

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
05/16/2014	DCPREZ-2014-10721
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/22/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CHAD THOMAS PETERSEN	PHONE (with Area Code) (608) 655-4231	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 616 RAYGEN RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS heidi.petersen@genusplc.com		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	
616 Raygen Rd.					
TOWNSHIP MEDINA	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-341-8771-0					

REASON FOR REZONE			CUP DESCRIPTION	
REZONE TO A DISTRICT THAT ALLOWS FOR A LESS RESTRICTIVE SIDE YARD FOR BUILDINGS HOUSING LIVESTOCK.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-2 Rural Homes District	A-2 (4) Agriculture District	5.580		

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>HP</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>HP</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>HP</u>	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE: (Owner or Agent)</b> <i>Heidi Petersen</i> PRINT NAME: <u>Heidi Petersen</u> DATE: <u>5-16-14</u>
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DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Zoning Change Application**

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

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	<u>Chad + Heidi Petersen</u>	Agent's Name	_____
Address	<u>Lelle Raygen Rd</u>	Address	_____
Phone	<u>Marshall, WI 53559</u>	Phone	_____
	<u>608-235-4283 cell</u>		_____
Email	<u>heidi.petersen@genusplc.com</u>	Email	_____

Town: Medina Parcel numbers affected: 036/0812-341-8771-0

Section: 01 Property address or location: Lelle Raygen Rd Marshall WI 53559

Zoning District change: (To / From / # of acres) A-2(4) from R1A2 5.580 acres

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_ % Class II soils: 60 % Other: 40 %

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:

Our reason for asking for a re-zone to A-2(4) of our property is to have the ability to build a building for livestock closer than 50ft to our property line. If we have to build at 50ft, it will be in line with our current drainage. We would also lose a large hickory tree that we would like to save.

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

Submitted By: Heidi Petersen

Date: 5-14-14

Parcel Number - 036/0812-341-8771-0

Current



Parcel Summary		More
Municipality Name	TOWN OF MEDINA	
Parcel Description	LOT 2 CSM 10369 CS61/102-104 4/19/02 DES...	
Owner Names	HEIDI J PETERSEN CHAD THOMAS PETERSEN	
Primary Address	616 RAYGEN RD	
Billing Address	616 RAYGEN RD MARSHALL WI 53559	

Assessment Summary		More
Assessment Year	2014	
Valuation Classification	G1 G4	
Assessment Acres	5.580	
Land Value	\$71,300.00	
Improved Value	\$277,900.00	
Total Value	\$349,200.00	

Show Valuation Breakout

**Zoning Information**

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

Zoning
A-2 0 Acres DCPREZ-0000-02057
RH-2 DCPREZ-0000-08314

Zoning District Fact Sheets

[E-Statement](#)   
 [E-Bill](#)   
 [E-Receipt](#)  
[Pay Taxes Online](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$71,300.00	\$277,900.00	\$349,200.00
<b>Taxes:</b>		\$6,503.71
<b>Lottery Credit(-):</b>		\$143.43
<b>First Dollar Credit(-):</b>		\$84.21
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$6,284.74

District Information		
Type	State Code	Description
REGULAR SCHOOL	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1801	FIRE/EMS DISTRICT
DRAINAGE DISTRICT	DD28	DRAINAGE DISTRICT 28

