

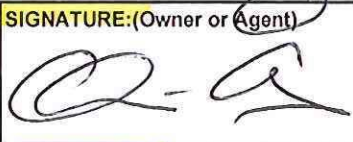
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
08/10/2017	DCPREZ-2017-11200
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GOTHAM LLC	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5507 NIESEN RD		ADDRESS (Number & Street) 104A WEST MAIN STREET	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@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	
8161 WINDY OAK LN					
TOWNSHIP SPRINGDALE	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-242-8561-8					

REASON FOR REZONE			CUP DESCRIPTION	
REZONING THE A-1 ZONED PORTION OF CURRENT LOT TO R-3A, REMAINDER OF EXISTING LOT IS ALREADY ZONED R-3A				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1 Agriculture District	R-3A Residence District	0.75		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	<b>INSPECTOR'S INITIALS</b>  SLJ3	<b>SIGNATURE: (Owner or Agent)</b> 
<b>PRINT NAME:</b> Chris Adams				
<b>DATE:</b> 8-10-17				

Petition # 11200

Public Hearing Date 10/24/17

**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
  - 2. Determination of Legal Status Yes /  No
  - 3. In compliance with Town plan?  Yes / No
  - 4. Land Division Compliance?  Yes / No
- Splits 2

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contacts / Correspondence: (date: issue)



# 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	<u>Rick Schoenemann</u>	Agent's Name	<u>Williamson Surveying and Associates LLC</u>
Address	<u>32375 HWY 130</u>	Address	<u>104A West Main Street</u>
Phone	<u>Lone Rock WI 53556</u>	Phone	<u>Waunakee, WI 53597</u>
Email	<u>608-225-8977</u>	Email	<u>(608) 255-5705</u>
			<u>chris@williamsonsurveying.com</u>

Town: Springdale Parcel numbers affected: 054/0607-242-8561-8

Section: 24 Property address or location: 8161 Windy Oak Lane

Zoning District change: (To / From / # of acres) A-1 to R-3A 0.75 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:

A spot rezone to R-3A was previously done on Lot 1 C.S.M. No. 3097 per Dane County Zoning Ordinance Amendment No. 3122. We will be rezoning the rest of the Lot to a R-3A zoning to building a duplex on the property.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Rick Schoenemann* Date: 8-10-17



# 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

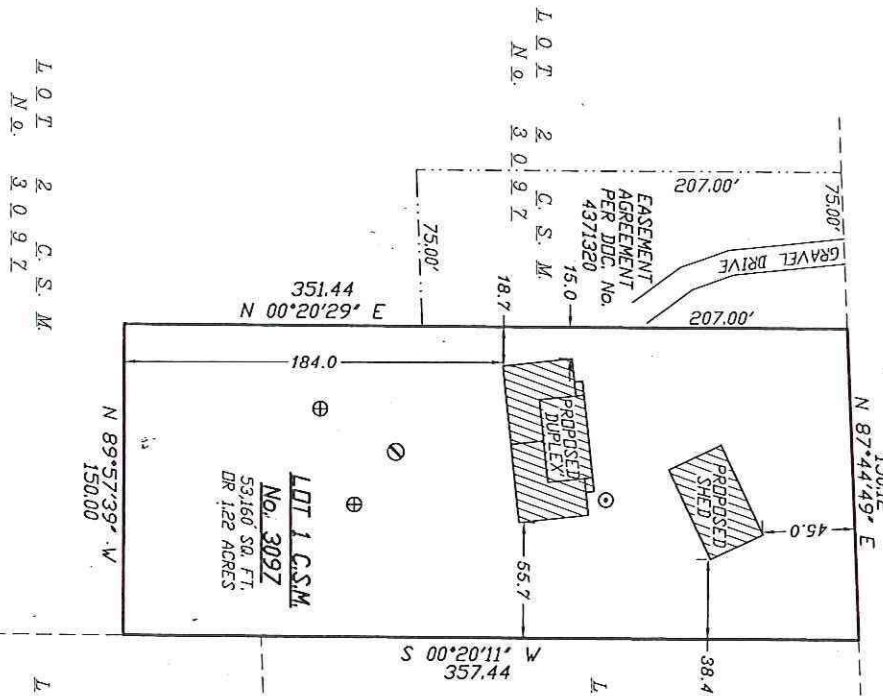
## A-1 TO R-3A

A parcel of land located on part of Lot 1 Certified Survey Map No. 3097, recorded in the Dane County Register of Deeds Office in Volume 12 of Certified Survey Maps, Page 116, as Document No. 1608698. Located in the Town of Springdale, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence S 89°57'39" E, 150.00 feet; thence N 00°20'11" E, 77.44 feet; thence N 89°57'39" W, 120.00 feet; thence N 00°20'11" E, 170.00 feet; thence S 89°57'39" E, 120.00 feet; thence N 00°20'11" E, 110.00 feet; thence S 87°44'49" W, 150.12 feet; thence S 00°20'29" W, 351.44 feet to the point of beginning. This parcel contains 32,760 sq. ft. or 0.75 acres thereof.

# WINDY LAKE LANE

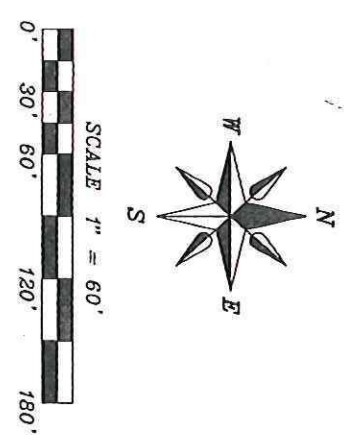
RIGHT OF WAY VARIES  
(U. S. H. 18' & 151')



L. O. T. N. O. 2 3 0 2 Z C. S. M.

L. O. T. N. O. 1 6 3 2 2 B C. S. M.

**DESCRIPTION**  
Lot 1, Certified Survey Map No. 3097, recorded in the Dane County Register of Deeds Office in Volume 12 of Certified Survey Map, Page 116, as Document No. 1608698, Located in the Town of Springdale, Dane County, Wisconsin.  
EXCEPT lands conveyed to Wisconsin Department of Transportation in Document No. 2200747.



**LEGEND**  
 ⊙ = WELL  
 ⊗ = SEPTIC TANK  
 ⊕ = SEPTIC VENT

**NOTES:**  
 1) THIS SITE PLAN IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES AND WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADDIERS 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) FLOODED PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SITE PLAN			
Lot 1, Certified Survey Map No. 3097, located in the Town of Springdale, Dane County, Wisconsin.			
DATE	AUGUST 8, 2017	REVISION DATE:	CHECK BY N.T.P.
SCALE:	1" = 60'		DRAWING NO. 17V-307
DRAWN BY	NEIL BORTZ		SHEET 1 OF 1

**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
 NDA T. PRIEVE & CHRIS W. ADAMS  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM



# WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE & CHRIS W. ADAMS

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

REZONE MAP

RIGHT OF WAY VARIES  
(U. S. H. '18' & '151')

## WINDY OAK LANE

150.12  
S 87°44'49" W

A-1 TO R-3A  
32,760 SQ. FT.  
OR 0.75 ACRES

N 00°20'11" E  
110.00'

351.44

S 89°57'39" E  
120.00

LOT 2 C.S.M.  
No. 3097

LOT 1 C.S.M.  
No. 6328



R-3A  
DCPREZ-0000-03122

LOT 1 CSM No. 3097

120.00  
N 89°57'39" W

P.O.B.

SOUTHWEST CORNER  
LOT 1 CSM 3097

N 00°20'11" E  
77.44

S 89°57'39" E  
150.00

### LEGEND

⊕ = FOUND DANE COUNTY  
SECTION CORNER (AS NOTED)

LOT 2 C.S.M.  
No. 3097

LOT 2 C.S.M.  
No. 6328

SW 1/4, SW 1/4, Section 13, T6N, R7E, Township of Springdale, Dane County, Wisconsin, more fully described as follows:  
 Commencing at the Northwest corner of said Section 24; thence N 0°-16'-23" E, 27.39 feet, to the point of beginning of this description; thence N 87°-43'-43" E, along the Southerly right-of-way of U. S. Highway 18-151, 659.98 feet; thence S 0°-17'-36" W, 1,359.71 feet; thence S 89°-24'-29" W, 217.64 feet; thence N 60°-08'-11" W, 507.41 feet; thence N 0°-16'-23" E, 1,083.14 feet, to the point of beginning.

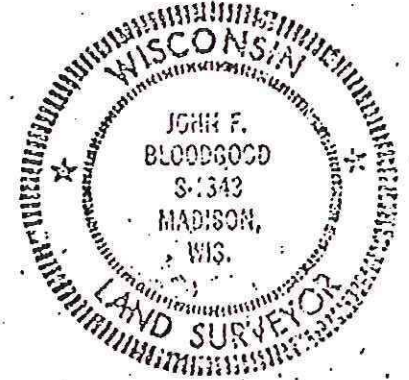
Said parcel contains 19.123 acres, total.

U. S. Highway 18-151 is a controlled access highway subject to S.84.25, Wisconsin Statutes.

I, John F. Bloodgood, a registered land surveyor, do hereby certify that on January 23, 1979, at the request of Mr. Mack Seay, Jr., the above-described property was surveyed

under my direction; that the accompanying map is a correctly dimensioned representation to scale of the exterior boundaries; and that this certified survey map complies with Section 236.34 of the Wisconsin Platting Statutes.

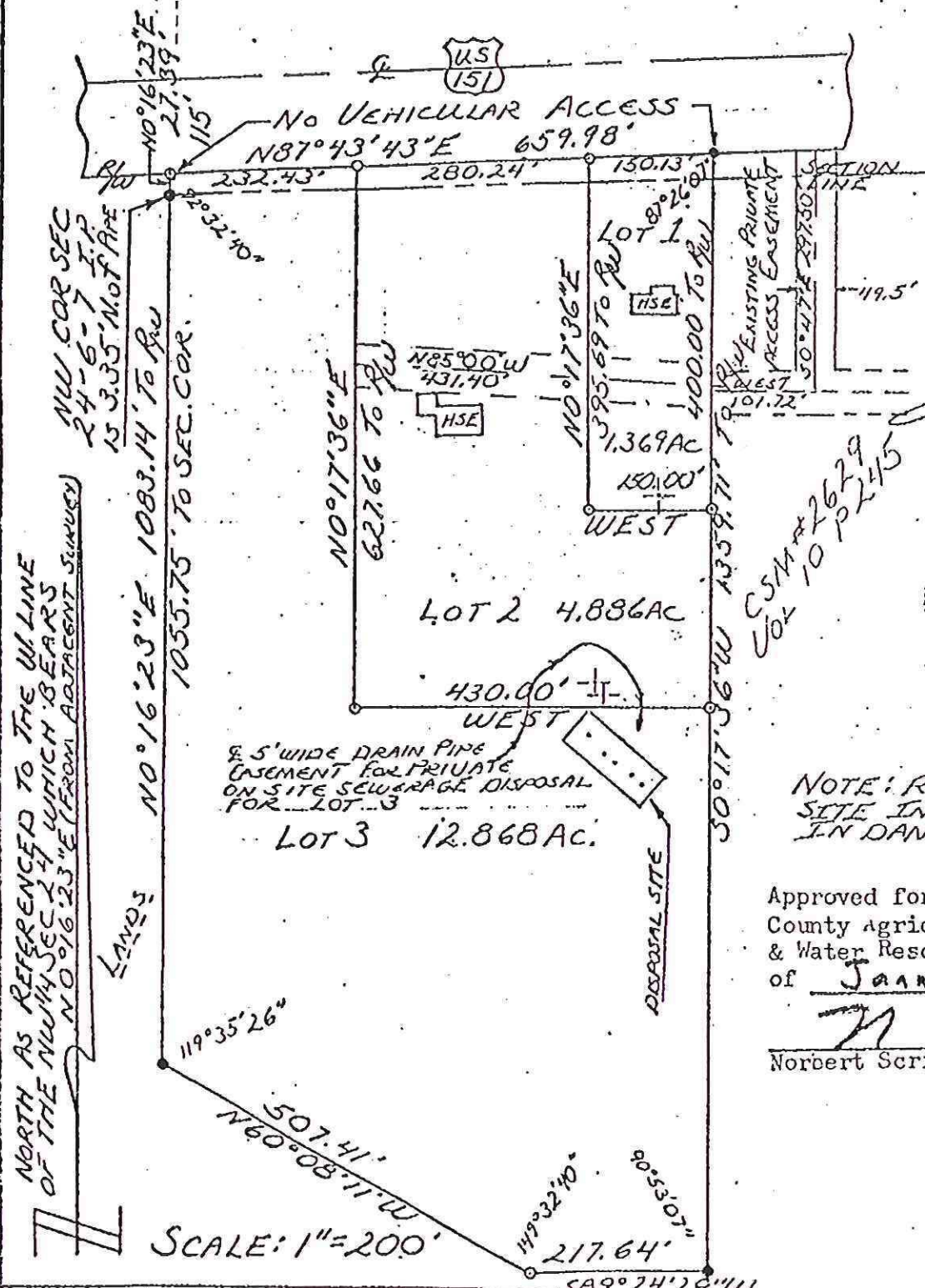
*John F. Bloodgood*  
 John Bloodgood, S-1343



NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE CO. SOIL SURVEY.

Approved for recording per Dane County Agriculture, Zoning, Planning & Water Resources Committee action of January 26, 1979.

*N. Scribner* # 23  
 Norbert Scribner, authorized rep.



DANE COUNTY RECORD 1979

NORTH AS REFERENCED TO THE W LINE OF THE NW 1/4 SEC 24 WHICH BEARS N 0°-16'-23" E FROM ADJACENT SURVEY


SCALE: 1" = 200'

**Parcel Number - 054/0607-242-8561-8**


**Current**

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF SPRINGDALE	
State Municipality Code	054	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR07E	24	NW of the NW
Plat Name	CSM 03097	
Block/Building		
Lot/Unit	1	
Parcel Description	LOT 1 CSM 3097 CS12/116 DESCR AS SEC 13-6-7 PRT SW1/4SW1/4 & SEC 24-6-7 PRT NW1/4NW1/4 CONT 1.369 ACRES EXC TO DOT IN R14215/51 TOG W/ESMT AGRMT IN DOC #4371320 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	GOTHAM LLC	
Primary Address	8161 WINDY OAK LN	
Billing Address	% TIM HOOK 5507 NIESEN RD CROSS PLAINS WI 53528	



Assessment Summary		More 
Assessment Year	2017	
Valuation Classification	G1	
Assessment Acres	1.190	
Land Value	\$92,300.00	
Improved Value	\$0.00	
Total Value	\$92,300.00	

[Show Valuation Breakout](#)

**Open Book**

Open Book dates have passed for the year

Starts: ~~-07/13/2017 - 12:00 PM~~

Ends: ~~-07/13/2017 - 02:00 PM~~

[About Open Book](#)

**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~-08/08/2017 - 04:00 PM~~

Ends: ~~-08/08/2017 - 06:00 PM~~

[About Board Of Review](#)

[Show Assessment Contact Information !\[\]\(e3f8612927870f2e0f9f5989e6dd3064\_img.jpg\)](#)

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-1
R-3A 0.47 Acres DCPREZ-0000-03122

[Zoning District Fact Sheets](#)

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2016) More +**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$92,300.00	\$0.00	\$92,300.00
<b>Taxes:</b>		\$1,341.43
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$1,341.43

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	27MH	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	07/22/2004	3945235		

Show More ▼

### DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0607-242-8561-8

Document Types and their Abbreviations

Document Types and their Definitions

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of  
 Dane County Land Information Council  
 © Copyright 2001  
 210 Martin Luther King Jr. Blvd  
 City-County Bldg. Room 116  
 Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)



