

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/07/2015	DCPREZ-2015-10935
Public Hearing Date	C.U.P. Number
02/23/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AREE WATTS LLC	PHONE (with Area Code) (608) 835-9616	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2275 COUNTY HIGHWAY MM		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS		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	
2450 Lalor Road		2454 Lalor Road			
TOWNSHIP DUNN	SECTION 18	TOWNSHIP	SECTION 18	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-183-8720-0		0610-183-8700-0			

REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	4.1		

<input checked="" type="checkbox"/> C.S.M REQUIRED?	<input type="checkbox"/> PLAT REQUIRED?	<input checked="" type="checkbox"/> DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	RLB	<i>AREE WATTS LLC</i>
Applicant Initials <i>AW</i>	Applicant Initials <i>AW</i>	Applicant Initials <i>AW</i>		PRINT NAME:
				AREE WATTS LLC
				DATE:
				12/7/2015



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

ch # 1338 (12-7-15)

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 AREE WATTS LLC Agent's Name THOM P. GRENLIE
 Address 2275 COMM OREGON, WI 53575 Address 400 S. NINE MOUND RD;
 Phone 608-835-9616 (P.O. Box 135) Phone VERONA, WI 53593
OR CELL 608-030-2933 Phone 608-845-6882
 Email NONE Email _____

Town: OF DUNN Parcel numbers affected: #028/0610-183-8720-0 AND
#028-0610-183-8700-4
 Section: 01# 18 Property address or location: 2450 - 2454 (2452 MAP)

Zoning District change: (To / From / # of acres) A-1EX TO RH-2 (LOT1) (4.1 ACRES NET) (DNB)
A-1EX TO RH-2 (LOT2) (8.0 ACRES NET) (DNB)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 68 % Other: 32 %

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:
AS DANE CO., TO MEET COMPLIANT
2 HOUSES (2450 AND 2454 LALOR RD.)
SEPERATE HOUSES.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: AREE WATTS / 12/7/2015 Date: _____

A-1(EX)
DCPREZ-0000-00000

2508

A-1(EX)
DCPREZ-0000-00000

Should
be
2454
by
owner

Murphy Rd

2452

2450

A-1(EX)
DCPREZ-0000-00000

Lalor Rd

Not Effective
A-1(EX)DCPREZ-0000-00000

RH-3
DCPREZ-2014-10727

RH-2
DCPREZ-2014-10727

2406

2402

COPY

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

COPY

Document Number

Document Name

THIS DEED, made between Raney 2450, LLC n/k/a Aree Watts, LLC,

("Grantor," whether one or more), and Aree Watts, LLC,

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in Dane
County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached.

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5183381**

09/11/2015 3:14 PM

Trans. Fee:

Exempt #: 3

Rec. Fee: 30.00

Pages: 2

Recording Area

Name and Return Address

Josh C. Kopp

Boardman & Clark LLP

1 South Pinckney Street, Suite 410

Madison, WI 53701

028/0610-183-8720-0 and 028/0610-183-8700-4

Parcel Identification Number (PIN)

This is not homestead property.

(is) (is not)

Dated September 8th, 2015

RANEY 2450, LLC, n/k/a AREE WATTS, LLC

_____(SEAL) _____(SEAL)
* _____(SEAL) _____(SEAL)
* _____(SEAL) _____(SEAL)

AUTHENTICATION
Signature(s) AREE Watts
authenticated on September 8, 2015
* Josh C. Kopp
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT
STATE OF _____)
_____) ss.
_____ COUNTY)
Personally came before me on _____,
the above-named _____
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.
* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

THIS INSTRUMENT DRAFTED BY:
Attorney Josh C. Kopp
Boardman & Clark LLP, Madison, Wisconsin

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
QUIT CLAIM DEED ©2003 STATE BAR OF WISCONSIN FORM NO. 3-2003
*Type name below signatures. INFO-PRO™ Legal Forms • (800)655-2021 • infoforms.com

EXHIBIT A

QUIT CLAIM DEED, DATED SEPTEMBER 8, 2015

Legal Property description for Tax Parcel No. 028/0610-183-8720-0:

A parcel of land located in the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW1/4) of Section 18, Township Six North (T6N), Range Ten East (R10E), Town of Dunn, Dane County, Wisconsin, described as follows:

