

Dane County Rezone Petition

Application Date	Petition Number
05/19/2021	DCPREZ-2021-11724
Public Hearing Date	
07/27/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME LAVON HOFLAND C/O PAUL KOJO	PHONE (with Area Code) (608) 577-2116	AGENT NAME ISTHMUS SURVEYING	PHONE (with Area Code) (608) 209-0302
BILLING ADDRESS (Number & Street) 1442 LAKE KEGONSA RD		ADDRESS (Number & Street) 450 N BALDWIN ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS paulkojo211615@gmail.com		E-MAIL ADDRESS ISTHMUSSURVEYING@SBCGLOBAL.NET	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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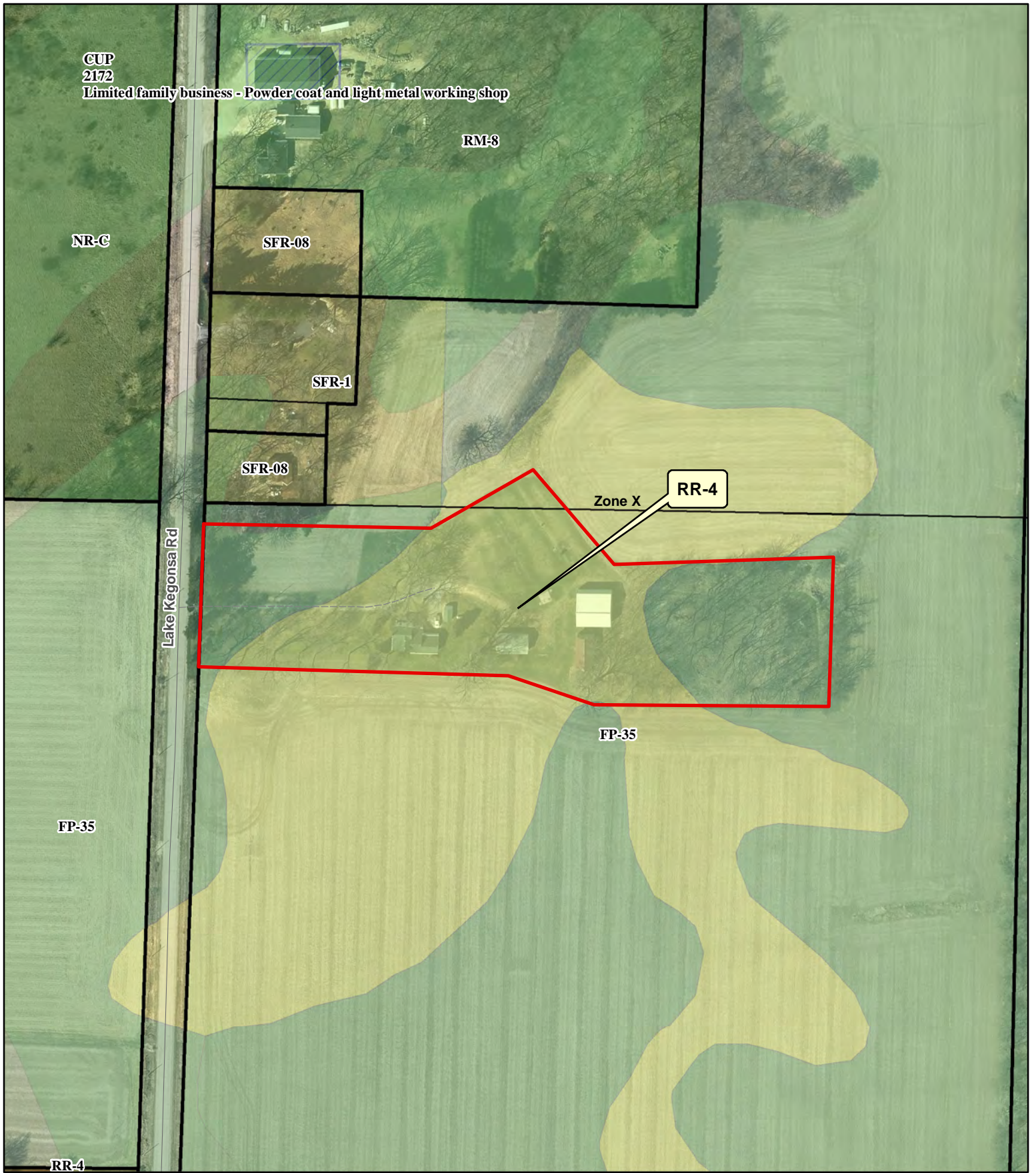
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1442 Lake Kegonsa Road					
TOWNSHIP RUTLAND	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-023-8000-6		0510-022-9800-7			

