

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/21/2016	DCPREZ-2016-11038
Public Hearing Date	C.U.P. Number
09/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES AND MARIE PECQUEX	PHONE (with Area Code) (608) 643-9371	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 714 FOREST EDGE ROAD		ADDRESS (Number & Street)	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS JPECQUEX@GMAIL.COM		E-MAIL ADDRESS	

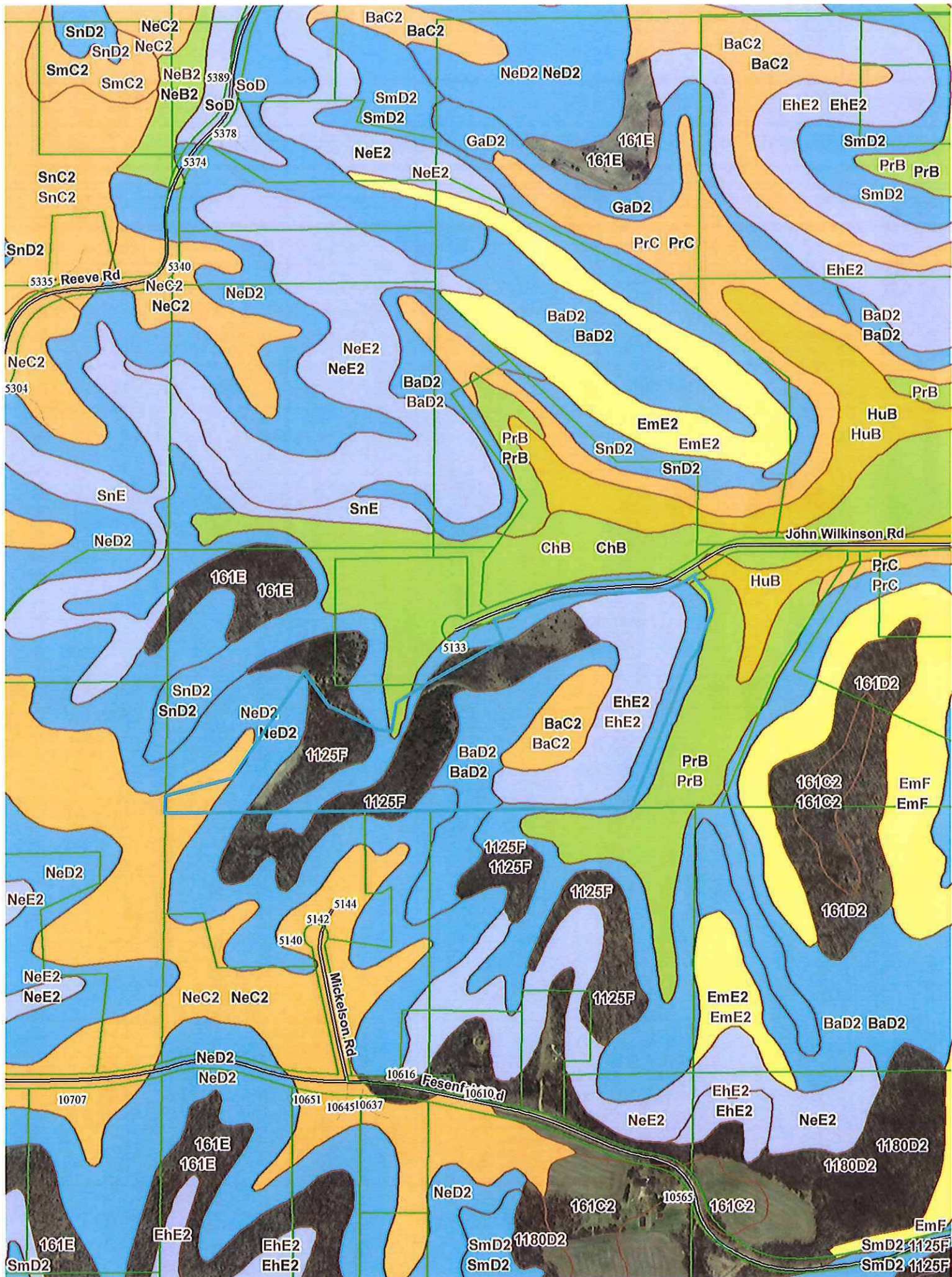
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
SOUTH OF 5133 JOHN WILKINSON ROAD					
TOWNSHIP BLACK EARTH	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-291-9730-0					

