

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/21/2019	DCPREZ-2019-11511
Public Hearing Date	C.U.P. Number
01/28/2020	

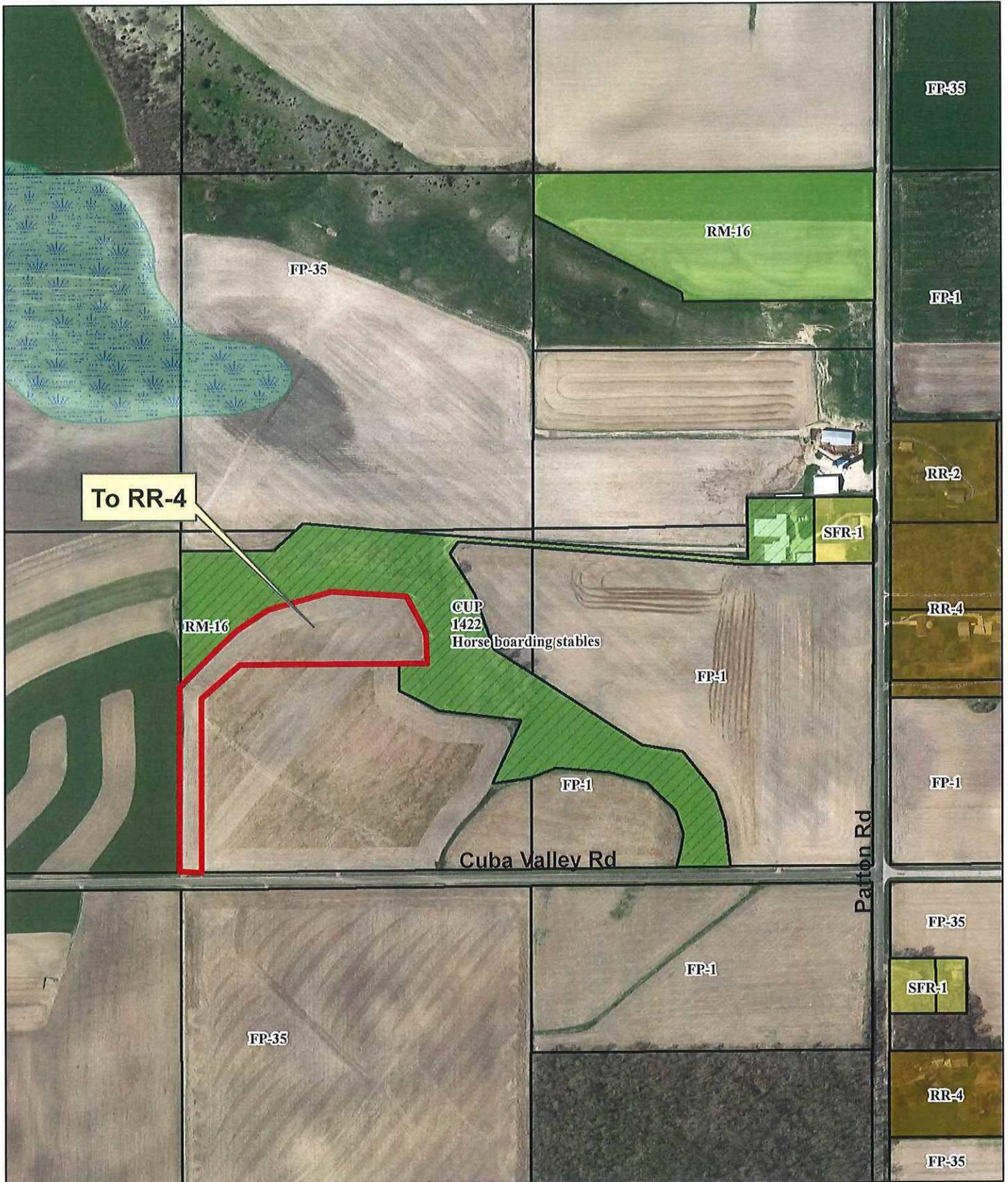
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ENDRES JT REV TR, GARY D & NANCY R	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) ((608) 255-5705
BILLING ADDRESS (Number & Street) 5874 CUBA VALLEY RD		ADDRESS (Number & Street) 104 W. MAIN STREET	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS tdendres@gmail.com		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	
2200 feet west of Patton Road					
TOWNSHIP VIENNA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-284-9001-3					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-1 (Small Lot Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	5.3		

