

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/02/2016	DCPREZ-2016-10990
Public Hearing Date	C.U.P. Number
06/28/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT ALLYN WAGNER	PHONE (with Area Code) (608) 516-4463	AGENT NAME PAULSON AND ASSOCIATES, LLC	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 2910 PEBBLE VALLEY CT		ADDRESS (Number & Street) 136 W HOLUM ST	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS WAGS@FIRSTWEBER.COM		E-MAIL ADDRESS DAN@PAULSONLLC.NET	

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	
2916 PEBBLE VALLEY					
TOWNSHIP BRISTOL	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0911-203-9001-5					

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
R-1 Residence District	A-1 Agriculture District	.08		
A-1 Agriculture District	R-1 Residence District	.07		

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/24/2016	DCPREZ-2016-10990
Public Hearing Date	C.U.P. Number
06/28/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT ALLYN WAGNER	PHONE (with Area Code) (608) 516-4463	AGENT NAME PAULSON AND ASSOCIATES, LLC	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 2910 PEBBLE VALLEY CT		ADDRESS (Number & Street) 136 W HOLUM ST	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) DEFOREST, WI 53532	
E-MAIL ADDRESS WAGS@FIRSTWEBER.COM		E-MAIL ADDRESS DAN@PAULSONLLC.NET	

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	
2916 PEBBLE VALLEY					
TOWNSHIP BRISTOL	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0911-203-9001-5					

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
R-1 Residence District	A-1 Agriculture District	.08		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>P</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>P</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>P</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>[Signature]</i> PRINT NAME: <i>Timothy Paulson</i> DATE: <i>3-24-16</i>
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SEE
REVISED

Petition # 10990

Public Hearing Date 6/28/16

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 _____

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>Blake Hart & Scott Wagner</u>	Agent's Name	<u>Paulson and Associates, LLC</u>
Address	<u>2916 Pebble Valley Ct 53590 (Blake)</u> <u>2920 Pebble Valley Ct 53590 (Scott)</u>	Address	<u>136 West Holum Street</u> <u>DeForest, WI 53532</u>
Phone	<u>(608) 516-4463</u>	Phone	<u>(608) 846-2523</u>
Email	<u>Scott = wags@firstweber.com</u>	Email	<u>dan@paulsonllc.net</u>

Town: Bristol Parcel numbers affected: 0911-203-9001-5 & 0911-194-7200-0

Section: 19 Property address or location: 2920 Pebble Valley Ct 53590 (Scott)

Zoning District change: (To / From / # of acres) A-1 TO R-1 AND R-1 TO A-1

Soil classifications of area (percentages) Class I soils: % Class II soils: 100 % 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:

Lot line adjustment

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

Submitted By:

Date: 3-24-16

ZONING CHANGE MAP

PART OF LOT 1, C.S.M. NO. 7764, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 20 AND LOT 2 C.S.M. NO. 14074, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T9N, R11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN

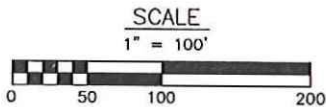
OWNER
Blake W. & Geri A. Hart
2916 Pebble Valley Court
Sun Prairie, WI 53590

OWNER
Scott A. & Julie M. Wagner
2910 Pebble Valley Court
Sun Prairie, WI 53590

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

PAULSON & ASSOCIATES, LLC

LAND SURVEYING
DEFOREST, WI
608-846-2523



EAST 1/4 CORNER
SEC 19, T.9N., R.11E.
(1-1/4" IRON PIPE)

LANDS BY OTHERS

LANDS BY OTHERS



N00°21'16"W 1325.69'
N00°21'16"W 650.00'
S00°21'16"E 649.99'
N00°21'16"W 2651.23' (SE TO E)
N00°21'16"W 638.00'

N89°31'20"E 5.33'

A-1 TO R-1
3,470 SQ. FT.

SE-SE

SW-SW

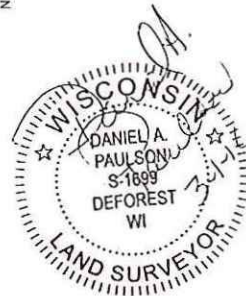
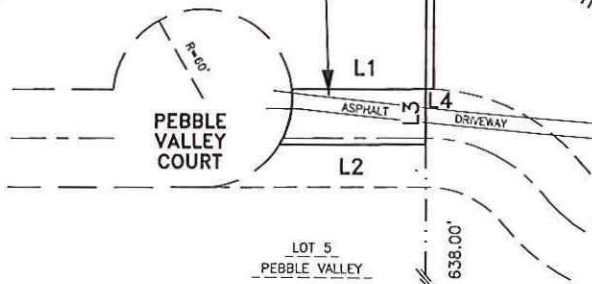
LOT 2
CSM NO 14074

LOT 1
CSM NO 7764

L1=S89°28'38"W 95.65'
L2=N89°28'38"E 98.86'
L3=N00°21'16"W 37.54'
L4=S89°28'38"W 5.33'

R-1 TO A-1
3,470 SQ. FT.

C1
CA=37°27'04"
R=60.00'
LC=S12°27'49"W
38.52'



LOT 5
PEBBLE VALLEY

BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4
SECTION 19, T9N, R11E, IS
ASSUMED TO BEAR N00°21'16"W.

SOUTHEAST CORNER
SEC 19, T.9N., R.11E.
(ALUMINUM MONUMENT)

LEGAL DESCRIPTION FOR ZONING CHANGE

R-1 TO A-1

Being part of Lot 2, C.S.M. No. 14074; located in the SE ¼ of the SE ¼ of Section 19, Town 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

COMMENCING at the Southeast Corner of Section 19;
thence N00°21'16"W, 638.00 feet along the west line of C.S.M. No. 7764 to the **POINT OF BEGINNING**;
thence continuing N00°21'16"W, 37.54 feet and along the west line of C.S.M. No. 7764;
thence S89°28'38"W, 95.65 feet to a point on a curve along the right-of-way of Pebble Valley Court;
thence along the arc of said curve to the right with a central angle of 37°27'04", a radius of 60.00 feet and a long chord of S12°27'49"W, 38.52 feet along the right-of-way of Pebble Valley Court to the south line of C.S.M. No. 14074;
thence N89°28'38"E, 98.86 feet along the south line of C.S.M. No. 14074, to the **POINT OF BEGINNING**.

Containing 3,470 square feet.

A-1 TO R-1

Being part of Lot 1, C.S.M. No. 7764; located in the SW ¼ of the SW ¼ of Section 20, Town 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin, described as follows:

COMMENCING at the Southeast Corner of Section 19;
thence N00°21'16"W, 675.54 feet along the west line of C.S.M. No. 7764 to the **POINT OF BEGINNING**;
thence continuing N00°21'16"W, 650.00 feet along the west line of C.S.M. No. 7764 to the northwest corner of said C.S.M. No. 7764;
thence N89°31'20"E, 5.33 feet along the north line of C.S.M. No. 7764;
thence S00°21'16"E, 649.99 feet;
thence S89°28'38"W, 5.33 feet to the **POINT OF BEGINNING**.

Containing 3,470 square feet.

SEE "ZONING CHANGE MAP" ⁰⁷



Daniel A. Paulson 3-1-16

Daniel A. Paulson

S-1699

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING LOT 1, C.S.M. NO. 7764, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 20 AND LOT 2 C.S.M. NO. 14074, LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T9N, R11E, TOWN OF BRISTOL, DANE COUNTY, WISCONSIN

DOCUMENT NUMBER _____



EAST 1/4 CORNER
SEC 19, T.9N., R.11E.
(1-1/4" IRON PIPE)

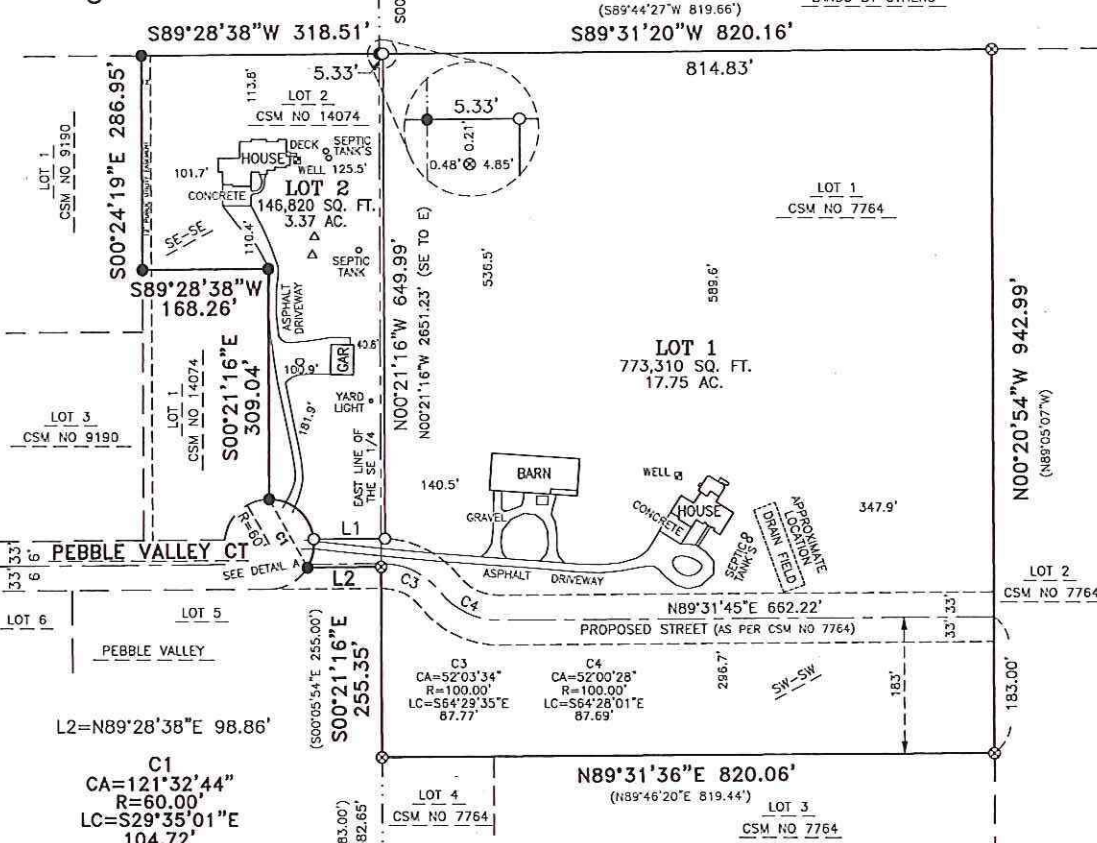
TOTAL AREA
920,130 SQ. FT.
21.12 ACRES

LANDS BY OTHERS

OWNER/SUBDMR
Blake W. & Geri A. Hart
2916 Pebble Valley Court
Sun Prairie, WI 53590

OWNER/SUBDMR
Scott A. & Julie M. Wagner
2910 Pebble Valley Court
Sun Prairie, WI 53590

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

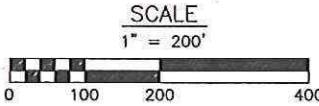


LOT 1
CA=37°27'04"
R=60.00'
LC=S12°27'49"W
38.52'
ARC=39.22'

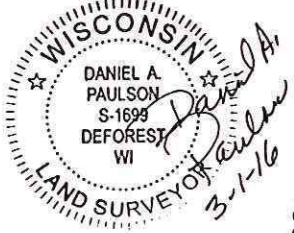
LOT 2
CA=84°05'40"
R=60.00'
LC=S48°18'34"E
88.06'
ARC=88.06'

SOUTHEAST CORNER
SEC 19, T.9N., R.11E.
(ALUMINUM MONUMENT)

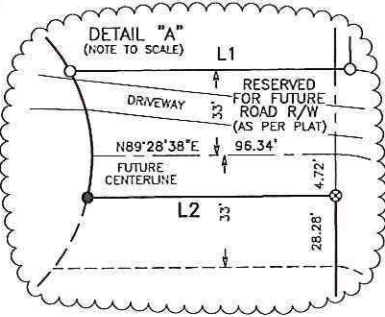
BASIS OF BEARINGS
THE EAST LINE OF THE SE 1/4
SECTION 19, T9N, R11E, IS
RECORDED TO BEAR N00°21'16"W.



- LEGEND**
- ⊙ DANE COUNTY SECTION CORNER (FOUND AS NOTED)
 - 3/4" x 24" ROUND IRON RE-BAR WEIGHING 1.50 LBS/LF (SET)
 - ⊗ 1-1/2" IRON PIPE (FOUND) (UNLESS NOTED)
 - 3/4" IRON RE-BAR (FOUND)
 - △ SEPTIC VENT
 - () "RECORDED AS" INFORMATION
 - FORMER LOT LINE



PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523



NOTE: REFER TO BUILDING INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY

SURVEYOR'S CERTIFICATE

I, Daniel A Paulson, Professional Land Surveyor DO HEREBY CERTIFY that by the direction of Scott A. Wagner, I have surveyed, divided, monumented, and mapped Lot 1, C.S.M. No. 7764, located in the SW ¼ of the SW ¼ of Section 20 and Lot 2, C.S.M. No. 14074, located in the SE ¼ of the SE ¼ of Section 19, Town 9 North, Range 11 East, Town of Bristol, Dane County, Wisconsin.

- Containing 920,130 square feet, 21.12 acres.
- Subject to a 12 foot wide Public Utility Easement as per C.S.M. No. 14074.
- Subject to a Future Right-of-Way as per Pebble Valley Plat.
- Subject to a 66 foot wide Proposed Street as per CSM No. 7764.
- Subject to all recorded and unrecorded easements.

I do hereby certify that to the best of my knowledge and belief this survey is a correct representation of the boundaries of land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter 75.17 of Dane County Subdivision Ordinance, the Town of Bristol Code of Ordinances in surveying and mapping the same.

Daniel A. Paulson
 Daniel A. Paulson PLS-1699
 3-1-16
 Date:



TOWN OF BRISTOL APPROVAL CERTIFICATE

Approved for recording by the Bristol Town Board this _____ day of _____, 2016.

 Authorized Representative
 Bristol Town Board

DANE COUNTY APPROVAL CERTIFICATE

Approved for recording by the Dane County Zoning and Land Regulation Committee.

 Date: _____

 Authorized Representative

CERTIFICATE OF THE DANE COUNTY REGISTER OF DEEDS

Received for recording this _____ day of _____, 2016, at _____ o'clock __. M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

DOCUMENT NO. _____

 Dane County Register of Deeds

CITY OF SUN PRAIRIE APPROVAL CERTIFICATE

Pursuant to certain agreements between the City of Sun Prairie, Dane County, Wisconsin and the Town of Bristol, Dane County, Wisconsin, executed on the 31st day of May, 2005, the City of Sun Prairie does hereby certify that it has agreed to waive its extraterritorial jurisdiction for this Certified Survey Map

 Diane J. Hermann-Brown, City Clerk

 Date

OWNERS CERTIFICATE

We, Blake W. & Geri A. Hart and Scott A. & Julie M. Wagner, as owners, hereby certify that we caused the land described to be surveyed, divided and mapped as represented on the map. We also 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 Land Regulation Committee for approval.

Blake W. Hart

Date

Geri A. Hart

Date

Scott A. Wagner

Date

Julie M. Wagner

Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2016, the above Blake W. & Geri A. Hart to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2016, the above Scott A. & Julie M. Wagner to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____



CONSENT OF MORTGAGEE

I, _____, representative of _____,
as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping
of the land described on this map.

Dated this _____ day of _____, 2016.

Authorized Representative

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 2016 the above _____
as representatives of _____ to me known to be the persons who executed
the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

CONSENT OF MORTGAGEE

I, _____, representative of _____,
as mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping
of the land described on this map.

Dated this _____ day of _____, 2016.

Authorized Representative

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 2016 the above _____
as representatives of _____ to me known to be the persons who executed
the foregoing instrument and acknowledged the same.

Notary Public _____, Wisconsin
My commission expires: _____

