

Dane County Rezone & Conditional Use Permit

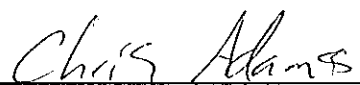
Application Date	Petition Number
01/13/2015	DCPREZ-2015-10816
Public Hearing Date	C.U.P. Number
03/24/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CORY K CLEMENS	PHONE (with Area Code) (608) 212-7327	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7553 DUNROVEN RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNKAEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

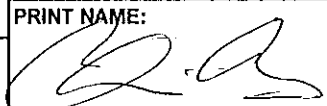
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
ACROSS THE STREET FROM 7858 DUNROVEN RD					
TOWNSHIP VIENNA	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-061-9100-0					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
LC-1 Limited Commercial Dist	R-1A Residence District	1.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS SJW3	SIGNATURE: (Owner or <u>Agent</u>) 
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COMMENTS: SPLIT AND REZONE 1.5 ACRES OF LC-1 TO R-1A TO ALLOW LOAN FOR NEW HOME

PRINT NAME:


DATE:
1-13-15



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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

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>Cory Clemens</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>7553 Dunroven Rd, Dane</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 212-7327</u>	Phone <u>608-255-5705</u>
Email _____	Email <u>chris@williamsonsurveying.com</u>

Town: Vienna Parcel numbers affected: 0909-061-9100-0

Section: 06 Property address or location: Lot 1 CSM# 3764 in SW 1/4 of the NE 1/4 Section 6, T9N, R9E

Zoning District change: (To / From / # of acres) from LC-1 to ~~RH-1~~ (1.50 acres)
R-1A

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 30 % Other: 70 %

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:

He would like to build a new home and for loan purposes needs a residential zoning for the home. He intends to keep a portion of the LC-1 parcel for his business. These parcels are intended to be deed restricted to never be sold separately.

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

Submitted By: [Signature]

Date: 12/29/2014



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Southwest 1/4 of the Northeast 1/4 of Section 6,
T9N, R9E, Town of Vienna, Dane County, Wisconsin

⊙ TOTAL SECTION LINE EAST 2639.10'
1034.85' 1604.25'

