

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/29/2017	DCPREZ-2017-11209
Public Hearing Date	C.U.P. Number
10/24/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TROY A GRINDLE	PHONE (with Area Code)	AGENT NAME JONATHAN HUFTON	PHONE (with Area Code) (608) 513-5002
BILLING ADDRESS (Number & Street) 6469 NATURE VALLEY DR		ADDRESS (Number & Street) 928 VISTA RIDGE DR	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) MT HOREB, WI 53572	
E-MAIL ADDRESS troygrindle@barnesinc.net		E-MAIL ADDRESS jon@hufton.us	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
North 11049 River Fork Rd					
TOWNSHIP PERRY	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-303-9100-0					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING TWO RESIDENTIAL LOTS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4		
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C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <u>TAG</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>JH</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>TAG</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
Jonathan Hufton

DATE:
8/29/17



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>Troy Grindle</u>	Agent's Name	<u>Jonathan Hofta</u>
Address	<u>6469 Nature Valley Dr ^{Waunakee, WI 53597}</u>	Address	<u>928 Vista Ridge Dr</u>
Phone	<u>Waunakee, WI 53597</u>	Phone	<u>MT Horsh WI</u> <u>(608) 513-5002</u>
Email	<u>troggrindle@barnesinc.net</u>	Email	<u>joha@hofta.us</u>

Town: Perry Parcel numbers affected: 050630391600

Section: 01 Property address or location: 200 Drammer Valley rd (off Rusk Rd)

Zoning District change: (To / From / # of acres) A1-EX RH1 2 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: 20% Other: 80%

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:
Creating two residential lot. Single Family home in
South East lot.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Jonathan Hofta

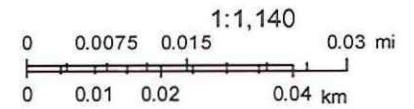
Date: 8/29/17

Dane County Web Map



August 27, 2017

 Tax Parcels



NA
Parcels

DANE COUNTY CERTIFIED SURVEY MAP NO. 11674
 LOCATED IN THE NE 1/4-SW 1/4, THE NW 1/4-SW 1/4, THE SW 1/4-SW 1/4, THE SE 1/4-SW 1/4, SECTION 30, T5N, R6E, TOWN OF PERRY, DANE COUNTY, WISCONSIN.

Curve	Radius	Arc	Central angle	Chord bearing	Length	Tangent bearing	Tangent bearing
1-2	350.00'	290.16'	47°30'03"	S 10°31'02.5" E	281.92'	S 13°13'59" E	N 34°16'04" W
3-4	361.67'	7.75'	01°13'34"	S 41°24'09" E	7.74'	S 42°00'56" E	N 40°47'22" W
6-5	383.00'	317.52'	47°30'03"	N 10°31'02.5" W	308.51'	S 13°13'59" E	N 34°16'04" W

LEGEND AND NOTES

- Found 3/4" iron rebar
- Found railroad spike
- △ Found magnetic nail
- Set pk nail
- Set 3/4"x4" solid iron rebar, weighing 150 lbs./lin. ft.

