

# Dane County Rezone & Conditional Use Permit


|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 05/20/2015                 | DCPREZ-2015-10858      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 07/28/2015                 |                        |

| OWNER INFORMATION                                      |  | AGENT INFORMATION                                 |  |
|--|--|---|--|
| OWNER NAME<br>PERRY J HALVERSON                        | PHONE (with Area Code)<br>(608) 669-5780 | AGENT NAME<br>JIM LOWRY                           | PHONE (with Area Code)<br>(608) 334-5376 |
| BILLING ADDRESS (Number & Street)<br>1028 US HWY 12&18 |  | ADDRESS (Number & Street)<br>2316 BERGE HINNY RD. |  |
| (City, State, Zip)<br>DEERFIELD, WI 53531              |  | (City, State, Zip)                                |  |
| E-MAIL ADDRESS   |  | E-MAIL ADDRESS                                    |  |

| 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 |               |
| 2251 Washington Rd.               |               | 2251 Washington Rd.               |               | 2251 Washington Rd.               |               |
| TOWNSHIP<br>PLEASANT SPRINGS      | SECTION<br>24 | TOWNSHIP<br>PLEASANT SPRINGS      | SECTION<br>24 | TOWNSHIP<br>PLEASANT SPRINGS      | SECTION<br>24 |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |               |
| 0611-241-9000-6                   |               | 0611-244-8515-3                   |               | 0611-241-9745-6                   |               |

| REASON FOR REZONE                           | CUP DESCRIPTION |
|---|-----------------|
| SEPARATING EXISTING RESIDENCE FROM FARMLAND |                 |

| FROM DISTRICT:              | TO DISTRICT:              | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|-----------------------------|---------------------------|-------|---------------------------------------|-------|
| A-1Ex Exclusive Ag District | RH-1 Rural Homes District | 4     |                                       |       |

| C.S.M REQUIRED?   | PLAT REQUIRED?  | DEED RESTRICTION REQUIRED?                               | INSPECTOR'S INITIALS | SIGNATURE: (Owner or Agent)   |
|---|---|--|----------------------|---|
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | DJE1                 |  |
| Applicant Initials <u>JL</u>  | Applicant Initials <u>JL</u>  | Applicant Initials <u>JL</u>                             |                      | PRINT NAME:   |

COMMENTS: LAND DIVISION WAIVER WILL NEED TO BE SUBMITTED AS PARCEL HAS LESS THAN 66' OF PUBLIC ROAD FRONTAGE.

|                                 |
|---------------------------------|
| PRINT NAME:<br><u>Jim Lowry</u> |
| DATE:<br><u>5-20-15</u>         |



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:

- 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 Mark & Perry Halverson Agent's Name Jim Lowrey  
 Address 1028 US Hwy 12 #18 Deerfield Address 2316 Berge Hinny Rd Cambridge  
 Phone 608-669-5780 Phone 608-334-5376  
 Email \_\_\_\_\_ Email JimsrealEam@yahoo.com

Town: Pleasant Springs Parcel numbers affected: 0611-241-9000-6, 0611-244-8515-3,  
~~0611-241-8588-4~~ 0611-241-9745-6  
 Section: 01 24 Property address or location: 2251 Washington Rd  
 Zoning District change: (To / From / # of acres) A1-EX TO RH-1

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Jim Lowrey

Date: 5-20-15

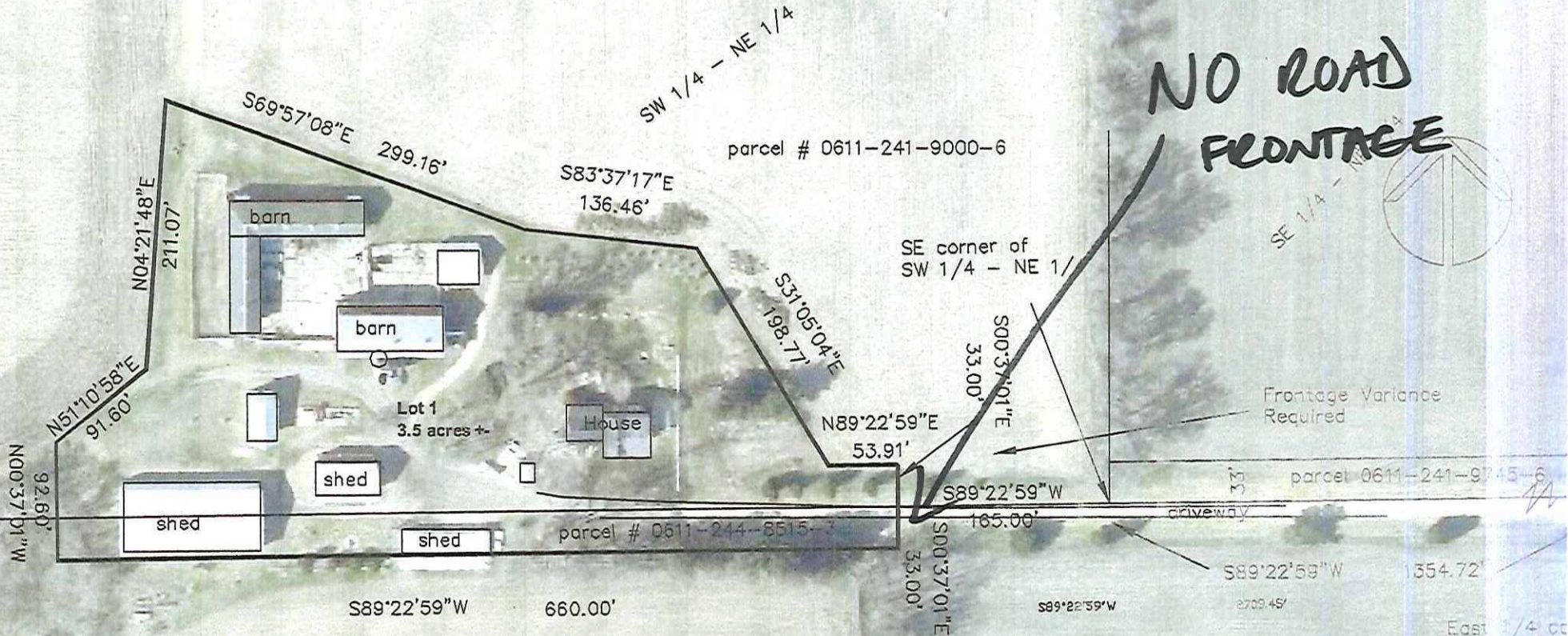
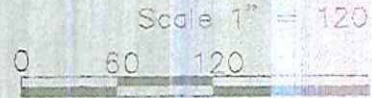
May 20, 2015

The Halverson Brothers would like to separate the existing home and outbuildings from the farm. The intent is to sell this home to Mark Halverson jr. who works on the farm with his Dad and his Uncle, keeping the remainder of the farm in the A1-EX and rezoning this lot to the RH-1 District. This notification was written by Jim Lowrey, acting for the Halverson Family as their Agent. If you have any question you can reach Jim on his cell at (608) 334-5376 or by email at [jimsrealfarm@yahoo.com](mailto:jimsrealfarm@yahoo.com)

Thank you,  
Jim Lowrey  
Badger Realty Group

# Preliminary Certified Survey Map

Parts of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4, all in Section 24, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin



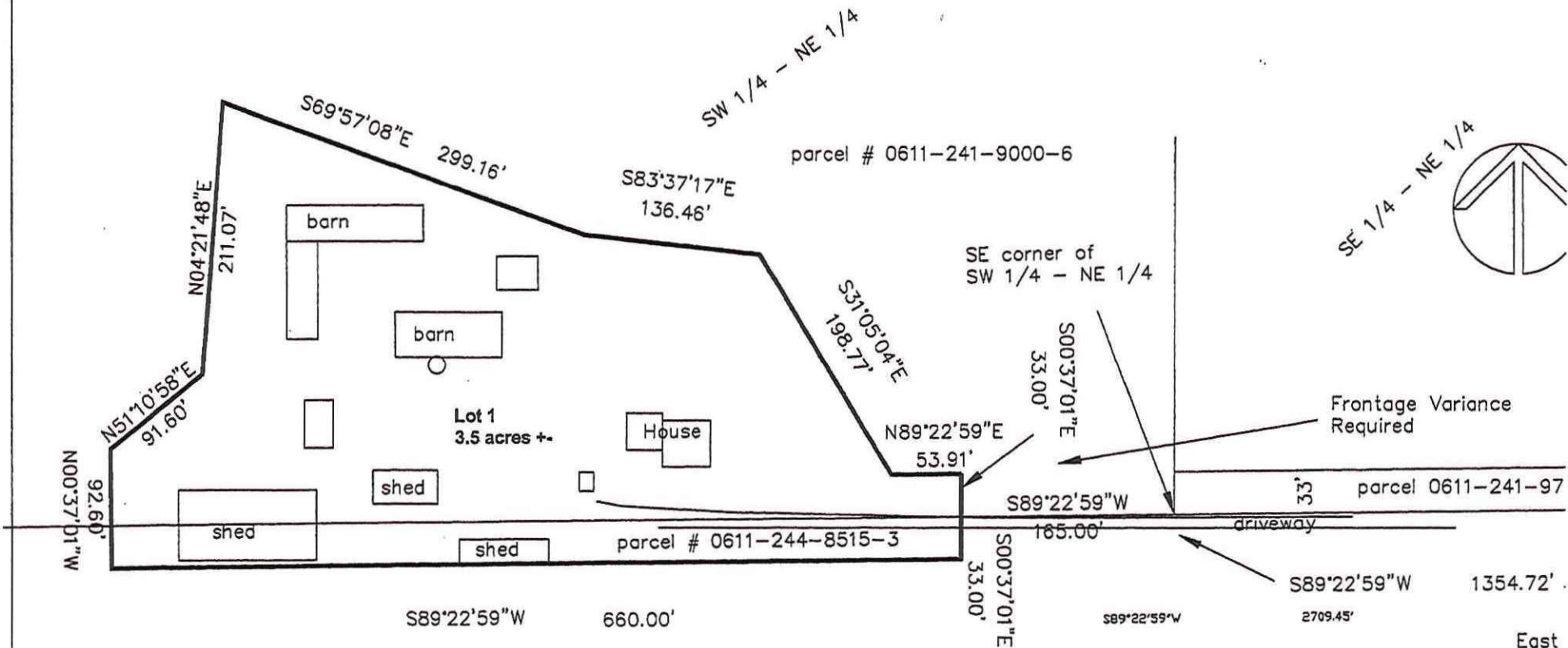
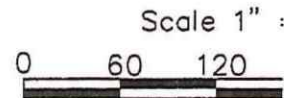
Prepared for Mark Halverson, 2251 1028 USH 12&18 Deerfield, WI 53531

Parts of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4, all in Section 24, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of Section 24; thence S89°22'59"W, 1354.72 feet to the Southeast corner of the SW 1/4 of the NE 1/4; thence continue S89°22'59"W, 165 feet to the point of beginning; thence S00°37'01"E, 33 feet; thence S89°22'59"W, 660 feet; thence N00°37'01"W, 92.60 feet; thence N51°10'58"E, 91.60 feet; thence N04°21'48"E, 211.07 feet; thence S69°57'08"E, 299.16 feet; thence S83°37'17"E, 136.46 feet; thence S31°05'04"E, 198.77 feet; thence N89°22'59"E, 53.91 feet; thence S00°37'01"E, 33 feet to the point of beginning. The above described containing 3.5 acres more or less