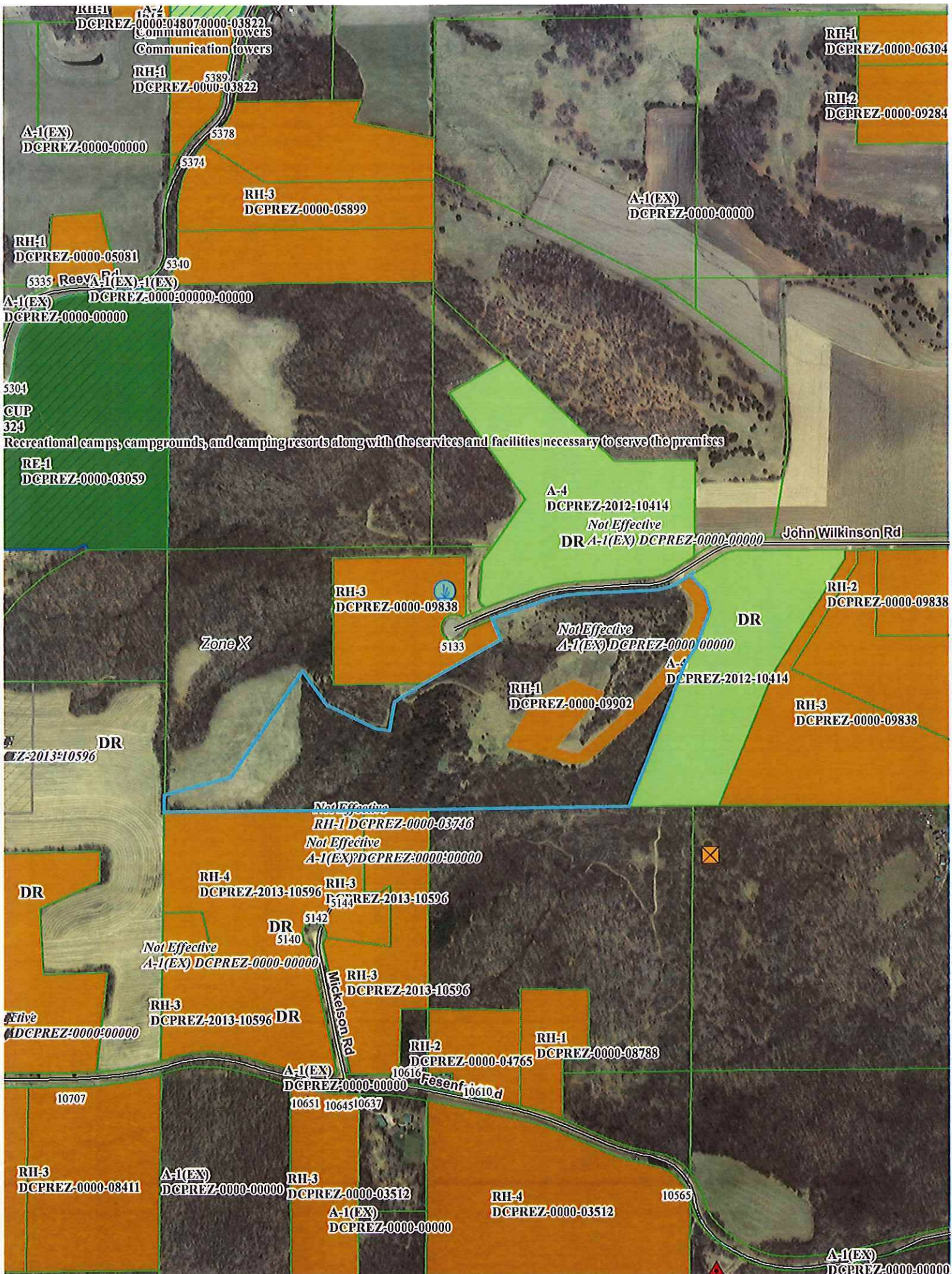
REASON FOR REZONE			CUP DESCRIPTION	
MOVEMENT OF CURRENT ZONING PROPERTY LINES.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	A-1Ex Exclusive Ag District	1.90		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	1.09		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent) 
			PRINT NAME: JAMES PECQUEX	

COMMENTS: MOVEMENT OF CURRENT ZONING PROPERTY LINES.

