

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 06/26/2017 | DCPREZ-2017-11182 |
| Public Hearing Date | C.U.P. Number |
| 09/26/2017 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|--|
| OWNER NAME DAVID W SMITHBACK | PHONE (with Area Code) (608) 764-8480 | AGENT NAME CHRIS MILLER | PHONE (with Area Code) (608) 206-1106 |
| BILLING ADDRESS (Number & Street) 1469 KRABY RD | | ADDRESS (Number & Street) 3186 KINNEY RD. | |
| (City, State, Zip) DEERFIELD, WI 53531 | | (City, State, Zip) Cottage Grove, WI 53527 | |
| 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 | |
| South of 2449 Center Avenue | | | | | |
| TOWNSHIP PLEASANT SPRINGS | SECTION 21 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0611-211-8501-8 | | | | | |

| REASON FOR REZONE | | | CUP DESCRIPTION | |
|------------------------------|--------------------------|-------|---------------------------------------|-------|
| CREATING ONE RESIDENTIAL LOT | | | | |
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| A-1Ex Exclusive Ag District | A-2 Agriculture District | 23.4 | | |
| A-1Ex Exclusive Ag District | A-4 Agriculture District | 29.6 | | |

| | | | | |
|--|---|--|----------------------------------|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____ | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS DJE1 | SIGNATURE:(Owner or Agent)  |
| | | | | PRINT NAME: CHRIS MILLER |
| | | | | DATE: 6-26-17 |

CU



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 DAVID + TAMMIE SMITHBACK Agent's Name CHRIS MILLER
Address 1469 KIRBY RD. DEERFIELD, WI Address 3186 KINNEY RD.
Phone 608-764-8480 53531 Phone COTTAGE GROVE, WI 53527
Email bleedngreen7810@gmail.com Email Chris.miller.construction@gmail.com
Town PICASCAT SPRINGS Parcel numbers affected: 046/0611-21185018 16490010 Com
Section: 01 16 Property address or location: TBD
Zoning District change: (To / From / # of acres) A2 From A-1EX 23.4 ACRES +/-

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:

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

Submitted By: _____

Date: _____

Smithback Pleasant Springs

A-41

Lot 1

Parts of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, all in T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the South $\frac{1}{4}$ corner of Section 16; thence N88°18'20"E, 198.18 feet to the point of beginning; thence N00°57'16"E, 113.89 feet; thence S87°21'29"W, 153.19 feet to the East line of County Trunk Highway N; thence N00°59'42"E along said East line, 1096.14 feet; thence N44°44'27"E along said line, 103.93 feet; thence N88°29'12"E along the South line of Center Avenue, 804 feet; thence S00°14'54"W, 258 feet; thence S04°17'52"E, 147 feet; thence S08°48'21"E, 178 feet; thence S82°15'E, 66 feet; thence S20°15'50"E, 267 feet; thence S37°48'51"W, 422 feet; thence S22°02'55"W, 359 feet to the Northeast corner of Dane County Certified Survey Map number 8413; thence S88°18'47"W along the North line of said survey, 549.38 feet; thence N00°49'22"E, 220.07 feet to the point of beginning. The above described containing 29.6 acres more or less.

