

# Dane County Rezone & Conditional Use Permit

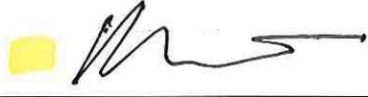
Application Date	Petition Number
05/16/2016	DCPREZ-2016-11008
Public Hearing Date	C.U.P. Number
07/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARK H JOHNSTON	PHONE (with Area Code) (608) 527-2183	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 227 JEANETTE RD		ADDRESS (Number & Street)	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS MARK.JOHNSTON@LEFTBANKWINE.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	
227 JEANETTE ROAD		227 JEANETTE ROAD			
TOWNSHIP PRIMROSE	SECTION 33	TOWNSHIP PRIMROSE	SECTION 33	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-331-8240-0		0507-331-9500-3			

REASON FOR REZONE	CUP DESCRIPTION
WOULD LIKE SANITARY PLUMBING FIXTURES IN AN EXISTING ACCESSORY BUILDING.	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	13.1		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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  PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: WOULD LIKE SANITARY PLUMBING FIXTURES IN AN EXISTING ACCESSORY BUILDING.

PRINT NAME:  MARK JOHNSTON
DATE:  5/16/16

# Dane County Conditional Use Permit Application




<b>Application Date</b>	<b>C.U.P Number</b>
05/16/2016	DCPCUP-2016-02348
<b>Public Hearing Date</b>	
07/26/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARK H JOHNSTON	Phone with Area Code (608) 527-2183	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 227 JEANETTE RD		ADDRESS (Number, Street)	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS MARK.JOHNSTON@LEFTBANKWINE.COM		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
227 JEANETTE ROAD				227 JEANETTE ROAD	
TOWNSHIP PRIMROSE	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP PRIMROSE	SECTION 33
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-331-8240-0		---		0507-331-9500-3	

CUP DESCRIPTION
WOULD LIKE SANITARY PLUMBING FIXTURES IN AN EXISTING ACCESSORY BUILDING.

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)(X)	13.1

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>Inspectors Initials</b>  PMK2	<b>SIGNATURE:(Owner or Agent)</b> 
		<b>PRINT NAME:</b> 
		<b>DATE:</b> 

COMMENTS: WOULD LIKE SANITARY PLUMBING FIXTURES IN AN EXISTING ACCESSORY BUILDING.





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 MARK JOHNSTON Agent's Name \_\_\_\_\_  
 Address 227 JEANETTE ROAD Address \_\_\_\_\_  
 Phone BELLEVILLE WI 53508 Phone \_\_\_\_\_  
(608) 527-2183  
 Email mark.johnston@leftbankwine.com Email \_\_\_\_\_

Town: PRIMROSE Parcel numbers affected: 0507-331-8240-0  
0507-331-9500-3  
 Section: 33 Property address or location: 227 Jeanette Road  
 Zoning District change: (To / From / # of acres) A-2(8) / A-1Ex / 8 acres  
13.1

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:

To enable conditional use permit for washroom in woodshop.

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

Submitted By: [Signature]

Date: 5/16/16



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

**Conditional Use Application**

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner MARK JOHNSTON Agent \_\_\_\_\_  
 Address 227 JEANETTE ROAD Address \_\_\_\_\_  
 Phone BELLEVILLE, WI 53508 Phone \_\_\_\_\_  
(608) 527-2183  
 Email mark.johnston@leftbankwine.com Email \_\_\_\_\_

Parcel numbers affected: 0507-331-8240-0 Town: PRIMROSE Section: 33  
0507-331-9500-3 Property Address: 227 Jeanette

Existing/ Proposed Zoning District : A-1<sup>EX</sup> / A-2(8)

- o Type of Activity proposed: WASHROOM  
*Separate checklist for mineral extraction uses must be completed.*
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 5/16/16



## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

NO AFFECT TO GENERAL WELFARE. ONLY USE CHANGE IS WASHROOM IN EXISTING STRUCTURE.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

NO AFFECT ON ANY OTHER PROPERTY.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

NO AFFECT ON DEVELOPMENT OR IMPROVEMENT OF ANY OTHER PROPERTY.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

NO NEW UTILITIES OR ROADS, ETC PLANNED.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

NO CHANGE IN USE.

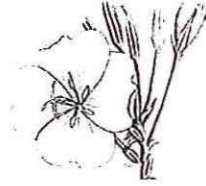
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

IT SHALL CONFORM TO ALL REGULATIONS.

Dale Judd - Chairman  
Martha Gibson - Supervisor  
Alex Elkins - Supervisor  
Ruth Hansen - Clerk  
Kristina Gorman - Treasurer

# Town of Primrose

8468 County Highway A  
Verona, WI 53593  
608-832-8056



## Board Approval for ~~Building Permit~~ *Zoning Change*

Applicant: MARK Johnston

Project Address: 227 Jeanette Rd, Belleville

Project: Rezoning from A1(Ex) to A2-8  
with CUP for washroom in wood shop

Project sketch attached to this document \_\_\_ Yes  No

Parcel Number: 0507-331-8240-0

Building site approval based on site visit on this day, NA of \_\_\_\_\_, \_\_\_\_\_

Site visit attended by Town Board members: \_\_\_\_\_  
\_\_\_\_\_

Site visit attended by Planning Commission members: \_\_\_\_\_  
\_\_\_\_\_

Ruth Hansen 5/2/16 Dale Judd 5/2/16  
Town Clerk date Town Chairperson date

This form will be forwarded to the Town Building Inspector by the Clerk. You will also need to present a copy of this letter to Dane County Planning and Zoning when you apply for a Zoning Permit.

Town of Primrose Building Inspector: Todd Parkos  
310 N Kenzie St  
Barneveld, WI. 53507  
608-516-1251  
Todd.parkos@hotmail.com

DOCUMENT NO. <b>2193832</b>	STATE BAR OF WISCONSIN FORM 3 QUIT CLAIM DEED	THIS SPACE RESERVED FOR RECORDING DATA
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Anne L. Spencer, a single person, Quit Claims to Mark H. Johnston, a single person, the following described real estate in Dane County, State of Wisconsin:

That part of the NE 1/4 of Sec. 33, T5N, R7E, Dane County, Wisconsin bounded and described as follows:

Commencing at the NE corner of said Sec. 33; thence South along the East line of Sec. 33, 1025.11 feet to the true point of beginning; thence continuing South 544.57 feet; thence N 53° 45' 28" W, 295.32 feet; thence S 82° 41' 43" W, 1105.98 feet; thence N 0° 05' 55" W along the West line of the East 1/2 of the NE 1/4 of Sec. 33, 403.29 feet; thence S 87° 01' 41" E, 428.80 feet; thence N 1° 02' 20" W, 200.88 feet; thence S 85° 31' 22" E, 914.01 feet to the point of beginning.

*Legal Description*

FEE # 8 EXEMPT

APR 16 8 51 AM '90

RECORDER'S OFFICE  
DANE COUNTY, WI.  
REGISTERED DEEDS

RETURN TO  
Howden & Meier  
P.O. Box 35  
New Glarus, WI 53574

This is homestead property.

Dated this 16th day of April, 1990.

*Anne L. Spencer* (SEAL)  
Anne L. Spencer

AUTHENTICATION

Signatures authenticated this 16th day of April, 1990.

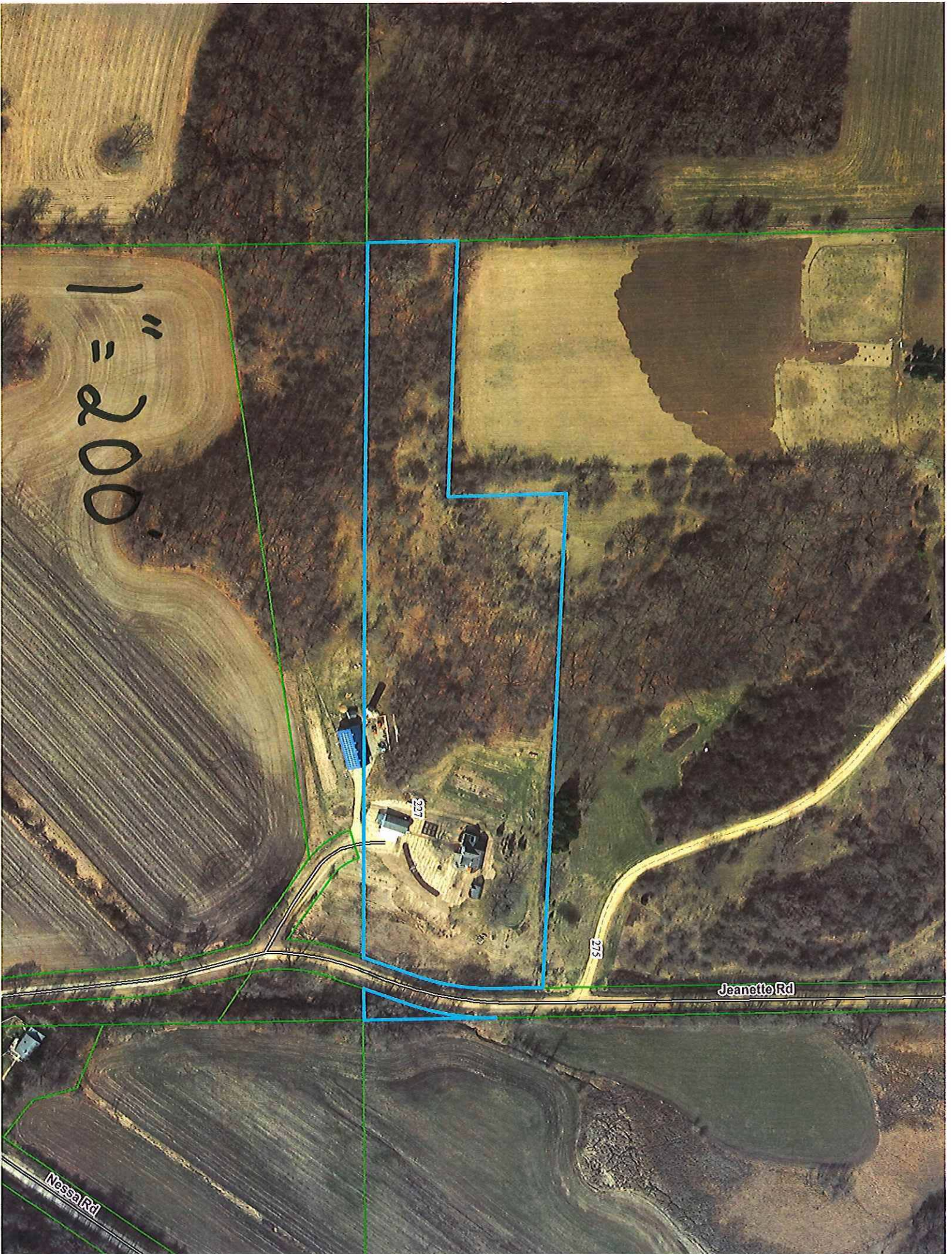
*Charles J. Howden*

Charles J. Howden  
TITLE: MEMBER STATE BAR OF WISCONSIN

This instrument drafted by Charles J. Howden, attorney at law, a member of the firm of HOWDEN AND MEIER, 607 - 1st Street, P.O. Box 35, New Glarus, WI 53574. TELEPHONE: (608) 527-2155.

H





1" = 200'

275

275

Jeanette Rd

Nessa Rd



A-1  
Cropland  
Wood lot

185005

A-2

Residential

180001

Parcel Number: 050733182400

227 JEANETTE RD  
Town of Primrose  
[View AccessDane Record](#)

Zoom to

182400

JEANETTE ROAD

A-1  
Cropland

286530

A-1  
Cropland

190017

195003

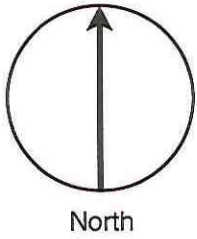
A-1  
occasional Garden

290700

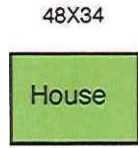
196502

ParcelText | Geophysical | Recreation | Water Resources | Parcels | Esri, DeLor...

A-1  
Cropland



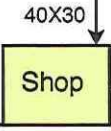
PROPERTY LINE



Studio



34'

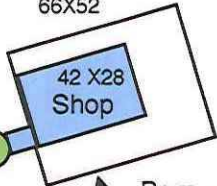


97'

70'

40X20

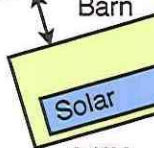
Old Barn Footprint  
66X52



Silo



Barn



Milk House



64X36

Garage



40X20

gr house



94'

124'

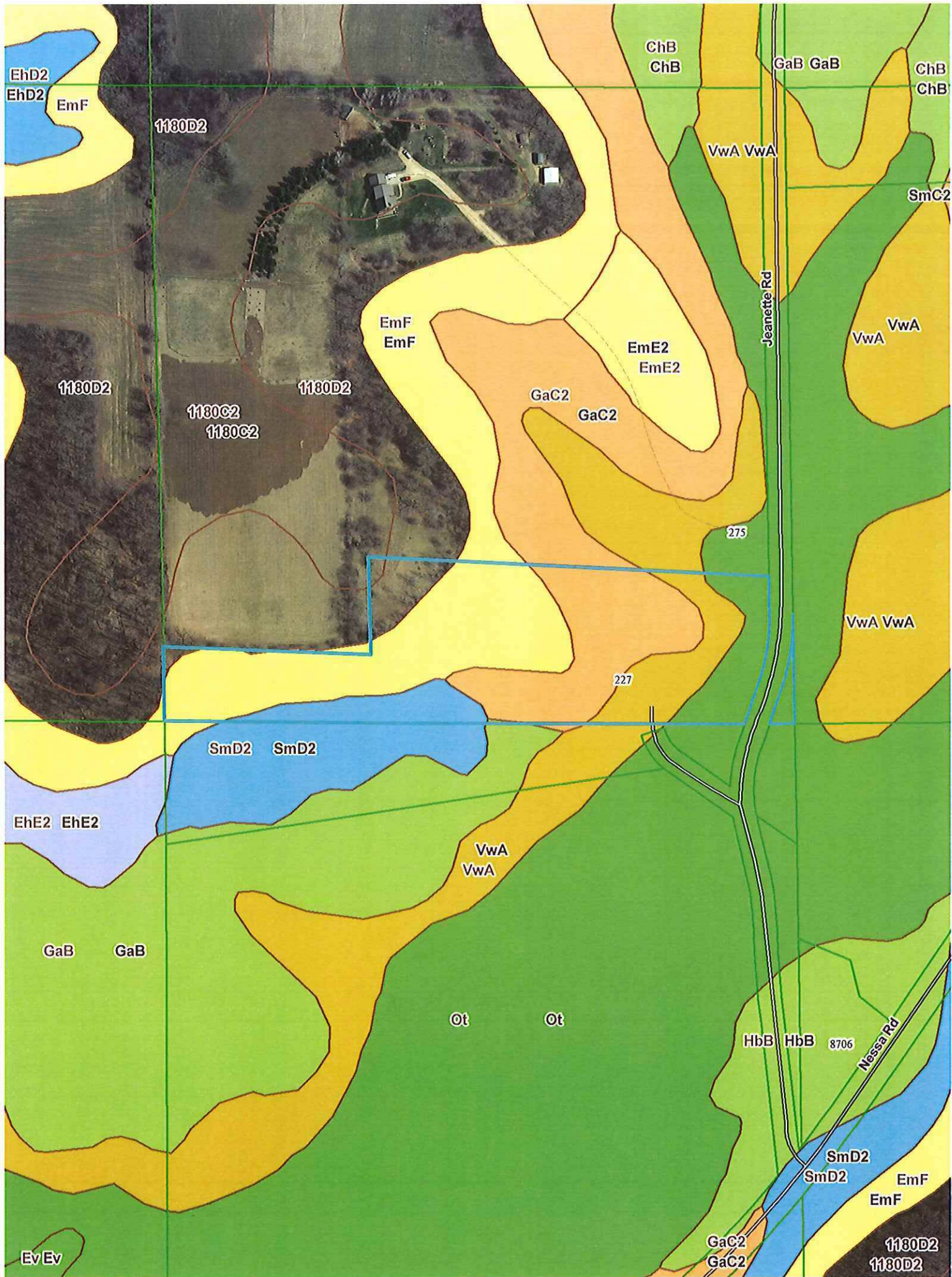
100 ft

Jeanette Road

PROPERTY LINE

395'  
TO CREEK








## Parcel Number - 048/0507-331-8240-0

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF PRIMROSE	
State Municipality Code	048	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T05NR07E	33	NE of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 33-5-7 PRT NE1/4NE1/4 NLY 7.75 ACRES M/L OF FOL COM SEC NE COR TH S 1025.11 FT TO POB TH S 544.57 FT TH N53DEGW 295.32 FT TH S82DEG W 1105.98 FT TO SD 1/41/4 W LN EXT S TH N ALG SD W LN 403.29 FT TH S87DEGE 428.8 FT TH N1DEGW 200.88 FT TH S85DEGE 914.01 FT TO POB <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	MARK H JOHNSTON 	
Primary Address	227 JEANETTE RD	
Billing Address	227 JEANETTE RD BELLEVILLE WI 53508	



<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G1	
Assessment Acres	8.300	
Land Value	\$127,200.00	
Improved Value	\$201,500.00	
Total Value	\$328,700.00	

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 (2015)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$127,200.00	\$201,500.00	\$328,700.00
<b>Taxes:</b>		\$6,017.27
<b>Lottery Credit(-):</b>		\$122.14
<b>First Dollar Credit(-):</b>		\$75.61
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$5,828.19

**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
QCD	04/16/1990	2193832	14059	85

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: 0507-331-8240-0

By Owner Name: MARK H JOHNSTON


[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)



## Parcel Number - 048/0507-331-9500-3

Current

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

Parcel Detail		Less —
Municipality Name	TOWN OF PRIMROSE	
State Municipality Code	048	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T05NR07E	33	SE of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 33-5-7 PRT SE1/4NE1/4 SLY 5.43 ACRES M/L OF FOL COM SEC NE COR TH S 1025.11 FT TO POB TH S 544.57 FTTH N53DEGW 295.32 FT TH S82DEGW 1105.98 FT TO SD 1/41/4 WLN TH N ALG SD W LN EXT 403.29 FT TH S87DEGE 428.8 FT TH N1DEGW 200.88 FT TH S85DEGE 914.01 FT TO POB <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	MARK H JOHNSTON 	
Primary Address	<b>No parcel address available.</b>	
Billing Address	227 JEANETTE RD BELLEVILLE WI 53508	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G5	
Assessment Acres	4.800	
Land Value	\$300.00	
Improved Value	\$0.00	
Total Value	\$300.00	

Show Valuation Breakout

**Zoning Information**

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<b>Zoning</b>
A-1(EX)

Zoning District Fact Sheets

**Parcel Maps**



**DCiMap**



**Tax Summary (2015)****More +**[E-Statement](#)[E-Bill](#)[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$300.00	\$0.00	\$300.00
<b>Taxes:</b>		\$5.49
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$5.49

**District Information**

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

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By Parcel Number: 0507-331-9500-3

By Owner Name: MARK H JOHNSTON

[Document Types and their Abbreviations](#)[Document Types and their Definitions](#)



A-2  
DCPREZ-0000-06074

275

Jeanette Rd

A-1(EX)  
DCPREZ-0000-00000

Zone X

5502500725G

227

A-1(EX)  
DCPREZ-0000-00000

Zone A

8706

Messa Rd

Zone A

A-1(EX)  
DCPREZ-0000-00000