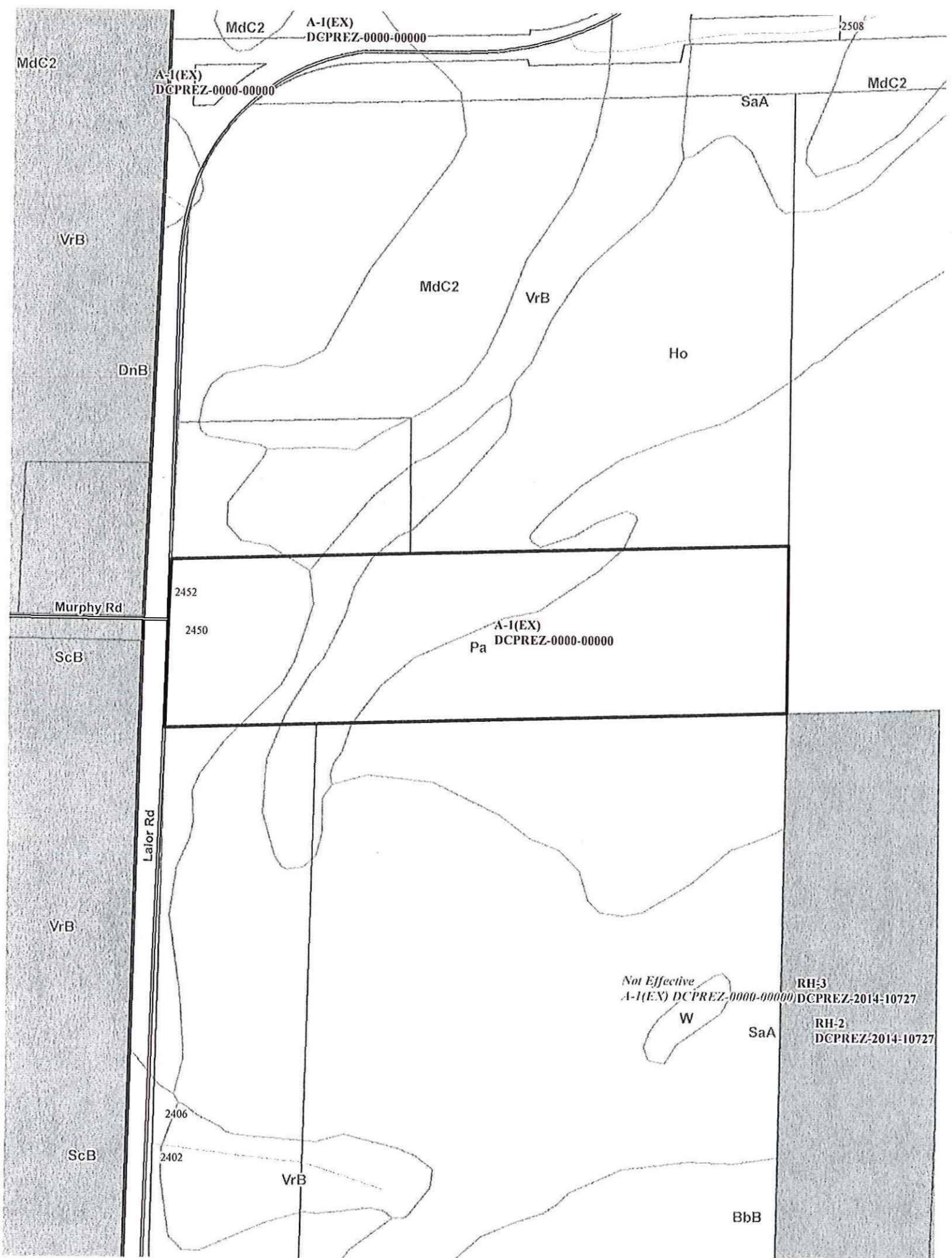
The South 330.0 feet of the Northwest one-quarter (NW1/4) of the Southwest one-quarter (SW1/4) of Section 18, Township 6 North (T6N), Range 10 East (R10E).

Legal Property description for Tax Parcel No. 028/0610-183-8700-4:

A part of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW1/4) of Section 18, Township Six North (T6N), Range Ten East (R10E), Town of Dunn, described as follows:

Commencing at the West Quarter Corner of said Section 18; Thence S 0°42'36" W 732.22 feet along the West Line of Section 18 to the POINT OF BEGINNING; Thence continue S 0°42'36" W 272.24 feet along said West Line, Thence N 87°42'28" E 521.80 feet along the North Line of the present Sondern Lands, Thence N 0°42'36" E 272.24 feet, Thence S 87°42'28" W 521.80 feet to the POINT OF BEGINNING. Subject to Lalor Road over the West 49.50 feet, Containing 3.26 Acres.

This conveyance is exempt from transfer fee pursuant to § 77.25(3), Wis. Stats., as it corrects/reforms the name of the limited liability company identified as Grantee in the Quit Claim Deed recorded June 1, 2010, as Document No. 4659653.





