

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/16/2017	DCPREZ-2017-11169
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES T HUTCHINS	PHONE (with Area Code) (608) 873-7768	AGENT NAME HIGH CLIFF CONSULTING	PHONE (with Area Code) (608) 582-2205
BILLING ADDRESS (Number & Street) 3993 SCHNEIDER DR		ADDRESS (Number & Street) P.O. BOX 176	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Galesville, WI 54630	
E-MAIL ADDRESS		E-MAIL ADDRESS survey@highcliffconsulting.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	
North of Lally Road					
TOWNSHIP DUNN	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-281-8000-2					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2		

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:
COMMENTS: ZONING PETITION REVISED ON AUG 16TH FROM THE REQUEST OF R-3A TO RH-1				



Dane County Planning and Development Department

Room 116, City-County Building, Madison, Wisconsin 53703

Fax (608) 267-1540

May 15, 2017

Brandon Alred
P.O. Box 176
Galesville, WI 54630
(delivered by email)

Planning

(608)266-4251, Rm. 116

Records & Support

(608)266-4251, Rm. 116

Zoning

(608)266-4266, Rm. 116

Dear Brandon,

Attached is a density study report for property owned by James and Sharon Hutchins in section 28 of the Town of Dunn. The property is located within the town's Agricultural Preservation Area where development is limited to 1 dwelling unit (a/k/a "split") per 35 acres of contiguous land owned as of September 1, 1979. The property totaled approximately 45 acres in 1979 and remains in the same configuration today.

As indicated on the attached density study report, the property is eligible for one (1) possible split for new non-farm residential development. This is in addition to the existing farm residence on the property. Any new parcel or residential development will need to comply with the town's development siting standards.

Please note that this density analysis does not guarantee or preclude town or county approval of a particular land division, rezone, or development proposal. The Town Plan Commission and Board review all development proposals and apply interpretations, standards and criteria as set forth in the town plan and other applicable ordinances to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all zoning changes are subject to Town Board, County Board, and County Executive approval.

If you have any questions about this density analysis, please contact me by phone at 267-2536, or by email at allan@countyofdane.com.

Sincerely,

Majid Allan
Senior Planner

cc: James & Sharon Hutchins, owners
Erica Schmitz, town of Dunn Land Use Manager

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Brandon Alred					
Town	Dunn	A-1EX Adoption	9/1/1979	Orig Farm Owner	John Hutchins
Section:	28	Density Number	35	Original Farm Acres	45.25
Density Study Date	5/15/2017	Original Splits	1.29	Available Density Unit(s)	1



Reasons/Notes:
 The property remains eligible for one (1) possible split for new non-farm residential development. Please see attached correspondence for additional information.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
061028180002	45.26	JAMES T HUTCHINS & SHARON G HUTCHINS	



Legend

Significant Soils Floodplain

Class Wetland

Class 1

Class 2



0 40 80 160 Feet

Petition 11169
JAMES T HUTCHINS

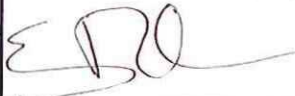
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/22/2017	DCPREZ-2017-11169
Public Hearing Date	C.U.P. Number
07/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JAMES T HUTCHINS	PHONE (with Area Code) ((608) 873-7768	AGENT NAME HIGH CLIFF CONSULTING	PHONE (with Area Code) ((608) 582-2205
BILLING ADDRESS (Number & Street) 3993 SCHNEIDER DR		ADDRESS (Number & Street) P.O. BOX 176	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Galesville, WI 54630	
E-MAIL ADDRESS 575-5580		E-MAIL ADDRESS survey@highcliffconsulting.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP North of Lally Road		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
TOWNSHIP DUNN	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED 0610-281-8000-2		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	

REASON FOR REZONE			CUP DESCRIPTION		
CREATING RESIDENTIAL LOT FOR DUPLEX			<div style="font-size: 48px; color: red; opacity: 0.5;">SEE REVISED</div>		
FROM DISTRICT:	TO DISTRICT:	ACRES			
A-1Ex Exclusive Ag District	R-3A Residence District 2		DANE COUNTY CODE OF ORDINANCE SECTION	ACRES	

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: Emery Palmer				
DATE: 5/23/2017				

DENSITY STUDY
ATTACHED

7 MAY 25 2017



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:

- 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 JAMES + SARAH HUTCHINS Agent's Name BRADON ALCEO, HIGH CREEK CONSULTING, LLC

Address 3993 SCHWEINER DRIVE Address P.O. BOX 176

Phone (608) 873-7268 Phone GALESVILLE, WI 54630

Email _____ Email SURVER@HIGHCREEKCONSULTING.COM

Town: Dunn Parcel numbers affected: 061028180002

Section: 04 28 Property address or location: 3993 SCHWEINER DRIVE

Zoning District change: (To / From / # of acres) TO R-34 FROM A-1(EX) FOR
2 ACRES AT THE END OF LARRY ROAD.

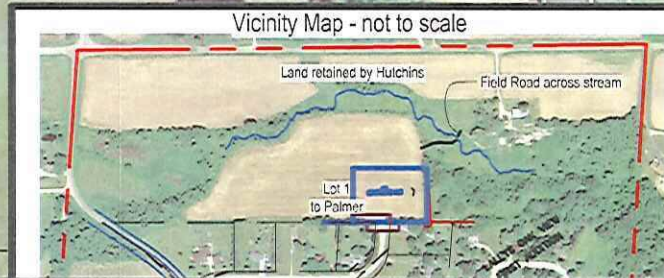
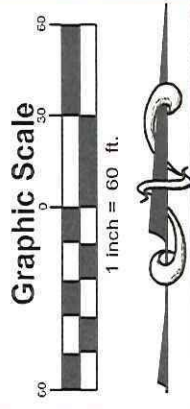
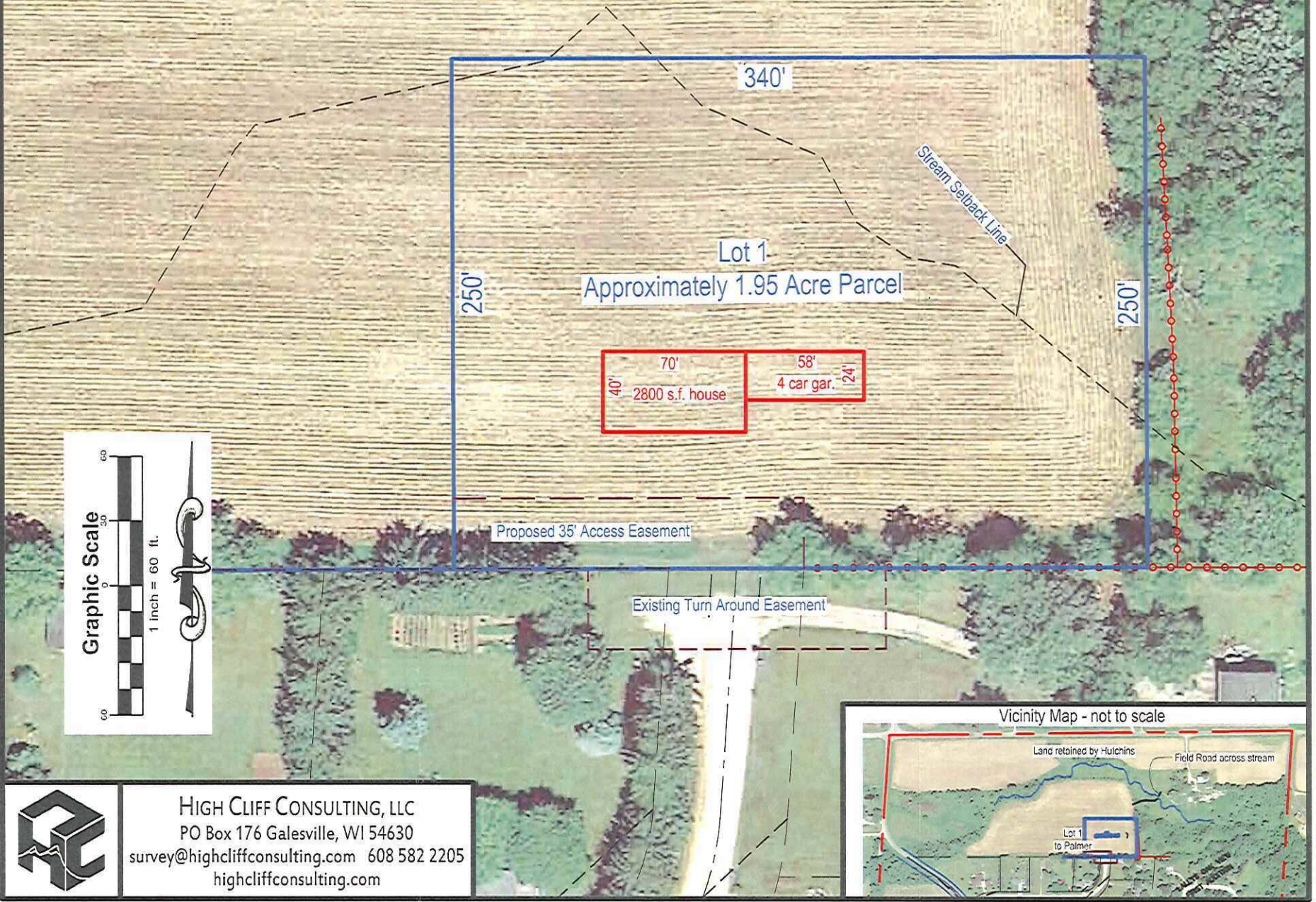
Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: 100 %

- 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:

THE CURRENT OWNERS WOULD LIKE TO SELL A 2 ACRE PARCEL
AT THE END OF LARRY ROAD. THE PURCHASER OF THE PROPOSED PARCEL
WOULD LIKE TO BUILD A DUPLEX THERE.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: BRADON ALCEO BRADON M. ALCEO Date: 9 MAY 2017

Lot 1 of Proposed CSM



HIGH CLIFF CONSULTING, LLC
PO Box 176 Galesville, WI 54630
survey@highcliffconsulting.com 608 582 2205
highcliffconsulting.com

Re-Zone Description for a Portion of land owned by James and Sharon Hutchins

A parcel of land in the N ½ of the NE ¼ of Section 28, T06N, R10E, Town of Dunn, Dane County, Wisconsin, described as follows:

Commencing at the NE corner of said section, thence S89°18'29"W 1,311.57 feet to the NW corner of the NE ¼ of the NE ¼ of said section;

thence, along the west line thereof, S03°47'58"W 818.84 feet, to the north line of CSM 1037;

thence, along said north line, N89°48'28"E 14.14 feet to the point of beginning;

thence, along said north line, N89°48'28"E 340.00 feet;

thence, N00°11'32"W 250 feet;

thence, S89°48'28"W 340 feet;

thence, S00°11'32"E 250 feet to the point of beginning.

The above described lands are being requested to be rezoned from AE-1 to R-3A.