

NOTICE OF PUBLIC HEARING
BY THE DANE COUNTY
AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 224 of the City-County Building, Madison, Wisconsin on Tuesday, January 9, 1990 at 7:30 P.M. to consider the following matters: Petitions to amend the Dane County Zoning Ordinance and Applications for Conditional Use Permits. The matters to be heard are as follows:

11. Petition #4672 by John Halverson, agent for Bonnie Olson to change the zoning from A-1 Ex. Agriculture to RH-4 Rural Homes on property located 5502 Reeve Road in part of the E 1/2 NE 1/4, SW 1/4 NE 1/4 & N 1/2 SE 1/4 - Section 20, Town of Black Earth.

FEB 12 1990

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AGRICULTURE, ENVIRONMENT & LAND RECORDS
COMMITTEE
Shary Bisgard, Chairman

PETITION NO. 4672

PETITION TO CHANGE THE ZONING CLASSIFICATION OF LANDS IN THE TOWN OF

BLACK EARTH

TO THE DANE COUNTY BOARD OF SUPERVISORS:

Ladies & Gentlemen:

The undersigned hereby petitions the Dane County Board of Supervisors to change the zoning classification of the following described land in Section 20, Town of Black Earth, Dane County, Wisconsin, from the A-1 Ex. Agriculture District to the RH-4 Rural Homes District.

Pet. #4672:

Part of the E 1/2 NE 1/4, SW 1/4 NE 1/4 & N 1/2 SE 1/4 - Section 20, Town of Black Earth described as follows: beginning at a point in the centerline of Reeve Road, said point being 99 feet South of and 1519.32 feet West of East quarter corner of said Section 20; thence West, 1519.32 feet to a point on the East line of said Section 20; thence North, 99 feet along the East line of said Section 20 to the East quarter corner of said Section 20; thence North, 1761.07 feet along the East line of said Section 20; thence N 59° 43' 35' West, 500.28 feet; thence West, 528.00 feet to a point in the centerline of Reeve Road; thence Southwesterly, 2252.74 feet along the centerline of Reeve Road to the point of beginning.

Respectfully submitted on Dec. 4 1989 by:
Agent: _____ Owner: _____

Name John m. Halverson
John m. HALVERSON

Name Bonnie Olson

Street Box 250
Post Office ARENA, WISG.

Street 5502 REEVE ROAD
Post Office MAZOMANIE, WI

Telephone (608) 753-2498 Zip 53503
545-21(11/79)

Telephone (608) 795-2387 Zip 53560

COMPOSITE REPORT

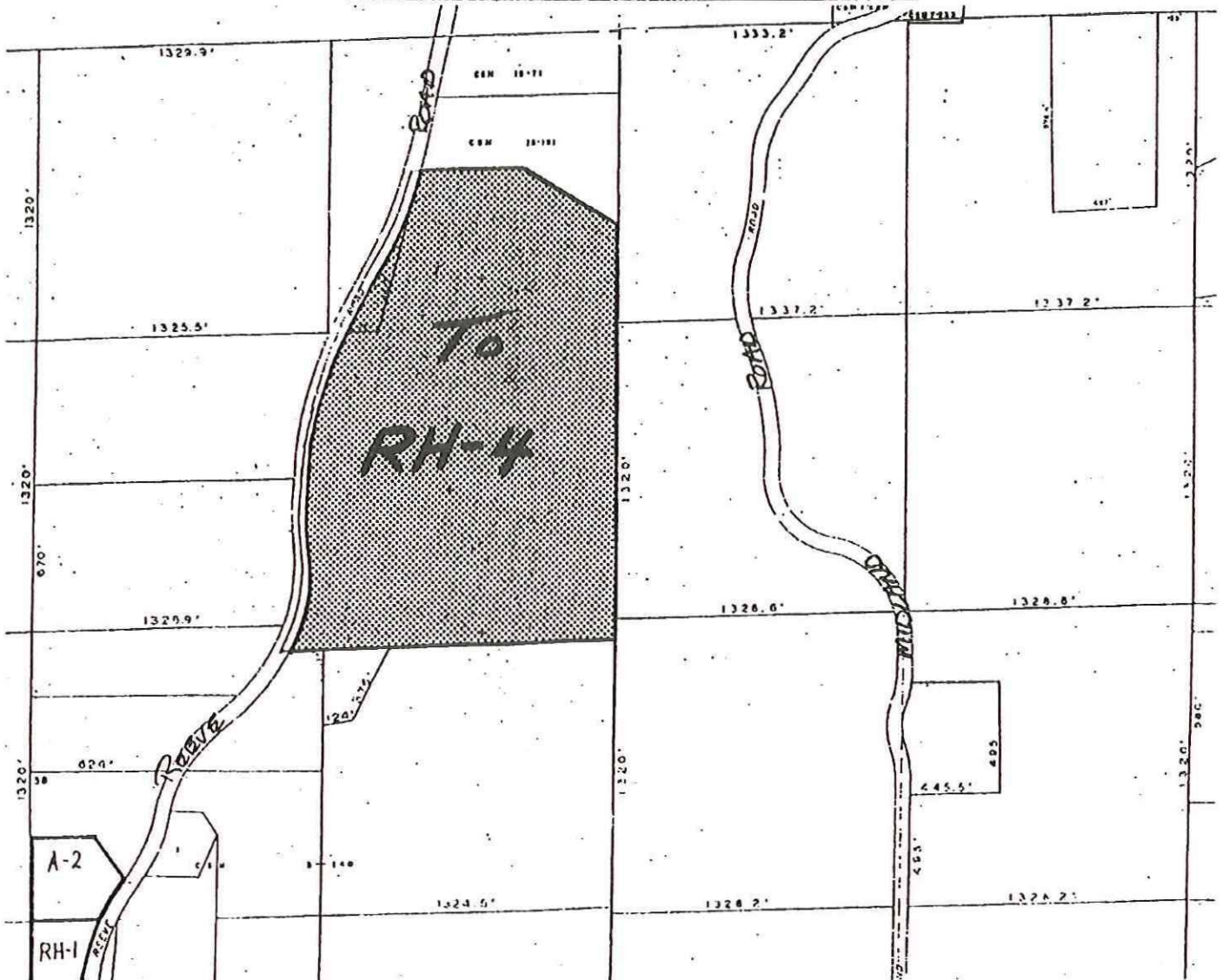
Dane County Agriculture, Environment & Land Records Committee

Zoning Petition # 4672 By: John Halverson, agent for Bonnie Olson to change the zoning from the A-1 Ex. Agriculture district to the RH-4 Rural Homes district.

Location: 5502 Reeve Road Section 20, E 1/2 NE, SW NE & N 1/2 SE Town Black Earth Area: 65 Acres

Proposed use: Split existing farm - 1 residence exists. D.E.D. No.

MAP: PROPOSED AREA IS SHADED - ALL UNDESIGNATED AREAS ARE IN THE A-1 AGRICULTURAL EXCLUSIVE DISTRICT.



TOWN BOARD: APPROVE DENY

A.E.L.R. COMMITTEE RECOMMENDATION BY VOTE OF 7 TO 0

APPROVE DENY AMEND

NOTICE OF REZONE OR CONDITIONAL USE

NUMBER 4672

GENERAL INFORMATION

PUBLIC HEARING DATE: Jan. 9, 1990

D.E.D. No JMH

1. TOWN, VILLAGE, OR CITY

Black Earth

COUNTY

DANE

2. THIS NOTICE IS FOR:

REZONING

CONDITIONAL USE/SPECIAL EXCEPTION

3. OWNER AT TIME OF REZONING - NAME

Bonnie Olson

TELEPHONE

795-2387

ADDRESS

5502 Reeve Rd., Mazomanie, WI 53560

4. DESCRIPTION OF THE PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION PERMIT

E 1/2, SW 1/4, NE 1/4
N 1/2, SE 1/4

SEC. 20.

TOWN 8N

RANGE 6E

PARCEL NUMBER(S) BEFORE REZONING

03-20-21, 21.1, 26, 26.1, 36

PREVIOUS ZONING DISTRICT

A1-EX

NEW ZONING DISTRICT

RH-4

PARCEL ADDRESS 5502 Reeve Rd.

INTENT/PURPOSE

5502 Reeve Rd. (South 34 Acres includes existing house & buildings)

TO BE SOLD AS SOON AS ZONING GOES THROUGH, THE NORTH VACANT 31 ACRES (For one SFR parcel)

PARCELS IS TO BE SOLD AS SOON AS ZONING GOES THROUGH AND A

BUYER IS FOUND, PARCEL TO BE SOLD AS BUILDING PARCEL OR TO ADJACENT

LAND OWNER, GS AC

LAND AREA AND IMPROVEMENTS

5. TOTAL ACRES IN PARCEL BEFORE REZONING

65 A

TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING

65 A

a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception?

65

b. How many acres were rezoned INTO exclusive agricultural district?

c. Were there improvements on the original parcel?

YES

NO

d. What percentage of the improvements was rezoned or granted a conditional use/special exception?

REZONE

6. REASON FOR REZONING

a. Develop land for non-Ag. residential use.

How far is the land from a city or village boundary?

MILES

How far is the land from an existing residential area?

MILES

Is the land served by public sewer?

YES NO

Is the land within a sanitary district?

YES NO

Is the land served by public water?

YES NO

Is the land within a planning transition area?

YES NO

If more than one lot was developed: Number of lots

Average lot size

b. Develop land for industrial use

f. Farm consolidation

c. Develop land for commercial use

g. Residence for parent or child of farm operator

d. Develop land for recreational use

h. Other (please specify)

e. Pre-existing use, substandard or nonconforming parcel

ZONING PETITION # 4672

WHEREAS, the Town Board of the Town of Black Earth
having considered said zoning petition, be it therefore resolved
that said petition is hereby (Approved) / Disapproved).

Subject to the following conditions:
(Cross out or write "none" if not pertinent)

(Use reverse side if necessary)

(I, Barb Pauel, as town clerk of the Town of
Black Earth, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of the
Town Board on Jan 2, 1990.

Barb Pauel
Clerk

Dated: Jan 2, 1990.

JAN 04 1990

ZONING DIV.