THOM R. GRENLIE

LAND SURVEYING/CONSULTING
400 S. NINE MOUND RD.
VERONA, WI 53593



THOM R. GRENLIE REGISTERED LAND SURV

400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE

State of Wisconsin)

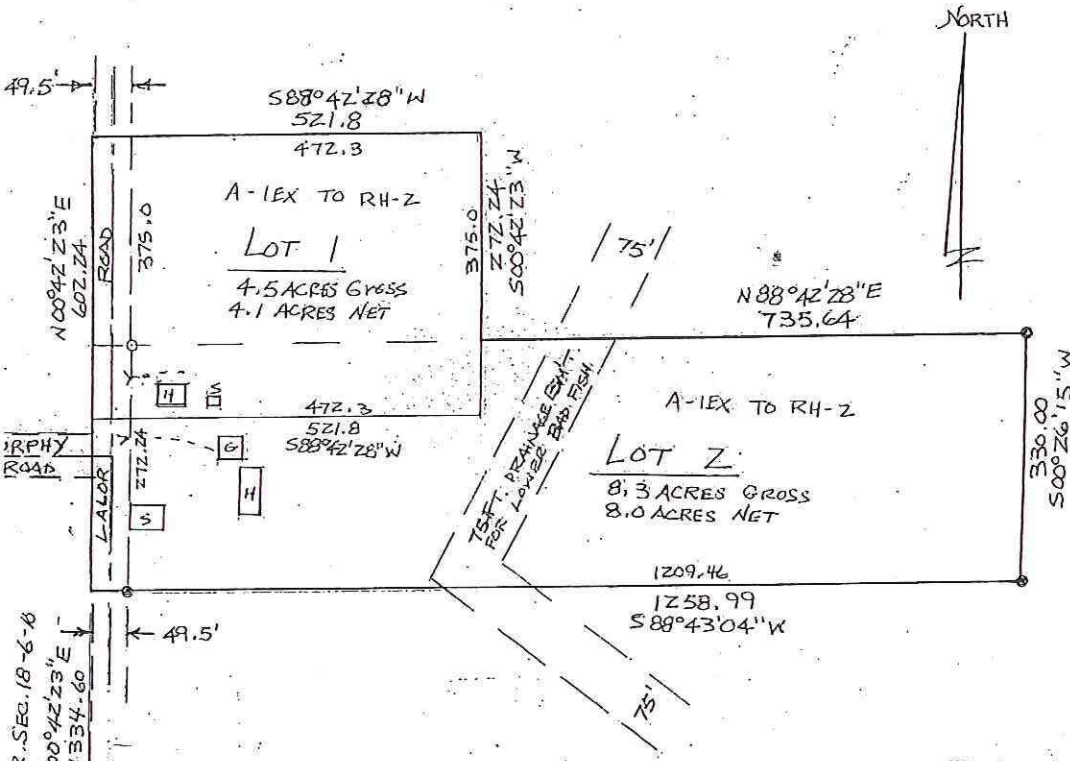
County of Dane) SS.

CERTIFIED SURVEY MAP

WILL BE

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have ~~correctly~~ mapped the lands described herein and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor



REZONE DESCRIPTION: A-1EX TO RH-2, DED = YES

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 18, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SECTION 18; THENCE N0°42'23''E ALONG THE SECTION LINE 1334.6 FEET TO THE POINT OF BEGINNING; THENCE N0°42'23''E 602.24 FEET; THENCE N88°42'28''E 521.8 FEET; THENCE S0°42'23''W 272.24 FEET; THENCE N88°42'28''E 735.64 FEET; THENCE S0°26'15''W 330.0 FEET; THENCE S88°43'04''W 1258.99 FEET TO THE POINT OF BEGINNING. CONTAINS 12.8 ACRES AND SUBJECT TO LALOR ROAD OVER THE WESTERLY 49.5 FEET THEREOF.

LEGEND

- Scale: 1 inch = 200 ft.
- iron stake found
- 1"x24" iron pipe set min. wt.=1.13#/in ft.

SURVEYED NOT
 DRAWN HC
 APPROVED TRG
 FIELD BOOK _____
 DATE 10-16-15
 TAPE/FILE _____

SURVEYED FOR: AREE WATTS 835-9616
P.O. BOX 135, OREGON, WI, 53575
 DESCRIPTION-LOCATION: A PART OF THE NW1/4 OF THE
SW1/4, SECTION 18, T6N, R10E, TOWN OF DUNN,
DANE COUNTY, WI.
 APPROVED FOR RECORDING PER DANE COUNTY ZONING &
LAND REG. COMM. action of _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, _____ at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps of Dane County on Page _____

Register of Deeds

OFFICE MAP NO. _____

DOCUMENT # _____
 CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____