

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/20/2019	DCPREZ-2019-11491
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/26/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN J JOHNSON	PHONE (with Area Code) (608) 209-2601	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 6486 WINDSOR PRAIRIE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip)	
E-MAIL ADDRESS stevej@hellenbrandglass.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	
north and east of 7442 Latham Rd.,		north and east of 7442 Latham Rd.,			
TOWNSHIP DANE	SECTION 7	TOWNSHIP DANE	SECTION 08	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-074-9530-0		0908-083-9190-0			

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-4 (Rural Residential, 4 to 8 acres) District	NR-C (Natural Resource - Conservation) District	2.03		
RR-4 (Rural Residential, 4 to 8 acres) District	RM-8 (Rural Mixed-Use, 8 to 16 acres) District	3.57		
FP-1 (Small Lot Farmland Preservation) District	RM-8 (Rural Mixed-Use, 8 to 16 acres) District	10		

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) <i>Steven J Johnson</i>
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PRINT NAME: Steven J Johnson
DATE: 9-20-19

Sept 19 for Nov 26



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.
Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property.

access off latham rd? show - part of csm?
3 lot csm

Owner's Name Steven J Johnson Agent's Name NA
Address 6486 S. Windsor Prairie Rd Address
Phone DeForest, WI 53532 Phone
Email 608-209-2601 Email
Steve j @ hellenbrandglass.com

0908074 / 95300 RR4 - NPC
0908074 / 95300 RR4 - RMB
Lot 1
Lot 2

Town: Dane Parcel numbers affected: 090808391900 FPI - RMB
Section: 8-9-8 Property address or location: Latham Rd, Town of Dane
Zoning District change: (To / From / # of acres) To: RR8, FROM: FP-1, 10 acres

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:

I would like to put a home on the 10 acre parcel in spring of 2020.

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

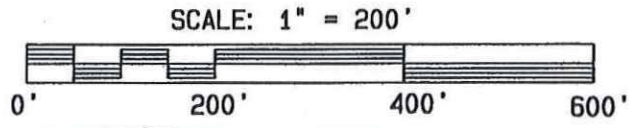
Submitted By: Steven J Johnson

Date: 9-9-19



# MAP FOR REZONING

LANDS LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7 AND  
 IN THE SW 1/4 OF THE SW 1/4 OF SECTION 8, ALL IN T9N,  
 R8E, TOWN OF DANE, DANE COUNTY, WISCONSIN.



