

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/16/2017	DCPREZ-2017-11137
Public Hearing Date	C.U.P. Number
05/23/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LUCY S KURT-MANHART	PHONE (with Area Code) (608) 712-1152	AGENT NAME DAN PAULSON	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) PO BOX 95		ADDRESS (Number & Street) 136 W. HOLUM ST.	
(City, State, Zip) MORRISONVILLE, WI 53571		(City, State, Zip) DeForest, WI 53532	
E-MAIL ADDRESS		E-MAIL ADDRESS dan@paulsonllc.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	
5899 CTH CV					
TOWNSHIP BURKE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-084-8501-1					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1 Agriculture District	RH-4 Rural Homes District	30.41		
A-1 Agriculture District	R-1 Residence District	0.83		

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 type="checkbox"/> No	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:
				DATE:



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 Lucy Skurt-Manhart (aka Peter Kurt) Agent's Name Paulson & Associates LLC
Address P.O. Box 95 Morrisville, WI 53571 Address 136 W Holun St
Phone 608-712-1152 cell Phone DeForest, WI 53532
Email PKURT@Centurytel.net Email 608-846-2523
dan@paulsonllc.net

Town: Burke Parcel numbers affected: 0810-084-8501-1 * SEE BELOW FOR
Additional Numbers
Section: 8 Property address or location: 5899 County Highway CV
Zoning District change: (To / From / # of acres) A-1 to R-1 (0.83 ACRES)
& A-1 to RH-4 (30.41 AC)

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: 100 % class III

Narrative: (reason for change, intended land use, size of farm, time schedule) * Additional
Parcel Numbers
☒ Separation of buildings from farmland
☐ Creation of a residential lot
☐ Compliance for existing structures and/or land uses
☐ Other:
0810-081-9340-7
" " - 9730-7
" 084-8110-4

Split house from existing parcel

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

Submitted By: [Signature]

Date: 2-15-17

thence continuing along the north right-of-way line of CTH "CV" N86°58'21"W (recorded as N87°22'38"W), 141.08 feet to the **POINT OF BEGINNING**.

Containing 1,324,480 square feet (30.41 acres).

A-1 TO R-1

COMMENCING at the South Quarter Corner of Section 8;

thence S86°33'22"E, 830.20 feet along the south line of the SE ¼ of Section 8;

thence N03°26'38"E, 1464.43 feet to the north right-of-way line of C.T.H. "CV" and the **POINT OF BEGINNING**;

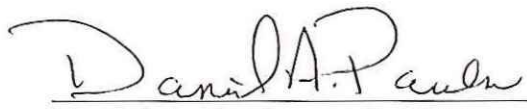
thence N27°33'21"W, 193.89 feet;

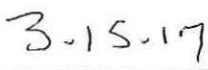
thence N61°57'02"E, 171.84 feet;

thence S31°12'48"E, 204.53 feet to the north right-of-way line of C.T.H. "CV" and a point on a curve;

thence along said curve to the right with a central angle of 11°31'16", a radius of 922.00 feet and a long chord of S65°09'02"W, 185.08 feet to the **POINT OF BEGINNING**.

Containing 36,040 square feet, 0.83 acres.


Daniel A. Paulson S-1699


Date



LEGAL DESCRIPTION FOR ZONING CHANGE

Being part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Se $\frac{1}{4}$ of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Town 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin, described as follows:

A-1 TO RH-4

COMMENCING at the South Quarter Corner of Section 8;

thence S86°33'22"E, 100.64 feet along the south line of the SE $\frac{1}{4}$ of Section 8;

thence N00°41'40"E, 1346.87 feet to the north right-of-way line of CTH "CV" and the **POINT OF BEGINNING**;

thence continuing N00°41'40"E (recorded as N00°18'53"E), 200.00 feet;

thence N33°12'32"E (recorded as N32°47'15"E), 673.10 feet;

thence N50°22'05"E, 433.42 feet (recorded as N49°59'32"E, 433.38 feet);

thence N53°35'30"E, 167.00 feet (recorded as N53°08'04"E, 166.93 feet);

thence N38°49'03"W, 159.22 feet (recorded as N39°11'52"W, 159.07 feet);

thence N52°52'18"E (recorded as 52°28'25"E), 902.80 feet;

thence S00°38'25"W, 575.92 feet (recorded as S00°14'32"W, 575.74 feet)

thence S00°33'31"W, 473.88 feet (recorded as S00°10'12"W, 473.98 feet);

