- 1 1/4" I.D. x 24" iron pipe set, 2.27 lbs. per foot.



NOTES

1. Surveyed for Mr. Lee Powers, 3029 Maginn Drive, Xenia, Ohio 45385.
2. Bearings are referred to assumed north, the south line of the SW 1/4 of Section 35 bearing N 87° 48' E.
3. Refer to building site information contained in the Dane County Soil Survey.
4. This CSM is a re-recording of CSM No. 5271, Doc. No. 2026897 Vol. 24, P. 58 and 59 of Certified Survey Maps to correct a drafting error in the length of course number 6 from 162.34 to 119.60'.

Order No. AB 1229-87
 Drafted at ABEX Survey Co.
 136 W. Main St., P.O. Box 369
 Cambridge, WI 53523
 TEL: 608-423-3331
 Drg. No. 1229



Glen L. Northrop
 6/26/57

SHEET 1 of 2 SHEETS

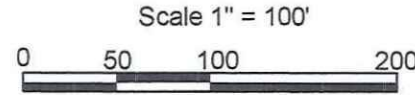
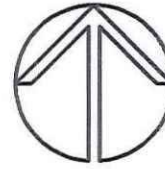
2028446
 DOC. NO. _____
 CSM NO. 5277
 VOL. 24 PAGE 27/28



