

Dane County Rezone Petition

Application Date	Petition Number
05/10/2022	DCPREZ-2022-11857
Public Hearing Date	
07/26/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME HELLENBRAND LIVING TR	PHONE (with Area Code) (608) 692-3521	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7658 COUNTY HIGHWAY V		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS dlhell408@gmail.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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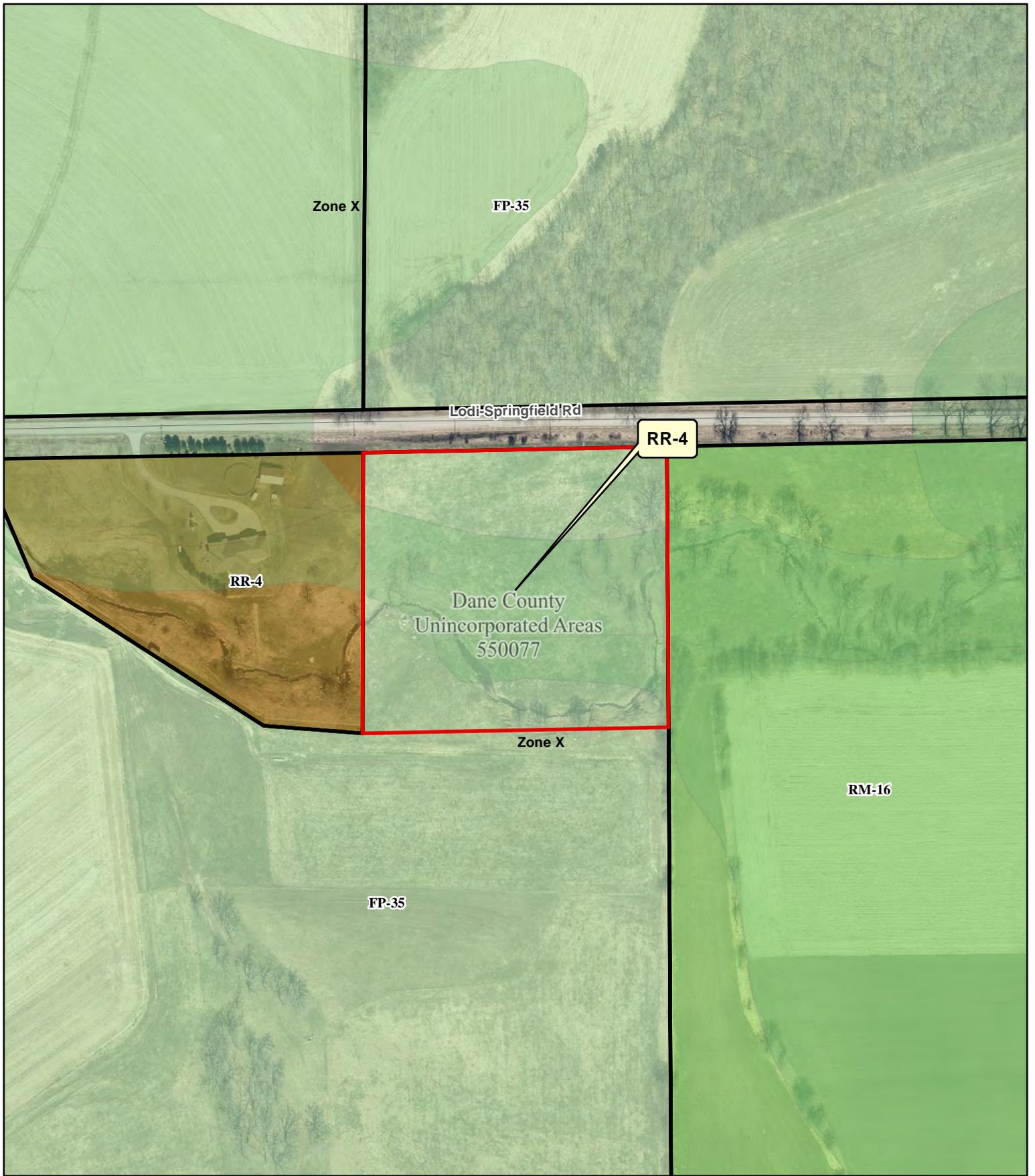
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 7240 Lodi Springfield Road					
TOWNSHIP DANE	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-201-8580-6					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

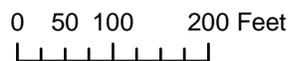
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.15

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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



Petition 11857
**HELLENBRAND LIVING
 TR**



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
<ul style="list-style-type: none"> • 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:	HELLENBRAND LIVING TR	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	7658 CTY HWY V	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	LODI WI 53555	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	DLHELL408@GMAIL.COM	Email Address:	chris@williamsonsurveying.com
Phone#:	608-692-3521	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	DANE	Parcel Number(s):	0908-201-8580-6
Section:	20	Property Address or Location:	NW 1/4 OF NE 1/4

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>

DAVID HELLEBRAND IS LOOKING TO CREATE 1 NEW RESIDENTIAL PARCEL TO BUILD A NEW HOUSE ON FOR HIMSELF TO LIVE. THIS LOCATION IS WASTE LAND BETWEEN HIS BROTHERS RESIDENTIAL LOT AND THE ADJOINING FARMS PROPERTY LINE, WHICH CANNOT BE FARMED.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	FP-35	5.15

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.

Owner/Agent Signature

Date 5-10-2022

Dane County Map

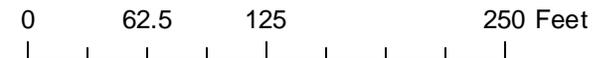


May 10, 2022

Dane County Mask

- Dane County Mask
- Parcel Number

- House Number
- CSM Text
- Plat Labels
- Plat Names
- Road Names
- Parcels





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the Northwest 1/4 of the Northeast 1/4 of Section 20, T9N, R8E, Town of Dane, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being located in the Northwest 1/4 of the Northeast 1/4 of Section 20, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Beginning at the North 1/4 Corner of said Section 20; thence N 88°52'11" E along the north line of the said Northeast 1/4, 482.92 feet; thence S 00°14'10" W, 509.53 feet; thence N 85°45'25" W, 484.56 feet to the Southeast Corner of Lot 1, Certified Survey Map No. 12096 being on the west line of the said Northeast 1/4; thence N 00°18'31" E along the east line of said Lot 1 and the said west line of the Northeast 1/4, 464.15 feet to the point of beginning. This parcel contains 235,184 sq. ft. or 5.40 acres and is subject to a road right of way over the northerly side thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Authorized Representative
Hellenbrand Living Trust

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Northwest 1/4 of the Northeast 1/4 of Section 20, T9N, R8E, Town of Dane, Dane County, Wisconsin.

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.
- 3.) ALL SECTION CORNER TIES HAVE BEEN FOUND AND VERIFIED PER THE LATEST TIES SHEET ON RECORDED FOR THE NORTH 1/4 CORNER, NORTHEAST CORNER AND CENTER OF SECTION 20, T9N, R8E.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dane on this _____ day of _____, 20__.

Angie Volkman
Town Clerk

DANE COUNTY APPROVAL:

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock __.M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

FP-35 TO RR-4

A parcel of land located in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, T9N, R8E, in the Town of Dane, Dane County, Wisconsin being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ corner of said Section 20; thence N $88^{\circ}52'11''$ E along the north line of said section, 482.92 feet; thence S $00^{\circ}14'10''$ W, 464.14 feet; thence S $88^{\circ}52'11''$ W, 483.51 feet to the southeast corner of Certified Survey Map No. 12096; thence N $00^{\circ}18'31''$ E along the east line of said CSM, 464.15 feet to the point of beginning. This description contains 5.15 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.