

Dane County Rezone Petition

Application Date	Petition Number
03/18/2024	DCPREZ-2024-12043
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES L LEUZINGER	PHONE (with Area Code) (608) 220-7448	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 8824 COUNTY HIGHWAY G		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS jamesl@premierbuildingsolutions.biz		E-MAIL ADDRESS	

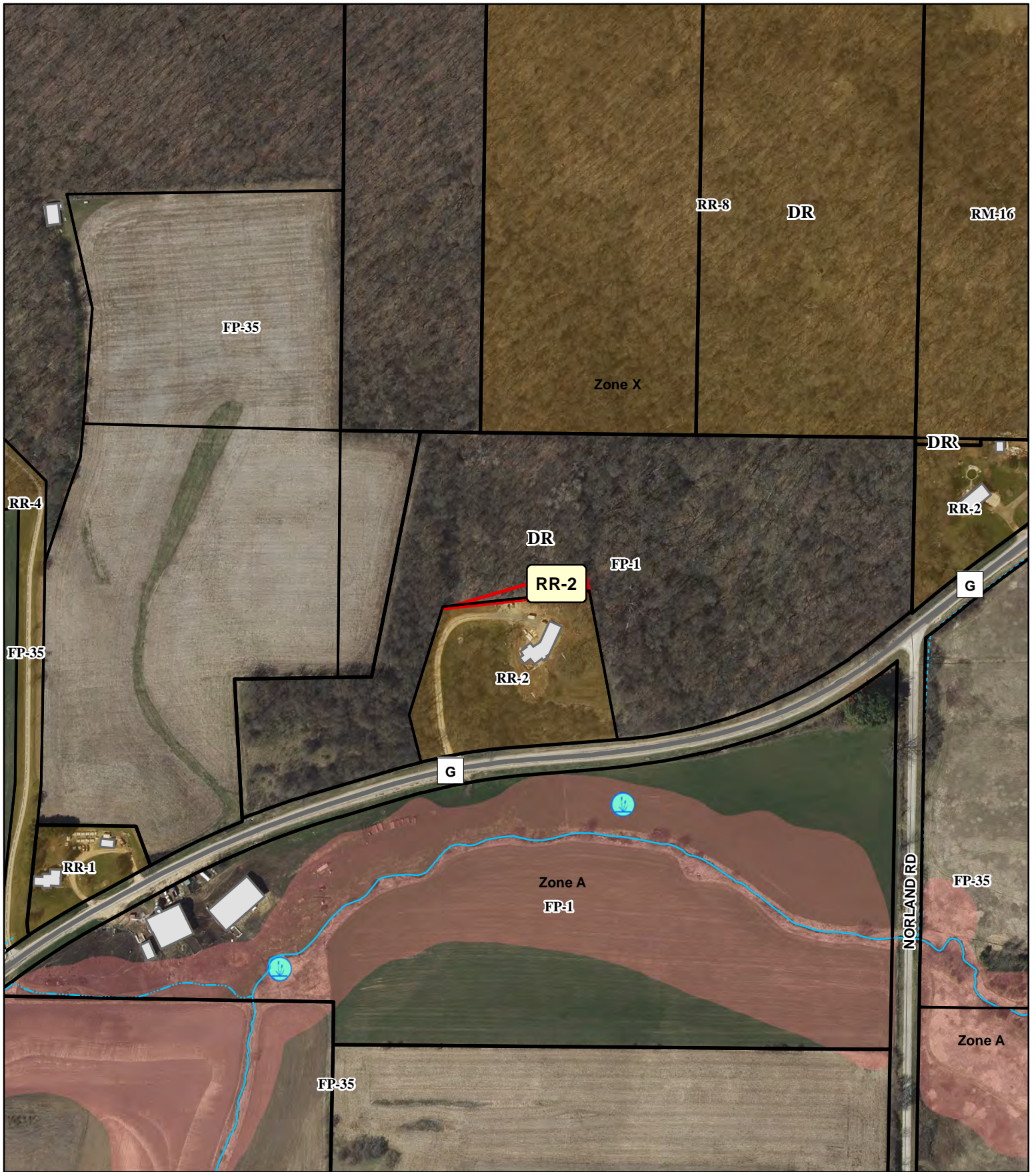
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8824 County Hwy G					
TOWNSHIP PRIMROSE	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-084-8175-0					

REASON FOR REZONE



EXPANDING AN EXISTING RESIDENTIAL LOT

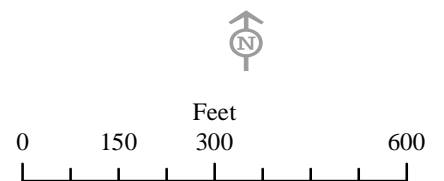
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-2 Rural Residential District	.23

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 checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12043

-  Floodway Areas in Zone AE
-  Floodplain





Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> PERMIT FEES DOUBLE FOR VIOLATIONS. ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	James Leuzinger	Agent Name:	James Leuzinger
Address (Number & Street):	8824 County Hwy G	Address (Number & Street):	8824 County Hwy G
Address (City, State, Zip):	Mount Horeb Wis 53572	Address (City, State, Zip):	Mount Horeb Wis 53572
Email Address:	jamesl@premierbuildingsolutions.biz	Email Address:	jamesl@premierbuildingsolutions.biz
Phone#:	608-220-7448	Phone#:	608-220-7448

PROPERTY INFORMATION			
Township:	Primrose	Parcel Number(s):	050708481750
Section:	Sec 8	Property Address or Location:	8824 County Hwy G

REZONE DESCRIPTION	
Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Need to move the existing lot line to make space for new Garage site. Would like to move one corner of the Lot-1 zoned RR-2 60' north . The land to the north is also owned by the same landowner and is zoned FP-1 Labeled Lot 2

Lot 1 current lot size is 3.42 Acres the proposed new size would be 3.65 Acres
 Lot 2 Current lot size is 17.35 Acres the proposed New size would be 17.11Acres

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-2	.23 Acres

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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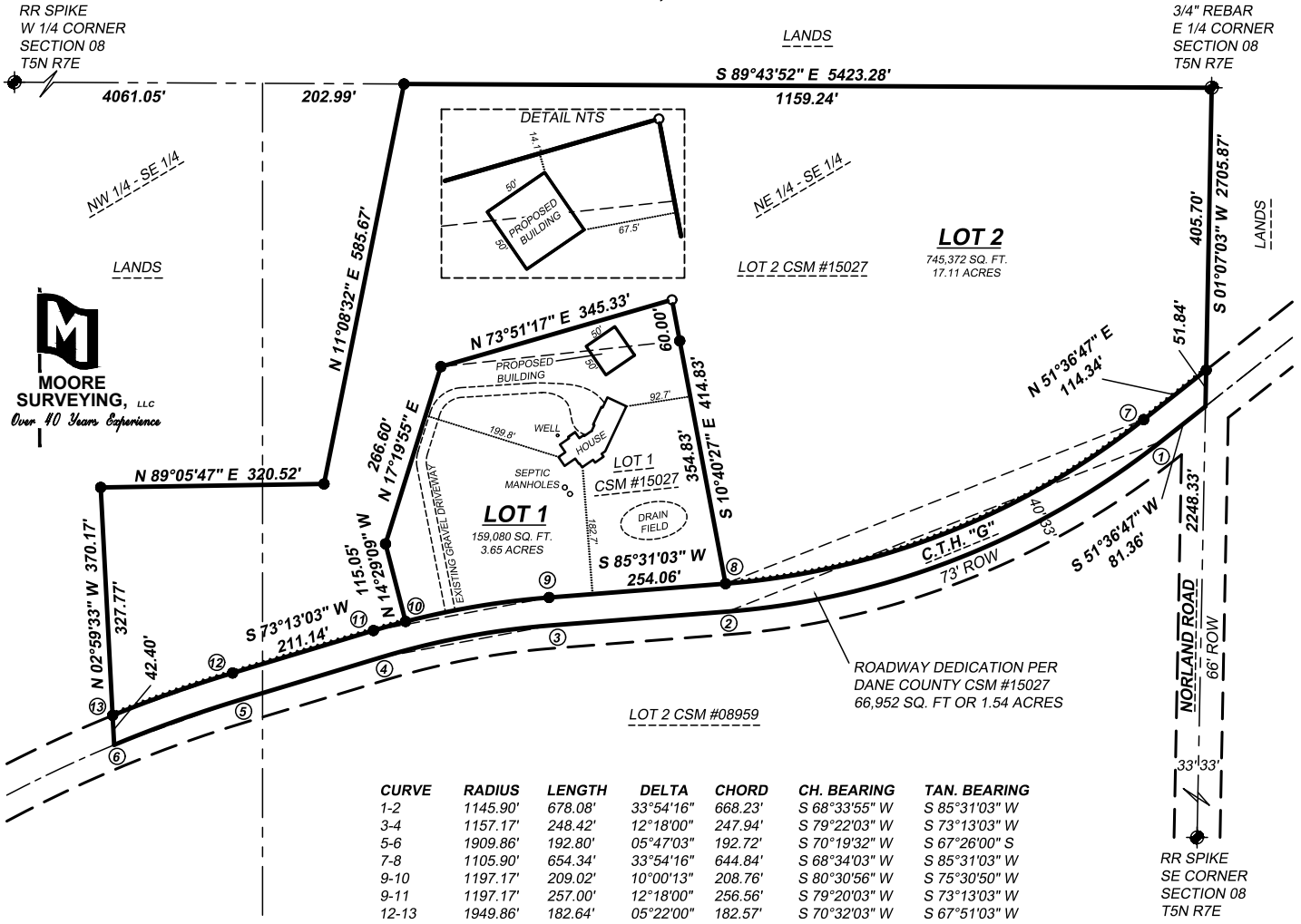
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature

Date 3/12/24

SITE PLAN FOR PROPOSED BUILDING

A DIVISION OF LOT 1 AND 2, DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15027, PART OF THE NE 1/4 AND NW 1/4 OF THE SE 1/4, SECTION 08, TOWNSHIP 05 NORTH, RANGE 07 EAST, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN



CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING	TAN. BEARING
1-2	1145.90'	678.08'	33°54'16"	668.23'	S 68°33'55" W	S 85°31'03" W
3-4	1157.17'	248.42'	12°18'00"	247.94'	S 79°22'03" W	S 73°13'03" W
5-6	1909.86'	192.80'	05°47'03"	192.72'	S 70°19'32" W	S 67°26'00" S
7-8	1105.90'	654.34'	33°54'16"	644.84'	S 68°34'03" W	S 85°31'03" W
9-10	1197.17'	209.02'	10°00'13"	208.76'	S 80°30'56" W	S 75°30'50" W
9-11	1197.17'	257.00'	12°18'00"	256.56'	S 79°20'03" W	S 73°13'03" W
12-13	1949.86'	182.64'	05°22'00"	182.57'	S 70°32'03" W	S 67°51'03" W

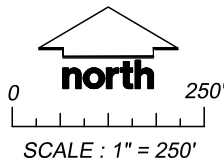
PROPERTY SURVEYED:
8824 C.T.H. G
MT. HOREB, WI 53572

SURVEYED FOR:
JAMES L. LEUZINGER
ANGELA E. LEUZINGER
8824 C.T.H. G
MT. HOREB, WI 53572

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

DATE OF SURVEY:
JANUARY 19, 2024

PROJECT: 2846



LEGEND

- 3/4" IRON REBAR FOUND
- 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS./L.F.
- ◆ SECTION CORNER MONUMENT FOUND (AS NOTED)
- (40') RECORDED DATA
- — — CENTERLINE
- — — RIGHT-OF-WAY LINE
- - - - - LOT LINE
- ~~~~~ NO ACCESS ACROSS FRONTAGE
- - - - - 1/4 SECTION LINE
- - - - - DRIVEWAY
- — — PROPERTY LINE

NOTES

- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 05 NORTH, RANGE 07 EAST, WHICH BEARS N 01°07'03" W WHEN REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS), DANE COUNTY, NAD83 (2011).
- ALL PLSS MONUMENTS AND REFERENCE TIES WERE FOUND AND VERIFIED.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.
- THAT PORTION OF C.T.H. G WITHIN THE CERTIFIED SURVEY MAP BOUNDARY IS DEDICATED TO THE PUBLIC. NO ACCESS TO LOT 2 OFF OF C.T.H. G IS PERMITTED. LOT 2 IS DEED RESTRICTED FROM RESIDENTIAL DEVELOPMENT.

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHT, TOWNSHIP FIVE NORTH, RANGE SEVEN EAST, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

DANE COUNTY CERTIFIED SURVEY MAP NUMBER 15027.

SAID PARCEL CONTAINS 971,404 SQUARE FEET OR 22.30 ACRES INCLUDING RIGHT-OF-WAY.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028, HEREBY CERTIFY THAT THIS MAP 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

LEGAL DESCRIPTION OF PROPOSED REZONE

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION EIGHT, TOWNSHIP FIVE NORTH, RANGE SEVEN EAST, TOWN OF PRIMROSE, DANE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION EIGHT; THENCE S 01°07'03" W, 281.51 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S 83°49'45" W, 762.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 83°49'45" W, 344.82 FEET; THENCE N 73°51'17" E, 345.33 FEET; THENCE S 10°40'27" E, 60.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10,313 SQUARE FEET OR 0.24 ACRES.

TOWN OF PRIMROSE

8468 County Road A, Verona Wisconsin 53593
Clerk; Ruth Hansen 608-576-6821 clerk@townofprimrose.com

Building Approval

Applicant: James Leuzinger

parcel 0507-084-8175-0

Project: Relocation of property line to accommodate new garage

Reviewed and approved by Planning Commission: February 20, 2024

Vote in favor 4-0

Reviewed and approved by Town Board: March 4, 2024 Vote in favor 3-0.

Map or Plan attached: yes

Special Restrictions: none



Date: March 7, 2024

THIS DOCUMENT TO BE PRESENTED TO DANE COUNTY PLANNING AND DEVELOPMENT
BY THE APPLICANT
AT THE TIME OF APPLICATION FOR THE PROJECT ZONING PERMIT.
DANE COUNTY WILL NOT ISSUE A ZONING PERMIT WITHOUT TOWN APPROVAL.