

Dane County Rezone Petition

Application Date	Petition Number
03/30/2021	DCPREZ-2021-11703
Public Hearing Date	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME AARYN AND KALI HANDEL	PHONE (with Area Code) (608) 852-5294	AGENT NAME TIM RADL	PHONE (with Area Code) (608) 233-3142
BILLING ADDRESS (Number & Street) 5208 BEAGLE LN		ADDRESS (Number & Street) 313 WAVERLY PLACE	
(City, State, Zip) PLATTEVILLE, WI 53818		(City, State, Zip) Madison, WI 53705	
E-MAIL ADDRESS kaliweber@gmail.com		E-MAIL ADDRESS redoakls@redoakls.com	

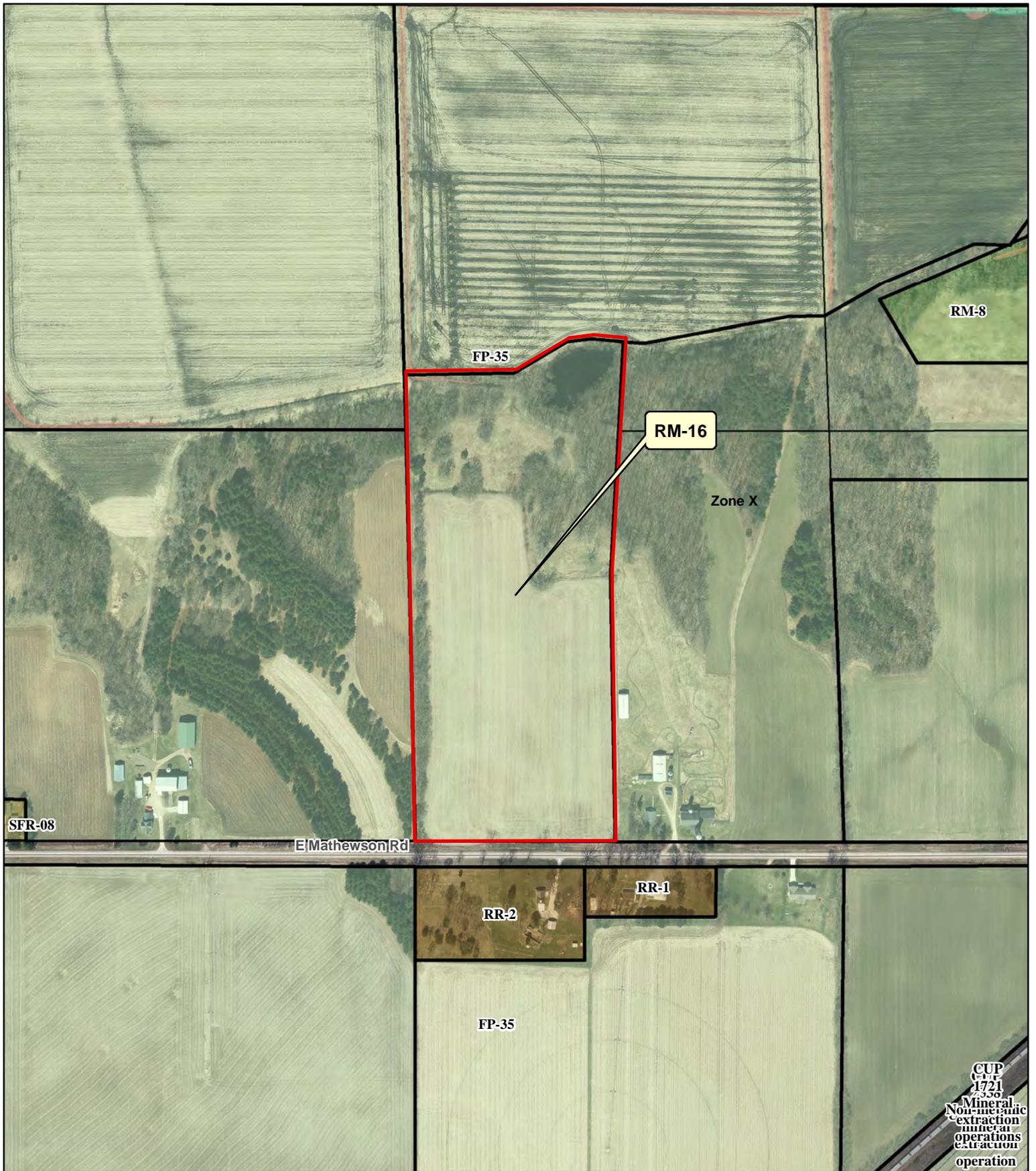
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 10132 Mathewson Road					
TOWNSHIP MAZOMANIE	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-034-9115-0					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	22.8

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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Legend

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



0 100 200 400 Feet


Petition 11703
AARYN and KALI HANDEL

CUP
 1721
 1330
 Mineral
 extraction
 operations



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

- 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:	Aaryn and Kali Handel	Agent Name:	(Surveyor) Timothy G. Radl
Address (Number & Street):	5208 Beagle Lane	Address (Number & Street):	313 Waverly Pl.
Address (City, State, Zip):	Platteville, WI 53818	Address (City, State, Zip):	Madison, WI 53705
Email Address:	kaliweber@gmail.com	Email Address:	redoakls@redoakls.com
Phone#:	(608)852-5294	Phone#:	(608)233-3142

PROPERTY INFORMATION

Township:	Mazomanie	Parcel Number(s):	080603491150
Section:	3	Property Address or Location:	Mathewson Rd. Mazomanie, WI

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

We would like to rezone for the purpose of building a home on the parcel.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-16	22.78

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

Date 3/18/21

Neighborhood Characteristics Specifics – Rezone Application for Mathewson Road Property

Current Use:

The current use of the property includes mostly agricultural uses. The southern $\frac{3}{4}$ of the property is currently rented out for cropland, we do wish to continue with this as the new property owners. The northern $\frac{1}{4}$ of the property is rented out for cattle. There is a portion of wooded area to the northeast that is not included in the cattle pasture. That portion of that land is currently not in use by anyone. We do wish to continue to have animals on the property. We want to continue to use as much of this land as possible for agricultural purposes.

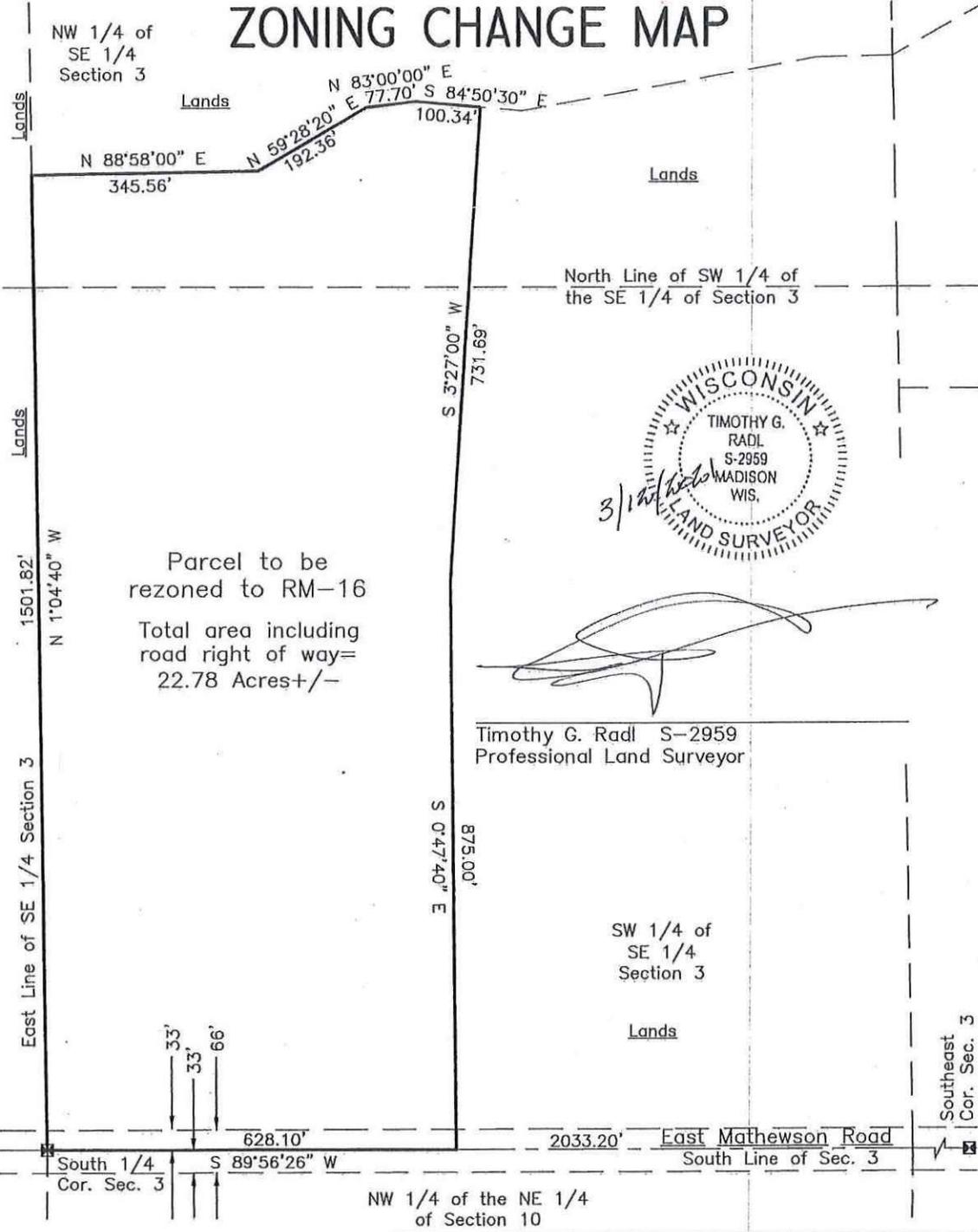
Current Use of surrounding properties:

