

Dane County Rezone Petition

Application Date	Petition Number
07/05/2022	DCPREZ-2022-11873
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ANTHONY E HENSEN	PHONE (with Area Code) (608) 846-4477	AGENT NAME PAULSON SURVEYING	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 6743 COUNTY HIGHWAY I		ADDRESS (Number & Street) 136 W. HOLUM ST.	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) DeForest, WI 53532	
E-MAIL ADDRESS		E-MAIL ADDRESS	

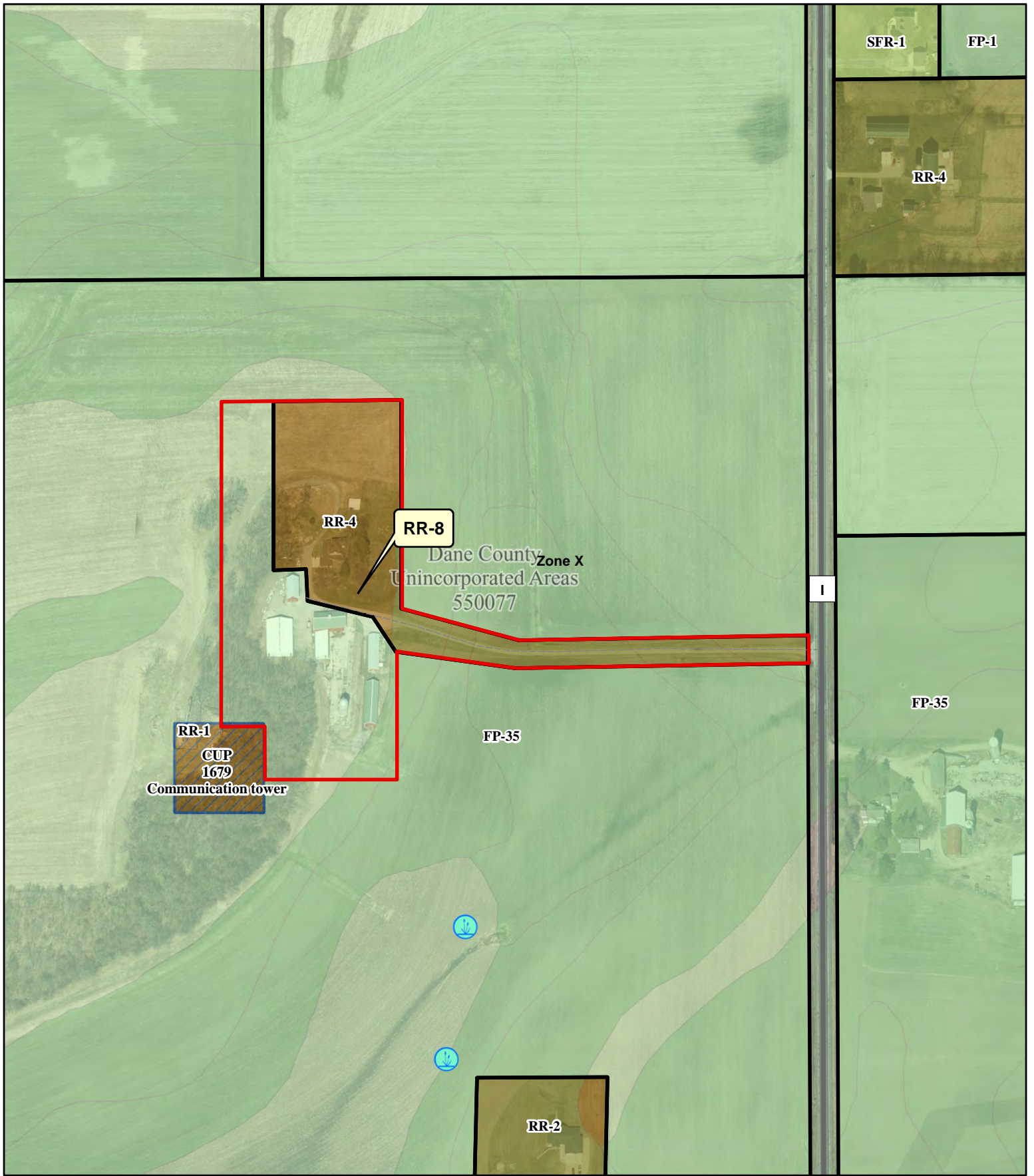
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
6743 CTH I					
TOWNSHIP VIENNA	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-274-8160-0					