() Recorded as
 x Existing fence

Bearings referenced to the West line of the SW 1/4, assumed N 00°19'14" E

TOTAL AREA = 59.64± ACRES

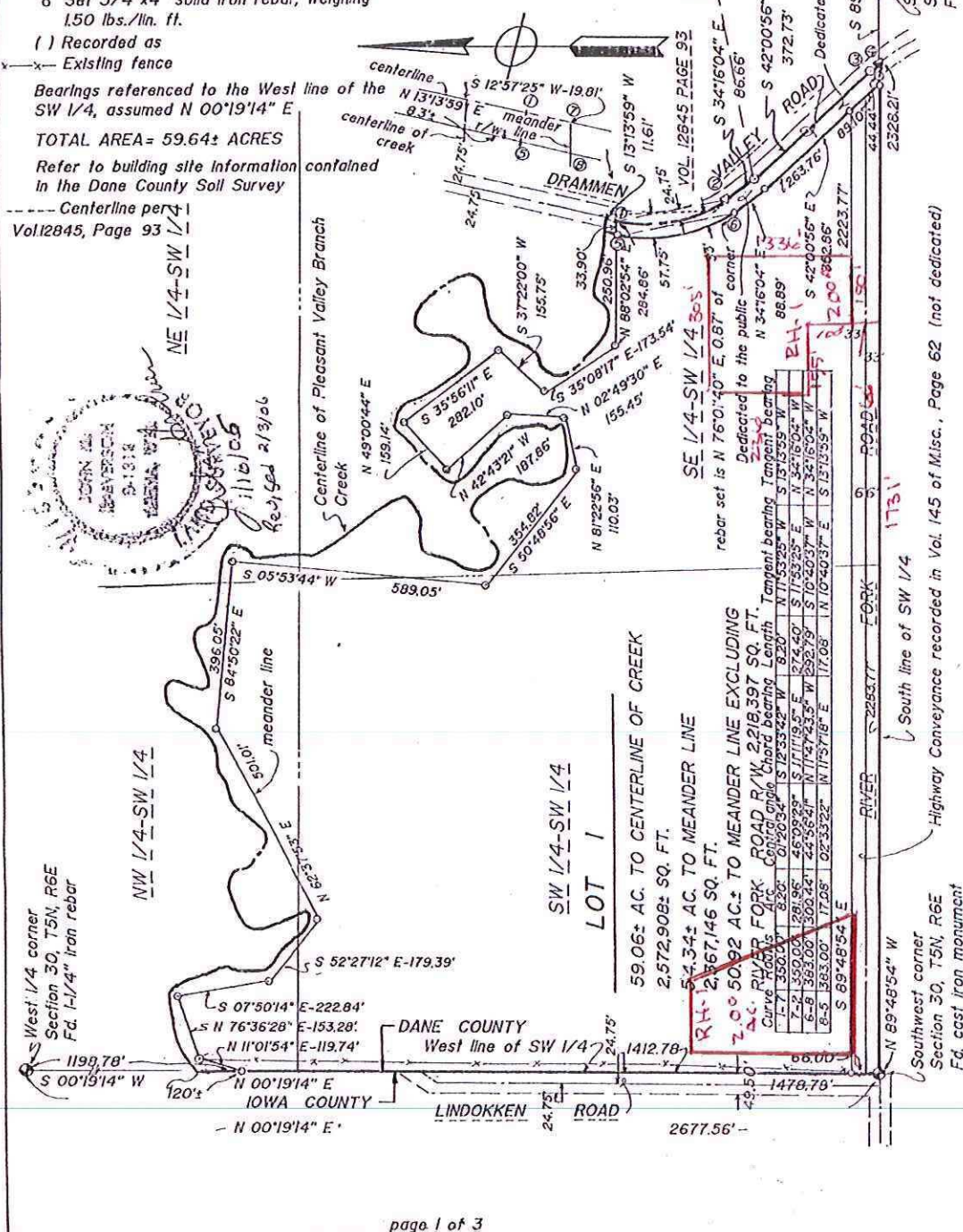
Refer to building site information contained in the Dane County Soil Survey

Centerline per Vol 12845, Page 93

OWNER: Homes 4 Wisconsin
 154 Vine Street
 Sun Prairie, WI 53590

4162201

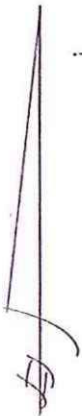
SCALE 1"=300'



Handwritten initials or mark.

A part of Lot 1 of Dane County Certified Survey Map Number 11674, recorded in Volume 71 of Certified Survey Maps on pages 204, 205 and 206, as Document number 4162201, located in the Southeast ¼ of the Southwest ¼ of Section 30, Town 5 North, Range 6 East, Town of Perry, Dane County, Wisconsin, more particularly described as follows:

