

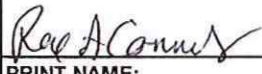
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/27/2015	DCPREZ-2015-10864
Public Hearing Date	C.U.P. Number
08/25/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME REX A CONNELLY	PHONE (with Area Code) (608) 445-0315	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 958 SHERMAN DR		ADDRESS (Number & Street)	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS rexconnely@gmail.com		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	
958 Sherman Dr					
TOWNSHIP MEDINA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-281-8680-2		0812-281-8580-3			

REASON FOR REZONE			CUP DESCRIPTION	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.059		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RC</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RC</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RC</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE: (Owner or Agent) 
				PRINT NAME: Rex A Connelly
				DATE: 05-27-2015



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	<u>Rex and Rani Connely</u>	Agent's Name	_____
Address	<u>958 Sherman Drive</u>	Address	_____
	<u>Marshall WI, 53559</u>		
Phone	_____	Phone	_____
	<u>(608) 445-0315</u>		
Email	_____	Email	_____
	<u>rexconnely@gmail.com</u>		

Town: Medina Parcel numbers affected: 036/0812-281-8680-2 & 036/0812-281-8580-3

Section: 28 Property address or location: 958 Sherman Drive, Marshall WI, 53559

Zoning District change: (To / From / # of acres) A-1(EX) change to RH-2

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:

Changing for bank loan compliance, old non conforming zone.

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

Date: 05/15/2015

Dane County Zoning Division

Property Owners:

Rex and Rani Connely

608-445-0315

rexconnely@gmail.com

Property Location:

958 Sherman Drive Marshall, WI 53559, Medina Township

Zoning Change Statement

We are changing the existing A-1 Exclusive zone to RH-2.

The reasons for the Zoning changes are prompted by our Mortgage Company, Bank of Deerfield. Noticing that it is an old Non-Conforming agriculturally zoned property with inspection, it needs to be changed. We cannot have a Residential Home Loan on an Agricultural property. No physical property changes are needed.

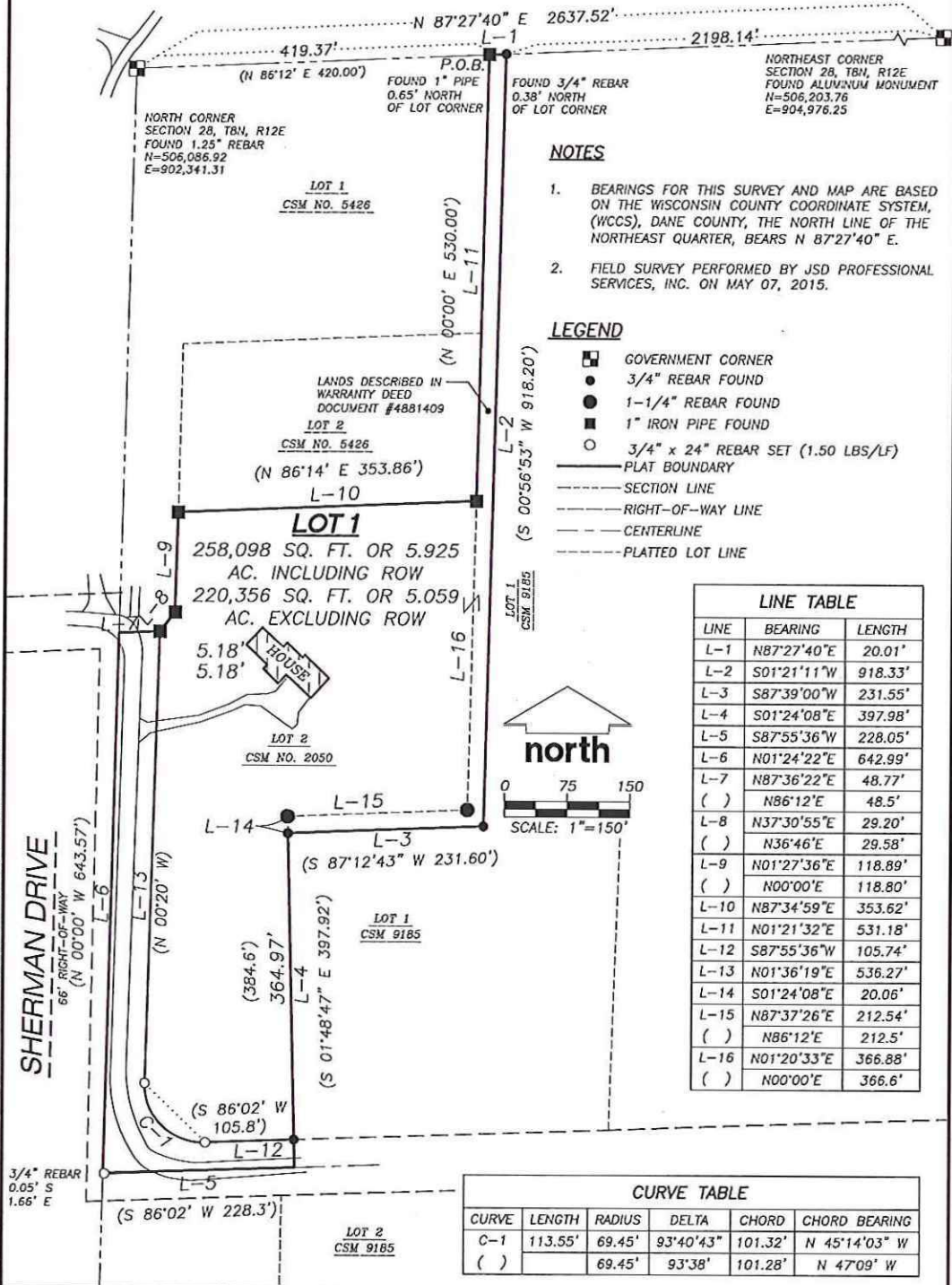
As instructed, we have hired JSD Professional Services to survey the property and create a new Certified Survey Map-Attached. In the process, we have been instructed to merge the two parcels into one which has been done.

Thank You.

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT 2, CERTIFIED SURVEY MAP NO. 2050, RECORDED IN VOLUME 8, PAGE 229 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AND LANDS DESCRIBED IN WARRANTY DEED DOCUMENT No. 4881409 LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 12 EAST, TOWN OF MEDINA, DANE COUNTY, WISCONSIN



NOTES

- BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER, BEARS N 87°27'40" E.
- FIELD SURVEY PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 07, 2015.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - PLATTED LOT LINE

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N87°27'40"E	20.01'
L-2	S01°21'11"W	918.33'
L-3	S87°39'00"W	231.55'
L-4	S01°24'08"E	397.98'
L-5	S87°55'36"W	228.05'
L-6	N01°24'22"E	642.99'
L-7	N87°36'22"E	48.77'
()	N86°12'E	48.5'
L-8	N37°30'55"E	29.20'
()	N36°46'E	29.58'
L-9	N01°27'36"E	118.89'
()	N00°00'E	118.80'
L-10	N87°34'59"E	353.62'
L-11	N01°21'32"E	531.18'
L-12	S87°55'36"W	105.74'
L-13	N01°36'19"E	536.27'
L-14	S01°24'08"E	20.06'
L-15	N87°37'26"E	212.54'
()	N86°12'E	212.5'
L-16	N01°20'33"E	366.88'
()	N00°00'E	366.6'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	113.55'	69.45'	93°40'43"	101.32'	N 45°14'03" W
()		69.45'	93°38'	101.28'	N 47°09' W

File: E:\2015\156797\DWG\156797 F-CSM.dwg Layout: Sheet 1 User: J. Plotled: May 20, 2015 - 8:12am

PREPARED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners 161 HORIZON DRIVE, SUITE 101 VERONA, WISCONSIN 53593 PHONE: (608)848-5060	PREPARED FOR: REX A. & RANI L. CONNELLY 958 SHERMAN DRIVE MARSHALL, WI 53559	PROJECT NO: 15-6797 FILE NO: B-279 FIELDBOOK/PG: 287/93 SHEET NO: 1 OF 3	SURVEYED BY: <u>ZR</u> DRAWN BY: <u>TB</u> CHECKED BY: <u>JK</u> APPROVED BY: <u>TB</u>
VOL. _____ PAGE _____		DOC. NO. _____	
C.S.M. NO. _____			

PRELIMINARY

CERTIFIED SURVEY MAP NO.

LOT 2, CERTIFIED SURVEY MAP NO. 2050, RECORDED IN VOLUME 8, PAGE 229 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AND LANDS DESCRIBED IN WARRANTY DEED DOCUMENT #4881409 LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 12 EAST, TOWN OF MEDINA, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

LOT 2, CERTIFIED SURVEY MAP NO. 2050, RECORDED IN VOLUME 8, PAGE 229 OF CERTIFIED SURVEY MAPS OF DANE COUNTY AND LANDS DESCRIBED IN WARRANTY DEED DOCUMENT No. 4881409 LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 08 NORTH, RANGE 12 EAST, TOWN OF MEDINA, DANE COUNTY, WISCONSIN DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, AFORESAID; THENCE NORTH 87 DEGREES 27 MINUTES 40 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 419.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 27 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE, 20.01 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF LOT 1 CSM No. 9185, A DISTANCE OF 918.33 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 00 SECONDS WEST ALONG A NORTH LINE OF SAID CSM A DISTANCE OF 231.55 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 08 SECONDS EAST A DISTANCE OF 397.98 FEET TO THE CENTERLINE OF SHERMAN DRIVE; THENCE ALONG SAID CENTERLINE SOUTH 87 DEGREES 55 MINUTES 36 SECONDS WEST, 228.05 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28, AFORESAID; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS EAST ALONG SAID WEST LINE, 642.99 FEET; THENCE NORTH 87 DEGREES 36 MINUTES 22 SECONDS EAST, 48.77 FEET; THENCE NORTH 37 DEGREES 30 MINUTES 55 SECONDS EAST, 29.20 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 36 SECONDS EAST, 118.89 FEET ; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST, 353.62 FEET; THENCE SOUTH 01 DEGREES 21 MINUTES 32 SECONDS EAST, 531.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 258,098 SQUARE FEET OR 5.925 ACRES.

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, PROFESSIONAL LAND SURVEYOR S-1878, DO HEREBY CERTIFY THAT BY DIRECTION OF REX A. & RANI L. CONNELLY, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE REQUIREMENTS SET FORTH BY THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE AND THE TOWN OF MEDINA, DANE COUNTY, WISCONSIN.

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR

DATE

OWNER'S CERTIFICATE

REX A. & RANI L. CONNELLY, AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID REX A. & RANI L. CONNELLY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _____, 2015.

REX A. CONNELLY

RANI L. CONNELLY

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED REX A. & RANI L. CONNELLY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE ACTION ON _____ DAY OF _____, 2015.

(SIGNATURE)

PREPARED BY:



PREPARED FOR:

REX A. & RANI L. CONNELLY
958 SHERMAN DRIVE
MARSHALL, WI 53559

PROJECT NO: 15-6797

FILE NO: B-279

FIELDBOOK/PG: 287-93

SHEET NO: 2 OF 3

SURVEYED BY: ZR

DRAWN BY: TB

CHECKED BY: JK

APPROVED BY: TB

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)948-5090

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CONSENT OF CORPORATE MORTGAGEE

BANK OF DEERFIELD, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF REX A. AND RANI L. CONNELLY OWNER.

WITNESS THE HAND AND SEAL OF BANK OF DEERFIELD, MORTGAGEE, THIS _____ DAY OF _____, 2015.

TRACY GOODMAN, MORTGAGE LOAN OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BANK OF DEERFIELD TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

OFFICE OF THE REGISTER OF DEEDS
COUNTY, WISCONSIN
RECEIVED FOR RECORD
20 AT O'CLOCK M AS
DOCUMENT #
IN VOL OF CERTIFIED SURVEY
MAPS ON PAGE(S)
REGISTER OF DEEDS

Table with 4 columns: PREPARED BY (JSD Professional Services, Inc.), PREPARED FOR (REX A. & RANI L. CONNELLY), PROJECT NO. (15-6797), SURVEYED BY (ZR), FILE NO. (B-279), DRAWN BY (TB), FB/PG. (287-93), CHECKED BY (JK), SHEET NO. (3 OF 3), APPROVED BY (TB)

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