

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/21/2014	DCPREZ-2014-10763
Public Hearing Date	C.U.P. Number
10/28/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RONALD J JOSEPHSON	PHONE (with Area Code) (608) 843-6179	AGENT NAME KEVIN BAUMGARTHER	PHONE (with Area Code) (608) 832-1532
BILLING ADDRESS (Number & Street) 9835 COUNTY HIGHWAY A		ADDRESS (Number & Street) 9976 COUNTY HIGHWAY A	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS		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	
9835 COUNTY HIGHWAY A					
TOWNSHIP PERRY	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-234-8830-6					

REASON FOR REZONE	CUP DESCRIPTION
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	40.5		
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	8		
A-1Ex Exclusive Ag District	A-4 Agriculture District	28.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE: (Owner or Agent) <i>Kevin Baumgartner</i>
Applicant Initials <u>KGB</u>				PRINT NAME: KEVIN BAUMGARTNER
				DATE: 8/20/14



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 <u>RON JOSEPHSON</u>	Agent's Name <u>KEVIN BAUMGARTNER</u>
Address <u>9835 C HWY A MT. HOREB</u>	Address <u>9976 CH A MTHOREB WI.</u>
Phone <u>608-843-6179</u>	Phone <u>608 832 1532</u>
Email _____	Email _____

Town: PERRY Parcel numbers affected: 044/0506-234-8830-6 (050623485005)  
(0506-234-9000B)

Section: 01 Property address or location: 9835 C HWY A MT. HOREB WI. 53572

Zoning District change: (To / From / # of acres) ~~A1~~ LOT 1 TO A2 from A1

LOT II - A-1 EX + A2 TO A2 - LOT 3 A1 EX + A2 TO A4 - LOT 4 - A1 EX + A2 TO A4

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

IV 60% III 18% VI 12% VII 10%

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:

Sell LOT 3 and Bring CSA up to county standards

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

Submitted By: Kevin Baumgartner

Date: 8/21/14

9950  
RH-3  
DCPREZ-0000-05604

A-1(EX)  
DCPREZ-0000-00000

A-2  
DCPREZ-0000-09567

9917  
A  
RH-3  
DCPREZ-0000-09058

RH-3  
DCPREZ-0000-05604

9897  
RH-1  
DCPREZ-0000-05347

A-2(8)  
DCPREZ-0000-08743

RH-2  
DCPREZ-0000-05271

9846  
9808  
9802  
9800  
9789  
A

Josephson Rd

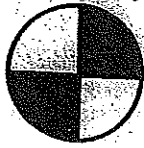
9835  
A-2  
DCPREZ-0000-03970

55025C0550G

55025C0550G

RH-1  
DCPREZ-0000-07334

A-1(EX)  
DCPREZ-0000-00000



Thom R. Grenlie

Registered Land Surveyor

E-MAIL: HCOMBS@TDS.NET

400 S. NINE MOUND RD. Verona, Wisconsin 53593 • (608) 845-6882 • Fax (608) 845-6854  
Subdivision Design • Rural Surveys • Soil Testing • Land Planning

REZONE DESCRIPTION: LOT 1, A-1EX TO A-2, DED = YES

A PART OF THE NW1/4 OF THE SE1/4, OF SECTION 23, T5N, R6E, TOWN OF PERRY, DANE COUNTY, WI., MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S1/4 CORNER OF SAID SECTION 23; THENCE NORTH ALONG THE N-S 1/4 LINE 1940 FEET TO THE POINT OF BEGINNING; THENCE NORTH 700 FEET; THENCE EAST 900 FEET MORE OR LESS TO THE SOUTHERLY R/W OF C.T.H. A; THENCE ALONG SAID R/W S70°E 440 FEET TO THE WESTERLY R/W OF BOLEY ROAD; THENCE SOUTH 300 FEET; THENCE S45°W 550 FEET; THENCE NORTH 150 FEET; THENCE WEST 900 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 19.4 ACRES NET.