DATE: 7/21/16







DANE COUNTY PLANNING & DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- Written Legal Description of the proposed Zoning Boundaries
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
Scaled Drawing of the location of the proposed Zoning Boundaries
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name: JAMES + MARIE PECQUEX
Agent's Name:
Address: 714 FOREST EDGE RD. MAZONIA, WI 53760
Phone: (608) 643-9371
Email: jpecquex@gmail.com

Town: BLACK EARTH Parcel numbers affected: 0806-291-9630-0
Section: X 29 Property address or location: John Wilkinson Drive, Black Earth

Zoning District change: (To / From / # of acres)
RH-1 to R-1EX -> 1.9 acres
R-1EX to RH-1 -> 1.09 acres
Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
See Attached

Narrative: (reason for change, intended land use, size of farm, time schedule)
Separation of buildings from farmland
Creation of a residential lot
Compliance for existing structures and/or land uses
Other: THIS CHANGE ALLOWS US TO MOVE THE INTENDED RESIDENTIAL PLOT OFF OF OUR MEADOW/GARDEN/FARM? AREA AND INCREASES THE TOTAL AMOUNT OF LAND ZONED AS AGRICULTURAL.


I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature] Date: 7-21-16

Parcel Number - 006/0806-291-9730-0

Current

← Parcel Parents

Summary Report

Parcel Detail		Less —
Municipality Name	TOWN OF BLACK EARTH	
State Municipality Code	006	
Township & Range	Section	Quarter/Quarter & Quarter
T08NR06E	29	SE of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	<p>SEC 28-8-6 PRT SW1/4NW1/4 & SEC 29-8-6 PRT SE1/4NE1/4 & PRT SW1/4NE1/4 DESCR AS COM AT E1/4 COR OF SD SEC 29 TH S89DEG33'07"W 318.07 FT ALG S LN OF NE1/4 OF SD SEC 29 TO POB TH N21DEG35'52"E 773.30 FT TH N36DEG13'48"E 85.28 FT TH N20DEG59'49"E 206.51 FT TH N14DEG54'20"W 92.25 FT TH N42DEG30'32"W 85.78 FT TH N46DEG41'45"W 33.84 FT TH S58DEG00'00"W 54.48 FT TH ALG CRV TO R RAD 318.26 FT L/C S72DEG30'45"W 159.50 FT TH S87DEG01'30"W 268.64 FT TH S86DEG04'30"W 90.87 FT TH ALG CRV TO L RAD 848.47 FT L/C S78DEG32'15"W 222.60 FT TH S71DEG00'00"W 180.23 FT TH S67DEG30'00"W 50.21 FT TH S22DEG30'00"E 114.65 FT TH S60DEG35'00"W 438.31 FT TH S58DEG13'51"W 176.99 FT TH S09DEG53'21"W 146.27 FT TH N81DEG49'03"W 71.14 FT TH N63DEG54'45"W 274.71 FT TH N35DEG28'45"W 207.81 FT TH S34DEG22'00"W 642.68 FT TH S75DEG27'43"W 343.88 FT TH S00DEG40'50"W 80.22 FT ALG W LN OF NE1/4 OF SD SEC 29 TH N89DEG33'07"E 2337.44 FT ALG S LN OF SD NE1/4 TO POB TOG W/INGRESS-EGRESS ESMT IN DOC #5224113</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	PECQUEX FAMILY JT REV LIVING TR 	

Primary Address	No parcel address available.
Billing Address	736 RIVER OAKS DR SHEBOYGAN FALLS WI 53085

Assessment Summary**More +****No current year assessment information available.**

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/06/2016~~ - 09:00 AMEnds: ~~05/06/2016~~ - 11:00 AM[About Open Book](#)**Board Of Review**

Board of Review dates have passed for the year

Starts: ~~05/13/2016~~ - 09:00 AMEnds: ~~05/13/2016~~ - 11:00 AM[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

RH-1 4.21 Acres DCPREZ-0000-09902

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Tax Summary (2015)

More +

No current year tax information available.

District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/01/2016	5224114		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0806-291-9730-0

By Owner Name: PECQUEX FAMILY JT REV LIVING TR

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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 City-County Bldg. Room 116
 Madison, WI 53703



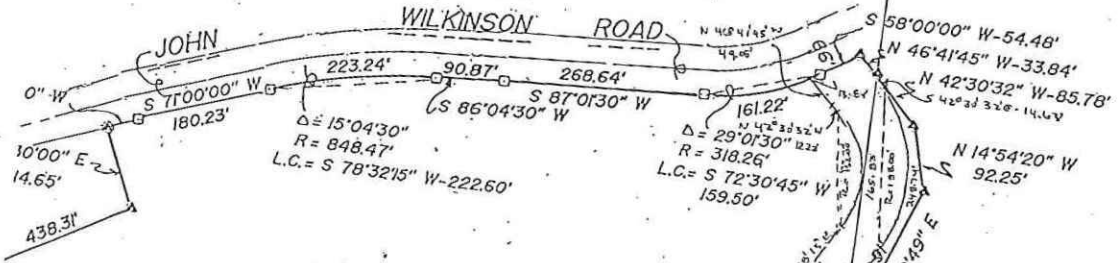
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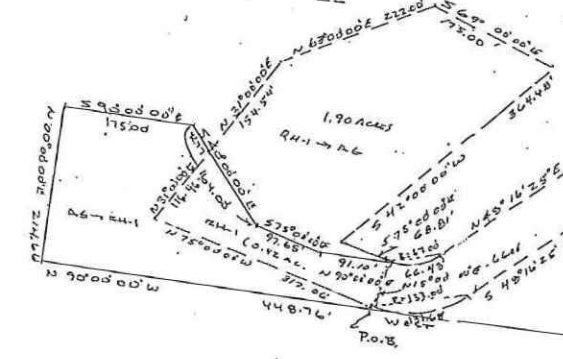
SCALE 1" = 200'

LOT 2 JOHN WILKINSON CROPLAND

JOHN WILKINSON ROAD

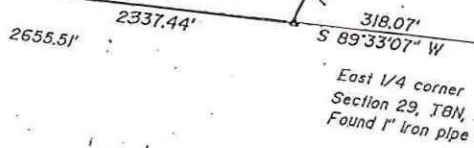


SE 1/4-NE 1/4
29



SW 1/4-NW 1/4
28

LOT 1
JOHN WILKINSON CROPLAND



LEGAL DESCRIPTION OF TOTAL RH-1

A part of the Southwest ¼ of the Northwest ¼ of Section 28 and the Southeast ¼-Northeast ¼ of Section 29, all in Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Beginning at a point which is North, 216.71 feet and West, 634.63 feet of the East ¼ corner of said Section 29; thence N 90°00'00" W, 448.76 feet; thence N 00°00'00" E, 214.66 feet; thence S 90°00'00" E, 175.00 feet; thence S 40°00'00" E, 164.00 feet; thence S 75°00'00" E, 97.65 feet; thence N 90°00'00" E, 91.10 feet; thence Northeasterly, 66.33 feet along the arc of a curve to the left having a central angle of 56°43'35" and a radius of 67.00 feet, the long chord of which bears N 76°38'12.5" E, 63.65 feet; thence N 48°16'25" E, 322.54 feet; thence Northeasterly, 23.51 feet along the arc of a curve to the left having a central angle of 08°04'00" and a radius of 167.00 feet, the long chord of which bears N 44°14'25" E, 23.49 feet; thence N 40°12'25" E, 282.57 feet; thence Northeasterly, 31.29 feet along the arc of a curve to the left having a central angle of 10°44'12" and a radius of 167.00 feet, the long chord of which bears N 34°50'19" E, 31.24 feet; thence N 29°28'13" E, 176.11 feet; thence Northerly, 165.83 feet along the arc of a curve to the left having a central angle of 71°58'45" and a radius of 132.00 feet, the long chord of which bears N 06°31'10" W, 155.14 feet; thence N 42°30'32" W, 12.22 feet; thence N 46°41'45" W, 49.05 feet to a point on the Southeasterly r/w line of John Wilkinson Road; thence Northeasterly, 13.84 feet along the arc of a curve to the left having a central angle of 02°29'30" and a radius of 318.26 feet, said arc also being the Southeasterly r/w line of John Wilkinson Road, the long chord of which bears N 59°14'45" E, 13.84 feet; thence N 58°00'00" E, 54.48 feet along the Southeasterly r/w line of John Wilkinson Road; thence S 46°41'45" E, 33.84 feet; thence S 42°30'32" E, 14.63 feet; thence Southerly, 248.74 feet along the arc of a curve to the right having a central angle of 71°58'45" and a radius of 198.00 feet, the long chord of which bears S 06°31'10" E, 232.70 feet; thence S 29°28'13" W, 175.56 feet; thence Southwesterly, 43.65 feet along the arc of a curve to the right having a central angle of 10°44'12" and a radius of 233.00 feet, the long chord of which bears S 34°50'19" W, 43.59 feet; thence S 40°12'25" W, 282.57 feet; thence Southwesterly, 32.80 feet along the arc of a curve to the right having a central angle of 08°04'00" and a radius of 233.00 feet, the long chord of which bears S 44°14'25" W, 32.78 feet; thence S 48°16'25" W, 322.54 feet; thence Southwesterly, 131.68 feet along the arc of a curve to the right having a central angle of 56°43'35" and a radius of 133.00 feet, the long chord of which bears S 76°38'12.5" W, 126.36 feet to the point of beginning, containing 3.34 acres, more or less.

LEGAL DESCRIPTION TO BE REZONED FROM RH-1 TO AG

A part of the Southeast ¼-Northeast ¼ of Section 29, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ corner of said Section 29; thence North, 216.71 feet; thence West, 634.63 feet; thence N 90°00'00" W, 448.76 feet; thence N 00°00'00" E, 214.66 feet; thence S 90°00'00" E, 175.00 feet; thence S 40°00'00" E, 42.77 feet to the point of beginning; thence N 31°00'00" E, 154.54 feet; thence N 63°00'00" E, 222.00 feet; thence S 69°00'00" E, 175.00 feet; thence S 42°00'00" W, 364.48 feet; thence S 75°00'00" E, 68.81 feet thence N 90°00'00" W, 91.10 feet; thence N 75°00'00" W, 97.65 feet; thence N 40°00'00" W, 121.23 feet to the point of beginning, containing 1.90 acres, more or less.

LEGAL DESCRIPTION TO BE REZONED FROM AG TO RH-1

A part of the Southeast ¼-Northeast ¼ of Section 29, all in Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Beginning at a point which is North, 216.71 feet and West, 634.63 feet of the East ¼ corner of said Section 29; thence N 90°00'00" W, 448.76 feet; thence N 00°00'00" E, 214.66 feet; thence S 90°00'00" E, 175.00 feet; thence S 40°00'00" E, 42.77 feet; thence S 31°00'00" W, 116.46 feet; thence S 75°00'00" E, 317.06 to the point of beginning, containing 1.09 acres, more or less.

SURVEY PLAT

LOCATED IN THE SW 1/4-NW 1/4 OF SECTION 28 AND THE SE 1/4-NE 1/4 AND THE SW 1/4-NE 1/4 OF SECTION 29, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

