

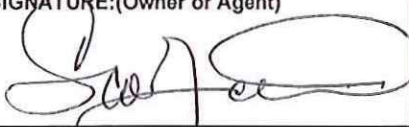
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/03/2017	DCPREZ-2017-11185
Public Hearing Date	C.U.P. Number
09/26/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT J WILSON	PHONE (with Area Code)	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2861 HENSHUE RD		ADDRESS (Number & Street)	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip)	
E-MAIL ADDRESS scwilson@wilsonwoodcrsft.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	
2861 Henshue Rd.,					
TOWNSHIP DUNN	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-071-8590-3					

REASON FOR REZONE			CUP DESCRIPTION	
BRINGING PARCEL INTO ZONING COMPLIANCE PRIOR TO SALE				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-1 Commercial District	RH-2 Rural Homes District	1.5		

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 SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME: SCOTT J. WILSON
				DATE: 7/3/17

OK



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>Scott J. Wilson</u>	Agent's Name _____
Address <u>2861 Henshue Rd.</u>	Address _____
<u>Madison, WI 53711</u>	
Phone _____	Phone _____
<u>(608) 575-7790</u>	
Email _____	Email _____
<u>scwilson@wilsonwoodcraft.com</u>	

Town: Dunn Parcel numbers affected: 028/0610-071-8590-3

Section: 07 Property address or location: 2861 Henshue Rd. Madison, WI 53711

Zoning District change: (To / From / # of acres) RH-2 to C1 - satisfying DR requirements

Soil classifications of area (percentages) attached 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:

Selling Property

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

Date: 06/28/2017

ZONING ORDINANCE AMENDMENT NO. 4180

DR

Amending Section 10.03 relating to Zoning Districts in the Town of

DUNN

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Dunn be amended to include in the C-1 Commercial & RH-2 Rural Homes District the following described land:

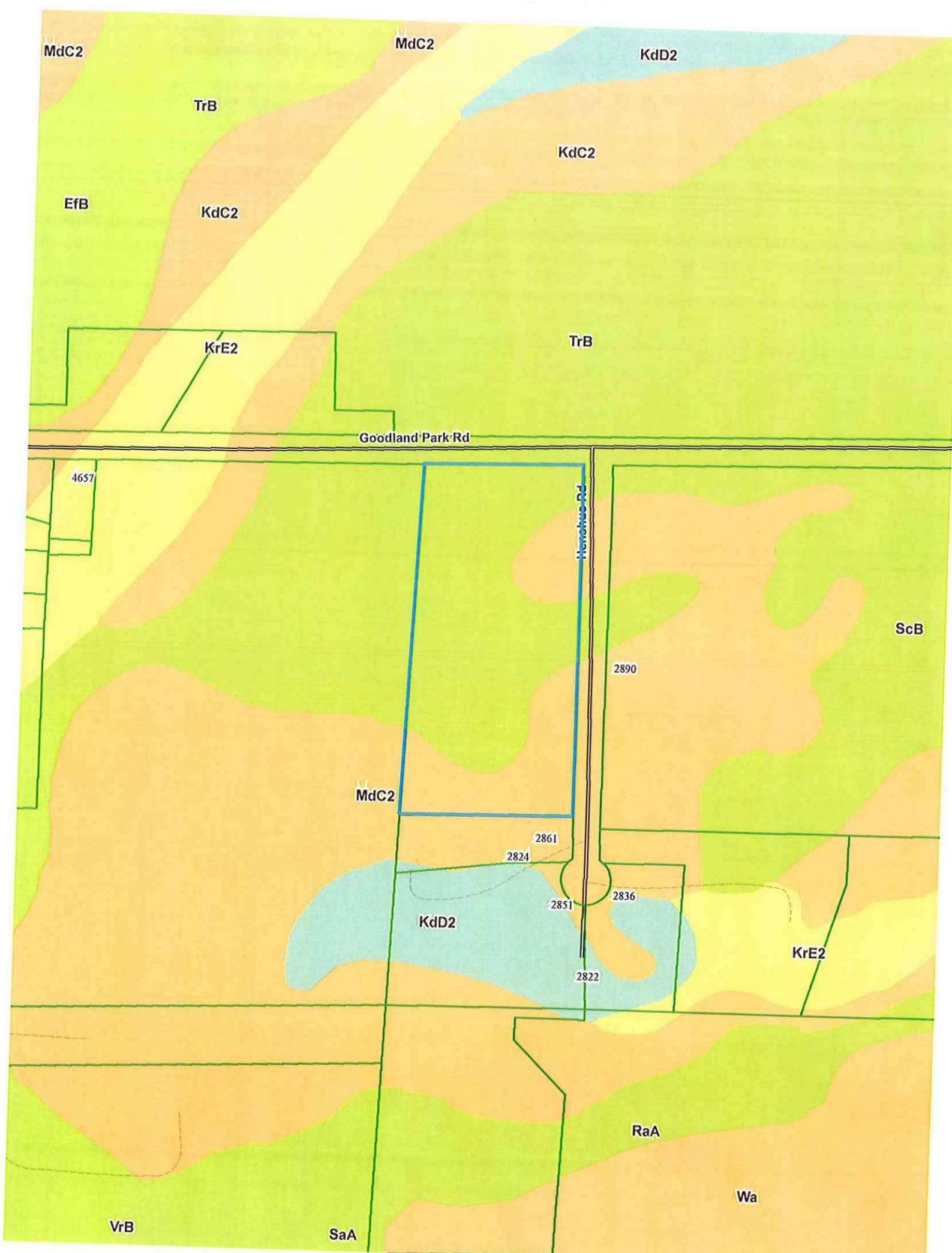
Pet. #4180:

