

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/29/2018	DCPREZ-2018-11332
Public Hearing Date	C.U.P. Number
09/17/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TREVOR G OTTO	PHONE (with Area Code)	AGENT NAME MOORE SURVEYING	PHONE (with Area Code) (608) 577-1232
BILLING ADDRESS (Number & Street) 1371 STATE HIGHWAY 92		ADDRESS (Number & Street) 2918 MARKETPLACE DR.	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Fitchburg, WI 53719	
E-MAIL ADDRESS		E-MAIL ADDRESS	

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	
1371 STH 92		north of 1371 STH 92			
TOWNSHIP PRIMROSE	SECTION 11	TOWNSHIP	SECTION 2	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-111-8010-4		0507-024-9500-5			

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-1 Rural Homes District	0.24		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	DJE1	
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		

PRINT NAME:
DATE:

6/29/18

* APPLICATION E-MAILED TO AGENT



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 TREVER G. OTTO Agent's Name ANDREW MOORE
 Address 1371 S.T.H 92 VERONA WI Address 2918 MARKETPLACE DR SUITE 108
 Phone 53593 Phone FITCHBURG WI 53719
920-740-6495 608-577-1232
 Email TREVER.OTTO@GMAIL.COM Email ARMORE@MOORESURVEYINGLLC.COM
 Town: TEN R7E Parcel numbers affected: 048/0507-111-8010-4 TREVOIR OTTO
048/0507-624-9500-5 GREG STAMM
 Section: 01 Property address or location: 1371 S.T.H 92 VERONA WI 53593
 Zoning District change: (To / From / # of acres) A-1EX to RH-1 0.24 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:

BUY A STRIP OF LAND THAT THEIR DRIVEWAY AND UTILITES ARE ON. ALSO WANT TO BUILD AN ADDITION AND NEEDS TO COMPLY WITH SETBACKS.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Andrew Moore Date: 6/29/2018



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

Zoning Petition No: DCPREZ-2018-11332	Conditional Use Permit No: NONE
Public Hearing Date: 09/17/2018	Time: <u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.



1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County.** Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to zonelegals@countyofdane.com or Burns.Diana@countyofdane.com.

Please contact Diana Burns at (608) 266-4253 if you have any questions regarding this procedure.



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RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2018-11332
Application Type: DaneCounty/Zoning/Rezone/NA
Address: 1371 STATE HIGHWAY 92, TOWN OF PRIMROSE, WI 99999

Receipt No.	870786					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	10944	\$486.00	06/29/2018	DJE1		

Owner Info.: TREVER G OTTO
1371 STATE HIGHWAY 92
VERONA, WI 53593

Work Description: Adding lands to existing RH-1 parcel. Lot line adjustment via Certified Survey Map

APPLICANT: TREVER G. OTTO AND CHRISTEN L. OTTO

ZONING PETITION NUMBER:

LEGAL DESCRIPTION OF PROPOSED RE-ZONE:

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 02, TOWNSHIP 05 NORTH, RANGE 07 EAST, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE N 88°13'42" W, 60.06 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 11 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S.T.H. 92 AND THE POINT OF BEGINNING; THENCE CONTINUING N 88°13'42" W, 10.00 FEET ALONG SAID SECTION LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S.T.H. 92; THENCE CONTINUING N 88°13'42" W, 347.94 FEET ALONG SAID SECTION LINE; THENCE N 00°28'14" E, 29.50 FEET; THENCE S 88°13'42" E, 357.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S.T.H. 92; THENCE S 00°28'14" E, 29.50 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF S.T.H. 92 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,551 SQUARE FEET OR 0.24 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

THOMAS D ESSER
CINDY F ESSER
1446 STATE HIGHWAY 92
VERONA WI 53593

JOLE RICHARD SHACKELFORD
FRANKIE BELLE SHACKELFORD
992 PORTLAND AVE
ST PAUL MN 55104

CHRISTOPHER W JOHNSON
LYNN C PITMAN
1410 STATE HIGHWAY 92
VERONA WI 53593

LUANN C ESSER
1436 STATE HIGHWAY 92
VERONA WI 53593

THOMAS D ESSER
CINDY F ESSER
1446 STATE HIGHWAY 92
VERONA WI 53593

THOMAS D ESSER
CINDY F ESSER
1446 STATE HIGHWAY 92
VERONA WI 53593

THOMAS D ESSER
CINDY F ESSER
1446 STATE HIGHWAY 92
VERONA WI 53593

GREGORY L STAMN
1593 SPRING ROSE RD
VERONA WI 53593

MARGARET K ESSER
1285 STATE HIGHWAY 92
VERONA WI 53593

TREVER G OTTO
CHRISTEN L OTTO
1371 STATE HIGHWAY 92
VERONA WI 53593

MARGARET K ESSER
1285 STATE HIGHWAY 92
VERONA WI 53593

CHRISTOPHER W JOHNSON
LYNN C PITMAN
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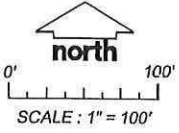
TREVER G OTTO
CHRISTEN L OTTO
1371 STATE HIGHWAY 92
VERONA WI 53593