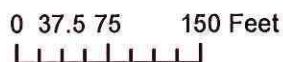
**Legend**

**Significant Soils Class**

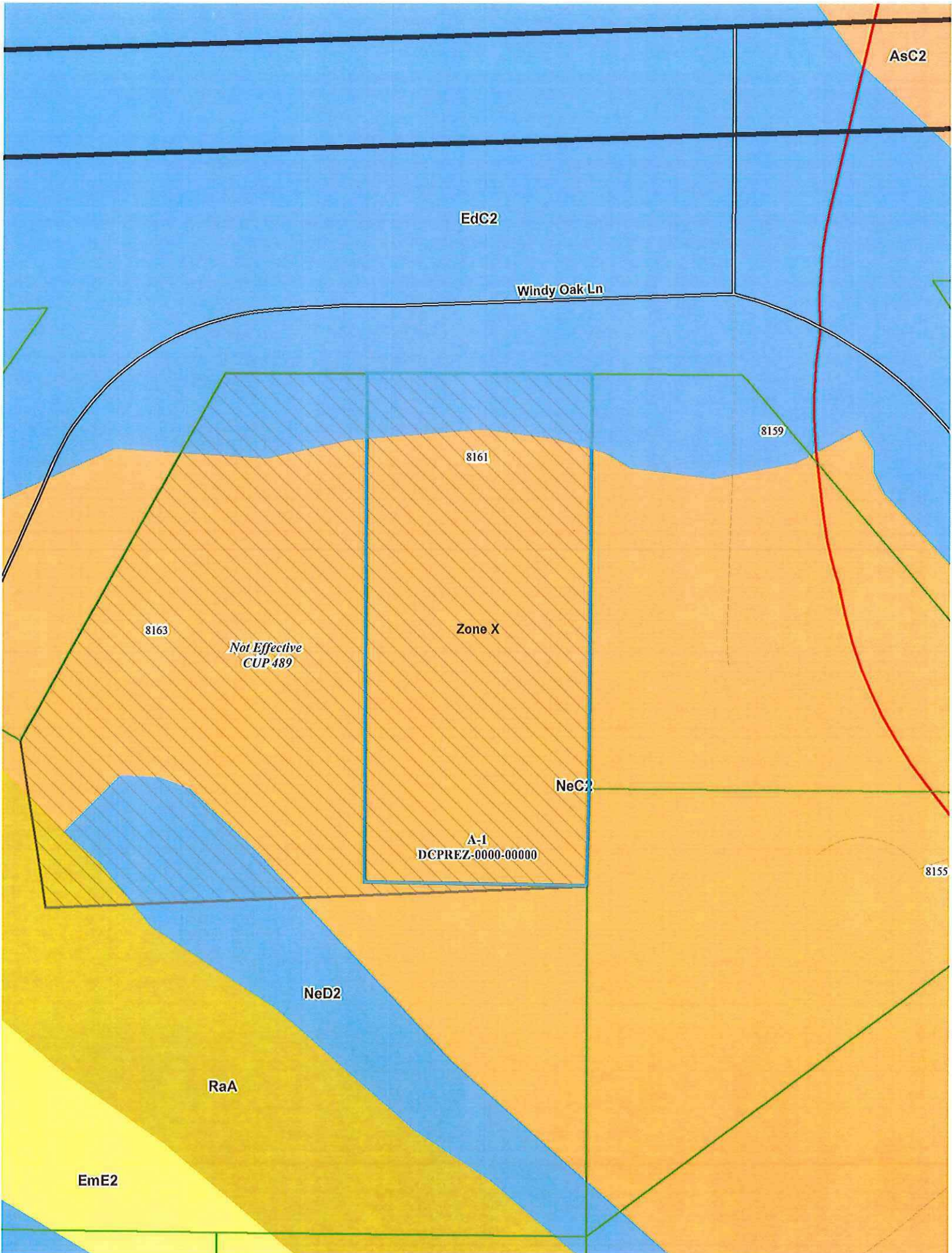
- Floodplain
- Wetland



- Class 1
- Class 2



**Petition 11200  
GOTHAM LLC**



AsC2

EdC2

Windy Oak Ln

8159

8161

8163

*Not Effective  
CUP 489*

Zone X

NeC2

A-1  
DCPREZ-0000-00000

8155

NeD2

RaA

EmE2