


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/15/2018	DCPREZ-2018-11367
Public Hearing Date	C.U.P. Number
12/18/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KATHERINE SPRING	PHONE (with Area Code)	AGENT NAME KARL WHISLER	PHONE (with Area Code) (608) 334-5275
BILLING ADDRESS (Number & Street) 564 W ARLINGTON PL		ADDRESS (Number & Street) 734 NORLAND RD	
(City, State, Zip) CHICAGO, IL 60614		(City, State, Zip) BELLEVILLE, WI 53508	
E-MAIL ADDRESS		E-MAIL ADDRESS KKWHISLERFARMS@GMAIL.COM	

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	
997 NORLAND RD		WEST OF NORLAND RD			
TOWNSHIP PRIMROSE	SECTION 17	TOWNSHIP PRIMROSE	SECTION 17	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-171-9790-7		0507-171-9500-7			

REASON FOR REZONE			CUP DESCRIPTION	
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	10.5		
RH-3 Rural Homes District	A-2 Agriculture District	13.2		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>KS</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
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PRINT NAME: KARL WHISLER
DATE: 10-15-19



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 KARL Whisler

^{Surveyor} Agent's Name Full Circle

Address KK Whisler Farms & Gmail.com

Address 3462 Spring Valley Rd

Phone 608-334-5275

Phone Dodgeville WI 53533

Email 734 Norland Rd Belleville WI

Email 608-935-0294

Town: Primrose Parcel numbers affected: 050717197907 050717195007

Section: 17 Property address or location: ~~050717180010~~

Zoning District change: (To / From / # of acres) To A2 From A1EX 10.5

To A2 From RH-3 13.220

Soil classifications of area (percentages) Class I soils: 0% Class II soils: 0% 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:

Selling 10.5 acres to neighbor, who prefers A-2

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 10-15-18

Parcel Number - 048/0507-171-9790-7**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF PRIMROSE	
Parcel Description	LOT 1 CSM 5127 CS23/138&139 R9236/8-12/1...	
Owner Name	KATHERINE SPRING	
Primary Address	997 NORLAND RD	
Billing Address	564 W ARLINGTON PL CHICAGO IL 60614	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G1 G6	
Assessment Acres	13.220	
Land Value	\$142,100.00	
Improved Value	\$88,700.00	
Total Value	\$230,800.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~05/15/2018 - 05:00 PM~~

Ends: ~~05/15/2018 - 07:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/12/2018 - 05:00 PM~~

Ends: ~~06/12/2018 - 07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information 

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

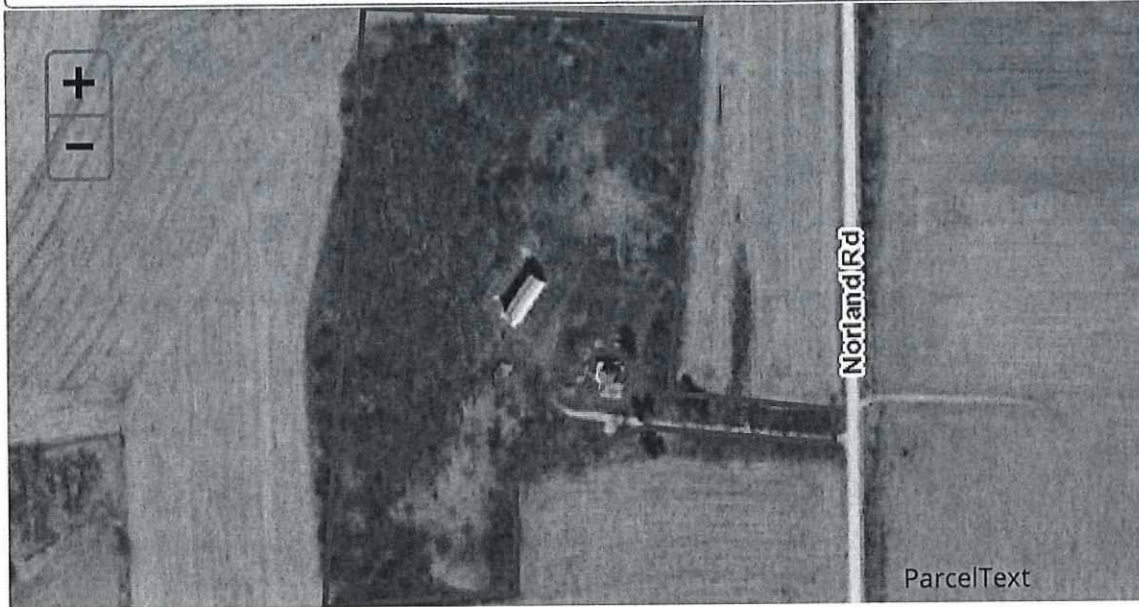
Zoning

RH-3 DCPREZ-0000-03745

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$142,100.00	\$88,700.00	\$230,800.00
Taxes:		\$3,971.44
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$71.19
Specials(+):		\$8.67
Amount:		\$3,908.92

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24E2	EMS MT HOREB
OTHER DISTRICT	24MH	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	10/02/2015	5188110		

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: 0507-171-9790-7

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Parcel Number - 048/0507-171-9500-7**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF PRIMROSE	
Parcel Description	SEC 17-5-7 SE1/4NE1/4 EXC CSM 5127	
Owner Name	KARL E WHISLER	
Primary Address	No parcel address available.	
Billing Address	734 NORLAND RD BELLEVILLE WI 53508	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5M	
Assessment Acres	27.300	
Land Value	\$7,600.00	
Improved Value	\$0.00	
Total Value	\$7,600.00	

[Show Valuation Breakout](#)

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Ends: ~~05/15/2018~~ - 07:00 PM

[About Open Book](#)

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Starts: ~~06/12/2018~~ - 05:00 PM

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[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)

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

Parcel Maps

DCiMap

Tax Summary (2017) More +

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$7,700.00	\$0.00	\$7,700.00
Taxes:		\$132.50
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$132.50

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24MH	MT HOREB FIRE
OTHER DISTRICT	24E2	EMS MT HOREB

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/07/1998	2953887		

Show More ▼

DocLink

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By Parcel Number: 0507-171-9500-7

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GREGORY K HARTIG
KIMBERLY J HARTIG
3951 GARFOOT RD
CROSS PLAINS WI 53528

KARL E WHISLER
734 NORLAND RD
BELLEVILLE WI 53508

JEROME C ZIEGLER
MARY J ZIEGLER
8025 WITTWER RD
BELLEVILLE WI 53508

JEROME C ZIEGLER
MARY J ZIEGLER
8025 WITTWER RD
BELLEVILLE WI 53508

JEROME C ZIEGLER
MARY J ZIEGLER
8025 WITTWER RD
BELLEVILLE WI 53508

ROBERT E WHISLER
628 PRIMROSE CENTER RD
BELLEVILLE WI 53508

KARL E WHISLER
734 NORLAND RD
BELLEVILLE WI 53508

KATHERINE SPRING
564 W ARLINGTON PL
CHICAGO IL 60614

KARL E WHISLER
KIMBERLY A WHISLER
734 NORLAND RD
BELLEVILLE WI 53508

THOMAS J NIKL
DEBORAH M NIKL
933 NORLAND RD
BELLEVILLE WI 53508

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KATHERINE SPRING
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CHICAGO IL 60614

NANCY SKULDT
8853 COUNTY HIGHWAY G
MT HOREB WI 53572

KARL E WHISLER
KIMBERLY A WHISLER
734 NORLAND RD
BELLEVILLE WI 53508

THOMAS J NIKL
DEBORAH M NIKL
933 NORLAND RD
BELLEVILLE WI 53508

PRELIMINARY 9/20/2018

DANE COUNTY CERTIFIED SURVEY MAP

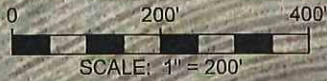
Being Lot 1 of CSM #5127 and part of the SE 1/4 of the NE 1/4 of Section 17, T5N, R7E, Town of Primrose, Dane County, Wisconsin

FOR: KARL & KIMBERLY WHISLER
734 NORLAND ROAD
BELLEVILLE WI 53508



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 17, T5N, R7E, WHICH BEARS S 0°03'44" E IN THE DANE COUNTY COORDINATE SYSTEM.