A-2(b)

REZONE DESCRIPTION LOT 2, A-1EX & A-2 TO A-2, DED = YES

A PART OF THE NW1/4 OF THE SE1/4 AND A PART OF CSM NO. 4763, ALL IN SECTION 23, T5N, R6E, TOWN OF PERRY, DANE COUNTY, WI., MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S1/4 OF SAID SECTION 23; THENCE NORTH ALONG THE N-S 1/4 LINE 1470 FEET TO THE POINT OF BEGINNING; THENCE NORTH 470 FEET; THENCE EAST 900 FEET; THENCE SOUTH 150 FEET TO THE WESTERLY R/W OF BOLEY ROAD; THENCE S45°W 280 FEET; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 60 FEET A LONG CHORD OF S5°E 120 FEET; THENCE SOUTH 50 FEET; THENCE WEST 680 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 8 ACRES NET.

REZONE DESCRIPTION LOT 3, A-1EX & A-2 TO A-4, DED = YES

A PART OF THE WEST 1/2 OF THE SE1/4 OF SECTION 23, T5N, R6E, TOWN OF PERRY, DANE COUNTY, WI. MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S1/4 CORNER OF SAID SECTION 23; THENCE NORTH ALONG THE N-S 1/4 LINE 1470 FEET; THENCE WEST 680 FEET; THENCE NORTH 50 FEET; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 60 FEET N40°E 66 FEET; THENCE S40°E 215 FEET; THENCE SOUTH 1370 FEET; THENCE WEST 840 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 28.5 ACRES NET. ALSO INCLUDES A PART OF CSM 4763.


REZONE DESCRIPTION LOT 4, A-1EX & A-2 TO A-2, DED = YES

A PART OF CSM NO. 4763 AND A PART OF THE W1/2 OF THE SE1/4, ALL IN SECTION 23, T5N, R6E, TOWN OF PERRY, DANE COUNTY, WI., MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S1/4 OF SAID SECTION 23; THENCE EAST 840 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1370 FEET; THENCE N40°W 215 FEET TO THE SOUTHEASTERLY R/W OF BOLEY ROAD; THENCE ALONG SAID R/W N45°E 880 FEET; THENCE SOUTH 2150 FEET; THENCE WEST 480 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 21.1 ACRES NET.



**Parcel Number -**  
**044/0506-234-8830-6**

**Current**

Parcel Summary <span>More +</span>	
Municipality Name	TOWN OF PERRY
Parcel Description	LOT 1 CSM 4763 CS21/91 R7287/92-9/20/85 ...
Owner Name	RONALD J JOSEPHSON 
Primary Address	9835 COUNTY HIGHWAY A
Billing Address	9835 COUNTY HIGHWAY A MT HOREB WI 53572

Assessment Summary <span>More +</span>	
Assessment Year	2014
Valuation Classification	G1
Assessment Acres	2.000
Land Value	\$48,000.00
Improved Value	\$91,100.00
Total Value	\$139,100.00

Show Valuation Breakout

#### Zoning Information

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

#### Zoning

A-2 DCPREZ-0000-03970

Zoning District Fact Sheets

#### Parcel Maps




DCiMap

Google Map

Bing Map

#### Tax Summary (2013) More +

 **Delinquent taxes have been found for this parcel.**

Please use the E-Statement below to obtain the exact amount due including interest and penalty.

