

# Dane County Rezone Petition

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 11/19/2020                 | DCPREZ-2020-11645      |
| <b>Public Hearing Date</b> |                        |
| 01/26/2021                 |                        |

| OWNER INFORMATION                                       |  | AGENT INFORMATION                                 |  |
|---|--|---|--|
| OWNER NAME<br>JPC REAL ESTATE LLC                       | PHONE (with Area Code)<br>(608) 628-1112 | AGENT NAME<br>MSA PROFESSIONAL SERVICES           | PHONE (with Area Code)<br>(608) 242-7779 |
| BILLING ADDRESS (Number & Street)<br>N6888 WOODSEdge DR |  | ADDRESS (Number & Street)<br>1702 PANKRATZ STREET |  |
| (City, State, Zip)<br>MAUSTON, WI 53948                 |  | (City, State, Zip)<br>Madison, WI 53704           |  |
| E-MAIL ADDRESS<br>jerry@jaconnery.com                   |  | E-MAIL ADDRESS<br>btisdale@msa-ps.com             |  |

| ADDRESS/LOCATION 1            |               | ADDRESS/LOCATION 2            |         | ADDRESS/LOCATION 3            |         |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE |               | ADDRESS OR LOCATION OF REZONE |         | ADDRESS OR LOCATION OF REZONE |         |
| 7331 US Hwy 12                |               |                               |         |                               |         |
| TOWNSHIP<br>ROXBURY           | SECTION<br>18 | TOWNSHIP                      | SECTION | TOWNSHIP                      | SECTION |
| PARCEL NUMBERS INVOLVED       |               | PARCEL NUMBERS INVOLVED       |         | PARCEL NUMBERS INVOLVED       |         |
| 0907-184-8600-5               |               | 0907-184-8571-1               |         |                               |         |

## REASON FOR REZONE

DIVIDING AN EXISTING RESIDENTIAL LOT INTO THREE RESIDENTIAL LOTS

| FROM DISTRICT:                  | TO DISTRICT:                    | ACRES |
|---------------------------------|---------------------------------|-------|
| RR-8 Rural Residential District | RR-2 Rural Residential District | 2.0   |
| HC Heavy Commercial District    | RR-2 Rural Residential District | 2.0   |

|   |  |  |   |   |
|---|--|--|---|---|
| <b>C.S.M REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>PLAT REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>DEED RESTRICTION REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>INSPECTOR'S INITIALS</b><br><br>RWL1 | <b>SIGNATURE:(Owner or Agent)</b><br><br><br><br><b>PRINT NAME:</b><br><br><br><b>DATE:</b> |
|---|--|--|---|---|



**Dane County**  
**Department of Planning and Development**  
 Zoning Division  
 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
 Madison, Wisconsin 53703  
 (608) 266-4266

| Application Fees  |       |
|---|-------|
| General:  | \$395 |
| Farmland Preservation:  | \$495 |
| Commercial:   | \$545 |
| <ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul> |       |

## REZONE APPLICATION

### APPLICANT INFORMATION

|                             |                            |                             |                                      |
|-----------------------------|----------------------------|-----------------------------|--------------------------------------|
| Property Owner Name:        | JPC Real Estate LLC        | Agent Name:                 | Bradley Tisdale - MSA Prof. Services |
| Address (Number & Street):  | E 12271 Timber Ridge Trail | Address (Number & Street):  | 1702 Pankratz St                     |
| Address (City, State, Zip): | Prairie du Sac, WI 53578   | Address (City, State, Zip): | Madison, WI 53704                    |
| Email Address:              | jerry@jaconnery.com        | Email Address:              | btisdale@msa-ps.com                  |
| Phone#:                     | 608-628-1112               | Phone#:                     | 608-242-7779                         |

### PROPERTY INFORMATION

|           |         |                               |                                   |
|-----------|---------|-------------------------------|-----------------------------------|
| Township: | Roxbury | Parcel Number(s):             | 0907-184-8600-5 & 0907-184-8571-1 |
| Section:  | 18      | Property Address or Location: | 7331 USH 12                       |

### REZONE DESCRIPTION

**Reason for the request.** In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?  
 Yes  No

The existing RR-8 parcel and the HC parcel are being reconfigured to create a RR-8 parcel and 2 RR-2 parcels.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres  |
|-----------------------------|-----------------------------|--------|
| RR-8                        | RR-8                        | 11.789 |
| RR-8                        | RR-2                        | 2.002  |
| HC                          | RR-2                        | 2.033  |

