

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/25/2018	DCPREZ-2018-11313
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/24/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DIANE E ERB	PHONE (with Area Code) (608) 437-4317	AGENT NAME □	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 306 N 2ND		ADDRESS (Number & Street) □	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS erb@mhtc.net		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	
1646 Lewis Rd.,					
TOWNSHIP PRIMROSE	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-062-8000-6					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	7.81		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b> <i>Diane Erb</i>
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<b>PRINT NAME:</b> <i>DIANE ERB</i>
<b>DATE:</b> <i>5-25-18</i>

# 4249



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**

\* contact.

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 DIANE Erb Agent's Name \_\_\_\_\_  
 Address 1514 SUTTER Rd MT. Horeb Address \_\_\_\_\_  
 Phone 608-437-4317 608-444-0072 Phone \_\_\_\_\_  
 Email erb@mhbc.net Email \_\_\_\_\_

Town: Frimrose Parcel numbers affected: 0507-062-8000-6

Section: 01 Property address or location: 1646 Lewis Rd MT. Horeb

Zoning District change: (To / From / # of acres)  
RH-2

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Diane Erb Date: 5-25-18



# DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

December 12, 2017

Diane Erb  
1514 Sutter Road  
Mount Horeb, WI 53572

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

Dear Ms. Erb:

Attached is the Density Study Report and supporting information you requested for the your property in Section 6 of the Town of Primrose.

Under the policies of the *Town of Primrose / Dane County Comprehensive Plan*, this property would have the potential for up to five (5) additional nonfarm homesites.



I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at [standing@countyofdane.com](mailto:standing@countyofdane.com).

Sincerely,

Brian Standing  
Senior Planner

Enclosures. cc: Ruth Hansen, Town of Primrose Clerk

**Parcel Number - 048/0507-062-8000-6****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF PRIMROSE	
Parcel Description	SEC 6-5-7 FR NE1/4 NW1/4 SUBJ TO ESMT TO...	
Owner Names	DIANE E ERB 	
Primary Address	1646 LEWIS RD	
Billing Address	306 N 2ND MT HOREB WI 53572	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5M G7	
Assessment Acres	34.900	
Land Value	\$53,300.00	
Improved Value	\$120,200.00	
Total Value	\$173,500.00	

[Show Valuation Breakout](#)

**Open Book**

Open Book dates have passed for the year.

Starts: ~~05/15/2018 - 05:00 PM~~

Ends: ~~05/15/2018 - 07:00 PM~~

[About Open Book](#)

**Board Of Review**

Starts: 06/12/2018 - 05:00 PM

Ends: 06/12/2018 - 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**

A-1(EX)

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

**Tax Summary (2017)** **More +**

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$49,900.00	\$120,200.00	\$170,100.00
<b>Taxes:</b>		\$2,926.95
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$71.19
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$2,864.43

**District Information**

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24E2	EMS MT HOREB
OTHER DISTRICT	24MH	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	12/20/2007	4382589		

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: 0507-062-8000-6

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.



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 210 Martin Luther King Jr. Blvd  
 City-County Bldg. Room 116  
 Madison, WI 53703










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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Northeast 1/4 of the Northwest 1/4 of Section 6, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

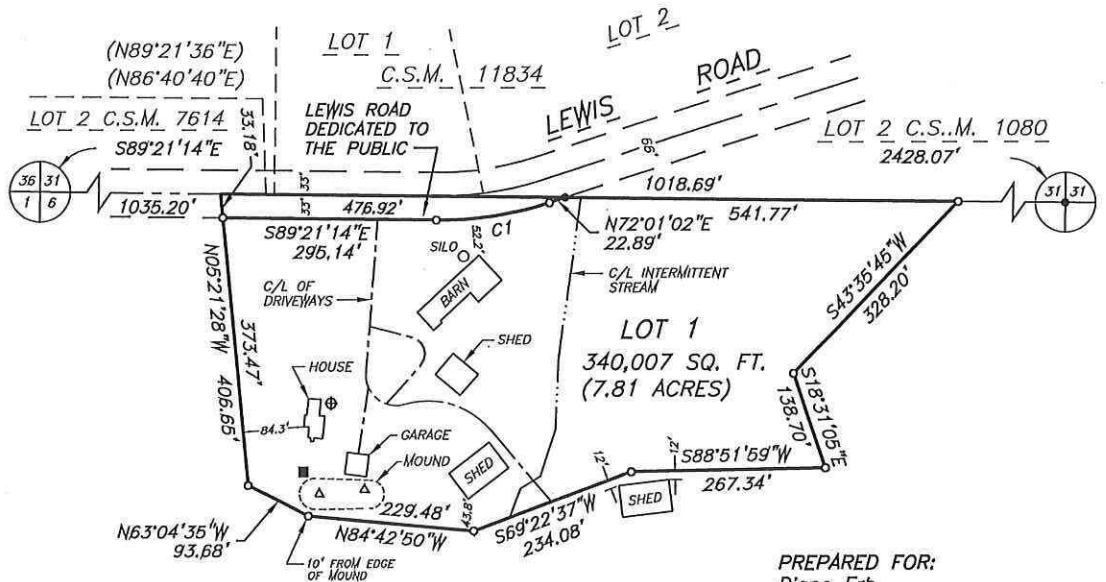
CURVE DATA					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	490.28'	159.41'	18°37'44"	158.71'	N81°19'54"E

**LEGEND:**

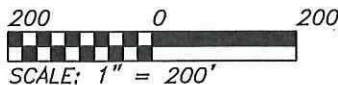
-  Cast aluminum monument found
-  1-1/4" solid round iron rod found
-  1-1/2" iron pipe found
-  3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot
-  Septic manhole
-  Septic vent
-  Well pump

**NOTES:**

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 6 bears S89°21'14"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Refer to building site information contained in the Dane County Soil Survey.



PREPARED FOR:  
 Diane Erb  
 1514 Sutter Road  
 Mount Horeb, WI 53572  
 (608) 437-4317



JOB NO. 18039  
 POINTS 18039  
 DRWG. 18039  
 DRAWN BY RT

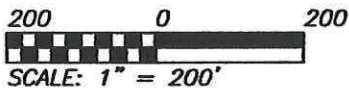
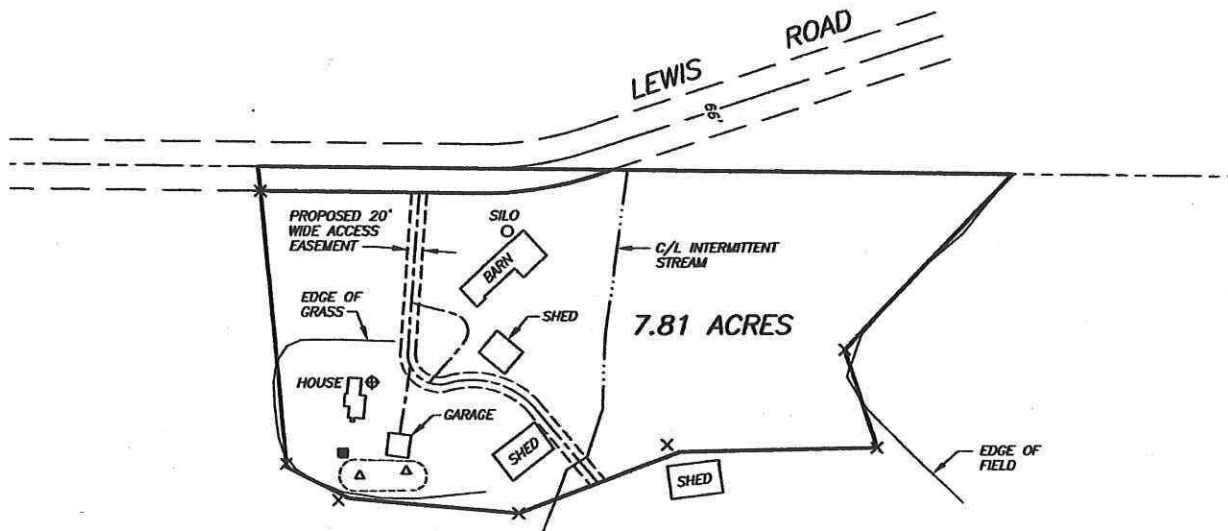
SHEET 1 OF 2

**TALARCZYK**  
 LAND SURVEYS LLC  
 W5105 Kubly Road  
 New Glarus, WI 53574  
 608-527-5216  
 www.talarczyk-surveys.com



