

Dane County Rezone Petition

Application Date	Petition Number
09/13/2023	DCPREZ-2023-11985
Public Hearing Date	
11/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOEL E HOUGAN	PHONE (with Area Code) (608) 628-7416	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 2371 COUNTY HIGHWAY BN		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS joehougan@yahoo.com		E-MAIL ADDRESS wismapping@charter.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 2390 County Hwy BN					
TOWNSHIP PLEASANT SPRINGS	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-221-8000-2		0611-221-8500-7			

REASON FOR REZONE

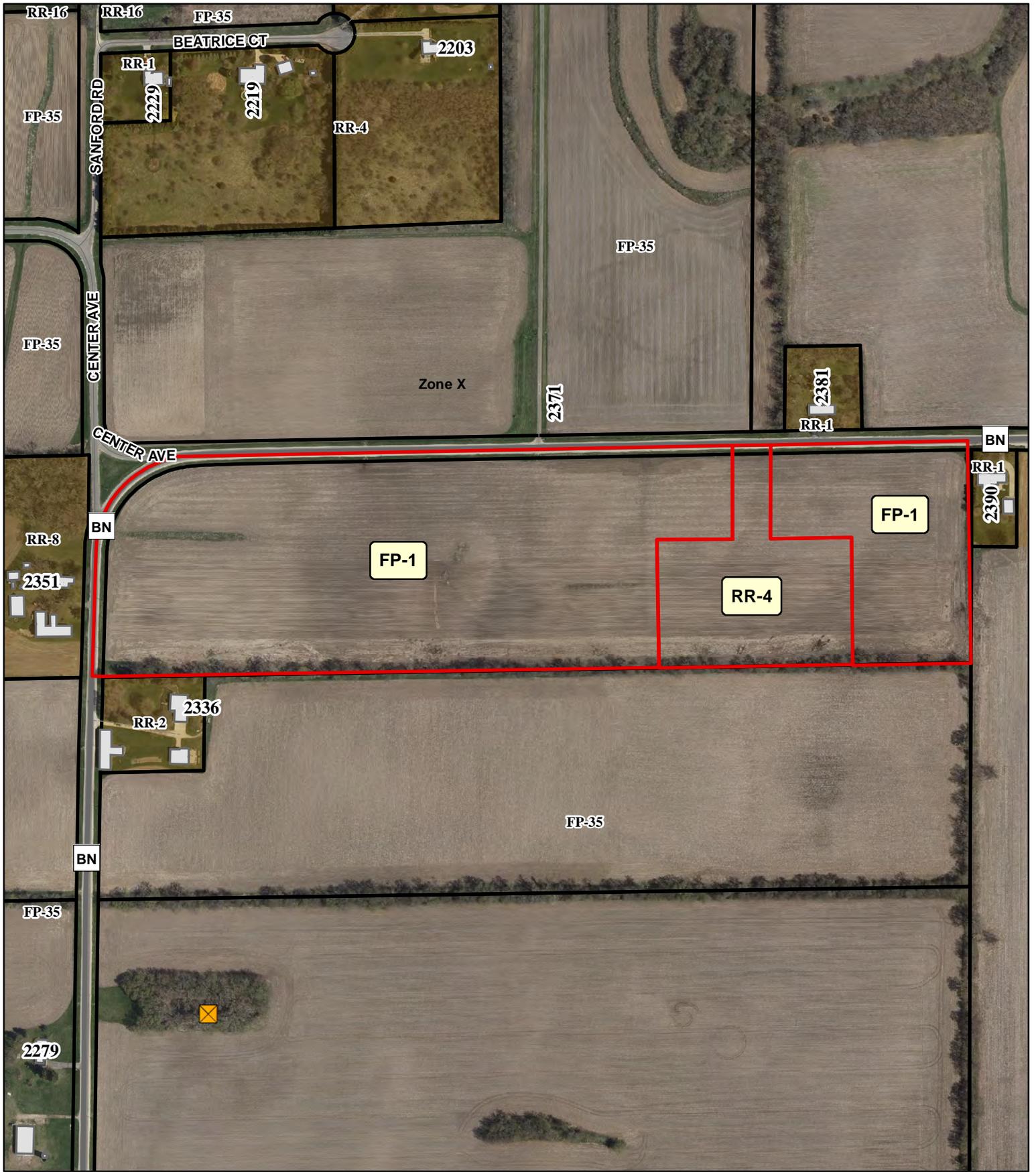
CREATE ONE RESIDENTIAL LOT AND TWO AGRICULTURAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	28
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	7