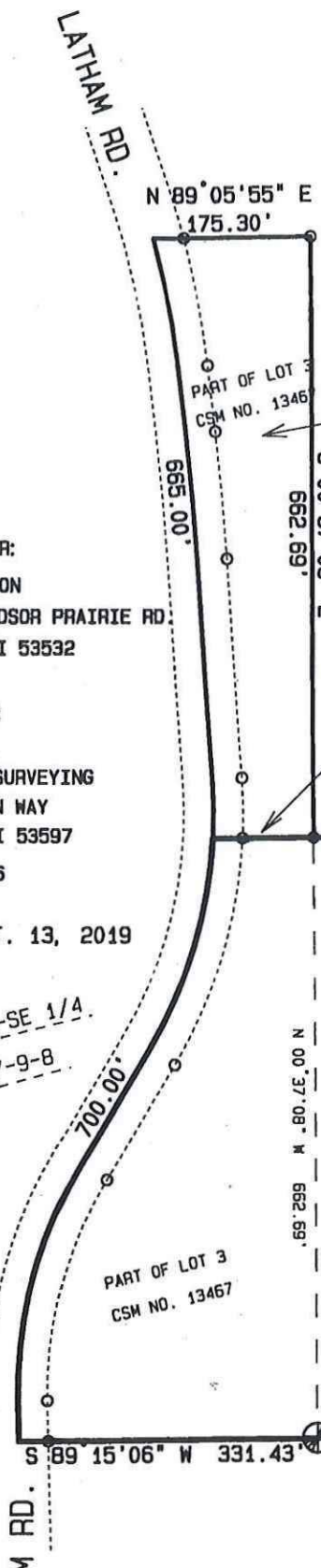
**PROPOSED LOT 1** *NRC*  
 2.03 ACRES TO CENTERLINE  
 1.53 ACRES EXCL. R/W

PETITION NO. \_\_\_\_\_

PREPARED FOR:  
 STEVE JOHNSON  
 6486 S. WINDSOR PRAIRIE RD  
 DEFOREST, WI 53532

PREPARED BY:  
 KEVIN RADEL  
 ARROW LAND SURVEYING  
 109 KINGSTON WAY  
 WAUNAKEE, WI 53597  
 608-849-8116

DATED: SEPT. 13, 2019



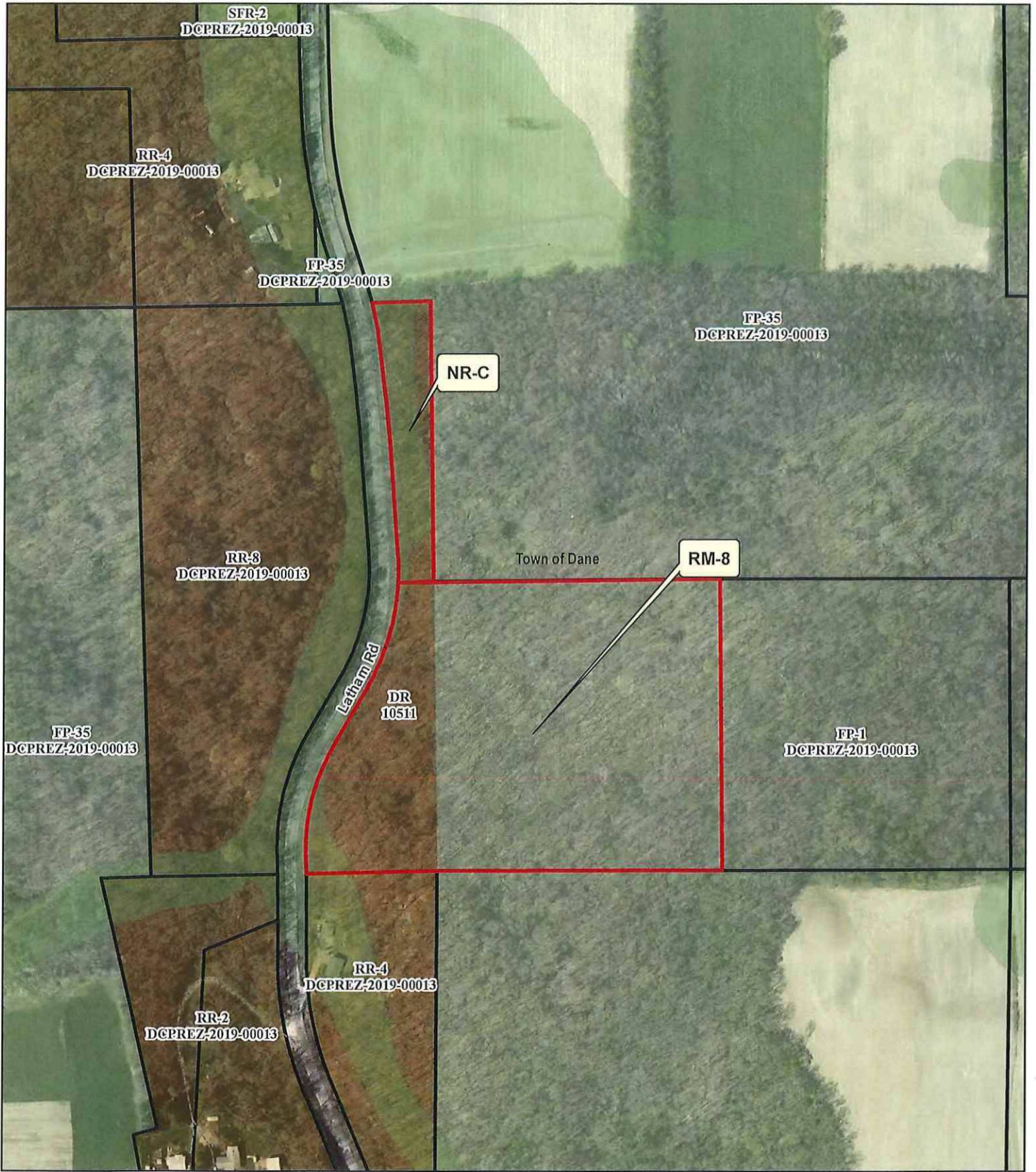
**PROPOSED LOT 2** *Rm-8*  
 13.61 ACRES TO CENTERLINE  
 13.07 ACRES EXCL. R/W

SW 1/4 - SW 1/4  
 SECTION 8-9-8

SW CORNER OF  
 SECTION 8-9-8  
 ALSO BEING THE  
 SE CORNER OF  
 SECTION 7-9-8





SEE PAGE 2 FOR LEGAL DESCRIPTIONS.