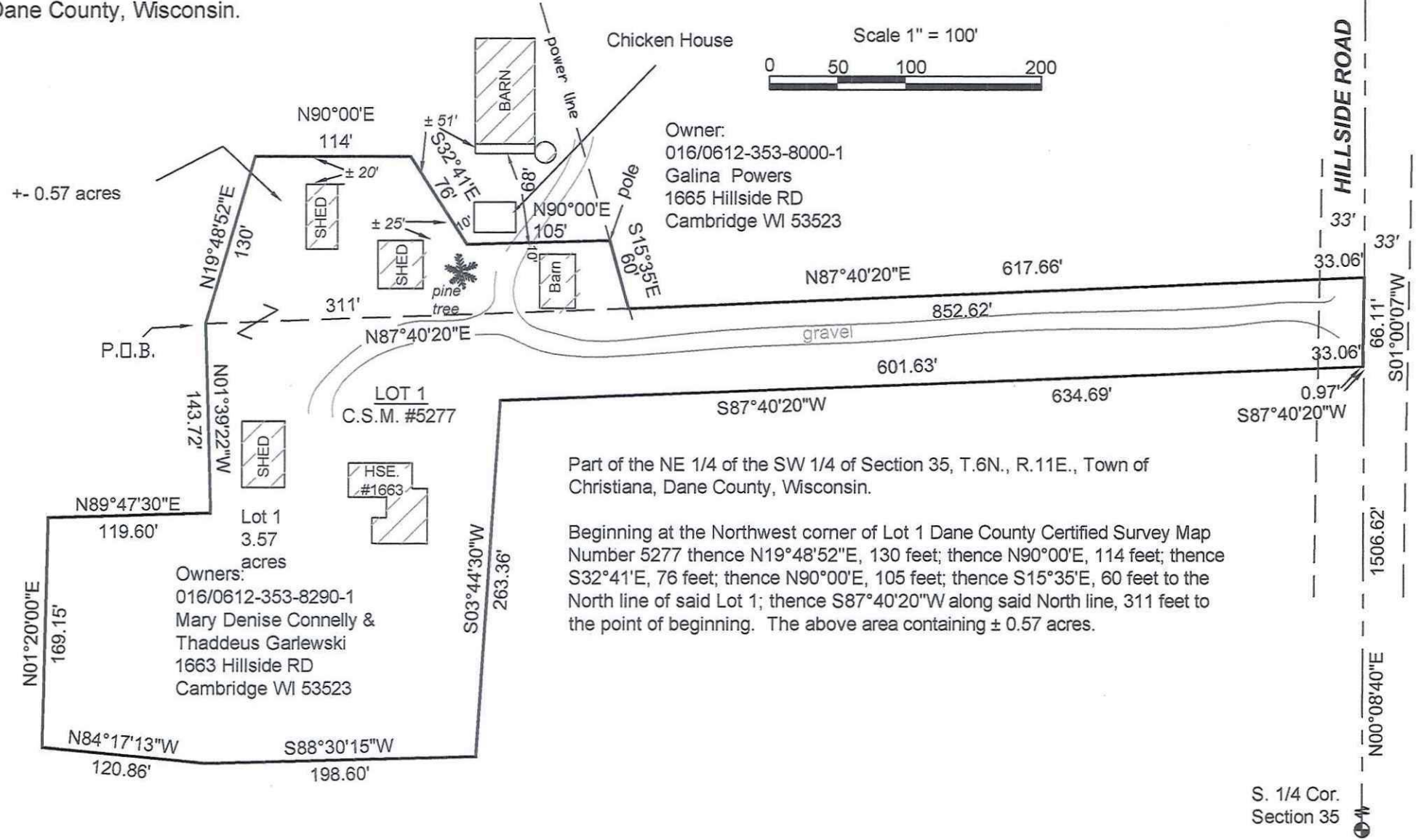
Class II

Preliminary Certified Survey Map

Lot 1 of Dane County Certified Survey Map Number 5277 & Part of the NE 1/4 of the SW 1/4 of Section 35, T.6N., R.11E., Town of Christiana, Dane County, Wisconsin.



Owner:
016/0612-353-8000-1
Galina Powers
1665 Hillside RD
Cambridge WI 53523



Part of the NE 1/4 of the SW 1/4 of Section 35, T.6N., R.11E., Town of Christiana, Dane County, Wisconsin.

Beginning at the Northwest corner of Lot 1 Dane County Certified Survey Map Number 5277 thence N19°48'52"E, 130 feet; thence N90°00'E, 114 feet; thence S32°41'E, 76 feet; thence N90°00'E, 105 feet; thence S15°35'E, 60 feet to the North line of said Lot 1; thence S87°40'20"W along said North line, 311 feet to the point of beginning. The above area containing ± 0.57 acres.

Lot 1
3.57
acres
Owners:
016/0612-353-8290-1
Mary Denise Connelly &
Thaddeus Garlewski
1663 Hillside RD
Cambridge WI 53523