NE CORNER
SEC. 17, T5N, R7E
RAILROAD SPIKE FOUND



UNPLATTED LANDS
OWNED BY WHISLER

LEGEND:

- 1-1/4" IRON PIPE FOUND
- SET 3/4" X 18" X 1.5 LB./FT REBAR
- ⊕ SECTION CORNER

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LOT 1
1033359 SQ. FT./23.723 ACRES ±

995669 SQ. FT./22.857 ACRES ± LESS R.O.W

UNPLATTED LANDS
OWNED BY WHISLER

NORLAND ROAD
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 17 IS THE SAME AS THE CENTERLINE OF NORLAND ROAD

UNPLATTED LANDS OWNED BY OTHERS

N 4°13'11" E
1058.10'

LOT 1
CSM #5127

CSM #5127

UNPLATTED LANDS
OWNED BY WHISLER

S 85°59'11" W
343.76'

UNPLATTED LANDS
OWNED BY WHISLER

LOT 2
CSM #8074

E 1/4 CORNER
SEC. 17, T5N, R7E
RAILROAD SPIKE FOUND

S 0°03'44" E
182.93'

2649.89'

1324.95'

33.00'

S 89°11'58" E 407.07'

374.07'

33.00'

NORLAND ROAD

1142.01'
1142.21' ALONG R/W

182.93'



FULLCIRCLE
ENGINEERING & SURVEYING

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

SHEET 1 OF 2
JOB ID: 1805122C
FIELD CREW: MGR
DWG. BY: MGR

PRELIMINARY 9/20/2018

DANE COUNTY CERTIFIED SURVEY MAP #

Being Lot 1 of CSM #5127 and part of the SE 1/4 of the NE 1/4 of Section 17, T5N, R7E, Town of Primrose, Dane County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify: THAT under the direction of Karl E. Whisler and Kimberly A. Whisler, I have surveyed, divided and mapped the following described parcel of land:

Being part of the SE 1/4 of the SE 1/4 of Section 17, T5N, R7E, Town of Primrose, Dane County, WI., to wit:

Commencing at the E 1/4 corner of said Section 17, thence N 0°03'44" W, 182.93' along the east line of the NE 1/4 to the POINT OF BEGINNING; thence N 89°32'37" W, 621.75'; thence S 0°26'49" E, 212.44' to the beginning of a traverse along the boundary of Lot 1 of CSM #5127 thence S 85°59'11" W, 343.76'; thence N 4°13'11" E, 1058.10' to the end of said boundary traverse; thence N 55°48'22" E, 576.53'; thence S 89°11'58" E, 407.07' along the north line of the SE 1/4 of the NE 1/4; thence S 0°03'44" E, 1142.01' along the east line of the NE 1/4 to the POINT OF BEGINNING; containing 1,033,359 square feet or 23.723 acres, more or less. Parcel is subject to a public right of way easement for Norland Road along the east side thereof. Parcel is subject to any easements of record and/or usage.

THAT the description and plat 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 Chapter 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.

Michael G. Rochon, S-2767

Date

MORTGAGE CERTIFICATE

Wisconsin Bank & Trust, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping as represented on this certified survey map, and does hereby consent to the above certificate of Karl E. & Kimberly A. Whisler, owners.

Ronald J. Markham - President Date

STATE OF WISCONSIN)
GREEN COUNTY) SS

Personally came before me this ___ day of ___, 2018, Ronald J. Markham, President of the above named corporation, to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____

TOWN OF PRIMROSE CERTIFICATE

The Town of Primrose hereby accepts this CSM for recording.

ALEX ELKINS - SUPERVISOR Date

RUTH HANSEN - CLERK Date

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION ON,

BY DANIEL EVERSON - ASSISTANT ZONING ADMIN.

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. We 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.

Karl E. Whisler Date

Kimberly A. Whisler Date

STATE OF WISCONSIN)
GREEN COUNTY) SS

Personally came before me this ___ day of ___, 2018, the name Karl E. Whisler & Kimberly A. Whisler to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC, _____, WI.

MY COMMISSION EXPIRES _____

CERTIFICATE OF DANE CO. REGISTER OF DEEDS

Received for recording this ___ day of ___, 2018 at ___ o'clock ___M, and recorded in Volume ___ of Certified Survey Maps, on Page(s) _____.