There is a farmette (including a residential home) to the east of this property that does not have any animals on it currently but it has outbuildings that make it appear to once be used for that purpose. There is cropland to the east of that farmette. To the west of the listed property there is another farm – it appears he mostly does crop farming. To the south of this property there are residential houses with cropland more to the south. Along Mathewson road there is a variance of farms, farmettes, and what appear to be rural subdivisions. Our intention for this property appears to be similar of the farmettes that surround it. We would like one house on 15-16 acres, and we would like to sell 7 -8 or so acres to a family member to also build a house on. We would like to keep the cropland as it is, and we intend to build a house where the field ends and the slope down begins.

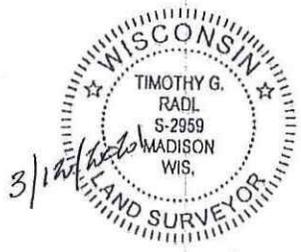
Operational Narrative:

We do not have an operational narrative at this time. We intend to build a single-family residential home without any extra anticipated noise besides the “normal” noises a residential home would create.

ZONING CHANGE MAP

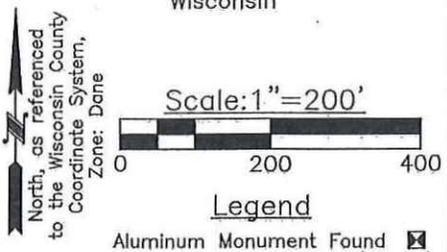


Parcel to be rezoned to RM-16
 Total area including road right of way = 22.78 Acres +/-



[Handwritten Signature]
 Timothy G. Radl S-2959
 Professional Land Surveyor

Part of the SW 1/4 & NW 1/4 of the SE 1/4, of Section 3, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin



Red Oak Land Surveying LLC
 313 Waverly Pl. Madison, WI (608)233-3142 redoakls.com

DRAWN TGR	DATE 3/9/2021	Prepared for: Kali & Aaryn Handel 5208 Beagle La. Platteville WI 53818
APPROVED TGR	DATE 3/12/2021	
SCALE 1"=200'	SHEET 1 of 2	PROJECT NO. 2021015

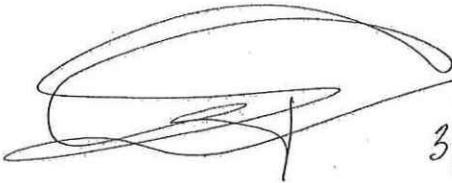
ZONING CHANGE MAP

Description:

A part of the Southwest 1/4 of the Southeast 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 3, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows:
 Beginning at the South 1/4 corner of said Section 3;
 thence, along the Westerly line of the Southeast 1/4 of said Section 3, N 1°04'40" W 1327.50 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 3;
 thence, continuing along said Westerly line, N 1°04'40" W 174.35 feet;
 thence N 88°58'00" E 345.56 feet;
 thence N 59°28'20" E 192.36 feet;
 thence N 83°00'00" E 77.70 feet;
 thence S 84°50'30" E 100.34 feet;
 thence S 3°27'00" W 731.69 feet;
 thence S 0°47'40" E 875.00 feet to the South line of the Southeast 1/4 of said Section 3;
 thence, along said South line, S 89°56'26" W 628.10 feet to the South 1/4 corner of said Section 3, being also the point of beginning.
 Described parcel contains 992,189 square feet or 22.78 acres.
 Described parcel subject to a roadway right of way over the Southerly 33 feet thereof.

Surveyor's Certificate

I, Timothy G. Radl, Professional Land Surveyor S-2959, hereby certify I have surveyed, mapped, and monumented the lands described herein; that such map correctly represents all exterior boundaries of the land surveyed; and that this survey is correct to the best of my knowledge and belief.
 Dated this 12th day of March, 2021.



