

Dane County Rezone Petition

Application Date	Petition Number
10/22/2021	DCPREZ-2021-11780
Public Hearing Date	
12/28/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARY & GARRET HANDEL	PHONE (with Area Code) (608) 609-5920	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) W9756 DAKOTA AVE		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) WAUTOMA, WI 54982		(City, State, Zip)	
E-MAIL ADDRESS mlkuckuk@gmail.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	
North of 5133 John Wilkinson Road					
TOWNSHIP BLACK EARTH	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-291-8501-0		0806-291-8123-0		0806-291-8780-0	

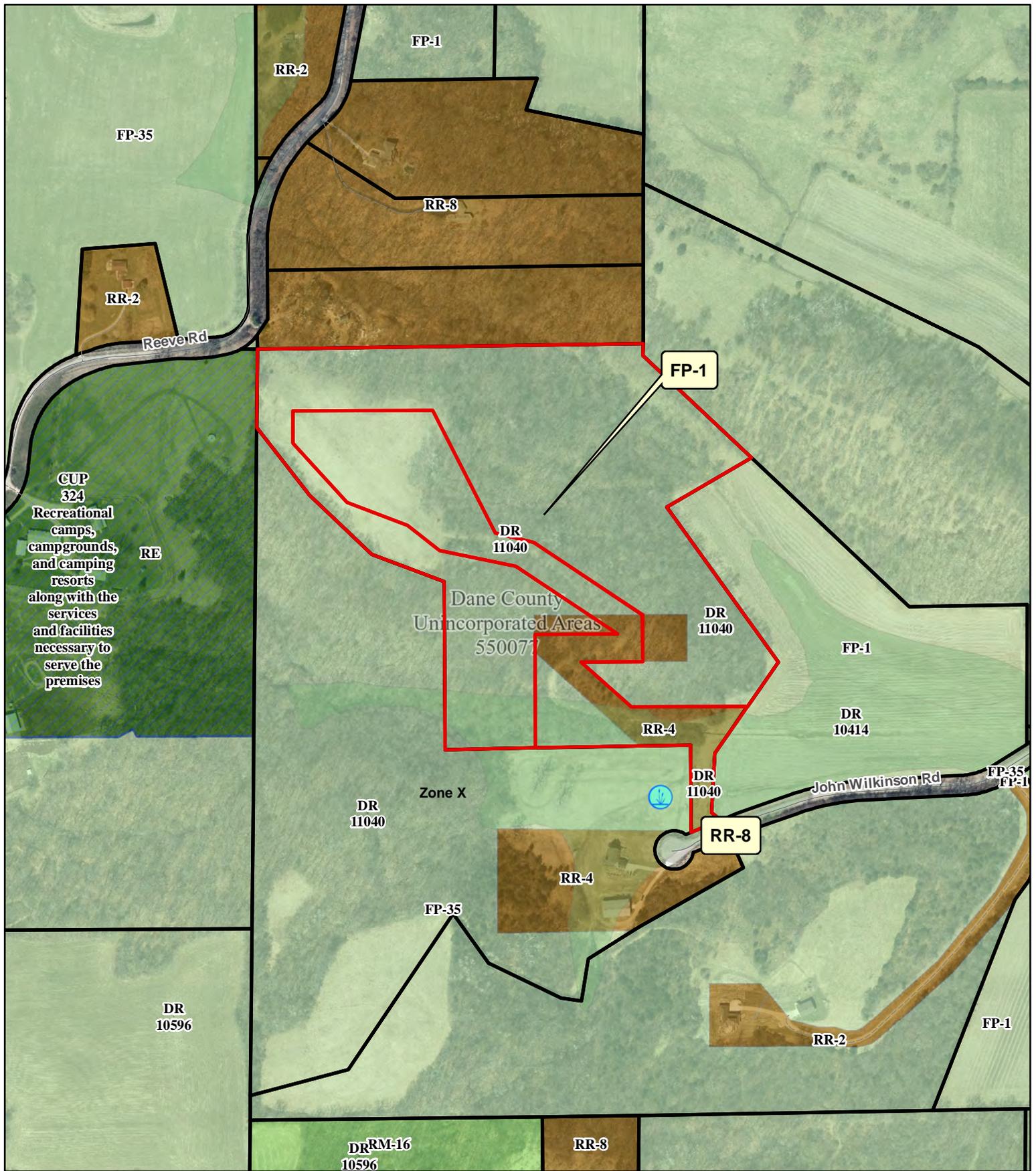
REASON FOR REZONE

EXPANDING EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	6.8
RR-4 Rural Residential District	RR-8 Rural Residential District	3.6
RR-4 Rural Residential District	FP-1 Farmland Preservation District	0.7
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	28.0

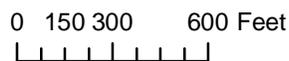
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Comment: Prior to zoning approval, the stormwater management design will be required to be provided in order to verify that the stormwater management design for the driveway is contained within the RR-8 zoning boundary.



Legend

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



Petition 11780
MARY & GARRET
HANDEL



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

- 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:	Mary & Garret Handel	Agent Name:	
Address (Number & Street):	W9756 Dakota Ave	Address (Number & Street):	
Address (City, State, Zip):	Wautoma, Wi 54982	Address (City, State, Zip):	
Email Address:	MLKUCKUK@Gmail.com	Email Address:	
Phone#:	608-609-5920	Phone#:	

PROPERTY INFORMATION

Township:	Black Earth	Parcel Number(s):	080629185010,080629181320,080629187800, 080629190030
Section:	29	Property Address or Location:	John Wilkinson Rd

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

The property is a large wooded hill that opens to a roughly 6 acre field in the North West corner. Currently the property (4 parcels) is split into two lots, a 4 acre RR-4 and a 35 acre FP-35. We are requesting to rezone the property into a 10.47 acre RR-8 and a 28.69 acre FP-1. This change would be so that we can follow the pre-existing farm road through the woods to build our house ontop of the hill in the field. The field was used for crops many years ago (as evident by old maps) but has been prairie for at least 15 years. The current build site (In the RR-4) is in the woods and would require us to remove old growth trees which we would prefer to leave.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	35 to 28.69
RR-4	RR-8	4 to 10.47

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 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.

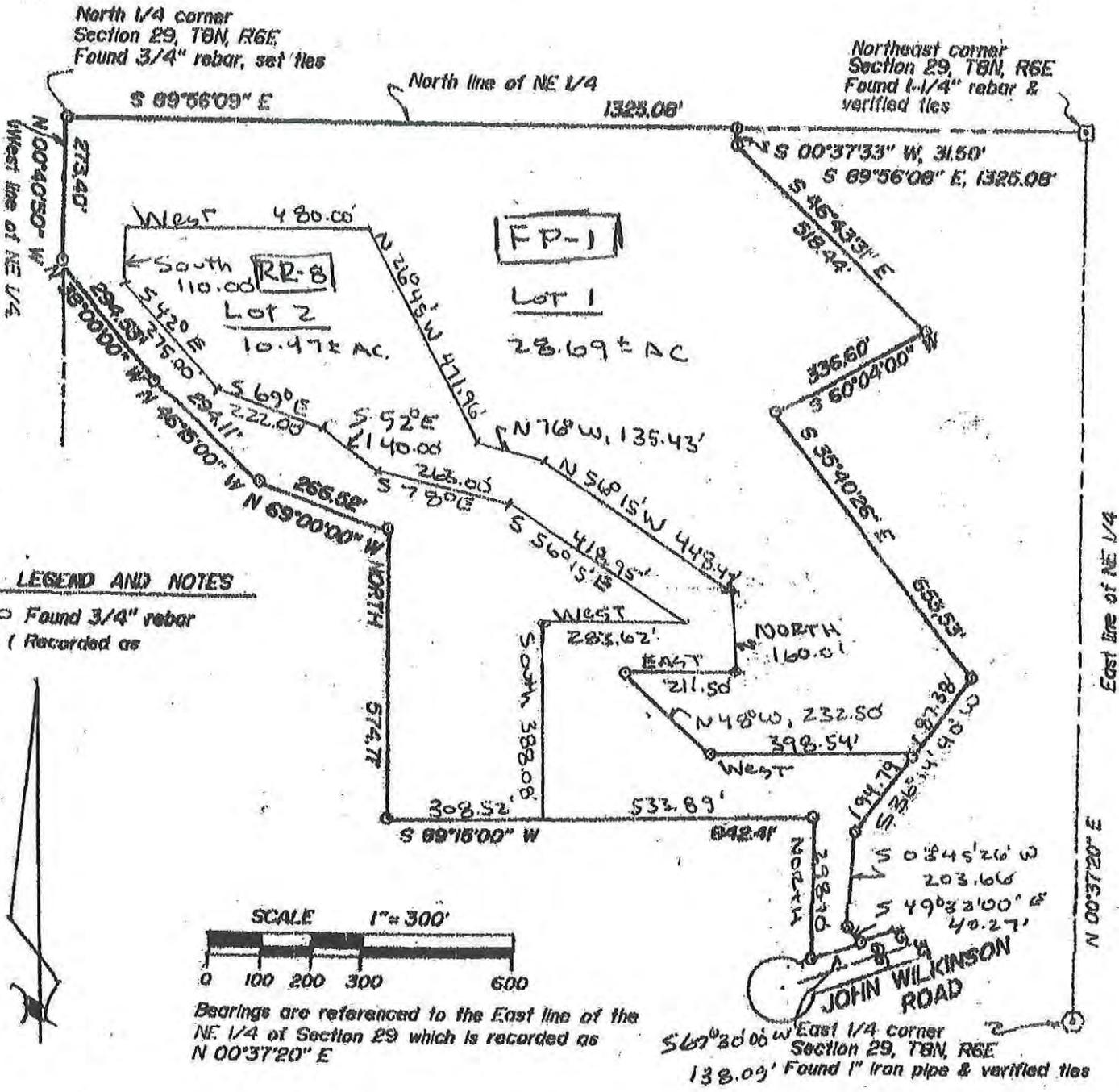
Owner/Agent Signature

Date 10/12/21

Handel-Proposed Rezone John Wilkinson Rd

DANE COUNTY CERTIFIED SURVEY MAP NO.

LOCATED IN THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4, THE SW 1/4-NE 1/4, THE SE 1/4-NE 1/4
INCLUDING DANE COUNTY CERTIFIED SURVEY MAP NO. 14453, RECORDED IN VOLUME
99 OF CERTIFIED SURVEY MAPS ON PAGES 170 THRU 172, ALL IN SECTION 29, TOWN 8
NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.



CURRENT ZONE

PLAT OF SURVEY

Located in the NE 1/4-NE 1/4, the SW 1/4-NE 1/4 and the NW 1/4-NE 1/4 of Section 29, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Beginning at the North 1/4 corner of said Section 29; thence S 89°56'09" E, 1325.08 feet along the North line of the NE 1/4; thence S 00°37'33" W, 31.50 feet along the East line of the NW 1/4-NE 1/4 of said Section 29; thence S 46°43'31" E, 518.44 feet; thence S 60°04'00" W, 336.60 feet; thence S 35°40'26" E, 653.53 feet; thence S 36°14'40" W, 187.38 feet; thence West, 398.54 feet; thence N 48°00'00" W, 232.50 feet; thence East, 362.34 feet; thence North, 160.01 feet; thence West, 524.03 feet; thence South, 124.42 feet; thence S 48°00'00" E, 482.95 feet; thence S 89°15'00" W, 667.41 feet; thence North, 574.71 feet; thence N 69°00'00" W, 266.52 feet; thence N 46°15'00" W, 294.11 feet; thence N 38°00'00" W, 294.53 feet to a point on the West line of the NE 1/4 of said Section 29; thence N 00°40'50" E, 273.40 feet along the West line of the NE 1/4 of said Section 29 to the point of beginning, containing 35.10 acres, more or less.

SURVEYOR'S CERTIFICATE:

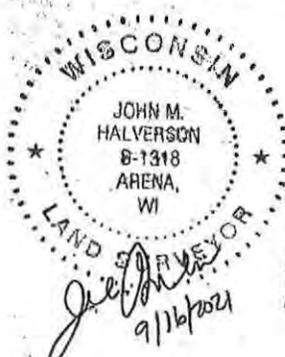
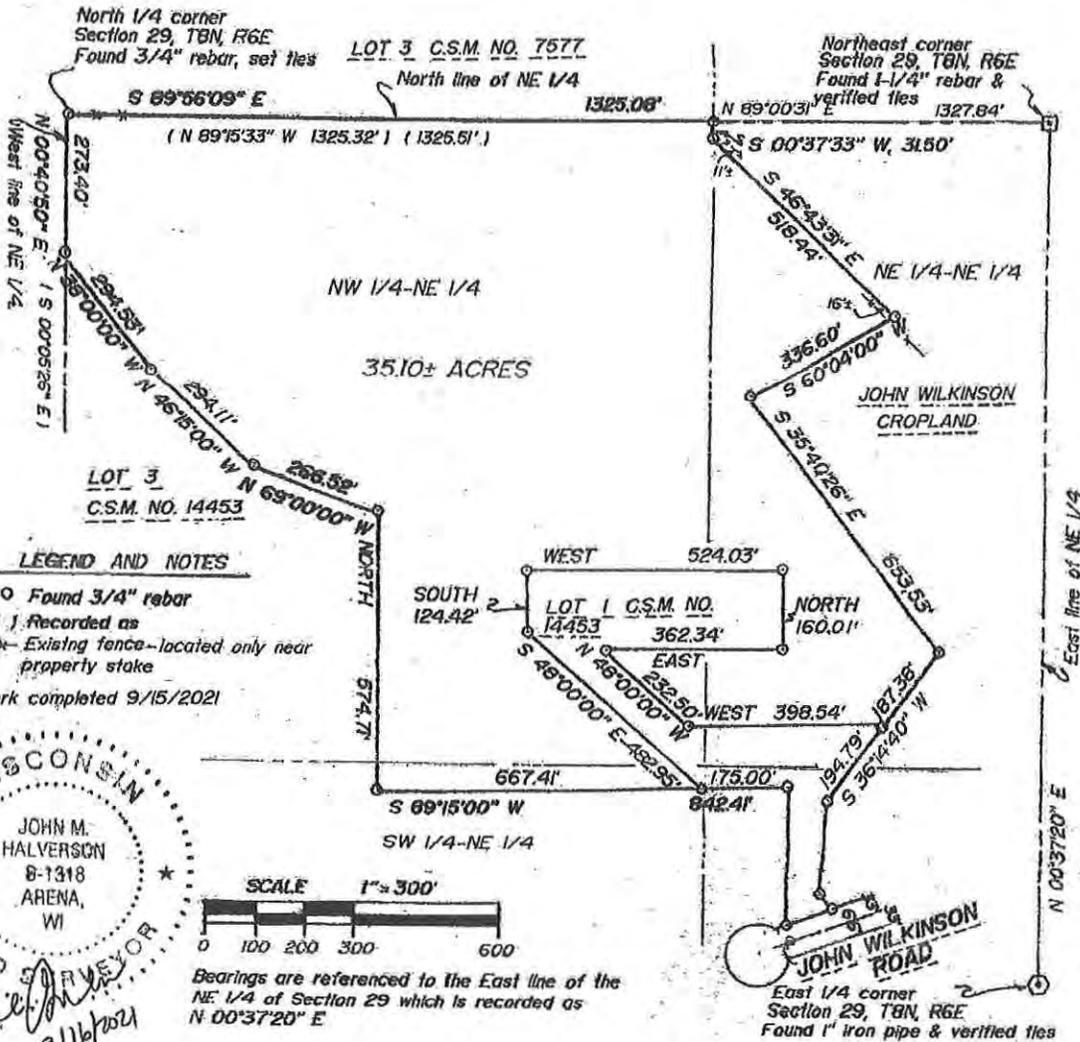
I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed the parcel described hereon in accordance with the provisions of AE-7 of the Administrative Code of the State of Wisconsin, and that such survey and the representation thereof hereon is true and correct to the best of my knowledge and belief.

John M. Halverson
 John M. Halverson
 Professional Land Surveyor
 6381 Coon Rock Road
 Arena, WI 53503
 Dated this 16th day of September, 2021.

OWNERS: John M. Halverson
 6381 Coon Rock Road
 Arena, WI 5350

Dennis & Judi Halverson
 5294 Dyreson Road
 Dodgeville, WI 53533

Vern & Evelyn Halverson
 7599 U.S. HWY 14
 Arena, WI 53503



DANE COUNTY CERTIFIED SURVEY MAP NO. _____

**LOCATED IN THE NE ¼-NE ¼, THE NW ¼-NE ¼, THE SW ¼-NE ¼, THE SE ¼-NE ¼
INCLUDING DANE COUNTY CERTIFIED SURVEY MAP NO. 14453, RECORDED IN VOLUME
99 OF CERTIFIED SURVEY MAPS ON PAGES 170 THRU 172, ALL IN SECTION 29, TOWN 8
NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.**

LEGAL DESCRIPTION OF RR-8 PARCEL

A part of the Northeast ¼ of the Northeast ¼, the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, including a part of Dane County Certified Survey Map Number 14453, recorded in Volume 99 of Certified Survey Maps on pages 17 thru 172, all in Section 29, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 29; thence S 89°56'09" E, 1325.08 feet along the North line of the NE ¼; thence S 00°37'33" W, 31.50 feet along the East line of the NW ¼-NE ¼ of said Section 29; thence S 46°43'31" E, 518.44 feet; thence S 60°04'00" W, 336.60 feet; thence S 35°40'26" E, 653.53 feet; thence S 36°14'40" W, 187.38 feet to the point of beginning; thence West, 398.54 feet; thence N 48°00'00" W, 232.50 feet; thence East, 211.50 feet; thence North, 160.01 feet; thence N 56°15'00" W, 448.47 feet; thence N 76°00'00" W, 135.43 feet; thence N 26°45'00" W, 471.96 feet; thence West, 480.00 feet; thence South, 110.00 feet; thence S 42°00'00" E, 275.00 feet; thence S 69°00'00" W, 222.00 feet; thence S 52°00'00" E, 140.00 feet; thence S 78°00'00" E, 263.00 feet; thence S 56°15'00" E, 418.95 feet; thence West, 283.62 feet; thence South, 388.08 feet; thence N 89°15'00" E, 533.89 feet; thence South, 298.70 feet; thence N 67°30'00" E, 138.09 feet; thence N 49°32'00" W, 40.27 feet; thence N 03°45'26" E, 203.66 feet; thence N 36°14'40" E, 194.79 feet to the point of beginning, containing 10.47 acres, more or less.

LEGAL DESCRIPTION OF FP-1 PARCEL

A part of the Northeast ¼ of the Northeast ¼, the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, including a part of Dane County Certified Survey Map Number 14453, recorded in Volume 99 of Certified Survey Maps on pages 17 thru 172, all in Section 29, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Beginning at the North ¼ corner of said Section 29; thence S 89°56'09" E, 1325.08 feet along the North line of the NE ¼; thence S 00°37'33" W, 31.50 feet along the East line of the NW ¼-NE ¼ of said Section 29; thence S 46°43'31" E, 518.44 feet; thence S 60°04'00" W, 336.60 feet; thence S 35°40'26" E, 653.53 feet; thence S 36°14'40" W, 187.38 feet; thence West, 398.54 feet; thence N 48°00'00" W, 232.50 feet; thence East, 211.50 feet; thence North, 160.01 feet; thence N 56°15'00" W, 448.47 feet; thence N 76°00'00" W, 135.43 feet; thence N 26°45'00" W, 471.96 feet; thence West, 480.00 feet; thence South, 110.00 feet; thence S 42°00'00" E, 275.00 feet; thence S 69°00'00" W, 222.00 feet; thence S 52°00'00" E, 140.00 feet; thence S 78°00'00" E, 263.00 feet; thence S 56°15'00" E, 418.95 feet; thence West, 283.62 feet; thence South, 388.08 feet; thence S 89°15'00" W, 308.52 feet; thence North, 574.71 feet; thence N 69°00'00" W, 266.52 feet; thence N 46°15'00" W, 294.11 feet; thence N 38°00'00" W, 294.53 feet to a point on the West line of the NE ¼ of said Section 29; thence N 00°40'50" E, 273.40 feet along the West line of the NE ¼ of said Section 29 to the point of beginning, containing 28.69 acres, more or less.