

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/14/2020	DCPREZ-2020-11563
Public Hearing Date	C.U.P. Number
06/23/2020	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME BRIAN HENNING		PHONE (with Area Code) (715) 570-4464		AGENT NAME GROTHMAN AND ASSOCIATES		PHONE (with Area Code) (608) 742-7788	
BILLING ADDRESS (Number & Street) 6563 COUNTY HIGHWAY TT				ADDRESS (Number & Street) 625 EAST SLIFER STREET			
(City, State, Zip) MARSHALL, WI 53559				(City, State, Zip) PORTAGE, WI 53901			
E-MAIL ADDRESS brianhenning@gmail.com				E-MAIL ADDRESS surveying@grothman.com			
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			
Northeast of 6471 County Hwy TT							
TOWNSHIP YORK	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0912-332-9502-0							
REASON FOR REZONE				CUP DESCRIPTION			
CREATING ONE RESIDENTIAL LOT							
FROM DISTRICT:		TO DISTRICT:		ACRES		DANE COUNTY CODE OF ORDINANCE SECTION	
FP-35 (General Farmland Preservation) District		RR-1 (Rural Residential, 1 to 2 acres) District		1.7			
C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?		INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		RWL1			
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____			PRINT NAME:		
					DATE:		



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:

- o **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.
- o **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	<u>Brian and Janessa Henning</u>	Agent's Name	_____
Address	<u>6563 County Roadd TT Marshall, WI 53559</u>	Address	_____
Phone	<u>(715) 570-4464</u>	Phone	_____
Email	<u>brianchenning@gmail.com</u>	Email	_____

Town: York Parcel numbers affected: 091233295020

Section: 33 Property address or location: Highway TT, Marshall, WI

Zoning District change: (To / From / # of acres) Farmland Preservation to Rural Residential 2.0 Acres
RR-1 1.77 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

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:





Creation of a residential lot to be separated from the farm. Density study was conducted a few years back. CSM is being prepared by Scott Hewitt from Growthman and Associates Land Surveyors 608-742-7788

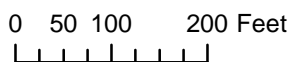
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Brian Henning Date: 8-8-2019



Legend

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



Petition 11563
 BRIAN HENNING

Na

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE (608) 742-7788 SAUK (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

G & A FILE NO. 319-109



DRAFTED BY: TK

CHECKED BY: SPH

PROJ. 1013-415

DWG. 319-109 SHEET 2 OF 3

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

**BEING A PART OF THE SE1/4 OF THE NW1/4, SECTION 33,
T. 9 N, R. 12 E, TOWN OF YORK, DANE COUNTY, WISCONSIN.**

CONTAINING 87,120 SQ.FT. (2.00 AC.)

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Brian and Janessa Henning**, I have surveyed, monumented, mapped and divided part of the Southeast Quarter of the Northwest Quarter of Section 33, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 33;
thence South 01°05'39" West along the West line of the Northeast Quarter of Section 33, 1,977.13 feet to the centerline of County Trunk Highway TT;
thence South 42°52'43" West along the centerline of County Trunk Highway TT also being the Westerly line of Lot 1, Certified Survey Map, No. 3583, 173.34 feet to the point of beginning;
thence continuing South 42°52'43" West along said centerline and the Westerly line of said Lot 1, 172.75 feet;
thence South 43°24'43" West along the centerline of County Trunk Highway TT and the Westerly line of said Lot 1, 127.25 feet;
thence North 43°47'11" West, 298.61 feet;
thence North 42°52'43" East, 282.62 feet;
thence South 47°07'17" East, 299.29 feet to the point of beginning.
Containing 87,120 square feet, (2.00 acres), more or less. Being subject to County Trunk Highway TT right-of-way along the Southerly 33 feet thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: April 14, 2020
File No. 319-109

OWNER'S CERTIFICATE of DEDICATION

As Owners, we hereby certify that we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20____.

Janessa Henning

Brian Henning

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **Brian & Janessa Henning** to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, Wisconsin My commission expires: _____

OWNER/CLIENT: BRIAN AND JANELSA HENNING
6563 C.T.H. TT
MARSHALL, WI 53559

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
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T. 9 N., R. 12 E., TOWN OF YORK, DANE COUNTY, WISCONSIN.
CONTAINING 87,120 SQ.FT. (2.00 AC.)

TOWN BOARD RESOLUTION

RESOLVED that this certified survey map in the Town of York, Brian & Janessa Henning, Owners, is hereby approved and dedication of right-of-way accepted by the Town Board.

Town Chairperson

Dated this _____ day of _____, 20____.

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of York.

Town Clerk

Dated this _____ day of _____, 20____.

VILLAGE OF MARSHALL APPROVAL CERTIFICATE

RESOLVED that this certified survey map in the Town of York, Brian & Janessa Henning, Owners, is hereby approved.

Village Chairperson

Dated this _____ day of _____, 20____.

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Village Board of Marshall.

Dated this _____ day of _____, 20____.

Village Clerk

APPROVED for recording per Dane County Zoning and Land Regulation Committee.

Action of _____, 20____.

Daniel Everson, Authorized Representative

REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____, 20____, at _____ o'clock ____M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

OWNER/CLIENT: BRIAN AND JANESSA HENNING
6563 C.T.H. TT
MARSHALL, WI 53559

