

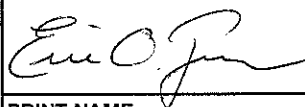
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/14/2014	DCPREZ-2014-10781
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/23/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GNEWUCH REV TR, JAMES H	PHONE (with Area Code) (608) 835-7492	AGENT NAME ERIC GROVER	PHONE (with Area Code) (608) 444-2900
BILLING ADDRESS (Number & Street) PO BOX 8		ADDRESS (Number & Street) 561 CONCORD DR	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS		E-MAIL ADDRESS GROVERE@FIRSTWEBER.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	
WEST OF 4232 OLD STAGE ROAD					
TOWNSHIP RUTLAND	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-294-8000-9					

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-3 Rural Homes District	7.		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>Eg</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>Eg</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>Eg</i>	<b>INSPECTOR'S INITIALS</b>  SJW3	<b>SIGNATURE:(Owner or Agent)</b> 
<b>COMMENTS: CREATION OF A RESIDENTIAL LOT</b>				<b>PRINT NAME:</b> ERIC O. GROVER
				<b>DATE:</b> 10/14/14



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 J. H. GNEWUCH REV. TRUST Agent's Name ERIC GROVER  
 Address PO BOX 8, OREGON, WI Address 561 CONCORD DR,  
435-7492 OREGON, WI 53575  
 Phone \_\_\_\_\_ Phone 444-2900  
 Email \_\_\_\_\_ Email GROVERE@FIRSTWEBER.COM

Town: RUTLAND Parcel numbers affected: 0510 294 8000-9

Section: 29 Property address or location: \_\_\_\_\_

Zoning District change: (To / From / # of acres) TO RH-2 FROM A-1 EX

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: 100% 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 authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: James H. Gnewuch Date: 10-01-14  
J. H. Gnewuch 10-01-14



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051  
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6862

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

**CERTIFIED SURVEY MAP**

*PRELIMINARY*

*WILL BE*

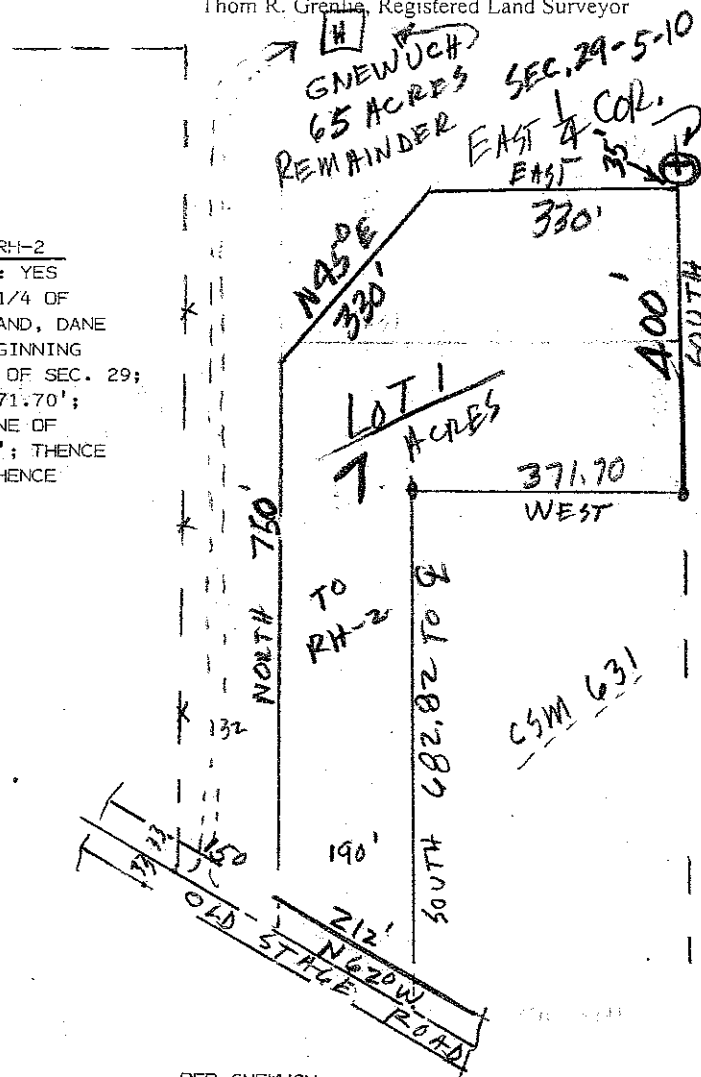
I, Thom R. Grenlie, hereby certify that this survey ~~is~~ *will be* in compliance with Chapter 236.34 of Wisconsin Statutes.  
 I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor

LEGAL DESCRIPTION FOR REZONE TO RH-2

DED: YES  
 PART OF THE NE1/4 OF THE SE1/4 OF  
 SEC. 29, T5N, R10E, TOWN OF RUTLAND, DANE  
 CO, WI DESCRIBED AS FOLLOWS: BEGINNING  
 35' SOUTH OF THE EAST 1/4 CORNER OF SEC. 29;  
 THENCE SOUTH 400'; THENCE WEST 371.70';  
 THENCE SOUTH 682.82' TO CENTERLINE OF  
 OLD STAGE ROAD; THENCE N62°W 212'; THENCE  
 NORTH 750'; THENCE N45°E 330'; THENCE  
 EAST 330' TO POINT OF BEGINNING.  
 CONTAINS 7 ACRES.

