

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/15/2017	DCPREZ-2017-11120
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME STEPHEN D FLACH	PHONE (with Area Code) (608) 832-6819	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) 608255
BILLING ADDRESS (Number & Street) 8716 RIDGE DR		ADDRESS (Number & Street) 104 A WEST MAIN STREET	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS SDFLACH@YAHOO.COM		E-MAIL ADDRESS NOA@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
8716 RIDGE DR					
TOWNSHIP PRIMROSE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-272-9100-9					

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (8) Agriculture District	RH-4 Rural Homes District	7.2		
A-2 (8) Agriculture District	RH-2 Rural Homes District	2.62		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	1.77		
A-1Ex Exclusive Ag District	RH-4 Rural Homes District	18.12		
A-1Ex Exclusive Ag District	A-2 Agriculture District	.46		

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 HJH3	SIGNATURE: (Owner or Agent) 
				PRINT NAME: <u>Chris Adams</u>
				DATE: <u>2-15-17</u>



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>Stephen Flach & Therese Lacasse</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>8716 Ridge Dr, Belleville 53508</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>(608) 832-6819</u>	Phone	<u>608-255-5705</u>
Email	<u>sdfiach@yahoo.com</u>	Email	<u>chris@williamsonsurveying.com</u>

Town: Primrose Parcel numbers affected: 0507-272-9100-9, 0507-272-9060-8, 0507-281-9501-3, 0507-281-9603-0

Section: 27 & 28 Property address or location: 8716 Ridge Dr, Belleville

Zoning District change: (To / From / # of acres) _____
A-2(8) to RH-4 7.20 acres, A-2(8) to RH-2 2.62 acres, A-1EX to RH-2 1.77 acres, A-1EX to RH-4 18.12 acres, A-1EX to A-2 0.46 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

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:

Therese & Stephen Lacasse are building a new home on part of the land that they own and would like to adjust the property lines around the existing home in order to sell it once they move into their new home. They are also cleaning up all of their property and zoning in order to have clean lots and conforming zoning parcels.

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

Submitted By:

Date: 2-14-2017



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

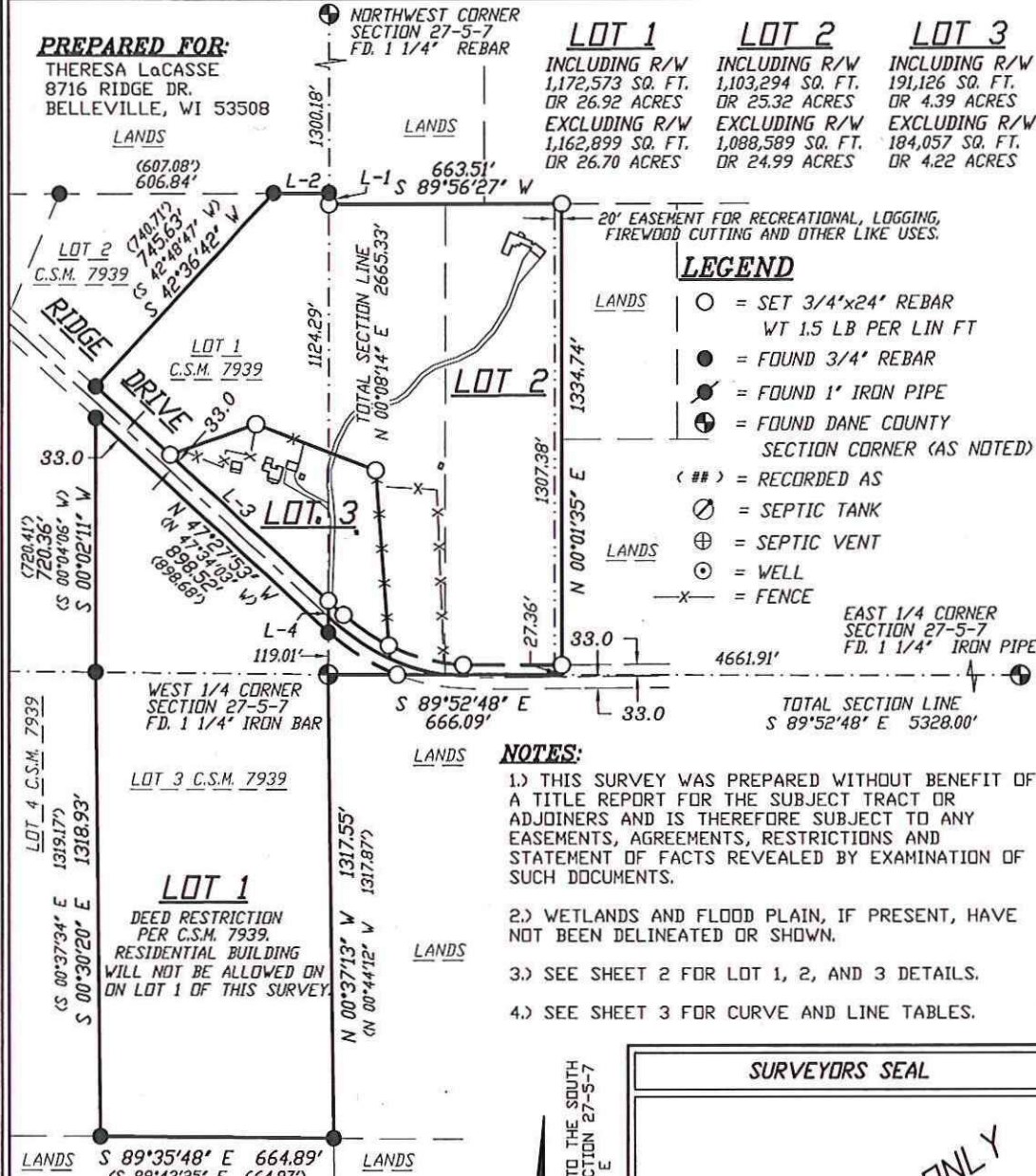
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.

