

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/02/2020	DCPREZ-2020-11619
Public Hearing Date	C.U.P. Number
12/22/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ANTHONY JAKACKI	PHONE (with Area Code) (608) 421-2355	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 1508 BLUE RIDGE TRL		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS jakacki@reagan.com		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
5116-5118 Easy Street		
TOWNSHIP VIENNA	SECTION 35	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0909-354-9320-0	0909-351-8506-0	

REASON FOR REZONE	CUP DESCRIPTION
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ADDING 1 ACRE ONTO AN EXISTING TWO-FAMILY DWELLING LOT	
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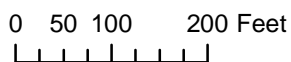
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	TFR-08 Two Family Residential District	1.0		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11619
ANTHONY JAKACKI

Southbridge Investment Group

1508 Blue Ridge Trail
Waunakee, WI 53597

Fortifi Bank
140 W. Huron St.
Berlin, WI 54923-0310
(920)361-2400

2561

DATE 9/24/20

79-0200 / 0759

PAY TO THE ORDER OF

Dane County Zoning
Four Acre Parcel Study Fee + no/ice \$ 495 DOLLARS

MEMO

5116-5118 Easy St



[Signature]



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

- PERMIT FEES DOUBLE FOR VIOLATIONS.
- ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	TONY JAKACKI	Agent Name:	WILLIAMSONS SURVEYING & ASSOC. LLC
Address (Number & Street):	1508 BLUE RIDGE TR	Address (Number & Street):	104A W. MAIN ST
Address (City, State, Zip):	WAUNAKEE, WI 53597	Address (City, State, Zip):	WAUNAKEE, WI 53597
Email Address:	JAKACKI@REAGAN.COM	Email Address:	CHRIS@WILLIAMSONSURVEYING.COM
Phone#:	608-421-2355	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	VIENNA	Parcel Number(s):	0909-354-9320-0
Section:	35	Property Address or Location:	5116-5118 EASY STREET

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

REZONE 1.0 ACRES TO BE ADDED TO AN EXISTING TFR-08 ZONED PARCEL (CSM 13014)

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	TFR-08	1.00

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 (non-refundable), payable to the Dane County Treasurer
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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

[Signature]

Date

10-1-2020



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in part of the SW 1/4 of the SE 1/4 of Section 35, T9N, R9E, Town of Vienna, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 13014, recorded in the Dane County Register of Deeds Office in Vol. 83 of Certified Survey Maps, Pg. 122-124, as Doc. No. 4714273

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°26'26" E	10.00'
L-2	N 00°33'33" W	33.00'
L-3	S 00°33'33" E	33.00'
L-4	N 89°26'26" E	10.00'

L A N D S

206.69'
S 89°26'26" W

LOT 1

103,962 SQ. FT.
2.39 ACRES

L A N D S

S 00°33'33" E

N 00°33'33" W

L A N D S

L O T 1
C. S. M. N. O.
1 3 0 1 4

502.99'

49.7

20.4

535.99'

25.0

535.99'

502.99'

146.6

206.69'
(N 89°26'27" E)
N 89°26'26" E

54.1

SOUTH 1/4 CORNER
SECTION 35-9-9
FD. 1 1/4" REBAR

SE CORNER
SECTION 35-9-9
FD. BRASS CAP
MONUMENT

542.57'

10.00'

186.69'

186.69'

33'.33'

1,910.41'

L-1

L-2

L-3

L-4

DEDICATED TO THE PUBLIC

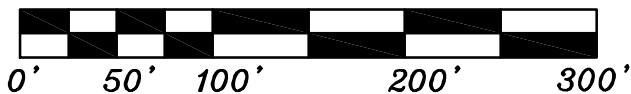
TOTAL SECTION LINE N 89°26'26" E 2,659.67'

E A S Y S T R E E T

PREPARED FOR:

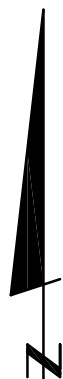
TONY JAKACKI
1508 BLUE RIDGE TRAIL
WAUNAKEE, WI 53597

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



WCCS-DANE ZONE

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 35-9-9
LINE TO BEAR N 89°26'26" E

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 AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS
- ⊗ = SEPTIC TANK
- ⊕ = SEPTIC VENT
- ▨ = DEDICATED TO THE PUBLIC

SURVEYORS SEAL

DATE: 10-1-2020

20W-372



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in part of the SW 1/4 of the SE 1/4 of Section 35, T9N, R9E, Town of Vienna, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 13014, recorded in the Dane County Register of Deeds Office in Vol. 83 of Certified Survey Maps, Pg. 122-124, as Doc. No. 4714273

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4 of the SE 1/4 of Section 35, T9N, R9E, Town of Vienna, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map No. 13014, recorded in the Dane County Register of Deeds Office in Vol. 83 of Certified Survey Maps, Pg. 122-124, as Doc. No. 4714273, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 35; thence N 89°26'26" E along the south line of the Southeast 1/4, 542.57 feet to the point of beginning.

Thence continue N 89°26'26" E, 10.00 feet to the Southwest Corner of said Certified Survey Map No. 13014; thence along said Certified Survey Map No. 13014 for the next 3 course N 00°33'33" W, 33.00 feet to the north right-of-way of Easy Street; thence N 89°26'26" E along said north right-of-way, 186.69 feet; thence S 00°33'33" E, 33.00 feet to the said south line of the Southeast 1/4; thence N 89°26'26" E along said south line, 10.00 feet; thence N 00°33'33" W, 535.99 feet; thence S 89°26'26" W, 206.69 feet; thence S 00°33'33" E, 535.99 feet to the point of beginning. This parcel contains 104,622 sq. ft. or 2.40 acres thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Anthony Jakacki

Jennifer Jakacki

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above names Anthony Jakacki and Jennifer Jakacki to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in part of the SW 1/4 of the SE 1/4 of Section 35, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

L A N D S

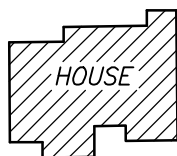
206.69'
S 89°26'26" W

FP-35 TO TFR-08

43,574 SQ. FT.
1.00 ACRES

186.69'
N 89°26'26" E

L O T 1
C. S. M. N o.
1 3 0 1 4



LINE TABLE		
LINE	BEARING	DISTANCE
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L-2	N 89°26'26" E	10.00'

L A N D S

S 00°33'33" E

N 00°33'33" W

L A N D S

535.99'

N 00°33'33" W

535.99'

SOUTH 1/4 CORNER
SECTION 35-9-9
FD. 1 1/4" REBAR

SE CORNER
SECTION 35-9-9
FD. BRASS CAP
MONUMENT

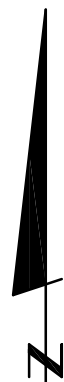
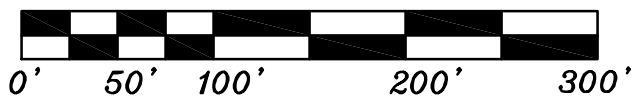
542.57' 186.69' 33'.33' 1,910.41'
L-1 L-2
TOTAL SECTION LINE N 89°26'26" E 2,659.67'

E A S Y S T R E E T

PREPARED FOR:

TONY JAKACKI
1508 BLUE RIDGE TRAIL
WAUNAKEE, WI 53597

SCALE 1" = 100'



WCCS-DANE ZONE

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SE 1/4 OF SECTION 35-9-9
LINE TO BEAR N 89°26'26" E



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

FP-35 TO TFR-08

A parcel of land being part of the SW 1/4 of the SE 1/4 of Section 35, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 35; thence N 89°26'26" E along the south line of the Southeast 1/4, 542.57 feet to the point of beginning.

Thence continue N 89°26'26" E, 10.00 feet to the Southwest Corner of said Certified Survey Map No. 13014; thence along said Certified Survey Map No. 13014 for the next 3 course N 00°33'33" W, 360.00 feet; thence N 89°26'26" E, 186.69 feet; thence S 00°33'33" E, 360.00 feet to the said south line of the Southeast 1/4; thence N 89°26'26" E along said south line, 10.00 feet; thence N 00°33'33" W, 535.99 feet; thence S 89°26'26" W, 206.69 feet; thence S 00°33'33" E, 535.99 feet to the point of beginning. This parcel contains 43,574 sq. ft. or 1.00 acres thereof.