⊙ NORTH 1/4 CORNER SECTION 6, T9N, R9E
F.D. ALUMINUM MONUMENT

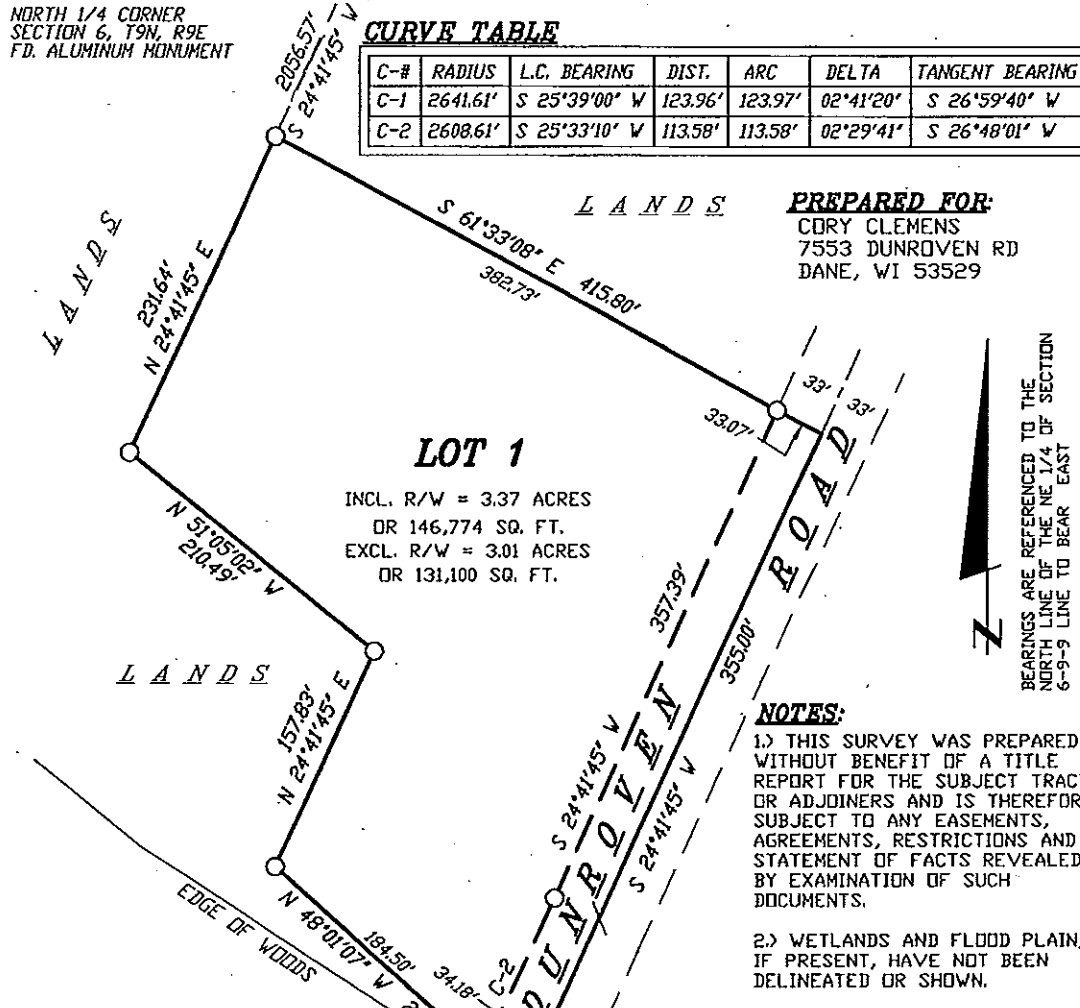
⊙ NORTH EAST CORNER SECTION 6, T9N, R9E
F.D. ALUMINUM MONUMENT

CURVE TABLE

C-#	RADIUS	L.C. BEARING	DIST.	ARC	DELTA	TANGENT BEARING
C-1	2641.61'	S 25°39'00" W	123.96'	123.97'	02°41'20"	S 26°59'40" W
C-2	2608.61'	S 25°33'10" W	113.58'	113.58'	02°29'41"	S 26°48'01" W

⊙ NORTH 1/4 CORNER SECTION 6, T9N, R9E
F.D. ALUMINUM MONUMENT

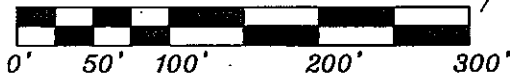
PREPARED FOR:
CORY CLEMENS
7553 DUNROVEN RD
DANE, WI 53529



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- ⊙ = FOUND SECTION CORNER
(AS NOTED)

SCALE 1" = 100'

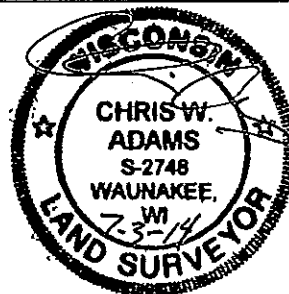


DOCUMENT NO. 5086377

CERTIFIED SURVEY MAP NO. 13764

Sheet 1 of 3

SURVEYORS SEAL



14W-28



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southwest 1/4 of the Northeast 1/4 of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of 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 Southwest 1/4 of the Northeast 1/4 of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 6; thence East, 1034.85; thence S 24°41'45" W, 2056.57 feet to the point of beginning.

thence S 61°33'08" E, 415.80 feet to the centerline of Dunroven Road; thence S 24°41'45" W along said centerline, 355.00 feet; thence continue along said centerline and the arc of a curve concaved northwesterly having a radius of 2641.61 feet and a long chord bearing S 25°39'00" W, a distance of 123.96 feet; thence N 48°01'07" W, 218.68 feet; thence N 24°41'45" E, 157.83 feet; thence N 51°05'02" W, 210.49 feet; thence N 24°41'45" E, 231.64 feet to the point of beginning. This parcel contains 3.37 acres and is subject to a road right of way of 33.00 feet over the southeasterly part thereof.

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

Chris W. Adams S-2748
Registered Land Surveyor

Date: July 3, 2014

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I 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 22nd day of July, 2014.

Corey K. Clemens

STATE OF WISCONSIN
DANE COUNTY

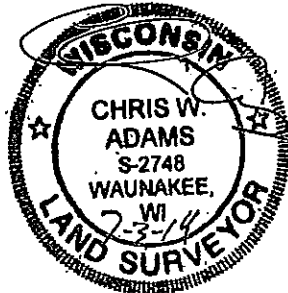
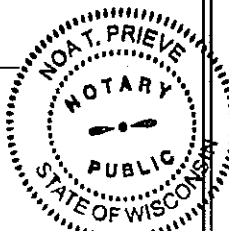
Personally came before me this 22 day of July, 2014 the above named Corey K. Clemens to me known to be the person who executed the foregoing instrument and acknowledge the same.

DANE County, Wisconsin.