Bob Talarczyk

# PRELIMINARY



JOB NO. 18039  
POINTS 18039  
DRWG. 18039  
DRAWN BY RT

**TALARCYK**  
LAND SURVEYS LLC  
W5105 Kubly Road  
New Glarus, WI 53574  
608-527-5216  
www.talarczyk-surveys.com

Current Owner  
Current Owner  
306 N 2ND  
MT HOREB WI 53572

DAVID E REED  
JEAN A REED  
1645 LEWIS RD  
MT HOREB WI 53572

Current Owner  
Current Owner  
306 N 2ND  
MT HOREB WI 53572

JEROME D KAVON  
PO BOX 930307  
VERONA WI 53593

Current Owner  
Current Owner  
306 N 2ND  
MT HOREB WI 53572

MELINDA A HABECKER  
1651 LEWIS RD  
MT HOREB WI 53572

THOMAS H SCHLIMGEN  
STEPHANIE M SCHLIMGEN  
1534 COUNTY HIGHWAY JG S  
MT HOREB WI 53572

ROLF A OLSON  
JACQUELYNN K OLSON  
1656 LEWIS RD  
MT HOREB WI 53572

Current Owner  
Current Owner  
306 N 2ND  
MT HOREB WI 53572

ROLF A OLSON  
JACQUELYNN K OLSON  
1656 LEWIS RD  
MT HOREB WI 53572

Current Owner  
Current Owner  
306 N 2ND  
MT HOREB WI 53572

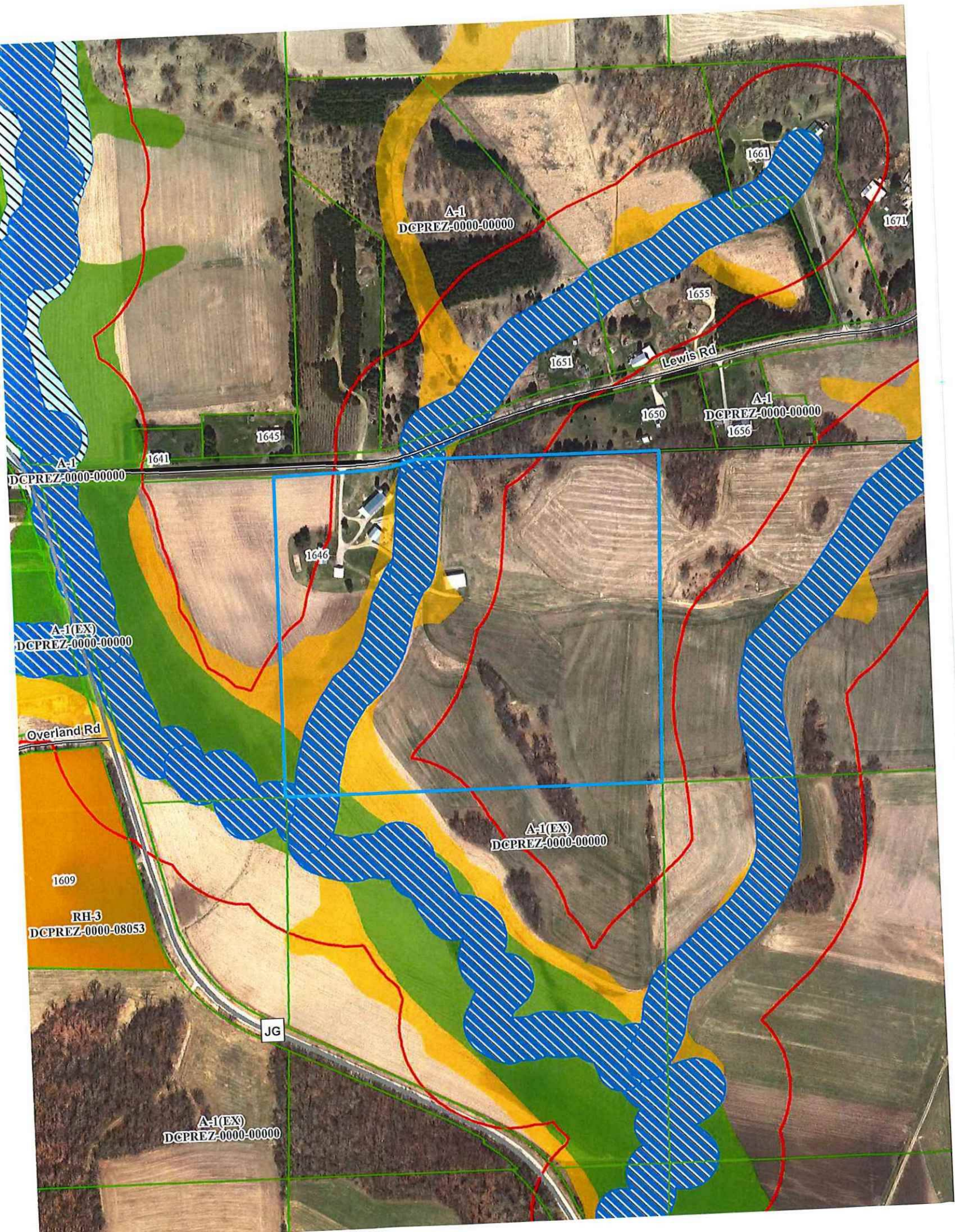
JAMES S HUSETH JR  
RUTH E HUSETH  
1671 LEWIS RD  
MT HOREB WI 53572

POST FARMS LLC  
133 CANTERA CIR  
SANTA FE NM 87501

ELAINE B SWENSON  
1641 LEWIS RD  
MT HOREB WI 53572

TIMOTHY E CONNORS  
1655 LEWIS RD  
MT HOREB WI 53572