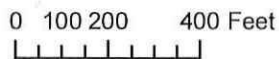
12R-85  
 MAP 12R-85-S



**Legend**

**Wetland > 2 Acres Significant Soils**


- |   |   |
|---|---|
|  Wetland    |  Class 1 |
|  Floodplain |  Class 2 |



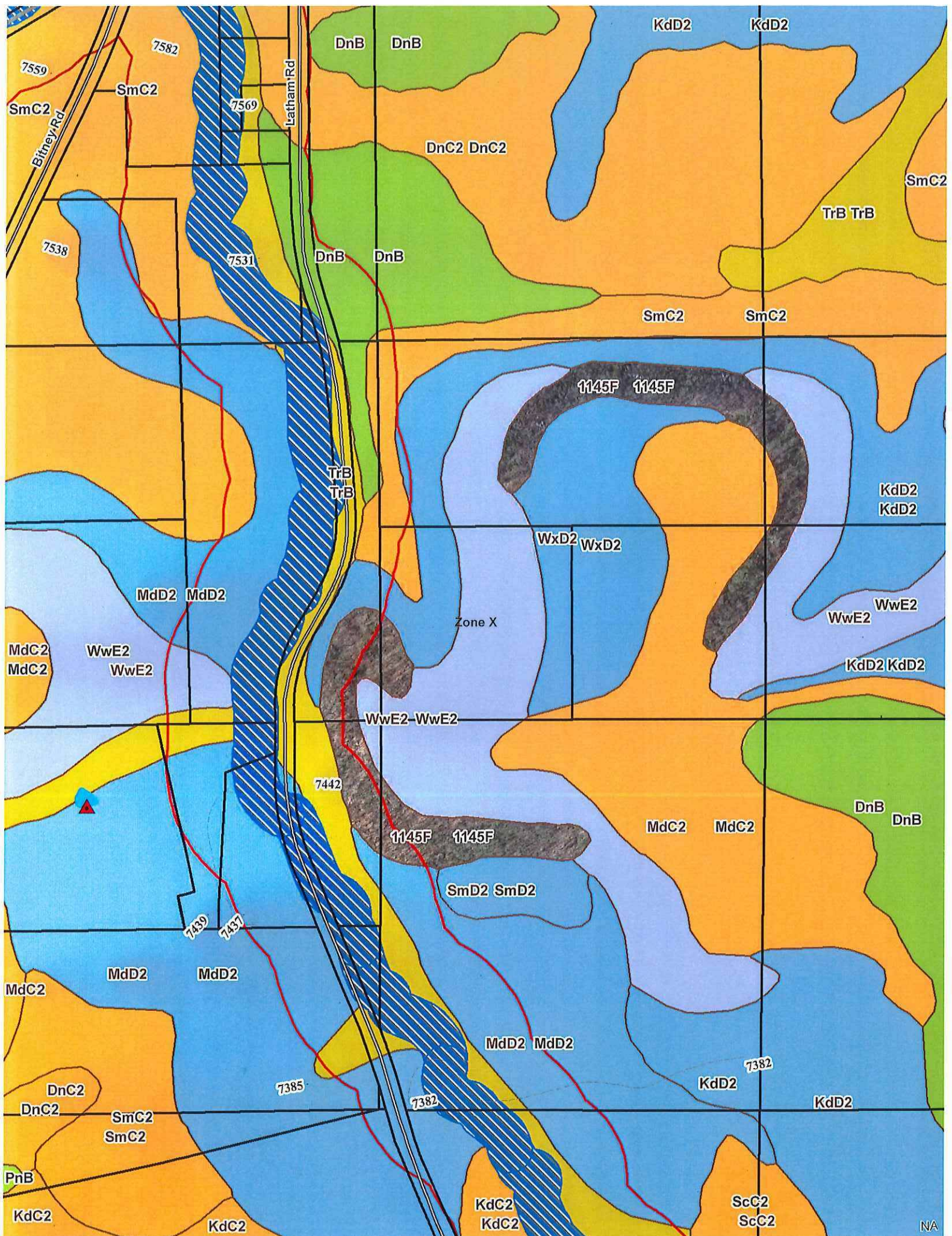
Petition 11491  
STEVEN J JOHNSON



**Parcel Number - 022/0908-083-9190-0****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF DANE	
State Municipality Code	022	
PLSS (T,R,S,QQ,Q)	09N 08E 08 SW SW (Click link above to access images for Qtr-Qtr)	
Section	09N 08E 08 (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)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 8-9-8 SW1/4 SW1/4 SW1/4 <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	STEVEN J JOHNSON	
Primary Address	<b>No parcel address available.</b>	
Billing Address	6486 WINDSOR PRAIRIE RD DEFOREST WI 53532	







# MAP FOR REZONING

SCALE: 1" = 200'



**PROPOSED LOT 1**

PART OF LOT 3  
CSM NO. 13467

N 89°15'06" E  
112.38'

N 89°15'06" E  
660.00'

PART OF LOT 3,  
CSM NO. 13467

PART OF THE SE-SE-SE  
OF SECTION 7-9-8

"PARCEL TO REZONE"

SW1/4-SW1/4-SW1/4

SECTION 8-9-8

"PROPOSED LOT 2"

CONTAINS: 10.78 ACRES  
TO THE CENTERLINE

*RM 8*

**PROPOSED  
LOT 3**

SW CORNER OF  
SECTION 8-9-8

660.00'  
S 89°15'06" W

LATHAM ROAD

LC-243-07  
60.81-07

185.04'  
S 89°15'06" W

PART OF LOT 3  
CSM NO. 13467

430.94'  
N 00°37'08" W

S 00°37'08" E  
662.69'

*NRK*

*Kevin to provide m/R*

*2 lot CSM*

*Kevin to provide  
m/R*

PREPARED FOR:  
STEVE JOHNSON  
6486 S. WINDSOR PRAIRIE RD.  
DEFOREST, WI 53532

PREPARED BY:  
KEVIN RADEL  
ARROW LAND SURVEYING  
109 KINGSTON WAY  
WAUNAKEE, WI 53597  
608-849-8116

**DESCRIPTION: ( Proposed Lot 1 )**

Part of Lot 3, Certified Survey Map No. 13467, being located in the SE ¼ of the SE ¼ of Section 7, T9N, R8E, in the Town of Dane, Dane County, Wisconsin, being further described as follows:

Commencing at the SE corner of said Section 7; thence N00°37'08"W 662.69 feet along the east line of said Lot 3 to the point of beginning.

Thence S89°15'06"W 112.38 feet to the centerline of Latham Road; thence Northwesterly 665.00 feet along said centerline; thence N89°05'55"E 175.30 feet along the north line of said Lot 3; thence S00°37'08"E 662.69 feet along the east line of said Lot 3, to the point of beginning.

Contains 2.03 acres to the centerline of Latham Road. Contains 1.53 acres excluding road right of way.

Delayed effective date requested.