PREPARED FOR:

Theresa LaCasse
8716 RIDGE DR.
BELLEVILLE, WI 53508

LOT 1	LOT 2	LOT 3
INCLUDING R/W 1,172,573 SQ. FT. OR 26.92 ACRES	INCLUDING R/W 1,103,294 SQ. FT. OR 25.32 ACRES	INCLUDING R/W 191,126 SQ. FT. OR 4.39 ACRES
EXCLUDING R/W 1,162,899 SQ. FT. OR 26.70 ACRES	EXCLUDING R/W 1,088,589 SQ. FT. OR 24.99 ACRES	EXCLUDING R/W 184,057 SQ. FT. OR 4.22 ACRES



LEGEND

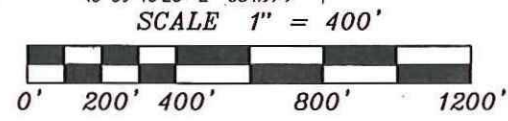
- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" IRON PIPE
- ⊕ = FOUND DANE COUNTY
SECTION CORNER (AS NOTED)
- <##> = RECORDED AS
- ⊗ = SEPTIC TANK
- ⊕ = SEPTIC VENT
- ⊙ = WELL
- x- = FENCE

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.
- 3.) SEE SHEET 2 FOR LOT 1, 2, AND 3 DETAILS.
- 4.) SEE SHEET 3 FOR CURVE AND LINE TABLES.

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 27-5-7 LINE TO BEAR S 89°52'48" E



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 part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional 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 SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, Certified Survey Map No. 7939, recorded in the Dane County Register of Deeds Office in Volume 42 of Certified Survey Maps, Page 97 and 98, as Document No. 2701069, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 27; thence S 89°52'48" E, along the South line of the Northeast 1/4, 666.09 feet; thence N 00°01'35" E, 1334.74 feet to the North line of the Southwest 1/4 of the Northwest 1/4, thence S 89°56'27" W along said North line, 663.51 feet to the Northwest Corner of the Southwest 1/4 of the Northwest 1/4; thence N 00°08'14" E along the West line of the Northwest 1/4 of said Section 27, 32.49 feet to the Northeast Corner of said Lot 1 Certified Survey Map No. 7939; thence along said Lot 1 for the next 3 courses S 89°50'40" W, 160.20 feet; thence S 42°36'42" W, 745.63 feet to the North right of way line of Ridge Drive; thence S 47°27'53" E, 898.73 feet to the East line of the Northeast 1/4 of said Section 28; thence S 00°08'14" W, along said East line 89.37 feet to the South right of way of Ridge Drive and the Northeast Corner of Lot 3 Certified Survey Map No. 7939; thence along said Lot 3 for the next 5 courses N 47°27'53" W, 898.52 feet; thence S 00°02'11" W, 720.36 feet; thence S 00°30'20" E, 1318.93 feet; thence S 89°35'48" E, 664.89 feet; thence N 00°37'13" W, 1317.55 feet to the point of beginning. This parcel contains 2,466,993 sq. ft. or 56.63 acres and is subject to a road right of way thereof.

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

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	575.11	N 66°51'29" W 288.31	291.42	29°02'00"
C-2	608.11	N 60°45'06" W 177.88	178.52	16°49'13"
C-3	575.11	N 73°29'11" W 157.86	158.36	15°46'35"
C-4	542.11	N 75°19'00" W 218.80	220.31	23°17'06"
C-5	575.11	N 58°58'11" W 132.77	133.07	13°15'25"
C-6	542.11	N 58°00'28" W 107.05	107.23	11°19'58"

LINE TABLE:

L-#	BEARING	DISTANCE
L-1	(NORTH) N 00°08'14" E	32.49'
L-2	(N 89°57'32" W) S 89°50'40" W	(160.00') 160.20'
L-3	(S 47°34'03" E) S 47°27'53" E	(898.82') 898.73'
L-4	(SOUTH) S 00°08'14" W	(89.42') 89.37'
L-5	N 52°20'29" W	49.98'
L-6	N 47°27'53" W	30.37'
L-7	N 52°20'29" W	51.39'
L-8	N 47°27'53" W	1.64'
L-9	N 70°32'34" E	259.40'
L-10	S 69°07'50" E	366.69'
L-11	N 52°20'29" W	48.58'
L-12	N 47°27'53" W	59.10'

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW



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 part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.

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____.

Stephen D. Flach

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Stephen D. Flach to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

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____.

Therese M. LaCasse

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Therese M. LaCasse 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