thence S62°51'34"W, 312.68 feet (recorded as S62°27'31"W, 312.53 feet) to a point on a curve;

thence along the arc of said curve to the left with a central angle of 17°59'06" (recorded as 18°00'10"), a radius of 320.02 feet and a long chord of S29°32'10"E, 100.45 feet (recorded as S29°51'37"E, 100.14 feet) to a point of non-tangency;

thence S38°27'00"E, 200.39 feet (recorded as S38°51'42"E, 200.22 feet) to the north right-of-way line of CTH "CV";

thence S59°23'54"W, 436.88 feet (recorded as S58°59'07"W, 436.76 feet) along the north right-of-way line of CTH "CV";

thence N31°12'48"W, 204.53 feet;

thence S61°57'02"W, 171.84 feet;

thence S27°33'21"E, 193.89 feet to a point on a curve along the north right-of-way line of CTH "CV";

thence along the arc of said curve to the right and along the north right-of-way line of CTH "CV" with a central angle of 14°59'44", a radius of 922.00 feet and a long chord of S78°24'32"W, 240.62 feet;

thence continuing along the north right of way line of CTH "CV" S85°54'24"W (recorded as S85°30'07"W), 424.38 feet;



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

Zoning Petition No: DCPREZ-2017-11137

Conditional Use Permit No: NONE

Public Hearing Date: 05/23/2017

Time: 6:30 PM

Committee: Dane County Zoning and Land Regulation Committee

Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.

Please follow these steps to ensure your application is processed in a timely manner.

Town Review ➡ Staff Review ➡ ZLR Committee ➡ County Board ➡
County Executive ➡ County Clerk/Town Verification ➡ Conditions of Approval

1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date").** Failure to complete the actions in the designated time frame will render the petition **VOID**.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County.** Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to zonelegals@countyofdane.com or Burns.Diana@countyofdane.com. Please contact Diana Burns at (608) 266-4253 if you have any questions regarding this procedure.



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LOCATED IN THE SW 1/4 OF THE NE 1/4, THE SE 1/4 OF THE NE 1/4, THE NE 1/4 OF THE SE 1/4 AND THE NW 1/4 OF THE SE 1/4, SECTION 8, T08N, R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN

- 1-3/4' IRON PIPE (FOUND) (UNLESS NOTED)
- ⊕ DANE COUNTY ALUMINUM MONUMENT
(FOUND AS NOTED)
- 3/4" X 18" ROUND IRON RE-BAR
WEIGHING 1.50 LBS/LF (SET)
- () "RECORDED AS" INFORMATION

C2
CA=26°31'00"
R=922.00'
LC=572°38'54"W
(LC=572°14'37"W)
422.91'
ARC=426.71'
TB IN=S59°23'24"W
TB OUT=S85°54'24"W

THE SOUTH LINE OF THE SE 1/4,
SECTION 8, T08N, R10E, IS
ASSUMED TO BEAR S86°33'22"E.



2550.28'
SOUTH LINE OF THE SE 1/4
S86°33'22"E 2650.92'

SURVEYOR
PAULSON & ASSOCIATES, LLC
DANIEL A. PAULSON
136 W. HOLM STREET
DEFOREST, WI 53532

OWNER'S
LUCY S. KURT-MANHART
C/O PETER KURT
P.O. BOX 95
MORRISONVILLE, WI 53571

L1=N00°41'40"E 200.00'
(N00°18'53"E)
L2=S38°27'00"E 200.39'
(S38°51'42"E 200.22')
L3=S85°54'24"W 424.38'
(S85°30'07"W)
L4=N86°58'21"W 141.08'
(N87°22'38"W)

C2 LOT 1
CA=14°59'44"
R=922.00'
LC=S78°24'32"W
240.62'
ARC=124.31'

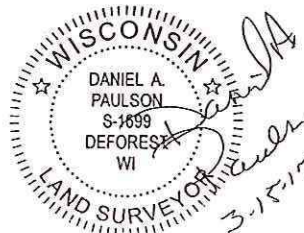
C2 LOT 2
CA=11°31'16"
R=922.00'
LC=S65°09'02"W
185.08'
ARC=185.40'

TOTAL AREA = 1,360,520 SQ. FT (31.23 AC)

436-700-1111

PAULSON & ASSOCIATES, LLC

LAND SURVEYING
DEFOREST, WI
608-846-2523



DETAIL SHEET ZONING CHANGE MAP

