

Dane County Rezone & Conditional Use Permit

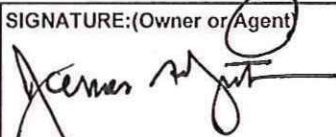
Application Date	Petition Number
12/01/2016	DCPREZ-2016-11085
Public Hearing Date	C.U.P. Number
02/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MIGHTY OAK FARM LLC	PHONE (with Area Code)	AGENT NAME JAMES GROTHMAN	PHONE (with Area Code) (608) 742-7788
BILLING ADDRESS (Number & Street) 311 DALE DR		ADDRESS (Number & Street) PO BOX 373	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) PORTAGE, WI 53901	
E-MAIL ADDRESS		E-MAIL ADDRESS JGROTHMAN@GROTHMAN.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	
6614 LEE RD		6614 LEE RD			
TOWNSHIP DANE	SECTION 12	TOWNSHIP DANE	SECTION 12	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-122-9190-2		0908-123-8500-7			

REASON FOR REZONE	CUP DESCRIPTION
COMPLIANCE FOR 2 LEGAL NON-CONFORMING LOTS, CREATION OF AN ADDITIONAL LOT USING AN AVAILABLE SPLIT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.57		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	6.54		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.61		

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 HJH3	SIGNATURE: (Owner or Agent) 
Applicant Initials: <u>JG</u>	Applicant Initials: <u>JG</u>	Applicant Initials: <u>JG</u>		PRINT NAME: James R. Grothman

COMMENTS: APPLICANT TO WORK WITH CURT KODL TO DETERMINE REMAINING SPLITS AVAILABLE BASED ON NON-CONFORMING LOTS

DATE: 12/01/2016



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

G+A File 715-440

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 Mighty Oak Farm LLC Agent's Name James R Grothman
 Address 310 Dale Dr. Lodi WI 53555 Address PO Box 373 Postage 53901
 Phone Amy Gallagher / Susan Riedesel Phone 608-742-7788
 Email _____ Email JGrothman@grothman.com

Town: Dane Parcel numbers affected: 0908-1221902, 090812385004
090812380002, ~~0908~~ 0908-11480003
 Section: 01 11+12 Property address or location: _____

Zoning District change: (To / From / # of acres) A-1EX to RH-2 (Lot 1)
A-1EX to RH2 (Lot 3) + A-1EX to RH-1 (Lot 2)

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:
 - Creation of 1 split off lot.
 - Conformance of 2 existing NC lots

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: _____ Date: 12-1-2016

Dane County Planning & Development
Room 116, City-County Building, Madison, WI 53703
Phone (608) 266-4251 Fax (608) 267-1540



INTEROFFICE MEMORANDUM

TO: JAMES GROTHMAN – GROTHMAN ASSOCIATES
FROM: CURT KODL – SENIOR PLANNER
SUBJECT: DENSITY STUDY REQUEST (NEIL K LOFF FARM)
DATE: 02/18/2016

Analysis

This is an analysis for the Density Study request submitted by James Grothman on 2/09/2016. The Loff Farmstead (Town of Dane sections 11 and 12) was originally almost 120 acres. This, per Town of Dane Policy equates to [3] Original Splits.

No splits have been taken to date, that means there are **3 housing density rights (“splits”) remaining on the Loff Farmstead**. Staff recommends drafting an agreement as to the allocation of the remaining splits if there are land sales planned.

Some of the parcels (090812291902 & 090811480101) submitted in this application we not originally part of the farm in 1979 (purchased in 1980) and may actually be a single legal non-conforming parcel. This single ownership parcel could then carry the right to build an additional home per the Town of Dane Comprehensive Plan.

Please contact me if you have any questions.

Thank you,

Curt Kodl - Senior Planner

Phone: (608) 266-4183

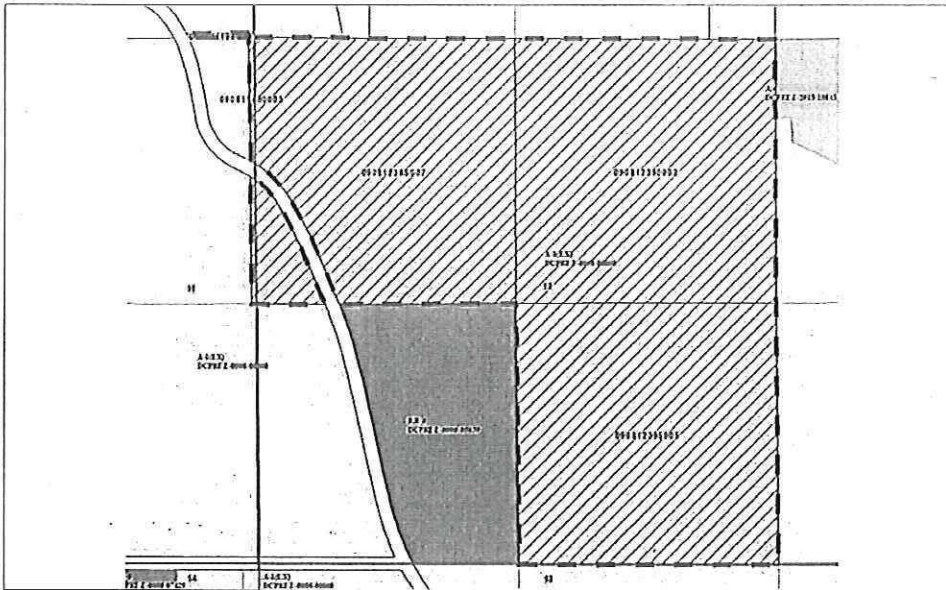
Kodl@countyofdane.com

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Neil K Loff

Town	Dane	A-1EX Adoption	6/28/1979	Orig Farm Owner	John N. Johnson est
Section:	11, 12	Density Number	35	Original Farm Acres	120.93
Density Study Date	2/17/2016	Original Splits	3.46	Available Density Unit(s)	3

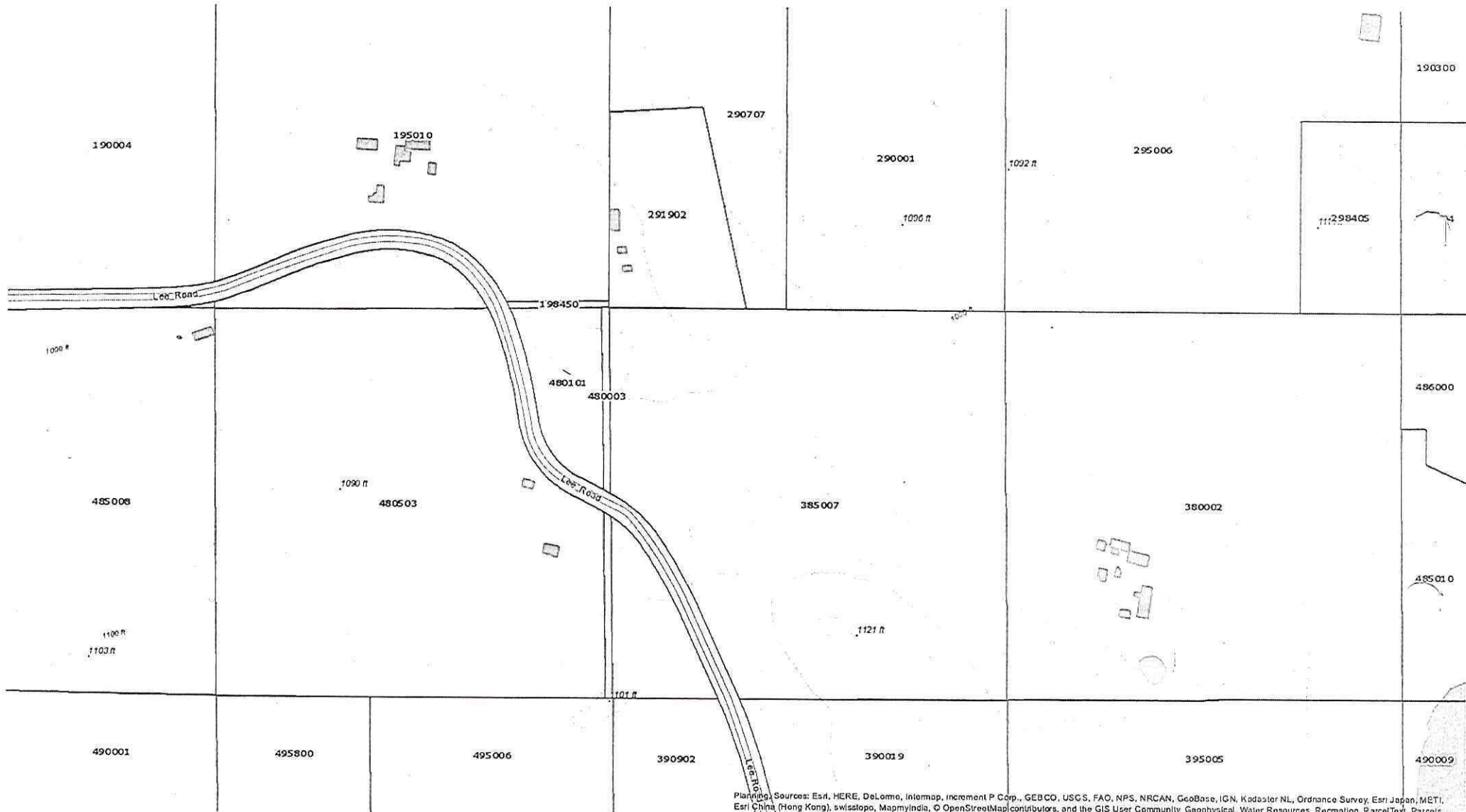


Reasons/Notes:

no splits take to date, 3 splits still remain

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
090812395005	40.02	AMY J GALLAGHER & SUSAN K RIEDESEL	
090812385007	39.51	AMY J GALLAGHER & SUSAN K RIEDESEL	
090812380002	40.5	AMY J GALLAGHER & SUSAN K RIEDESEL	
090811480003	0.71	AMY J GALLAGHER & SUSAN K RIEDESEL	
090811198450	0.18	AMY J GALLAGHER & SUSAN K RIEDESEL	



