

# Dane County Rezone Petition

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 07/20/2022                 | DCPREZ-2022-11881      |
| <b>Public Hearing Date</b> |                        |
| 09/20/2022                 |                        |

|                          |                          |
|--------------------------|--------------------------|
| <b>OWNER INFORMATION</b> | <b>AGENT INFORMATION</b> |
|--------------------------|--------------------------|

|   |  |  |  |
|---|--|--|--|
| OWNER NAME<br>MARK AND PAM HETLAND                | PHONE (with Area Code)<br>(608) 798-0335 | AGENT NAME<br>D'ONOFRIO KOTTKE AND ASSOCIATES  | PHONE (with Area Code)<br>(608) 833-7530 |
| BILLING ADDRESS (Number & Street)<br>9243 MOEN RD |  | ADDRESS (Number & Street)<br>7530 WESTWARD WAY |  |
| (City, State, Zip)<br>CROSS PLAINS, WI 53528      |  | (City, State, Zip)<br>Madison, WI 53717        |  |
| E-MAIL ADDRESS<br>phetland@chorus.net             |  | E-MAIL ADDRESS<br>bstoffregan@donofrio.cc      |  |

|                           |                           |                           |
|---------------------------|---------------------------|---------------------------|
| <b>ADDRESS/LOCATION 1</b> | <b>ADDRESS/LOCATION 2</b> | <b>ADDRESS/LOCATION 3</b> |
|---------------------------|---------------------------|---------------------------|

| ADDRESS OR LOCATION OF REZONE  |               | ADDRESS OR LOCATION OF REZONE  |         | ADDRESS OR LOCATION OF REZONE  |         |
|--------------------------------|---------------|--------------------------------|---------|--------------------------------|---------|
| 9243 Moen Road                 |               |                                |         |                                |         |
| TOWNSHIP<br>CROSS PLAINS       | SECTION<br>19 | TOWNSHIP                       | SECTION | TOWNSHIP                       | SECTION |
| <b>PARCEL NUMBERS INVOLVED</b> |               | <b>PARCEL NUMBERS INVOLVED</b> |         | <b>PARCEL NUMBERS INVOLVED</b> |         |
| 0707-191-9570-0                |               | 0707-193-8010-0                |         | 0707-191-9210-0                |         |

**REASON FOR REZONE**

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

|                                      |                                 |              |
|--------------------------------------|---------------------------------|--------------|
| <b>FROM DISTRICT:</b>                | <b>TO DISTRICT:</b>             | <b>ACRES</b> |
| FP-35 Farmland Preservation District | RR-4 Rural Residential District | 1.95         |



|   |  |  |   |   |
|---|--|--|---|---|
| <b>C.S.M REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>PLAT REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>DEED RESTRICTION REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>INSPECTOR'S INITIALS</b><br><br>RUH1 | <b>SIGNATURE: (Owner or Agent)</b><br><i>Mark Hetland</i><br><i>Pam Hetland</i> |
|---|--|--|---|---|

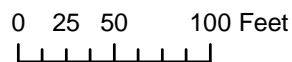
**PRINT NAME:**  
Mark Hetland  
Pam Hetland

**DATE:**  
7/20/2022



**Legend**

- |  |            |   |         |
|--|------------|---|---------|
|  | Wetland    | <b>Significant Soils</b>  |         |
|  | Floodplain |  | Class 1 |
|  |            |  | Class 2 |



Petition 11881  
MARK AND PAM  
HETLAND





**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul> |       |

## REZONE APPLICATION

| APPLICANT INFORMATION       |                        |                             |                                     |
|-----------------------------|------------------------|-----------------------------|-------------------------------------|
| Property Owner Name:        | Mark and Pam Hetland   | Agent Name:                 | D'Onofrio Kottke - Brett Stoffregan |
| Address (Number & Street):  | 9243 Moen Road         | Address (Number & Street):  | 7530 Westward Way                   |
| Address (City, State, Zip): | Cross Plains, WI 53528 | Address (City, State, Zip): | Madison, WI 53717                   |
| Email Address:              | phetland@chorus.net    | Email Address:              | bstoffregan@donofrio.cc             |
| Phone#:                     | (608)798-0335          | Phone#:                     | (608) 833-7530                      |

### PROPERTY INFORMATION

|           |              |                               |   |
|-----------|--------------|-------------------------------|---|
| Township: | Cross Plains | Parcel Number(s):             | 0707-191-9570-0, 0707-193-8010-0, 0707-191-9210-0 |
| Section:  | 19           | Property Address or Location: | 9243 Moen Road                                    |

### REZONE DESCRIPTION

|   |  |
|---|--|
| <p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b><br/>         Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
|---|--|