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/28/2002	3507554		

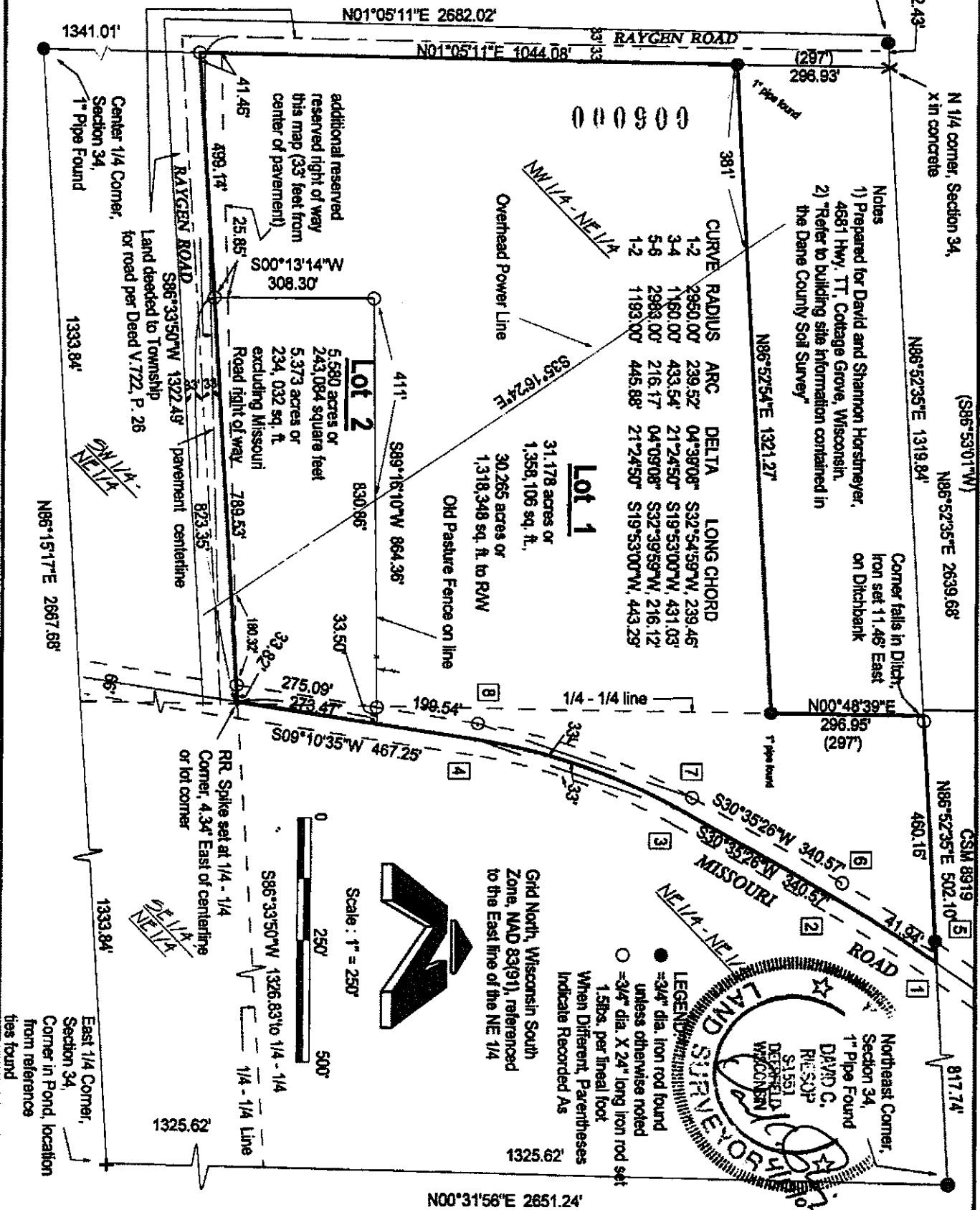
Show More ▼

**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.

# Certified Survey Map

Part of the NW 1/4 of the NE 1/4 and part of the NE 1/4 of the NE 1/4, all in Section 34, T.8N., R.12E., Town of Medina, Dane County, Wisconsin



