

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/01/2014	DCPREZ-2014-10688
Public Hearing Date	C.U.P. Number
06/24/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RODNEY L NELSON	PHONE (with Area Code) (608) 792-2660	AGENT NAME WILLIAMSON SURVEYING & ASSOC.	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5361 MAHOCKER RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) WUANAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS noa@williamsonsurveying.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	
5361 & 5359 MAHOCKER RD					
TOWNSHIP BLACK EARTH	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-194-8525-9					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-4 Rural Homes District	16.73		
A-1Ex Exclusive Ag District	A-4 Agriculture District	34.56		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	0.49		

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 SSA1	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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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	<u>Rod & Judith Nelson, Jeff & Lizbeth Nelson</u>	Agent's Name	<u>Noa Prieve, Williamson Surveying & Assoc.</u>
Address	<u>5361(Rod) & 5359(Jeff) Mahocker Rd Mazomanie, WI 53560</u>	Address	<u>104A W. Main St. Wuanakee, WI 53597</u>
Phone	<u>(608) 795-2660</u>	Phone	<u>(608) 255-5705</u>
Email	<u></u>	Email	<u>noa@williamsonsurveying.com</u>

Town: Black Earth Parcel numbers affected: 0806-194-8525-9, 0806-194-8601-0, 0806-193-8001-0, 0806-194-8503-5

Section: 19 Property address or location: 5361 & 5359 Mahocker Rd. Mazomanie, WI 53560

Zoning District change: (To / From / # of acres) A-1EX to RH-4 16.73 acres, A-1EX to A-4 34.56 acres, A-1EX to RH-1 0.49 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: 100 %

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:

There are currently two houses on these parcels. The purpose of the rezone and C.S.M. is to move the split line further away from one of the existing houses and to create a lot that would be solely for agricultural purposes. There are no plans for additional houses, buildings, or improvements.

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

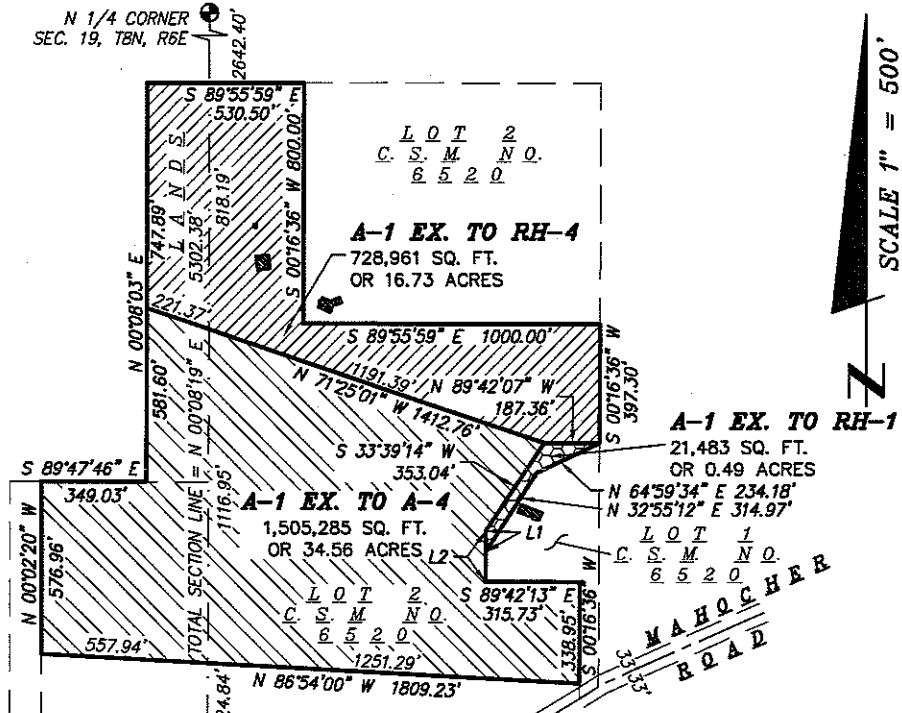
Date: 3/28/14



WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

REZONE MAP



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°19'30" W	70.50'
L2	S 00°19'30" W	170.50'