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

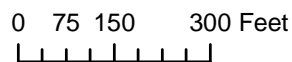
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	5.0
RR-4 Rural Residential District	RR-8 Rural Residential District	4.87

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11873
ANTHONY E HENSEN



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:	Anthony & Angela Hensen and Midthur	Agent Name:	Paulson & Associates, LLC, Daniel A. Pa
Address (Number & Street):	6820 CTH "I"	Address (Number & Street):	136 W. Holum Street
Address (City, State, Zip):	Wauwaukee, WI 53597	Address (City, State, Zip):	DeForest, WI 53532
Email Address:	Pharmer50@Yahoo.com	Email Address:	Dan@Paulson LLC.net
Phone#:	(608)846-4477	Phone#:	(608)846-2523

PROPERTY INFORMATION	
Township:	Vienna
Parcel Number(s):	0909-274-8160-0, 0909-274-8500-3 & 0909-274-8001-0
Section:	27
Property Address or Location:	6737 & 6743 CTH "I", Wauwaukee, WI 53597

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>

Lot line adjustment in order to add 5.0 acres to an existing rural residential lot. New lot shall contain 9.87 acres. Previously approved as DCPREZ-2019-11460.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	5.0
RR-4	RR-8	4.87

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 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 Daniel A. Paulson

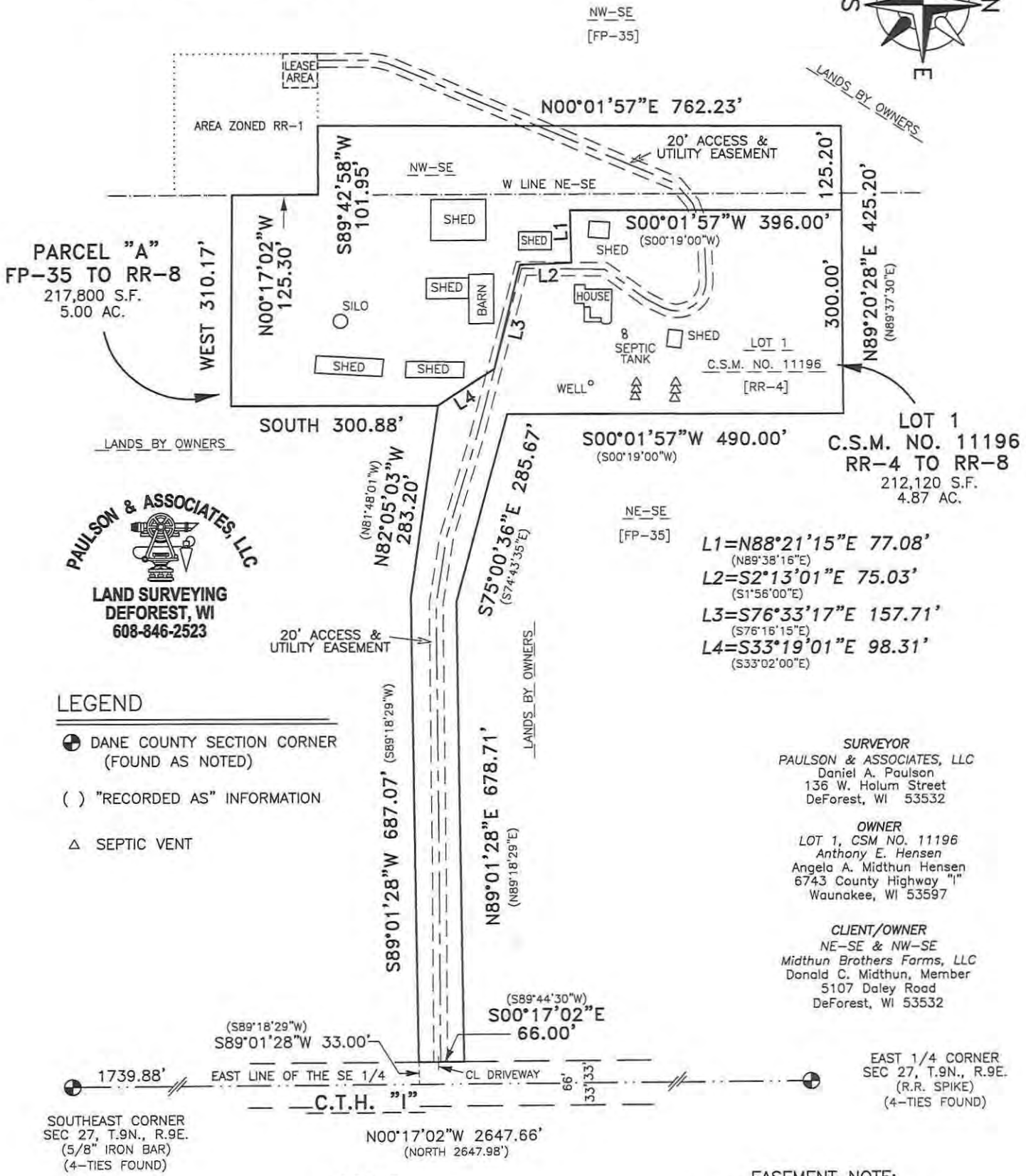
Date 6/20/22

ZONING CHANGE MAP

BEING LOT 1, C.S.M. NO. 11196 AND LANDS LOCATED IN THE
 NE 1/4 OF SE 1/4 AND THE NW 1/4 OF THE SE 1/4,
 SECTION 27, T9N, R9E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN
 429,920 S.F.
 9.87 AC.

BASIS OF BEARINGS

THE EAST LINE OF THE SE 1/4 IS ASSUMED TO BEAR N00°17'02"W.



SCALE
 1" = 200'



EASEMENT NOTE:
 20' WIDE ACCESS AND 20' WIDE UTILITY EASEMENTS, 10' ON EITHER SIDE OF THE CENTERLINE, AS PER MAP NO. 2002-00540, FILED WITH THE DANE COUNTY SURVEYOR'S OFFICE. (RAMAKER AND ASSOCIATES LLC, JOB NO. 5162)

LEGAL DESCRIPTION FOR ZONING CHANGE

RR-4 to RR-8

Lot 1, C.S.M. No. 11196, located in the NE ¼ of the SE ¼, Section 27, Town 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin.

Containing 212,120 square feet (4.87 acres)

Subject to a 20' wide Access and Utility Easement.

Subject to a 20' wide Utility Easement.

Subject to all other easements of record

AND

FP-35 to RR-8

Parcel "A"

Lands located in the NE ¼ of the SE ¼ and the NW ¼ of the SE ¼, Section 27, Town 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin, described as follows:

COMMENCING at the Southeast Quarter Corner of Section 27;
thence N00°17'02"W (recorded as North), 1739.88 feet along the east line of the SE ¼ of Section 27 to the southeast corner of C.S.M. No. 11196;
thence S89°01'28"W (recorded as S89°18'29"W), 33.00 feet along the south line of C.S.M. No. 11196 to the southeast corner of Lot 1 said C.S.M. No. 11196;
thence continuing S89°01'28"W (recorded as S89°18'29"W), 687.07 feet along the south line of Lot 1, C.S.M. No. 11196;
thence continuing along the south line of Lot 1, C.S.M. No. 11196, N82°05'03"W (recorded as N81°48'01"W), 283.20 feet to the **POINT OF BEGINNING**;
thence South, 300.88 feet;
thence West, 310.17 feet;
thence N00°17'02"W, 125.30 feet;
thence S89°42'58"W, 101.95 feet;
thence N00°01'57"E, 762.23 feet;
thence N89°20'28"E, 125.20 feet to the northwest corner of Lot 1, C.S.M. No. 11196;
thence S00°01'57"W (recorded as S00°19'00"W), 396.00 feet along the west line of Lot 1, CSM No 11196 to the southwest corner of said Lot 1;
thence N88°21'15"E (recorded as N89°38'16"E), 77.08 feet along the south line of Lot 1, CSM No 11196;
thence continuing along the south line of Lot 1, CSM No 11196, S02°13'01"E (recorded as S1°56'00"E), 75.03 feet;
thence continuing along the south line of Lot 1, C.S.M. No. 11196, S76°33'17"E, (recorded as S76°16'15"E), 157.71 feet;
thence continuing along the south line of Lot 1, C.S.M. No. 11196, S33°19'01"E (recorded as S33°02'00"E), 98.31 feet to the **POINT OF BEGINNING**.

Containing 217,800 square feet (5.00 acres).

Subject to a 20' wide Access and Utility Easement.

Subject to a 20' wide Utility Easement.

Subject to all other easements of record.

SEE ZONING CHANGE MAP

This description prepared by
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

June 18, 2019