

Dane County Rezone Petition

Application Date	Petition Number
09/07/2022	DCPREZ-2022-11902
Public Hearing Date	
11/15/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STRIKE EAGLE LLC	PHONE (with Area Code) (920) 831-6344	AGENT NAME JSD PROFESSIONAL SERVICES	PHONE (with Area Code) (608) 848-5060
BILLING ADDRESS (Number & Street) PO BOX 2719		ADDRESS (Number & Street) 161 HORIZON DRIVE	
(City, State, Zip) MADISON, WI 53701		(City, State, Zip) Verona, WI 53593	
E-MAIL ADDRESS		E-MAIL ADDRESS john.krebs@jsdinc.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 8712 Zahler Drive					
TOWNSHIP SPRINGDALE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-272-8501-0					

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-2 Rural Residential District	2.026
AT-35 Agriculture Transition District	RR-1 Rural Residential District	1.974

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11902
STRIKE EAGLE LLC



Dane County
 Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Strike Eagle, LLC	Agent Name:	JSD Professional Services, INC
Address (Number & Street):	PO Box 2719	Address (Number & Street):	161 Horizon Dr
Address (City, State, Zip):	Madison, WI 53701	Address (City, State, Zip):	Verona, WI 53593
Email Address:		Email Address:	john.krebs@jsdinc.com
Phone#:	920-831-6344	Phone#:	608-848-5060

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	054/0607-272-8501-0
Section:	27	Property Address or Location:	NW QTR / NW QTR Section 27

REZONE DESCRIPTION

<p>Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Two new lots created and rezoned for residential use.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT 35	RR2	Lot size 2.026
AT 35	RR1	Lot size 1.974

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature *John Krebs*

Date 6/28/22



Strike Eagle LLC

REZONE FROM AT35 TO RR2
Legal Description

Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of Section 27, aforesaid; thence South 89 degrees 31 minutes 00 seconds East along the North line of the Northwest Quarter, aforesaid, 33.00 feet to the Easterly right-of-way line of Springdale Center Road and the Point of Beginning; thence continuing South 89 degrees 31 minutes 00 seconds East along said line, 408.42 feet to a point on the curving Northerly right-of-way line of Zahler Drive; thence Southwesterly 342.73 feet along an arc of a curve to the left, having a radius of 333.00 feet, the chord bears South 42 degrees 38 minutes 30 seconds West, 327.80 feet; thence South 13 degrees 09 minutes 24 seconds West, 81.91 feet to a point of curve; thence Southwesterly 130.77 feet along an arc of a curve to the right, having a radius of 97.00 feet; the chord bears South 51 degrees 46 minutes 36 seconds West, 121.09 feet; thence North 89 degrees 36 minutes 12 seconds West, 75.34 feet to the Easterly right-of-way line of Springdale Center Road; thence North 00 degrees 23 minutes 48 seconds East along said line, 398.74 feet to the Point of Beginning.

Said parcel contains 88,261 square feet or 2.026 acres.

NORTHWEST CORNER
SECTION 27-06-07
FOUND RR SPIKE
N=446,069.43
E=746,873.90

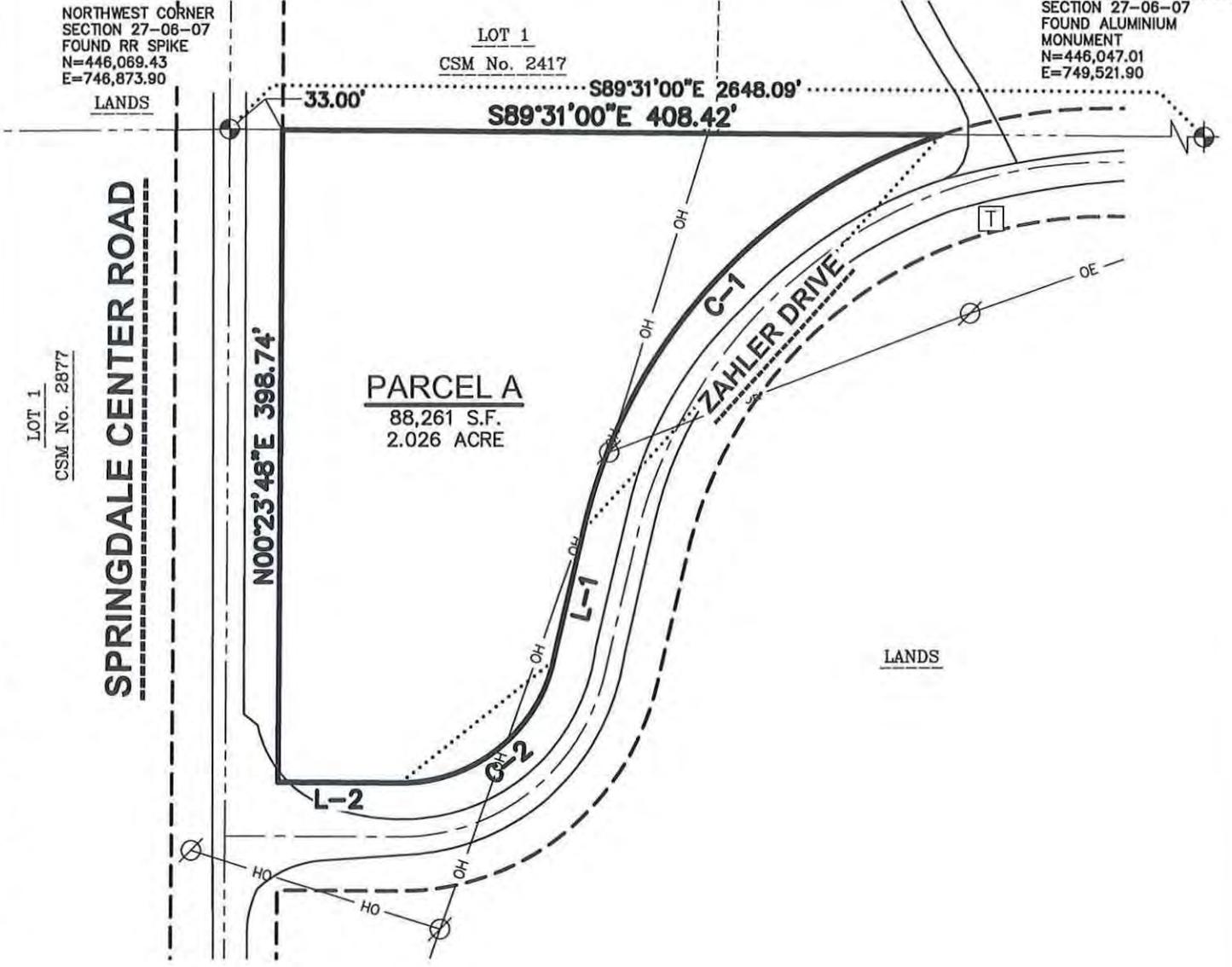
LOT 1
CSM No. 2417

NORTH QUARTER CORNER
SECTION 27-06-07
FOUND ALUMINIUM
MONUMENT
N=446,047.01
E=749,521.90

SPRINGDALE CENTER ROAD

LOT 1
CSM No. 2877

PARCEL A
88,261 S.F.
2.026 ACRE



LANDS

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S13°09'24"W	81.91'
L-2	N89°36'12"W	75.34'

CURVE TABLE

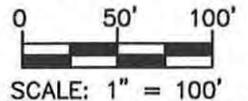
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	342.73'	333.00'	58°58'12"	S42°38'30"W	327.80'
C-2	130.77'	97.00'	77°14'24"	S51°46'36"W	121.09'

LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27-06-07, BEARS S89°31'00"E.



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JSD
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
P. 608-848-5050

