

Dane County Rezone Petition

Application Date	Petition Number
11/04/2021	DCPREZ-2021-11785
Public Hearing Date	
01/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME QUARTER MILE DRIVE LLC	PHONE (with Area Code) (608) 767-2447	AGENT NAME JOHN HALVERSON	PHONE (with Area Code) (608) 843-7498
BILLING ADDRESS (Number & Street) 7956 STAGECOACH RD		ADDRESS (Number & Street) 6381 COON ROCK ROAD	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Arena, WI 53503	
E-MAIL ADDRESS barbparrell@gmail.com		E-MAIL ADDRESS john@halversonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4941 State Highway 78					
TOWNSHIP BLACK EARTH	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-344-8003-0					

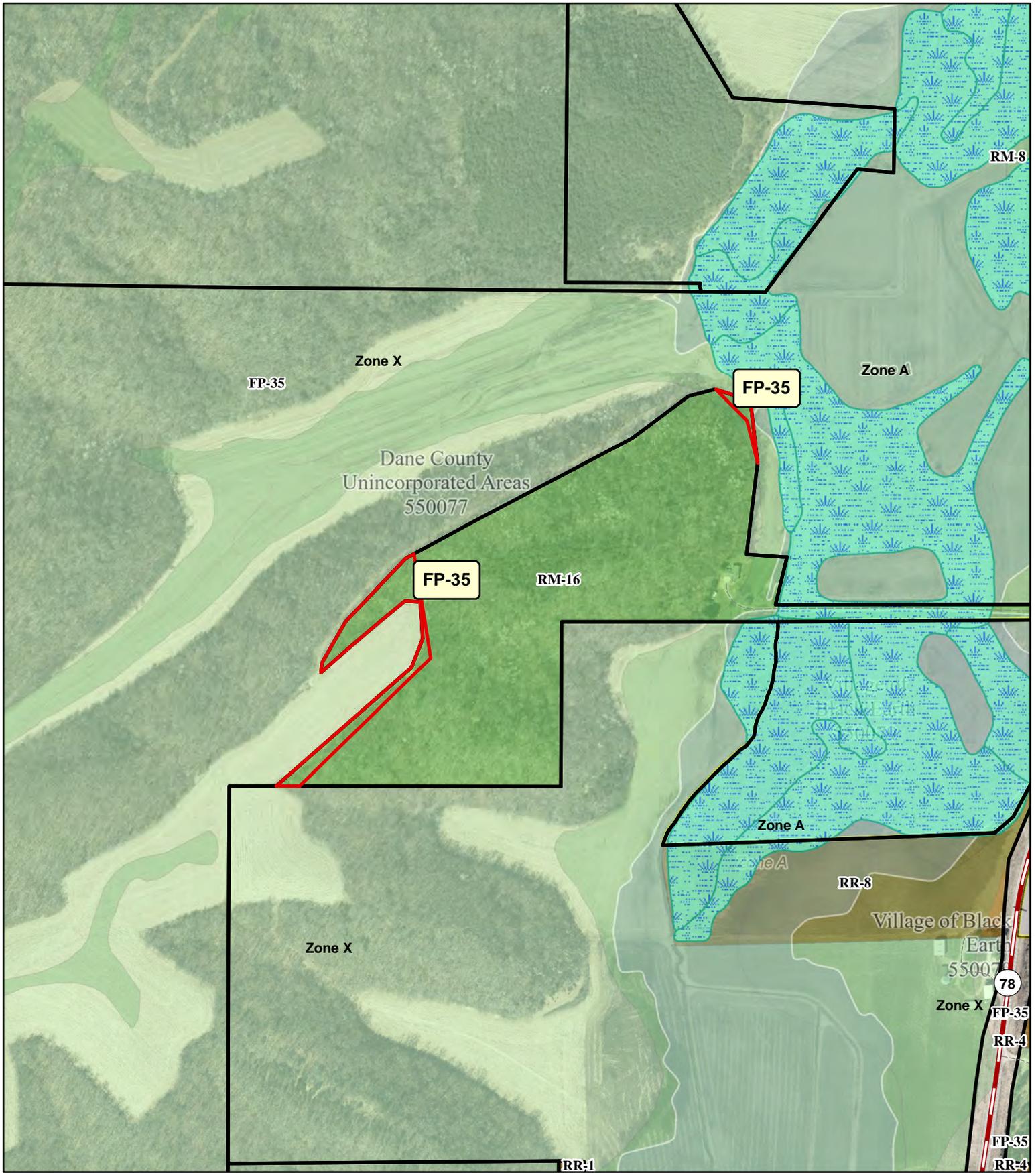
REASON FOR REZONE

CORRECTING BOUNDARIES OF AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	FP-35 Farmland Preservation District	2.23

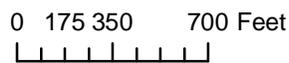
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENT: The area being rezoned will need to be incorporated into a lot of a certified survey map.