REASON FOR REZONE



SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.4



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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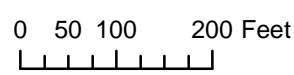


Legend

-  Wetland
-  Floodplain

Significant Soils

-  Class 1
-  Class 2



Petition 11724
LAVON M HOFLAND c/o
PAUL KOJO



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:	Lavon M. Hofland c/o Paul Kojo	Agent Name:	Paul Spetz/Isthmus Surveying LLC
Address (Number & Street):	1442 Lake Kegonsa Road	Address (Number & Street):	450 N. Baldwin Street
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Madison, WI 53703
Email Address:	paulkojo211615@gmail.com	Email Address:	isthmussurveying@sbcglobal.net
Phone#:	608-577-2116	Phone#:	608-209-0302

PROPERTY INFORMATION

Township:	Rutland 05-10	Parcel Number(s):	052/0510-023-8000-6; 052/0510-022-9800-7
Section:	2	Property Address or Location:	1442 Lake Kegonsa Road

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>
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Lavon owns approximately 89 acres in Section 2 and wants to split off the residential portion of her agricultural lands (5.4 Acres net) to sell to a relative (Paul Kojo) that includes the residential and farm buildings; The lands are currently zoned FP-35 and contiguous to this proposed rezone.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	5.4 acres net

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 _____

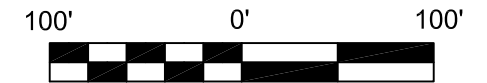
Date 5/19/21

Rezone Map

LOCATED IN:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, T5N, R10E, Town of Rutland, Dane County, Wisconsin

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM



SE-NW



PREPARED FOR:
LAVON HOFLAND/PAUL KOJO
1442 LAKE KEGONSA ROAD
STOUGHTON, WI 53589

PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

Rezone Description: FP-35 to RR-4

1442 Lake Kegonsa Road

A parcel of land to be rezoned located in the NE 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 2, T5N, R10E, Town of Rutland, Dane County, Wisconsin, more particularly described as follows.

Commencing at the West 1/4 of Section 2, T5N, R10E, thence S 88°59'51" E, along the North line of the SW 1/4 of said Section 2, 1316.88 feet to a point being the Northwest corner of said NE 1/4 of the SW 1/4 of Section 2; thence S 01°50'38" W, along the westerly line of said NE 1/4 of the SW 1/4 of Section 2, and Centerline of Lake Kegonsa Road, 33.00 feet to the point of beginning of this description;

thence S 88°59'49" E, 391.76 feet;
thence N 60°20'54" E, 183.93 feet;
thence S 40°30'18" E, 194.51 feet;
thence N 88°02'57" E, 342.90 feet;
thence S 01°43'24" W, 233.48 feet;
thence N 89°25'54" W, 366.68 feet;
thence N 71°24'18" W, 141.42 feet;
thence N 88°19'26" W, 520.20 feet;
thence N 01°50'38" E, along said westerly line of said NE 1/4 of the SW 1/4 of Section 2 and centerline of Lake Kegonsa Road, 221.63 feet to the point of beginning.

This description contains an area of 244,558 Square Feet 5.61Acres gross. Excepting therefrom that portion of right-of-way for Lake Kegonsa Road **237,238 Square Feet or 5.45 Acres net.**