My commission expires 2-5-2017

Notary Public
Noa T. PRIEVE

Print Name





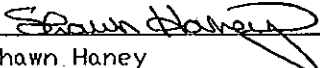
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southwest 1/4 of the Northeast 1/4 of Section 6,
T9N, R9E, Town of Vienna, Dane County, Wisconsin

TOWN BOARD RESOLUTION


Resolved that this certified survey map is hereby acknowledged and approved by the Town of Vienna on this 14~~th~~ day of July, 2014.


Shawn Haney
Town Clerk

NOTE:

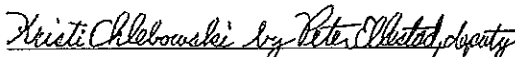
REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Approved for recording per Dane County Zoning and Land Regulation Committee action on July 23, 2014.


Daniel Everson #9612
Assistant Zoning Administrator

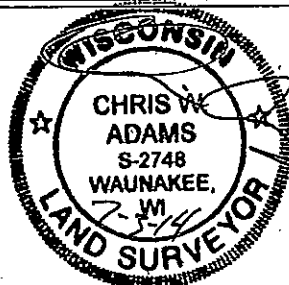
REGISTER OF DEEDS:

Received for recording this 23rd day of July, 2014 at 2:16 o'clock P.M. and recorded in Volume 91 of Dane County Certified Surveys on pages 41 through 43.


