

Dane County Rezone Petition

Application Date	Petition Number
10/20/2022	DCPREZ-2022-11911
Public Hearing Date	
12/13/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME RONALD & BARBARA HENNINGS LIVING TR	PHONE (with Area Code) (608) 445-0566	AGENT NAME BRIAN HENNINGS	PHONE (with Area Code) (262) 719-4512
BILLING ADDRESS (Number & Street) 6260 SOMMER VALLEY CIR		ADDRESS (Number & Street) 1191 CENTER STREET	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) Hartford, WI 53027	
E-MAIL ADDRESS bjhennings@aol.com		E-MAIL ADDRESS brian.hennings@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	
6260 SOMMER VALLEY CIR					
TOWNSHIP BURKE	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-044-9660-5					

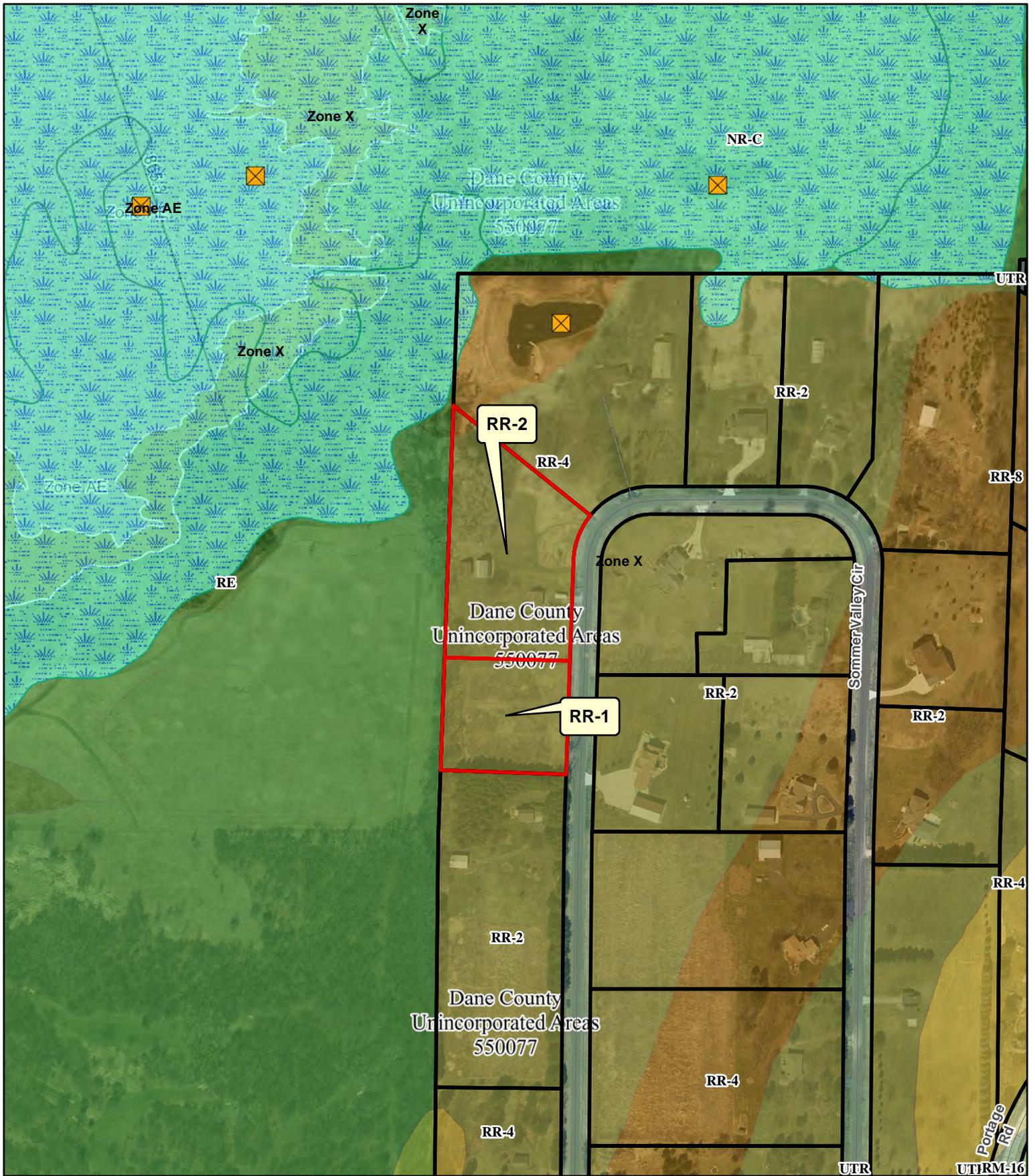
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-1 Rural Residential District	1.8
RR-4 Rural Residential District	RR-2 Rural Residential District	3.3

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PROPERTY IS SUBJECT TO REGULATIONS FOR SHORELAND ZONING AND AIRPORT HEIGHT LIMITATIONS



Legend

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



Petition 11911
**RONALD & BARBARA
 HENNINGS LIVING TR**



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:	Ronald and Barbara Hennings	Agent Name:	Brian Hennings
Address (Number & Street):	6260 Sommer Valley	Address (Number & Street):	1091 Center St.
Address (City, State, Zip):	DeForest, WI 53532	Address (City, State, Zip):	Hartford, WI 53027
Email Address:	bjhennings@aol.com	Email Address:	brian.henningsj@yahoo.com
Phone#:	608-445-0566	Phone#:	(262) 719-4512

PROPERTY INFORMATION

Township:	Burke	Parcel Number(s):	0810-044-9660-5
Section:	Sec 04, TORN, R 10 E, SE 1/4 & SE 1/4	Property Address or Location:	6260 Valley Circle, DeForest, WI

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>
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Our current lot is a 5 acre home site zoned RR-4. We want to split off about 1.7 acres for a new home site (RR-1) for our son and retain the remaining acreage (RR-2), which contains our home, for ourselves.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RR-2, RR-1	about 3.3 and 1.7

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.

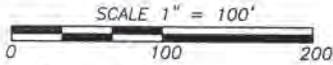
Owner/Agent Signature Ronald & Barbara Hennings ✓ Date 10/18/22



BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



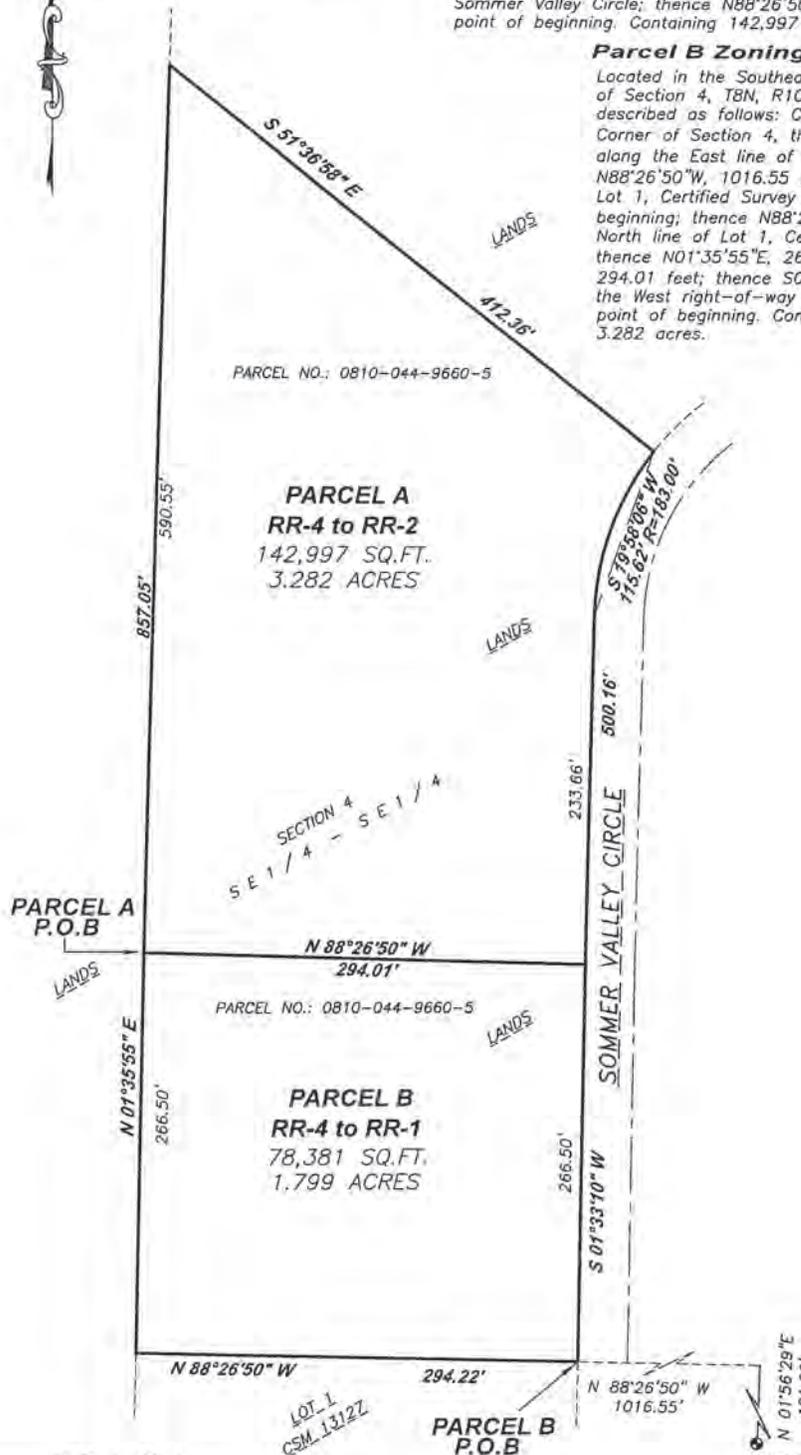
Prepared For:
Ron & Barb Hennings
6260 Sommer Valley Circle
DeForest, WI 53532

Parcel A Zoning Description:

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4, T8N, R10E, Town of Burke more fully described as follows: Commencing at the Southeast Corner of Section 4, thence N01°56'29"E, 121.29 feet along the East line of the Southeast 1/4, thence N88°26'50"W, 1016.55 feet to the Northeast corner of Lot 1, Certified Survey Map No. 13127, thence N88°26'50"W, 294.22 feet along the North line of Lot 1, Certified Survey Map No. 13127; thence N01°35'55"E, 266.50 feet to the point of beginning; thence N01°35'55"E, 590.55 feet; thence S51°36'58"E, 412.36 feet to the West right-of-way of Sommer Valley Circle; thence along a curve to the left with a radius of 183.00 feet and a long chord and bearing of S19°58'06"W, 155.62 feet along the West right-of-way of Sommer Valley Circle; thence S01°33'10"W, 233.66 feet along the West right-of-way of Sommer Valley Circle; thence N88°26'50"W, 294.01 feet to the point of beginning. Containing 142,997 sq. ft. or 3.282 acres.

Parcel B Zoning Description:

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4, T8N, R10E, Town of Burke more fully described as follows: Commencing at the Southeast Corner of Section 4, thence N01°56'29"E, 121.29 feet along the East line of the Southeast 1/4, thence N88°26'50"W, 1016.55 feet to the Northeast corner of Lot 1, Certified Survey Map No. 13127 and point of beginning; thence N88°26'50"W, 294.22 feet along the North line of Lot 1, Certified Survey Map No. 13127; thence N01°35'55"E, 266.50 feet, thence S88°26'50"E, 294.01 feet; thence S01°33'10"W, 266.50 feet along the West right-of-way of Sommer Valley Circle to the point of beginning. Containing 142,997 sq. ft. or 3.282 acres.



RR-4 to RR-2

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4, T8N, R10E, Town of Burke more fully described as follows: Commencing at the Southeast Corner of Section 4, thence N01°56'29"E, 121.29 feet along the East line of the Southeast 1/4, thence N88°26'50"W, 1016.55 feet to the Northeast corner of Lot 1, Certified Survey Map No. 13127, thence N88°26'50"W, 294.22 feet along the North line of Lot 1, Certified Survey Map No. 13127; thence N01°35'55"E, 266.50 feet to the point of beginning; thence N01°35'55"E, 590.55 feet; thence S51°36'58"E, 412.36 feet to the West right-of-way of Sommer Valley Circle; thence along a curve to the left with a radius of 183.00 feet and a long chord and bearing of S19°58'06"W, 155.62 feet along the West right-of-way of Sommer Valley Circle; thence S01°33'10"W, 233.66 feet along the West right-of-way of Sommer Valley Circle; thence N88°26'50"W, 294.01 feet to the point of beginning. Containing 142,997 sq. ft. or 3.282 acres.

RR-4 to RR-1

Located in the Southeast 1/4 of the Southeast 1/4 of Section 4, T8N, R10E, Town of Burke more fully described as follows: Commencing at the Southeast Corner of Section 4, thence N01°56'29"E, 121.29 feet along the East line of the Southeast 1/4, thence N88°26'50"W, 1016.55 feet to the Northeast corner of Lot 1, Certified Survey Map No. 13127 and point of beginning; thence N88°26'50"W, 294.22 feet along the North line of Lot 1, Certified Survey Map No. 13127; thence N01°35'55"E, 266.50 feet, thence S88°26'50"E, 294.01 feet; thence S01°33'10"W, 266.50 feet along the West right-of-way of Sommer Valley Circle to the point of beginning. Containing 142,997 sq. ft. or 3.282 acres.