

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
05/22/2020	DCPREZ-2020-11569
Public Hearing Date	C.U.P. Number
07/28/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME BRIAN HENNING	PHONE (with Area Code) (715) 570-4464	AGENT NAME GROTHMAN AND ASSOCIATES	PHONE (with Area Code) (608) 742-7788
BILLING ADDRESS (Number & Street) 6563 COUNTY HIGHWAY TT		ADDRESS (Number & Street) 625 EAST SLIFER STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) PORTAGE, WI 53901	
E-MAIL ADDRESS brianchenning@gmail.com		E-MAIL ADDRESS surveying@grothman.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP	ADDRESS OR LOCATION OF REZONE/CUP
South of 6647 County Highway TT		
TOWNSHIP YORK	SECTION 28	TOWNSHIP SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0912-284-9672-5		

REASON FOR REZONE	CUP DESCRIPTION
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CREATING AN AGRICULTURAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	3.45		

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:
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COMMENTS: SELLING PROPERTY TO ADJACENT LANDOWNER



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	BRIAN & JANELLA HENNING	Agent Name:	GROTHMAN & ASSOCIATES
Address (Number & Street):	6563 COUNTY ROAD TT	Address (Number & Street):	625 EAST SLIFER ST
Address (City, State, Zip):	MARSHALL WI 53559	Address (City, State, Zip):	PORTAGE WI 53901
Email Address:	BRIANCHENNING@GMAIL.COM	Email Address:	SURVEYING@GROTHMAN.COM
Phone#:	715-570-4464	Phone#:	608-742-7788

PROPERTY INFORMATION	
Township: TOWN OF YORK	Parcel Number(s): 0912-284-9672-5
Section: 33	Property Address or Location: COUNTY HWY TT, MARSHALL, WI 53559

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
 Yes No

SEPARATING TAX PARCEL TO SELL TO ADJACENT LAND OWNER

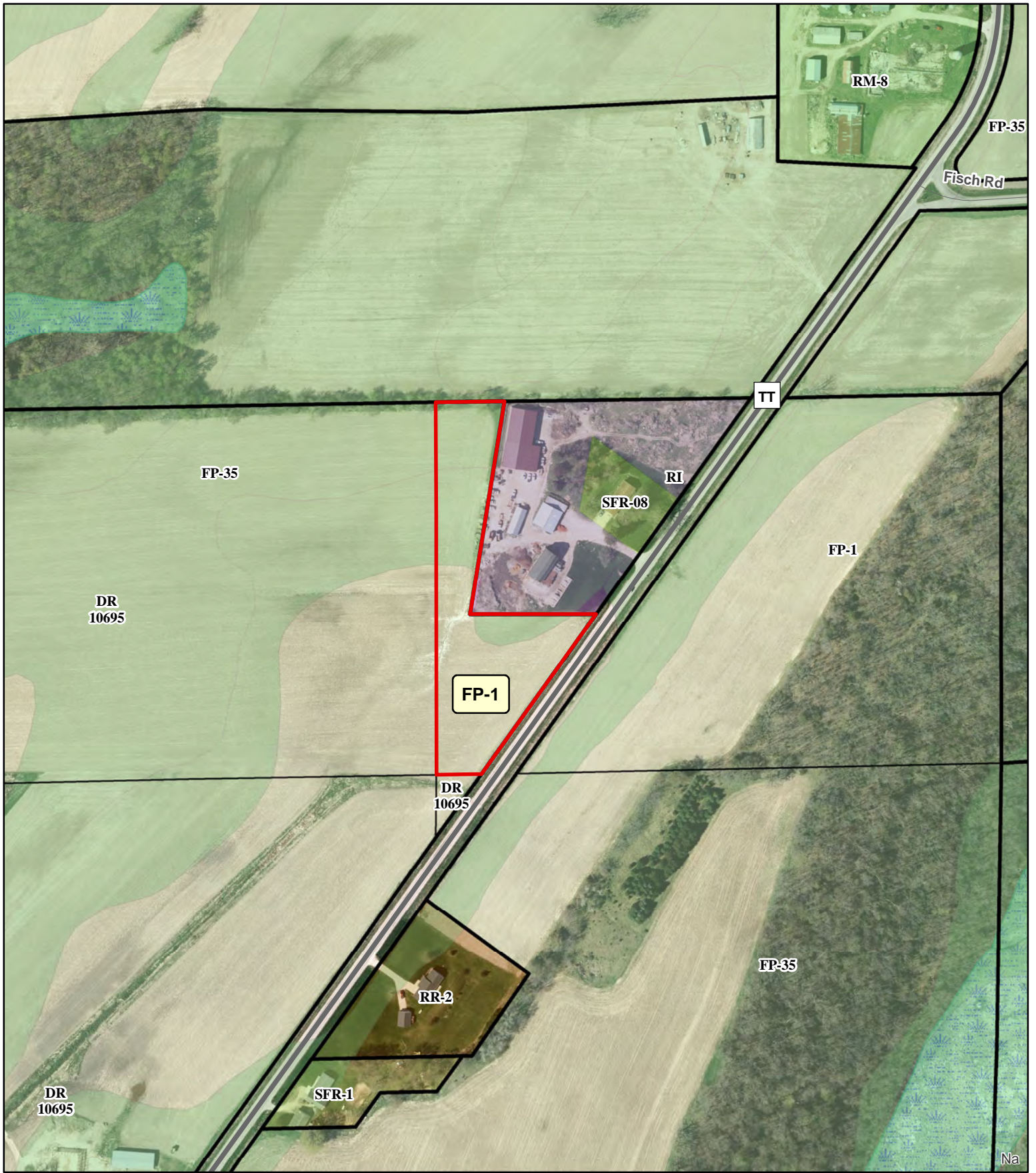
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FARMLAND PRESERVATION (FP-35)	FARM LAND PRESERVATION (FP-1)	APPROXIMATELY 4 ACRES

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.





- | | | | | |
|---|---|---|--|---|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|---|---|---|--|---|

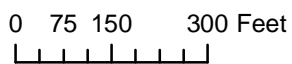
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature *Brian C. Henning* Date 5-20-2020



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



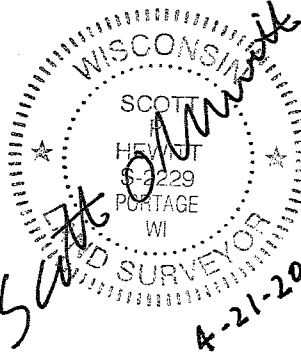
Petition 11569
 BRIAN HENNING

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. **420-165**



DRAFTED BY: A. JEROME

CHECKED BY: SPH

PROJ. 1013-415

DWG. 420-165 SHEET 1 OF 3

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

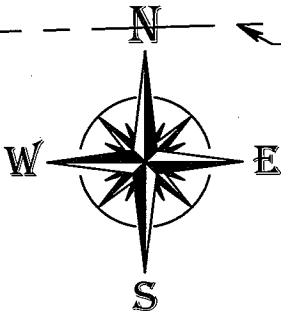
GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 28, T. 9 N, R. 12 E, TOWN OF YORK, DANE COUNTY, WISCONSIN. CONTAINING: 166,247 SQ. FT. (3.82 ACRES)

NW1/4-SE1/4

NE1/4-SE1/4



SCALE: 1" = 200'

0 100' 200' 400'

BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SE1/4, SECTION 28 WHICH BEARS N88°31'57"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ⊙ 1" IRON PIPE FND.
- () PREVIOUS SURVEY OR RECORD INFO.

SW1/4-SE1/4

(DOC. NO. 5044238)

P.O.S BY G&A

(1013-415)

S1/4 COR. SEC. 28

UNPLATTED LANDS BY OWNER

UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

OWNER/CLIENT: BRIAN AND JANELSA HENNING
6563 C.T.H. "TT"
MARSHALL, WI 53559

S. LINE NW1/4-SE1/4

N. LINE SE1/4-SE1/4

P.O.S BY G&A

(1114-549)

UNPLATTED

LANDS

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

W. LINE SE1/4-SE1/4

(N89°58'15"E)

N88°31'14"E

164.60'

880.40'

(DOC. NO. 5044238)

506.00'

S09°00'37"W

(S10°23'48"W)

291.88'

(S89°51'22"E)

N88°43'06"E - 333.14'

41.26'

478.25'

478.08'

41.34'

92.55'

133.89'

S88°31'57"W

2642.09'

(S89°58'56"W)

N88°31'14"E

576.09'

(576.76')

SE1/4-SE1/4

LOT 1

C.S.M. 7589

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

UNPLATTED

LANDS

BY OTHERS

DEDICATED TO THE PUBLIC
15,779 SQ. FT.
(0.36 ACRES)

SE COR. SEC. 28

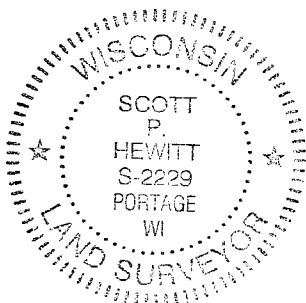
As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8677
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
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SEAL:



G & A FILE NO. 420-165



DRAFTED BY: A. JEROME

CHECKED BY: SPH

PROJ. 1013-415

DWG. 420-165 SHEET 2 OF 3

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF THE SE1/4 OF THE SE1/4, SECTION 28, T. 9 N, R. 12 E, TOWN OF YORK, DANE COUNTY, WISCONSIN. CONTAINING: 166,247 SQ. FT. (3.82 ACRES)

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Brian and Janessa Henning**, I have surveyed, monumented, mapped and divided a part of the Southeast Quarter of the Southeast Quarter of Section 28, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter corner of said Section 28;
thence North 88°31'57" East along the South line of the Southeast Quarter of Section 28, 1,321.04 feet to the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 28 and the point of beginning;
thence North 00°25'08" West along the West line of the Southeast Quarter of the Southeast Quarter, 880.40 feet to the North line of the South 1/3 of the Southeast Quarter of Section 28;
thence North 88°31'14" East along said North line, 164.60 feet to the Northwest corner of Lot 1, Certified Survey Map, No. 7589;
thence South 09°00'37" West along the West line of said Lot 1, 506.00 feet to the Southwest corner of said Lot 1;
thence North 88°43'06" East along the South line of said lot 1, 333.14 feet to the centerline of County Trunk Highway TT;
thence South 35°33'59" West along the centerline of County Trunk Highway TT, 478.08 feet to the South line of the Southeast Quarter;
thence South 88°31'57" West along the South line of the Southeast Quarter, 133.89 feet to the point of beginning.
Containing 166,247 square feet, (3.82 acres), more or less. Being subject to County Trunk Highway TT right-of-way and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance to the best of my knowledge and belief.

SCOTT P. HEWITT
Professional Land Surveyor, No. 2229
Dated: April 21, 2020
File No. 420-165

OWNER'S CERTIFICATE of DEDICATION

As Owners, we hereby certify that we caused the land on this certified survey map 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 S.75.17(1)(a), Dane County Code of Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this _____ day of _____, 20_____.

Janessa Henning

Brian Henning

STATE of WISCONSIN)
SS)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named **Brian & Janessa Henning** to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public _____ County, Wisconsin My commission expires: _____

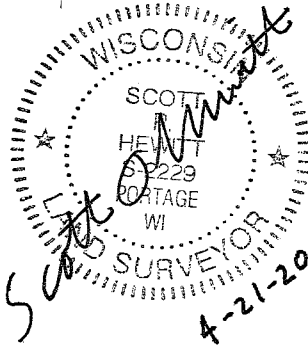
OWNER/CLIENT: BRIAN AND JANESSA HENNING
6563 C.T.H. "TT"
MARSHALL, WI 53559

As prepared by:

GA GROTHMAN & ASSOCIATES S.C. LAND SURVEYORS

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G & A FILE NO. 420-165



DRAFTED BY: A. JEROME

CHECKED BY: SPH

PROJ. 1013-415

DWG. 420-165 SHEET 3 OF 3

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

GENERAL LOCATION

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TOWN BOARD RESOLUTION

RESOLVED that this certified survey map in the Town of York, Brian & Janessa Henning, Owners, is hereby approved and dedication of right-of-way accepted by the Town Board.

Town Chairperson

Dated this _____ day of _____, 20____.

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of York.

Town Clerk

Dated this _____ day of _____, 20____.

VILLAGE OF MARSHALL APPROVAL CERTIFICATE

RESOLVED that this certified survey map in the Town of York, Brian & Janessa Henning, Owners, is hereby approved.

Village Chairperson

Dated this _____ day of _____, 20____.

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Village Board of Marshall.

Dated this _____ day of _____, 20____.

Village Clerk

APPROVED for recording per Dane County Zoning and Land Regulation Committee.

Action of _____, 20____.

Daniel Everson, Authorized Representative

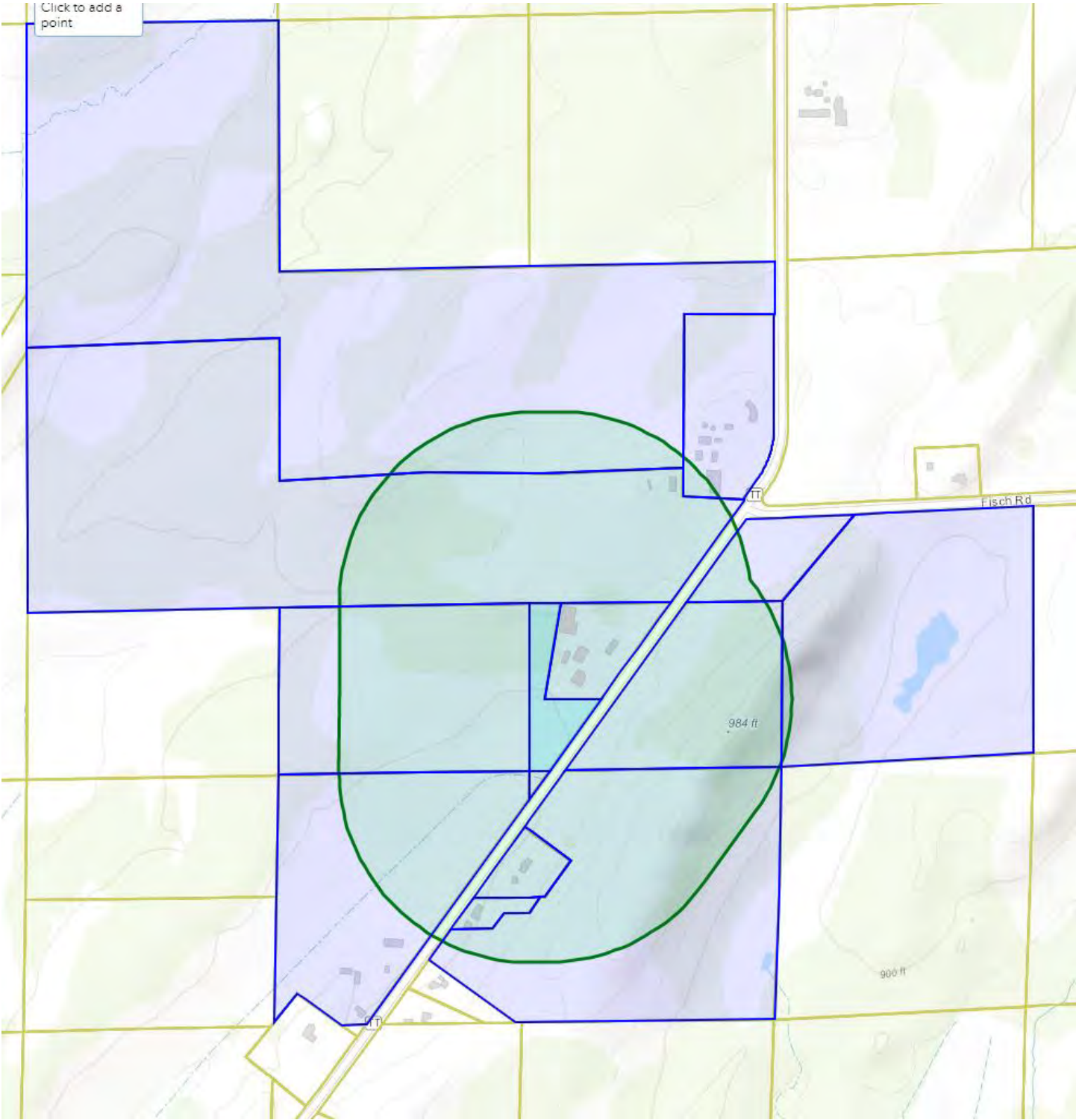
REGISTER of DEEDS CERTIFICATE

Received for record this _____ day of _____, 20____, at _____ o'clock ____M. and recorded in Volume _____ of Certified Survey Maps of Dane County, Pages _____.

Kristi Chlebowski, Register of Deeds, Dane County

OWNER/CLIENT: BRIAN AND JANELSA HENNING
6563 C.T.H. "TT"
MARSHALL, WI 53559

Click to add a point



JENNIFER CROWELL
5710 RED OAK TRL
MCFARLAND, WI 53558

BRIAN HENNING
JANESSA HENNING
6563 COUNTY HIGHWAY TT
MARSHALL, WI 53559

JOEL R BORNITZKE
KATHRYN GILBERTSON
765 ST JAMES ST
COTTAGE GROVE, WI 53527

MARTIN G BOBHOLZ
6580 COUNTY HIGHWAY TT
MARSHALL, WI 53559

ANTHONY I HELLPAP
BETH M HELLPAP
210 HOWARD ST
MARSHALL, WI 53559

SCOTT D SCHUSTER
420 W MAIN ST
MARSHALL, WI 53559

BRIAN HENNING
JANESSA HENNING
6563 COUNTY HIGHWAY TT
MARSHALL, WI 53559

SAMUEL JOHN BORNITZKE
PO BOX 188
MARSHALL, WI 53559

ROBERT R THEOBALD
6647 COUNTY HIGHWAY TT
MARSHALL, WI 53559

JAMES L SCHUSTER
MARGARET A SCHUSTER
6596 COUNTY HIGHWAY TT
MARSHALL, WI 53559

BRIAN HENNING
JANESSA HENNING
6563 COUNTY HIGHWAY TT
MARSHALL, WI 53559

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JANESSA HENNING
6563 COUNTY HIGHWAY TT
MARSHALL, WI 53559

JAMES L SCHUSTER
MARGARET A SCHUSTER
6596 COUNTY HIGHWAY TT
MARSHALL, WI 53559