





# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
01/22/2020	DCPREZ-2020-11532
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
04/28/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCOTT D ZAHLER	PHONE (with Area Code) (608) 220-8248	AGENT NAME ANDREW MOORE	PHONE (with Area Code) (608) 577-1232
BILLING ADDRESS (Number & Street) 8854 OFFERDAHL RD		ADDRESS (Number & Street) N3131 ROBIN ROAD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) POYNETTE, WI 53955	
E-MAIL ADDRESS SCOTTZ@PREMIERBUILDINGSOLUTIONS.BIZ		E-MAIL ADDRESS AMOORE@MOORESURVEYINGLLC.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>	
EAST OF 1303 LAFOLLETT ROAD					
TOWNSHIP PRIMROSE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0507-082-9135-0					

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RR-4 (Rural Residential, 4 to 8 acres) District	RR-2 (Rural Residential, 2 to 4 acres) District	3.5		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials 	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials 	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials 	<b>INSPECTOR'S INITIALS</b>  SLJ3	<b>SIGNATURE: (Owner or Agent)</b> 
				<b>PRINT NAME:</b> ANDREW MOORE
				<b>DATE:</b> 1 / 22 / 2020

COMMENTS: THE INTENT OF THIS REZONE IS TO CREATE A BETTER BUILDING SITE ON LOT 2 OF CSM 12900

## PROPOSED RE-ZONE

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 08, TOWNSHIP 05 NORTH, RANGE 07 EAST,  
TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN.

**SURVEYED BY:**  
MOORE SURVEYING, LLC  
N3131 ROBIN ROAD  
POYNETTE, WI 53955  
(608) 288-1860

**DATE OF SURVEY:**  
JANUARY 21, 2020

**PROPERTY SURVEYED:**  
LOTS 1 AND 2, CSM #12900

**SURVEYED FOR:**  
SCOTT AND WENDY ZAHLER  
8854 OFFERDAHL ROAD  
MT. HOREB, WI 53572

**PROJECT:** 2184

### CURVE 1 DATA

RADIUS - 967.00  
DELTA -  $02^{\circ}51'48''$   
CHORD - 48.32'  
S  $01^{\circ}42'54''$  W  
ARC LENGTH - 48.33'

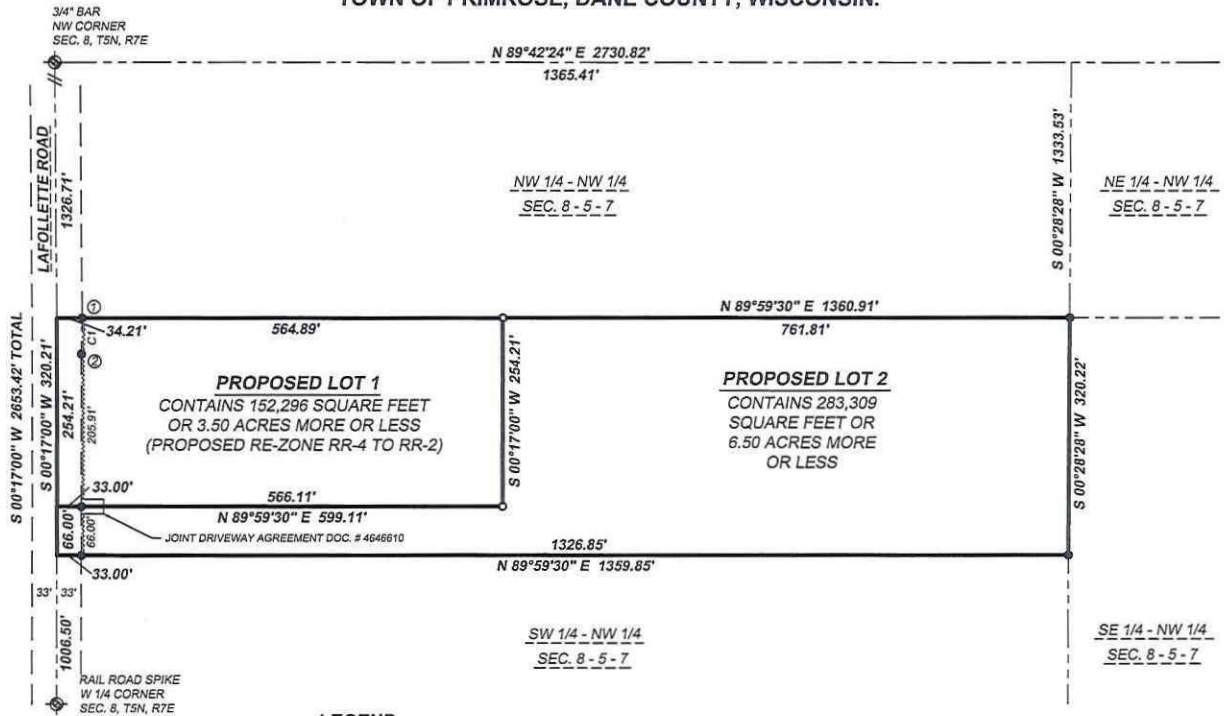
### TANGENT BEARINGS

- ① - S  $03^{\circ}08'48''$  W  
② - S  $00^{\circ}17'00''$  W



### NOTES

- BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 08, T5N, R7E, WHICH BEARS N  $00^{\circ}17'00''$  E WHEN REFERENCED TO THE DANE COUNTY COORDINATE SYSTEM (NAD 83, 2007).
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
- VEHICULAR ACCESS ONLY ALLOWED IN JOINT DRIVEWAY AGREEMENT AREA.
- ALL PLSS WITNESS MONUMENTS WERE FOUND AND VERIFIED.



### LEGEND

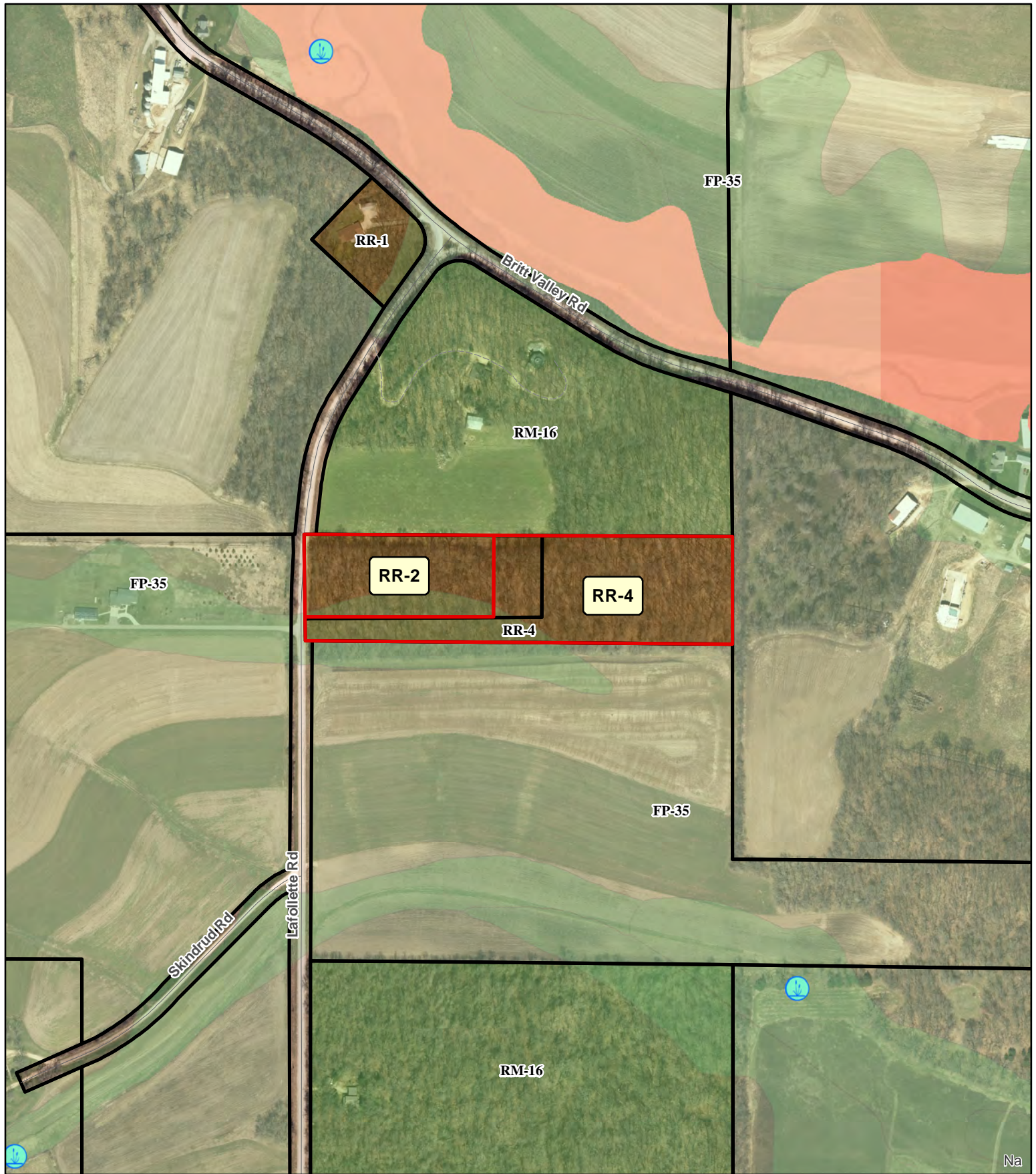
- |       |  |       |                     |
|-------|--|-------|---------------------|
| ●     | 3/4" BAR FOUND (UNLESS NOTED)            | ----  | LOT LINE            |
| ○     | 3/4"x24" REBAR SET WEIGHING 1.50LBS/L.F. | ----  | RIGHT-OF-WAY LINE   |
| ⊕     | SECTION CORNER                           | ----  | SECTION LINE        |
| (40') | RECORDED DATA                            | ----  | CENTERLINE ROAD     |
|       |  | ~~~~~ | NO VEHICULAR ACCESS |
|       |  | ===== | PROPERTY LINE       |

### SURVEYORS CERTIFICATE





I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH AE-7 AND IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE-DESCRIBED PARCEL TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

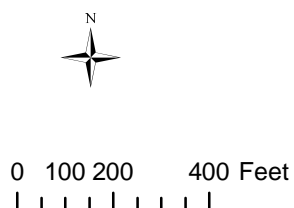
ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028





## Legend

	Floodplain	<b>Significant Soils</b>	
	Wetland		Class 1
			Class 2



Petition 11532  
SCOTT D ZAHLER





## CERTIFIED SURVEY MAP

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 8, T5N, R7E,  
TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, Richard Marks, Registered Land Surveyor, do hereby certify: That I have surveyed, divided, mapped and monumented a parcel of land located in the SW1/4 of the NW1/4 of Section 8, T5N, R7E, Town of Primrose, Dane County, Wisconsin more particularly described as follows:

Commencing at the west 1/4 corner of said Section 8; thence N00°17'00"E along the west line of the SW1/4 of the NW1/4 of said Section 8, 1006.50 ft. to the point of beginning; thence continuing N00°17'00"E along said west line, 320.21 ft. to the north line of the SW1/4 of the NW1/4 of said Section 8; thence N89°59'30"E along said north line, 1360.91 ft. to the east line of the SW1/4 of the NW1/4 of said Section 8; thence S00°28'28"W along said east line, 320.22 ft.; thence S89°59'30"W, 1359.85 ft. to the point of beginning.

That I have made such survey and land division under the direction of Jerry Judd.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the Dane County Subdivision Regulations in surveying, mapping and dividing the same.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and division thereof made and is accurate and correct to the best of my knowledge and belief.

Dated this 29th day of April, 2010

  
Richard Marks, Registered Land Surveyor S-1473



### OWNER'S CERTIFICATE OF DEDICATION

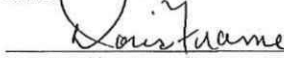
As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented. We also certify that this certified survey map is required by S. 75.17(1)(a) of the Dane County Code of Ordinances to be submitted to Dane County Zoning and Land Regulation Committee for approval.

  
Jerry Judd

  
Elizabeth Kalscheur A/K/A Elizabeth Hereid

STATE OF WISCONSIN)

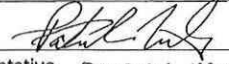
Personally came before me this 3<sup>rd</sup> day of May, 2010, the above named Jerry Judd and Elizabeth Hereid to me known to be the persons who executed the foregoing instrument and acknowledged the same.

  
Notary Public, State of Wisconsin  
My commission expires on 01-08-2012

DORIS FRAME  
NOTARY PUBLIC  
STATE OF WISCONSIN

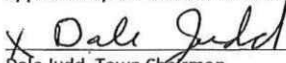
### DANE COUNTY APPROVAL

Approved for recording by the Dane County Zoning and Land Regulation Committee action of MAY 11, 2010

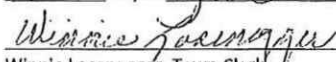
 # 9122  
Authorized Representative PATRICIA MILES

### TOWN BOARD RESOLUTION

Resolved that this certified survey map in the Town of Primrose, Jerry Judd and Elizabeth Hereid owners, is hereby approved by the Town of Primrose.

  
Dale Judd, Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Primrose on this 20<sup>th</sup> day of April, 2010.

  
Winnie Losenegger, Town Clerk





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 ZAHLER</u>	Agent's Name	<u>ANDREW MOORE</u>
Address	<u>8854 OFFERDAHL ROAD</u>	Address	<u>N3131 ROBIN ROAD</u>
Phone	<u>MT. HOREB, WI 53572</u> <u>608-220-8248</u>	Phone	<u>POYNETTE, WI 53955</u> <u>608-577-1232</u>
Email	<u>SCOTTZ@PREMIERBUILDINGSOLUTIONS.BIZ</u>	Email	<u>AMOORE@MOORESURVEYINGLLC.COM</u>

Town: PRIMROSE Parcel numbers affected: 0507-082-9135-0  
Section: 8, T5N, R7E Property address or location: LOT 1 + 2 CSM # 12900  
Zoning District change: (To / From / # of acres) RR4 TO RR2 (4.5 to 3.5 ACRES)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 20 % Other: 80 %

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:

TO CREATE A BETTER BUILDING SITE ON LOT 2

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

Date: 1/22/20

## **PROPOSED RE-ZONE**

**PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 08, TOWNSHIP 05 NORTH, RANGE 07 EAST,  
TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN.**

### **LEGAL DESCRIPTION OF PROPOSED RE-ZONE**

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 05 NORTH, RANGE 07 EAST, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE N 00°17'00" E ALONG THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 8, 1072.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°17'00" E ALONG SAID WEST LINE, 254.21 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 8; THENCE N 89°59'30" E ALONG SAID NORTH LINE, 564.89 FEET; THENCE S 00°17'00" W, 254.21 FEET; THENCE S 89°59'30" W, 599.11 FEET TO THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 8 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 152,296 SQUARE FEET OR 3.50 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.



**Parcel Number - 048/0507-082-9135-0****Current**[◀ Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF PRIMROSE	
State Municipality Code	048	
PLSS (T,R,S,QQ,Q)	05N 07E 08 SW NW (Click link above to access images for Qtr-Qtr)	
Section	05N 07E 08 (Click link above to access images for Section)	
Plat Name	CSM 12900 (Click link above to access images for Plat) CSM 12900 (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	1 (Click link above to see images for this Lot)	
Parcel Description	LOT 1 CSM 12900 CS82/56&57-5/12/2010 DESCR AS SEC 8-5-7 PRT SW1/4NW1/4 (4.50 ACRES INCL R/W) <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	WENDY J ZAHLER	
Current Co-Owner	SCOTT D ZAHLER	
Primary Address	<b>No parcel address available.</b>	
Billing Address	8854 OFFERDAHL RD MT HOREB WI 53572	



Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G6	
Assessment Acres	4.500	
Land Value	\$14,400.00	
Improved Value	\$0.00	
Total Value	\$14,400.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

### Zoning Information

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

### Zoning

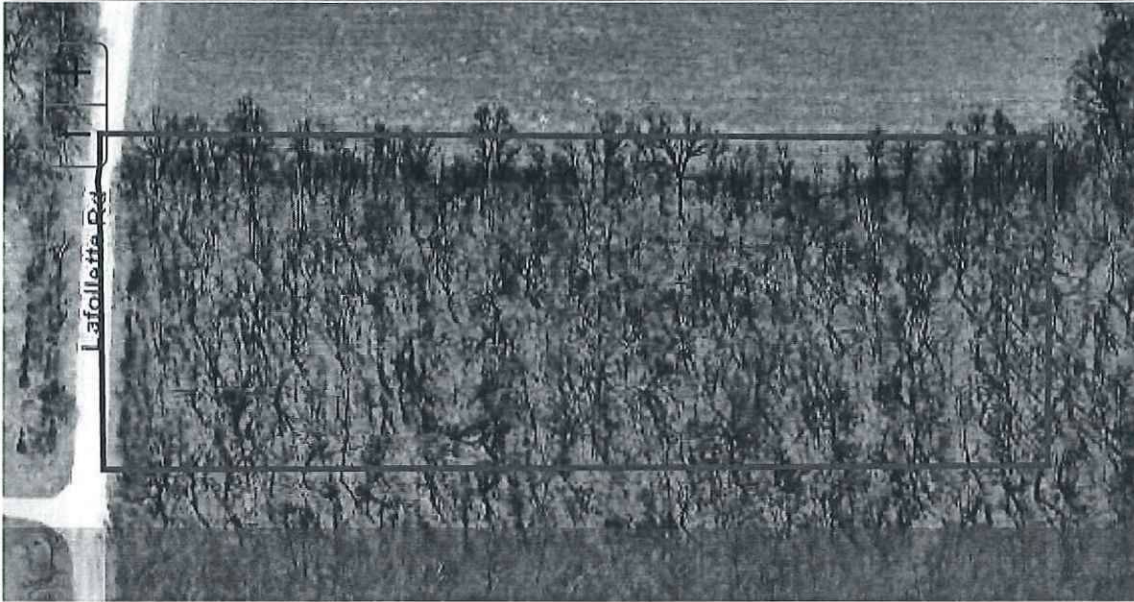
RR-4 DCPREZ-2019-00004

Zoning District Fact Sheets

### District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24MH	MT HOREB FIRE
OTHER DISTRICT	24E2	EMS MT HOREB

## Parcel Maps


[Surveyor Map](#)
[DCiMap](#)

## Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)
[«](#)
[< Newer](#)
[Older >](#)
[»](#)

## Tax Year 2019

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$14,400.00	\$0.00	\$14,400.00
<b>Taxes:</b>		\$233.52
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$233.52
2019 Tax Info Details		Tax Payment History



**Recorded Documents**

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	01/06/2020	5553601		

[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: 0507-082-9135-0

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Madison, WI 53703



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MEADOWCREEK-H INC  
9620 BRITT VALLEY RD  
MT HOREB, WI 53572

SKINDRUD LIVING TR  
1303 LAFOLLETTE RD  
MT HOREB, WI 53572

ELIZABETH KALSCHEUR  
837 VISTA RIDGE DR  
MOUNT HOREB, WI 53572

LOWELL E STAMPFLI  
MARY T STAMPFLI  
1330 LAFOLLETTE RD  
MOUNT HOREB, WI 53572

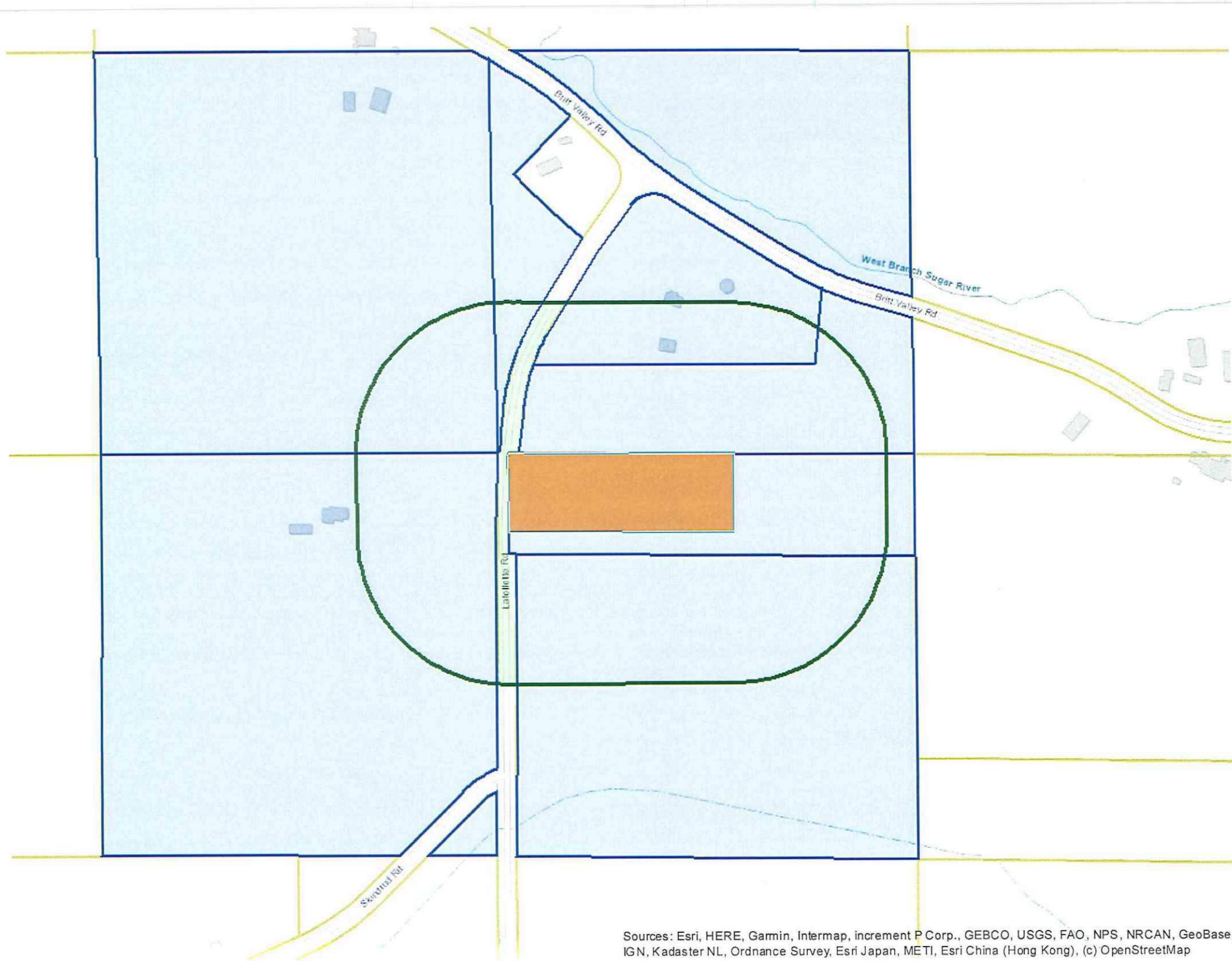
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MARY T STAMPFLI  
1330 LAFOLLETTE RD  
MOUNT HOREB, WI 53572







9215

RR-1  
DCPREZ-2019-00004

FP-35

DCPREZ-2019-00004 Zone A

Britt Valley Rd

1330

RM-16  
DCPREZ-2019-00004

FP-35

DCPREZ-2019-00004

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

RR-4  
DCPREZ-2019-00004

Zone X

1303

Lafollette Rd

FP-35  
DCPREZ-2019-00004

Skindrud Rd

NA