Kristi Chlebowski
Register of Deeds
Received 7-23-14 11:53 am

DOCUMENT NO. 5086377
CERTIFIED SURVEY MAP NO. 13764

SURVEYORS SEAL

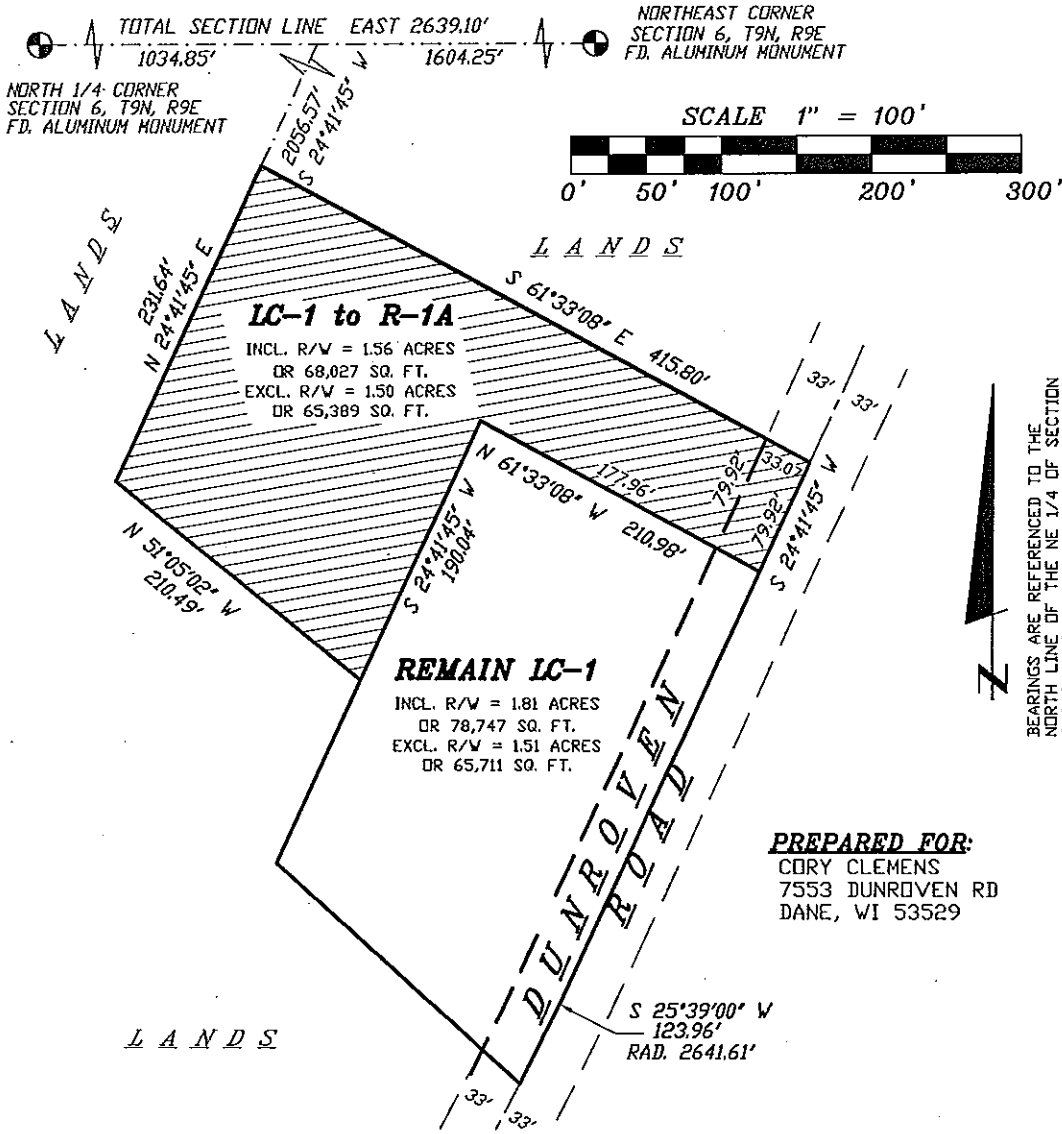




REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southwest 1/4 of the Northeast 1/4 of Section 6, T9N, R9E, Town of Dane, Dane County, Wisconsin, including part of Lot 1, CSM 13764.



LC-1 to R-1A

Part of lot 1 of certified survey map number 13764, located in the SW 1/4 of the NE 1/4 of Section 6, T9N, R9E, Town of Dane, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 6; thence East, 1034.85; thence S24°41'45" W, 2056.57 feet to the point of beginning.

Thence S 61°33'08" E, 415.80 feet to the centerline of Dunroven Road; thence S 24°41'45" W along said centerline, 79.92 feet; thence N 61°33'08" W, 210.98 feet; thence S 24°41'45" W, 190.04 feet; thence N 51°05'02" W, 210.49 feet; thence N 24°41'45" E, 231.64 feet to the point of beginning. This parcel contains 1.56 acres and is subject to a road right of way of 33.00 feet over the southeasterly part thereof.

DELAYED EFFECTIVE DATE REQUESTED



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Southwest 1/4 of the Northeast 1/4 of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, CSM No. 13764.

TOTAL SECTION LINE EAST 2639.10'
1034.85' 1604.25'

NORTHEAST CORNER SECTION 6, T9N, R9E
F.D. ALUMINUM MONUMENT

NORTH 1/4 CORNER SECTION 6, T9N, R9E
F.D. ALUMINUM MONUMENT

CURVE TABLE

C-#	RADIUS	L.C. BEARING	DIST.	ARC	DELTA	TANGENT BEARING
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C-2	2608.61'	S 25°33'10" W	113.58'	113.58'	02°29'41"	S 26°48'01" W

PREPARED FOR:

CORDY CLEMENS
7553 DUNROVEN RD
DANE, WI 53529

LANDS
N 24°41'45" E 231.64'
N 24°41'45" W 2056.57'
S 61°33'08" E 415.80'
S 61°33'08" W 382.73'

LOT 2
INCL. R/W = 1.56 ACRES
OR 68,027 SQ. FT.
EXCL. R/W = 1.50 ACRES
OR 65,389 SQ. FT.

LANDS
N 51°05'02" W 210.49'
N 24°41'45" E 157.83'
N 24°41'45" W 190.04'
N 61°33'08" W 177.96'
N 61°33'08" E 210.98'
S 24°41'45" W 275.07'
S 24°41'45" W 277.46'

LOT 1
INCL. R/W = 1.81 ACRES OR
78,747 SQ. FT.
EXCL. R/W = 1.51 ACRES
OR 65,711 SQ. FT.

LANDS
N 48°10'10.7" E 184.50'
N 48°10'10.7" W 218.68'
N 48°10'10.7" E 34.18'
N 48°10'10.7" W 218.68'

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 6-9-9 LINE TO BEAR EAST

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 SECTION CORNER (AS NOTED)

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Southwest 1/4 of the Northeast 1/4 of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, CSM No. 13764.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Registered Land Surveyor hereby certify that in full compliance with the provisions of 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 Southwest 1/4 of the Northeast 1/4 of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:

Lot 1, Certified Survey Map No. 13764, recorded in the Dane County Register of Deeds in Volume 91, Pages 41-43 as Document No. 5086377. This parcel contains 3.37 acres and is subject to a road right of way of 33.00 feet over the southeasterly part thereof.

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

Date _____

Chris W. Adams S-2748
Registered Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I 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____.

Corey K. Clemens

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Corey K. Clemens 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



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NDA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Southwest 1/4 of the Northeast 1/4 of Section 6, T9N, R9E, Town of Vienna, Dane County, Wisconsin, including all of Lot 1, CSM No. 13764.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Vienna on this _____ day of _____, 20____.

Shawn Haney
Town Clerk

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ____ day of _____, 20__ at ____ o'clock ____M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL