

Dane County Rezone & Conditional Use Permit


Application Date	Petition Number
09/16/2019	DCPREZ-2019-11490
Public Hearing Date	C.U.P. Number
11/26/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ALLAYNE C TURK	PHONE (with Area Code) (608) 767-3416	AGENT NAME KENDALL KAHL	PHONE (with Area Code) (608) 798-3766
BILLING ADDRESS (Number & Street) 9594 KAHL RD		ADDRESS (Number & Street) 9344 SPRING VALLEY RD	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) MAZOMANIE, WI 53560	
E-MAIL ADDRESS TRENTTURK@TDS.NET		E-MAIL ADDRESS KKAHL@CHORUS.NET	

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	
SOUTHWEST OF BLACKBERRY ROAD		SOUTH OF BLACKBERRY ROAD			
TOWNSHIP BLACK EARTH	SECTION 25	TOWNSHIP	SECTION 25	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-251-9345-5		0806-251-9500-6			

REASON FOR REZONE	CUP DESCRIPTION
CREATING THREE RESIDENTIAL LOTS	
FROM DISTRICT:	TO DISTRICT:
A-1Ex Exclusive Ag District	RR-8 (Rural Residential, 8 to 16 acres) District
ACRES	DANE COUNTY CODE OF ORDINANCE SECTION
42	

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>KCK</i> Applicant Initials	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>KCK</i> Applicant Initials	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>KCK</i> Applicant Initials	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent)  PRINT NAME: Kendall C. Kahl DATE: 9-16-19
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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:

- **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.
- **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 Alleyne Turk Agent's Name Kendall Kahl
 Address 9594 Kohl Rd, Black Earth WI 53515 Address 9344 Spring Valley Rd Mazomanie WI 53560
 Phone 608-767-3416 Phone 608-798-3766
 Email TrentTurk@tds.net Email KKahl@chorus.net

Town: Black Earth Parcel numbers affected: 0806-251-9345-5 / 9500-6
 Section: 25 Property address or location: South of Blackberry Road
 Zoning District change: (To / From / # of acres) To RR-8 from A-1(EX) 42 Acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % 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 3 residential lots

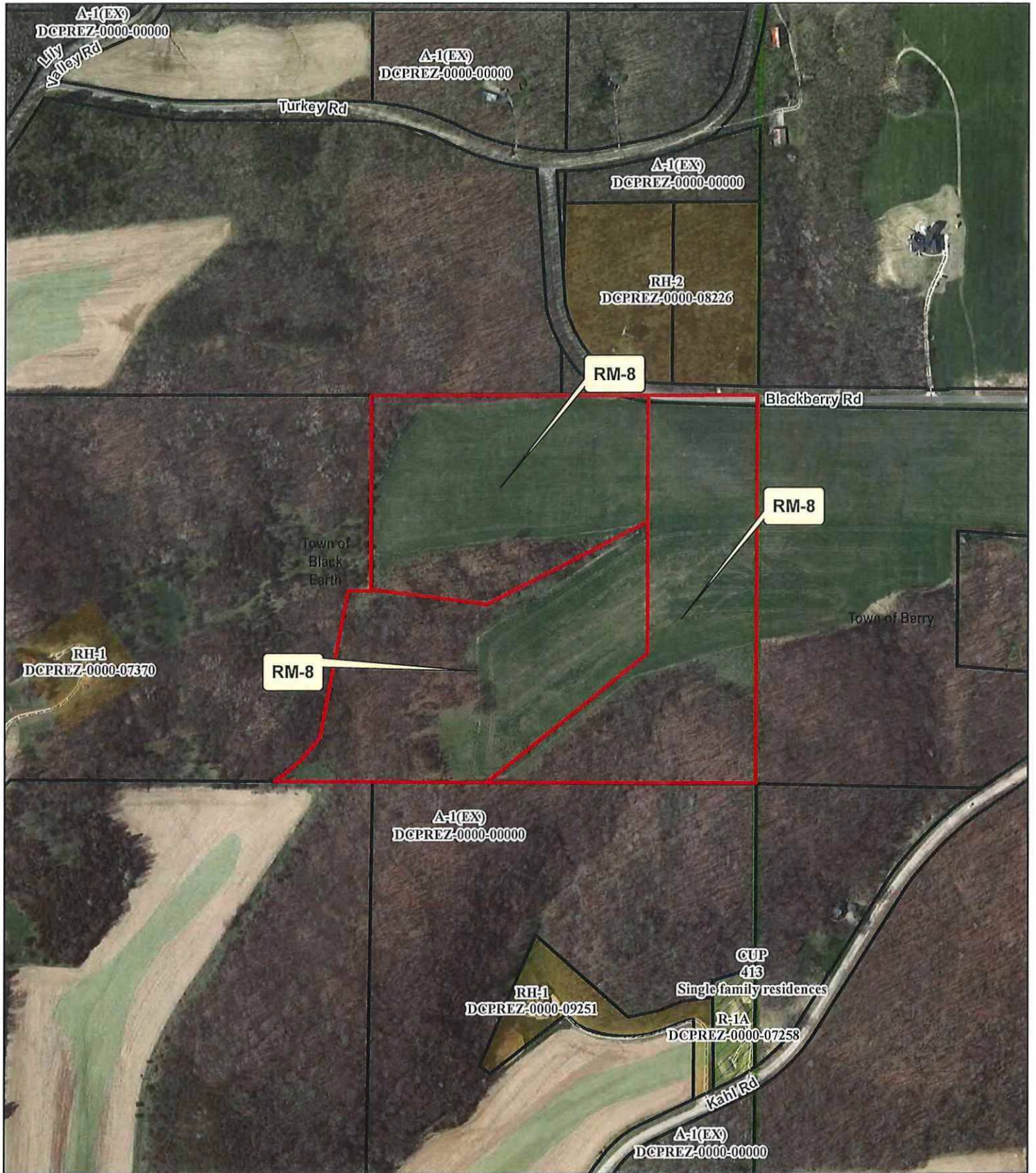
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Kendall Kahl Date: 9-6-19

9/5/2019

Rezoning request of 43 acres from A-1 (EX) to RH-3 or ~~RM-8~~ ^{RR-8} (Mixed Use, 8-16 Acres) with a 3 lot CSM in the Town of Black Earth, Wisconsin.





The reason for the rezone is to financially be able to provide care for farmer Allayne C. Turk in assisted living. Allayne's son Trent Turk is working the farm on his own. Trent is the only child of Allayne and Danna Dee Turk (who has passed away). To keep the farm going, Allayne and Trent have decided to sell some of their poorer land for 3 home sites for Allayne's care. As mentioned, the land being rezoned is the poorest land for their agriculture farming. Dane Count soils shows it is Not prime farmland for any of the land.

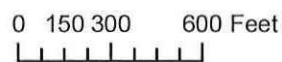
If these 3 sites can be sold it will help Trent continue farming, milking the cows and keep working the better land surrounding the farm building area as well as having funds to care for his father.



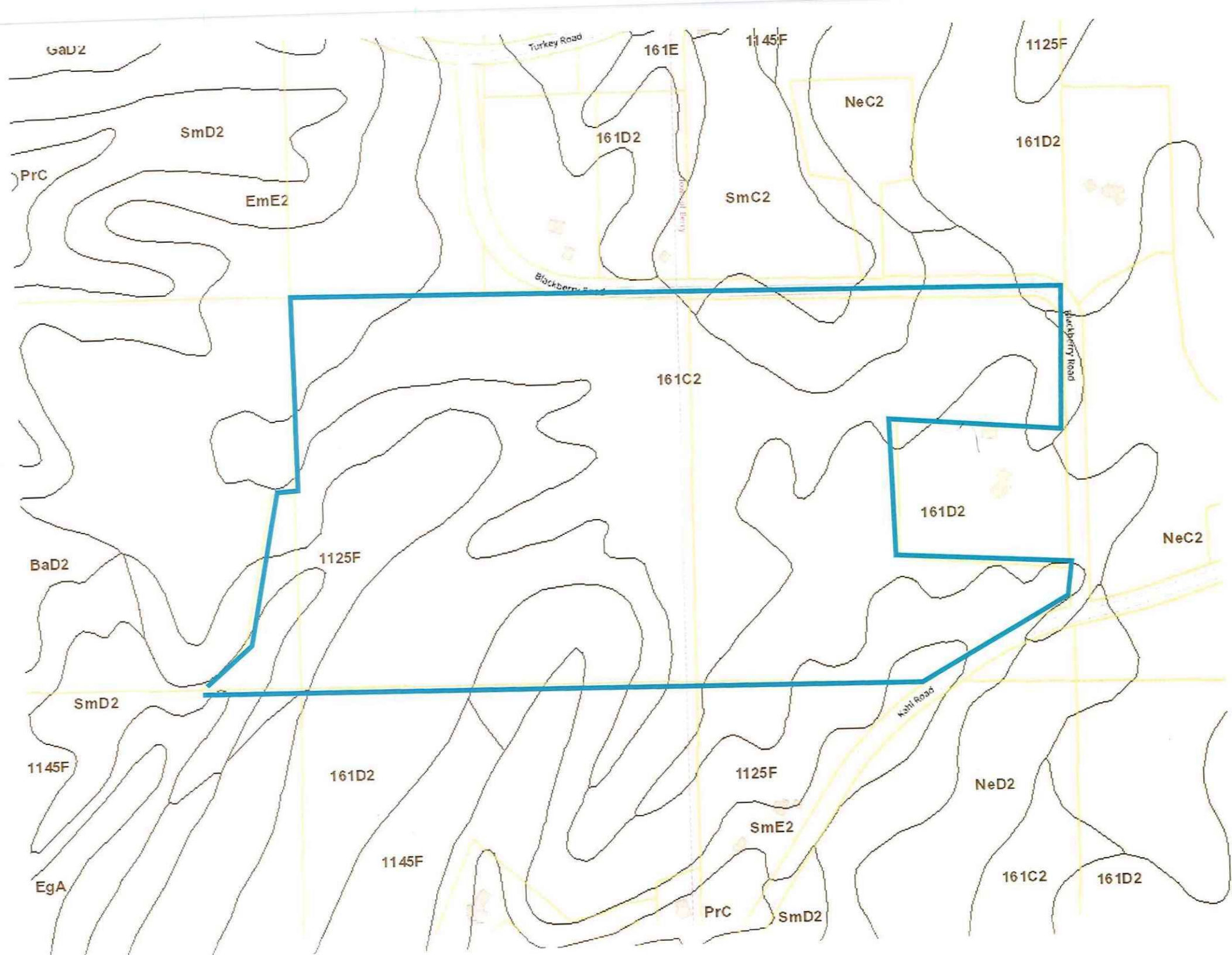
Legend

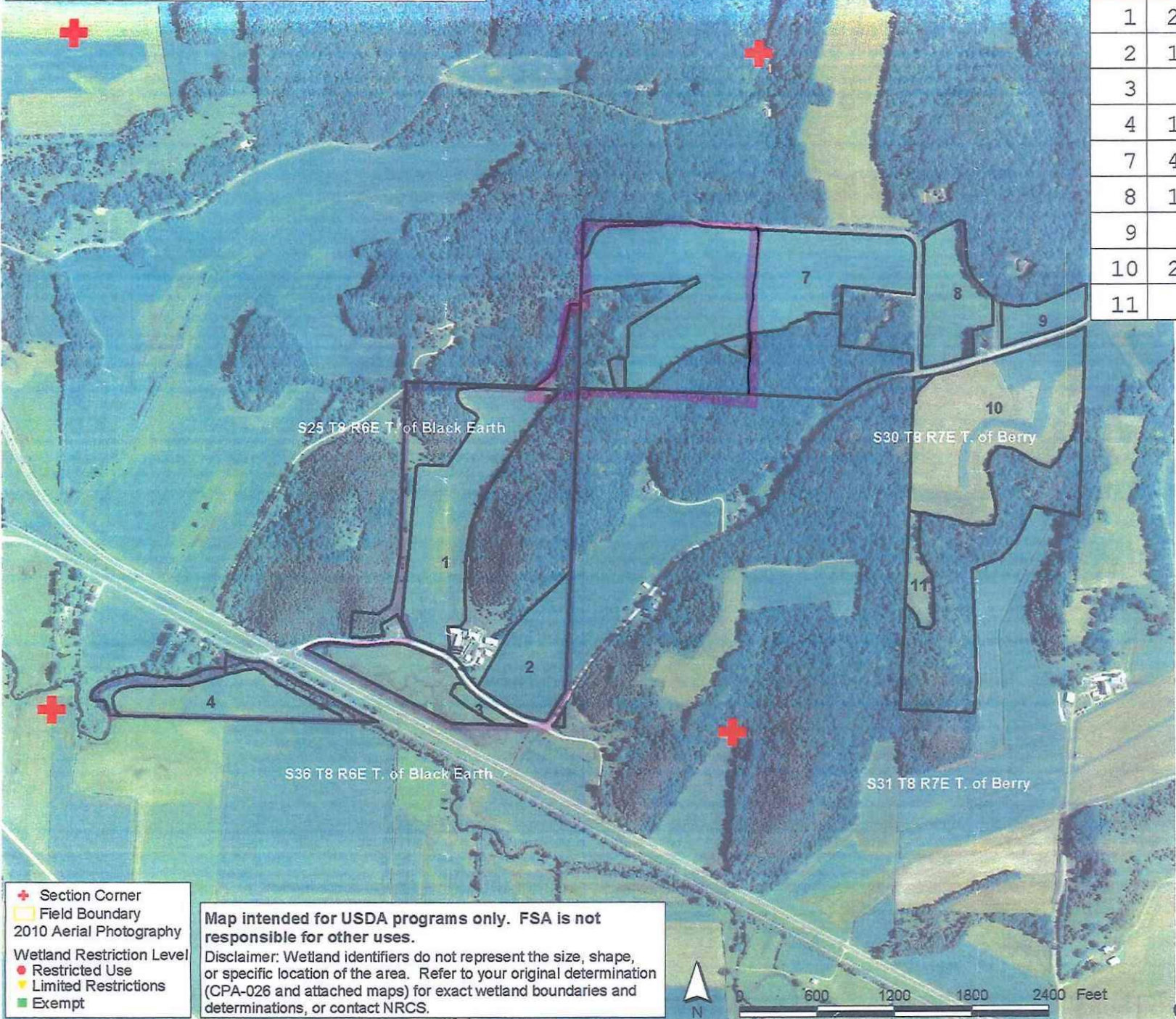
Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2



Petition 11490
ALLAYNE C TURK





1	22.64	Y
2	10.61	Y
3	1.28	Y
4	10.10	Y
7	41.52	Y
8	10.19	Y
9	4.09	Y
10	29.94	Y
11	2.92	Y

+ Section Corner
 Field Boundary
 2010 Aerial Photography
 Wetland Restriction Level
 Restricted Use
 Limited Restrictions
 Exempt

Map intended for USDA programs only. FSA is not responsible for other uses.
 Disclaimer: Wetland identifiers do not represent the size, shape, or specific location of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.




Cropland = 133.3 ac.

Parcel Number - 006/0806-251-9500-6

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less -
Municipality Name	TOWN OF BLACK EARTH	
State Municipality Code	006	
Township & Range	Section	Quarter/Quarter & Quarter.
T08NR06E	25	SE of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 25-8-6 SE1/4 NE1/4 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	ALLAYNE C TURK	
Primary Address	No parcel address available.	
Billing Address	9594 KAHL RD BLACK EARTH WI 53515	


Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4	
Assessment Acres	40.900	
Land Value	\$5,800.00	
Improved Value	\$0.00	
Total Value	\$5,800.00	

[Show Valuation Breakout](#)

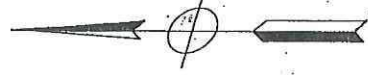
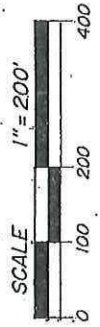
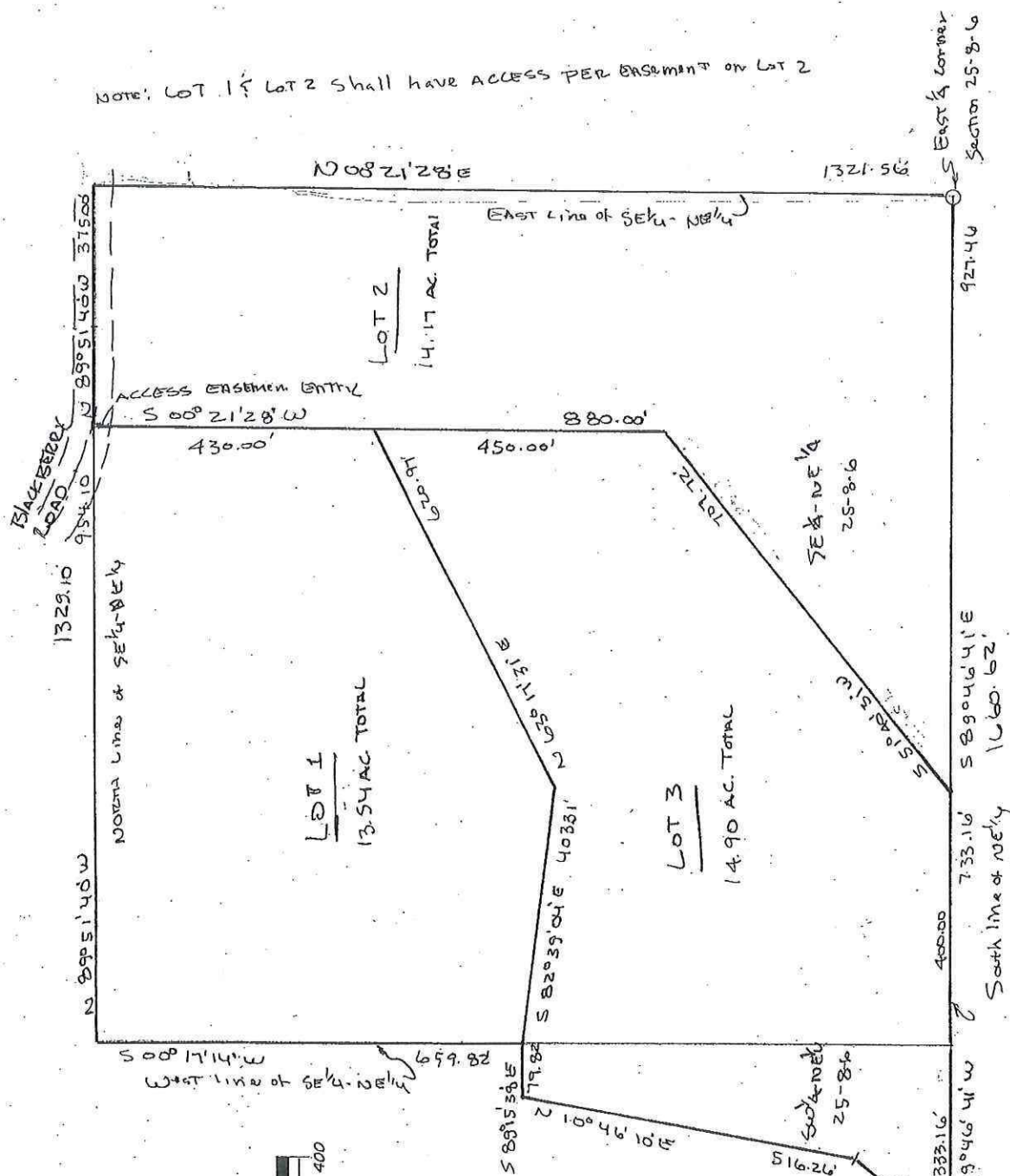
Parcel Number - 006/0806-251-9345-5

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF BLACK EARTH	
State Municipality Code	006	
Township & Range	Section	Quarter/Quarter & Quarter
T08NR06E	25	SW of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	<p>SEC 25-8-6 PRT SW1/4NE1/4 DESCR AS COM AT W1/4 COR SD SEC 25 TH N87DEG12'35"E 3652.98 FT ALG E-W 1/4 LN SD SEC 25 TO POB TH N87DEG12'35"E 333.15 FT ALG SD E-W 1/4 LN TO SE COR OF SW1/4NE1/4 TH N02DEG43'30"W 659.82 FT ALG E LN OF SW1/4NE1/4 TH S87DEG43'38"W 79.82 FT TH S07DEG45'26"W 516.26 FT TH S37DEG09'14"W 102.21 FT TH S48DEG45'00"W 120.00 FT TO POB CONT 2.338 ACRES SUBJ TO AFF OF ADV POSS IN DOC #2846398</p> <p>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</p>	
Current Owner	ALLAYNE C TURK 	
Primary Address	No parcel address available.	
Billing Address	9594 KAHL RD BLACK EARTH WI 53515	

Note: LOT 1 & LOT 2 shall have ACCESS PER EASEMENT on Lot 2



Survey for
Trent Turf
Blackberry, WI
Prepared by
John Halverson
Arena, WI
608-843-7498

N 48°09'50"E
102.21'
N 51°45'44"E
120.00'

N 89°46'41"W
383.16'
S 89°46'41"E
733.16'
S 89°46'41"E
160.62'

S 89°51'40"W
25-8-6

SE 1/4-NE 1/4
25-8-6

East 1/4 corner
Section 25-8-6

BLACK BERRY
ROAD

1329.10

N 89°51'40"W

934.10

N 89°51'40"W
375.08

1321.28

1321.56

927.46

430.00'

16.025

450.00'

880.00'

21.101

40381'

400.00'

516.26'

10°46'10"E

217.82'

S 82°39'01"E

40381'

733.16'

160.62'

1321.28

1321.56

927.46

430.00'

16.025

450.00'

880.00'

21.101

40381'

400.00'

516.26'

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217.82'

S 82°39'01"E

40381'

733.16'

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40381'

400.00'

516.26'

10°46'10"E

217.82'

S 82°39'01"E

40381'

733.16'

160.62'

**LOCATED IN THE SW ¼-NE ¼ AND THE SE ¼-NE ¼ OF SECTION 25, TOWN 8 NORTH,
RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.**

TOTAL LEGAL DESCRIPTION:

A parcel of land located in the SW ¼-NE ¼ and the SE ¼-NE ¼ of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Beginning at the East corner of said Section 25; thence N 89°46'41" W, 1660.62 feet along the South line of the NE ¼ of said Section 25; thence N 51°45'44" E, 120.00 feet; thence N 40°09'58" E, 102.21 feet; thence N 10°46'10" E, 516.26 feet; thence S 89°15'38" E, 79.82 feet; thence N 00°17'14" E, 659.82 feet along the West line of the SE ¼-NE ¼; thence S 89°51'40" E, 1329.10 feet along the North line of the SE ¼-NE ¼; thence S 00°21'28" W, 1321.56 feet along the East line of the SE ¼-NE ¼ to the point of beginning.

LOT 1 DESCRIPTION:

A parcel of land located in the SE ¼-NE ¼ of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East corner of said Section 25; thence N 00°21'28" E, 1321.56 feet along the East line of the SE ¼-NE ¼; thence N 89°51'40" W, 375.00 feet along the North line of the SE ¼-NE ¼ to the point of beginning; thence N 89°51'40" W, 954.10 feet along the North line of the SE ¼-NE ¼; thence S 00°17'14" W, 659.82 feet along the West line of the SE ¼-NE ¼; thence S 82°39'04" E, 403.31 feet; thence N 63°17'31" E, 620.97 feet; thence N 00°21'28" E, 430.00 feet to the point of beginning, containing 13.54 acres, more or less.

LOT 2 DESCRIPTION:

A parcel of land located in the SE ¼-NE ¼ of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

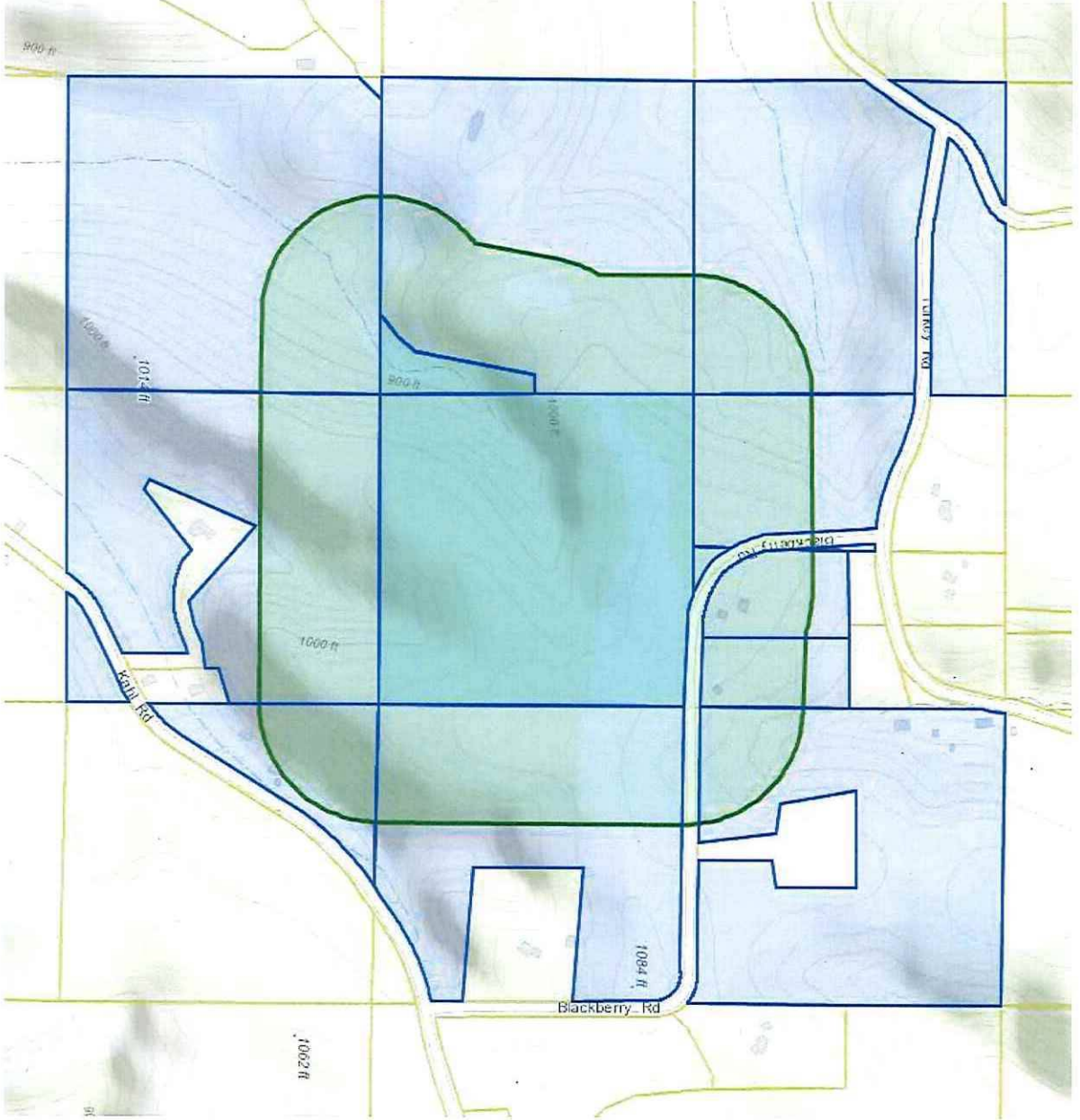
Beginning at the East corner of said Section 25; thence N 00°21'28" E, 1321.56 feet along the East line of the SE ¼-NE ¼; thence N 89°51'40" W, 375.00 feet along the North line of the SE ¼-NE ¼; thence S 00°21'28" W, 880.00 feet; thence S 51°40'31" W, 707.72 feet; thence S 89°46'41" E, 927.46 feet along the South line of the NE ¼ of said Section 25 to the point of beginning, containing 14.17 acres, more or less.

LOT 3 DESCRIPTION:

A parcel of land located in the SW ¼-NE ¼ and the SE ¼-NE ¼ of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East corner of said Section 25; thence N 89°46'41" W, 927.46 feet along the South line of the NE ¼ of said Section 25 to the point of beginning, thence N 89°46'41" W, 733.16 feet along the South line of the NE ¼ of said Section 25; thence N 51°45'44" E, 120.00 feet; thence N 40°09'58" E, 102.21 feet; thence N 10°46'10" E, 516.26 feet; thence S 89°15'38" E, 79.82 feet; thence S 82°39'04" E, 403.31 feet; thence N 63°17'31" E, 620.97 feet; thence S 00°21'28" W, 450.00 feet; thence S 51°40'31" W, 707.72 feet to the point of beginning, containing 14.90 acres, more or less.

Rezone 11490



SAEMAN TR, JEROME F & VER...
1755 LUDDEN DR
CROSS PLAINS, WI 53528

ALLAYNE C TURK
9594 KAHL RD
BLACK EARTH, WI 53515

GREGORY BAKER
9514 BLACKBERRY RD
BLACK EARTH, WI 53515

TURK LIVING TR
9533 KAHL RD
BLACK EARTH, WI 53515

ALLAYNE C TURK
9594 KAHL RD
BLACK EARTH, WI 53515

ALLAYNE C TURK
9594 KAHL RD
BLACK EARTH, WI 53515

ALLAYNE C TURK
9594 KAHL RD
BLACK EARTH, WI 53515

TURKEY ROAD FARM LLC
PO BOX 1497
MADISON, WI 53701

LUKE FORTNEY
MANDY J FORTNEY
9490 KAHL RD
BLACK EARTH, WI 53515

ALTA PROPERTIES INC
PO BOX 1274
BELOIT, WI 51312

CRAIG R BONNEVILLE
9530 BLACKBERRY RD
BLACK EARTH, WI 53515

SAEMAN TR, JEROME F & VER...
1755 LUDDEN DR
CROSS PLAINS, WI 53528

HENRY D BLANKE
TARRY L BLANKE
9714 US HIGHWAY 14
BLACK EARTH, WI 53515