

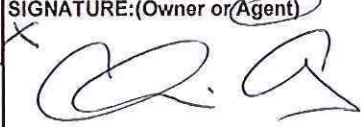
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/17/2017	DCPREZ-2017-11162
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BUHLER FAMILY IRREV TR	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4790 STATE HIGHWAY 19		ADDRESS (Number & Street) 104A WEST MAIN STREET	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS pschmidt@boardmanclark.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

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	
North of 6134 River Road					
TOWNSHIP WESTPORT	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0809-014-9712-0					

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-4 Agriculture District	31.71		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS AMA1	SIGNATURE:(Owner or Agent) 
COMMENTS: LANDS BEING ADDED TO RESIDENTIAL LOTS IN WAUNAKEE-WESTPORT ETZ				PRINT NAME: <u>Chris Adams</u>
				DATE: <u>5-17-2017</u>



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>Buhler Family Trust</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>4790 S.T.H. 19, Deforest, WI</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>(608) 283-1704</u>	Phone	<u>608-255-5705</u>
Email	<u>Paul Schmidt (attorney) pschmidt@boardmanclark.com</u>	Email	<u>chris@williamsonsurveying.com</u>

Town: Westport Parcel numbers affected: 0809-014-9712-0, 0809-014-9390-0, 0809-121-8022-0

Section: 12 & 1 Property address or location: NE of the NE Section 12 & SW & SE of the SE Section 1, T8N, R9E

Zoning District change: (To / From / # of acres) A-4 / A-1EX / 31.71 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 44 % Other: 56 %

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:

Buhler Family Trust is liquidating the land owned and selling the remaining farm ground. This parcel being rezoned because the remaining farm land ended up less than 35 acres.

The residential parcels that are being modified fall in the Village of Waunakee ETZ.

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

Submitted By: (Signature) (Agent)

Date: 5-16-2017



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

A1-EX to A-4

A parcel of land located in the part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 12, and part of the SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 1, all in T8N, R9E, Town of Westport, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast corner of said Section 12; thence N $88^{\circ}38'40''$ W, along the North line of the Northeast $\frac{1}{4}$, 116.39 feet to the meander corner of the Northeast corner; thence continue N $88^{\circ}38'40''$ W, 37.97 feet to the point of beginning.

Thence S $09^{\circ}57'12''$ E, 287.49 feet; thence S $05^{\circ}51'25''$ W, 628.22 feet; thence S $75^{\circ}17'19''$ W, 281.00 feet; thence N $09^{\circ}46'16''$ W, 502.52 feet; thence N $05^{\circ}25'42''$ E, 190.73 feet; thence N $03^{\circ}06'45''$ W, 175.31 feet; thence N $71^{\circ}16'23''$ W, 219.62 feet; thence along an arc of a curve concaved southerly having a radius of 475.23 feet and a long chord bearing of N $63^{\circ}03'34''$ W, 404.36 feet; thence N $88^{\circ}15'35''$ W, 469.05 feet; thence to the East right of way line of River Road; thence along said right of way for the next 4 courses N $33^{\circ}51'12''$ E, 474.79 feet; thence along an arc of a curve concaved Northwesterly having a radius of 2608.82 feet and a long chord bearing of N $29^{\circ}57'22''$ E, 354.63 feet; thence N $26^{\circ}03'32''$ E, 118.53 feet; thence N $32^{\circ}48'20''$ E, 91.47 feet to the South right of way of State Trunk Highway "19"; thence along said South right of way line for the next 2 courses N $65^{\circ}07'32''$ E, 246.78 feet; thence S $78^{\circ}40'26''$ E, 514.61 feet; thence S $04^{\circ}58'48''$ W, 606.14 feet; thence S $33^{\circ}26'19''$ E, 260.29 feet; thence S $09^{\circ}57'12''$ E, 218.54 feet to the point of beginning. This parcel contains 1,381,473 sq. ft. or 31.71 acres thereof.