JOLE R SHACKELFORD
992 PORTLAND AVE
ST PAUL MN 55104

JOLE RICHARD SHACKELFORD
FRANKIE BELLE SHACKELFORD
992 PORTLAND AVE
ST PAUL MN 55104

PROPOSED RE-ZONE

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 05 NORTH, RANGE 07 EAST, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN



SURVEYED BY:
MOORE SURVEYING, LLC
2918 MARKETPLACE DR.
SUITE 108
FITCHBURG, WI 53719
(608) 288-1860

DATE OF SURVEY:
JUNE 27, 2018

PROPERTY SURVEYED:
1371 S.T.H. 92
VERONA, WI 53593

SURVEYED FOR:
TREVOR G. OTTO
CHRISTEN L. OTTO

PROJECT: 2352

LEGEND

- LOT CORNER FOUND
- 3/4"X24" REBAR SET WEIGHING 1.50LBS/L.F.
- ⊕ SECTION CORNER RECORDED DATA (40')
- - - LOT LINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - CENTERLINE ROAD
- - - PROPOSE RE-ZONE

NOTES

1. BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 11, T5N, R7E, RECORDED AS BEARING N 00°28'14" W ON CSM NUMBER 9229.

LEGAL DESCRIPTION OF PROPOSED RE-ZONE

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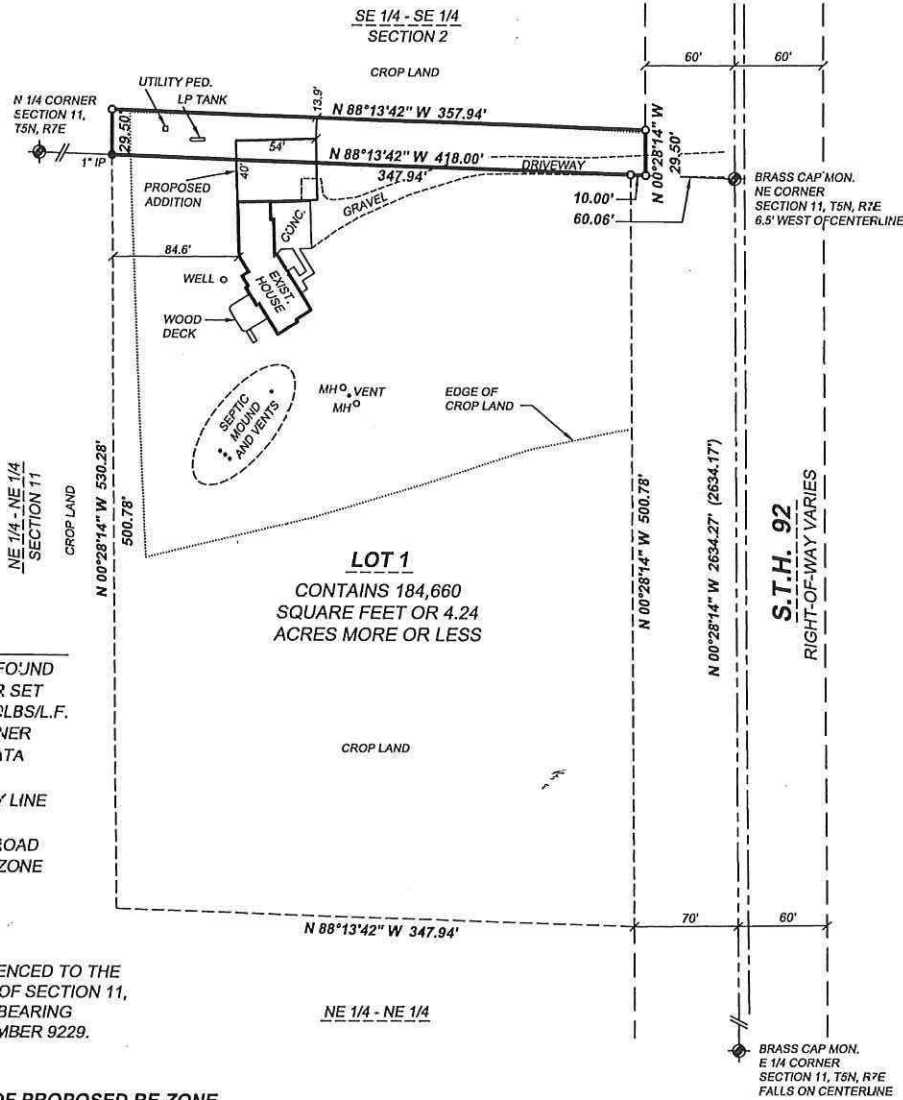
SAID PARCEL CONTAINS 10,551 SQUARE FEET OR 0.24 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.