The Hetlands are the current owners of Lot 1, Certified Survey Map 12697 (6 acres), and would like to purchase approximately 2 acres of land from Robert Alexander their adjoining property owner to the West. The Hetlands would like to rezone this 2 acres parcel from FP-35 to RR-4 and combine this parcel of land with their current lot via a new 1 Lot Certified Survey Map.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35                       | RR-4                        | 1.95  |
|                             |                             |       |
|                             |                             |       |

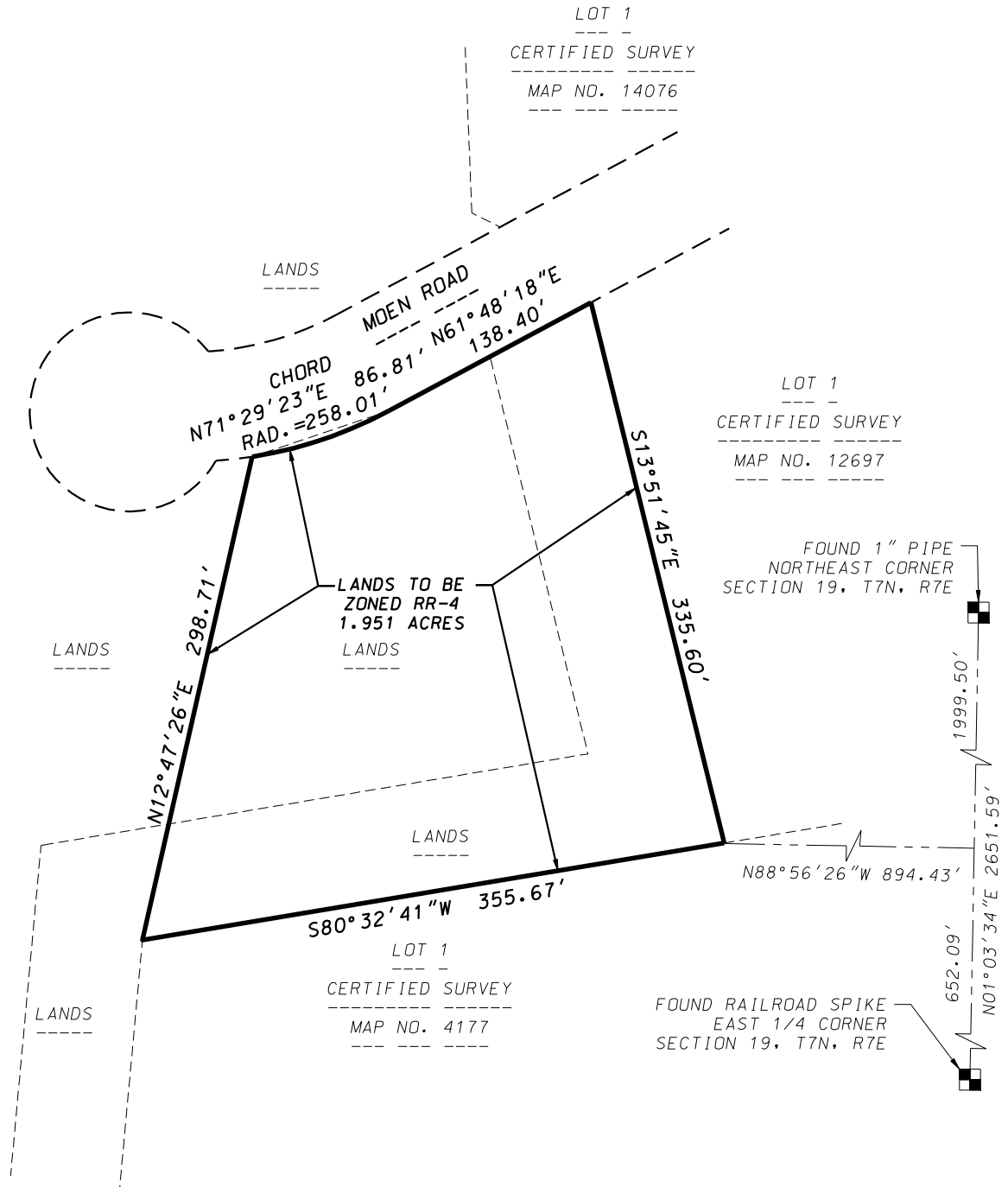
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 ( <b>non-refundable</b> ), 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 Brett Stoffregan Date 7/20/22