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11785
**QUARTER MILE DRIVE
 LLC**



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:	Quarter Mile Drive LLC	Agent Name:	John Halverson
Address (Number & Street):	7956 Stagecoach RD	Address (Number & Street):	6381 Coon Rock RD
Address (City, State, Zip):	Cross plains, WI 53528	Address (City, State, Zip):	Arena, WI 53503
Email Address:	barbparrell@gmail.com	Email Address:	John@halversonsurveying.com
Phone#:	(608) 767-2447	Phone#:	(608) 843-7498

PROPERTY INFORMATION	
Township:	BLACK EARTH Parcel Number(s): 6806-344-8003-0
Section:	34 Property Address or Location: 4941 STATE ROAD 78

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

When The Town of Black Earth submitted legal descriptions for areas to be rezoned several years ago, they submitted an incorrect legal description which included area that was intended to be A-1 Exclusive AG.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	A-1 Exclusive	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 type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|--|

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 9/18/2021

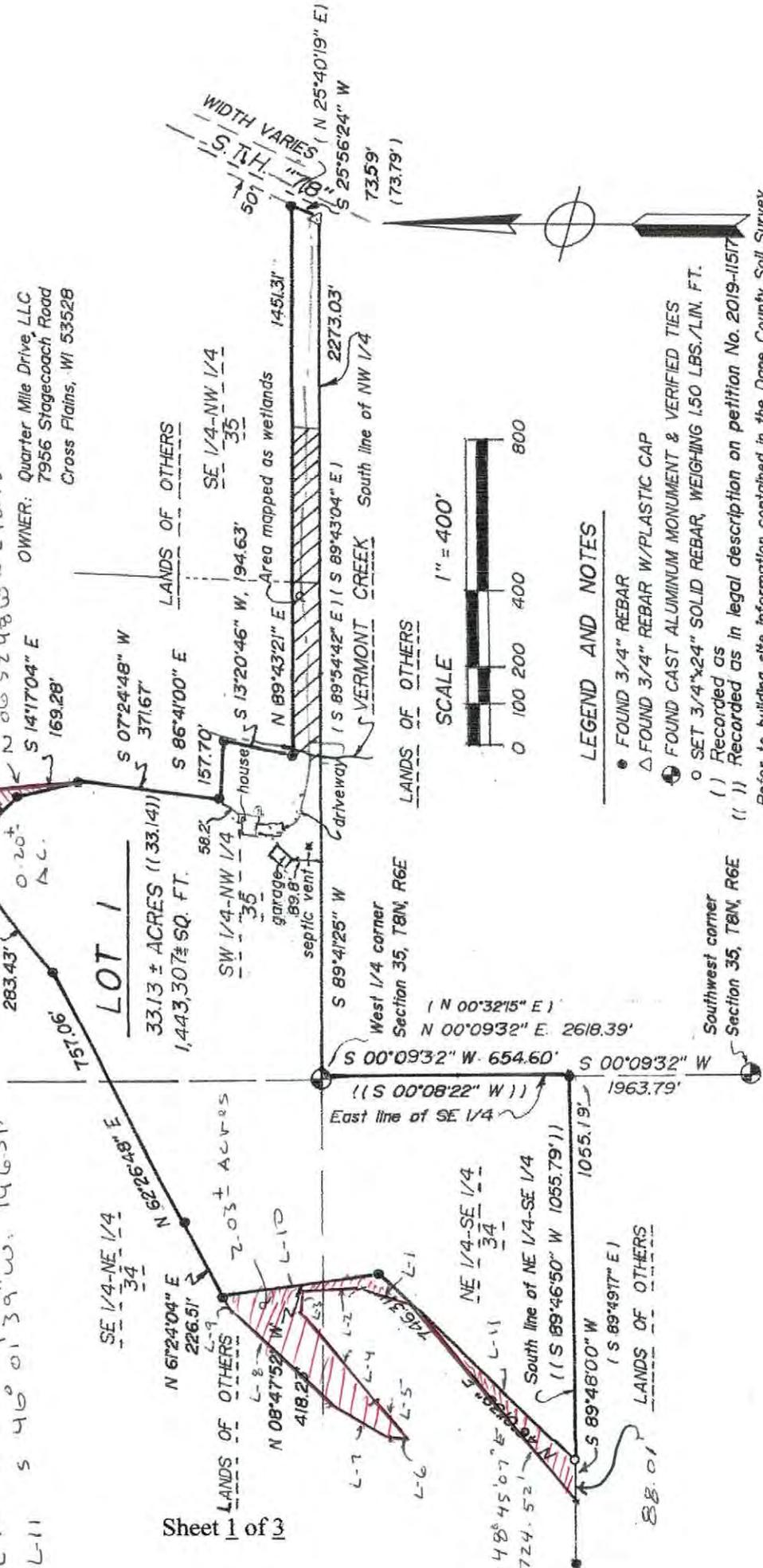
DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SE 1/4-NE 1/4 AND NE 1/4-SE 1/4 OF SECTION 34, THE SW 1/4-NW 1/4 AND SE 1/4-NW 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

Bearings

L-1	N 21°38'06" E, 121.50'
L-2	N 03°20'07" W, 149.15'
L-3	N 85°28'08" W, 61.54'
L-4	S 58°03'16" W, 307.67'
L-5	S 48°51'29" W, 133.31'
L-6	N 08°05'56" E, 40.49'
L-7	N 29°42'31" E, 184.66'
L-8	N 44°04'26" E, 349.48'
L-9	N 61°24'04" E, 43.20'
L-10	S 08°47'52" E, 418.23'
L-11	S 46°01'39" W, 746.31'

*Point at beginning
North - 931.32'
East - 619.25' at W 1/4 corner*



LEGAL DESCRIPTION OF PARCEL TO BE ZONED FROM RR-16 TO A-1 EXCLUSIVE AG

A parcel of land located in the SE ¼-NE ¼ and NE ¼-SE ¼ of Section 34, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East ¼ corner of said Section 34; thence S 00°09'32" W, 654.60 feet along the East line of the NE ¼-SE ¼ of Section 34; thence S 89°48'00" W, 1055.19 feet to the point of beginning; thence S 89°48'00" W, 88.01 feet; thence N 48°45'07" E, 724.52 feet; thence N 21°38'06" E, 121.50 feet; thence N 03°20'07" W, 149.15 feet; thence N 85°28'00" W, 61.54 feet; thence S 50°09'16" W, 307.67 feet; thence S 48°51'29" W, 133.31 feet; thence N 08°05'56" E, 40.49 feet; thence N 29°42'31" E, 184.66 feet; thence N 44°04'26" E, 349.48 feet; thence N 61°24'04" E, 43.20 feet; thence S 08°47'52" E, 418.23 feet; thence S 46°01'39" W, 746.31 feet to the point of beginning, containing 2.03 acres, more or less.

Also a parcel of land located in the SW ¼-NW ¼ of Section 35, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ corner of said Section 35; thence North, 931.32 feet; thence East, 619.25 feet to the point of beginning; thence S 44°53'51" E, 181.79 feet; thence S 14°17'04" E, 169.28 feet; thence N 06°52'48" W, 248.45 feet; thence N 71°47'28" W, 147.72 feet to the point of beginning, containing 0.20 acres, more or less.

RM-16 to FP-35

A parcel of land located in the SE $\frac{1}{4}$ -NE $\frac{1}{4}$ and NE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 34, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 34; thence S $00^{\circ}09'32''$ W, 654.60 feet along the East line of the NE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 34; thence S $89^{\circ}48'00''$ W, 1055.19 feet to the point of beginning; thence S $89^{\circ}48'00''$ W, 88.01 feet; thence N $48^{\circ}45'07''$ E, 724.52 feet; thence N $21^{\circ}38'06''$ E, 121.50 feet; thence N $03^{\circ}20'07''$ W, 149.15 feet; thence N $85^{\circ}28'00''$ W, 61.54 feet; thence S $50^{\circ}09'16''$ W, 307.67 feet; thence S $48^{\circ}51'29''$ W, 133.31 feet; thence N $08^{\circ}05'56''$ E, 40.49 feet; thence N $29^{\circ}42'31''$ E, 184.66 feet; thence N $44^{\circ}04'26''$ E, 349.48 feet; thence N $61^{\circ}24'04''$ E, 43.20 feet; thence S $08^{\circ}47'52''$ E, 418.23 feet; thence S $46^{\circ}01'39''$ W, 746.31 feet to the point of beginning, containing 2.03 acres, more or less.

Also a parcel of land located in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 35, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 35; thence North, 931.32 feet; thence East, 619.25 feet to the point of beginning; thence S $44^{\circ}53'51''$ E, 181.79 feet; thence S $14^{\circ}17'04''$ E, 169.28 feet; thence N $06^{\circ}52'48''$ W, 248.45 feet; thence N $71^{\circ}47'28''$ W, 147.72 feet to the point of beginning, containing 0.20 acres, more or less.