

Dane County Rezone Petition

Application Date	Petition Number
02/18/2022	DCPREZ-2022-11818
Public Hearing Date	
05/10/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME KEITH JELLE	PHONE (with Area Code) (608) 527-5217	AGENT NAME FILIP SANNA	PHONE (with Area Code) (608) 636-6222
BILLING ADDRESS (Number & Street) 8365 RIDGE DR		ADDRESS (Number & Street) PO BOX 576	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS filsanna@yahoo.com		E-MAIL ADDRESS filsanna@yahoo.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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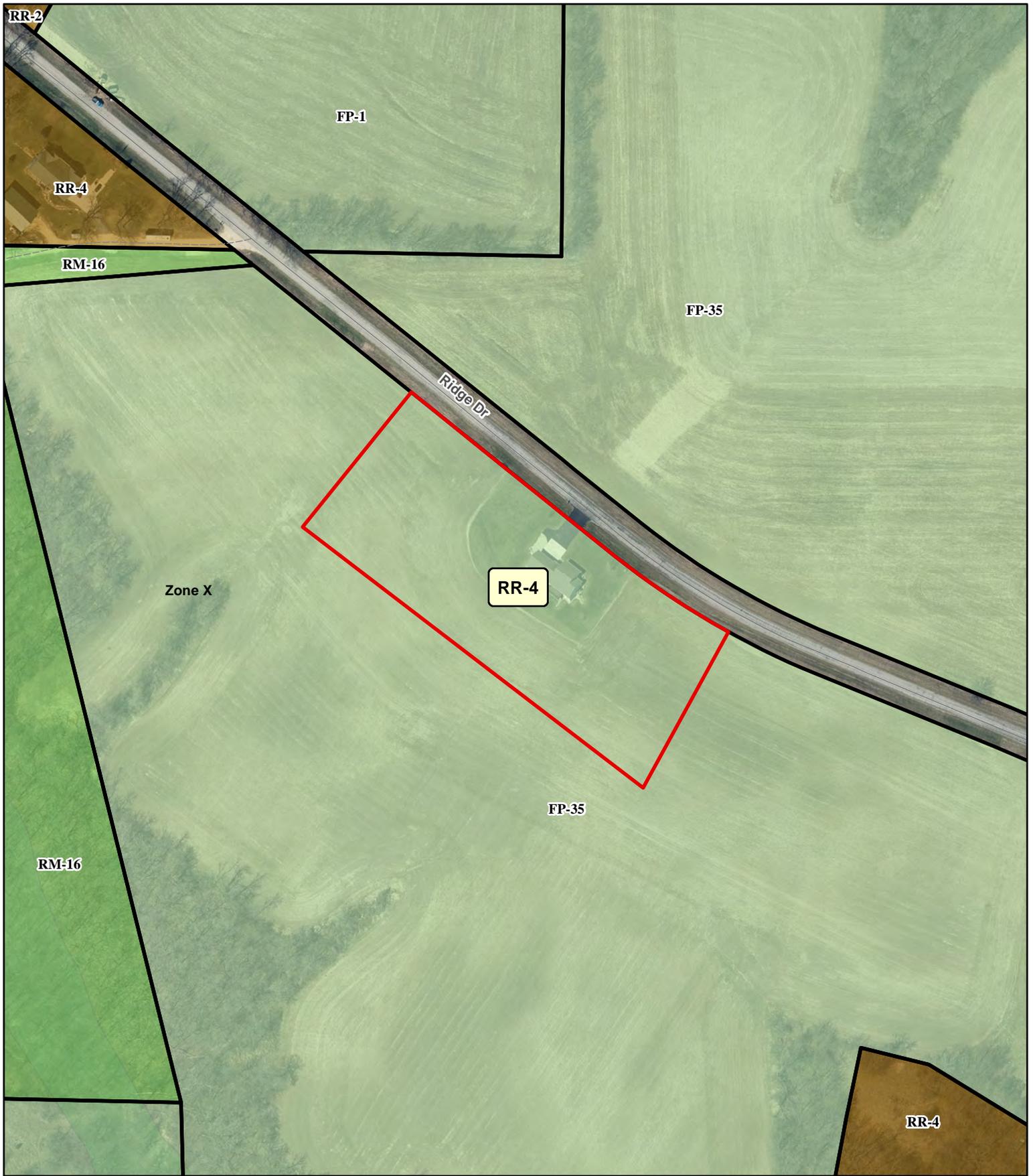
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
8365 Ridge Road					
TOWNSHIP PRIMROSE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-263-9051-0		0507-263-9700-0			

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4

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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Legend

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

Petition 11818
KEITH JELLE



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:	Keith Jelle	Agent Name:	Filip Sanna
Address (Number & Street):	8365 Ridge Dr	Address (Number & Street):	PO Box 576
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	New Glarus, WI 53574
Email Address:	filsanna@yahoo.com	Email Address:	filsanna@yahoo.com
Phone#:	(608) 527-5217	Phone#:	(608) 636-6222

PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	0507-263-9051-0 and 0507-263-9700-0 050726-390910 & 397000, 050735-280005 & 285000
Section:	26 & 35	Property Address or Location:	8365 Ridge Dr, Belleville WI 53508

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 No

A 4 acre parcel around the homestead at Ridge Dr, Belleville WI is to be created in order to facilitate sale of remaining agricultural land owned by Keith Jelle (parcels 050726390910, 050726397000, 050735280005, 050735285000). We believe the RR-4 zoning will be appropriate for the new 4 acre homestead parcel, while the remaining agricultural land (which will be approximately 67 acres) will remain as FP-35. This agricultural land will continue to support row-crop agricultural fields.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	4
FP-35	FP-35	66.8

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 checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

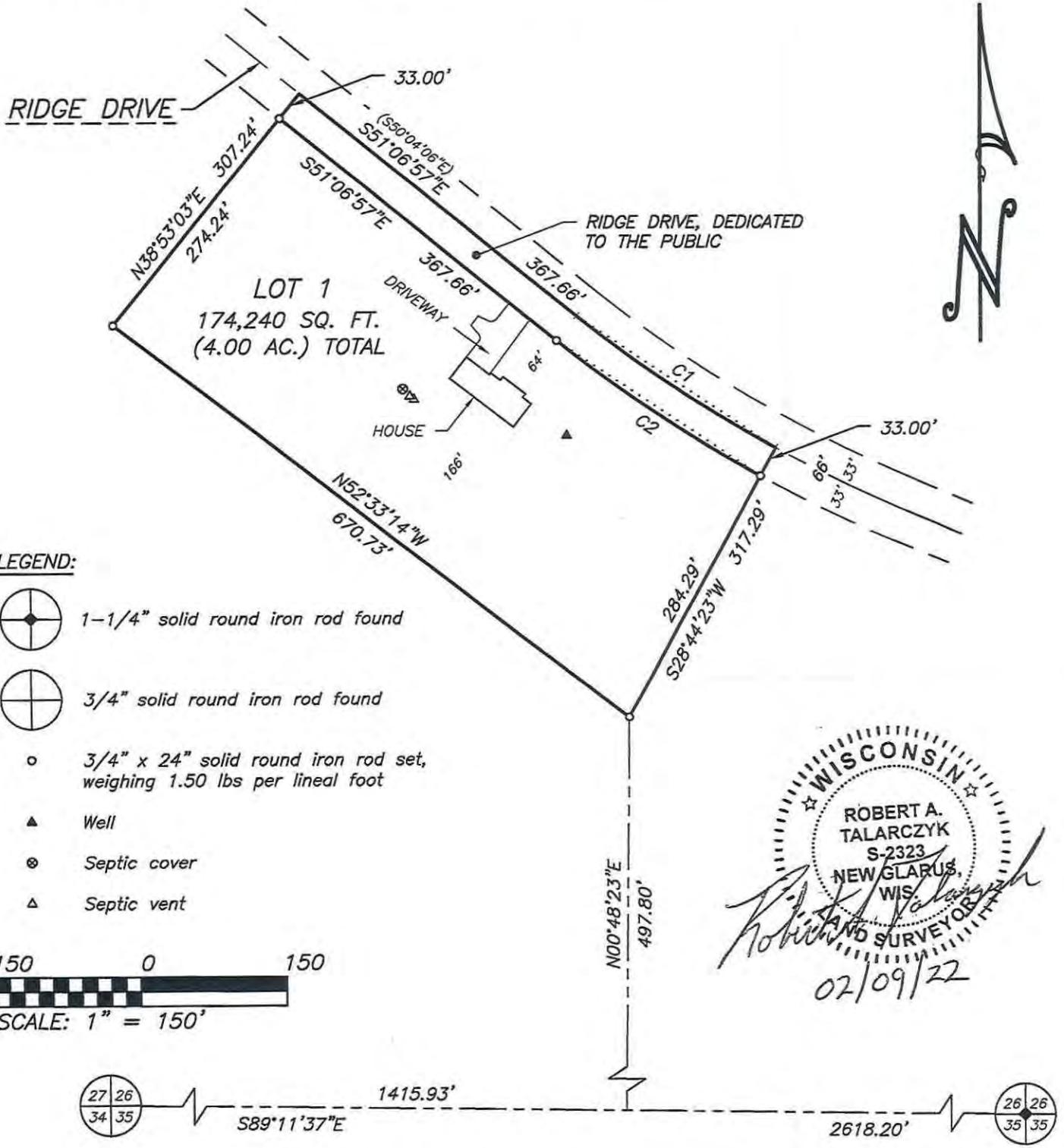
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Southeast 1/4s of the Southwest 1/4 of Section 26, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



CURVE TABLE

CURVE	RADIUS	ARC	DELTA ANGLE	CHORD	CH. BEARING	TAN. BEARING
C1	1402.20'	248.27'	10°08'40"	247.94'	S56°11'17"E	S61°15'37"E
C2	1435.20'	254.11'	10°08'40"	253.78'	S56°11'17"E	S61°15'37"E

PREPARED FOR:
 Primrose Ag Properties
 R. Ryan Kubly
 1112 7th Avenue
 Monroe, WI 53566
 (312) 315-6828

TALARCZYK
 LAND SURVEYS LLC

517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216

www.talarczyk-surveys.com

JOB NO. 22016
 POINTS 20161
 DRWG. 22016_1
 DRAWN BY FLS

CERTIFIED SURVEY MAP NO. _____

That part of the Southwest and Southeast 1/4s of the Southwest 1/4 of Section 26, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:
Commencing at the Southwest corner of said Section 26; thence S89°11'37"E along the South line of Section 26, 1415.93'; thence N00°48'23"E, 497.80' to the point of beginning; thence N52°33'14"W, 670.73'; thence N38°53'03"E, 307.24' to the centerline of Ridge Drive; thence S51°06'57"E along said centerline, 367.66'; thence Southeasterly, 248.27' along said centerline and the arc of a curve to the left whose radius is 1402.20' and whose chord bears S56°11'17"E, 247.94'; thence S28°44'23"W, 317.29' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the South line of the Southwest 1/4 of Section 26 bears S89°11'37"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

February 9, 2022



Robert A. Talarczyk
Robert A. Talarczyk, P.L.S.

OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Town of Primrose, The County of Dane.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.
In the presence of:

Keith G. Jelle

Christine M. Jelle

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Keith G. Jelle and Christine M. Jelle to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



JOB NO. 22016
POINTS 20161
DRWG. 22016_1
DRAWN BY FLS

517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest and Southeast 1/4s of the Southwest 1/4 of Section 26, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Primrose.

Town Clerk

Town Chairperson

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Register of Deeds



 **TALARCZYK**
LAND SURVEYS LLC

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New Glarus, WI 53574

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SHEET 3 OF 3