

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/19/2015	DCPREZ-2015-10904
Public Hearing Date	C.U.P. Number
10/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME OAKRIDGE FARMS LLP	PHONE (with Area Code) (608) 798-3766	AGENT NAME KENDALL KAHL	PHONE (with Area Code) (608) 798-3766
BILLING ADDRESS (Number & Street) 9344 SPRING VALLEY RD		ADDRESS (Number & Street) 9344 SPRING VALLEY RD	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) MAZOMANIE, WI 53560	
E-MAIL ADDRESS kkahl@chorus.net		E-MAIL ADDRESS kkahl@chorus.net	

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	
9371 TURKEY RD					
TOWNSHIP BERRY	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-191-9040-0		0807-191-9401-7			

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS AND LOT TO BE SOLD TO NEIGHBOR				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	A-1Ex Exclusive Ag District	4.29		
RH-1 Rural Homes District	A-2 (2) Agriculture District	3.9		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>KK</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>KK</i>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>KK</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Kendall Kahl</i> PRINT NAME: <i>Kendall Kahl</i> DATE: <i>8-19-15</i>
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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 OAK Ridge Farms LLP Agent's Name Kendall Kahl
 Address 9344 Spring Valley Rd Mazomanie WI Address 9344 Spring Valley Rd Mazomanie WI 53560
 Phone 608-798-3766 Phone 608-798-3766
 Email KKahl@chorus.net Email KKahl@chorus.net

Town: Berry Parcel numbers affected: 004/0807/191-9040-0 004/0807-191-9401-7

Section: 19 Property address or location: 9371 Turkey Rd Black Earth, WI 53515

Zoning District change: (To / From / # of acres) To A-1 Ex Ag from RH-1 ~~and~~ 4.29 acres
and A-2 Ag From RH-1 3.9 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:

Moving RH-1 to be added to existing A-1 Ex Ag (with deed restriction and no additional Res building site)
RH-1 to A-2 to be sold to neighbor with no residential building site (Deed restricted)