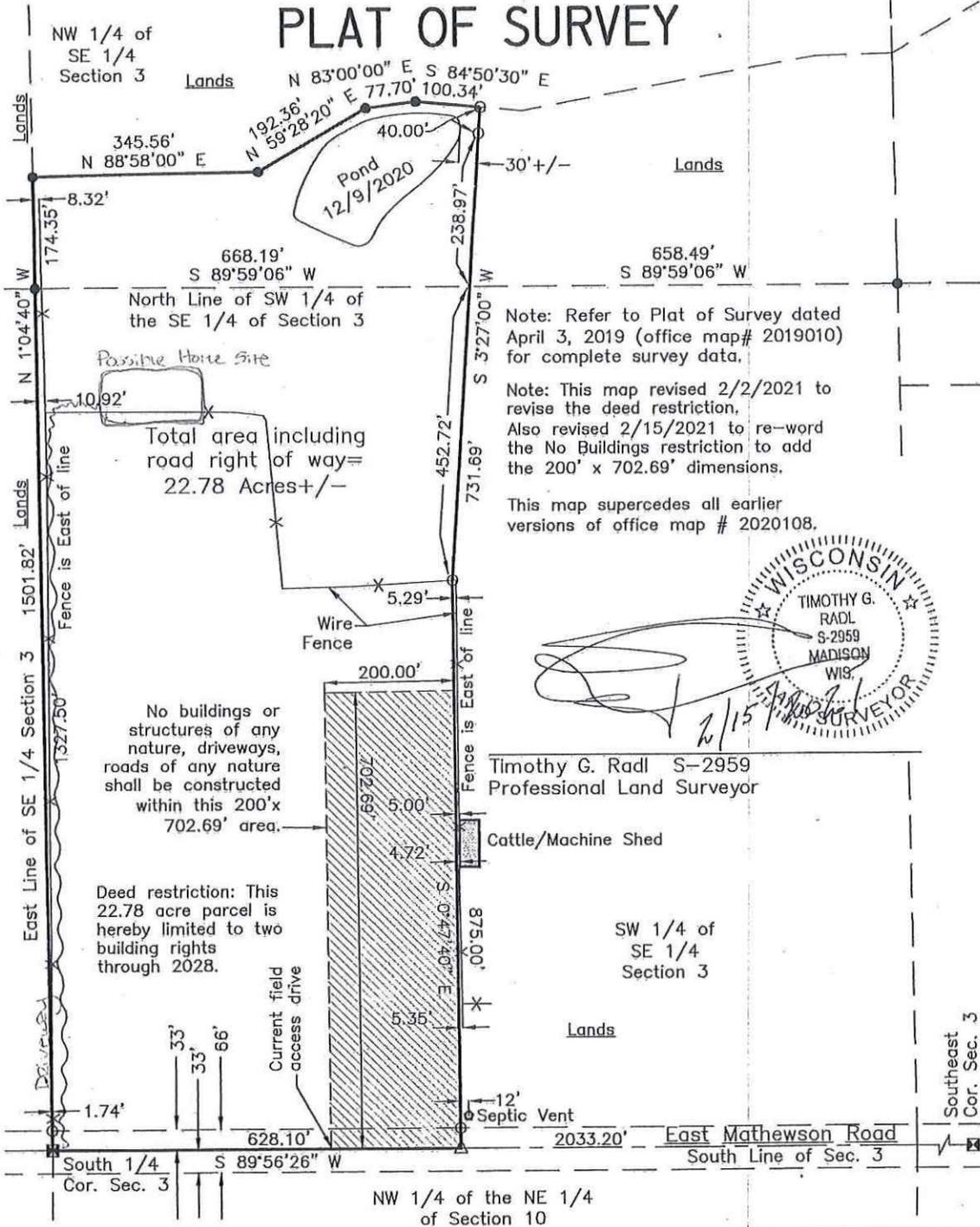
3/12/2021



Timothy G. Radl S-2959 Professional Land Surveyor

Red Oak Land Surveying LLC		
313 Waverly Pl. Madison, WI (608)233-3142 redoakls.com		
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SCALE 1"=200'	SHEET 2 of 2	PROJECT NO. 2021015

PLAT OF SURVEY



Note: Refer to Plat of Survey dated April 3, 2019 (office map# 2019010) for complete survey data.

Note: This map revised 2/2/2021 to revise the deed restriction. Also revised 2/15/2021 to re-word the No Buildings restriction to add the 200' x 702.69' dimensions.

This map supercedes all earlier versions of office map # 2020108.



Timothy G. Radl S-2959
Professional Land Surveyor

Part of the SW 1/4 & NW 1/4 of the SE 1/4, of Section 3, T8N, R6E, Town of Mazomanie, Dane County, Wisconsin

North, as referenced to the Wisconsin County Coordinate System, Zone: Dane

Scale: 1" = 200'

Legend

- 3/4" Stake Found ●
- Mag Nail Set ▲
- 3/4"x18" Steel Stake Set ○
- Aluminum Monument Found ☒

Red Oak Land Surveying LLC		
313 Waverly Pl. Madison, WI (608)233-3142 redoakls.com		
DRAWN TGR	DATE 12/9/2020	Prepared for: Mr. Larry Lichte Lar-Dol Entrepreneurs, Inc. 123 W. Main St. Madison, WI 53703
APPROVED TGR	DATE 2/15/2021	
SCALE 1"=200'	SHEET 1 of 2	PROJECT NO. 2020108



Kali Weber <kaliweber@gmail.com>

Rezoning

Town of Mazomanie <twnmazo@gmail.com>

Sat, Feb 27, 2021 at 8:31 AM

Reply-To: twnmazo@gmail.com

To: Kali Weber <kaliweber@gmail.com>

Good morning,

You guys can get started with Dane County! You already came to the Town and talked over your plans.

For a rezone the property owner starts by applying with Dane County Planning and Zoning. They will give you a rezone petition number which you then bring to the town to get the rezone approved with us. Once we approved it then you go back to Dane County and get it approved with them.

I would ask them if you two can do it all or if Larry needs to do anything. Usually the property owner applies for the rezone but since you both technically own the same parcel they may need both of you to do the rezone.

Let me know if you have any questions and we will get you on the the Land Plan agenda when you get a petition number.

Courtney

[Quoted text hidden]

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Courtney Beuthin

Clerk, Town of Mazomanie

700 West Hudson

Mazomanie, WI 53501

Phone (608) 795-2920

This email is to show proof of consultation with the town of Mazomanie. Please let me know if you need any more proof than this email.

THANK you!

- Kali Handel