

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/19/2022	DCPREZ-2022-11844
<b>Public Hearing Date</b>	
06/28/2022	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME JELINEK TRUST	PHONE (with Area Code) (608) 886-6105	AGENT NAME WISCONSIN MAPPING	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 2193 STATE HIGHWAY 73		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS jel-ellahol@litewire.net		E-MAIL ADDRESS wismapping@charter.net	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
County Hwy B, 2200 feet west of State Hwy 73					
TOWNSHIP CHRISTIANA	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-214-9000-7					

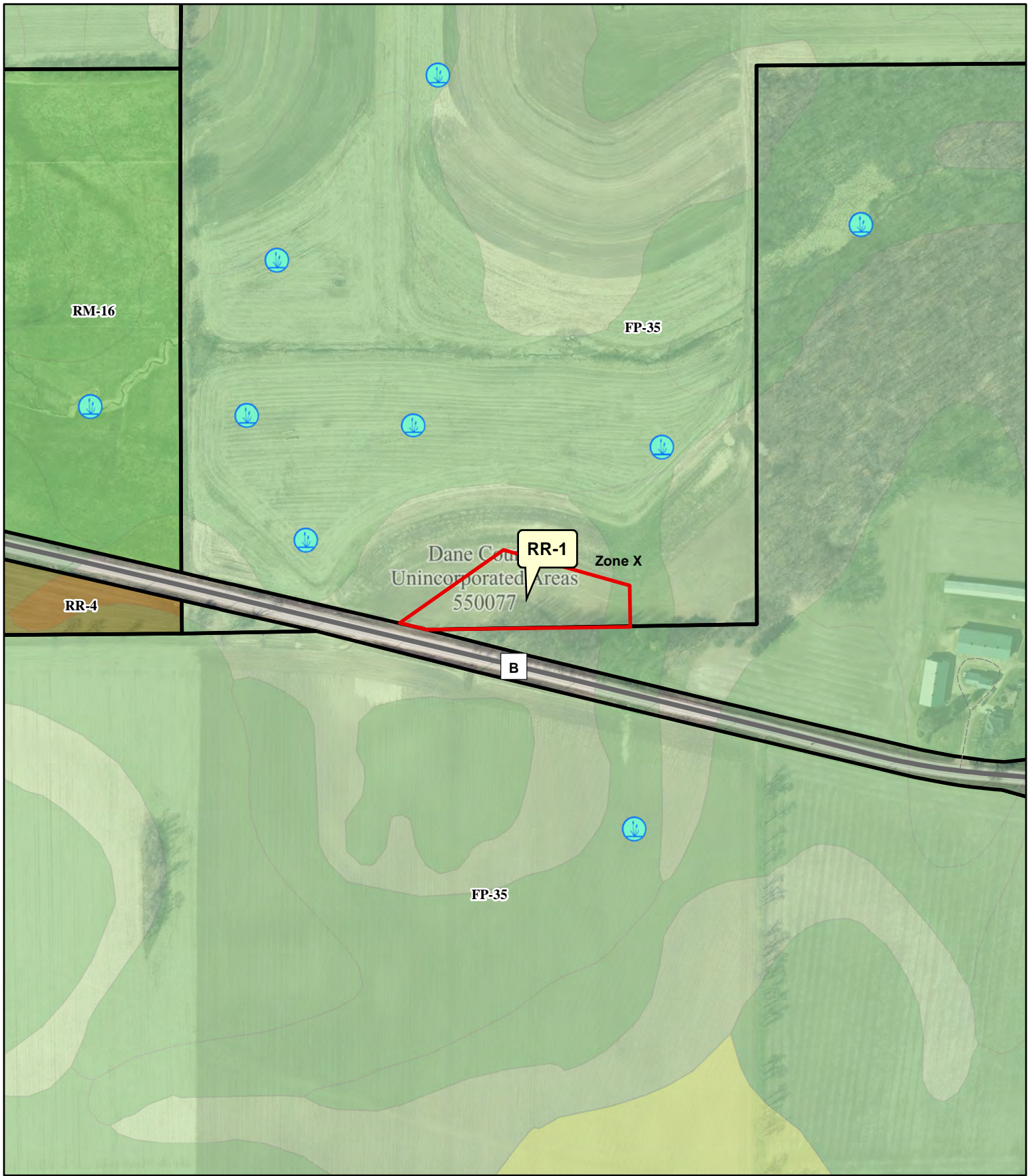
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT


FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.5

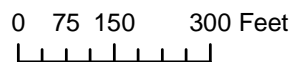
<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>   
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COMMENTS: PROOF OF COUNTY HIGHWAY ACCESS SHALL BE SUBMITTED PRIOR TO PUBLIC HEARING.



**Legend**

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



Petition 11844  
**JELINEK TRUST**



**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	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<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:	Jelinek Trust	Agent Name:	David Riesop
Address (Number & Street):	2193 State Highway 73	Address (Number & Street):	306 west Quarry St
Address (City, State, Zip):	Cambridge, Wi 53523	Address (City, State, Zip):	Deerfield, Wi 53531
Email Address:	jel-ellahol@litewire.net	Email Address:	wismapping@charter.net
Phone#:	608-886-6105	Phone#:	608-764-5602

### PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	0612-214-9000-7
Section:	21	Property Address or Location:	County Highway B, 2000' West of Highway 73

### 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

Create a parcel for building site for son of owner on hilly area at South end of farm.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-1	1.5

**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
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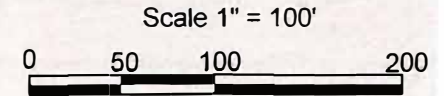
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 \_\_\_\_\_

# Preliminary Certified Survey Map

Part of the SW 1/4 of the NE 1/4 of Section 21, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin



Part of the SW 1/4 of the NE 1/4 of Section 21, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of Section 21; thence N89°16'44"E along the South line of Section 21, 567 feet to the North line of County Highway B and the point of beginning; thence continue N89°16'44"E along the South line of Section 21, 478 feet; thence N00°43'16"W, 97 feet; thence N74°16'11"W, 308 feet; thence S54°55'50"W, 298 feet to the North line of highway B; thence S76°32'45"E, 66 feet to the point of beginning. Containing 1.5 acres more or less.



Parcel 0612-214-9000-7

SW 1/4 - SE 1/4  
298'

Lot 1  
±1.5 acres

waterway

S00°43'16"E  
97'

N89°16'44"E

567'

S76°32'45"E  
66.00'

N89°16'44"E

478'

C.T.H. "B"

N89°16'44"E

2692.84

South 1/4 corner,  
Section 21-6-12

Prepared for Jelinek Trust,  
2193 State Highway 73  
Cambridge, Wi. 53523

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		<b>Applicant:</b> Tom Jelinek			
<b>Town</b>	Christiana	<b>A-1EX Adoption</b>	7/19/1979	<b>Orig Farm Owner</b>	Earl Ellickson
<b>Section:</b>	21	<b>Density Number</b>	35	<b>Original Farm Acres</b>	198.62
<b>Density Study Date</b>	4/5/2022	<b>Original Splits</b>	5.67	<b>Available Density Unit(s)</b>	5



**Reasons/Notes:**

The ~200 acre farm remains eligible for 5 possible density units or "splits". No prior splits taken. Note that the town does not count separation of residences built prior to 5/3/79.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
061221490007	40.27	JELINEK TR	
061221485004	40.91	JELINEK TR	
061221480009	36.87	JELINEK TR	
061221190000	40.37	JELINEK TR	
061221185007	39.02	JELINEK TR	