KRISTI CHLEBOWSKI, DANE CO. REGISTER OF DEEDS



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TEL: 608-935-0294
www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 1805122C
FIELD CREW: MGR
DWG. BY: MGR

A-1(EX)
DCPREZ-0000-00000

RH-3
DCPREZ-0000-03745

997

Not Effective
A-1(EX) | DCPREZ-0000-00000 | DCPREZ-0000-10102

A-1(EX)
DCPREZ-0000-00000

A-1(EX)
DCPREZ-0000-00000

A-2
DCPREZ-0000-06394

RH-2
DC9333Z-0000-06394

Norland Rd

BaD2

DpB

Edd2

HuB

EdD2

PrC

EdD2

997

EdC2

EdB2

PrC

EmE2

TtB

1180D2

BaD2

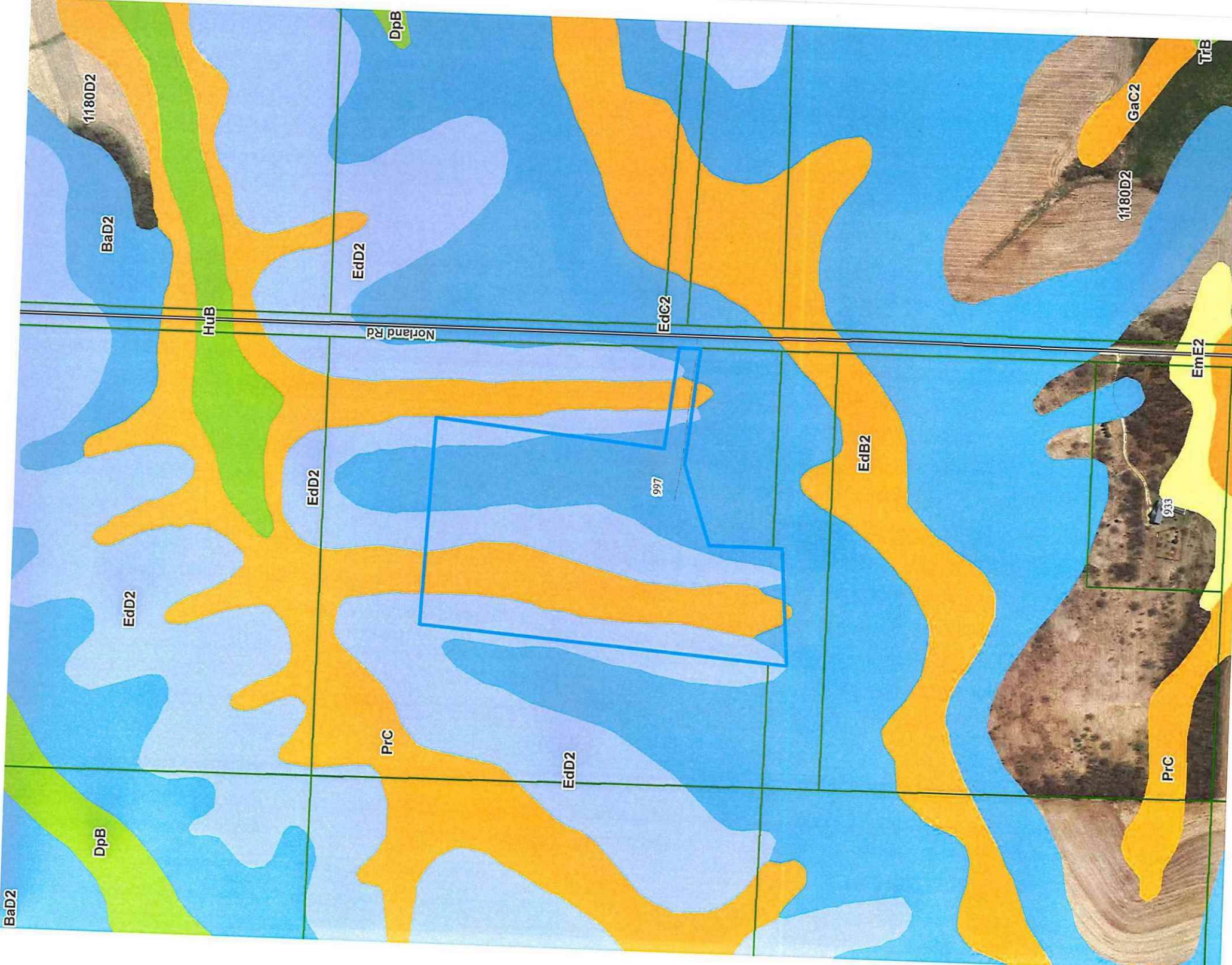
EdD2

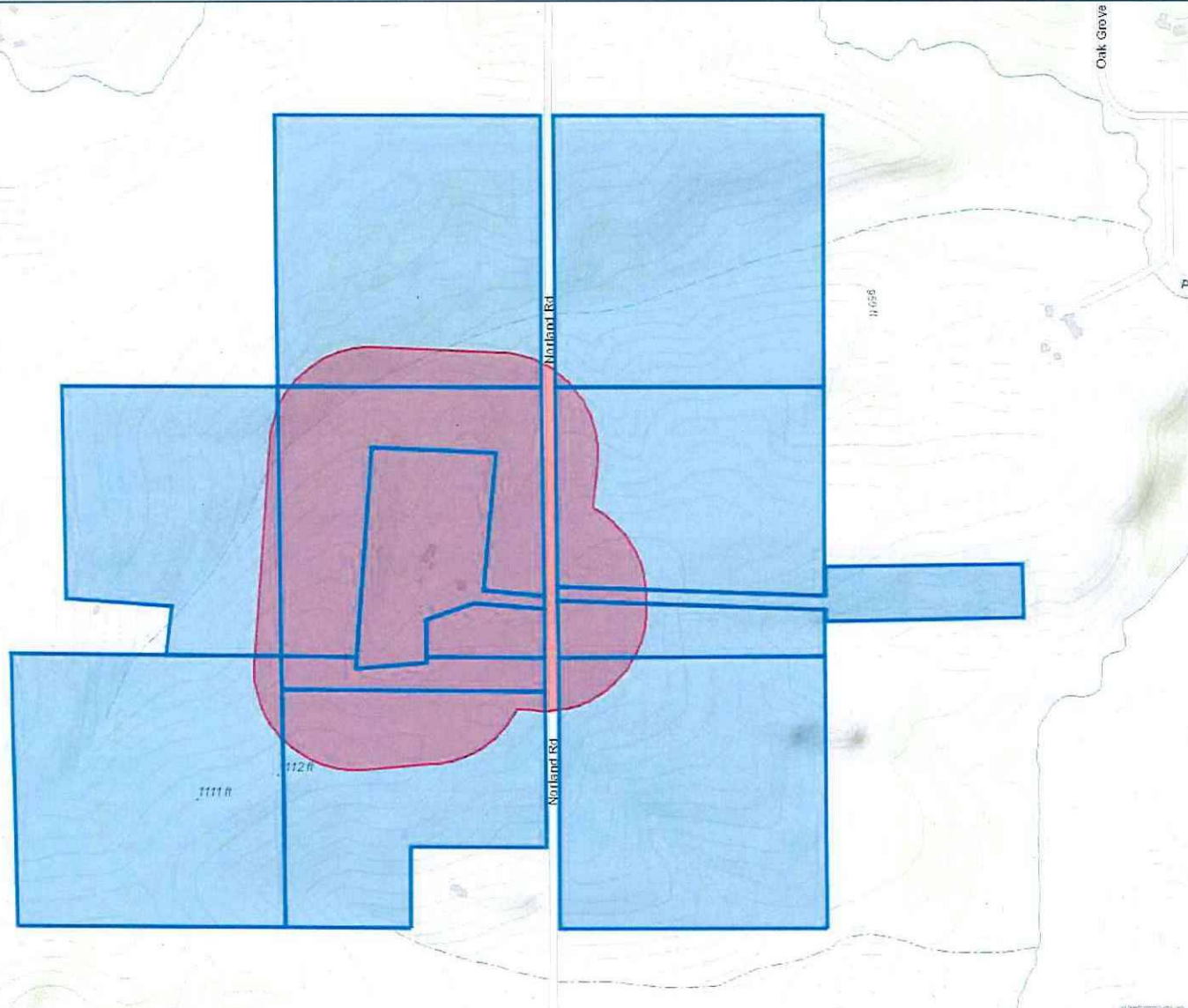
Norland Rd

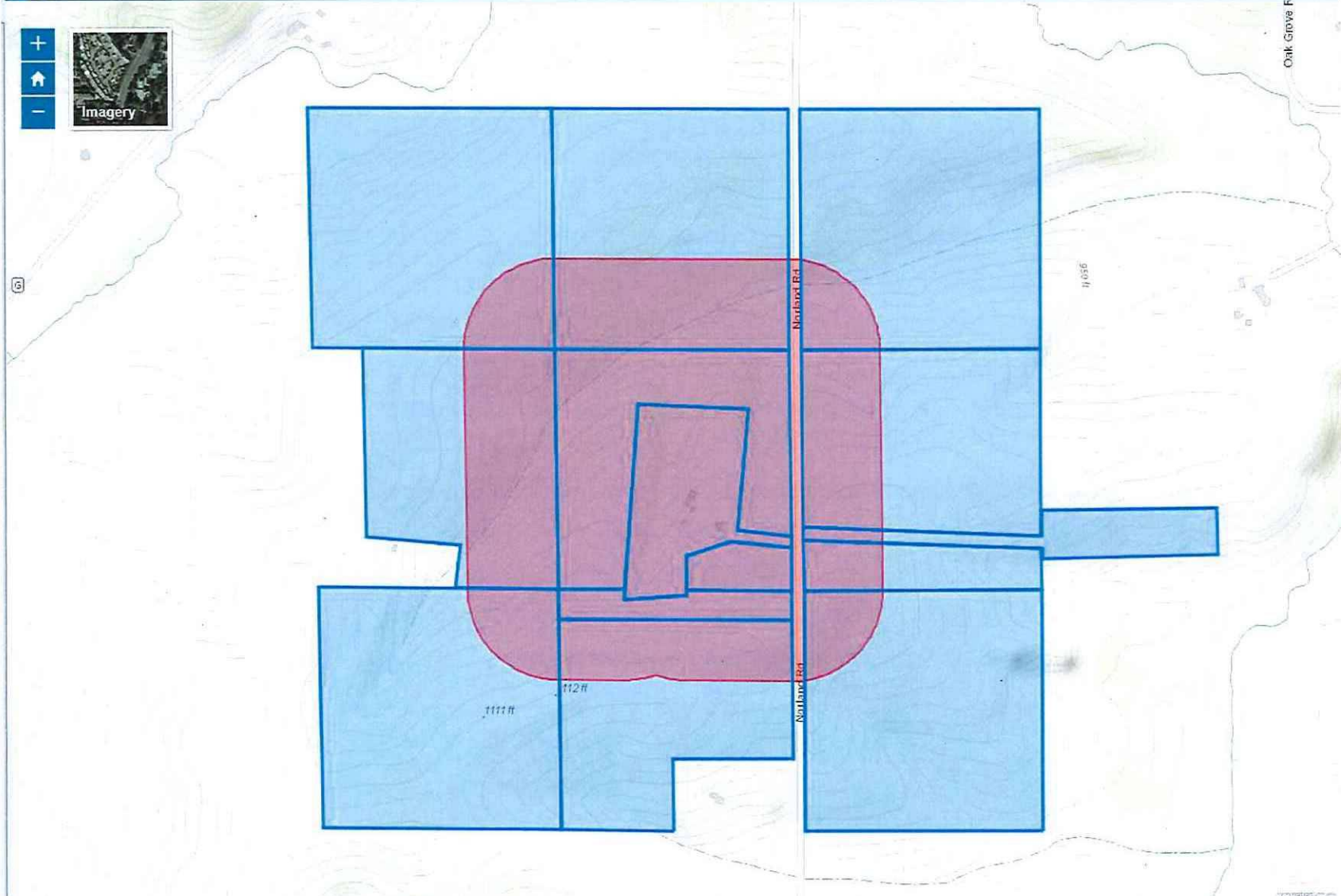