S. 1/4 Cor.
Section 35

JAMES A SKJOLAAS
277 LIEN-VEUM RD
CAMBRIDGE, WI 53523

PAUL A KONIECZNY
S63W38397 COUNTY ROAD CI
DOUSMAN, WI 53118

MAUREEN P LIEN
1728 HILLSIDE RD
CAMBRIDGE, WI 53523

GALINA I POWERS
1665 HILLSIDE DR
CAMBRIDGE, WI 53523

MAUREEN P LIEN
1728 HILLSIDE RD
CAMBRIDGE, WI 53523

GALINA I POWERS
1665 HILLSIDE DR
CAMBRIDGE, WI 53523

DAVID GUNNULSON
1813 HILLSIDE RD
CAMBRIDGE, WI 53523

DANIEL J HENSEL
285 OLD LUND RD
CAMBRIDGE, WI 53523

DAVID GUNNULSON
1813 HILLSIDE RD
CAMBRIDGE, WI 53523

GALINA I POWERS
1665 HILLSIDE DR
CAMBRIDGE, WI 53523

PAUL A KONIECZNY
S63W38397 COUNTY ROAD CI
DOUSMAN, WI 53118

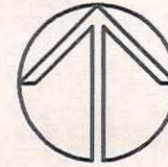
GALINA I POWERS
1665 HILLSIDE DR
CAMBRIDGE, WI 53523

MARY DENISE CONNELLY
1663 HILLSIDE RD
CAMBRIDGE, WI 53523

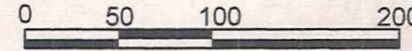
DALE R VETHE
510 COUNTY HIGHWAY A
CAMBRIDGE, WI 53523

Preliminary Certified Survey Map

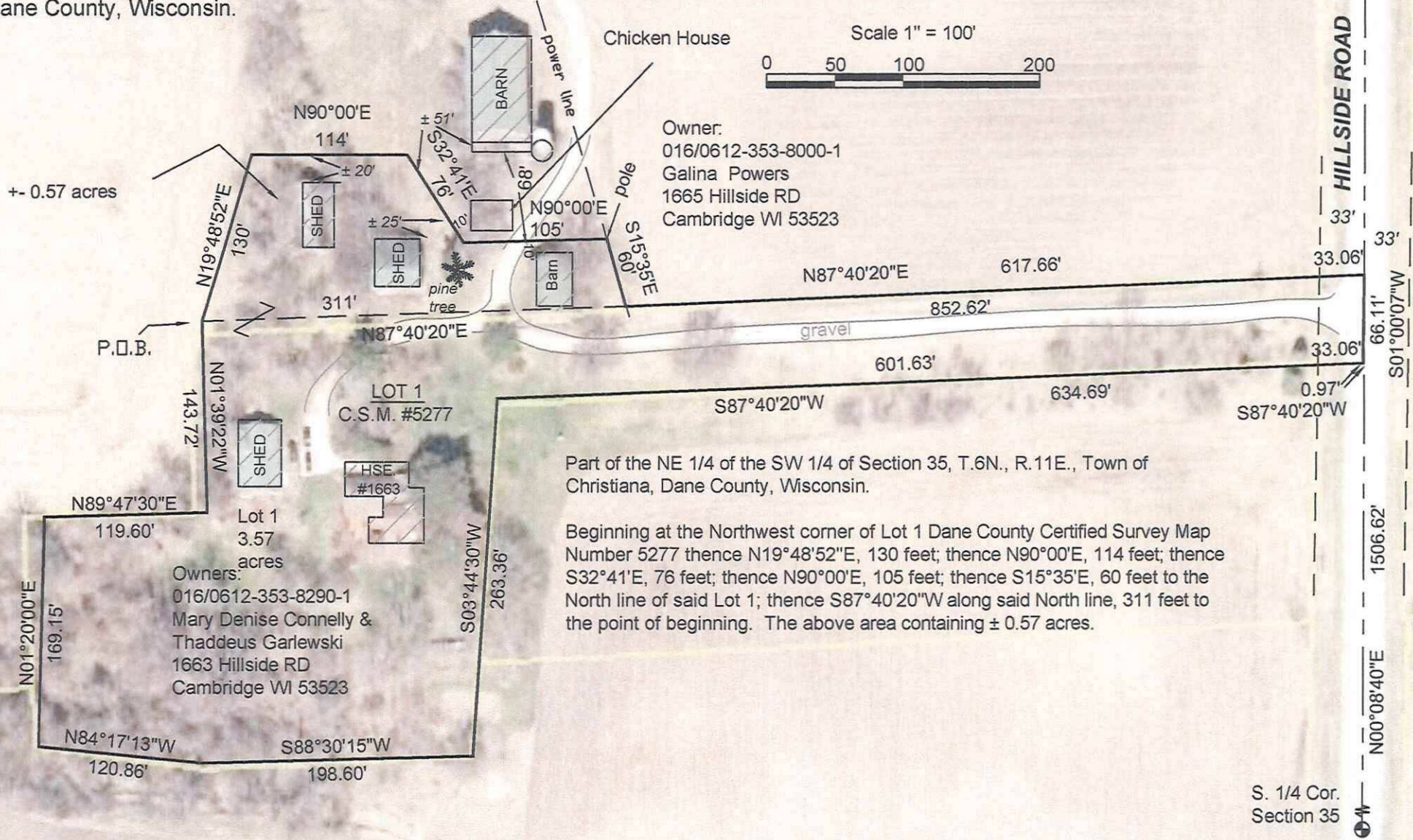
Lot 1 of Dane County Certified Survey Map Number 5277 & Part of the NE 1/4 of the SW 1/4 of Section 35, T.6N., R.11E., Town of Christiana, Dane County, Wisconsin.



Scale 1" = 100'



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Owners:
016/0612-353-8290-1
Mary Denise Connelly &
Thaddeus Garlewski
1663 Hillside RD
Cambridge WI 53523

S. 1/4 Cor.
Section 35



EdC2

RoC2

1665

Old Lund Rd

KeB

PoB

1665

1663

Zone X

1663

1650

Hillside Rd

TrB

WrB

396

EgA

PoB

RnC2

1612

RaA

DsC2

KeB

NA



EdC2

RoC2

Old Lund Rd

1665

KeB

PoB

1665

1663

Hillside Rd

1650

Zone X

1663

TrB

WrB

396

EgA

PoB

RnC2

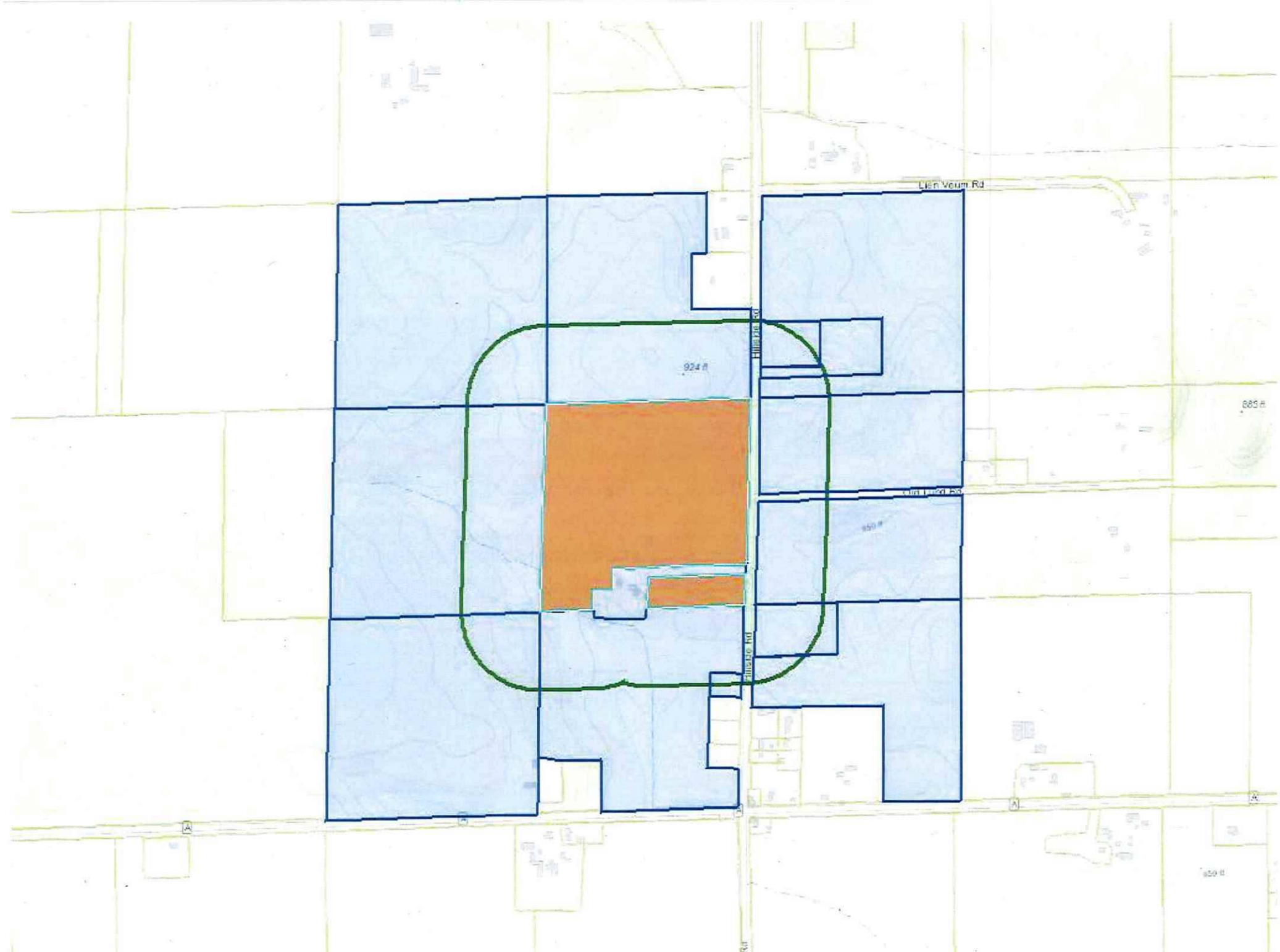
1612

DsC2

KeB

RaA

NA



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap