

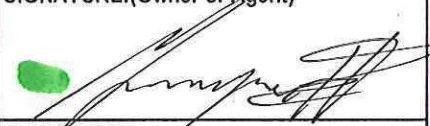
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/15/2015	DCPREZ-2015-10886
Public Hearing Date	C.U.P. Number
09/29/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY M KARLS	PHONE (with Area Code) (608) 219-9163	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 10795 N PERRY RD		ADDRESS (Number & Street)	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip)	
E-MAIL ADDRESS QUALITYWESTINC@GMAIL.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	
JUST WEST OF 10795 N. PERRY ROAD					
TOWNSHIP PERRY	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-052-8535-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.08		

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: GARY M KARLS

COMMENTS: CREATING ONE RESIDENTIAL LOT.

DATE: 7-15-15



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 GARY M KARLS Agent's Name SAME
 Address 10795 N. PERRY RD Address _____
BLUE MOUNDS, 53517
 Phone _____ Phone _____
608-219-9163
 Email qualitywestinc@gmail.com Email _____

Town: PERRY Parcel numbers affected: SEE ATTACHED 0506-052-8535-0
 Section: 5 Property address or location: SEE ATTACHED

Zoning District change: (To / From / # of acres) A-1 EXCL. TO R2H1 2.08 ACRES

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

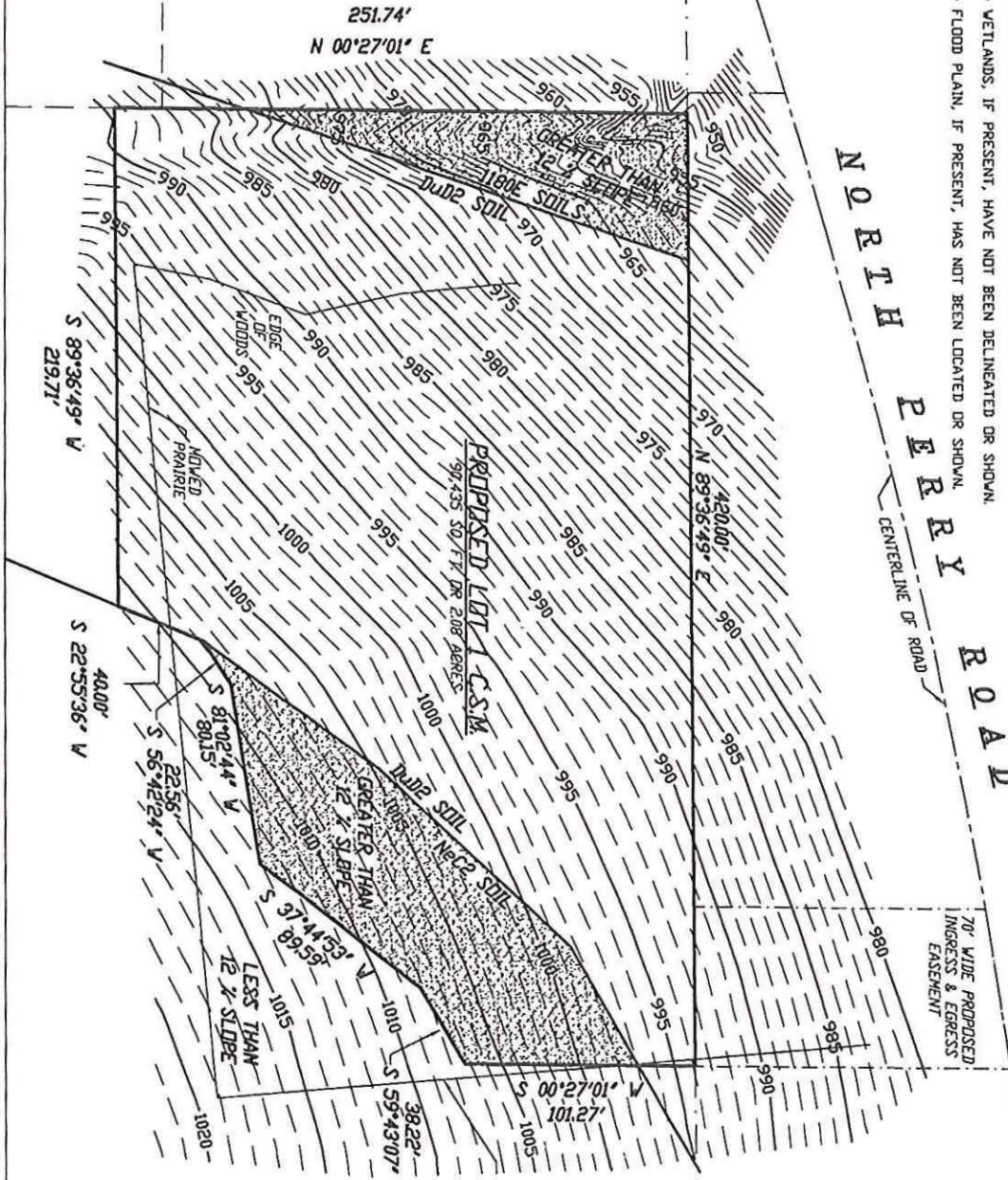
Narrative: (reason for change, intended land use, size of farm, time schedule)
 Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other:
CREATE 2.08 ACRE RESIDENTIAL LOT FOR
MY SON KEN TO BUILD A HOME

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 7-15-15

N
SCALE 1" = 50'

NOTES:
 1) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS 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.

