

Dane County Rezone Petition

Application Date	Petition Number
01/17/2022	DCPREZ-2022-11808
Public Hearing Date	
03/22/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PAUL AND DONNA HELLENBRAND	PHONE (with Area Code) (608) 577-4779	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) W10302 COUNTY HIGHWAY K		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) LODI, WI 53555		(City, State, Zip)	
E-MAIL ADDRESS dphell@frontier.com		E-MAIL ADDRESS	

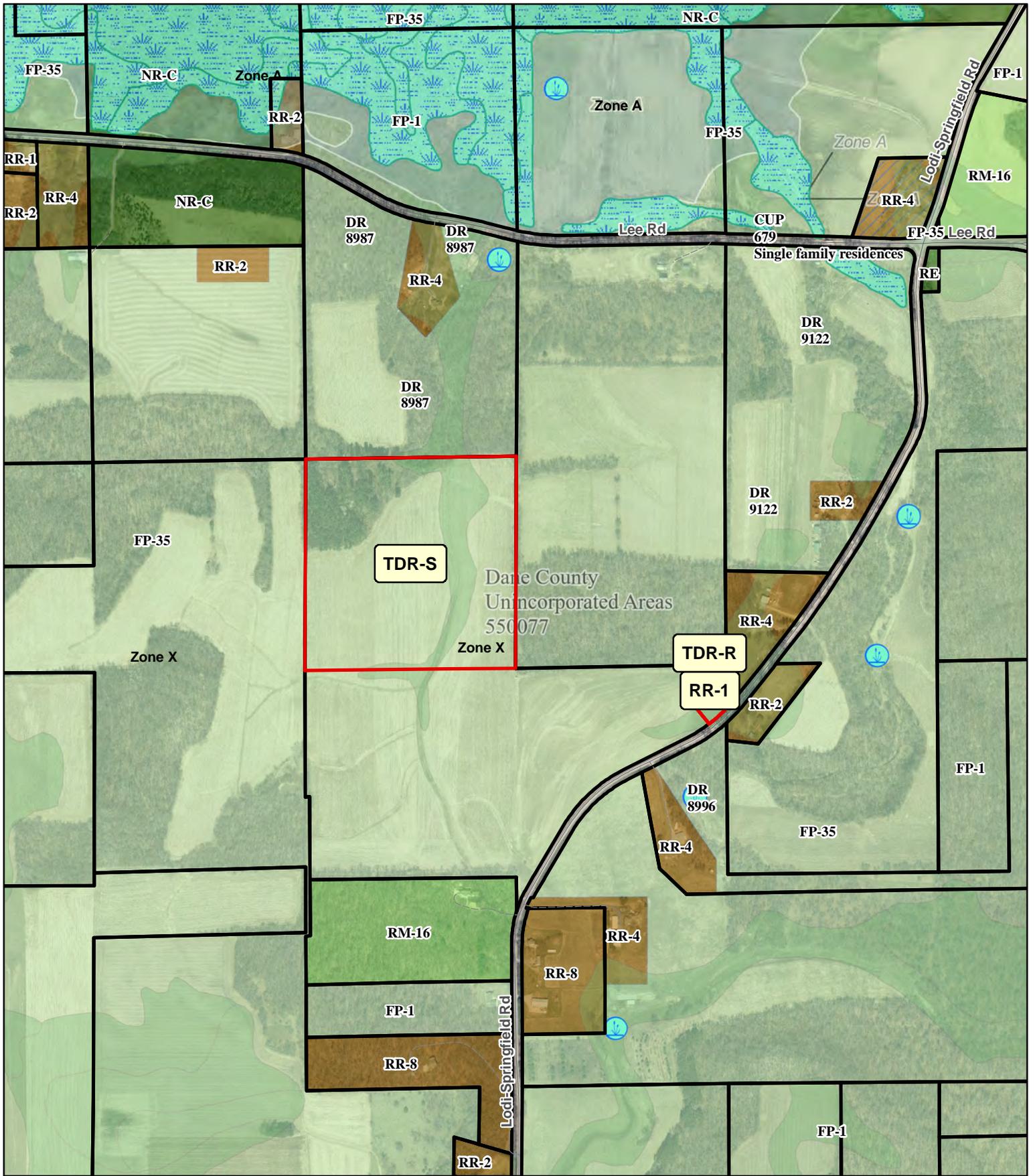
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 7440 Lodi-Springfield Road					
TOWNSHIP DANE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-162-8501-9					