PROJECT:
STRIKE EAGLE LLC

SHEET TITLE:
**REZONE FROM
AT35 TO RR2**

PROJECT NUMBER:
22-11689
DRAWN BY: JK
CHECKED BY: TJB
DATE:
SEPT. 06, 2022

SHEET NUMBER:
1



Strike Eagle LLC

REZONE FROM AT35 TO RR1
Legal Description

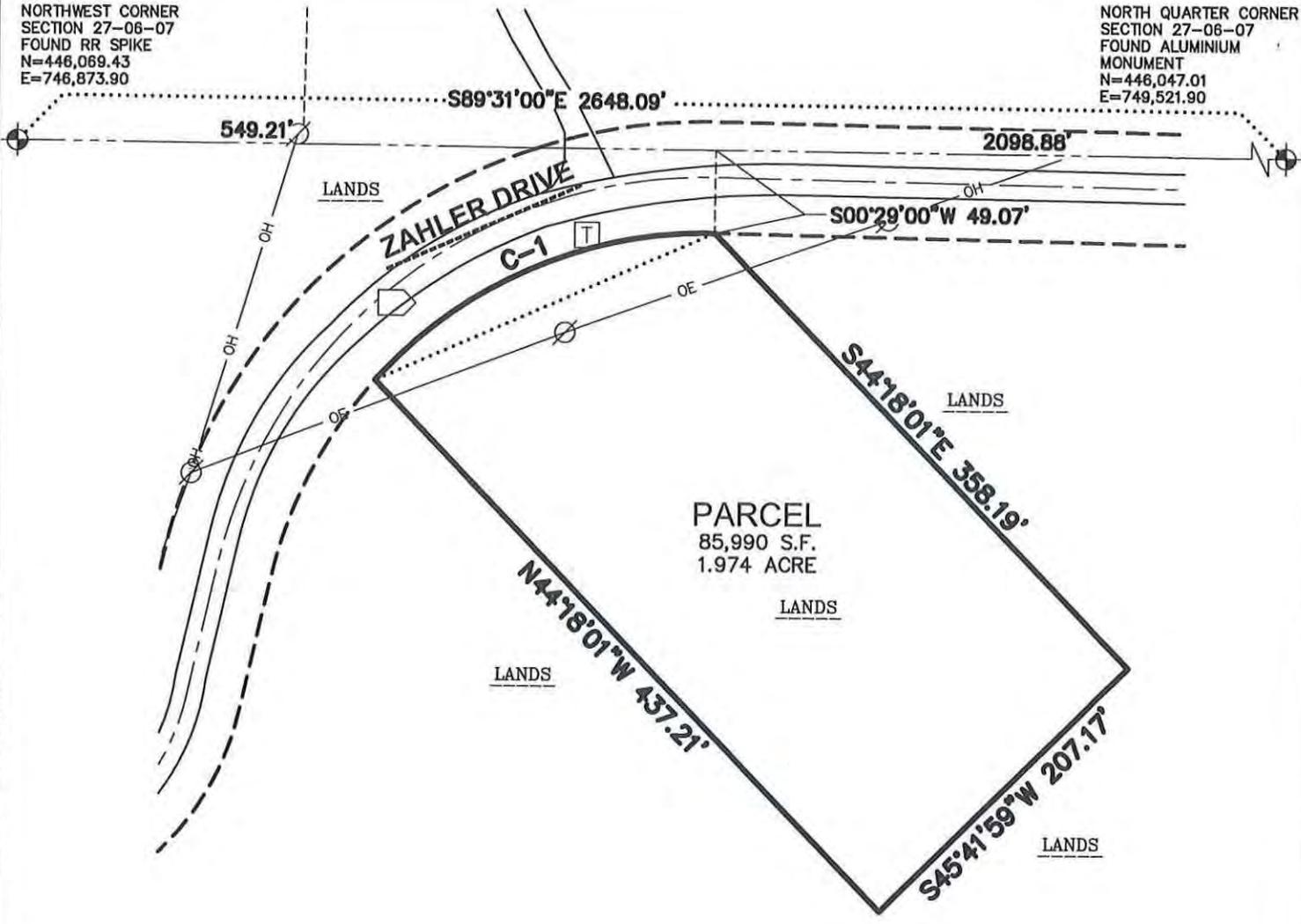
Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest Corner of Section 27, aforesaid; thence South 89 degrees 31 minutes 00 seconds East along the North line of the Northwest Quarter, aforesaid, 549.21 feet; thence South 00 degrees 29 minutes 00 seconds West, 49.07 feet to a point of curve on the Southerly right-of-way line of Zahler Drive, being the Point of Beginning; thence South 44 degrees 18 minutes 01 seconds East, 358.19 feet; thence South 45 degrees 41 minutes 59 seconds West, 207.17 feet; thence North 44 degrees 18 minutes 01 seconds West, 437.21 feet to a point on the curving Southerly right-of-way line of Zahler Drive; thence Northeasterly 228.65 feet along an arc of a curve to the right, having a radius of 267.00 feet; the chord bears North 66 degrees 34 minutes 35 seconds East, 221.73 feet to the Point of Beginning.

Said parcel contains 85,990 square feet or 1.974 acres.

NORTHWEST CORNER
SECTION 27-06-07
FOUND RR SPIKE
N=446,069.43
E=746,873.90

NORTH QUARTER CORNER
SECTION 27-06-07
FOUND ALUMINIUM
MONUMENT
N=446,047.01
E=749,521.90



CURVE TABLE

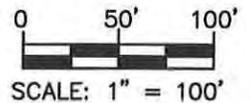
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	228.65'	267.00'	49°04'02"	N66°34'35"E	221.73'

LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27-06-07, BEARS S89°31'00"E.



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PROJECT:
STRIKE EAGLE LLC

SHEET TITLE:
**REZONE FROM
AT35 TO RR1**

PROJECT NUMBER:
22-11689
DRAWN BY: JK CHECKED BY: TJB
DATE:
SEPT. 06, 2022

SHEET NUMBER:
1