NORTH PERRY ROAD
 CENTERLINE OF ROAD



PREPARED FOR:
 GARY KARLS
 10755 N. PERRY RD
 BLUE MOUNDS, WI 53517

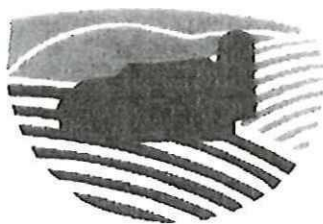
LEGEND
 = HATCHED AREA IS SOILS GREATER THAN 12 X IN NECE SOILS AND 1180E SOILS.

TOPOGRAPHIC MAP
 A parcel of land located in part of the NW 1/4 of the NW 1/4, in Section 5, T5N, R6E, Town of Perry, Dane County, Wisconsin.

DATE	JUNE 26, 2015	REVISION DATE	CHECK BY	N.T.P.
SCALE	1" = 50'		DRAWING NO.	154-118
DRAWN BY	NEIL BORTZ		SHEET	1 OF 1



WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, VAUNAKEE, WISCONSIN, 53597.
 NDA T. PRIEVE & CHRIS W. ADAMS
 REGISTERED LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



TOWN OF BLUE MOUNDS

May 13, 2015

To Whom It May Concern:

Gary Karls came before the Town of Blue Mounds at a regularly scheduled, properly noticed meeting on Monday, May 11, 2015, to seek preliminary approval for a driveway across Town of Blue Mounds Parcel No. 0606-323-9250-6 in order to build a home on his Town of Perry adjacent parcel. This driveway would access North Perry Road. The Supervisors of the Town of Blue Mounds gave him preliminary approval for a driveway, subject to final approval by Town of Perry for the rezone of the proposed parcel, and CSM of parcel and proposed driveway.

For the Board of Supervisors,
Town of Blue Mounds

A handwritten signature in cursive script that reads "Helen M. Kahl". The signature is written in dark ink and is positioned above the printed name of the signatory.

Helen Kahl, Clerk



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

A-1 EX. TO RH-1

A parcel of land located in part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, T5N, R6E, Town of Perry, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the northwest corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence along the north line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, N 89°36'49" E, 420.00 feet; thence S 00°27'01" W, 101.27 feet; thence S 59°43'07" W, 38.22 feet; thence S 37°44'53" W, 89.59 feet; thence S 81°02'44" W, 80.15 feet; thence S 56°42'24" W, 22.56 feet; thence S 22°55'36" W, 40.00 feet; thence S 89°36'49" W, 219.71 feet to the west line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence along said west line, N 00°27'01" E, 251.74 feet to the point of beginning. This parcel contains 2.08 acres or 90,435 square feet.

Soils Review

For Gary Karls

By David C. Roberts

State of Wisconsin - Professional Soil Scientist Credential No. 117-112

July 13, 2015

Soils Review for Land Use Change

Situation: Mr. Karls wants to convert approximately 2 acres of land in Perry Township to a building site. Part of the proposed area is classified as Choice Farmland by the township. The site was surveyed by Williamson Surveying & Associates, LLC for contours and slope. Part of the area previously soil mapped as NeC2, New Glarus silt loam 6 to 12 percent slopes in the east part was surveyed as being steeper than 12% slopes. They also surveyed a mostly wooded area in the northwest part of the area. The survey result in the northwest agreed with the soil survey that the area was greater than 12%.

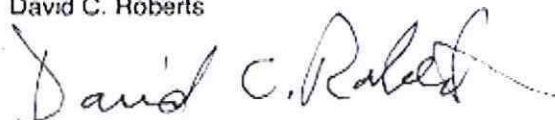
My field review included a backhoe pit in the area in the original desired rectangle shaped plot in southeast corner that was listed as having slopes less than 12%. That is correct. My reading was approximately 10% slope and the soil was 40 inches to bedrock. That is in agreement with the soil survey and the Williamson survey. The other area in the southeast area surveyed by Williamsons is greater than 12% slopes. That would change the soils to NeD2 (Fair Farmland). Apparently there was some confusion about the slopes in the northwest wooded corner. Williamsons found slopes greater than 12%. The Dane County Soil Survey has that entire area mapped as having slopes greater than 12%. Soils are mapped as DuE2 (steep farmland) and DuD2 (poor farmland). See enclosed maps

David C. Roberts

Soils Review

Conclusion: I agree with the survey done by Williamsons and the Dane County Soil Survey. An area in the eastern part (from the Williamson survey) should be corrected from Choice Farmland to Fair Farmland and all of the northwest wooded area should stay as Poor Farmland (DuD2) and Steep Farmland (DuE2). The Certified Survey Map, with the adjusted boundary in the southeast is correct.

David C. Roberts



Professional Soil Scientist-Credential Number 117-112

05 W

495510

497708

PROPOSED PERPETUAL INGRESS/EGRESS EASEMENT

390026

N. Perry Road

TOWN OF BLUE MOUNTAIN

PROPOSED LOT 1
2.07 acres

TOWN OF PERRY

180009

200'

450'

285050

Located in part of the NW 1/4 of the NW 1/4 of Section 5, R5N, R6E in the Town of Perry, Dane County, Wisconsin.
Parcel # 0506-052-8535-0

180401

195002

290008