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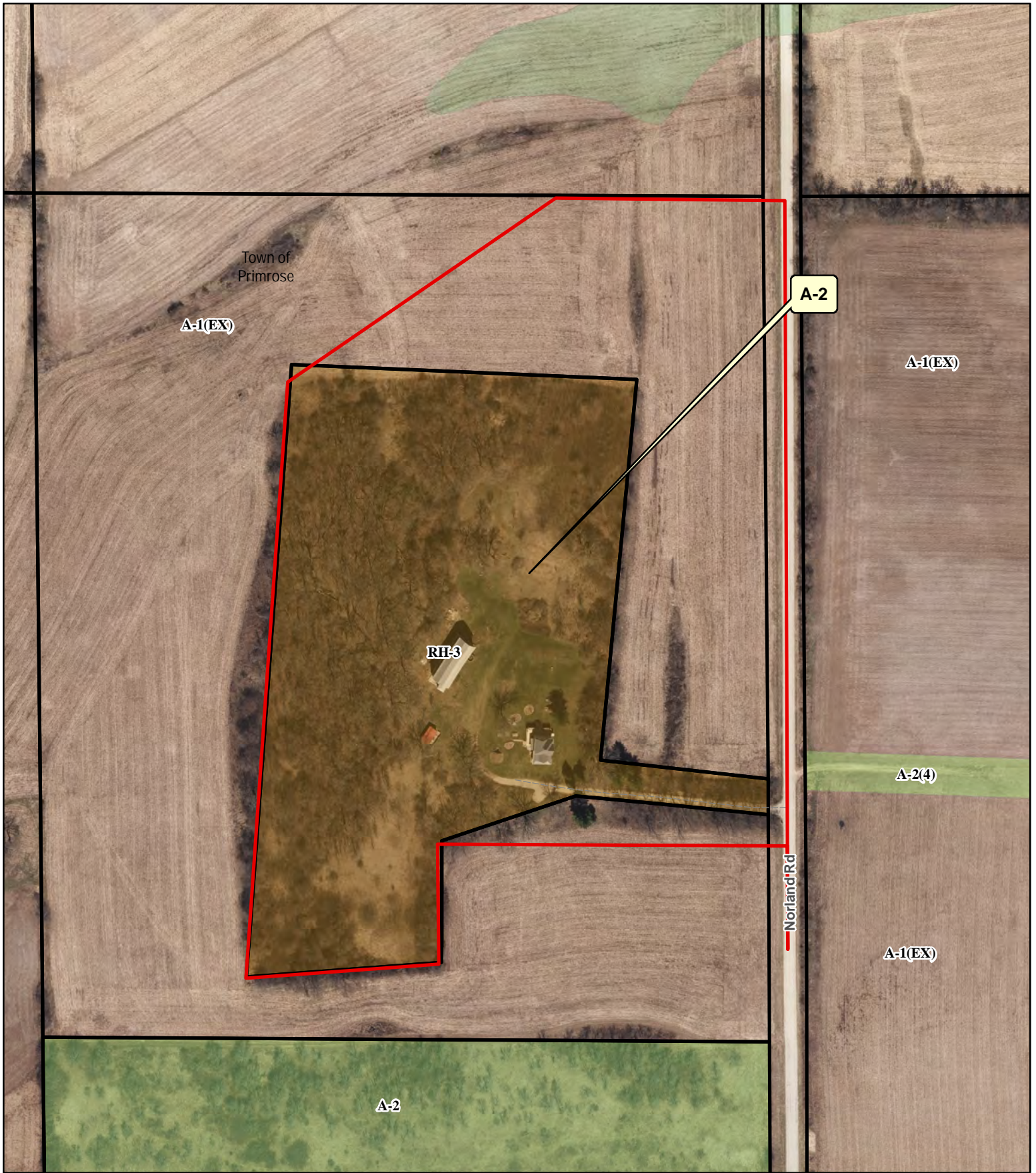
GaC2

933











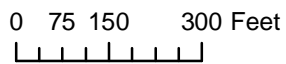


Legend

-  Wetland
-  Floodplain

Significant Soils

-  Class 1
-  Class 2



Petition 11367
KATHERINE SPRING