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

Submitted By: Kendall Kahl

Date: 8-19-15



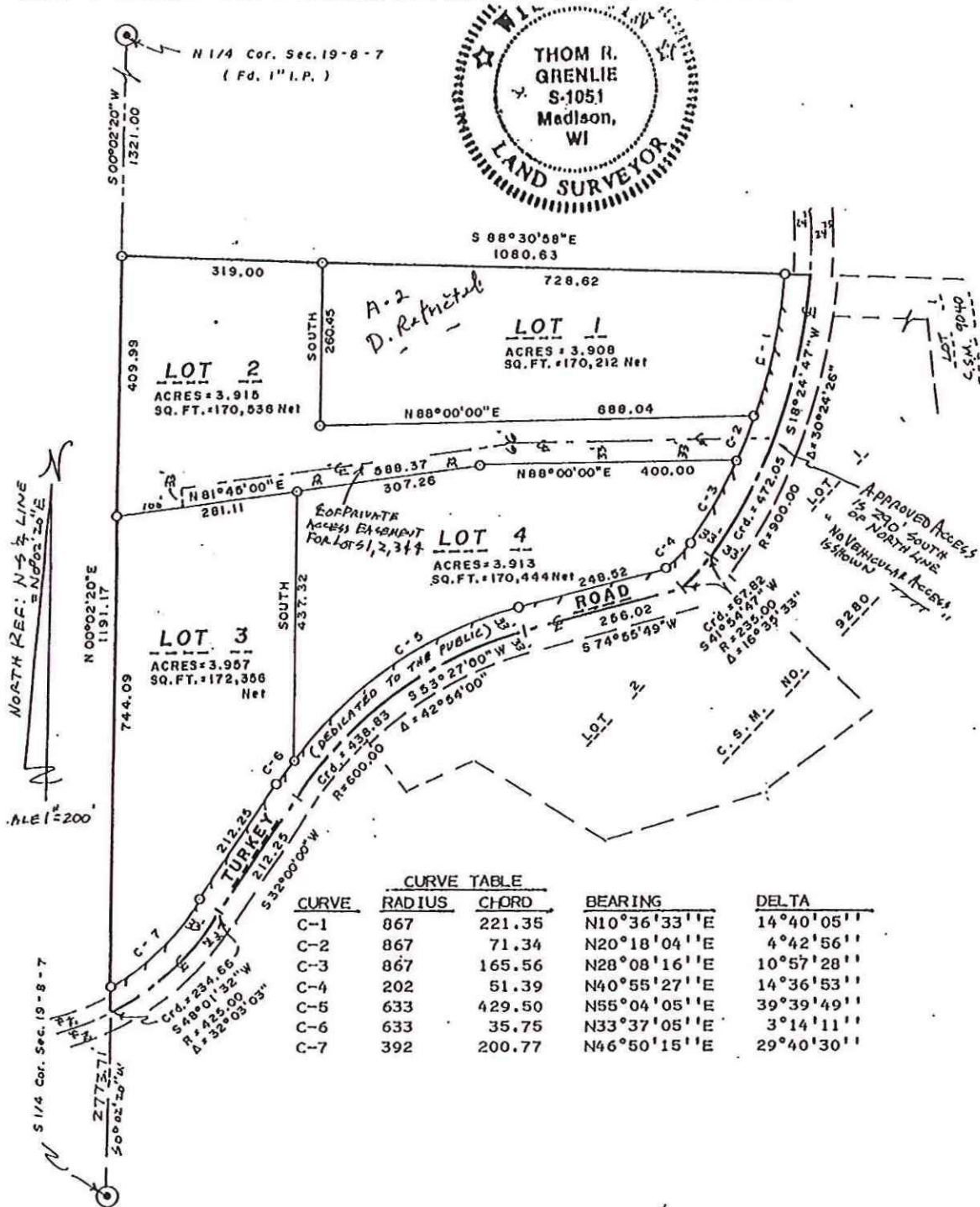
Stock No. 26273

GRENLIE OFFICE MAP NO. 2354-E

PAGE 2 OF 2 PAGES

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.





THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE : 845-6882

SURVEYOR'S CERTIFICATE
State of Wisconsin)
County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie 8-18-00

LEGAL DESCRIPTION:

Thom R. Grenlie, Registered Land Surveyor

PART OF THE SW1/4 OF THE NE1/4 OF SECTION 19, T8N, R7E, TOWN OF BERRY, DANE COUNTY, WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SEC. 19; THENCE 0°02'20"W 1321.00 ALONG THE N-S 1/4 LINE TO THE POINT OF BEGINNING; THENCE S88°30'58"E 080.63 FEET; THENCE ALONG A CURVE TO THE RIGHT OF RADIUS 900 FEET AND LONG CHORD OF 18°24'47"W 472.05 FEET; THENCE ALONG A CURVE TO THE RIGHT OF RADIUS 235 FEET AND LONG CHORD OF S41°54'47"W 67.82 FEET; THENCE S74°55'49"W 256.02 FEET; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 600 FEET AND LONG CHORD OF S53°27'W 438.83 FEET; THENCE S32°00'W 12.25 FEET; THENCE ALONG A CURVE TO THE RIGHT OF RADIUS 425 FEET AND LONG CHORD OF 48°01'32"W 234.66 FEET; THENCE N0°02'20"E 1191.17 FEET TO THE POINT OF BEGINNING. SUBJECT TO TURKEY ROAD DEDICATION ALONG SOUTHEASTERLY 33 FEET THEREOF.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1) (A), DANE COUNTY CODE OR ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING & NATURAL RESOURCES COMM. FOR APPROVAL.

Curtis Kahl
CURTIS KAHL

Willetta Kahl
WILLETTA KAHL

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 18TH DAY OF AUGUST, 2000, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: 1-26-2003

Thom R. Grenlie
NOTARY PUBLIC, DANE CO., WI.

TOWN OF BERRY: APPROVED PER THE TOWN OF BERRY. THE PUBLIC HIGHWAY RIGHT-OF-WAY DEDICATION HEREIN IS HEREBY ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF BERRY.

Karen Upper 8-19-00
KAREN UPPER, TOWN CHAIR

LEGEND

- Scale: 1 inch = 200 ft.
- iron stake found
- 1"x24"iron pipe set
- min.wt.=1.13#/ln ft.

REVEYED	HC RT
AWN	HC
PROVED	TG
ELD BOOK	131-50
TE	8-18-00
PE/FILE	21-30

PAGE 1 OF 2 PAGES
OFFICE MAP NO. 2354-E

SURVEYED FOR: CURTIS KAHL 767-2392
9106 KAH ROAD, BLACK EARTH, WI 53515
DESCRIPTION-LOCATION: PART OF THE SW1/4, NE1/4, SECTION 19, T8N, R7E, TOWN OF BERRY, DANE COUNTY, WI

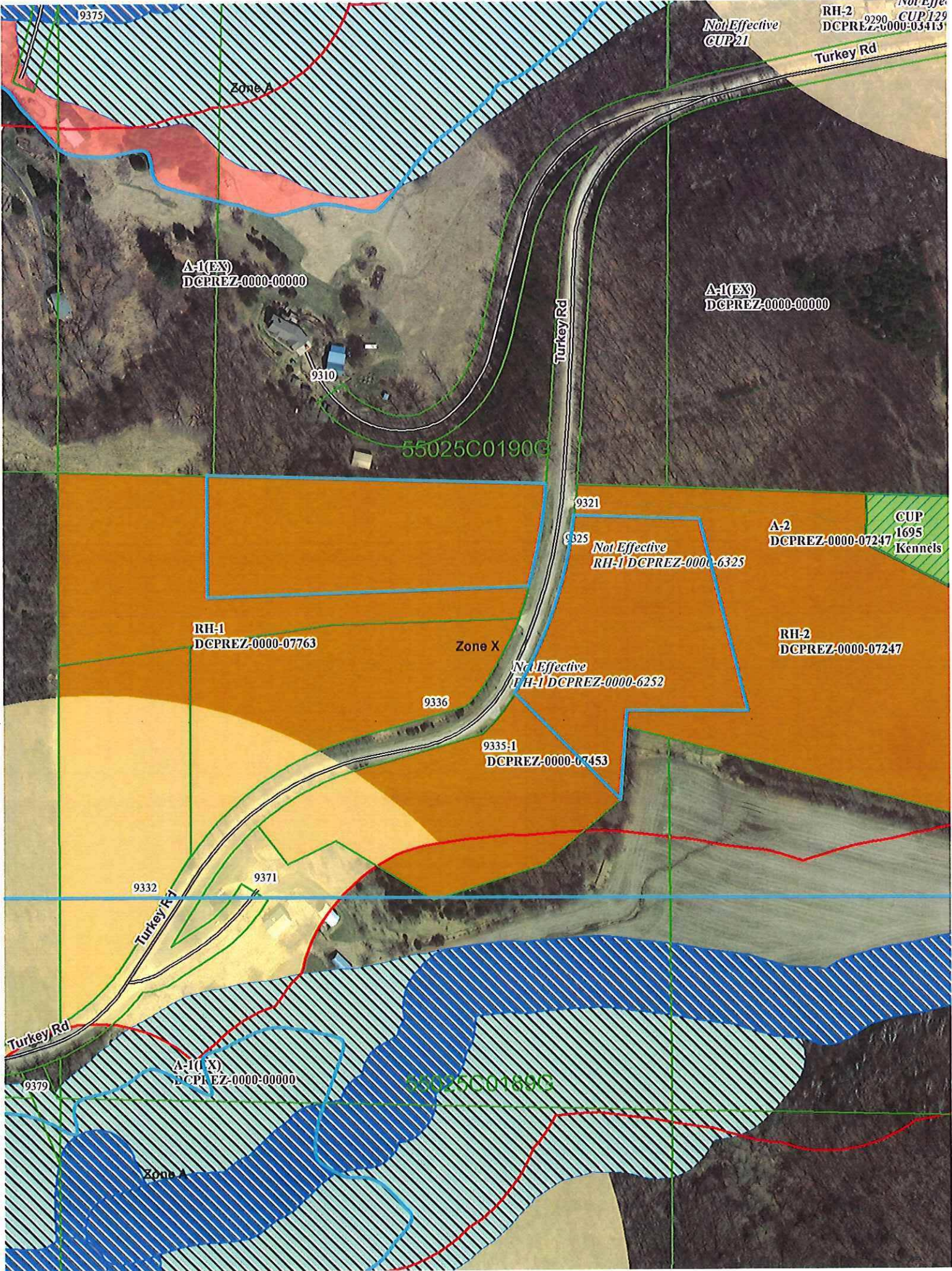
APPROVED FOR RECORDING PER DANE CO. ZONING & NAT RES COMM. action of August 22, 2000

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT
Received for recording this 22nd day of August 2000 at 3:11 o'clock P.M.
and recorded in Volume 56 of Certified Survey Maps of Dane County on Page 292-293

Janet C. Licht by *Janet C. Licht* Deputy Register of Deeds

DOCUMENT # 3244798
CERTIFIED SURVEY MAP # 9791 Vol. 56 Page 292

2/2



9375

Zone A

Not Effective
CUP21

Not Effective
RH-2 9290
CUP129
DCPREZ-0000-03413

Turkey Rd

A-1(EX)
DCPREZ-0000-00000

9310

55025C0190G

Turkey Rd

A-1(EX)
DCPREZ-0000-00000

A-2
DCPREZ-0000-07247

CUP
1695
Kennels

9321

9325

Not Effective
RH-1 DCPREZ-0000-6325

RH-1
DCPREZ-0000-07763

Zone X

Not Effective
RH-1 DCPREZ-0000-6252

RH-2
DCPREZ-0000-07247

9336

9335-1
DCPREZ-0000-07453

9332

Turkey Rd

9371

Turkey Rd

9379

A-1(X)
DCPREZ-0000-00000

55025C0189G

Zone A

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 19, INCLUDING DANE COUNTY CERTIFIED SURVEY MAP NUMBER 9280, ALL LOCATED IN TOWN 8 NORTH, RANGE 7 EAST, TOWN OF BERRY, DANE COUNTY, WISCONSIN.

TURKEY ROAD CURVE DATA TABLE

CURVE NO	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
1-2	933.00'	416.57'	25°34'54"	S 20°49'33" W	413.12'		
3-4	600.00'	147.80'	14°06'52"	S 39°03'27" W	147.43'		
5-6	425.00'	237.75'	32°03'06"	S 48°01'32" W	234.66'		

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a part of the Southeast ¼ of the Northeast ¼ and the Southwest ¼ of the Northeast ¼ of Section 19, including Dane County Certified Survey Map Number 9280, all in Town 8 North, Range 7 East, Town of Berry, Dane County, Wisconsin, described as follows:

Beginning at the East ¼ corner of said Section 19; thence N 00°04'27" E, 596.34 feet; thence N 85°51'55" W, 657.86 feet; thence N 77°00'39" W, 803.88 feet; thence N 05°27'08" E, 36.00 feet; thence East, 250.00 feet; thence N 09°46'00" W, 421.12 feet; thence N 89°01'00" W, 270.64 feet to a point on the Easterly r/w line of Turkey Road; thence Southeasterly, 416.57 feet along the arc of a curve to the right having a central angle of 25°34'54" and a radius of 933.00 feet, said arc also being the Easterly r/w line of Turkey Road, the long chord of which bears S 20°49'33" W, 413.12 feet; thence S 44°50'39" E, 313.27 feet; thence S 53°00'34" W, 214.42 feet; thence S 72°31'58" W, 248.88 feet; thence N 58°31'17" W, 243.55 feet; thence S 64°33'20" W, 115.33 feet; thence N 37°57'00" W, 130.11 feet to a point in the centerline of Turkey Road; thence Southwesterly, 147.80 feet along the arc of a curve to the left having a central angle of 14°06'52" and a radius of 600.00 feet, said arc also being the centerline of Turkey Road, the long chord of which bears S 39°03'27" W, 147.43 feet; thence S 32°00'00" W, 212.25 feet along the centerline of Turkey Road; thence Southwesterly, 237.75 feet along the arc of a curve to the right having a central angle of 32°03'06" and a radius of 425.00 feet, said arc also being the centerline of Turkey Road, the long chord of which bears S 48°01'32" W, 234.66 feet; thence S 00°02'20" W, 129.83 feet along the West line of the NE ¼ of said Section 19; thence S 88°32'36" E, 2634.56 feet along the South line of the NE ¼ of said Section 19 to the point of beginning, containing 38.34 acres.

That I have prepared the above certified survey map at the request of Kendall Kaul.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

 John M. Halverson
 Professional Land Surveyor
 6381 Coon Rock Road
 Arena, WI 53503

Dated this ___ day of _____, 2015