Planning Sources: Esri, HERE, DeLorme, Inetmap, Incent P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Geophysical, Water Resources, Recreation, ParcelText, Parcels

LEGAL DESCRIPTION

Mighty Oak, LLC Property
Town of Dane, Dane County, WI

Proposed Lot 1 to be Rezoned As _____ :

Being a part of the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southeast Quarter of Section 11, the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 12, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter corner of Section 12;
thence North 89°52'12" East along the East - West Quarter line of said Section 12, 66.00 feet to the point of beginning;
thence South 00°13'26" East, 41.57 feet;
thence South 88°27'43" West, 392.43 feet to a point in the East right-of-way line of Lee Road;
thence Northwesterly along a 783.00 foot radius curve to the left in the East right-of-way line of Lee Road having a central angle of 05°16'20" and whose long chord bears North 25°10'50" West, 72.05 feet;
thence North 88°27'43" East, 356.82 feet to a point in the West line of the Northwest Quarter of said Section 12;
thence North 00°13'26" West along the West line of the Northwest Quarter of said Section 12, 637.17 feet;
thence North 86°50'26" East, 313.50 feet;
thence South 12°37'57" East, 693.00 feet to a point in the East - West Quarter line of said Section 12;
thence South 89°52'12" West along the East - West Quarter line of said Section 12, 396.00 feet to the point of beginning.
Containing 284,910 square feet, (6.54 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: November 23, 2016
File No.: 715-440

THIS DESCRIPTION WAS PREPARED FOR: Mighty Oak, LLC
Amy Gallagher & Susan Riedesel
311 Dale Drive
Lodi, WI 53555

LEGAL DESCRIPTION

^{farm}
Mighty Oak, LLC Property
Town of Dane, Dane County, WI

Proposed Lot 2 to be Rezoned As _____ :

Being a part of the Northeast Quarter of the Southeast Quarter of Section 11 and the Northwest Quarter of the Southwest Quarter of Section 12, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 12;
thence North 00°30'03" West along the West line of the Southwest Quarter of said Section 12, 1,322.56 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 12 and the point of beginning;
thence North 89°55'53" West along the South line of the Northeast Quarter of the Southeast Quarter of Section 11, 16.50 feet;
thence North 00°30'03" West, 648.33 feet to a point in the centerline of Lee Road;
thence South 62°02'21" East along the centerline of Lee Road, 17.61 feet;
thence Southeasterly along a 310.00 foot radius curve to the right in the centerline of Lee Road having a central angle of 23°05'12" and whose long chord bears South 50°29'45" East, 124.07 feet;
thence Southeasterly along a 1,095.00 foot radius curve to the right in the centerline of Lee Road having a central angle of 15°14'11" and whose long chord bears South 31°20'03" East, 290.33 feet;
thence South 23°42'58" East along the centerline of Lee Road, 340.93 feet to a point in the South line of the Northwest Quarter of the Southwest Quarter of said Section 12;
thence South 89°50'43" West along the South line of the Northwest Quarter of the Southwest Quarter of said Section 12, 377.22 feet to the point of beginning.
Containing 155,422 square feet, (3.57 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: November 23, 2016
File No.: 715-440

THIS DESCRIPTION WAS PREPARED FOR: ^{farm} Mighty Oak, LLC
Amy Gallagher & Susan Riedesel
311 Dale Drive
Lodi, WI 53555

LEGAL DESCRIPTION

^{F2011}
Mighty Oak, LLC Property
Town of Dane, Dane County, WI

Proposed Lot 3 to be Rezoned As _____:

Being a part of the Northwest Quarter of the Southwest Quarter of Section 12, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 12;
thence North 00°30'03" West along the West line of the Southwest Quarter of said Section 12, 1,322.56 feet to the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 12;
thence North 89°50'43" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 12, 377.22 feet to a point in the centerline of Lee Road and the point of beginning;
thence North 23°42'58" West along the centerline of Lee Road, 72.00 feet;
thence North 89°50'43" East, 300.00 feet;
thence North 00°09'17" West, 450.00 feet;
thence North 89°50'43" East, 200.00 feet;
thence South 57°22'11" East, 343.50 feet;
thence South 00°09'17" East, 330.00 feet to a point in the South line of the Northwest Quarter of the Southwest Quarter of said Section 12;
thence South 89°50'43" West along the South line of the Northwest Quarter of the Southwest Quarter of said Section 12, 760.00 feet to the point of beginning.
Containing 244,205 square feet, (5.61 acres), more or less.

THIS DESCRIPTION WAS PREPARED BY: GROTHMAN & ASSOCIATES, S.C.
JAMES R. GROTHMAN
Professional Land Surveyor, No. 1321
Dated: November 23, 2016
File No.: 715-440

THIS DESCRIPTION WAS PREPARED FOR: ^{F2011}
Mighty Oak, LLC
Amy Gallagher & Susan Riedesel
311 Dale Drive
Lodi, WI 53555

