

# Dane County Rezone Petition

Application Date	Petition Number
11/04/2020	DCPREZ-2020-11635
Public Hearing Date	
01/26/2021	

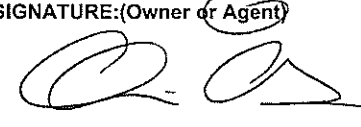
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEICHINGER FAMILY FARMS LLC	PHONE (with Area Code) (608) 849-5445	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7046 COUNTY HIGHWAY P		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS bokeich@tds.net		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7046 County Hwy P					
TOWNSHIP DANE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-271-8500-8					

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.53

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS  RWL1	SIGNATURE:(Owner or Agent) 
PRINT NAME: <u>Chris Adams</u>				
DATE: <u>11/4/2020</u>				



**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:	Keichinger Family Farms LLC	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	7046 County Hwy P	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Dane WI 53529	Address (City, State, Zip):	Waunakee WI 53597
Email Address:	bokeich@tds.net	Email Address:	chris@williamsonsurveying.com
Phone#:	608-849-5445	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	0908-271-8500-8
Section:	27	Property Address or Location:	7046 County Hwy P, Dane

### 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

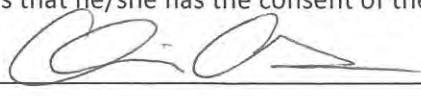
Robert & Nancy are separating their existing house from the farm land for estate planning purposes. No changes to their property is planned at this time.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	3.53

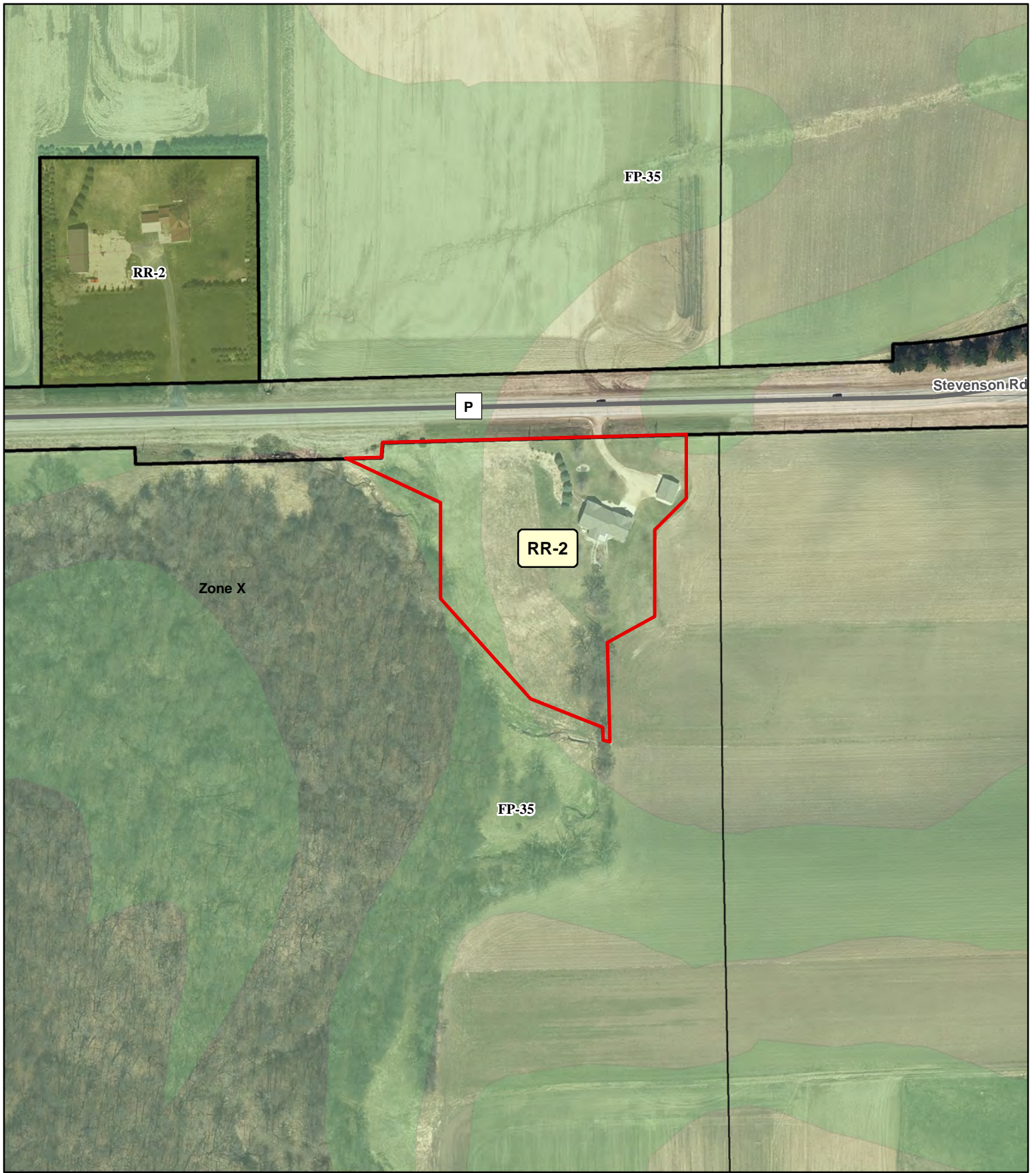
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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.