REASON FOR REZONE

CREATE ONE RESIDENTIAL LOT - TRANSFER OF DEVELOPMENT RIGHT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.5
FP-35 Farmland Preservation District	TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area	1.5

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

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



Petition 11808
 PAUL and DONNA
 HELLENBRAND



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
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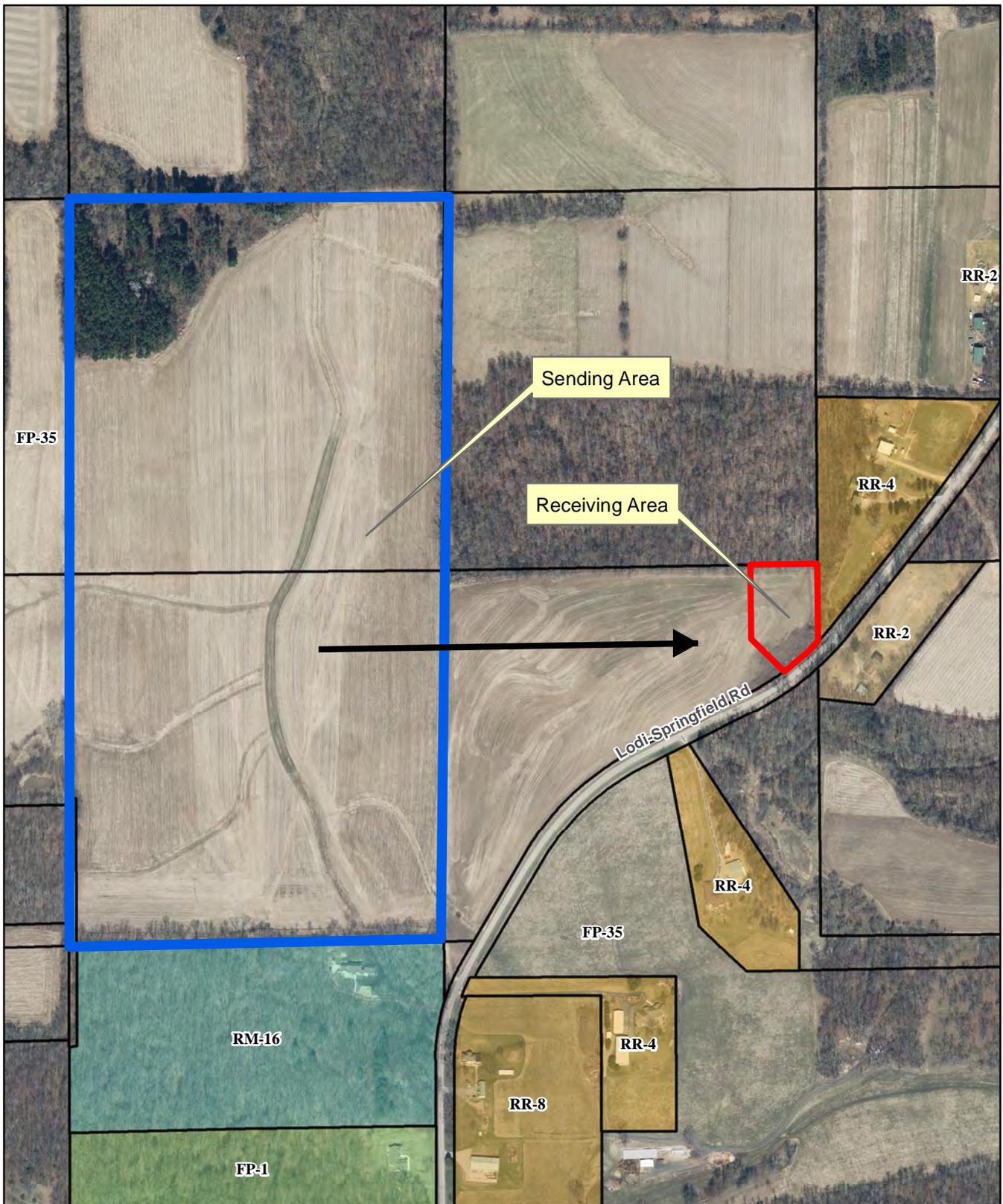
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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.

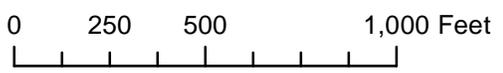
<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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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 _____



Transfer of development right



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: Donna Hellenbrand

Town	Dane	A-1EX Adoption	6/28/1979	Orig Farm Owner	H.L. Klipstein
Section:	16	Density Number	35	Original Farm Acres	37.95
Density Study Date	12/16/2021	Original Splits	1.08	Available Density Unit(s)	0



Reasons/Notes:

[1] Original Split
[-1] RR-4
No splits remain

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.

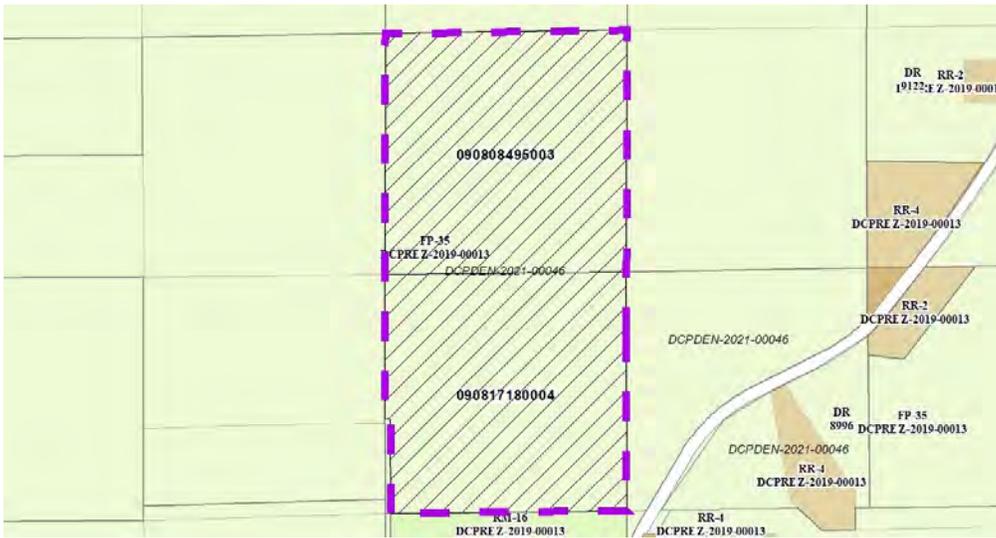
Parcel #	Acres	Owner Name	CSM
090816288500	4.38	DAVID A DRESEN & JULIE A DRESEN	11173
090816291002	0.22	PAUL H HELLENBRAND & DONNA L HELLENBRAND	
090816285019	22.12	PAUL H HELLENBRAND & DONNA L HELLENBRAND	

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: Donna Hellenbrand

Town	Dane	A-1EX Adoption	6/28/1979	Orig Farm Owner	Clark & Klipstein
Section:	08, 17	Density Number	35	Original Farm Acres	79.35
Density Study Date	12/16/2021	Original Splits	2.27	Available Density Unit(s)	2



Reasons/Notes:

[2] Original Splits
None taken to date
[2] Splits left

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
090817180004	39.28	PAUL H HELLENBRAND & DONNA L HELLENBRAND	
090808495003	40.06	PAUL H HELLENBRAND & DONNA L HELLENBRAND	

ZONING CHANGE DESCRIPTION

Hellenbrand Properties

Located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 16, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, described as follows:

FP-35 TO RR-1

Commencing at the Northwest Corner of Section 16;

thence N89°00'14"E, 1118.25 feet along the north line of the NW $\frac{1}{4}$ of Section 16 to the **POINT OF BEGINNING**;

thence continuing N89°00'14"E, 203.20 feet along the north line of the NW $\frac{1}{4}$ to the northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$;

thence S00°08'17"E, 328.41 feet along the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ to a point on a curve and the centerline of Lodi-Springfield Road;

thence along the centerline of Lodi-Springfield Road and along the arc of said curve to the right with a central angle of 7°09'16, a radius of 886.30 feet and a long chord of S47°23'53"W, 110.60 feet;

thence N39°01'28"W, 193.67 feet;

thence N00°08'17"W, 249.29 feet to the **POINT OF BEGINNING**.

Containing 69,500 square feet, (1.60 acres), 65,340 square feet (1.50 acres) excluding Lodi-Springfield Road Right-of-Way.

Subject to all other easements of record.

This description prepared from recorded information and is not the results of an actual field survey.

SEE ZONING CHANGE MAP:

This Description Prepared by:
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

January 13, 2022