

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/05/2022	DCPREZ-2022-11871
<b>Public Hearing Date</b>	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY L BAUMGARTNER	PHONE (with Area Code) (608) 832-6443	AGENT NAME GARY BAUMGARTNER	PHONE (with Area Code) (608) 832-6443
BILLING ADDRESS (Number & Street) 9808 COUNTY HIGHWAY A		ADDRESS (Number & Street) 9808 COUNTY HIGHWAY A	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) MOUNT HOREB, WI 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS	

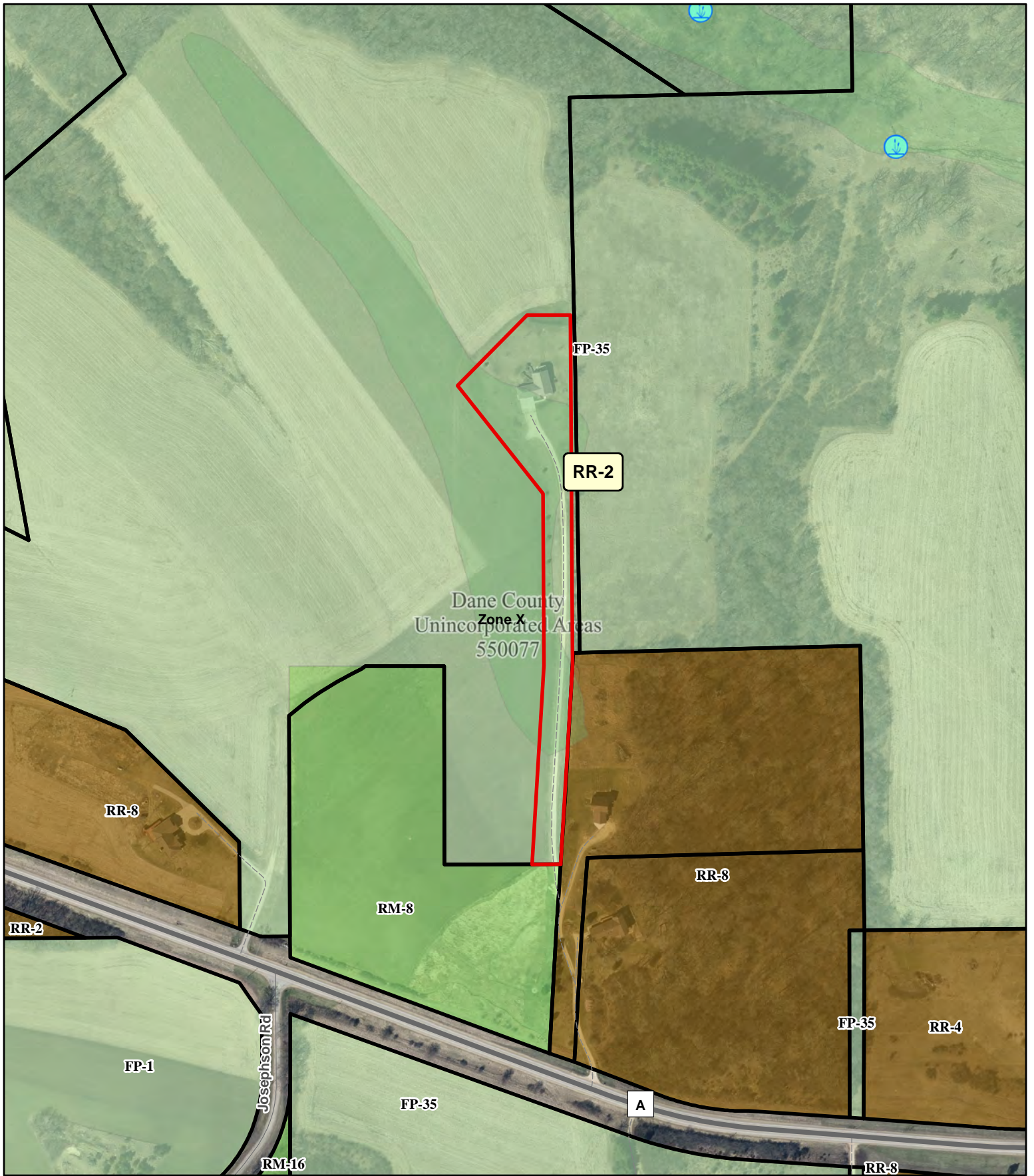
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
9808 CTH A					
TOWNSHIP PERRY	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-231-9581-0					

## REASON FOR REZONE


SEPARATING EXISTING RESIDENCE FROM FARMLAND

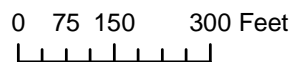
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.00

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  DJE1	<b>SIGNATURE: (Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

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



Petition 11871  
**GARY L BAUMGARTNER**



**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: Gary/Jean Baumgartner Agent Name:  
 Address (Number & Street): 9808 Co Hwy A Address (Number & Street):  
 Address (City, State, Zip): Mt Horeb, WI 53572 Address (City, State, Zip):  
 Email Address: gjbaumgartner@tds.net Email Address:  
 Phone#: 608-832-6443 Phone#:

### PROPERTY INFORMATION

Township: Perry Parcel Number(s): 0506-231-9581-0  
0506-231-8190-4  
 Section: 23 Property Address or Location:

### 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

Separating house from farmland, which son will be purchasing this year.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<u>Ag1 (FP-35)</u>	<u>RR2</u>	<u>3</u>

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.

- Scaled drawing of proposed property boundaries
- Legal description of zoning boundaries
- Information for commercial development (if applicable)
- Pre-application consultation with town and department staff
- Application fee (non-refundable), payable to the Dane County Treasurer

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 Gary Baumgartner  
Jean Baumgartner

Date 6/28/2022  
6/28/22

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s.
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under \_\_\_\_\_ of \_\_\_\_\_, Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section \_\_\_\_\_

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

Additional Property Owner Name(s):

Address (Number & Street):

Address (City, State, Zip):

Email Address:

Phone Number:



PRELIMINARY 4/27/2022

DANE COUNTY CERTIFIED SURVEY MAP #

Being part of the SE and NE 1/4's of the NE 1/4 of Section 23, T5N, R6E, Town of Perry, Dane County, Wisconsin.

FOR: GARY L BAUMGARTNER
JEAN A BAUMGARTNER
9808 COUNTY HIGHWAY A
MOUNT HOREB, WI 53572

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of GARY L BAUMGARTNER, I have surveyed, divided and mapped the following described parcel of land:

Being part of the SE and NE 1/4's of the NE 1/4 of Section 23, T5N, R6E, Town of Perry, Dane County, Wisconsin, to wit:

Commencing at the NE corner of Section 23;
thence S 89°27'50" W, 668.85' along the north line of the NE 1/4;
thence S 0°21'41" E, 1153.43' along the east line of the W 1/2 of the E 1/2 of the NE 1/4 to the POINT OF BEGINNING;
thence S 0°21'41" E, 822.48' along the east line of the W 1/2 of the E 1/2 of the NE 1/4;
thence S 3°25'08" W, 467.51' along the west line of Lot 1 of CSM #6736;
thence S 89°42'10" W, 66.81' along the north line of Lot 1 of CSM #10873;
thence N 3°25'08" E, 467.51'; thence N 0°21'41" W, 403.85'; thence N 38°21'45" W, 323.16';
thence N 44°38'19" E, 232.71'; thence N 90°00'00" E, 101.22' to the POINT OF BEGINNING;
containing 130,660 square feet or 3.000 acres, more or less.
Parcel is subject to any easements of record and/or usage.

THAT the description and plot is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

4/27/2022

Michael G. Rochon, S-2767

Date

OWNERS CERTIFICATE

As owners we certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

GARY L BAUMGARTNER, Owner Date

JEAN A BAUMGARTNER, Owner Date

TOWN OF PERRY CERTIFICATE

The Town of Perry hereby accepts this CSM for recording.

MARY PRICE - CLERK Date

DANE CO. REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_ day of \_\_\_ 2022 at \_\_\_ o'clock \_\_\_ M, and recorded in Volume \_\_\_ of Certified Survey Maps, on Page(s) \_\_\_.

DANE COUNTY REGISTER OF DEEDS

STATE OF WISCONSIN )
DANE COUNTY ) SS

Personally came before me this \_\_\_ day of \_\_\_, 2022, the named GARY L BAUMGARTNER and JEAN A BAUMGARTNER to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC, \_\_\_, WI.

MY COMMISSION EXPIRES \_\_\_\_\_



FULLCIRCLE ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533
608-935-0294 | www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 2202141C
FIELD CREW: MGR



**TOWN OF PERRY**  
**PERMIT APPLICATION**

Site visit: Sat, June 4

8:30 AM

8:30 AM

(4)

Applicant (if other than Owner)

**1. NAMES — Owner**

Name Gary Jean Baumgartner  
Street 9808 Co Hwy A  
City, State, Zip Mt Horeb, WI  
Phone: Days 833-6443 Eves 833-6443

Name \_\_\_\_\_  
Street \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone: Days \_\_\_\_\_ Eves \_\_\_\_\_

**2. PROPERTY LOCATION** Property address: Section: 23 Property size: 3 acres Property zoning: FP-35

Parcel No.: 0566-231-9581-0 Legal description: SE 1/4 NE 1/4, NE 1/4, Section 23, T5 N, R4 E

**3. PROJECT DESCRIPTION** - Please attach sketch or diagram

- Site Plan** \_\_\_ per attached  **Conditional Use permit**
- Building:** Dwelling \_\_\_ Detached garage or other outbuilding \_\_\_ Accessory building \_\_\_ Addition \_\_\_
- Estimated value of completed structure - \$ \_\_\_\_\_
- Inground Swimming Pool**

**Mobile Home:** Mobile home = \_\_\_ feet by \_\_\_ feet; Length of time estimated on site: \_\_\_\_\_  
Intended purpose: \_\_\_\_\_

**Driveway Construction** Contractor: \_\_\_\_\_  
Driveway \_\_\_ Ag. Field road \_\_\_ Proposed road length: \_\_\_ feet  
Maximum slope before construction: \_\_\_ % Maximum slope after construction: \_\_\_ %

**Zoning Change** FP-35  
Zoning change from Ag 1 District, to RR2 District, for 3 acres  
Conditional use permit for \_\_\_\_\_  
Reason for change separating home from farm lane, which area is being

**Land Division** Size of parcels to be created:  
Parcel 1) \_\_\_ acres; Parcel 2) \_\_\_ acres; Parcel 3) \_\_\_ acres; Parcel 4) \_\_\_ acres  
Principal reason for land division (describe): \_\_\_\_\_

**Communications Tower**  **Inground Swimming Pools** \_\_\_\_\_

**4. EXHIBITS ATTACHED** (see Applications Guide: submit Original + 3 copies of application & each exhibit)  
\_\_\_ Plat map \_\_\_ Aerial photo \_\_\_ Soil/slope analysis \_\_\_ Site plan \_\_\_ Sewage system site suitability

**NOTE: A zoning/building permit may be required by Dane Co. Zoning Dept. prior to construction.**

**5. AUTHORIZATIONS:** By my signature below, I certify the following: (1) that this application to the best of my knowledge is consistent with the Town of Perry's Land Use Plan and Ordinances and (2) that all information provided in this application and its exhibits is true and correct and that any subsequent change from these documents requires approval in advance from the Town Board. The required fee (see Applications Guide) is also attached.

Gary J Baumgartner 5/21/22  
Gary J Baumgartner 5/21/22  
Owner (signature is mandatory) Date Applicant (if other than Owner) Date

**FOR TOWN USE ONLY:**

- \$ 550.00 – Dwellings, Zoning Changes, Driveway Construction, Site Plans.
- \$ 500.00 – Communications Tower
- \$ 300.00 – Accessory Buildings [Ag. and non-Ag.]; Detached Garages, Inground Swimming Pools.
- \$ 300.00 – Conditional Use Permit.
- \$ 15.00 – Additions, decks, attached garages.

Fee of \$ 550.00

pd. 5/21/22  
CHK 4074