Part of the NW 1/4 NE 1/4 of Section 7, Town of Dunn described as follows: TO C-1: Commencing at the North quarter corner of said Section 7; thence S 02° 38' 00" West, 867 more or less feet to the point of beginning; thence North 88° 54' 51" East, 307.78 feet; thence N 00° 17' 50" West 214 feet; more or less; thence West to the North-South quarterline, thence S 02° 38' 00" West to the point of beginning. TO RH-2: Commencing at the North quarter corner of Section 7; thence East 363.42 feet to the West line of a town road, thence S 00° 17' 50" East along said West line 971.14 feet; thence S 88° 54' 51" West 413.22 feet to the North-South quarterline, thence N 02° 38' 00" East along said North-South quarter line; 106 more or less feet; thence N 88° 54' 51" East 307.78 feet; thence N 00° 17' 50" West, 214 more or less feet; thence S 88° 54' 51" West 307 more or less feet to the North-South quarter line; thence N 02° 38' 00" East to the point of beginning.

- This amendment will be effective, if within 90 days of its adoption by the County Board of Supervisors, the owner or owners of the land shall record the following restrictions on said land running in favor of Dane County and the pertinent Town Board as well as the owners of the land:

- A. Use restricted to cabinet shop.
- B. Maximum floor area shall not exceed 3,685 square feet.
- C. No more than 8 employees allowed.
- D. Outside storage of materials or products is not permitted.

EFFECTIVE: JAN 17 1989



A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-09279

Goodland Park Rd

Not Effective
DCPREZ-0000-9260

Not Effective
RH-2 DCPREZ-0000-3548

RH-2
DCPREZ-0000-04180

A-1(EX)
DCPREZ-0000-00000

RH-4
DCPREZ-0000-09260

Not Effective
C-1 DCPREZ-0000-3548

C-1
DCPREZ-0000-04180

DR
4180

2861

2824

2851

2836

RH-1
DCPREZ-0000-09501

RH-1
DCPREZ-0000-09544

A-1(EX)
DCPREZ-0000-00000

2822

A-1(EX)
DCPREZ-0000-00000

RH-1
DCPREZ-0000-02596

Henshue Rd



Goodland Park Rd

Henshue Rd

2890

2861

2824

2836

2851

2822

1. WHEREAS, Scott J. and Cheryl A. Wilson is/are
the owner or owners of the following described land in the Town of
Dunn, Dane County, Wisconsin, to-wit:

The following described parcel is part of the NW1/4 of the NE1/4, of Section 7 T06N R10E, Town of Dunn, Dane County, Wisconsin, more fully described as:

Commencing at the North 1/4 corner of said Section 7, said point being on or near the center of Goodland Park Road; Thence Southerly along the North-South 1/4 line of said Section 7, 87.12 feet to a point that has previously been referred to as said North 1/4 corner of said Section 7; Thence S02°38'00"W, along said North-South 1/4 line, 867 feet more or less, to the Point of Beginning of this description; Thence N88°54'51"E, 307.78 feet; Thence N00°17'50"W, 214 feet, more or less; Thence S88°54'51"W, to the North-South 1/4 line; Thence S02°38'00"W, along said North-South 1/4 line to the Point of Beginning of this description.

2. WHEREAS, the said owner desires to place certain restrictions thereon, to bind the owner and those who may acquire title hereafter;
3. NOW, THEREFORE, in consideration of the mutual benefits passing to and from the owner and those who may hereafter purchase said land and the parties named as beneficiaries of these restrictions, the following restrictions are hereby imposed:
- A. Use restricted to cabinet shop.
 - B. Maximum floor area shall not exceed 3,685 square feet.
 - C. No more than 8 employees allowed.
 - D. Outside storage of materials or products is not permitted.
 - E. See attached.

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs 5 or 6 of this instrument, said restrictions are amended or terminated.

4. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

Vill 12411 PAGE 2

- (a) The County Government of Dane County, Wisconsin, provided that the lands are under the jurisdiction of a zoning ordinance of said County at the time the enforcement action is commenced; and
 - (b) The Town Government of the Town of Dunn, Dane County, Wisconsin, provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.
 - (c) The owner(s) of record of any land(s) which are located within the district subject to the regulations of this ordinance.
5. The restrictions set forth in paragraph 3. above may be amended in the following manner:
- (a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner(s) of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Agricultural Extension & Education, Zoning, Planning & Water Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled. Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner(s) shall draft the amendatory covenant instrument, have same executed by the owner(s) of the lands subject to the restrictions and record same.
 - (b) Such amendment shall also require approval of the Town Board.
6. The restrictions set forth in paragraph 3. above may be terminated in the following manner:
- (a) Termination may be accomplished through County Board approval of a petition for termination of the restrictions. The procedures for introducing and processing the petition shall be as provided in paragraph 5 (a) hereof, except that the petition shall call for termination rather than amendment of the restrictions and the instrument which is recorded shall be an instrument of termination. Such termination shall also require approval of the Town Board.

IN WITNESS WHEREOF, the said grantor(s) have hereunder set their hand(s)
and seal(s) this 14 day of January 19 89.
SIGNED AND SEALED IN THE PRESENCE OF Vol 12411 PAGE 3

Scott J. Wilson
Scott J. Wilson

Cheryl A. Wilson (SEAL)
Cheryl A. Wilson

(SEAL)

STATE OF WISCONSIN)

) SS.

COUNTY OF DANE)

Personally came before me, this 14 day of January 19 89,
the above named Scott J. and Cheryl A. Wilson to
me known to be the person(s) who executed the foregoing instrument and acknowledged
the same.

Patience D. Roggensack

Notary Public Patience D. Roggensack

Dane County, Wisconsin.

My Commission ~~Expires~~ is permanent.

DEED RESTRICTIONS

NOTICE IS HEREBY GIVEN that the above described property is encumbered by the following obligation: prior to the transfer from Scott J. Wilson and Cheryl A. Wilson, to any third party, either Scott J. Wilson or Cheryl A. Wilson, or both, shall file a petition with the Dane County Department of Zoning requesting that that portion of their property zoned C-1 be rezoned to RH-2, the zoning of the majority of the real estate above described. This obligation creates a cloud upon the title of the above described real estate in the conveyance or attempted conveyance to any third party, until such petition to rezone has been duly filed with the Dane Department of Zoning.

COVENANTS

Scott J. Wilson and Cheryl A. Wilson ("Landowners") do hereby covenant, individually and on behalf of their heirs and assigns, with the Town of Dunn as follows:

1. That prior to the transference of title to the real estate described in Exhibit A attached hereto, either one or both of them shall file a petition with the Dane County Department of Zoning to rezone that portion of the aforementioned real estate described in petition No. 4180 for rezoning to C-1, to RH-2, the zoning of the remainder of the aforescribed parcel. Said petition shall not be withdrawn until final action has been taken on it by Dane County Zoning.

2. That the present use of the property zoned C-1 is that of a woodworking and cabinet shop and the use shall not be converted to any other commercial use.

3. That Landowners will not expand the size of the woodworking and cabinet plant beyond 3,685 square feet, including storage space. All materials for the business shall be stored within the space on the commercially zoned property. Outside storage of materials shall not be permitted.

4. That if the Town of Dunn, operating after a complaint that the number of employees has increased in violation of Paragraph 3, shall so request, Landowners shall provide time

cards for all employees of the woodworking and cabinet shop for the date(s) in question.

5. That if Landowners do not comply with the above covenants, the Town of Dunn or Dane County may seek legal action against them to compel such compliance and Landowners will pay all reasonable costs and necessary legal expenses incurred by the Town of Dunn to effectuate compliance.

6. These covenants run with the land, a copy of the legal description to which is set forth above.

Dated this 14 day of January, 1989.

LANDOWNERS:



Scott J. Wilson



Cheryl A. Wilson

Return to:

*Drafted by Atty. Patricia Roggensack
1 S. Pinckney, Suite 801
Madison, WI 53703*

Parcel Number - 028/0610-071-8590-3**Current**[← Parcel Parents](#)**Summary Report**

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	SEC 7-6-10 PRT NW1/4NE1/4 BEG SEC N1/4 C...	
Owner Names	SCOTT J WILSON 	
Primary Address	2861 HENSHUE RD	
Billing Address	2861 HENSHUE RD MADISON WI 53711	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G2	
Assessment Acres	7.000	
Land Value	\$91,700.00	
Improved Value	\$71,700.00	
Total Value	\$163,400.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~04/20/2017~~ ~~03:00 PM~~

Ends: ~~04/20/2017~~ ~~06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/16/2017~~ ~~05:00 PM~~

Ends: ~~05/16/2017~~ ~~07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

C-1 1.52 Acres DCPREZ-0000-04180

RH-2 DCPREZ-0000-04180

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$91,700.00	\$71,700.00	\$163,400.00
Taxes:		\$3,108.03
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$78.60
Specials(+):		\$0.00
Amount:		\$3,029.43

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1401	FIRE-OREGON
OTHER DISTRICT	1401	EMS-OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	01/31/1996		31125	75

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: 0610-071-8590-3

Document Types and their Abbreviations

Document Types and their Definitions

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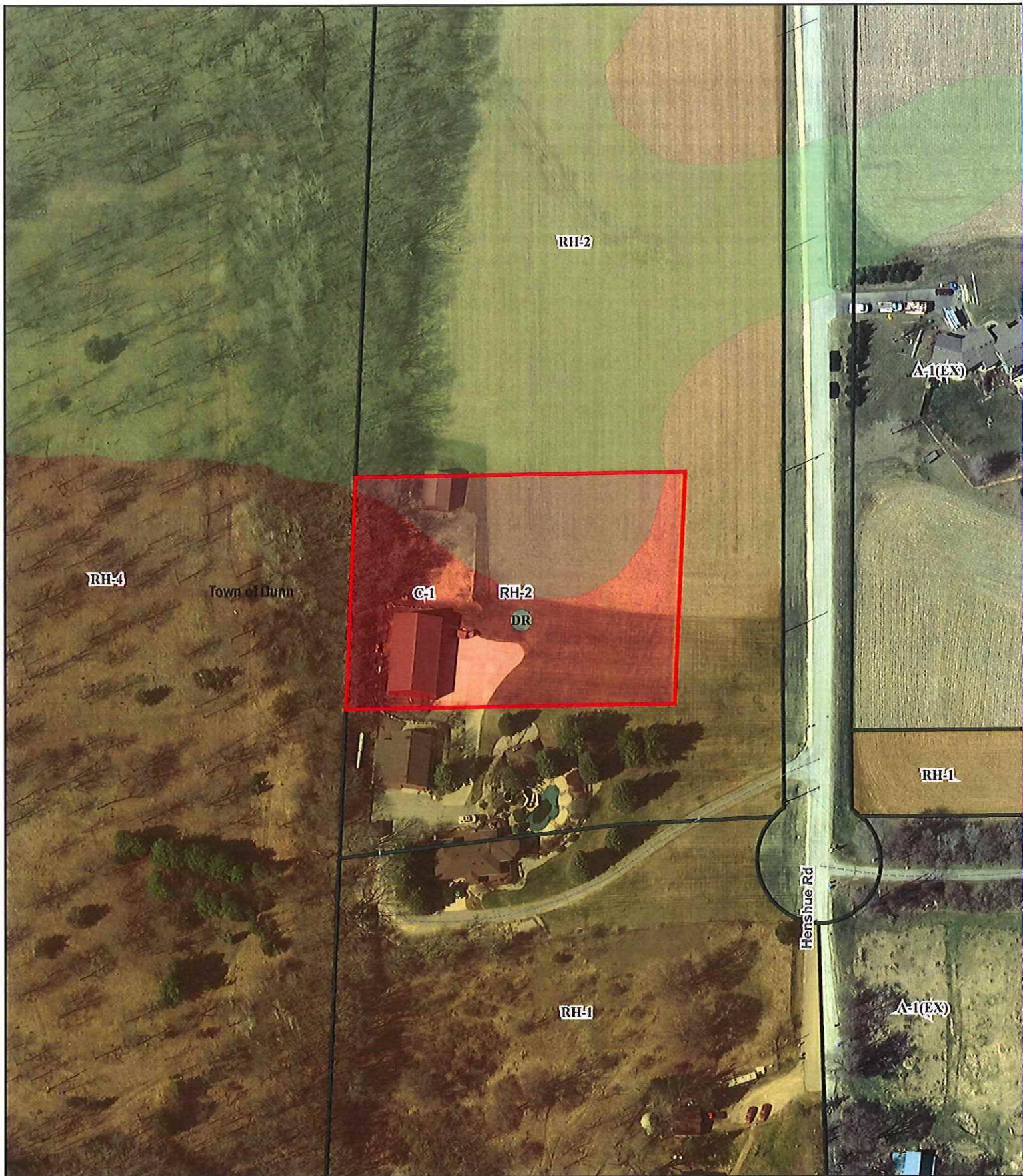
210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Legend

Significant Soils

Class

Class 1

Class 2

Floodplain

Wetland



0 40 80 160 Feet

Petition 11185
SCOTT J WILSON