

Dane County Rezone Petition

Application Date	Petition Number
03/16/2022	DCPREZ-2022-11831
Public Hearing Date	
05/24/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DUANE HUIBREGTSE	PHONE (with Area Code) (612) 801-7888	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) PO BOX 199		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

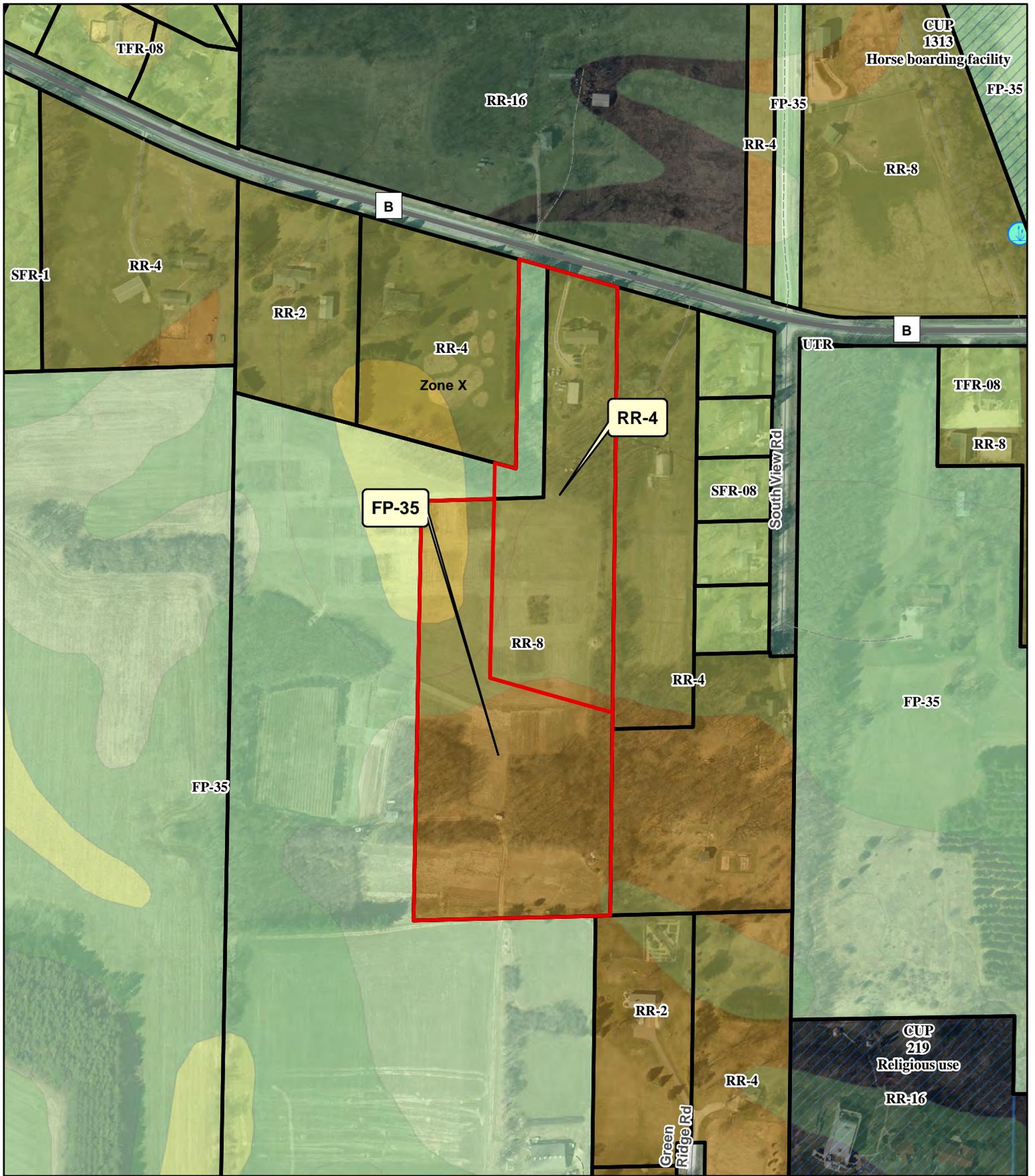
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4579 County Hwy B					
TOWNSHIP DUNN	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-194-8541-0		0610-194-8560-0			

REASON FOR REZONE

RECONFIGURATION OF AN EXISTING RESIDENTIAL LOT

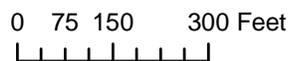
FROM DISTRICT:	TO DISTRICT:	ACRES
RR-8 Rural Residential District	RR-4 Rural Residential District	5.08
FP-35 Farmland Preservation District	RR-4 Rural Residential District	0.92
RM-8 Rural Mixed-Use District	FP-35 Farmland Preservation District	7.30

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 11831
DUANE HUIBREGTSE



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:	Duane Huibregtse	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	PO Box 199	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	Wauunakee, WI 53597
Email Address:	none	Email Address:	chris@williamsonsurveying.com
Phone#:	612-801-7888	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Dunn	Parcel Number(s): 0610-194-8560-0 & 0610-194-8541-0
Section: 19	Property Address or Location: 4579 County Highway B

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>

Duane is looking to sell the house and buildings located at 4579 County Highway B but wants to adjust the property lines between that parcel and his remaining farm land. He owns over 35 acres and will connect all his remaining lands to that property by deed, leaving only this 6.00 acre rezoned RR-4 parcel to be solidified by a CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-8	RR-4	5.08
FP-35	RR-4	0.92
RR-8	FP-35	7.30

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
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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 3-16-2022



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin.



W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE SE 1/4
WHICH BEARS N 01°00'15" E

NORTH 1/4 CORNER
19-6-10
FND. ALUM. MON.

PREPARED FOR:

DUANE HUIBREGTSE
PO BOX 199
OREGON, WI 53575

LANDS

SE 1/4-NE 1/4

NORTH LINE OF SE 1/4

CENTER 1/4 CORNER
19-6-10
FND. 2" PIPE

FP-35 TO RR-4
0.92 ACRES

NW 1/4-SE 1/4

LANDS

N 88°38'14" E

SCALE 1" = 200'



TOTAL SECTION LINE
N 01°00'15" E 2,627.87'

SOUTH 1/4 CORNER
19-6-10
FND. SURV. NAIL

LANDS

N 00°55'35" E 984.71

N 01°20'51" E
420.52

RR-8 TO RR-4
5.08 ACRES

N 74°06'22" W
302.02

RR-8 TO FP-35
7.30 ACRES

S 00°42'05" W 1473.68
(S 00°52'08" W)

LANDS

LANDS

S 88°39'12" W 461.69

LANDS

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 74°06'22" E (S 73°57'18" E)	239.59 (239.53)
L2	N 01°20'51" E	84.00
L3	S 74°42'55" E	50.65

RR-8 TO RR-4

A parcel of land being part of the SE ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ Corner of said Section 19; thence N 01°00'15" E along the west line of the SE 1/4 of said Section 19, 2,065.71 feet; thence S 74°06'22" E, 627.43 feet to the point of beginning.

Thence N 01°20'51" E, 420.52 feet; thence N 88°38'14" E, 115.33 feet; thence N 01°20'51" E, 540.11 feet to the south right of way line of County Highway "B"; thence S 74°06'22" E along said south right of way line, 171.36 feet; thence S 00°42'05" W, 998.97 feet; thence N 74°06'22" W, 302.02 feet to the point of beginning. The above described parcel contains 5.08 acres.

RR-8 TO FP-35

A parcel of land being part of the SE ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ Corner of said Section 19; thence N 01°00'15" E along the west line of the SE 1/4 of said Section 19, 2,065.71 feet; thence S 74°06'22" E, 453.85 feet to the point of beginning.

Thence N 00°55'35" E, 368.85 feet; thence N 88°38'14" E, 170.92 feet; thence S 01°20'51" W, 420.52 feet; thence S 74°06'22" E, 302.02 feet; thence S 00°42'05" W, 474.72 feet; thence S 88°39'12" W, 461.69 feet; thence N 00°55'35" E, 615.86 feet to the point of beginning. The above described parcel contains 7.30 acres.

FP-35 TO RR-4

A parcel of land being part of the SE ¼ of the NE ¼ and the NW ¼ of the SE ¼ of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ Corner of said Section 19; thence N 01°00'15" E along the west line of the SE 1/4 of said Section 19, 2,065.71 feet; thence S 74°06'22" E, 453.85 feet; thence N 00°55'35" E, 368.85 feet; thence N 88°38'14" E, 170.92 feet to the point of beginning.

thence N 01°20'51" E, 84.00 feet; thence S 74°42'55" E, 50.65 feet; thence N 01°20'51" E, 490.90 feet to the southwesterly right of way line of County Highway "B"; thence S 74°06'22" E along said right of way, 68.23 feet; thence S 01°20'51" W, 540.11 feet; thence S 88°38'14" W, 115.33 feet to the point of beginning. The above described parcel contains 0.92 acres.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin.