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NW 1/4 - SE 1/4

1746

2409

13

18

R-1  
DCPREZ-0000-08410

2355

RII-1  
DCPREZ-0000-0000  
A-1(EX)  
DCPREZ-0000-0000

CUP  
1880  
Mineral extraction ope

A-1(EX)  
DCPREZ-0000-00000

RII-1  
DCPREZ-0000-0000

A-2  
DCPREZ-0000-074  
R-1  
DCPREZ-0000-02482

2251

2283

2255

19

CO-1  
DCPREZ-0000-03510

M & W OLSON  
PARTNERSHIP  
0611-244-8580-4

A-1(EX)  
DCPREZ-0000-0000

2200

Washington Rd

1649

1530

1738

1690

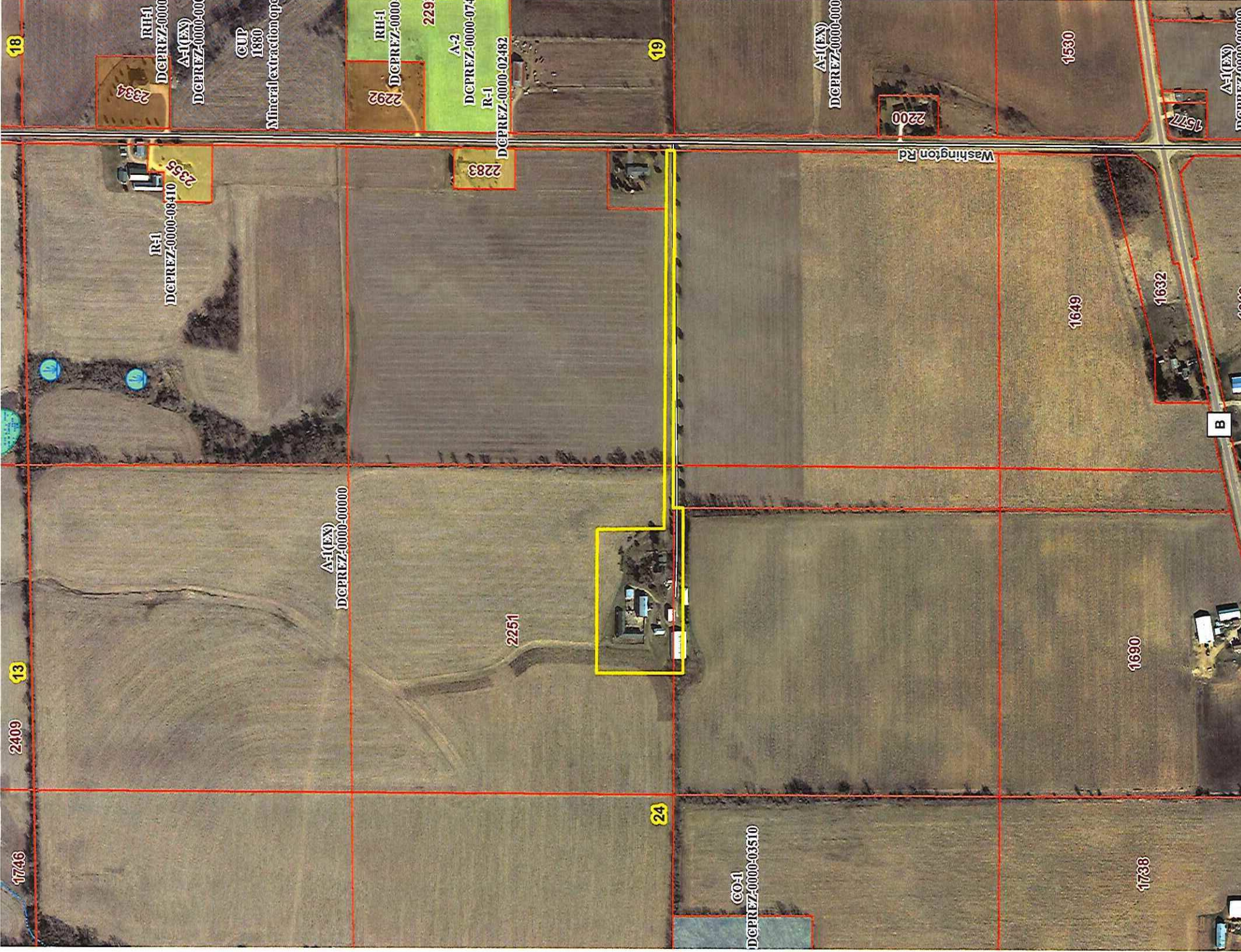
1632

1577

B

1649

A-1(EX)  
DCPREZ-0000-00000



18

13

1746

2409

RH-1  
DCPREZ-0000-0000

A-1(EX)  
DCPREZ-0000-0000

CUP  
1630  
Mineral extraction ope

RH-1  
DCPREZ-0000-0000

A-2  
DCPREZ-0000-074

R-1  
DCPREZ-0000-02482

A-1(EX)  
DCPREZ-0000-0000

A-1(EX)  
DCPREZ-0000-0000

2355

R-1  
DCPREZ-0000-08410

2283

A-1(EX)  
DCPREZ-0000-00000

2251

19

24

CO-1  
DCPREZ-0000-03510

Washington Rd

1530

1649

1690

1738

1632

1649

B

2200

1577

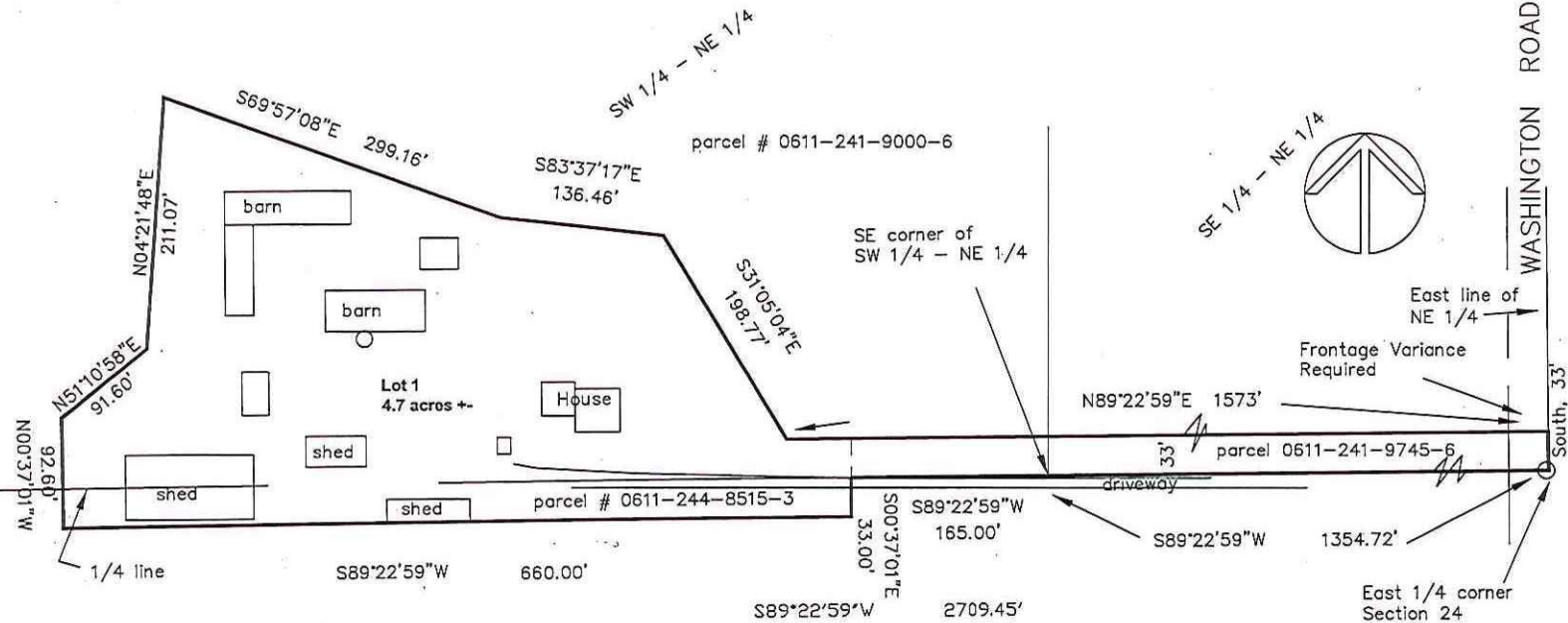
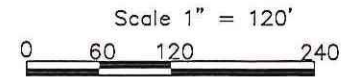
Parts of the SW ¼ of the NE ¼, the NW ¼ of the SE ¼ and the SE ¼ of the NE 1/4, all in Section 24, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

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Dwg. No. 4666-15 Date 5/15/2015  
Sheet \_\_\_ of \_\_\_ 5/21/2015

**Wisconsin Mapping, LLC**

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin  
(608) 764-5602