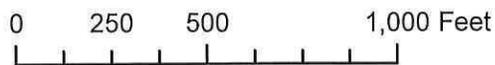
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: Chris Adams
				DATE: 11-21-19

**NEED 3-LOT
CSM TO ACCOUNT
FOR REMNANT PARCELS**



Legend

 Wetland



Petition 11511
Gary and Nancy Endres



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SW 1/4 and SE 1/4 of the SE 1/4 of Section 28, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

PREPARED FOR:

TYLER ENDRES
515 SKYVIEW DR.
WAUNAKEE, WI 53597

S E 1/4
S E 1/4
L A N D S

(771.92')
771.88' SE CORNER
28-9-9
FND. SURVEY NAIL

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 43°27'45" E (N 40°25'24" E)	306.25' (306.04')
L2	N 59°45'51" E (N 56°03'23" E)	143.62' (143.48')
L3	N 77°17'23" E (N 74°01'32" E)	255.90' (255.93')
L4	S 84°11'08" E (S 87°26'10" E)	287.10' (287.06')
L5	S 23°09'47" E (S 25°32'04" E)	150.37' (150.37')
L6	S 00°54'29" E (S 05°13'56" E)	115.96' (115.96')
L7	N 88°05'30" W (S 88°35'03" W)	111.32' (111.34')
L8	S 00°33'16" W (S 02°36'12" E)	96.46' (95.81')
L9	S 60°00'35" E (S 63°08'55" E)	165.18' (165.69')
L10	S 82°43'17" E (S 86°01'03" E)	314.97' (314.87')
L11	S 24°11'42" W (S 20°56'55" W)	261.66' (314.87')
L12	N 81°52'38" E (N 78°43'56" W)	143.12' (143.14')
L13	N 70°00'36" E (N 66°37'55" W)	106.50' (106.49')
L14	S 85°31'52" E (S 88°44'30" E)	204.05' (204.40')
L15	S 74°02'38" E (S 77°17'05" E)	145.60' (145.22')
L16	S 46°19'57" E (S 49°34'15" E)	149.39' (149.40')
L17	S 19°36'00" E (S 22°44'39" E)	95.99' (96.03')
L18	S 11°14'38" W (S 08°03'38" W)	150.94' (150.98')
L19	S 89°40'56" W	66.00'
L20	S 11°14'38" W	117.26'
L21	S 11°14'38" W	33.68'
L22	S 43°27'45" W	164.12'
L23	S 89°40'56" W	66.00'

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1 1/4" PIPE
- ⊙ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS
- X- = FENCE

LOT 1

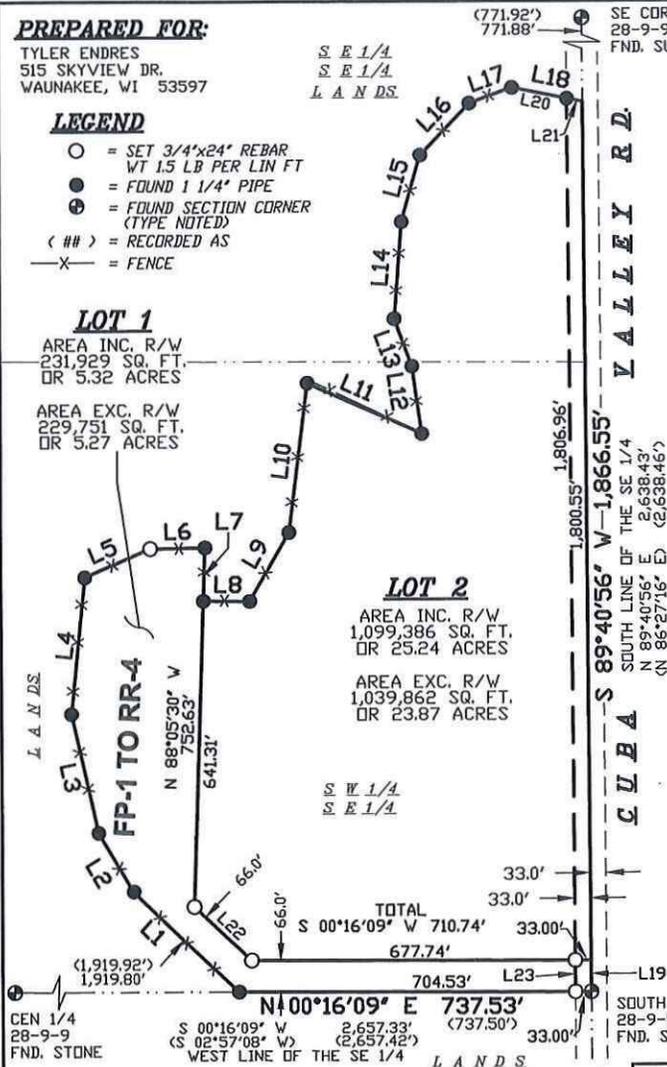
AREA INC. R/W
231,929 SQ. FT.
OR 5.32 ACRES