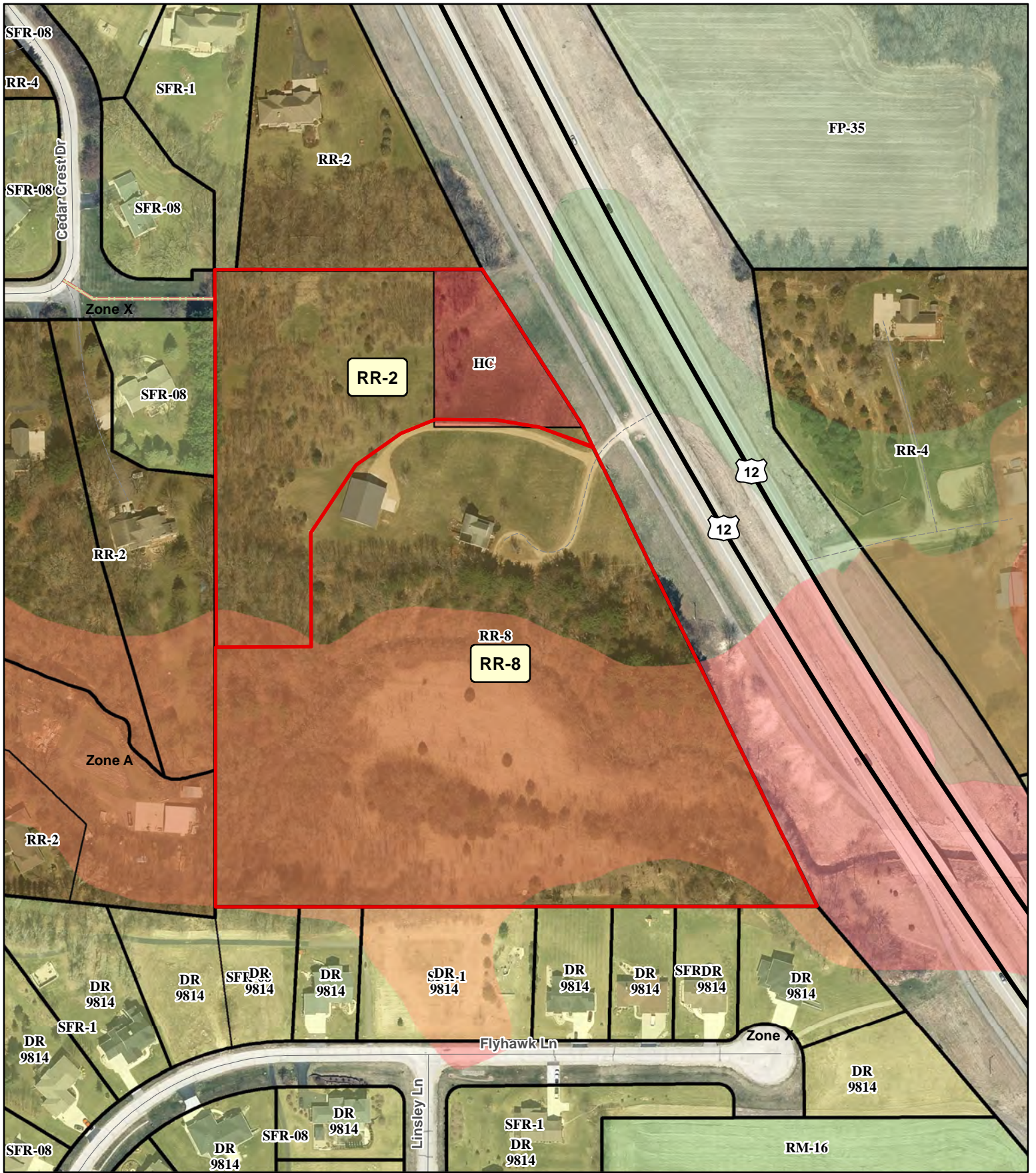
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.**

|  |  |   |   |   |
|--|--|---|---|---|
| <input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|--|--|---|---|---|





I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

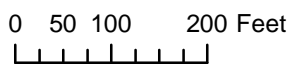
Owner/Agent Signature Bradley Tisdale

Date 11/19/20



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11645  
 JPC REAL ESTATE LLC



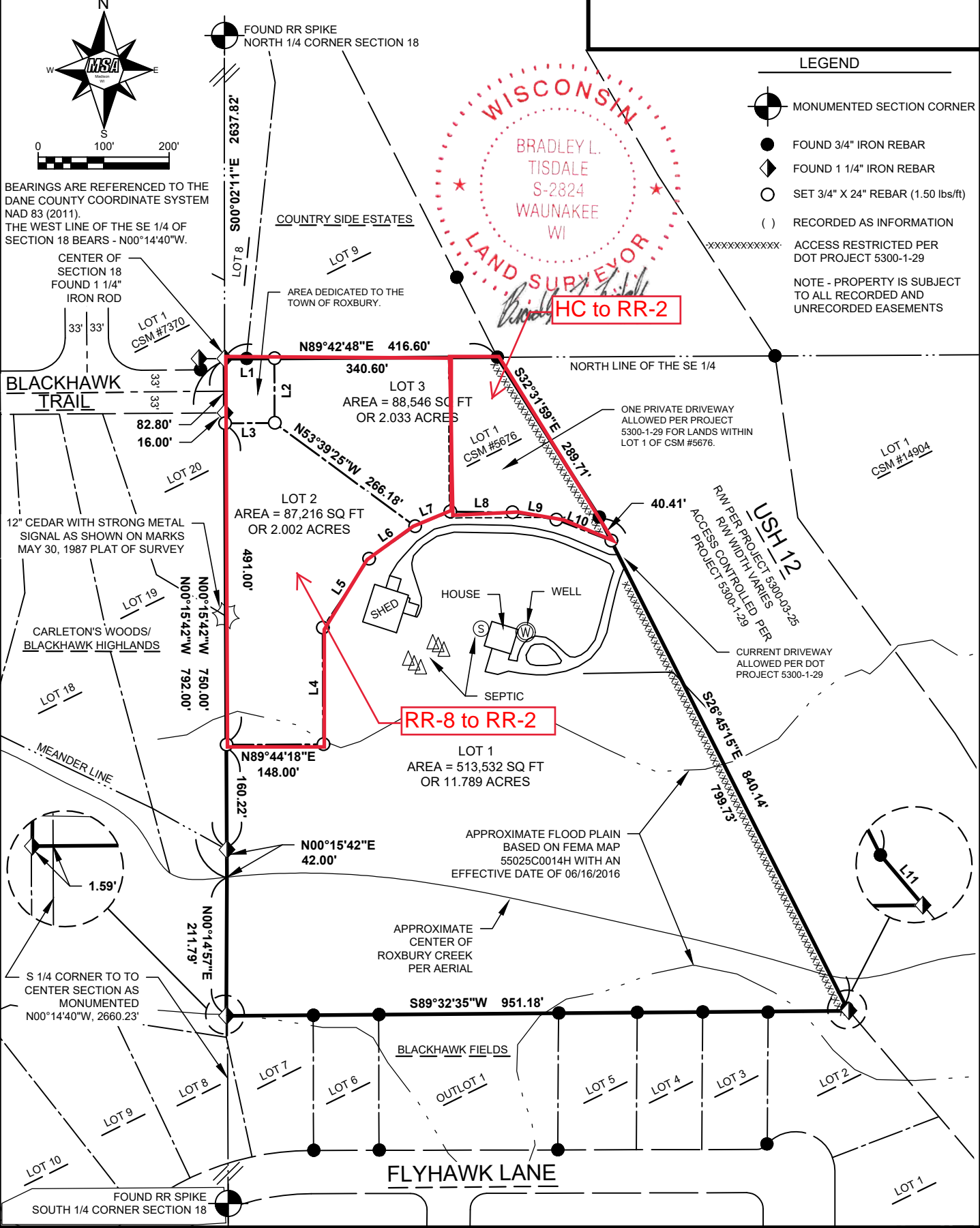
ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 1702 Pankratz St, Madison, WI 53704  
 (608) 242-7779 www.msa-ps.com  
 © MSA Professional Services, Inc.

PROJECT NO. 12236007  
 DRAWN BY: B. Tisdale  
 SURVEYOR: B. Tisdale  
 FILE NO. 12236007  
 SHEET NO. 1 of 3

OWNER:  
 JPC REAL ESTATE LLC  
 E 12271 TIMBER RIDGE TRAIL  
 PRAIRIE DU SAC, WI 53578

DANE COUNTY CERTIFIED SURVEY MAP #

Lot 1, Certified Survey Map #5676 and part of the NW 1/4 - SE 1/4 of Section 18, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.



Commencing at the South 1/4 corner said Section 18; thence, N00°14'40"W along the west line of the Southeast 1/4 of said Section 18, 2660.23 feet to a 1 1/4-inch iron rod marking the center of said section 18 and the Point of Beginning; thence, N89°42'48"E along the north line of the Southeast 1/4 of said Section 18, 416.60 feet to the west right-of-way of USH 12; thence, S32°31'59"E along said right-of-way 289.71 feet; thence, S26°45'15"E along said right-of-way, 840.14 feet; thence, S40°19'32"E along said right-of-way, 5.02 feet to the north line of Blackhawk Fields; thence, S89°32'35"W along the north line of Blackhawk Fields, 951.18 feet; thence, N00°14'57"E, 211.79 feet to the southeast corner of Carleton's Woods/Blackhawk Highlands; thence, N00°15'42"W along the east line of Carleton's Woods/Blackhawk Highlands, 792.00 feet to the Point of Beginning.

Said parcel includes 696,797 sq ft or 15.996 acres more or less including 7,503 sq ft or 0.172 acres of lands dedicated to the Town of Roxbury.