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

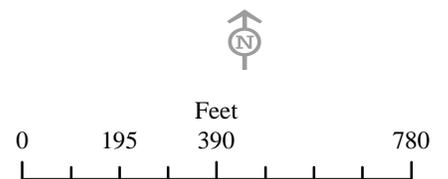
COMMENTS: APPLICANT SHALL PROVIDE PROOF OF COUNTY HWY ACCESS APPROVAL PRIOR TO THE NOVEMBER 28TH ZLR PUBLIC HEARING.

DATE:



REZONE 11985

-  Floodway Areas in Zone AE
-  Floodplain





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:	Joel E Hougan	Agent Name:	N/A
Address (Number & Street):	2371 County Road BN	Address (Number & Street):	N/A
Address (City, State, Zip):	Stoughton Wi 53589	Address (City, State, Zip):	N/A
Email Address:	joehougan@yahoo.com	Email Address:	N/A
Phone#:	608-628-7416	Phone#:	N/A

PROPERTY INFORMATION

Township:	Pleasant Springs	Parcel Number(s):	046/0611-221-800-2/046/0611 221-8507
Section:	15	Property Address or Location:	2351 County Road BN Stoughton Wi 53589

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>

selling 5 acres to friend

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
A9 FP-35 A9 50085	RR 4 A9 50085	5 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 (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.

Joel E. Hougan 9/4/23

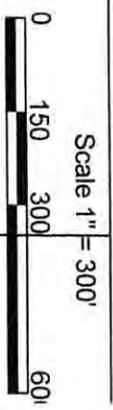
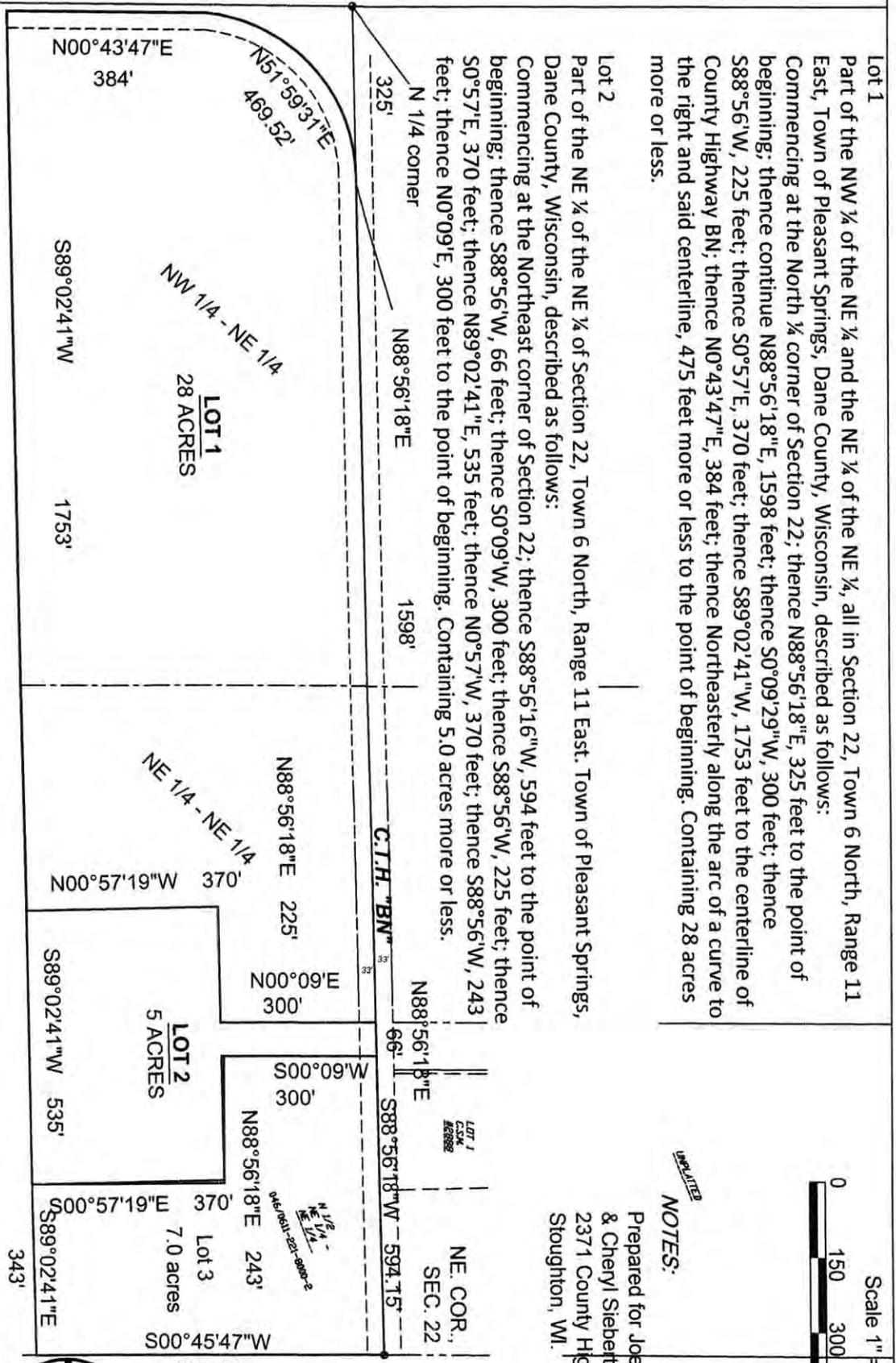
Preliminary Certified Survey Map