PRELIMINARY ONLY
FOR REVIEW



CERTIFIED SURVEY MAP

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TOWN BOARD RESOLUTION

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

Ruth Hansen
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

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

PRELIMINARY ONLY
FOR REVIEW



REZONE MAP

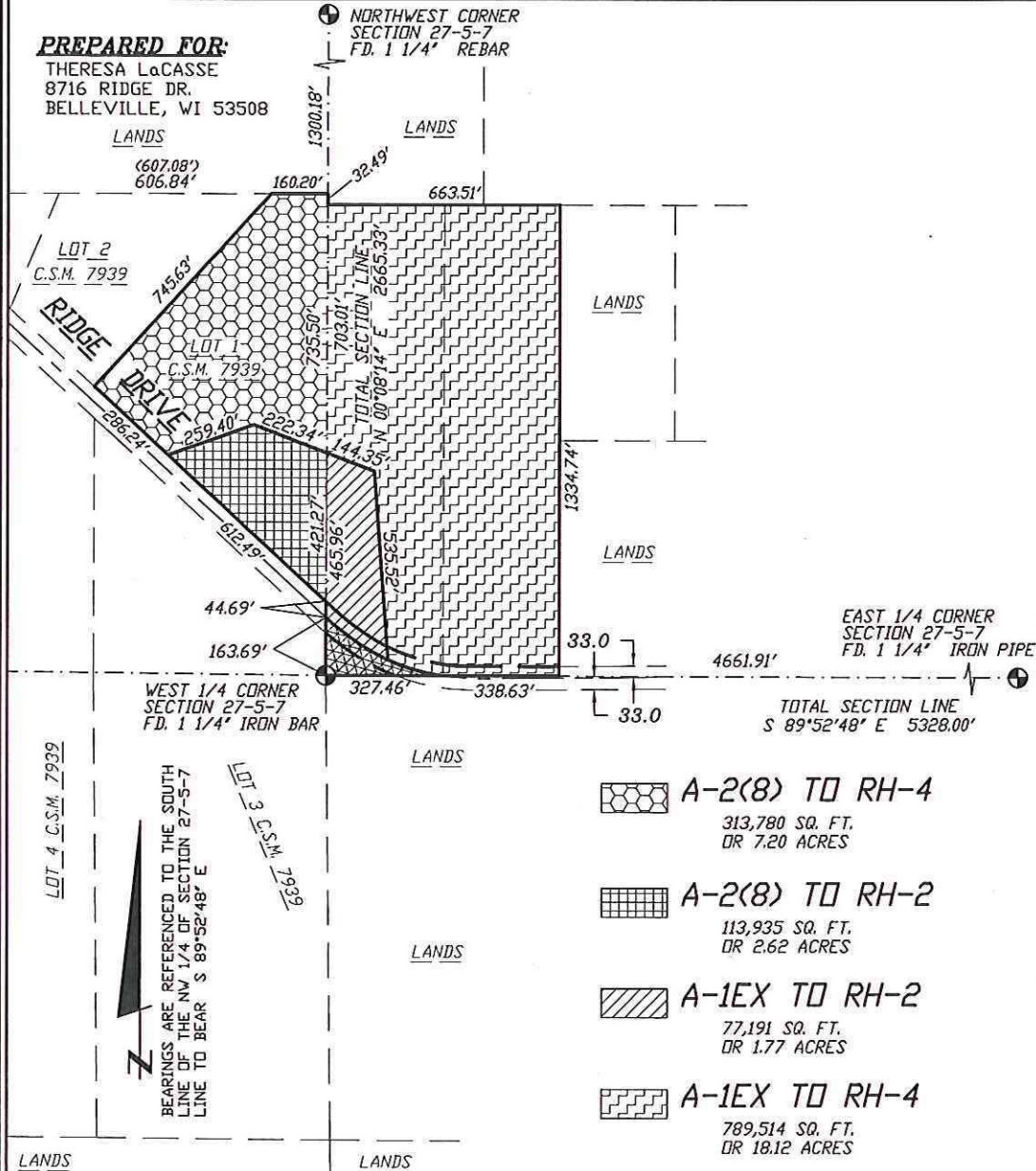
WILLIAMSON SURVEYING AND ASSOCIATES, LLC






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PREPARED FOR:

Theresa LaCASSE
8716 RIDGE DR.
BELLEVILLE, WI 53508



-  **A-2(8) TO RH-4**
313,780 SQ. FT.
OR 7.20 ACRES
-  **A-2(8) TO RH-2**
113,935 SQ. FT.
OR 2.62 ACRES
-  **A-1EX TO RH-2**
77,191 SQ. FT.
OR 1.77 ACRES
-  **A-1EX TO RH-4**
789,514 SQ. FT.
OR 18.12 ACRES
-  **A-1EX TO A-2**
19,936 SQ. FT.
OR 0.46 ACRES

SCALE 1" = 400'





REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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Located in part of the SW 1/4 of the NW 1/4 of Section 27, and also the part of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 28, all in T5N, R7E, Town of Primrose, Dane County, Wisconsin. Including all of Lot 1 and 3, C.S.M. No. 7939.

A-2(B) TO RH-4

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY WISCONSIN BEING PART OF LOT 1, C.S.M. NO. 7939, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE N 00°08'14" E, 629.65 FEET TO THE POINT OF BEGINNING.

THENCE N 69°07'50" W, 222.34 FEET; THENCE S 70°32'34" W, 259.40 FEET; THENCE N 47°27'53" W, 286.24 FEET; THENCE N 42°36'42" E, 745.63 FEET; THENCE N 89°50'40" E, 160.20 FEET; THENCE S 00°08'14" W, 735.50 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 7.20 ACRES THEREOF.

A-2(B) TO RH-2

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY WISCONSIN BEING PART OF LOT 1, C.S.M. NO. 7939, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE N 00°08'14" E, 208.38 FEET TO THE POINT OF BEGINNING.

THENCE N 47°27'53" W, 612.49 FEET; THENCE N 70°32'34" E, 259.40 FEET; THENCE S 69°07'50" E, 222.34 FEET; THENCE S 00°08'14" W, 421.27 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 2.62 ACRES THEREOF.

A-1EX TO RH-2

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE N 00°08'14" E, 163.69 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N 00°08'14" E, 465.96 FEET; THENCE S 69°07'50" E, 144.35 FEET; THENCE S 04°15'13" E, 535.52 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 575.11 FEET AND A LONG CHORD BEARING N 58°58'11" W, A DISTANCE OF 132.77 FEET; THENCE N 52°20'29" W, 49.98 FEET; THENCE N 47°27'53" W, 30.38 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 1.77 ACRES AND IS SUBJECT TO A ROAD RIGHT OF WAY OF 33.00 FEET OVER THE MOST SOUTHERLY PART THEREOF.

A-1EX TO RH-4

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE N 00°08'14" E, 629.65 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N 00°08'14" E, 703.01 FEET; THENCE N 89°56'27" E, 663.51 FEET; THENCE S 00°01'35" W, 1334.74 FEET; THENCE N 89°52'48" W, 338.63 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 575.11 FEET AND A LONG CHORD BEARING N 73°29'11" W, A DISTANCE OF 157.86 FEET; THENCE N 04°15'13" W, 535.52 FEET; THENCE N 69°07'50" W, 144.35 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 18.12 ACRES AND IS SUBJECT TO A ROAD RIGHT OF WAY OF 33.00 FEET OVER THE MOST SOUTHERLY PART THEREOF.

A-1EX TO A-2

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T5N, R7E, TOWN OF PRIMROSE, DANE COUNTY WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE N 00°08'14" E, 163.69 FEET; THENCE S 47°27'53" E, 30.38 FEET; THENCE S 52°20'29" E, 49.98 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVED NORTHEASTERLY HAVING A RADIUS OF 575.11 FEET AND A LONG CHORD BEARING S 58°58'11" E, A DISTANCE OF 132.77 FEET; THENCE N 89°52'48" W, 327.46 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 0.46 ACRES AND IS SUBJECT TO A ROAD RIGHT OF WAY OF 33.00 FEET OVER THE MOST NORTHERLY PART THEREOF.