*SOILS: 100% CLASS 2*



**LEGEND**

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

SURVEYED -NOT-  
 DRAWN ETE  
 APPROVED \_\_\_\_\_  
 FIELD BOOK \_\_\_\_\_  
 DATE 8-4-14  
 TAPE/FILE \_\_\_\_\_

*REVISED PER EPK 8-14-14*

OFFICE MAP NO. 409-B

SURVEYED FOR: PEP GNEWJCH 835-7492  
 POST OFFICE BOX 8, OREGON, WI 53575-0008  
 DESCRIPTION-LOCATION: PRT NE1/4, SE1/4, SEC. 29, T5N, R10E  
 TOWN OF RUTLAND, DANE CO, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LAND  
 REG. COMM. \_\_\_\_\_ action of \_\_\_\_\_

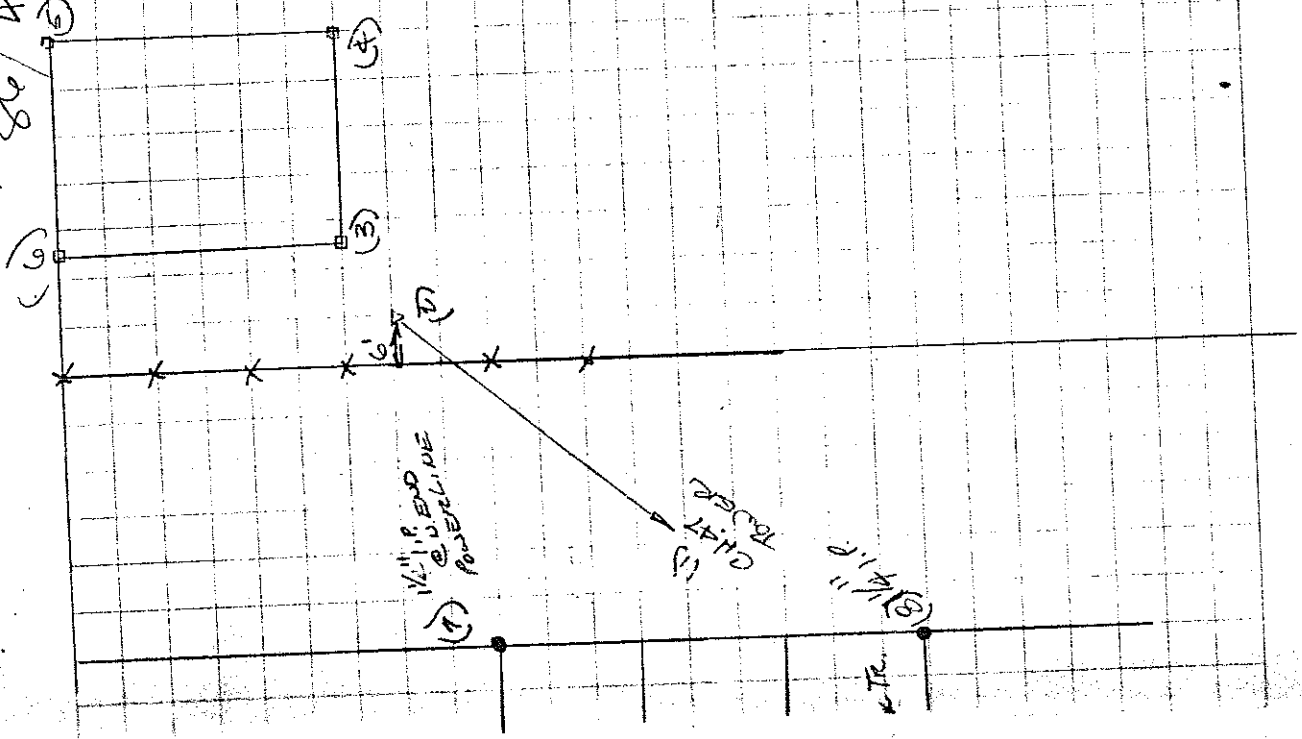
**REGISTER OF DEEDS CERTIFICATE** DAN EVERSON, AGENT

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
 and recorded in Volume \_\_\_\_\_ of Certified Survey  
 Maps of Dane County on Page \_\_\_\_\_

Register of Deeds  
 DOCUMENT # \_\_\_\_\_  
 CERTIFIED SURVEY MAP # \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_

F.B. 86/49

1-2-3	2-3	1-2-4	2-4
156-10-00①	10.12	196-28①	237.10
154-10-00②		190-29②	
1-2-5	2-5	1-2-6	2-6
164-12①	318.90	136-25①	241.09
164-12②		136-25②	
1-2-7	2-7		
15-04-90	696.69	MANLY	
30-09-50	696.69	2399 A60	
15° 04' 55"		N 7° E ST	
		CH. 76 D/F	
1-2-8	2-8	HOWARTH	
352° 22' 45"	882.54	2401	
344° 45' 40"	882.54	White	
352° 22' 50"		CH 157	
		2405	
		White	



1/4" I.P. END  
@ 5.00 L.M.E  
POSSIBLE LINE

CH. 157

2405  
White

CH. 76

CH. 157