

Petition # 10833

Public Hearing Date 4/28/15

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

1. Zoning District fits the proposed land use? Yes / No
2. Zoning District fit the proposed and remaining lots (s)? Yes / No
3. Proposed lot meet the minimum width and area requirements? Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No
5. Do the existing structures meet the height limitations? Yes / No
6. Do the existing (proposed) structures meet the lot coverage? Yes / No
7. Do the Accessory structures meet the principal structure ratio? Yes / No
8. Existing building heights conform to district? Yes / No
9. Shoreland, Wetland, Flood plain issues? Yes / No
10. Steep slope issues? Yes / No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments: _____

Planning Review

1. Density Study Needed? Yes / No Splits _____
2. Determination of Legal Status Yes / No
3. In compliance with Town plan? Yes / No
4. Land Division Compliance? Yes / No

Comments: _____

Contacts / Correspondence: (date: issue)



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.

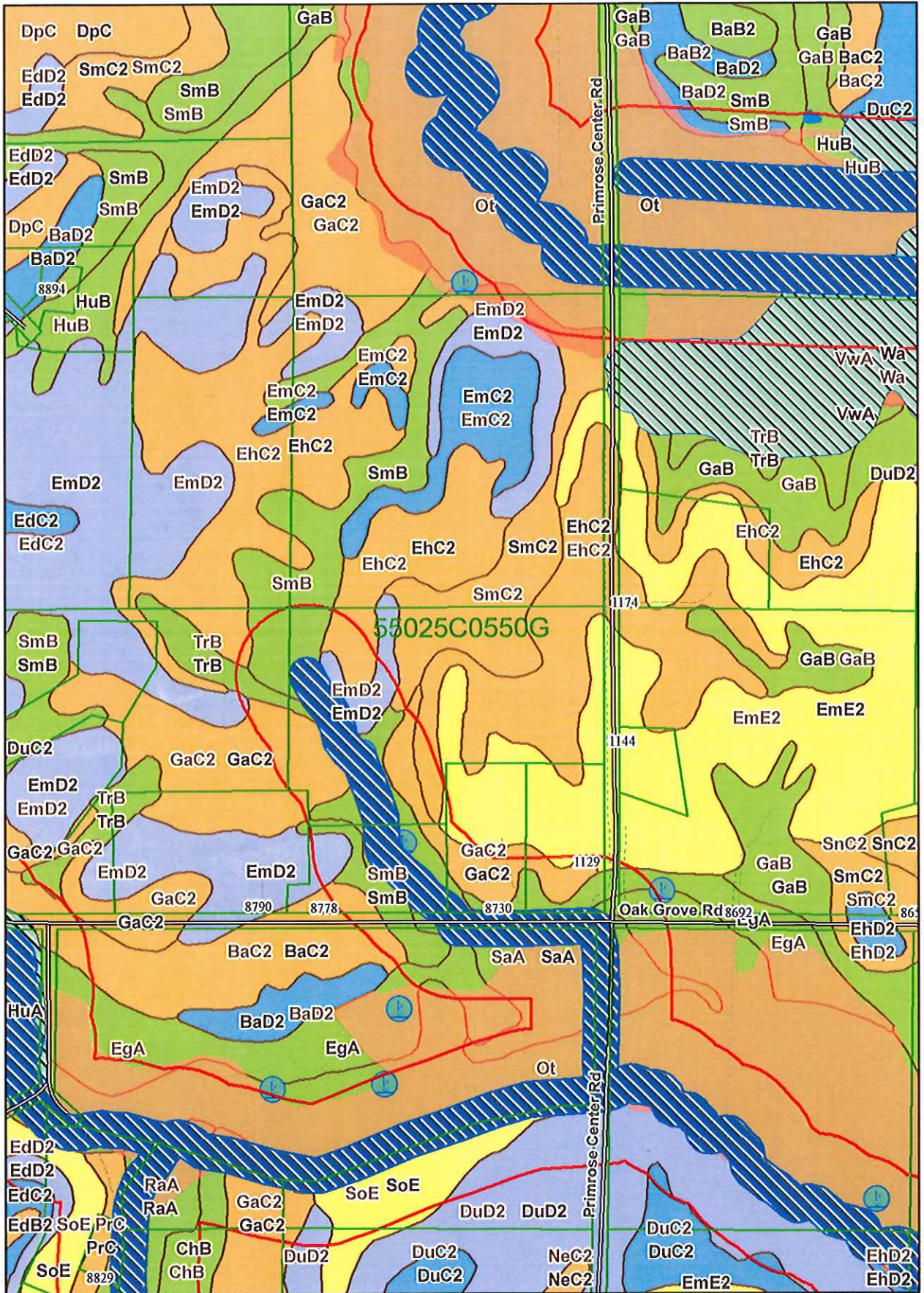
Owner's Name AFFeldt Family Trust Agent's Name Richard Pretzel
 Address 402 Perimeter Rd Address _____
Wauwatosa
 Phone _____ Phone _____
608-437-4611
 Email RLPretzel@MHTC.NET Email _____