**DESCRIPTION: ( Proposed Lot 2 )**

Part of Lot 3, Certified Survey Map No. 13467, being located in the SE ¼ of the SE ¼ of Section 7 and part of the SW ¼ of the SW ¼ of Section 8, all in T9N, R8E, Town of Dane, Dane County, Wisconsin, being further described as follows:

Beginning at the SW corner of said Section 8; thence S89°15'06" W 331.43 feet along the south line of Lot 3, Certified Survey Map No. 13467, to the centerline of Latham Road; thence Northeasterly 700 feet along said centerline of Latham Road; thence N89°15'06"E 112.38 feet to the east line of said Lot 3; thence continue N89°15'06"E 660.00 feet to the northeast corner of the SW ¼ of the SW ¼ of the SW ¼ of said Section 8; thence S00°37'08"E 662.69 feet along the east line of said SW ¼ of the SW ¼ of the SW ¼ to the south line of the SW ¼ of Section 8; thence S89°15'06"W 660.00 feet along said south line to the point of beginning.

Contains 13.61 acres to the centerline of Latham Road.

Delayed Effective Date Requested.



OFFICERS

JOHN T. KENNEY, PRES. AND COUNSEL  
W. J. MCKAY, VICE PRESIDENT  
D. J. HALLIGAN, VICE PRESIDENT  
THOMAS F. KENNEY, SECRETARY  
T. REINDAHL, ASST. SECRETARY  
E. J. BIRD, ASST. SECRETARY  
FRED L. HOLMES, TREASURER

BOARD OF DIRECTORS

B. A. PIPER  
P. B. KNOX  
FRED L. HOLMES  
THOMAS F. KENNEY  
JOHN T. KENNEY

OFFICE OF

DANE ABSTRACT OF TITLE COMPANY

PHONE 1641

NO. 111 SOUTH CARROLL STREET

MADISON, WISCONSIN

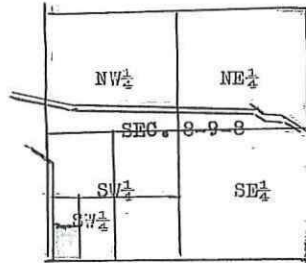
EXAMINATION OF THE TITLE OF RECORD to the following described real estate, situated in the County of Dane and State of Wisconsin, to wit:

-1-

The Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$   
of Sec. 8, Town 9 North, Range 8 East.

-2-

From Government Entry.