SURVEYOR'S CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS MAP COMPLIES WITH AE-7 AND IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE-DESCRIBED PARCEL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028





Zone A

A-1(EX)
DCPREZ-0000-00000

1371
Zone X
RH-1
DCPREZ-0000-07431

92

A-1(EX)
DCPREZ-0000-00000

Zone A



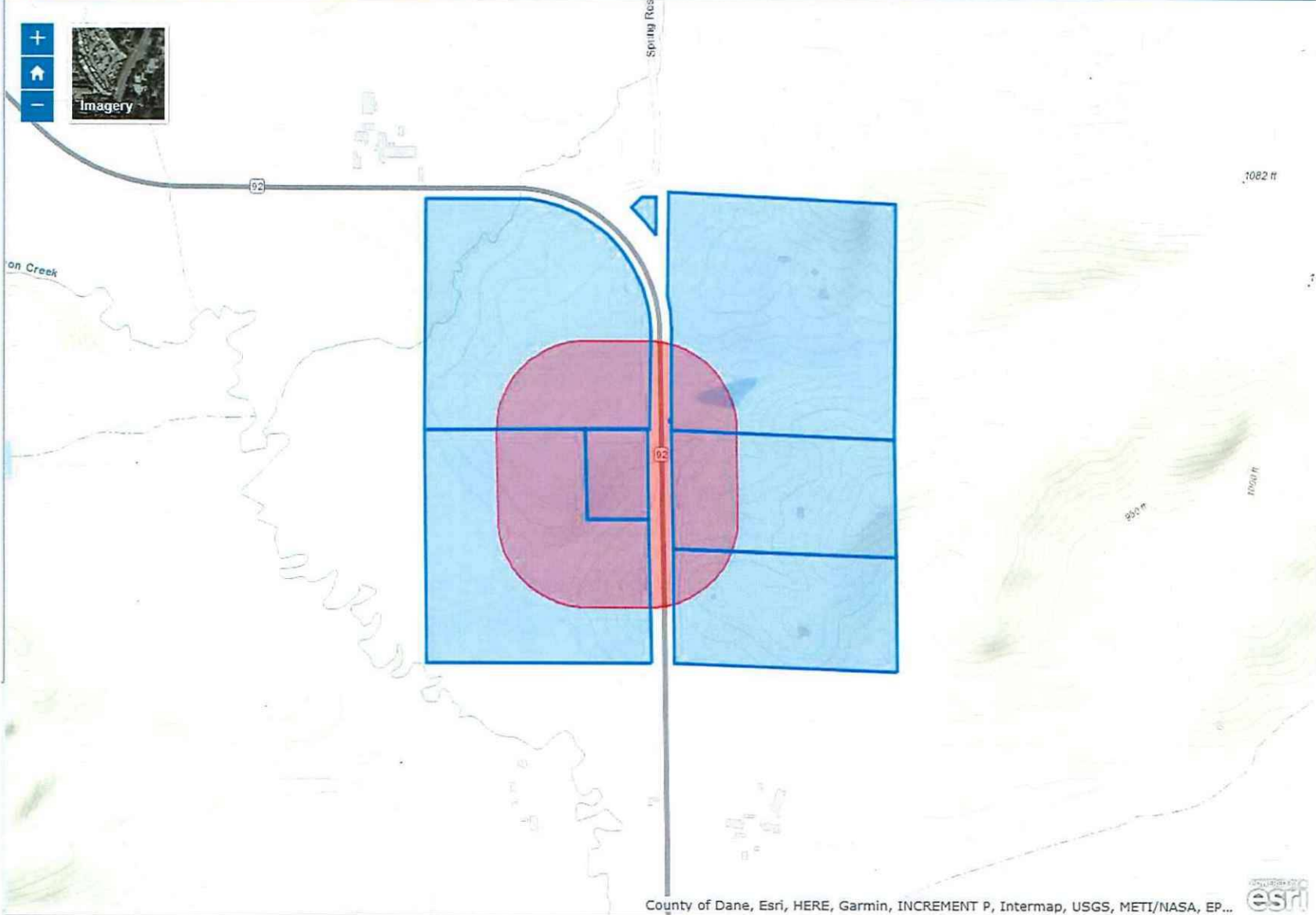
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DCPREZ-0000-00000

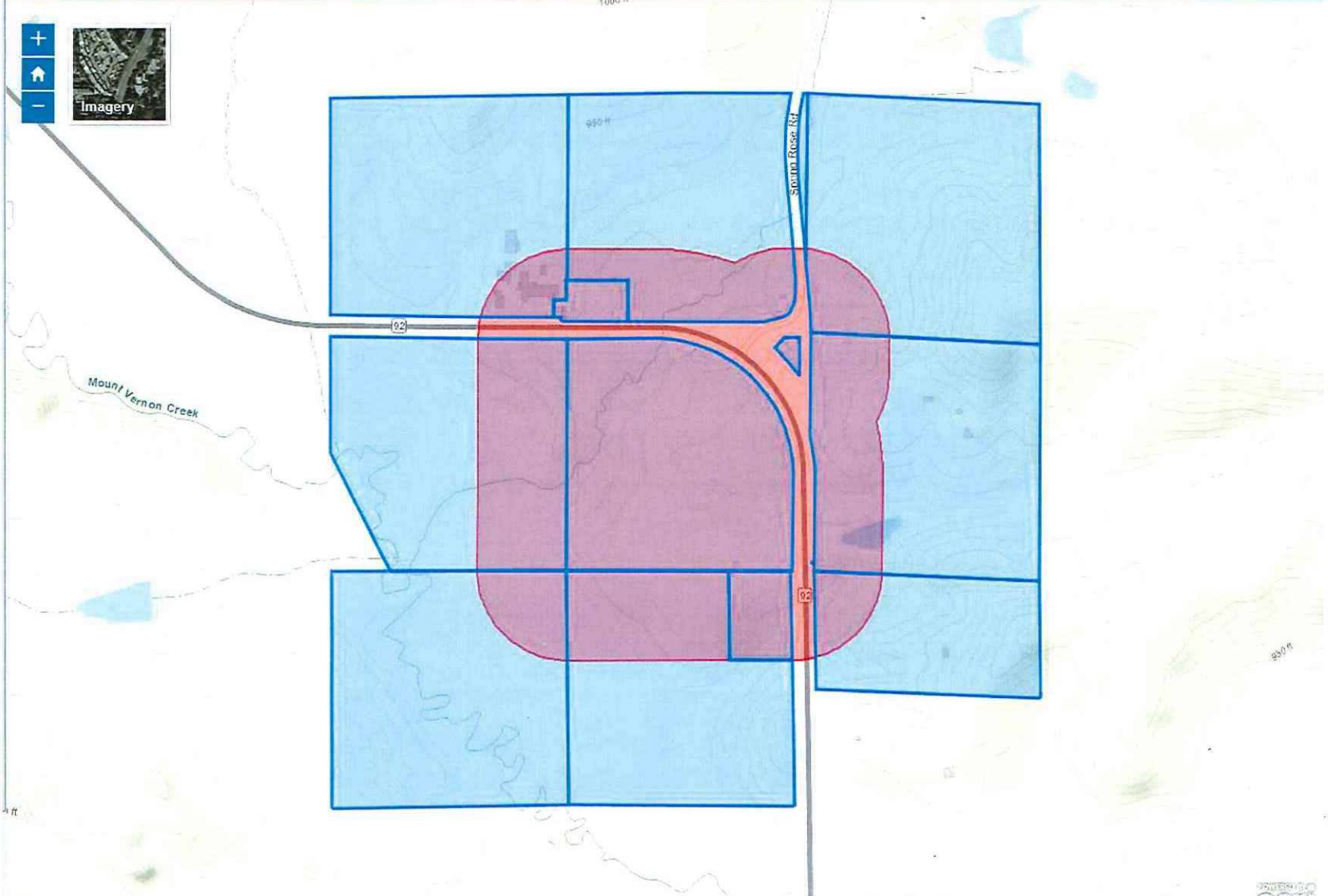


1371
RH-1
DCPREZ-0000-07431

92

A-1(EX)
DCPREZ-0000-00000

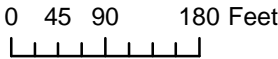






Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11332
 TREVER G OTTO