Town: Primrose Parcel numbers affected: 050710385010, 050709495001,
050709490020
 Section: 9+10 Property address or location: North of 1174 Primrose Center Rd
 Zoning District change: (To / From / # of acres) North of 8778 Oak Grove Rd
A-4/A-1EX/33.1, A-2/A-1EX/25.7, A-4/A-1EX/21

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:
TRANSFER 2 PARCELS AND SELLING 1 PARCEL

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 2-19-15

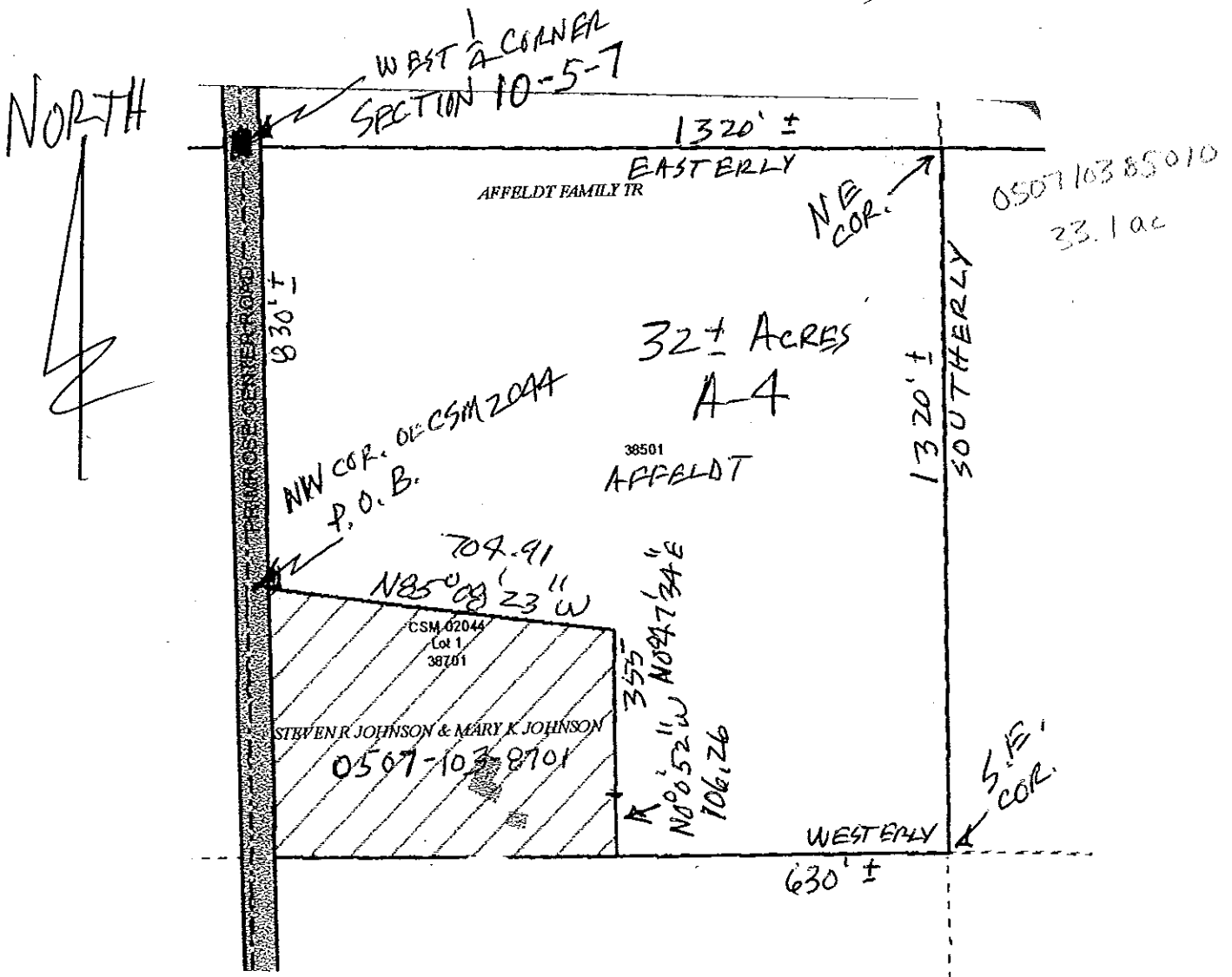


AFFELDT FAMILY TRUST
 C/O RICK PRETZEL
 402 PERIMETER ROAD
 MT. HOREB, WI 53572
 338-8376

REZONE OF 0507 103 8501
 FROM A-1EX TO A-4 DED: NO
 LAND EAST OF PRIMROSE CENTER ROAD

LEGAL DESCRIPTION:

PART OF THE NW1/4 OF THE SW1/4 OF SECTION 10, T5N, R7E, TOWN OF PRIMROSE, DANE CO, WI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF CSM 2044; THENCE NORTH TO THE WEST 1/4 CORNER OF SEC. 10; THENCE EAST TO THE NORTHEAST CORNER OF THE SAID NW1/4, SW1/4; THENCE SOUTH TO THE SOUTHEAST CORNER THEREOF; THENCE WEST TO THE SOUTHEAST CORNER OF PARCEL NO. 0507 103 8701; THENCE N0°0'52'W 106.26 FEET TO THE SOUTHEAST CORNER OF CSM NO. 2044; THENCE N0°47'34''E 355 FEET; THENCE N85°08'23''W 704.91 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

