

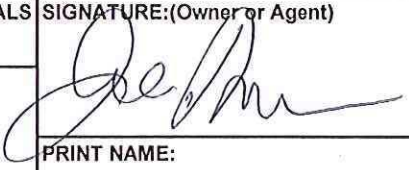
Dane County Rezone & Conditional Use Permit

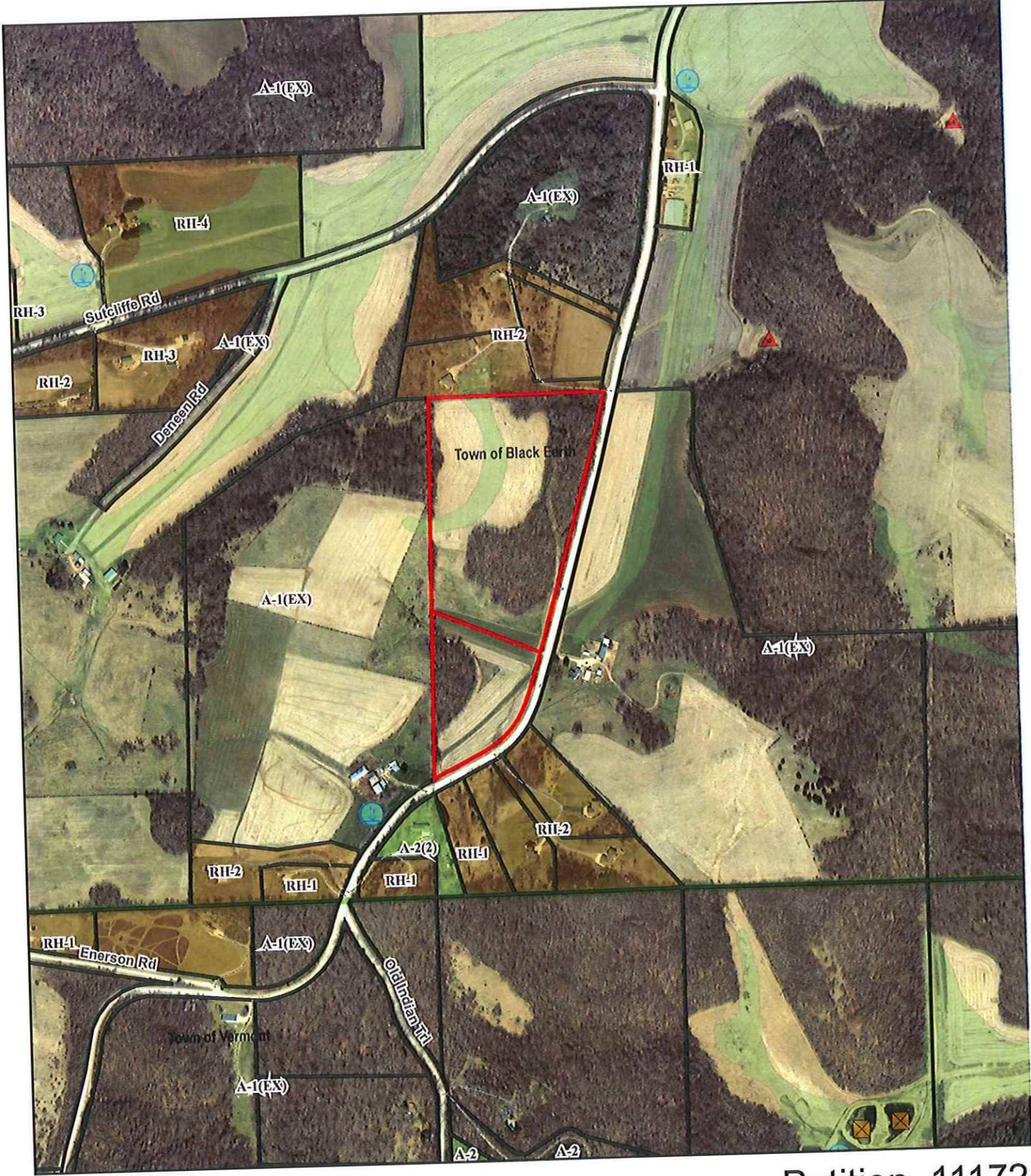
Application Date	Petition Number
06/12/2017	DCPREZ-2017-11172
Public Hearing Date	C.U.P. Number
08/22/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THE PEOPLES COMMUNITY BANK	PHONE (with Area Code) (608) 795-1165	AGENT NAME JOHN HALVERSON	PHONE (with Area Code) (608) 843-7498
BILLING ADDRESS (Number & Street) 222 W COMMERCIAL ST PO BOX 8		ADDRESS (Number & Street) 6381 COON ROCK RD	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) BLACK EARTH, WI 53515	
E-MAIL ADDRESS		E-MAIL ADDRESS john@halverson	

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	
WEST OF 4952 COUNTY HIGHWAY F		WEST OF 4952 COUNTY HIGHWAY F			
TOWNSHIP BLACK EARTH	SECTION 33	TOWNSHIP BLACK EARTH	SECTION 33	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-334-8040-5		0806-334-9570-2			

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	22.4		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	7.5		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JMH</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JMH</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JMH</u>	INSPECTOR'S INITIALS SSA1	SIGNATURE: (Owner or Agent)  PRINT NAME: John Halverson DATE: 6/12/17
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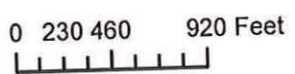
Legend