Part of the NW ¼ of the NE ¼ and the NE ¼ of the NE ¼, all in Section 22, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin,

Lot 1
Part of the NW ¼ of the NE ¼ and the NE ¼ of the NE ¼, all in Section 22, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:
Commencing at the North ¼ corner of Section 22; thence N88°56'18"E, 325 feet to the point of beginning; thence continue N88°56'18"E, 1598 feet; thence S0°09'29"W, 300 feet; thence S88°56'18"W, 225 feet; thence S0°57'E, 370 feet; thence S89°02'41"W, 1753 feet to the centerline of County Highway BN; thence N0°43'47"E, 384 feet; thence Northeastly along the arc of a curve to the right and said centerline, 475 feet more or less to the point of beginning. Containing 28 acres more or less.

Lot 2
Part of the NE ¼ of the NE ¼ of Section 22, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:
Commencing at the Northeast corner of Section 22; thence S88°56'16"W, 594 feet to the point of beginning; thence S88°56'18"W, 66 feet; thence S0°09'W, 300 feet; thence S88°56'W, 225 feet; thence S0°57'E, 370 feet; thence N89°02'41"E, 535 feet; thence N0°57'W, 370 feet; thence S88°56'W, 243 feet; thence N0°09'E, 300 feet to the point of beginning. Containing 5.0 acres more or less.

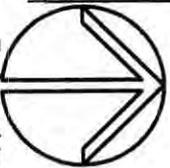
Lot 3
Part of the NE ¼ of the NE ¼ of Section 22, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin, described as follows:
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NOTES:

Prepared for Joel Hougan & Cheryl Siebert-Hougan, 2371 County Highway BN, Stoughton, WI. 53589

Referred to the Dane County Coordinate System.