PREPARED FOR:
ROD NELSON
5361 MAHOCKER RD
MAZOMANIE, WI. 53560

A-1 EX. TO RH-4

A parcel of land located in part of the NW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin, also being part of Lot 2, C.S.M. No. 6520, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 19; thence along the north-south quarter line of said Section 19, N 00°08'19" E, 1841.79 feet to the point of beginning; thence N 71°25'01" W, 221.37 feet; thence N 00°08'03" E, 747.89 feet; thence S 89°55'59" E, 530.50 feet; thence S 00°16'36" W, 800.00 feet; thence S 89°55'59" E, 1000.00 feet to the east line of said C.S.M. No. 6520; thence along said east line, S 00°16'36" W, 397.30 feet to the northerly corner of Lot 1, of said C.S.M. No. 6520; thence N 89°42'07" W, 187.36 feet; thence N 71°25'01" W, 1191.39 feet to the point of beginning. This parcel contains 728,961 square feet or 16.73 acres.

DELAYED EFFECTIVE DATE REQUESTED

A-1 EX. TO RH-1

A parcel of land located in part of the NW 1/4 and SW 1/4 of the SE 1/4, of Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin, also being part of Lot 2, C.S.M. No. 6520, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 19; thence along the north-south quarter line of said Section 19, N 00°08'19" E, 1841.79 feet; thence S 71°25'01" E, 1191.39 feet to the point of beginning; thence S 33°39'14" W, 353.04 feet; thence S 00°19'30" W, 70.50 feet to a northwesterly line of Lot 1, of said C.S.M. No. 6520; thence along said northwesterly line, N 32°55'12" E, 314.97 feet to a northwesterly line of said Lot 1; thence along said northwesterly line, N 64°59'34" E, 234.18 feet to the northerly corner of said Lot 1; thence N 89°42'07" W, 187.36 feet to the point of beginning. This parcel contains 21,483 square feet or 0.49 acres.

DELAYED EFFECTIVE DATE REQUESTED

A-1 EX. TO A-4

A parcel of land located in part of the NW 1/4 and SW 1/4 of the SE 1/4, and the NE 1/4 and SE 1/4 of the SW 1/4, all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin, also being part of Lot 2, C.S.M. No. 6520, being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 19; thence along the north-south quarter line of said Section 19, N 00°08'19" E, 724.84 feet to the south line of said C.S.M. No. 6520 and the point of beginning; thence along said south line, N 86°54'00" W, 557.94 feet; thence N 00°02'20" W, 576.96 feet; thence S 89°47'46" E, 349.03 feet; thence N 00°08'03" E, 581.60 feet; thence S 71°25'01" E, 1412.76 feet; thence S 33°39'14" W, 353.04 feet; thence S 00°19'30" W, 170.50 feet; thence S 89°42'13" E, 315.73 feet; thence S 00°16'36" W, 338.95 feet to a south line of said C.S.M. No. 6520; thence along said south line, N 86°54'00" W, 1251.29 feet to the point of beginning. This parcel contains 1,505,285 square feet or 34.56 acres.

DELAYED EFFECTIVE DATE REQUESTED



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

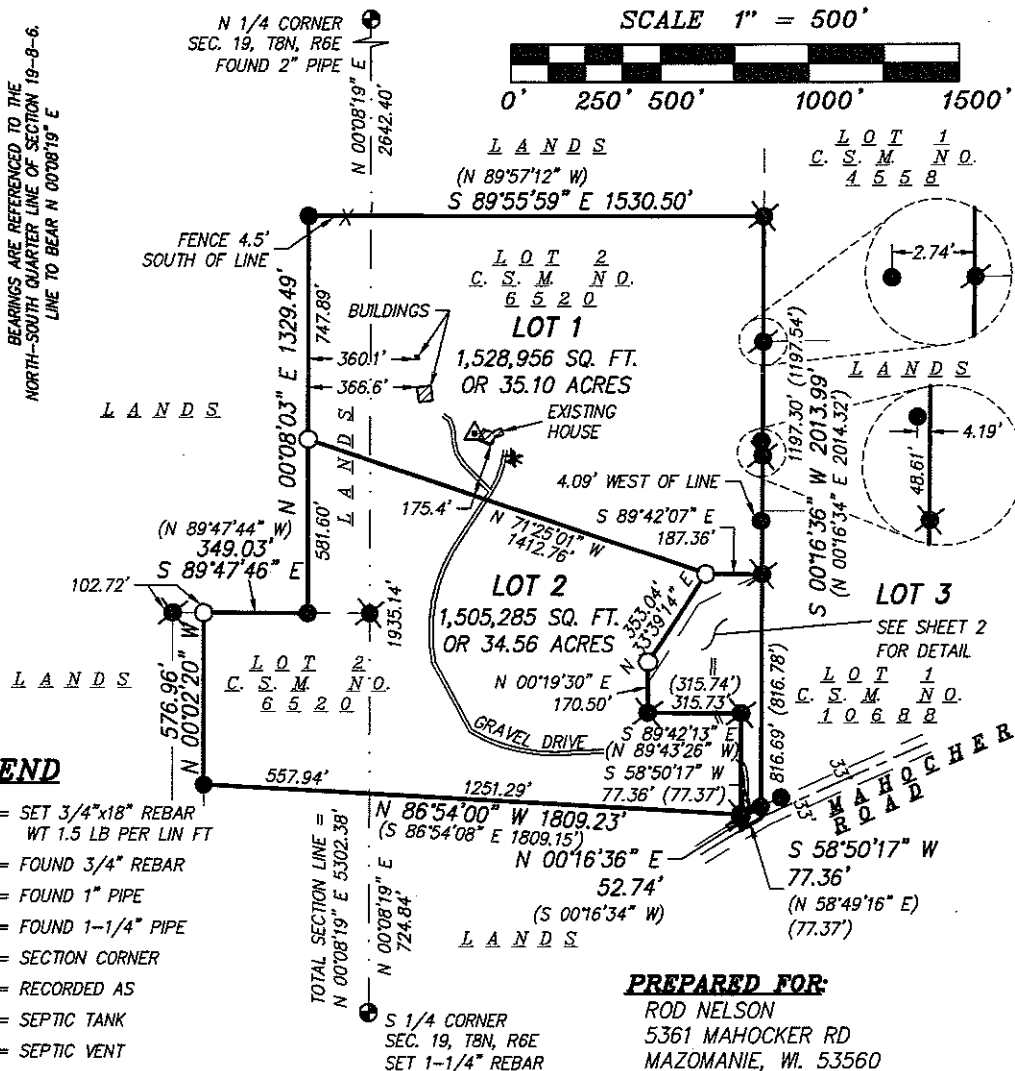
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 and SW 1/4 of the SE 1/4, and the NE 1/4 and SE 1/4 of the SW 1/4, all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin. Including all of Lot 1 and part of Lot 2, C.S.M. No. 6520.

SCALE 1" = 500'



BEARINGS ARE REFERENCED TO THE NORTH-SOUTH QUARTER LINE OF SECTION 19-8-6. LINE TO BEAR N 00°08'19" E



LEGEND

- = SET 3/4"x18" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" PIPE
- ⊗ = FOUND 1-1/4" PIPE
- ⊕ = SECTION CORNER
- (#) = RECORDED AS
- * = SEPTIC TANK
- + = SEPTIC VENT
- = UTILITY POLE
- △ = WELL

TOTAL SECTION LINE = N 00°08'19" E 5302.38'

PREPARED FOR:

ROD NELSON
5361 MAHOCKER RD
MAZOMANIE, WI. 53560

NOTES:

- 1.) THIS SURVEY 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.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

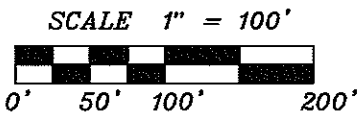
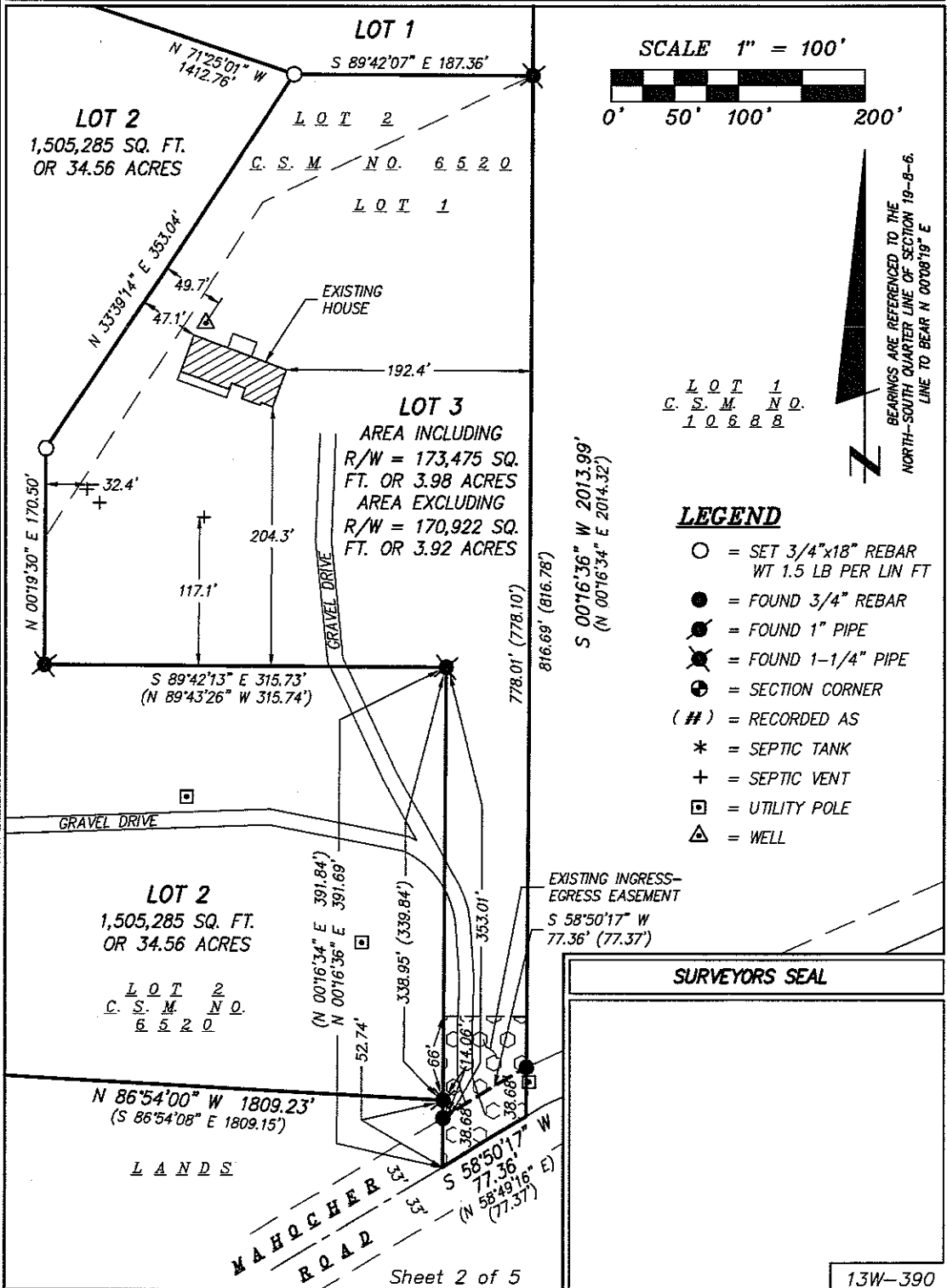


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 and SW 1/4 of the SE 1/4, and the NE 1/4 and SE 1/4 of the SW 1/4, all in Section 19, T8N, R6E, Town of Black Earth, Dane County, Wisconsin. Including all of Lot 1 and part of Lot 2, C.S.M. No. 6520.



L O T 1
C. S. M. N. O.
1 0 6 2 0

LEGEND

- = SET 3/4"x18" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" PIPE
- ⊗ = FOUND 1-1/4" PIPE
- ⊕ = SECTION CORNER
- (#) = RECORDED AS
- * = SEPTIC TANK
- + = SEPTIC VENT
- = UTILITY POLE
- △ = WELL

S 00°16'36" W 2013.99'
(N 00°16'34" E 2014.32')

EXISTING INGRESS-EGRESS EASEMENT
S 58°50'17" W 77.36' (77.37')

SURVEYORS SEAL

Sheet 2 of 5

13W-390