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$48,000.00	\$91,100.00	\$139,100.00
Taxes:		\$2,297.33
Lottery Credit(-):		\$114.06
First Dollar Credit(-):		\$66.97
Specials(+):		\$8.67
Amount:		\$2,124.97

District Information		
Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	22NG	NEW GLARUS FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	04/12/1994		24281	9

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: 0506-234-8830-6

By Owner Name: RONALD J JOSEPHSON

PRELIMINARY



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051  
400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

**SURVEYOR'S CERTIFICATE**

State of Wisconsin )

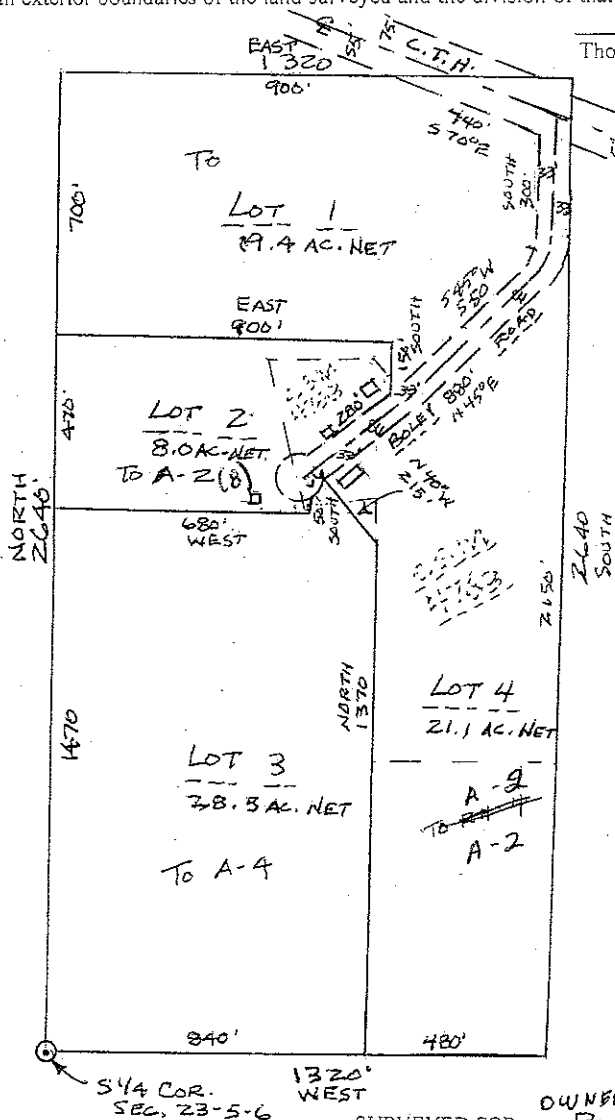
County of Dane ) SS.

**CERTIFIED SURVEY MAP**

I, Thom R. Grenlie, hereby certify that this survey <sup>WILL BE</sup> in compliance with Chapter 236.34 of Wisconsin Statutes.  
I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor

NORTH



SEILS

IV 60%

III 18%

VI 12%

VII 16%

**LEGEND**

Scale: 1 inch = 400 ft.

- iron stake found
- 1"x24" iron pipe set  
min. wt.=1.13#/in ft.

SURVEYED NOT  
DRAWN HC  
APPROVED TRG  
FIELD BOOK  
DATE 8-21-14  
TAPE/FILE

OWNED:  
SURVEYED FOR: RON JOSEPHSON 843-6179  
9835 CTH A, MOUNT HOREB, WI. 53572  
DESCRIPTION-LOCATION: W 1/2 OF THE SE 1/4 INCLUDING  
ALL OF CSM 4763, ALL IN SEC. 23, TSN, R6E  
TOWN OF PERRY, DANE COUNTY, WI.  
APPROVED FOR RECORDING PER DANE COUNTY ZONING  
& LAND REG. COMMISSION of

**REGISTER OF DEEDS CERTIFICATE**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m.  
and recorded in Volume \_\_\_\_\_ of Certified Survey  
Maps of Dane County on Page \_\_\_\_\_

Register of Deeds

OFFICE MAP NO. \_\_\_\_\_

DOCUMENT # \_\_\_\_\_  
CERTIFIED SURVEY MAP # \_\_\_\_\_ Vol. \_\_\_\_\_ Page \_\_\_\_\_