W.C.S.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE SE 1/4
WHICH BEARS N 01°00'15" E

NORTH 1/4 CORNER
19-6-10
FND. ALUM. MON.

PREPARED FOR:

DUANE HUIBREGTSE
PO BOX 199
OREGON, WI 53575

LANDS

SE 1/4-NE 1/4

NORTH LINE OF SE 1/4

CENTER 1/4 CORNER
19-6-10
FND. 2" PIPE

NW 1/4-SE 1/4

LANDS

SCALE 1" = 200'



NOTES ON SHEET 3

TOTAL SECTION LINE
N 01°00'15" E 2,627.87'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 74°06'22" E (S 73°57'18" E)	239.59 (239.53')
L2	N 74°06'22" W	302.02
L3	S 74°42'55" E	50.65

SOUTH 1/4 CORNER
19-6-10
FND. SURV. NAIL

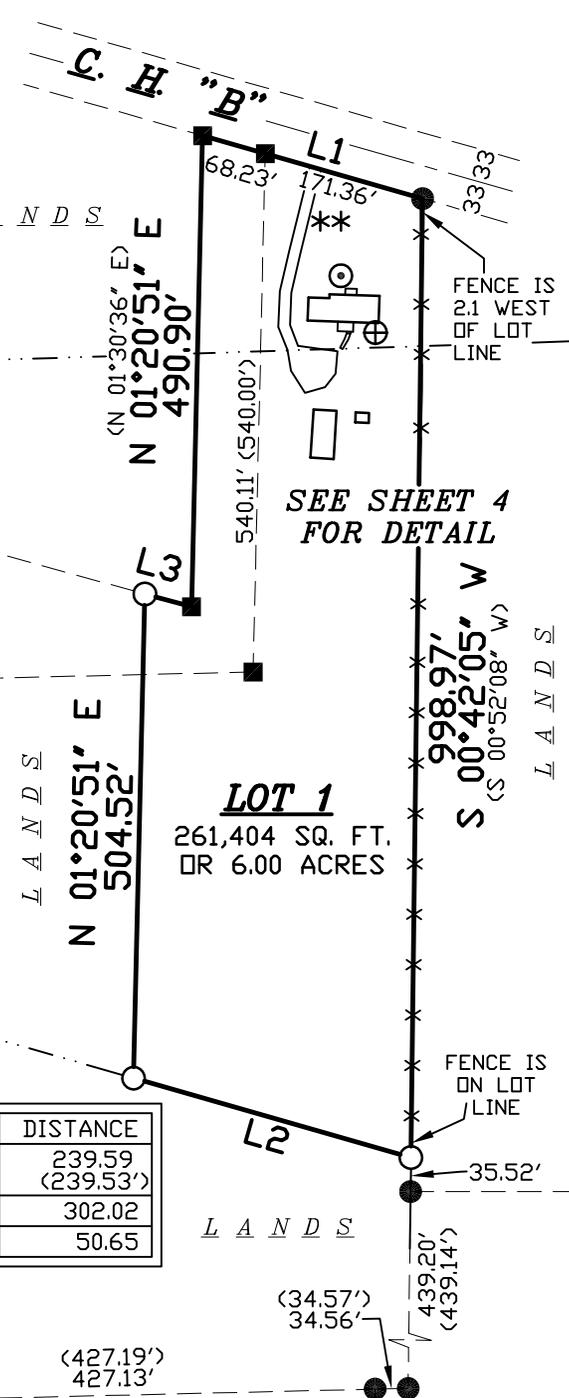
LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊙ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊕ = WELL
- * = SEPTIC VENT
- ⊗ = SEPTIC TANK

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 19; thence N 01°00'15" E along the west line of the SE 1/4 of said Section 19, 2,065.71 feet; thence S 74°06'22" E, 627.43 feet to the point of beginning.

Thence N 01°20'51" E, 504.52 feet; thence S 74°42'55" E, 50.65 feet; thence N 01°20'51" E, 490.90 feet to the south right of way line of County Highway "B"; thence S 74°06'22" E along said south right of way line, 239.59 feet; thence S 00°42'05" W, 998.97 feet; thence N 74°06'22" W, 302.02 feet to the point of beginning. The above described parcel contains 261,404 square feet or 6.00 acres.

Williamson Surveying and Associates, LLC
by Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

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

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Duane E. Huibregtse

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of

_____, 20___ the above named
Duane E. Huibregtse to me known to be
the person who executed the foregoing
instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 2 of 4

SURVEYORS SEAL

22W-39



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin.

NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL SECTION CORNER TIES FOR THE CENTER 1/4 CORNER AND THE SOUTH 1/4 CORNER WERE CHECKED AND VERIFIED ACCORDING TO THE MOST RECENT RECORDED SECTION CORNER TIE SHEET.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dunn on this _____ day of _____, 20____.

Andrea Zacharias
Town Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

OWNERS' CERTIFICATE:

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

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named

Pierce Family Farms, LLC
Authorized Representative

_____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL

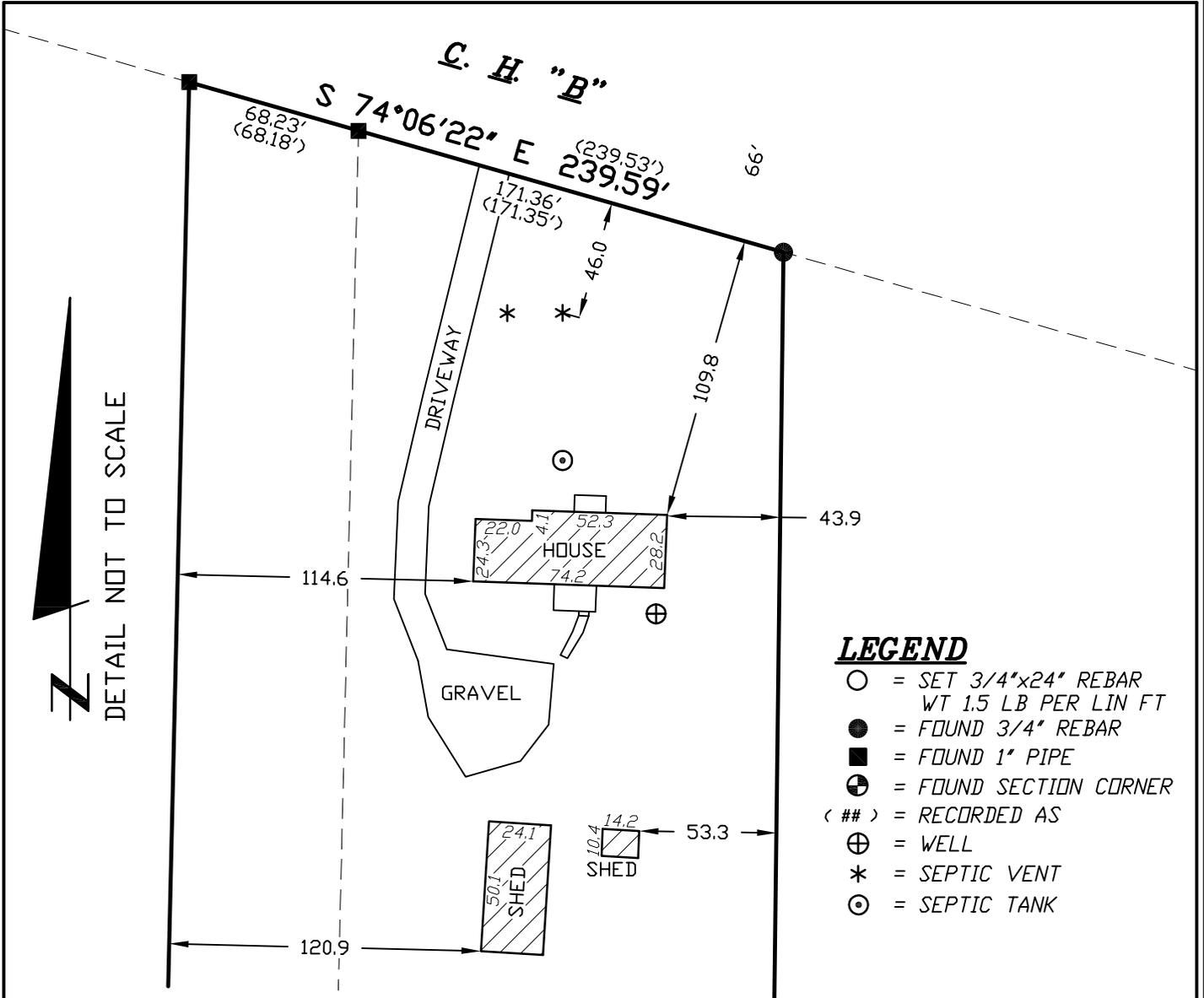


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Located in the SE 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, T6N, R10E, Town of Dunn, Dane County, Wisconsin.



DETAIL NOT TO SCALE

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊕ = WELL
- * = SEPTIC VENT
- ⊙ = SEPTIC TANK

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20___ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL