

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
10/20/2016	DCPREZ-2016-11070
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
12/13/2016	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME BARBARA J HELLENBRAND	PHONE (with Area Code) (608) 347-5808	AGENT NAME PAUL SPETZ ISTHMUS SURVEYING LLC	PHONE (with Area Code) (608) 244-1090
BILLING ADDRESS (Number & Street) 5441 ENCHANTED VALLEY RD 5441 ENCHANTED		ADDRESS (Number & Street) 450 N BALDWIN ST	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) MADISON, WI 53703	
E-MAIL ADDRESS jarchiquette@gmail.com		E-MAIL ADDRESS isthmussurveying@sbcglobal.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>	
5441 ENCHANTED VALLEY RD					
TOWNSHIP BERRY	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0807-234-8000-2					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5.46		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>PAS</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>PAS</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>PAS</u>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE:(Owner or Agent)</b> 
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**PRINT NAME:**  
Paul Spetz

**DATE:**  
10/20/16



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	<u>Barbara J. Hellenbrand/Josh Archiquette</u>	Agent's Name	<u>Paul Spetz / Isthmus Surveying LLC</u>
Address	<u>5441 Enchanted Valley Road,</u> <u>Cross Plains, WI 53528</u>	Address	<u>450 N. Baldwin Street</u> <u>Madison, WI 53703</u>
Phone	<u>(608) 347-5808</u>	Phone	<u>(608) 244-1090</u>
Email	<u>jarchiquette@gmail.com</u>	Email	<u>isthmussurveying@sbcglobal.net</u>

Town: Berry Parcel numbers affected: 004/0807-234-8000-2

Section: 23 Property address or location: 5441 Enchanted Valley Road

Zoning District change: (To / From / # of acres) to RH-2 from A-1(ex) 5.46 Acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 39 % Other: 61 %

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:

Parents wish to create a 5.46 acre Residential lot for Children within existing Family farm lands (80 acres total owned). Lands were an operational Dairy Farm until recently, and are now crop lands. A residence will be built in the next year or two on the newly created parcel.

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

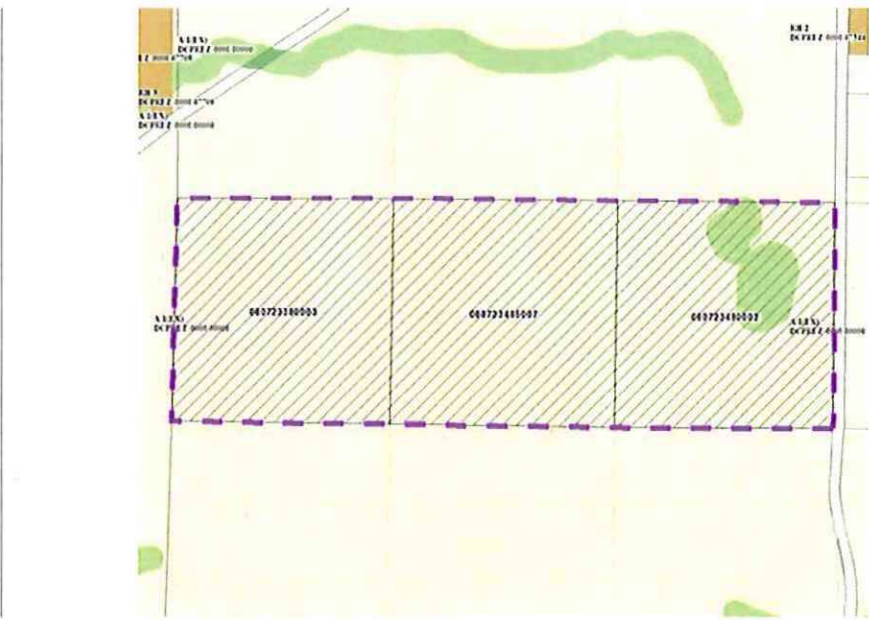
Submitted By:

Date: 10/20/2016

# 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.**

<b>Applicant:</b> Joshua Archiquette					
<b>Town</b>	Berry	<b>A-1EX Adoption</b>	12/12/1981	<b>Orig Farm Owner</b>	Stephen Hellenbrand
<b>Section:</b>	23	<b>Density Number</b>	35	<b>Original Farm Acres</b>	120.23
<b>Density Study Date</b>	8/29/2016	<b>Original Splits</b>	3.44	<b>Available Density Unit(s)</b>	3



**Reasons/Notes:**  
 [3] Original Original Splits, none used to date.  
 [3] Housing Density Rights remain.

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
080723485007	40.7	BARBARA J HELLENBRAND	
080723480002	40.01	BARBARA J HELLENBRAND	
080723380003	39.52	BARBARA J HELLENBRAND	

Hellenbrand Rezone: 5441 Enchanted Valley Road

Parent Parcel Description: Parcel No. 004/0807-234-8000-2

The Northeast 1/4 of the Southeast 1/4 of Section 23, T8N, R7E, Town of Berry, Dane County, Wisconsin. Zoned A-1(ex)

That portion to be rezoned from A-1(ex) to RH-2

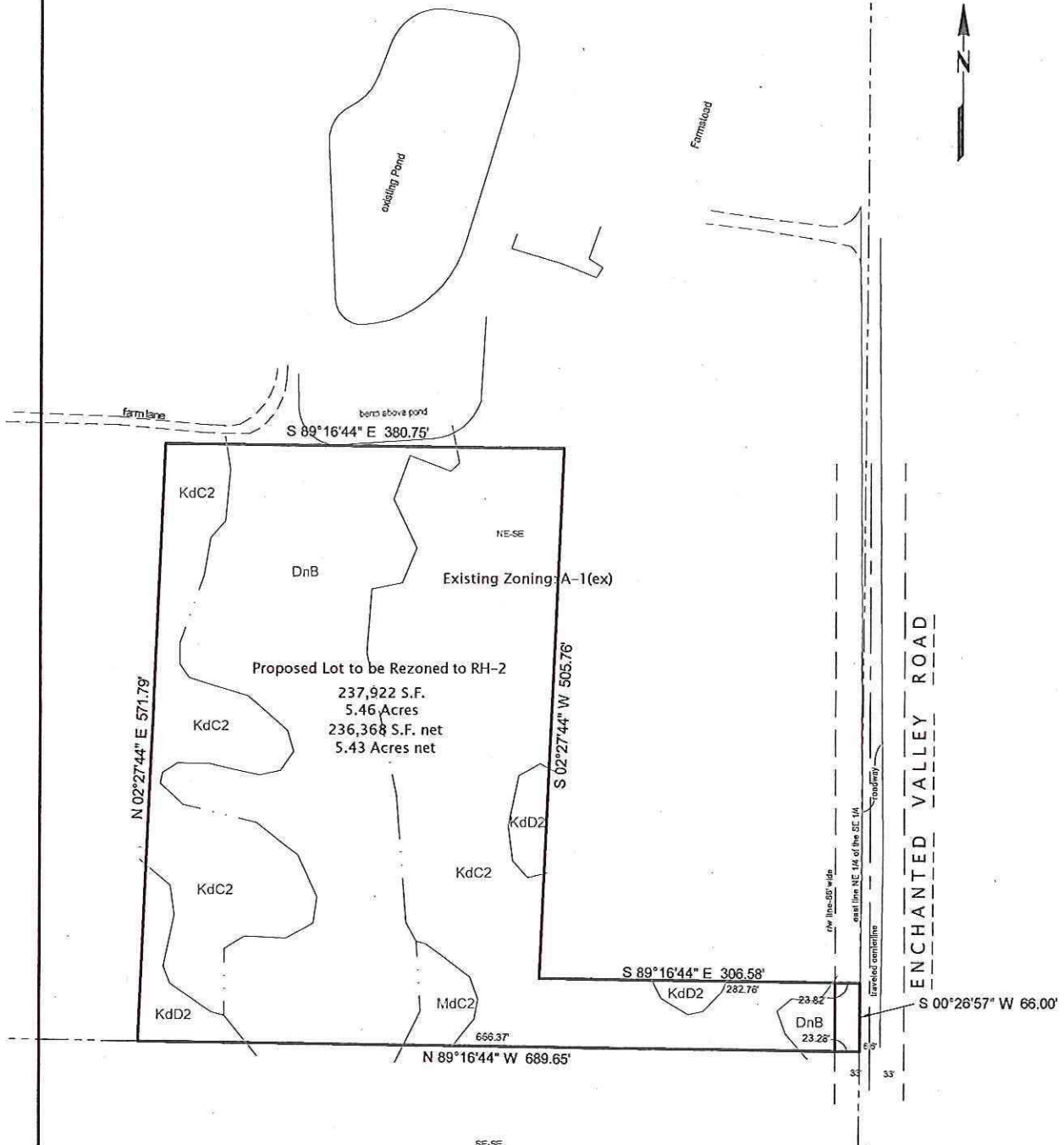
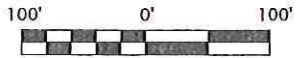
Commencing at the Southeast 1/4 Corner of said Section 23, T8N, R7E, Town of Berry, thence N 00°26'57" E, along the east line of the SE 1/4 of the SE 1/4 of said Section 23, 1323.24 feet to the Southeast corner of the NE 1/4 of the SE 1/4 of said section, said point being the point of beginning of this description;  
thence N 89°16'44" W, along the south line of the NE 1/4 of the SE 1/4 of said Section 23, 689.65 feet;  
thence N 02°27'44" E, 571.79 feet;  
thence S 89°16'44" E, 380.75 feet;  
thence S 02°27'44" W, 505.76 feet;  
thence S 89°16'44" E, 306.58 feet;  
thence S 00°26'57" W, along the east line of the NE 1/4 of the SE 1/4 of said section 23, 66.00 feet to the point of beginning.

This description contains an area of 237,922 square feet, or 5.462 acres gross. Excepting therefrom those portions previously dedicated for the purposes of Enchanted Valley Road, 236,368 square feet, or 5.43 acres Net.



# Hellenbrand Rezone Map

Located in the NE 1/4 of the SE 1/4 of Section 23, T6N, R7E, Town of Berry, Dana County, Wisconsin



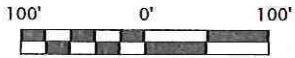
Soil	Area/% of parcel	Soil Class
DnB	93,120 or 39%	II-e2
KdC2	129,083 or 54%	III-e1
KdD2	11,299 or 5%	IV-e1
MdC2	4,420 or 2%	III-e1

PREPARED FOR:  
 JOSH ARCHIQUETTE  
 5441 ENCHANTED VALLEY ROAD  
 CROSS PLAINS, WI 53528

PREPARED BY:  
 ISTHMUS SURVEYING, LLC  
 450 NORTH BALDWIN STREET  
 MADISON, WI 53703  
 (608) 244.1090  
 www.isthmussurveying.com

# Hellenbrand Rezone Map

Located in the NE 1/4 of the SE 1/4 of Section 23, T6N, R7E, Town of Berry, Dane County, Wisconsin



Proposed lot to be rezoned to RH-2  
 237.91 S.F.  
 5.46 acres  
 236.36 S.F. net  
 5.43 acres net

Soil	Area/% of parcel	Soil Class
DnB	93,120 or 39%	II-e2
KdC2	129,083 or 54%	III-e1
KdD2	11,299 or 5%	IV-e1
MdC2	4,420 or 2%	III-e1

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