Lot 2

A-2

Parts of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, and 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 21, all in T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the South $\frac{1}{4}$ corner of Section 16; thence N88°18'20"E, 198.18 feet; thence S00°49'22"W, 220.07 feet; thence N88°18'47"E, 549.38 feet to the Northeast corner of Dane County Certified Survey Map number 8413 and the point of beginning; thence N22°02'52"E, 359 feet; thence N37°48'51"E, 422 feet; thence N20°15'04"W, 267 feet; thence N82°15'16"W, 66 feet; thence N08°48'21"W, 178 feet; thence N04°17'52"W, 147 feet; thence N00°14'43"E, 158 feet to the South line of Center Avenue; thence N88°29'E, 66 feet to the West line of Dane County Certified Survey Map number 13045; thence S00°14'54"W along said line, 255.55 feet; thence S04°17'49"E, 136.44 feet; thence S08°52'18"W along said line, 129.56 feet; thence S85°43'38"E, 104.60 feet; thence S07°41'12"W, 94.98 feet to the Southwest corner of said certified survey; thence S20°15'04"E, 165 feet; thence S76°34'59"E, 420 feet; thence S11°05'33"E, 458 feet; thence S10°05'51"W, 810 feet; thence S20°19'31"W, 477 feet; thence S88°09'08"W, 62 feet to the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21; thence N00°40'13"E, 660.88 feet; thence S88°07'19"W, 450.09 feet to the Southeast corner of Dane County Certified Survey Map number 2836; thence N07°14'43"E, 249.94 feet to the Northeast corner of said survey; thence S88°08'34"W, 211.03 feet to the East line of Dane County Certified Survey Map number 8413; thence N14°14'59"E, 203.34 feet to the point of beginning. The above described containing 23.4 acres more or less.

278

Preliminary Certified Survey Map

CL Center Avenue
set at 1312.6' North of
S 1/4 corner per Highway
Conveyance, Vol. 239.P.368

Parts of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 16, and
Parts of the NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of Section 21,
all in T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin

CENTER AVENUE

1/4 - 1/4 line
S88°21'32"W 2662.44'

C.T.H. "N"

N00°59'42"E 1218.63'

y

Conveyance of Lands
for Highway Purposes,
V.239, P.368

ZONE from A-1EX
TO A-4 AS NOW
WOULD BE LESS THAN
35 AC.

NO
RESIDENTIAL

LOT 1
32.1 acres to
centerline
+/- 29.6 acres net

S87°21'29"W 198.28'
153.19
198.18'
3.90'
109.9'
N00°57'16"E 113.89'
N00°49'22"E 220.07'
152.84'
S88°21'05"W

S 1/4 Corner, Section 16,
N 1/4 Corner, Section 21,

CSM 8413

GLENN DRIVE

N14°14'59"E 203.34'
N22°02'55"E 359'

CSM 2836

211.03'
S88°08'34"W
249.94'
N07°14'43"E

NW 1/4 - NE 1/4

LOT 2
+23.4 acres
NOW REZONE
TO A-2

450.09'
S88°07'19"W

SECTION 21

N00°40'13"E 660.88'

N00°40'13"E

N20°19'31"E 477'

S88°09'08"W 62'

N88°09'08"E 1333.70'

SE 1/4 - SE 1/4

Lot 2
CSM 13045

30' wide
access easement
along driveway

NOTE
EASEMENT 50' +/-

SECTION 16

N88°18'20"E

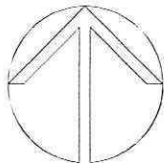
2663.16'

N88°18'20"E 1331.58'

47.6 acres
remaining

A-1EX
NO RES

NE 1/4 - NE 1/4



Scale 1" = 300'





Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

February 13, 2014

Chris Miller
3186 Kinney Rd.
Cottage Grove, WI 53527

Dear Chris,

Attached is a density study report you requested for property owned by David and Tammie Smithback in sections 16 and 21 of the town of Pleasant Springs. The property is located in an Agricultural Preservation Area, as identified in the town's Comprehensive Plan. Development in these areas is limited to one lot, residence, or non-farm use (aka "split", or "density unit") per 35 acres of contiguous land owned as of June 6, 1978. The property was part of a larger farm unit previously owned by David Manson, which totaled approximately 130 acres as of June 6, 1978.

Under the town's density policy, the property was originally eligible for three (3) possible splits. Two (2) prior splits have been taken, leaving *one (1) possible split remaining*. As noted on the attached density study, it appears that the Smithbacks are eligible for the final remaining split. Any proposed residential development would need to comply with the town's criteria and standards for siting new residences.

Please note that this density analysis does not guarantee town or county approval of a particular land division, rezone, or development proposal. The Town of Pleasant Springs Plan Commission and Board of Supervisors review all applications to rezone property or create new parcels of land, and apply interpretations, standards and criteria as set forth in the town comprehensive plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all zoning changes are subject to County Zoning Committee, Board, and Executive approval.

If you have any questions about this density analysis, please feel free to contact me by phone at 267-2536 or by email at allan@countyofdane.com.

Sincerely,

Majid Allan
Senior Planner

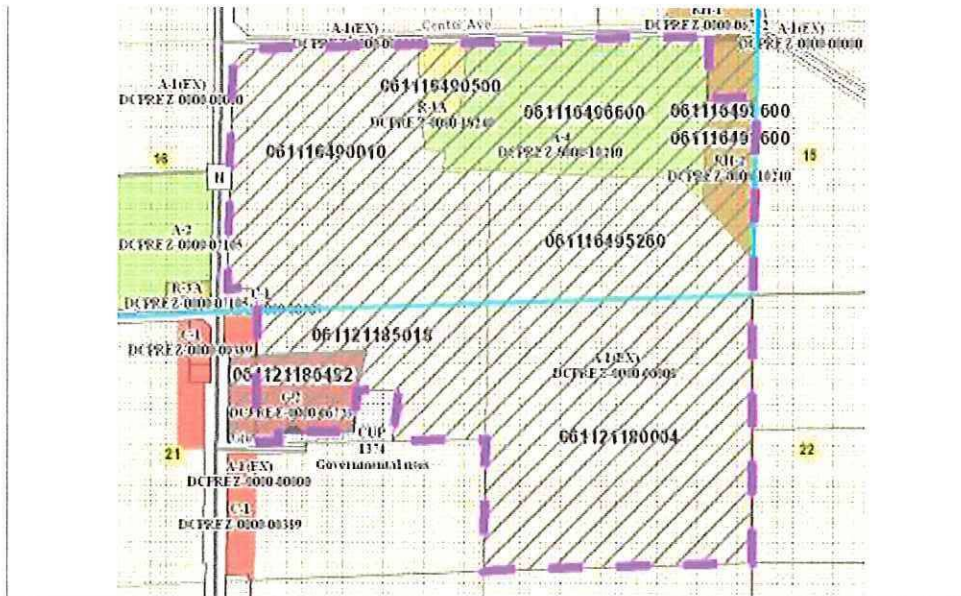
cc: David Smithback (by email)

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Chris Miller

| | | | | | |
|--------------------|------------------|-----------------|----------|---------------------------|---------------|
| Town | Pleasant Springs | A-1EX Adoption | 6/6/1978 | Orig Farm Owner | Manson, David |
| Section: | 16, 21 | Density Number | 35 | Original Farm Acres | 129.26 |
| Density Study Date | 2/13/2014 | Original Splits | 3.69 | Available Density Unit(s) | 1 |

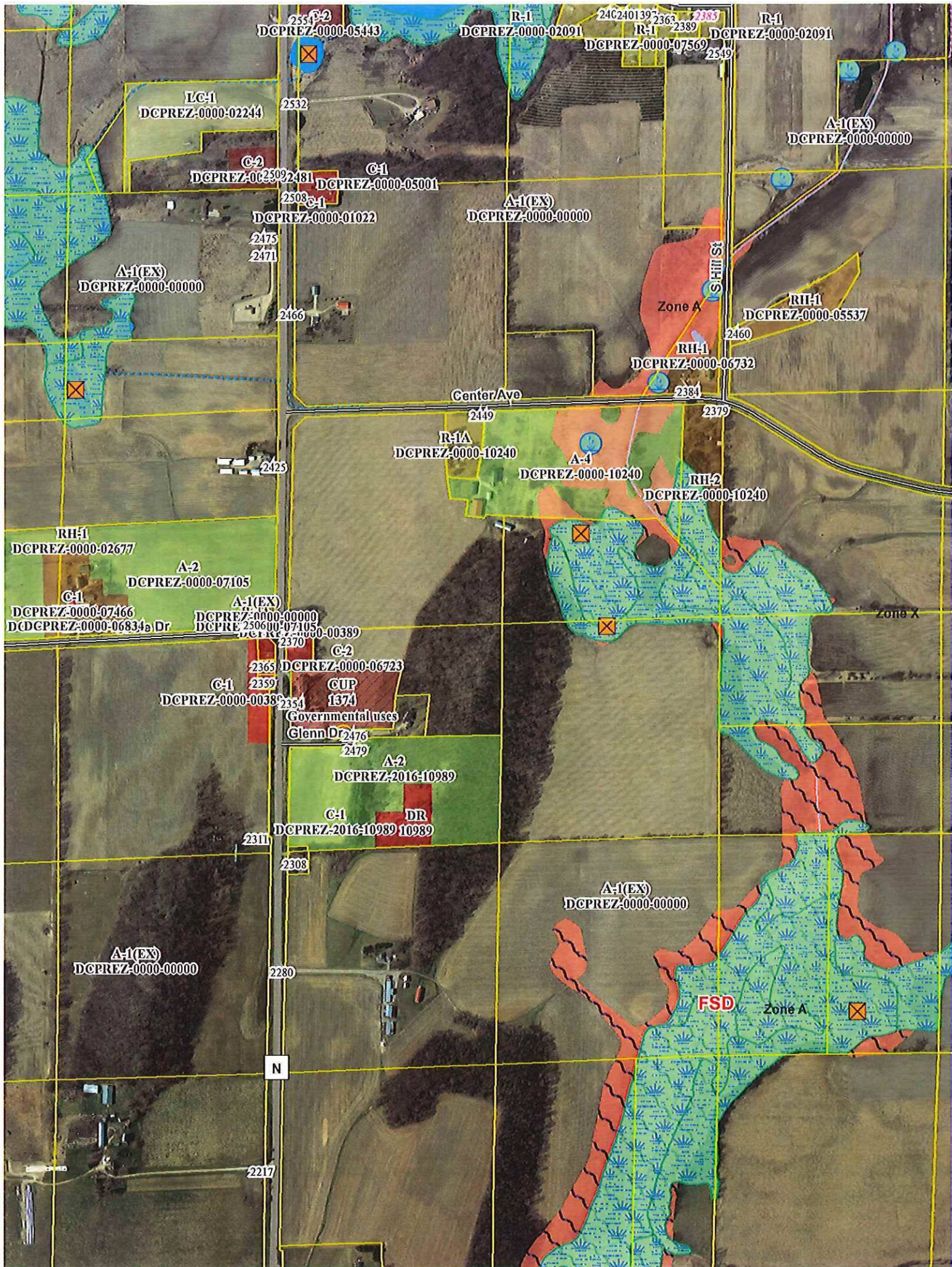


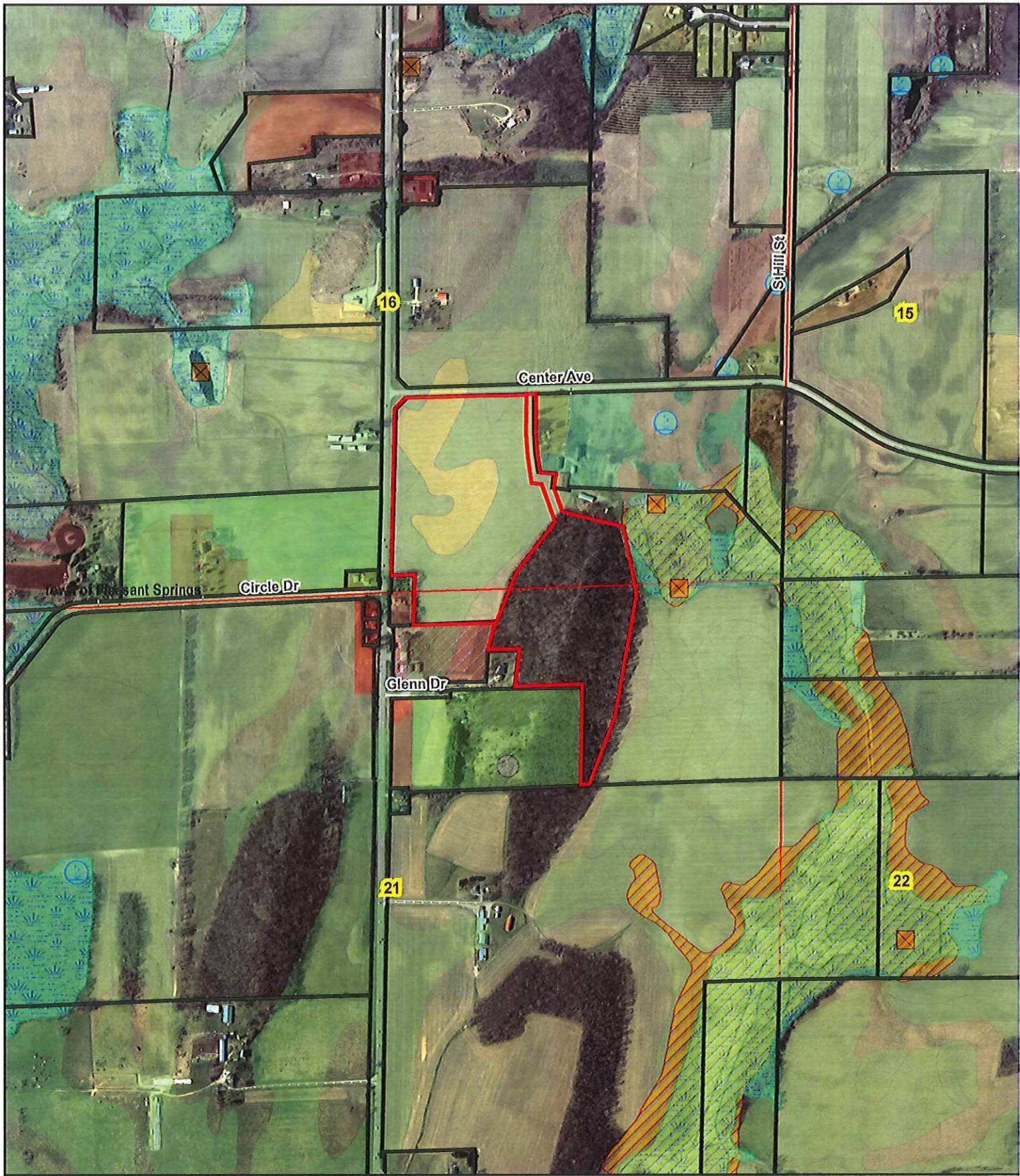
Reasons/Notes:

One (1) possible split remains available to the original farm. Based on current ownership, it appears that David & Tammie Smithback are eligible for the remaining split.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

| Parcel # | Acres | Owner Name | CSM |
|--------------|-------|--------------------------------------|-------|
| 061121185018 | 10.97 | DAVID W SMITHBACK & TAMMIE SMITHBACK | |
| 061121180004 | 39.62 | DAVID W SMITHBACK & TAMMIE SMITHBACK | |
| 061116495260 | 16.51 | DAVID W SMITHBACK & TAMMIE SMITHBACK | |
| 061116490010 | 32.53 | DAVID W SMITHBACK & TAMMIE SMITHBACK | |
| 061116496600 | 19.25 | HOLLY R MANSON | 13045 |
| 061116490500 | 1.98 | HOLLY R MANSON | 13045 |
| 061116498600 | 5.53 | MANSON REV TR, BEVERLY | 13045 |
| 061116498600 | 5.53 | MANSON REV TR, BEVERLY | 13045 |
| 061121186482 | 5.87 | PLEASANT SPRINGS, TOWN OF | 08413 |







Legend

Significant Soils


| | |
|---|------------|
|  | Floodplain |
|  | Wetland |

Class

| | |
|--|---------|
|  | Class 1 |
|  | Class 2 |



0 275 550 1,100 Feet



Petition 11182
DAVID W SMITHBACK