BRIAN G GERKE  
1650 LEWIS RD  
MT HOREB WI 53572



A-1  
DCPREZ-0000-00000

1661

1671

1655

1651

1650

A-1  
DCPREZ-0000-00000

1656

1645

1641

A-1  
DCPREZ-0000-00000

1646

A-1(EX)  
DCPREZ-0000-00000

Overland Rd

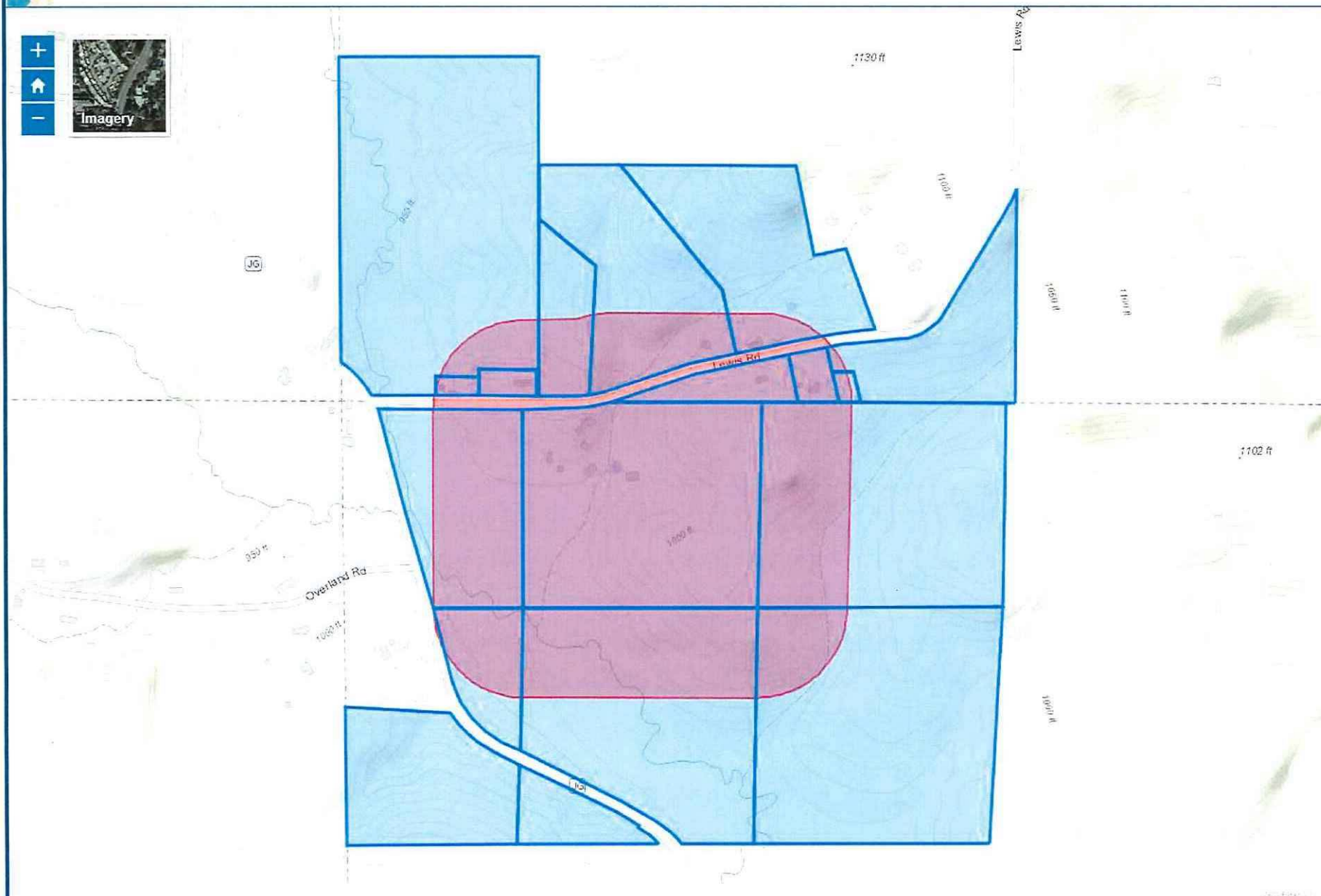
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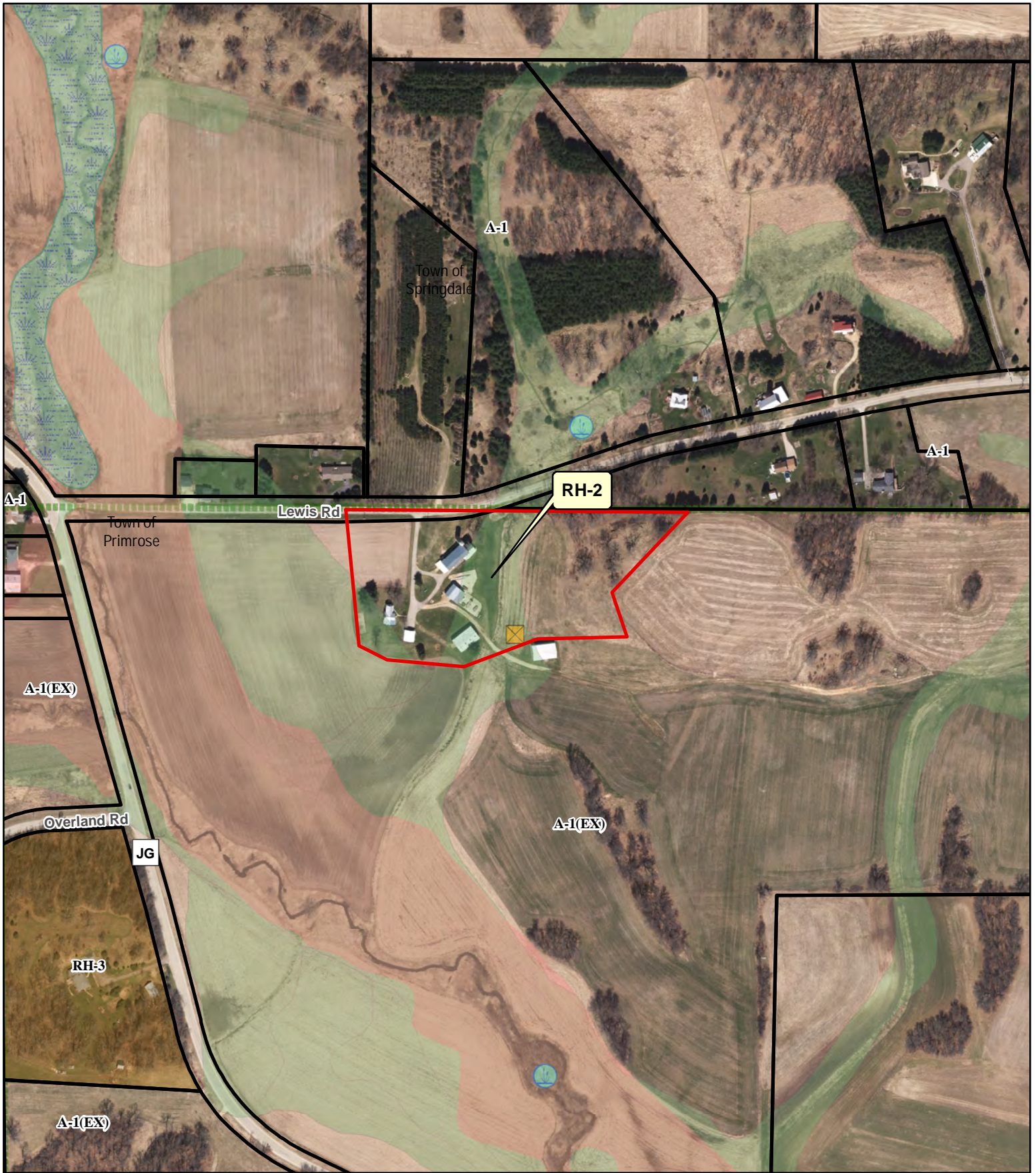
1609

RH-3  
DCPREZ-0000-08053



JG

A-1(EX)  
DCPREZ-0000-00000





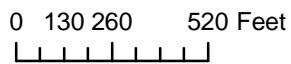


**Legend**

-  Wetland
-  Floodplain

**Significant Soils**

-  Class 1
-  Class 2



Petition 11313  
DIANE E ERB