AREA EXC. R/W
229,751 SQ. FT.
OR 5.27 ACRES

LOT 2

AREA INC. R/W
1,099,386 SQ. FT.
OR 25.24 ACRES

AREA EXC. R/W
1,039,862 SQ. FT.
OR 23.87 ACRES



SEE SHEET 3 FOR NOTES

SURVEYORS SEAL

WCCS - DANE COUNTY ZONE
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE
SE 1/4 OF SECTION 28 WHICH BEARS N 89°40'56" E



SCALE 1" = 300'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



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:

- **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	Gary & Nancy Endres JT Rev Tr	Agent's Name	Williamson Surveying
Address	5874 Cuba Valley Rd, Waunakee, WI	Address	104A W. Main St, Waunakee
Phone	(608) 438-2684	Phone	608-255-5705
Email	Tyler Endres (son) <u>TDENRES@gmail.com</u>	Email	chris@williamsonsurveying.com

Town: vienna Parcel numbers affected: 0909-284-9001-3

Section: 28 Property address or location: SW 1/4 and SE 1/4 of the SE 1/4 Section 28, T9N, R9E

Zoning District change: (To / From / # of acres) RR-4 / FP-1 / 5.32 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 1 % Other: 99 %

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:

Gary & Nancy Endres are looking to create 1 new building site for their son Tyler to build a new home on. The new lot will create a remaining parcel that is less than 35 acres, so it is including as a Lot 2 on the CSM. The zoning is already correct for the remaining lands.

NEED 2ND LOT TO EAST.

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

Date: 11-20-2019

FP-1 TO RR-4

A parcel of land being located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of section 28, T9N, R9E in the Town of Vienna, Dane County, Wisconsin more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 28; thence N $00^{\circ}16'09''$ E, 737.53 feet; thence N $43^{\circ}27'45''$ E, 306.25 feet; thence N $59^{\circ}45'51''$ E, 143.62 feet; thence N $77^{\circ}17'23''$ E, 255.90 feet; thence S $84^{\circ}11'08''$ E, 287.10 feet; thence S $23^{\circ}09'47''$ E, 150.37 feet; thence S $00^{\circ}54'29''$ E, 115.96 feet; thence N $88^{\circ}05'30''$ W, 752.63 feet; thence S $43^{\circ}27'45''$ W, 164.12 feet; thence S $00^{\circ}16'09''$ W, 710.74 feet to the south line of said Section 28; thence S $89^{\circ}40'56''$ W along said south line, 66.00 feet to the point of beginning. This description contains 5.32 acres and is subject to a road right of way of 33 feet over the most southerly part thereof.

Parcel Number - 064/0909-284-9001-3

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail Less —	
Municipality Name	TOWN OF VIENNA
State Municipality Code	064
PLSS (T,R,S,QQ,Q)	09N 09E 32 SW SE (Click link above to access images for Qtr-Qtr)
Section	09N 09E 32 (Click link above to access images for Section)
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)
Block/Building	
Lot/Unit	(Click link above to see images for this Lot)
Parcel Description	SEC 28-9-9 SW1/4SE1/4 EXC R29794/24 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.
Current Owner	ENDRES JT REV TR, GARY D & NANCY R 
Primary Address	No parcel address available.
Billing Address	5874 CUBA VALLEY RD WAUNAKEE WI 53597

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4	
Assessment Acres	24.200	
Land Value	\$6,500.00	
Improved Value	\$0.00	
Total Value	\$6,500.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~10/01/2019 - 11:00 AM~~

Ends: ~~10/01/2019 - 07:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~10/17/2019 - 05:00 PM~~

Ends: ~~10/17/2019 - 07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning
FP-1 DCPREZ-2019-00005
FP-35 0.98 Acres DCPREZ-2019-00005

[Zoning District Fact Sheets](#)

District Information		
Type	State Code	Description
REGULAR SCHOOL	6181	WAUNAKEE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	32WA	WAUNAKEE FIRE
OTHER DISTRICT	32UD	UTILITY DISTRICT 4 WF
OTHER DISTRICT	32UD	UTILITY DIST 5 WEMS CHG
OTHER DISTRICT	32WA	WAUNAKEE EMS

Parcel Maps



Surveyor Map

DCiMap

Tax Information

- E-Statement
- E-Bill
- E-Receipt
- Pay Taxes Online

«
< Newer
Older >
»

Tax Year 2018		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$5,500.00	\$0.00	\$5,500.00
Taxes:		\$98.95
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$98.95
2018 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	12/21/2000	3274388		

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: 0909-284-9001-3

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.



CRAIG A ZIEGLER
KRISTI L ZIEGLER
6917 WOODLAND DR
WAUNAKEE, WI 53597

CRAIG A ZIEGLER
KRISTI L ZIEGLER
6917 WOODLAND DR
WAUNAKEE, WI 53597

ENDRES JT REV TR, GARY D & ...
5874 CUBA VALLEY RD
WAUNAKEE, WI 53597

THUNDER VALLEY STABLES LL...
6729 PATTON RD
WAUNAKEE, WI 53597

CRAIG A ZIEGLER
KRISTI L ZIEGLER
6917 WOODLAND DR
WAUNAKEE, WI 53597

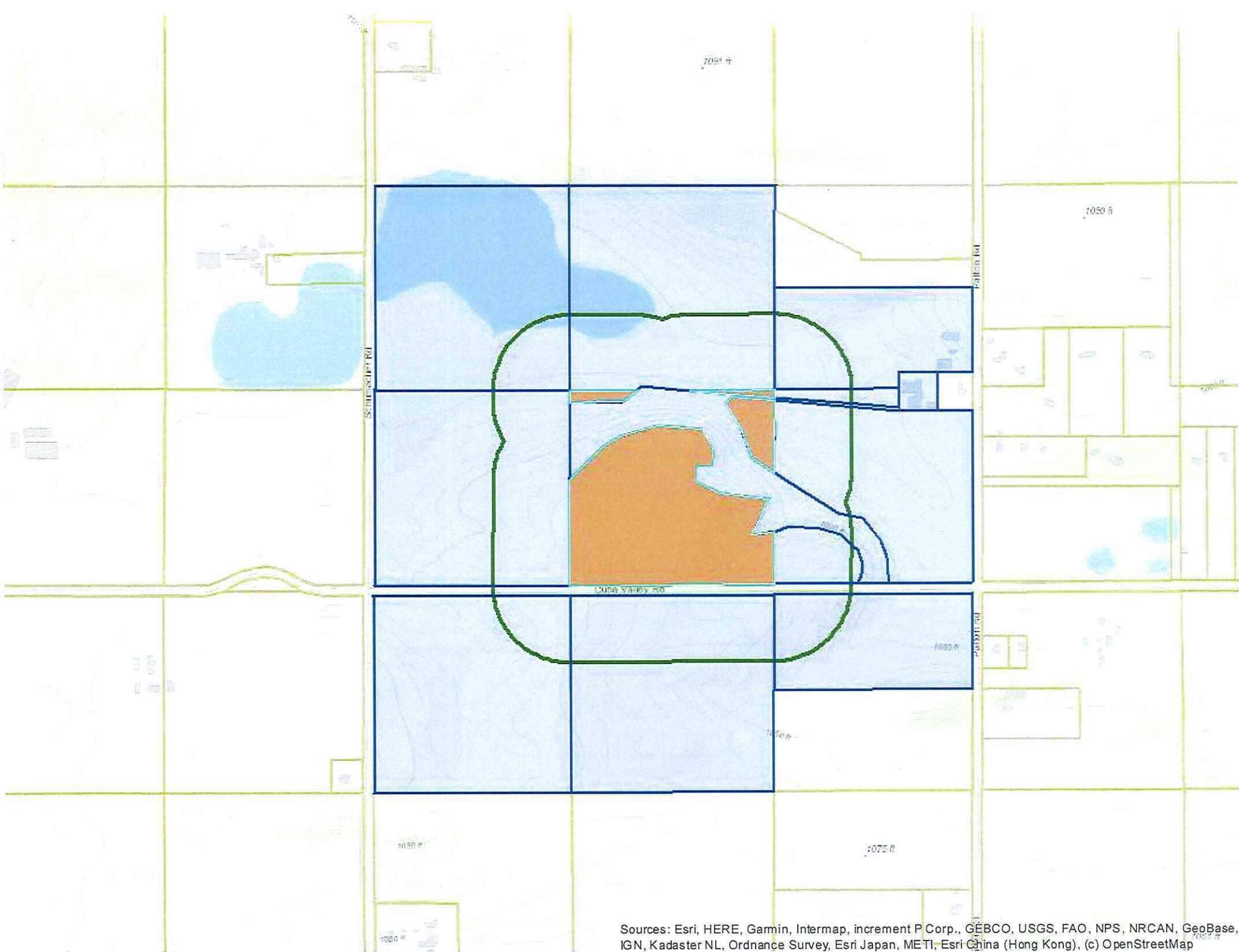
ENDRES JT REV TR, GARY D & ...
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WAUNAKEE, WI 53597

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WAUNAKEE, WI 53597

ENDRES JT REV TR, GARY D & ...
5874 CUBA VALLEY RD
WAUNAKEE, WI 53597

RODNEY M BALLWEG
5497 CUBA VALLEY RD
WAUNAKEE, WI 53597

MEFFERT HOMESTEAD LLC, JA...
5728 EASY ST
WAUNAKEE, WI 53597



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

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

Located in the SW 1/4 and SE 1/4 of the SE 1/4 of Section 28, T9N, R9E, Town of Vienna, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and 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 SW 1/4 and SE 1/4 of the SE 1/4 of Section 28, T9N, R9E, Town of Vienna, Dane County, Wisconsin, more particularly described as follows:

Beginning at the South 1/4 Corner of said Section 28, thence N 00°16'09" E along the west line of the SE 1/4 of said Section 28, 737.53 feet; thence N 43°27'45" E, 306.25 feet; thence N 59°45'51" E, 143.62 feet; thence N 77°17'23" E, 255.90 feet; thence S 84°11'08" E, 287.10 feet; thence S 23°09'47" E, 150.37 feet; thence S 00°54'29" E, 115.96 feet; thence N 88°05'30" W, 111.32 feet; thence S 00°33'16" W, 96.46 feet; thence S 60°00'35" E, 165.18 feet; thence S 82°43'17" E, 314.97 feet; thence S 24°11'42" W, 261.66 feet; thence N 81°52'38" E, 143.12 feet; thence N 70°00'36" E, 106.50 feet; thence S 85°31'52" E, 204.05 feet; thence S 74°02'38" E, 145.60 feet; thence S 46°19'57" E, 149.39 feet; thence S 19°36'00" E, 95.99 feet; thence S 11°14'38" W, 150.94 feet to the south line of the SE 1/4 of said Section 28 and also the centerline of Cuba Valley Road; thence S 89°40'56" W along said south line, 1,866.55 feet to the point of beginning. This parcel contains 1,331,315 square feet or 30.56 acres and is subject to a road right of way of 33.00 feet over the southerly part thereof.

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

Date _____

Noa T. Prieve S-2499
Professional 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____.

Authorized Representative

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20____ the above named _____ 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

Sheet 2 of 3

SURVEYORS SEAL

19W-392



CERTIFIED SURVEY MAP

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

Located in the SW 1/4 and SE 1/4 of the SE 1/4 of Section 28, 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 _____ day of _____, 20__.

Isaac Mann
Town Clerk

NOTE:

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

DANE COUNTY APPROVAL:

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

Daniel Everson
Assistant Zoning Administrator

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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL SECTION TIES FOR THE CENTER 1/4, SOUTH 1/4, AND SE CORNER OF SECTION 28 WERE CHECKED AND VERIFIED PER THE LATEST TIE SHEET PERFORMED.

REGISTER OF DEEDS:

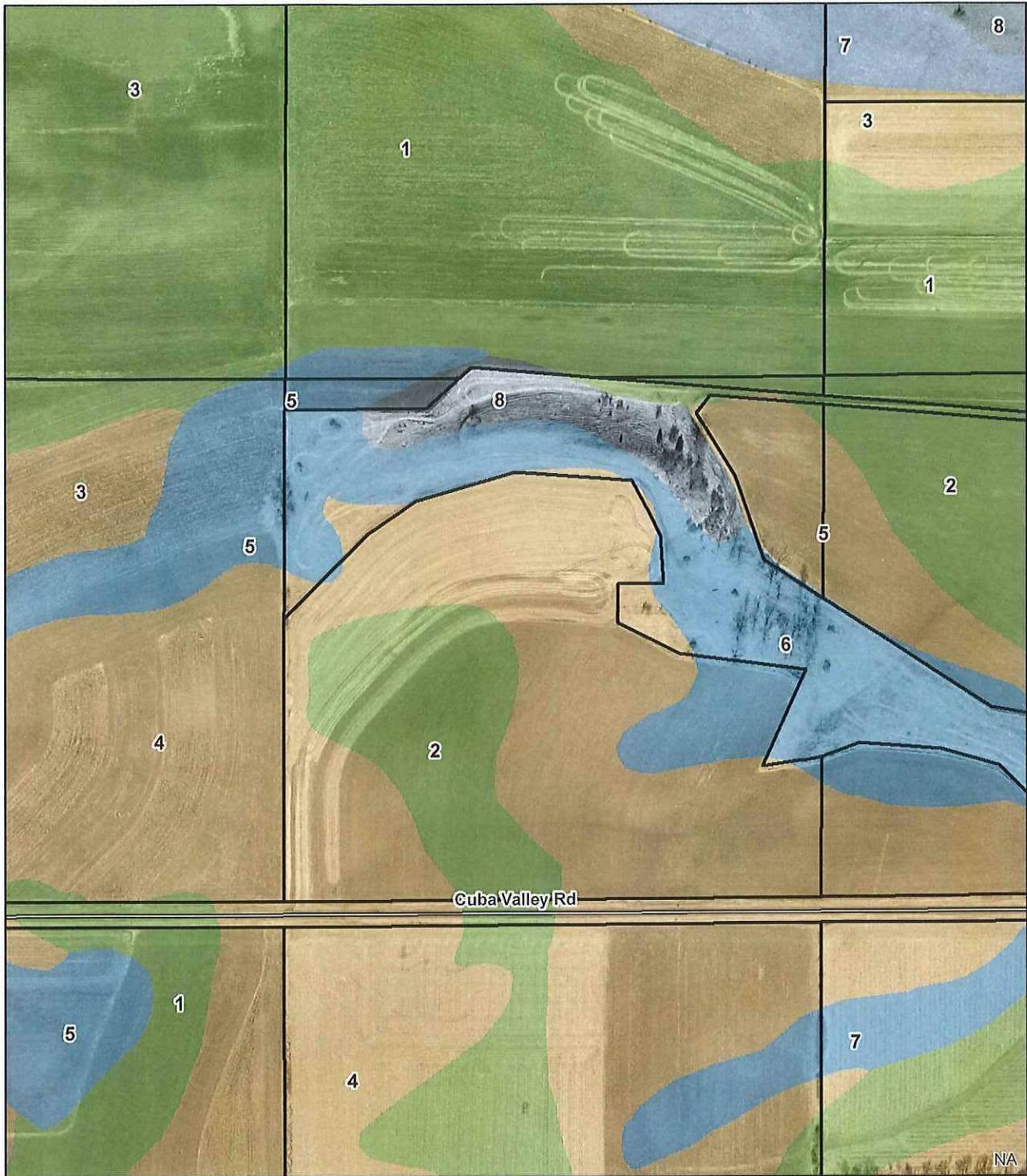
Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL



Legend

Significant Soils

Class

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Class 8
- Other

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPREZ-2019-11511
Application Type: DaneCounty/Zoning/Rezone/NA
Address:

Receipt No.	938548					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	540	\$495.00	11/21/2019	RWL1		

Owner Info.:
ENDRES JT REV TR, GARY D & NANCY R
5874 CUBA VALLEY RD
WAUNAKEE, WI 53597

Work Description: