

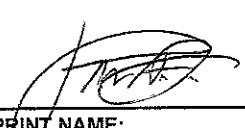
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/21/2014	DCPREZ-2014-10762
Public Hearing Date	C.U.P. Number
10/28/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME YOUNGS ENTERPRISE SERVICES LLC	PHONE (with Area Code) (608) 257-2722	AGENT NAME ISTHMUS SURVEYING LLC C/O PAUL SPETZ	PHONE (with Area Code) (608) 244-1090
BILLING ADDRESS (Number & Street) W7171 OAK RIDGE CT 30 W MIFFIN STREET SUITE		ADDRESS (Number & Street) 450 N BALDWIN STREET	
(City, State, Zip) POYNETTE, WI 53955		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS rsage@tds.net		E-MAIL ADDRESS isthmussurveying@sbcgobal.net	

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	
10539 COUNTY HIGHWAY Y					
TOWNSHIP MAZOMANIE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-281-9590-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE COPMMERCIAL LOT AND ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	7.17		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>PAS</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>PAS</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>PAS</i>	INSPECTOR'S INITIALS SSA1	SIGNATURE: (Owner or Agent) 
				PRINT NAME: Paul A. Spetz
				DATE: 8/21/14



DANE COUNTY  
**PLANNING & DEVELOPMENT**

## Zoning Change Application

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

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 Young Enterprise Services LLC c/o Roger Sage

Agent's Name Isthmus Surveying LLC c/o Paul Spetz

Address 30 W. Mifflin Street, Suite 1001  
Madison, WI 53703

Address 450 N. Baldwin Street  
Madison, WI 53703

Phone (608) 257-2722

Phone (608) 244-1090

Email rsage@tds.net

Email isthmussurveying@sbcglobal.net

Town: Mazomanie Parcel numbers affected: 034/0906-281-9590-0

Section: 28 Property address or location: 10539 County Highway 'Y', Mazomanie, WI 53560

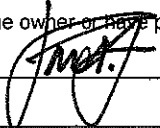
Zoning District change: (To / From / # of acres) Rezone Southerly 7.17 Acres to A-2(4) from A-1(EX).

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:

Owner has agreed to Sell Existing Manufactured Housing Park which is the northerly 13.38 Acres of this existing 20 Acre parcel. We will be dividing the parcel into 2 parcels along existing Zoning lines, and the Northerly portion will remain in C-1 Zoning as shown on the attached map. The remainder, currently zoned A-1(EX) does not meet the required acreage and will be rezoned to A-2(4) upon recording of a Certified Survey Map.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By:  Paul A. Spetz

Date: 08/21/2014

**Rezone Legal Descriptions:** Address: 10358 County Highway 'Y'  
Parcel #: 034/0906-281-9590-0

A parcel of Land Described in a Dane County Wisconsin Warranty Deed, recorded as Document number 4684788, which is located in the SE 1/4 of the NE 1/4, the NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 28, T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described for Rezone Purposes;

Commencing at the East 1/4 of Section 28, T9N, R6E, thence N 00°39'00" W, along the East line of the SE 1/4 of the NE 1/4 of said Section 28, 346.56 to the Point of Beginning of this description;

thence N 89°48'06" W, 1340.76 feet;

thence N 00°01'00" W, 307.10 feet;

thence N 89°48'00" W 240.00 feet;

thence N 00°23'00" W 999.47 feet to a point on the centerline of County Highway Y;

thence S 86°51'00" E, along said Centerline, 620.16 feet;

thence S 00°23'00" E, along the Westerly platted Boundary line of Certified Survey Map No. 1238 extended, said line also being the westerly platted right-of-way line of Carpenter Road, 250.09 feet;

thence S 04°12'00" W, along said west line of C.S.M. No. 1238 and Westerly Right-of-way line, 100.30 feet;

thence S 00°23'00" E, along said west line of C.S.M. No. 1238 and Westerly Right-of-way line, 749.40 feet to a point of curvature;

thence 242.08 feet along the arc of a 50.00 radius curve to the left with a chord bearing, S 89°48'00" E, 66.00 feet, and a delta angle of 277°24'01";

thence S 89°48'00" E, 627.00 feet;

thence N 00°23'00" E, 132.00 feet;

thence S 89°48'00" E, 271.60 feet to a point on the East line of said SE 1/4 of the NE 1/4 of Section 28;

thence S 00°39'00" E, 307.10 feet to the point of beginning.

This Description contains 915,745 square feet, or 21.02 acres. Excepting therefrom those portions already dedicated as Right-of-way for County Highway 'Y', 582,960 Square Feet Net or 20.55 Acres Net.



Portion currently Zoned A-1(EX): To become a separate parcel and be ReZoned to A-2(4);

Commencing at the East 1/4 of Section 28, T9N, R6E, thence N 00°39'00" W, along the East line of the SE 1/4 of the NE 1/4 of said Section 28, 346.56 feet to the point of beginning of this description;

thence N 89°48'06" W 1340.76 feet;  
thence N 00°01'00" W 307.10 feet;  
thence S 89°48'00" E 371.00 feet;  
thence S 00°23'00" E 132.00 feet along the Westerly platted right-of-way line of C.S.M. No. 1238, said line also being the westerly right-of-way line of Carpenter road, to a point of curvature;  
thence 242.08 feet along the arc of a 50.00 radius curve to the left with a chord bearing, S 89°48'00" E, 66.00 feet, and a delta angle of 277°24'01";  
thence S 89°48'00" E, 627.00 feet;  
thence N 00°23'00" E, 132.00 feet;  
thence S 89°48'00" E, 271.60 feet;  
thence S 00°39'00" E, 307.10 feet to the point of beginning.

This Description contains 312,321 square feet, or 7.17 acres.

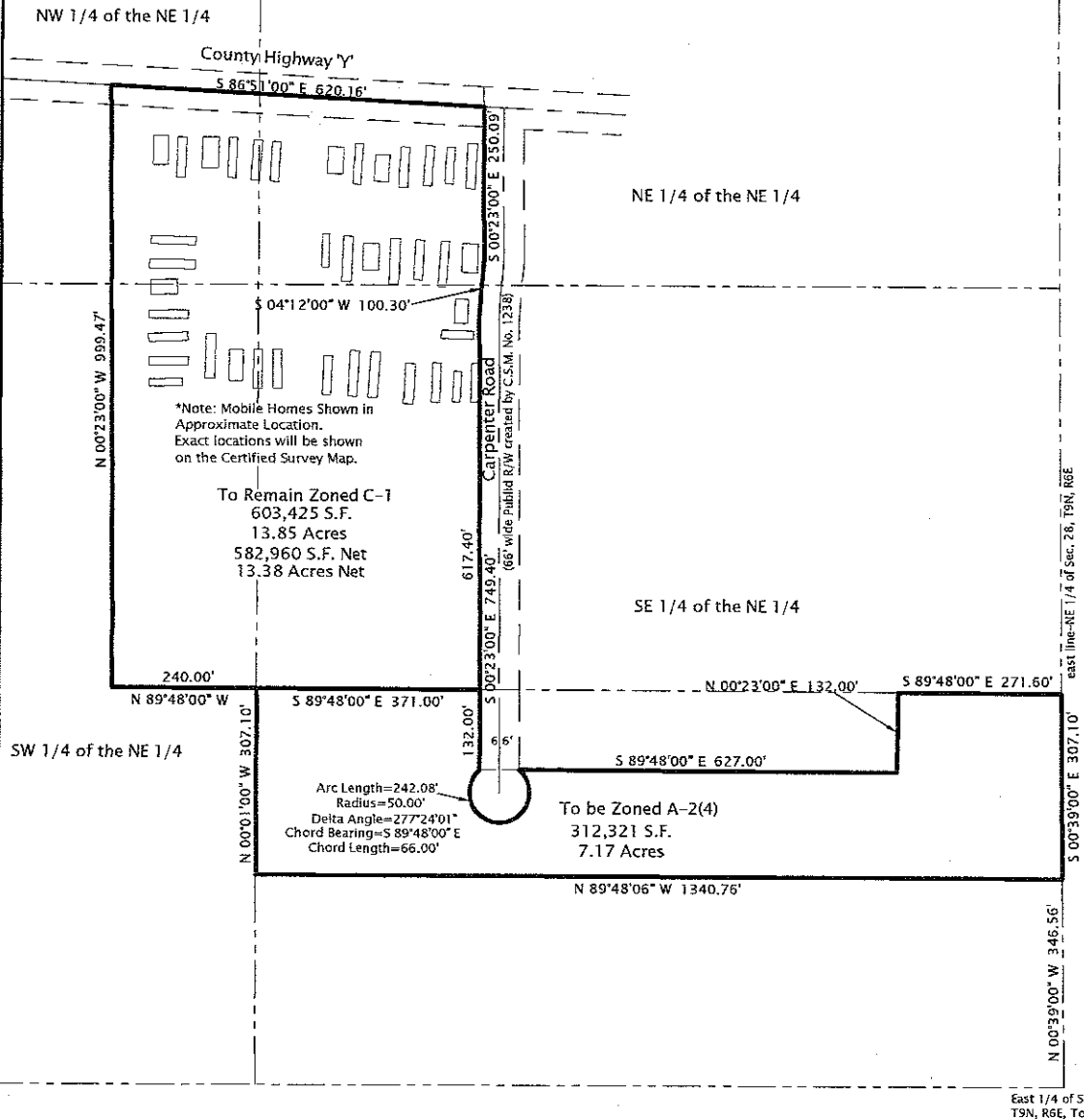
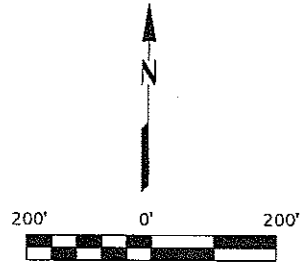
Portion currently Zoned C-1: (To become a separate parcel and remain in C-1 Zoning)

Commencing at the East 1/4 Corner of Said Section 28, T9N, R6E, thence N 00°39'00" W, along the East line of said NE 1/4 of Section 28, 346.56 feet;  
thence N 89°48'06" W, 1340.76 feet;  
thence N 00°01'00" W, 307.10 feet to the Point of Beginning of this description.  
thence N 89°48'00" W, 240.00 feet;  
thence N 00°23'00" W, 999.47 feet to a point on the centerline of County Highway Y;  
thence S 86°51'00" E, along said Centerline, 620.16 feet;  
thence S 00°23'00" E, along the Westerly platted Boundary line of Certified Survey Map No. 1238 extended, said line also being the westerly platted right-of-way line of Carpenter Road, 250.09 feet;  
thence S 04°12'00" W, along said west line of C.S.M. No. 1238 and Westerly Right-of-way line, 100.30 feet;  
thence S 00°23'00" E, along said west line of C.S.M. No. 1238 and Westerly Right-of-way line, 617.40 feet;  
thence N 89°48'00" W, 371.00 feet to the point of beginning. This Description contains an area of 603,425 Square feet, or 13.85 acres. Excepting therefrom those portions already dedicated as Right-of-way for County Highway 'Y', 582,960 Square Feet, or 13.38 Acres.

# Rezone Map

Located in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, T9N, R6E, Town of Mazomanie, Dane County, Wisconsin

Parcel No.: 034/0906-281-9590-0



PREPARED FOR:  
YOUNG ENTERPRISE SERVICES, LLC c/o Roger Sage  
30 W. Mifflin Street, Suite 1001  
MADISON, WI 53703

SURVEYED BY:  
ISTHMUS SURVEYING, LLC  
450 NORTH BALDWIN STREET  
MADISON, WI 53703  
(608) 244.1090  
www.isthmussurveying.com