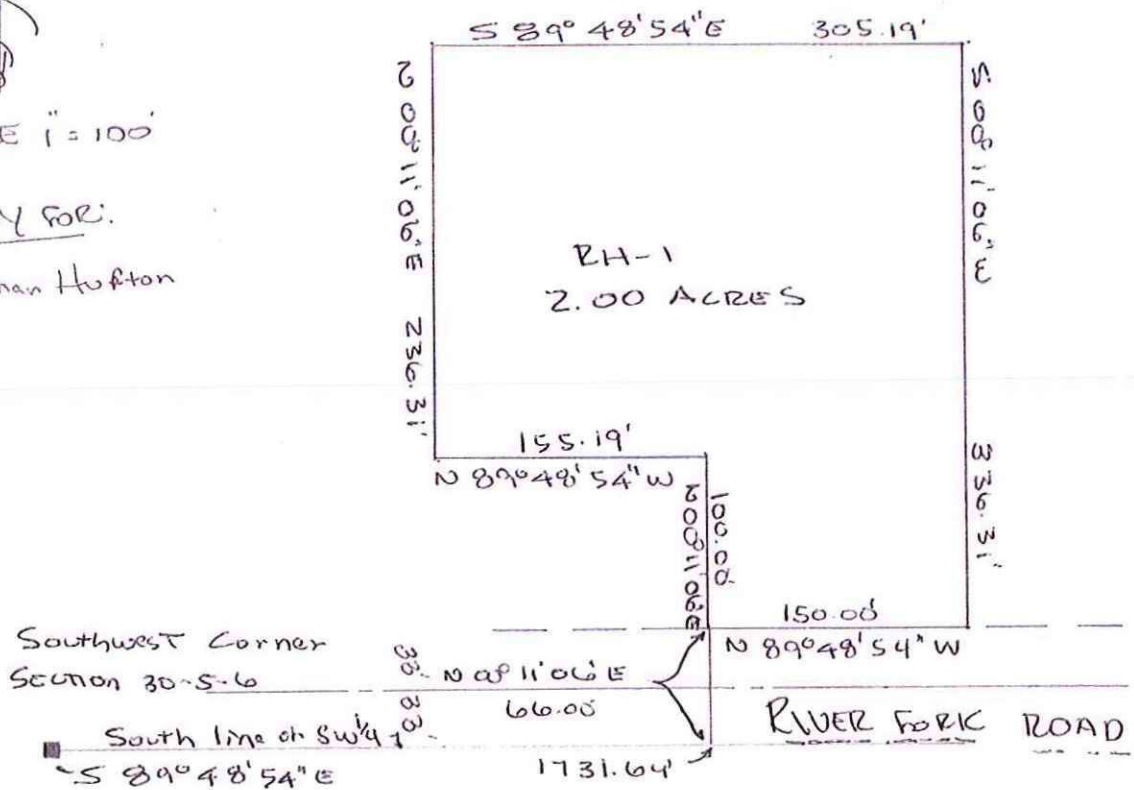
Commencing at the Southwest corner of said Section 30; thence S 89°48'54" E, 1731.64 feet along the South line of the SW ¼ of said Section 30; thence N 00°11'06" E, 66.00 feet to a point on the Northerly r/w line of River Fork Road and the point of beginning; thence N 00°11'06" E, 100.00 feet; thence N 89°48'54" W, 155.19 feet; thence N 00°11'06" E, 236.31 feet; thence S 89°48'54" E, 305.19 feet; thence S 00°11'06" W, 336.31 feet; thence N 89°48'54" W, 150.00 feet along the Northerly r/w line of River Fork Road to the point of beginning, containing 2.00 acres.