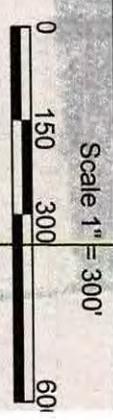
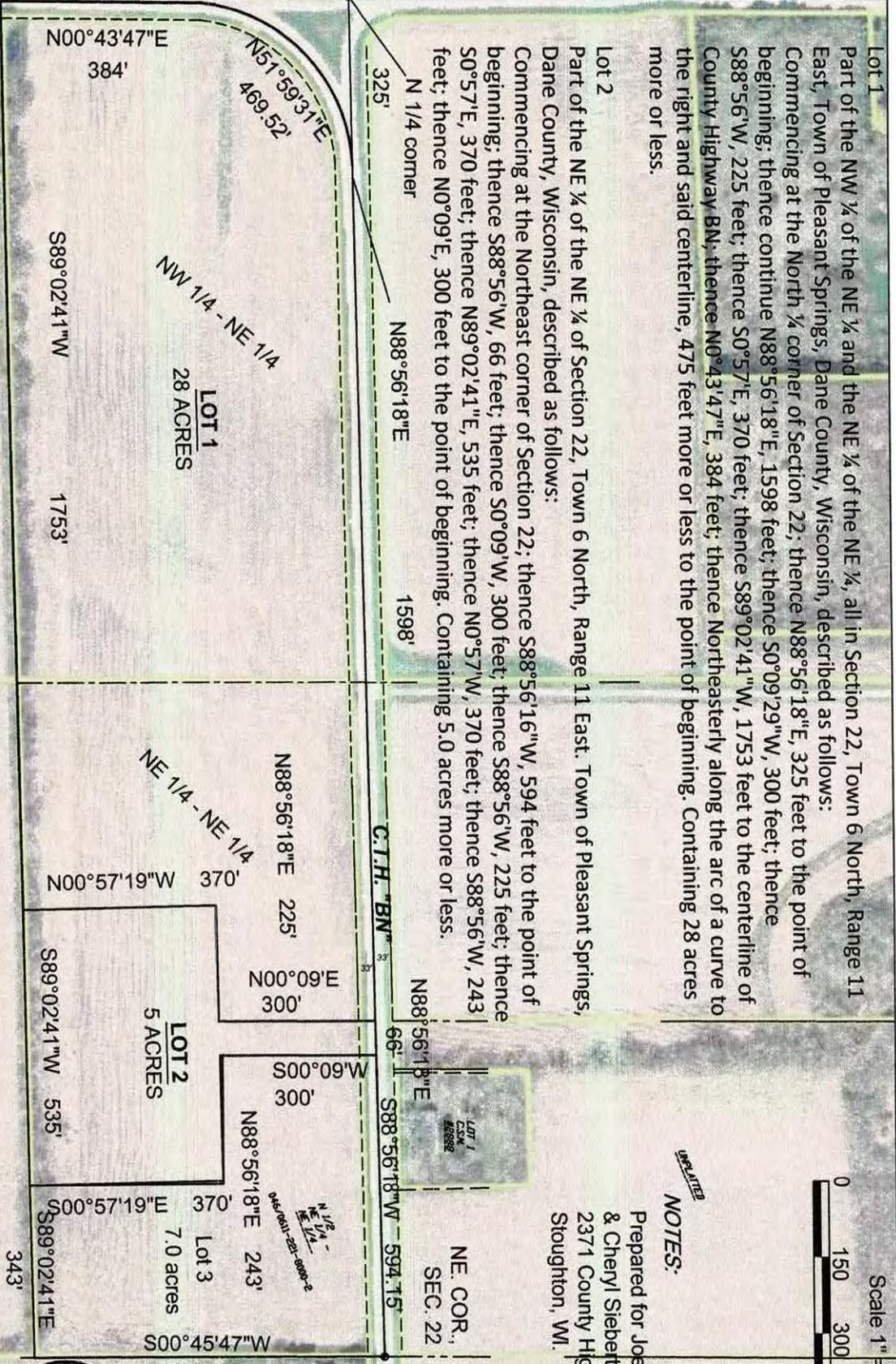
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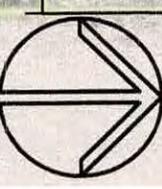
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Farm 23699
Tract 5356

2023 Program Year

CLU	Acres	HEL	Crop
1	11.44	NHEL	
2	6.24	NHEL	
3	3.3	NHEL	
4	1.85	HEL	
5	12.2	NHEL	
6	9.8	HEL	
7	13.32	NHEL	
8	2.18	UHEL	NC
9	17.85	UHEL	NC

Page Cropland Total: 58.15 acres

This map shows the yields of areas chosen for lower quality of land and visibility of exit for safety reasons

Map Created March 01, 2023

- Common Land Unit**
-  Cropland
 -  Non-Cropland
 -  Tract Boundary
 -  PLSS
- Wetland Determination Identifiers**
-  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions
- NALP Imagery 2022**

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* Note Reason for choosing
this area is Rocks, limestone and heavy
clay will be cropland all around parcel

Dane County
Land Information Office
GIS SERVICES

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Dane County Land Information Council
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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703



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