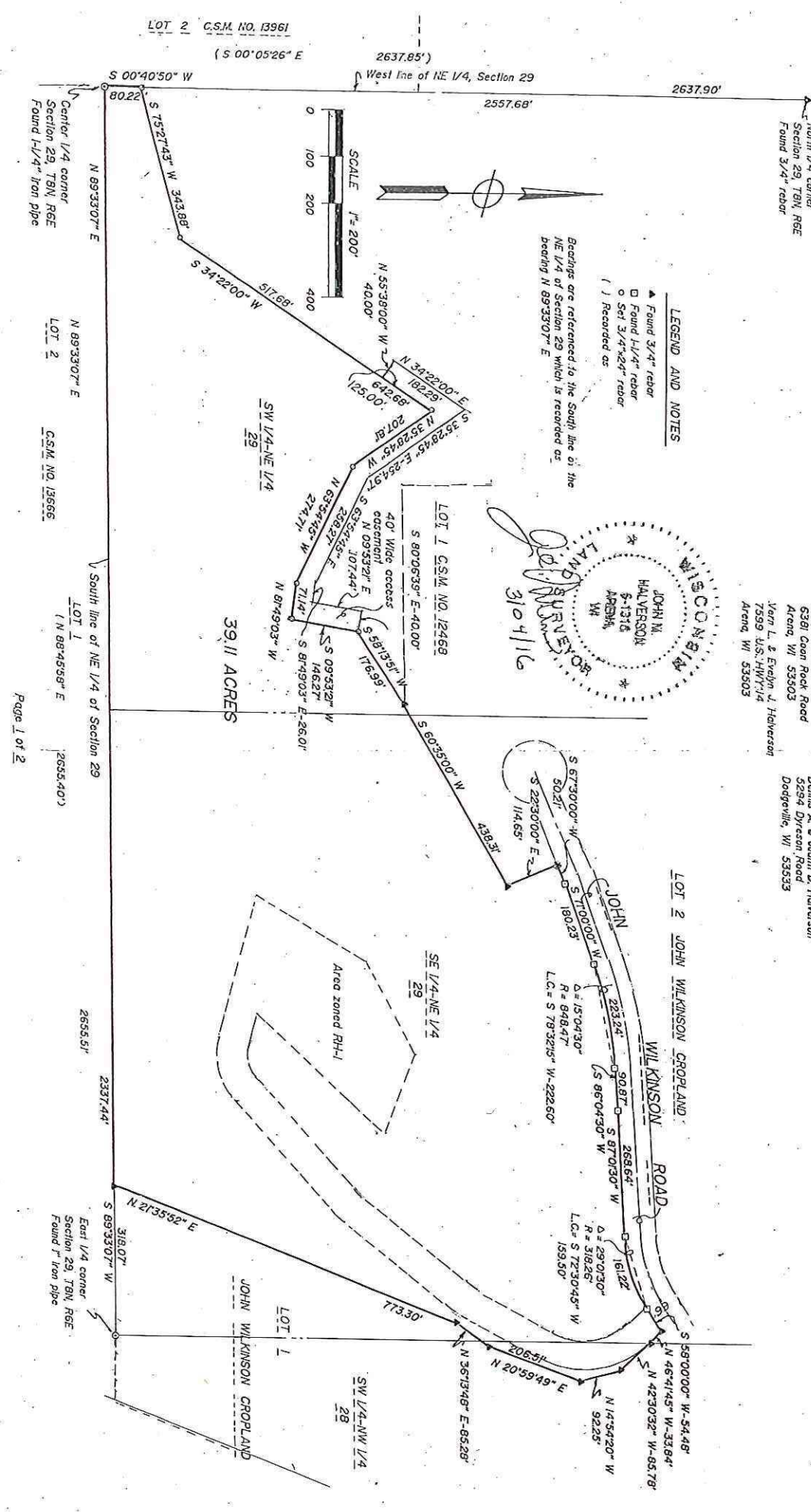
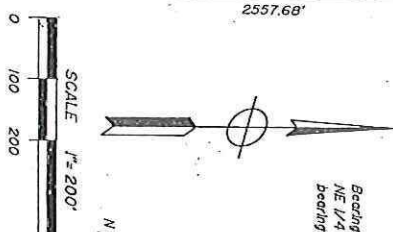
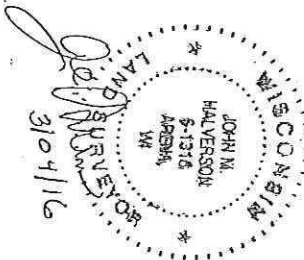
OWNER: John M. Halverson
 6381 Coon Rock Road
 Arena, WI 53503
 Vern L. & Evelyn J. Halverson
 7599 U.S. HWY 14
 Arena, WI 53503

Dennis A. & Judith D. Halverson
 5294 Dyrson Road
 Dodgeville, WI 53533

LEGEND AND NOTES

- ▲ Found 3/4" rebar
- Found 1/4" rebar
- Set 3/4" x 24" rebar
- () Recorded as

Bearings are referenced to the South line of the NE 1/4 of Section 29 which is recorded as bearing N 89°33'07" E



39.11 ACRES