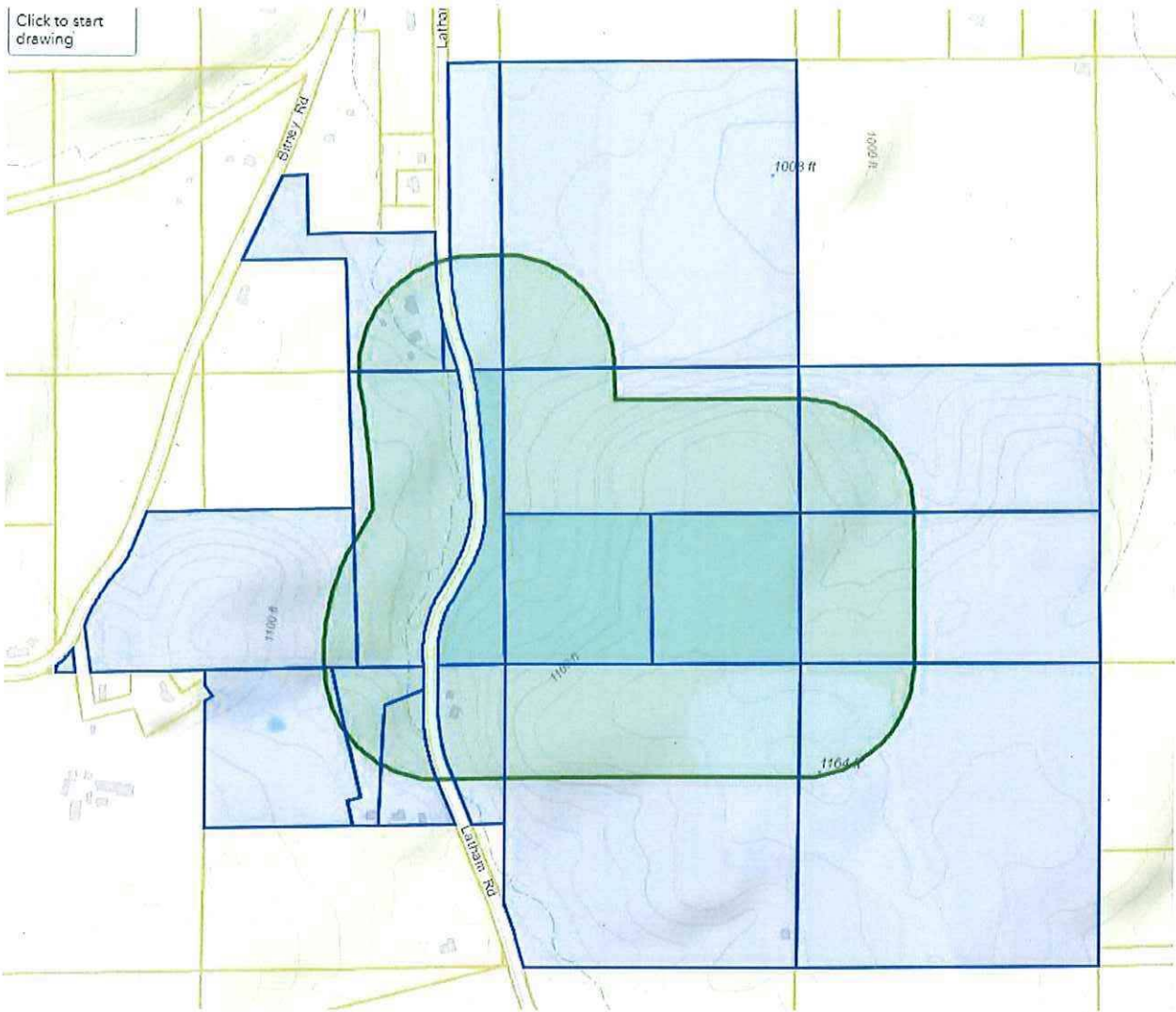


10 acres

approx. 433,379.16 sq. ft.

parcel # 0908-083-9190-0

Rezone 11491





BRUCE C THOMPSON  
301 PEBBLE BROOK LN  
LODI, WI 53555

Current Owner  
6486 WINDSOR PRAIRIE RD  
DEFOREST, WI 53532

Current Owner  
6486 WINDSOR PRAIRIE RD  
DEFOREST, WI 53532

Current Owner  
6486 WINDSOR PRAIRIE RD  
DEFOREST, WI 53532

PEPPER RIDGE FARMS LLC  
7454 BITNEY RD  
LODI, WI 53555

PULSFUS LIVING TR  
2403 RED PINE CT  
COLUMBIA, WI 53901

LEE REV LIVING TR, ROBERT &...  
7335 LEE RD  
LODI, WI 53555

DARRELL B LOPER  
7255 LODI SPRINGFIELD RD  
LODI, WI 53555

LEE REV LIVING TR, ROBERT &...  
7335 LEE RD  
LODI, WI 53555

Current Owner  
Current Owner  
7437 LATHAM RD  
LODI, WI 53555

BRIAN K SCHMIDT  
STEPHANIE L HAHN-SCHMIDT  
7273 LODI SPRINGFIELD RD  
LODI, WI 53555

TIA MARKART  
7439 LATHAM RD  
LODI, WI 53555

PETER W KUTELLA  
PAMELA L KUTELLA  
7442 LATHAM RD  
LODI, WI 53555

PEPPER RIDGE FARMS LLC  
7454 BITNEY RD  
LODI, WI 53555

LEE REV LIVING TR, ROBERT &...  
7335 LEE RD  
LODI, WI 53555

HAROLD DEAN COLTHARP  
7531 LATHAM RD  
LODI, WI 53555

LEE REV LIVING TR, ROBERT &...  
7335 LEE RD  
LODI, WI 53555