# ZONING MAP HETLAND - TOWN OF CROSS PLAINS



**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

**YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT**



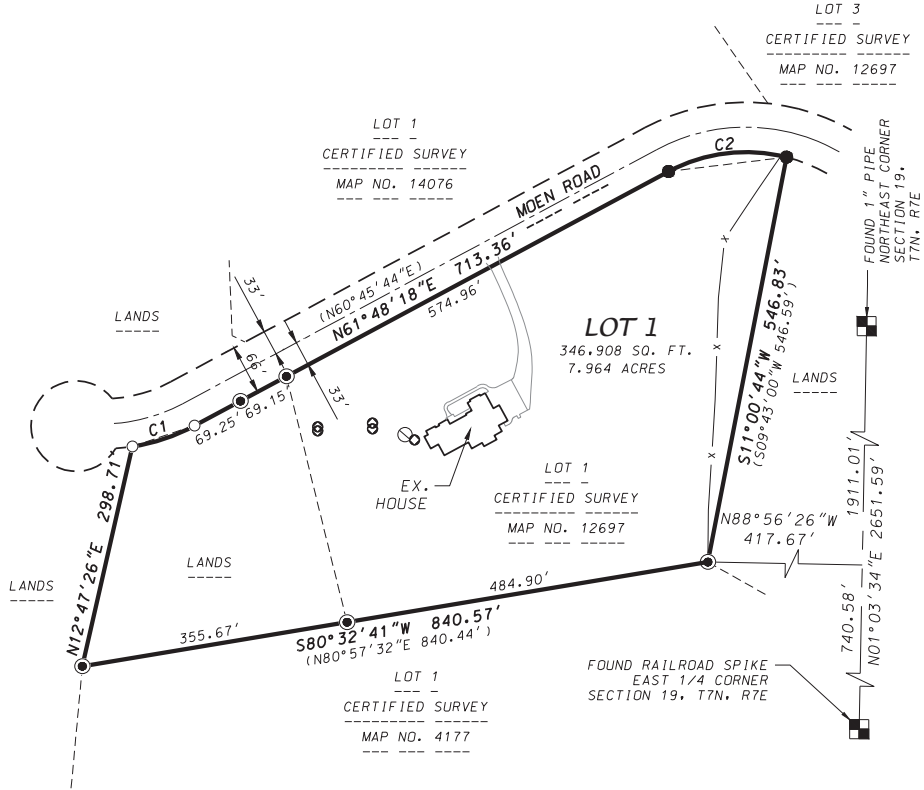
Scale 1" = 100'

DATE: 07-20-22

F.N.: 22-07-108

# PRELIMINARY CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NO. 12697 AND LANDS  
 LOCATED IN THE SE1/4 OF THE NE1/4  
 SECTION 19, T7N, R7E, TOWN OF CROSS PLAINS, DANE COUNTY, WISCONSIN



CURVE TABLE

| CURVE NUMBER | RADIUS (FEET) | CHORD (FEET) | ARC (FEET) | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|--------------|---------------|--------------|------------|---------------|---------------|-----------------|
| 1            | 258.01        | 86.81        | 87.22      | N71°29'23"E   | 19°22'10"     | IN-N81°10'28"   |
| 2            | 217.00        | 157.58       | 161.26     | N83°05'41"E   | 42°34'46"     | OUT-S75°36'56"  |

LEGEND

- FOUND 1" IRON PIPE
- FOUND 3/4" REBAR
- PLACED 3/4" REBAR  
WT=1.5 LBS/FT
- ⊙ SEPTIC VENT
- ⊖ SEPTIC MANHOLE
- x — FENCE
- ( ) RECORDED AS INFORMATION



THE EAST LINE OF THE NE1/4  
 OF SECTION 19, T7N, R7E  
 IS ASSUMED TO BEAR  
 N01°03'34"E

0 200

Scale 1" = 200'

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 Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: July 20, 2022

F.N.: 22-07-108

SHEET 1 OF 1

LEGAL DESCRIPTION - LANDS TO BE ZONED RR-4

A parcel of land located in the SE1/4 of the NE1/4 of Section 19, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 19; thence N01°03'34"E, 652.09 feet along the East line of said NE1/4; thence N88°56'26"W, 894.43 feet to the point of beginning begin the Southwest corner of Lot 1, Certified Survey Map No. 12697 and on the North line of Lot 1, Certified Survey Map No. 4177; thence S80°32'41"W, 355.67 feet along said North line to the Northwest corner of said Lot 1; thence N12°47'26"E, 298.71 feet to a point of curve on the Southeasterly right-of-way line of Moen Road; thence Northeasterly along said Southeasterly right-of-way line on a curve to the left which has a radius of 258.01 feet and a chord which bears N71°29'23"E, 86.81 feet; thence N61°48'18"E, 138.40 feet along said Southeasterly right-of-way line to the Northwest corner of Lot 1, Certified Survey Map No. 12697; thence S13°51'45"E, 335.60 feet along the East line of said Lot 1 to the point of beginning. Containing 84,963 square feet (1.951 acres).