

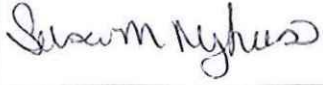
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/16/2017	DCPREZ-2017-11161
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARK H NYHUS	PHONE (with Area Code) (608) 845-5939	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2009 MANHATTAN DR		ADDRESS (Number & Street)	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS NYHUS6@YAHOO.COM		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	
2009 MANHATTAN DRIVE		1979 MANHATTAN DR			
TOWNSHIP VERONA	SECTION 28	TOWNSHIP VERONA	SECTION 28	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-284-8185-2		0608-284-8205-7			

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
RH-1 Rural Homes District	R-2 Residence District	.20		

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) 
Applicant Initials <u>Smy</u>	Applicant Initials <u>Smy</u>	Applicant Initials <u>Smy</u>		PRINT NAME: Susan M Nyhus
				DATE: 05/15/2017



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>Mark and Susan Nyhus</u>	Agent's Name	_____
Address	<u>2009 Manhattan Drive</u>	Address	_____
	<u>Verona, WI 53593</u>		_____
Phone	_____	Phone	_____
	<u>(608) 845-5939</u>		_____
Email	_____	Email	_____
	<u>nyhus6@yahoo.com</u>		_____

Town: Verona Parcel numbers affected: 0608-284-8185-2 and 0608-284-8205-7

Section: 28 Property address or location: 1979 Manhattan Drive, Verona and 2009 Manhattan Drive, Verona

Zoning District change: (To / From / # of acres) To R-2 From RH-1 8,523 sq.ft.

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:

Lot line adjustment with rezone from RH-1 to R2. The residence at 1979 Manhattan Drive is not serviced by an existing joint well but does contain a water line which runs East to West along the Northern most section of the property. This lot line adjustment would remove the existing easements for utility and water which currently exist on the northernmost section of parcel 0608-284-8205-7. The residence located at 2009 Manhattan Drive would then contain the easements and rezone to R2 to match the current Zone for parcel 0608-284-8185-2.

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

Date: _____

PRELIMINARY CERTIFIED SURVEY MAP

AND MAP FOR REZONING

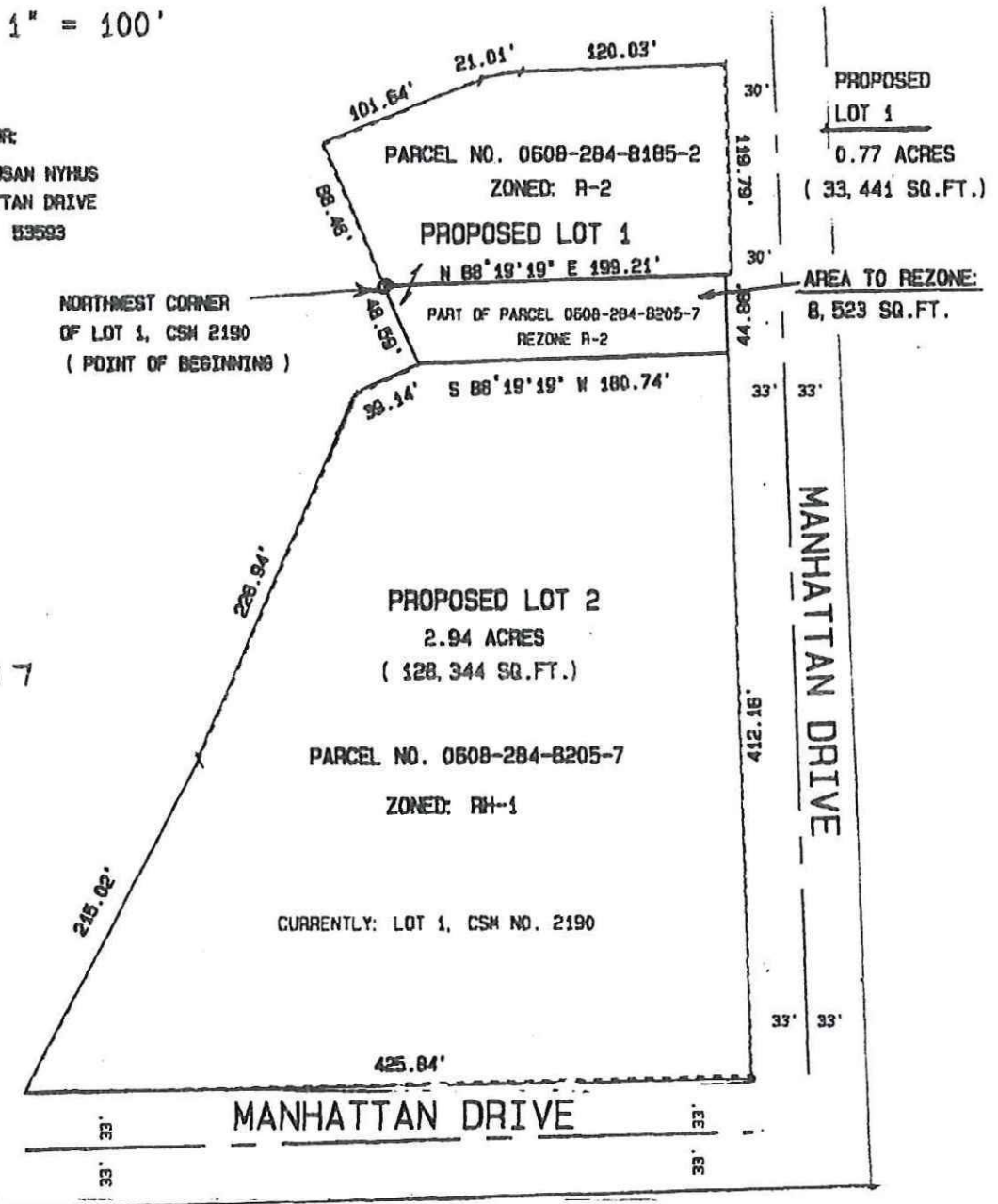
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 28,
T6N, R10E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.

SCALE: 1" = 100'

PREPARED FOR:
MARK AND SUSAN NYHUS
2009 MANHATTAN DRIVE
VERONA, WI 53593

PREPARED BY:
KEVIN RADEL
ARROW LAND SURVEYING
109 KINGSTON WAY
WAUNAKEE, WI 53597
608-849-8116

DATED:
MAY 12, 2017



DESCRIPTION FOR REZONING: (DELAYED EFFECTIVE DATE REQUESTED)

Located in the NE 1/4 of the SE 1/4 of Section 28, T6N, R10E, Town of Verona, Dane County, Wisconsin, being further described as follows:

Beginning at the Northwest corner of Lot 1, Certified Survey Map No. 2190, thence N88°19'19"E 199.21 feet to Manhattan Drive, thence southerly 44.86 feet along said Manhattan Drive; thence S 88°19'19"W 180.74 feet; thence northwesterly 48.59 feet to the point of beginning. Contains: 8,523 sq.ft.

REZONE FROM RH-1 to R-2.

15R-100