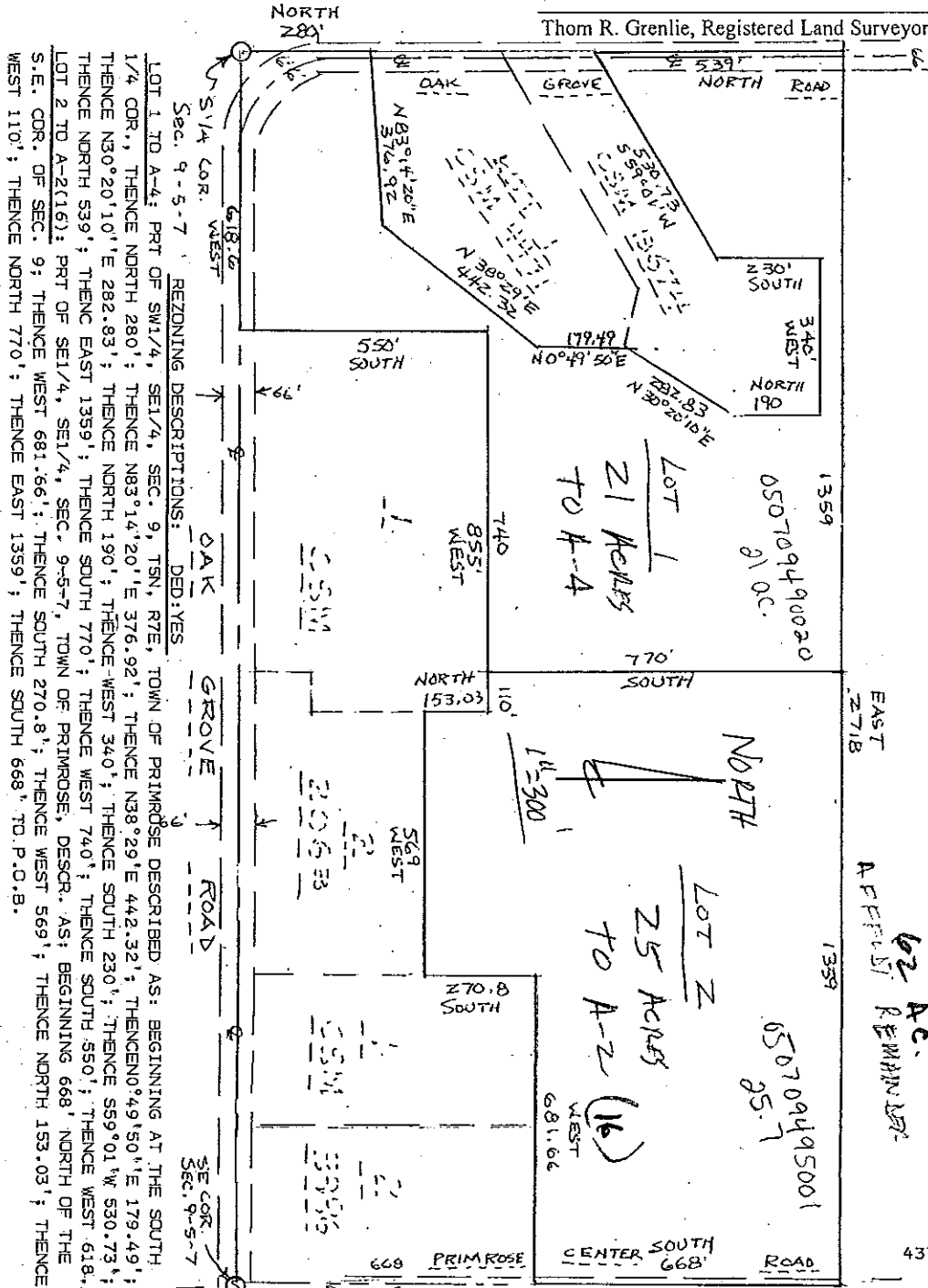
State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

PRELIMINARY

Will BE

I, Thom R. Grenlie, hereby certify that this survey 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.



REZONING DESCRIPTIONS: DED: YES
 LOT 1 TO A-4: PRT OF SW 1/4, SEC. 9, TSN, R7E, TOWN OF PRIMROSE DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 COR., THENCE NORTH 280'; THENCE N83°14'20"E 376.92'; THENCE N38°29'E 442.32'; THENCE N0°49'50"E 179.49'; THENCE N30°20'10"E 282.83'; THENCE NORTH 190'; THENCE WEST 340'; THENCE SOUTH 230'; THENCE S59°01'W 530.73'; THENCE NORTH 539'; THENCE EAST 1359'; THENCE SOUTH 770'; THENCE WEST 740'; THENCE SOUTH 550'; THENCE WEST 618.6' TO P.O.B. S.E. COR. OF SEC. 9; THENCE WEST 681.66'; THENCE SOUTH 270.8'; THENCE WEST 569'; THENCE NORTH 153.03'; THENCE WEST 110'; THENCE NORTH 770'; THENCE EAST 1359'; THENCE SOUTH 668' TO P.O.B.

LEGEND

- Scale: 1 inch = 300 ft.
- Iron stake found
- 1"x24" iron pipe set min. wt. 1.13#/in ft.

SURVEYED BY: NET
 DRAWN: _____
 APPROVED: _____
 FIELD BOOK: _____
 DATE: 2-19-15
 TAPE/FILE: _____

SURVEYED FOR: AFFELDT FAMILY TRUST, C/O RICK PRETZEL 402 PERIMETER RD
 DESCRIPTION/LOCATION: SEE ABOVE MT. FOREB, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING & LANG
 REG. COMM action of _____

REGISTER OF DEEDS CERTIFICATE DANIEL EVERSON

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