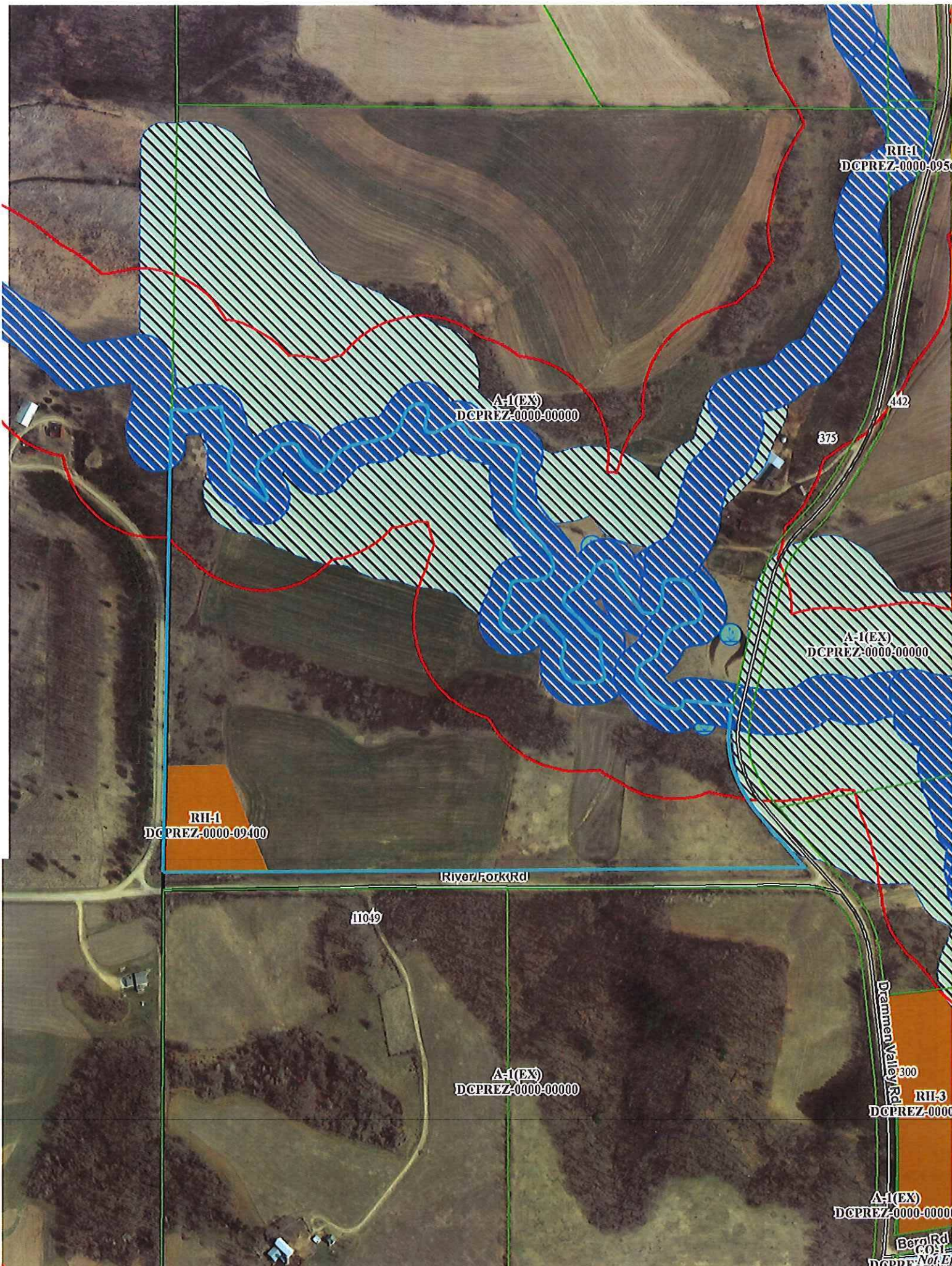


Prepared by: John M. Hawerson
 6381 Coon Rock Rd
 Arena, WI 53503

SCALE 1" = 100'

SURVEY FOR:
 Jonathan Hufton





RI-1
DCPREZ-0000-0950

A-1(EX)
DCPREZ-0000-00000

442

375

A-1(EX)
DCPREZ-0000-00000

RI-1
DCPREZ-0000-09400

River Fork Rd

11049

A-1(EX)
DCPREZ-0000-00000

Drannen Valley Rd
300

RI-3
DCPREZ-0000

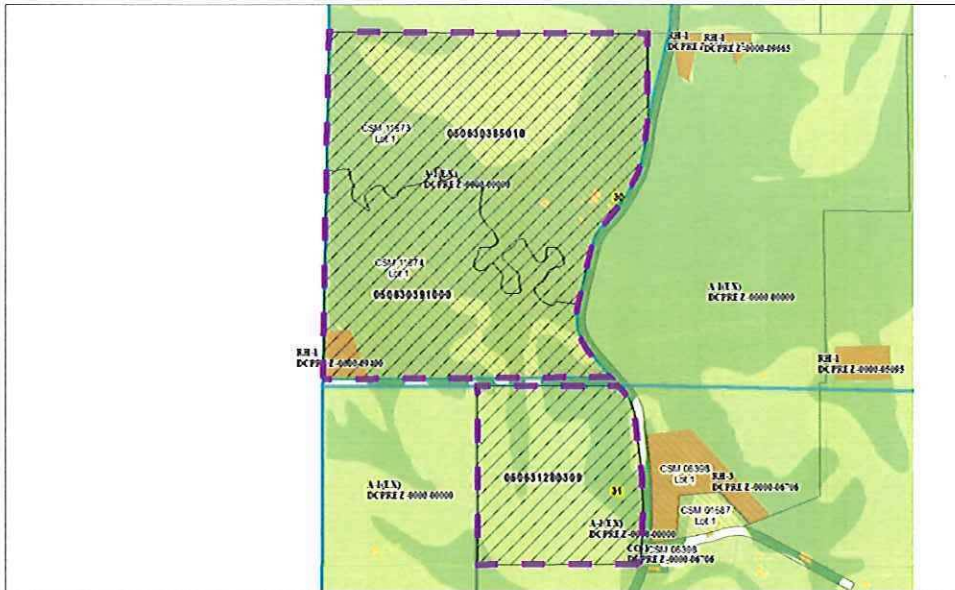
A-1(EX)
DCPREZ-0000-00000

Berg Rd
CO-1E
DCPREZ-0000-00000

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Mark Nortman					
Town	Perry	A-1EX Adoption	8/22/1979	Orig Farm Owner	Ashman, Stephen
Section:	30, 31	Density Number	35	Original Farm Acres	168.81
Density Study Date	7/24/2017	Original Splits	4.82	Available Density Unit(s)	3




Reasons/Notes:
 Homesites created to date: 2 per rezone 9400 and existing residence on PIN 0506-303-8501-0.
 Current landowners should record an agreement regarding allocation of remaining splits.
 New development should avoid mapped resource protection corridors.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050630385010	77.11	BRADLEY TISCH & LAURA TISCH	11673
050631280309	37.65	DAVID SHERLOCK & JENNIFER GOTTWALD	
050630391000	54.04	TROY A GRINDLE & DENISE L CHLEBOWSKI	11674

Parcel Number - 044/0506-303-9100-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF PERRY	
Parcel Description	LOT 1 CSM 11674 CS71/204&206-2/15/2006 D...	
Owner Names		
Primary Address	No parcel address available.	
Billing Address	6469 NATURE VALLEY DR WAUNAKEE WI 53597	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4	
Assessment Acres	59.060	
Land Value	\$9,600.00	
Improved Value	\$0.00	
Total Value	\$9,600.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~-07/10/2017 - 05:00 PM~~

Ends: ~~-07/10/2017 - 07:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~-07/26/2017 - 07:00 PM~~

Ends: ~~-07/26/2017 - 09:00 PM~~

[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 2.33 Acres DCPREZ-0000-09400

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$9,500.00	\$0.00	\$9,500.00
Taxes:		\$155.28
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$155.28

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	22BV	BLANCHARDVILLE FIRE DIST

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	03/11/2015	5134681		

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: 0506-303-9100-0

[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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DANE COUNTY ORDINANCE AMENDMENT NO. 9400

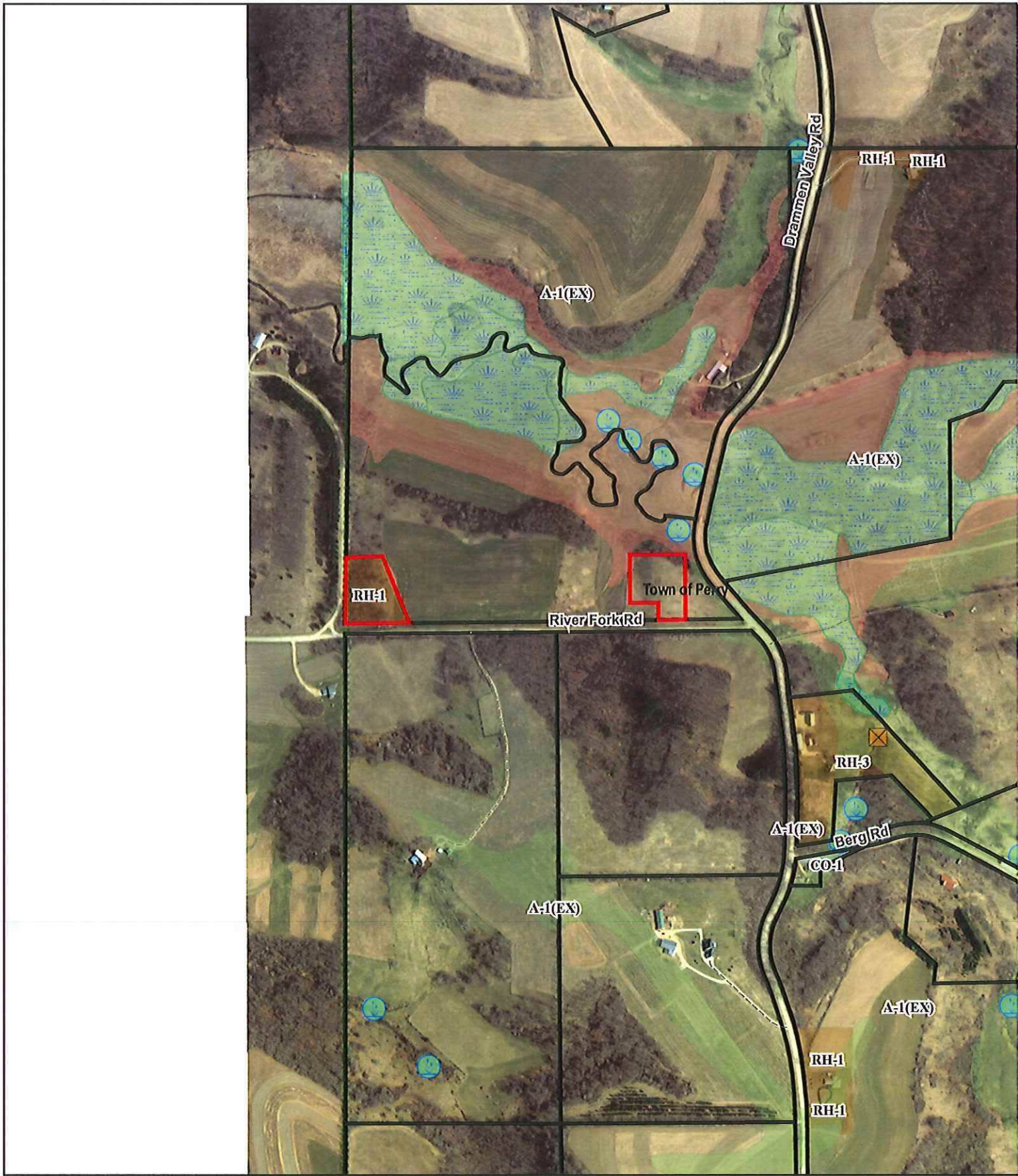
Amending Section 10.03 relating to Zoning Districts in the Town of Perry.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Perry be amended to include in the RH-1 Rural Homes District/s the following described land:

PETITION NUMBER: 9400

A part of the SW 1/4 SW 1/4 of Section 30, Town of Perry described as follows: Commencing at the Southwest corner of said Section 30; thence N00°19'14" East, 66.00 feet along the West line of SW 1/4 SW 1/4 of said Section 30 to the point of beginning; thence S89°48'54" East, 358.03 feet; thence N22°40'00" West, 393.38 feet; thence N89°48'54" West, 204.40 feet; thence S00°19'14" West, 362.50 feet along the West line of said SW 1/4 SW 1/4 to the point of beginning.

Effective: 1 123 1010



Legend

Significant Soils
 Class

- Class 1
- Class 2

Floodplain
 Wetland



0 245 490 980 Feet

Petition 11209
 TROY A GRINDLE