**Wisconsin Mapping**

surveying and mapping services

306 West Quarry Street, Deerfield, Wisconsin 53531

(808) 764-5602

Dwg. No. 2533-02

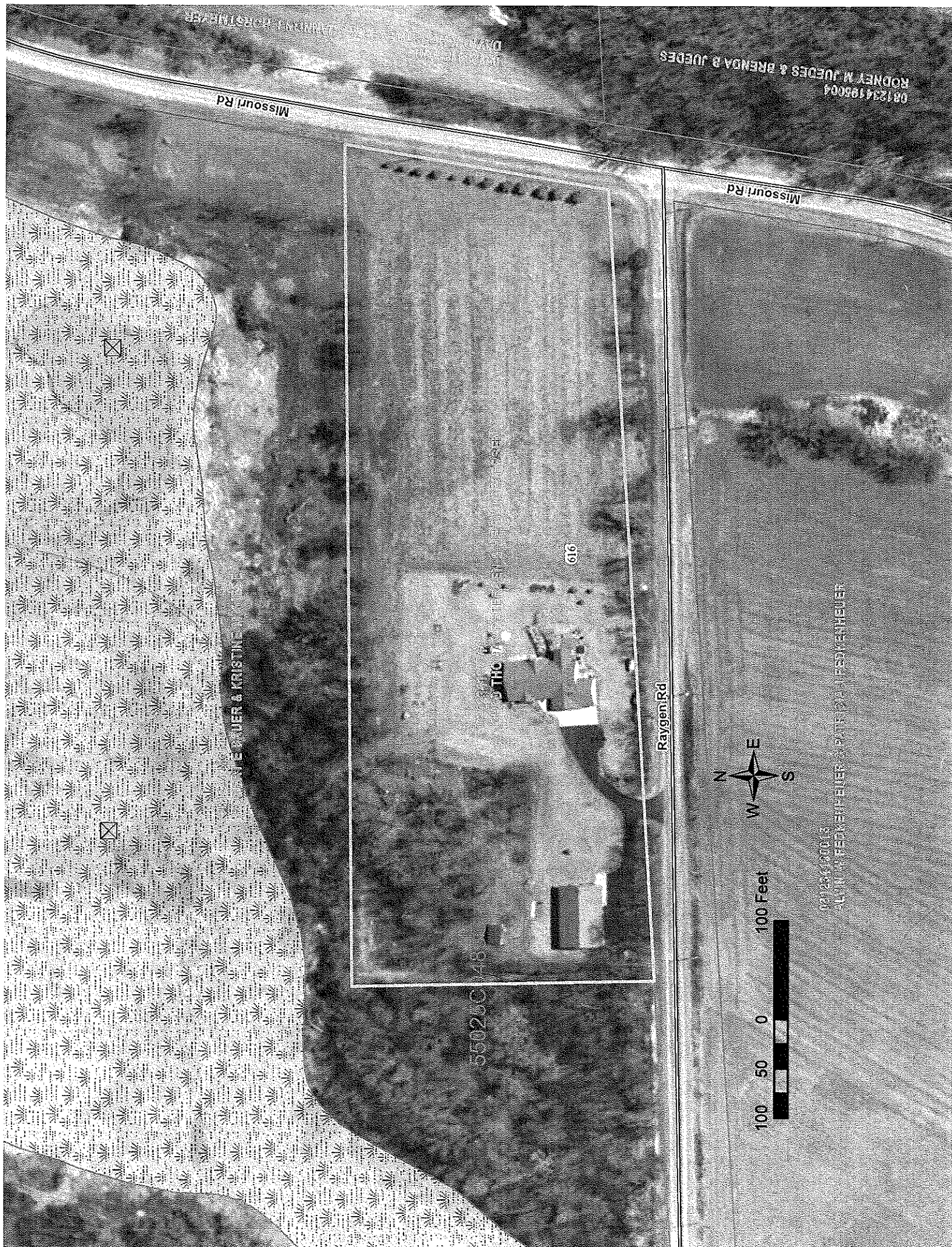
Date 03/08/2002

Sheet 1 of 3

revised road name 4/17/02

Document No. 3478384

C. S. M. No. 10369 v. 61 P. 102



Missouri Rd

Raygen Rd

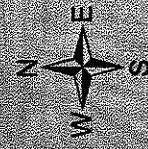
THE HEDDENHEIER & KRISTINE M. HEDDENHEIER ESTATE

THE W. H. HEDDENHEIER & PATRICIA HEDDENHEIER ESTATE

016

53020

081234191004  
RODNEY M. JUDES & BRENDA B. JUDES

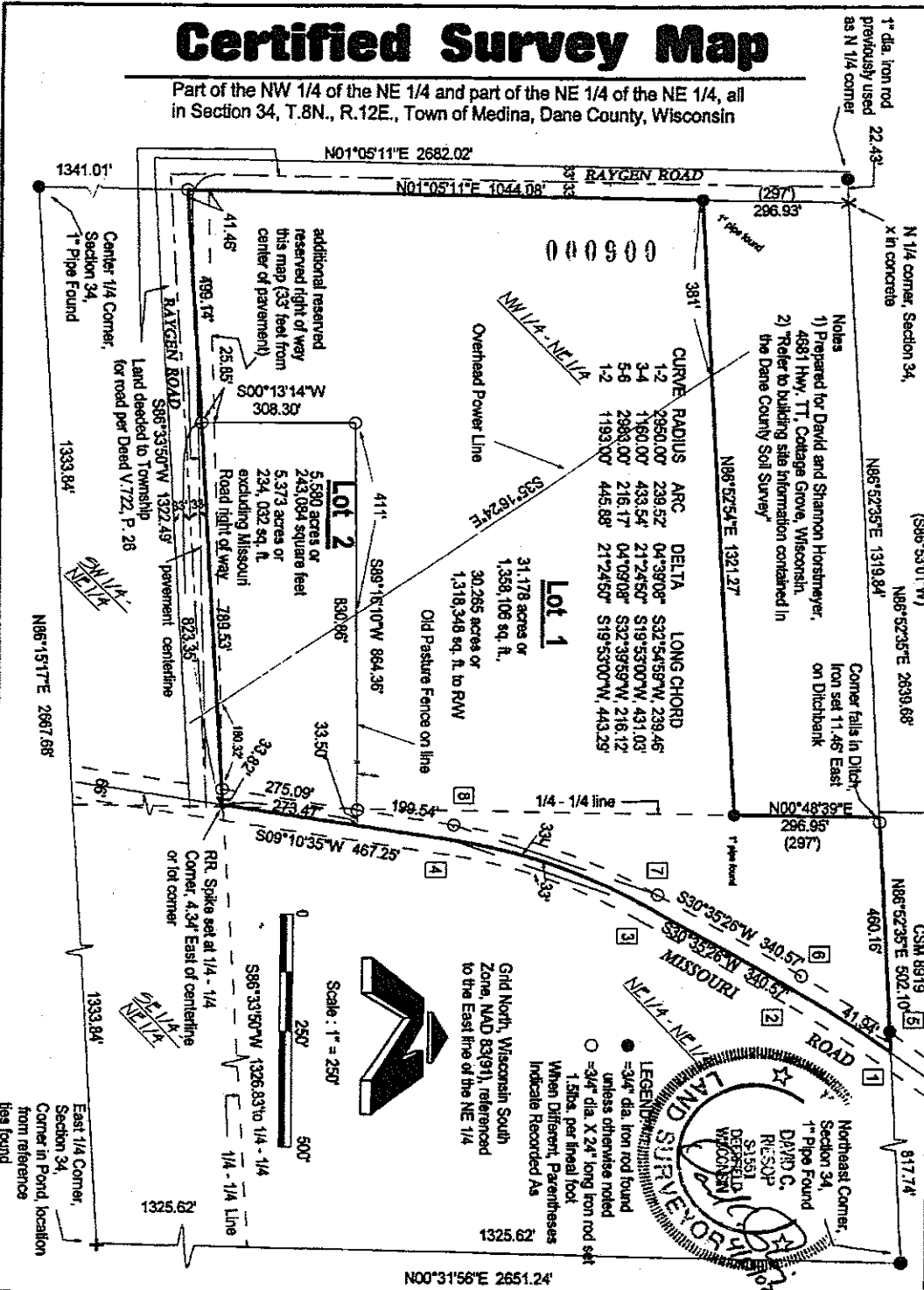


100 50 0 100 Feet

081234191004  
THE W. H. HEDDENHEIER & PATRICIA HEDDENHEIER ESTATE

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Dwg. No. 2533-02 Date 03/08/2002  
 Sheet 1 of 3 revised road name 4/17/02  
 Document No. 3478384  
 C. S. M. No. 10369 v. 61 P. 102

3/5

# Certified Survey Map

000901

## Owner's Certificate

As owners, We hereby certify that we have caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by s75.17 (1) (a) Dane County Code of ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

David K. Horstmeier  
David Horstmeier  
Horstmeier

Shannon Horstmeier  
Shannon Horstmeier  
Horstmeier

STATE OF WISCONSIN)  
COUNTY OF DANE )ss.

Personally came before me this 27<sup>th</sup> day of MARCH, 2002, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Donald F. Rumpf  
Notary Public, Dane County, Wisconsin  
my commission expires IS PERMANENT  
DONALD F. RUMPF

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Raymond W. Kuhl  
Raymond W. Kuhl

Geneva P. Kuhl  
Geneva P. Kuhl

STATE OF WISCONSIN)  
COUNTY OF DANE )ss.

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## Wisconsin Mapping

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 2533-02 Date 03/08/2002  
Sheet 2 of 3  
Document No. 3478384  
C. S. M. No. 1036A V. 61 P. 103

# Certified Survey Map


## Surveyor's Certificate

000002

I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the County of Dane, and by the direction of David Horstmeyer, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed, and that this land is located within and more fully described to wit:

Part of the NW 1/4 of the NE 1/4 and part of the NE 1/4 of the NE 1/4, all in Section 34, T.8N., R.12E., Town of Medina, Dane County, Wisconsin, being further described as follows:

Commencing at the North 1/4 Corner of Section 34; thence N86°52'35"E, along the North line of the NW 1/4 of the NE 1/4, 1319.84 feet to the Northeast corner thereof and the point of beginning of this description; thence continue N86°52'35"E, 502.10 feet to the centerline of Missouri Road and the point of curvature of a curve to the left, said curve having a radius of 2950.00 feet and a central angle of 04°39'08", the long chord of which bears S32°54'59"W, 239.46 feet; thence Southwesterly along the arc of said curve and centerline 239.52 feet to its point of tangency thereof; thence S30°35'26"W along said centerline, 340.57 feet to the point of curvature of a curve to the left, said curve having a radius of 1160.00 feet and a central angle of 21°24'50", the long chord of which bears S19°53'00"W, 431.03 feet; thence Southwesterly along the arc of said curve and centerline, 433.54 feet to its point of tangency thereof; thence S09°10'35"W along said centerline, 467.25 feet to its intersection with the South line of the NW 1/4 of the NE 1/4; thence S86°33'50"W, along said South line, 1322.49 feet to the Southwest corner thereof; thence N01°05'11"E, along the West line of said 1/4 - 1/4, 1044.08, feet; thence N86°52'54"E, 1321.27 feet to the East line of the NW 1/4 of the NE 1/4; thence N00°48'39"E, along said East line, 296.95 feet to the point of beginning. The above described containing 36.758 acres, or 1,601,180 square feet, being subject to a right of way for Missouri Road over the Easterly 33 feet thereof, as mapped hereon.

 4/02/02  
David C. Riesop S-1551



## County Approval

Approved for recording per Dane County Zoning and Natural Resources Committee action of April 18, 2002.

 #7219  
Norbert Scribner, agent

## Register of Deeds Certificate

Received for recording this 19 day of April, 2002 at 1:22 o'clock P.M. and recorded in Volume 101 of Certified Surveys, Pages 102-104.

  
Jane Licht, Register of Deeds

## Wisconsin Mapping

surveying and mapping services  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 2533-02 Date 03/08/2002  
Sheet 3 of 3  
Document No. 3478387  
C. S. M. No. 10369 V. 61 P. 104