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

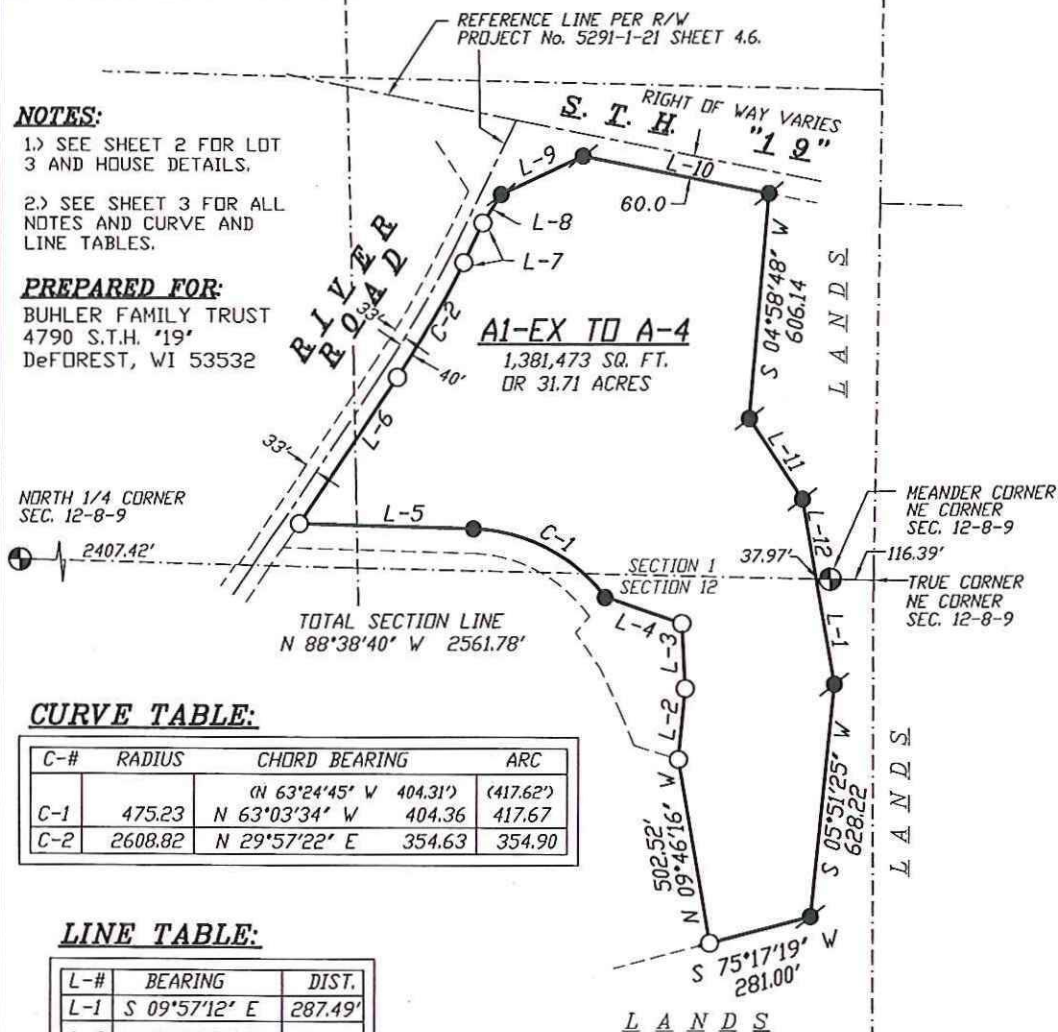
Located in part of the NE 1/4 of the NE 1/4 Section 12, and part of the SW 1/4 and SE 1/4 of the SE 1/4 Section 1, all in T8N, R9E, Town of Westport, Dane County, Wisconsin.

NOTES:

- 1.) SEE SHEET 2 FOR LOT 3 AND HOUSE DETAILS.
- 2.) SEE SHEET 3 FOR ALL NOTES AND CURVE AND LINE TABLES.

PREPARED FOR:

BUHLER FAMILY TRUST
4790 S.T.H. '19'
DeFOREST, WI 53532



CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC
		(N 63°24'45" W 404.31')	(417.62')
C-1	475.23	N 63°03'34" W 404.36	417.67
C-2	2608.82	N 29°57'22" E 354.63	354.90

LINE TABLE:

L-#	BEARING	DIST.
L-1	S 09°57'12" E	287.49'
L-2	N 05°25'42" E	190.73'
L-3	N 03°06'45" W	175.31'
L-4	N 71°16'23" W	219.62'
	(N 88°35'14" W)	(468.90')
L-5	N 88°15'35" W	469.05'
L-6	N 33°51'12" E	474.79'
L-7	N 26°03'32" E	118.53'
L-8	N 32°48'20" E	91.47'
L-9	N 65°07'32" E	246.78'
L-10	S 78°40'26" E	514.61'
L-11	S 33°26'19" E	260.29'
L-12	S 09°57'12" E	218.54'

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊗ = FOUND 1 1/4" PIPE (UNLESS NOTED)
- ⊕ = FOUND BRASS MONUMENT
IN CONCRETE
- (##) = RECORDED AS

SCALE 1" = 400'



BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 12-8-9
LINE TO BEAR N 88°38'40" W