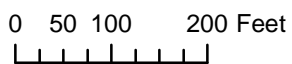
Owner/Agent Signature 

Date 11/3/2020



**Legend**

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



Petition 11635  
 KEICHINGER FAMILY  
 FARMS LLC



# REZONE

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

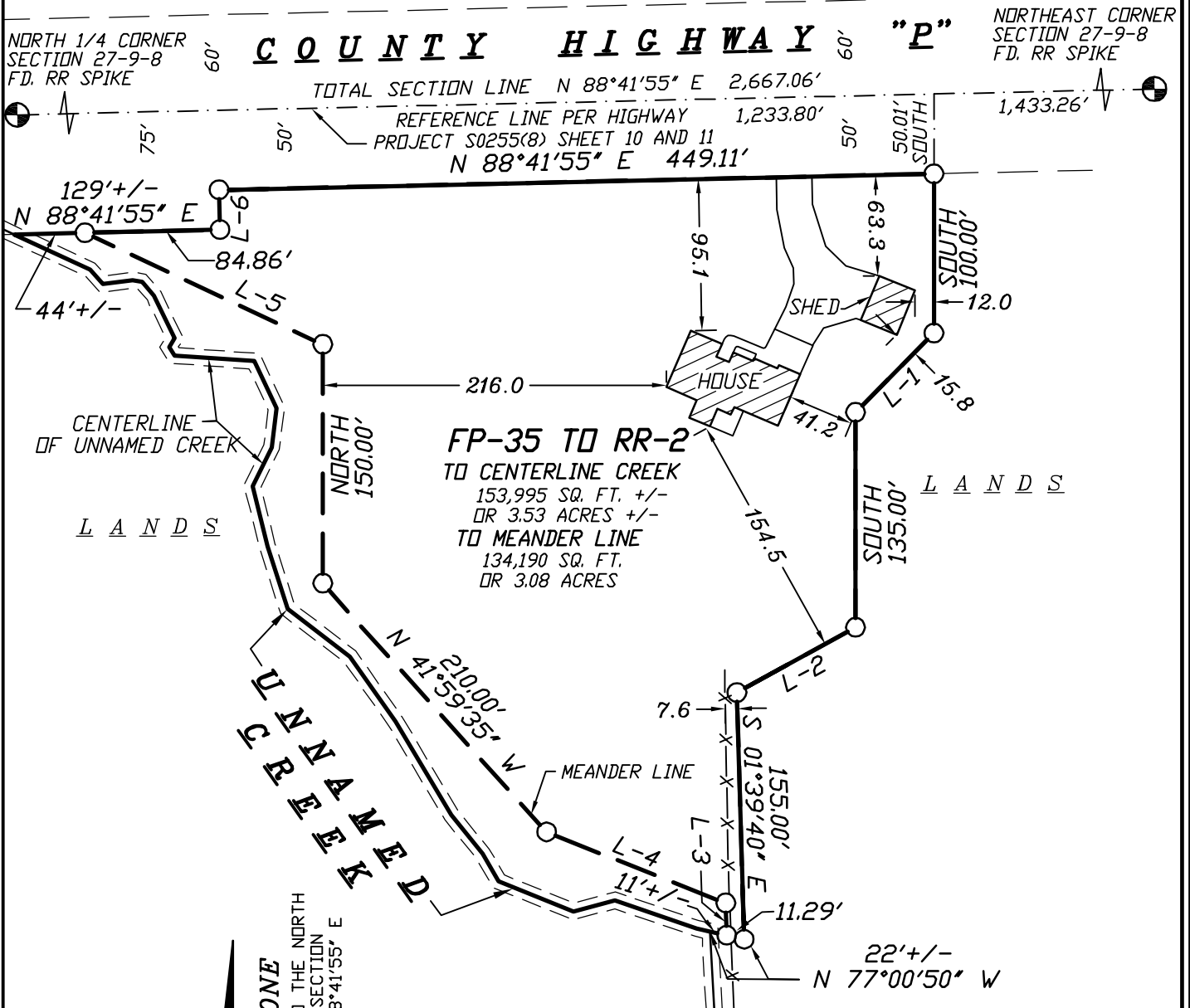
Located part of the Northwest 1/4 of the Northeast 1/4 of Section 27, T9N, R8E, Town of Dane, Dane County, Wisconsin.

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

### PREPARED FOR:

ROBERT KEICHINGER  
 7046 COUNTY HIGHWAY "P"  
 DANE, WI 53529

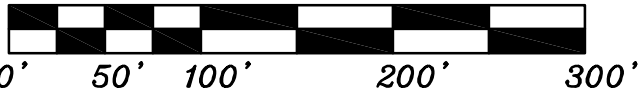


**WCCS - DANE ZONE**  
 BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 SECTION 27-9-8. LINE TO BEAR = N 88°41'55" E

### LINE TABLE:

L-#	BEARING	DIST.
L-1	S 44°42'37" W	70.00'
L-2	S 61°11'01" W	85.00'
L-3	N 01°39'40" W	20.20'
L-4	N 68°21'59" W	121.10'
L-5	N 64°51'55" W	165.00'
L-6	N 01°18'05" W	25.00'

SCALE 1" = 100'



## FP-35 TO RR-2

A parcel of land being part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 27, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North  $\frac{1}{4}$  Corner of said Section 27; thence N  $88^{\circ}41'55''$  E along the north line of the Northeast  $\frac{1}{4}$ , 1233.80 feet; thence South, 50.01 feet to the south right-of-way of County Highway "P" per Highway Project S0255(8) Sheets 10 and 11 and to the point of beginning.

Thence continue South, 100.00 feet; thence S  $44^{\circ}42'37''$  W, 70.00 feet; thence South, 135.00 feet; thence S  $61^{\circ}11'01''$  W, 85.00 feet; thence S  $01^{\circ}39'40''$  E, 155.00 feet; thence N  $77^{\circ}00'50''$  W, 11.29 feet to a meander line of an unnamed creek; thence along said meander line for the next 5 courses N  $01^{\circ}39'40''$  W, 20.20 feet; thence N  $68^{\circ}21'59''$  W, 121.10 feet; thence N  $41^{\circ}59'35''$  W, 210.00 feet; thence North, 150.00 feet; thence N  $64^{\circ}51'55''$  W, 165.00 feet to the said south right-of-way of County Highway "P"; thence along said south right-of-way for the next 3 courses N  $88^{\circ}41'55''$  E, 84.86 feet; thence N  $01^{\circ}18'05''$  W, 25.00 feet; thence N  $88^{\circ}41'55''$  E, 449.11 feet to the point of beginning. This parcel contains 3.08 acres to meander line and 3.53 acres +/- including all the land lying between the meander line and the centerline of an unnamed creek.



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

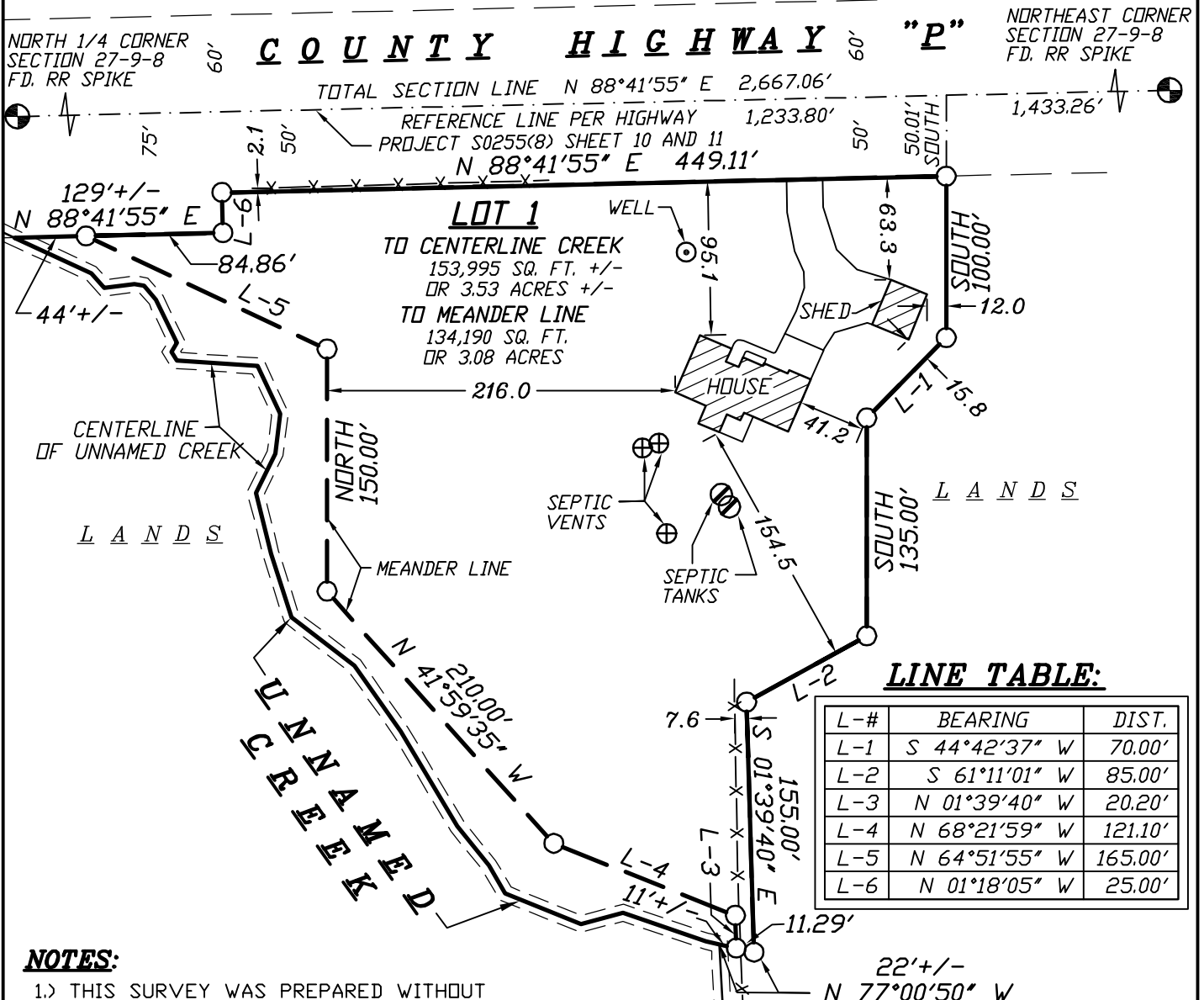
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ROBERT KEICHINGER  
7046 COUNTY HIGHWAY "P"  
DANE, WI 53529



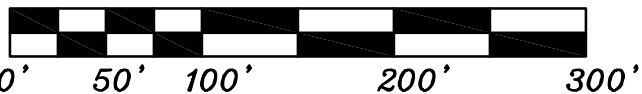
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L-6	N 01°18'05" W	25.00'

### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

SCALE 1" = 100'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



WCCS - DANE ZONE

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SURVEYORS SEAL