Significant Soils

- Floodplain
- Wetland

Class

- Class 1
- Class 2



Petition 11172
**THE PEOPLES
 COMMUNITY BANK**



Dane County Department of Planning & Development
Application for Density Study Report

Date: 2/22/17

Landowner information:

Name: Peoples Community Bank
Address: 222 W Commercial St City: MADISON Zip Code: 53560
Daytime phone: 608-795-2920
Fax: 608-795-2133 E-mail: Tgerman@thePeoplesCommunityBank.com

Applicant information (if different from landowner):

Name: John Halverson
Address: 6381 Coon Rock Rd City: Arena Zip Code: 53503
Daytime phone: 608-843-7498
Fax: 608-753-2498 E-mail: John@halversonsurveying.com
Relationship to landowner: Surveyor for Bank
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 4953 County Road F Black Earth, WI 53515
Parcel ID #: 806-334-8000-3, 806-334-9500-6, 806-343-8616-4, 806-343-9000-0
806-334-8040-5, 806-334-9570-2
Legal description of property:
SW 1/4 of SW 1/4, Section 34, Town of Black Earth
OR NE-SE & SE4-SE 33
Certified Survey Map ID: _____ Lot _____

Sketch map provided? Yes No

Additional information (optional):

Name of owner of original farm (if known): Unknown

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes No Don't know
Reg. of Deeds Doc. No. (if known) _____

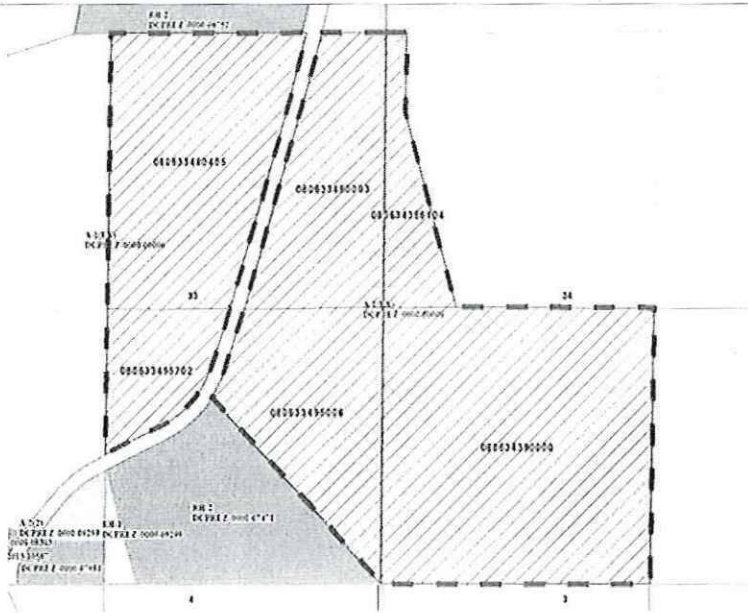
Comments: The parcel west of county road 'F' was purchased later and I don't know if this came off a different farm or not. The bank is looking to sell the farm but needs to know the density units available when marketing it.

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.

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: Peoples Community Bank					
Town	Black Earth	A-1EX Adoption	8/15/1981	Orig Farm Owner	Ralph Barness
Section:	33, 34	Density Number	35	Original Farm Acres	105.5
Density Study Date	2/27/2017	Original Splits	3.01	Available Density Unit(s)	3



Reasons/Notes:
 [3] Original HDR
 Thr Farm Home does not count against the density policy.
 [3] HDR 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.

<u>Parcel #</u>	<u>Acres</u>	<u>Owner Name</u>	<u>CSM</u>
080634390000	39.71	PEOPLES COMMUNITY BANK	
080634386104	5.7	PEOPLES COMMUNITY BANK	
080633495702	6.67	PEOPLES COMMUNITY BANK	
080633495006	15.47	PEOPLES COMMUNITY BANK	
080633480405	23.41	PEOPLES COMMUNITY BANK	
080633480003	14.54	PEOPLES COMMUNITY BANK	



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 The Peoples Community Bank Agent's Name John Halverson
 Address 222 W. COMMERCIAL ST. Address 6381 COON ROCK RD
 Phone 608 795-1165 Phone 608 843-7498
 Email _____ Email John@halversonsurveying.com

Town: BLAIRCERTN Parcel numbers affected: 0806-334-8040-5
6806-334-9510-2
 Section: 04 33 Property address or location: 4953 COUNTY ROAD 'F' BLAIRCERTN
 Zoning District change: (To / From / # of acres) AG-7R-3 (22.4± AC) AG-RH-2 (7.5± AC)

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%
BaE2 BaD2 PRC BaB2 SMC2

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 purpose of this zoning Application is to create two new buildable parcels on land west of County Road 'F'. The total area of the farm is approximately 110 acres. This rezone includes about 31-32 acres. Density study shows 3 splits + homestead. The homestead is on the east side of road and not part of this application

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

Submitted By: [Signature]

Date: 6/12/17

A-2

LEGAL DESCRIPTION OF PARCEL TO BE REZONED FROM AG-RH-1

A parcel of land located in the NE 1/4-SE 1/4 and the SE 1/4-SE 1/4 of Section 33, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 33; thence West, 348.76 feet along the North line of the SE 1/4 to a point in the centerline of County Road 'F' and the point of beginning; thence S 15°28'00" W, 1436.00 feet along the centerline of County Road 'F'; thence N 67°25'00" W, 668.00 feet; thence North, 1120.00 feet along the West line of the NE 1/4-SE 1/4; thence East, 981.40 feet along the North line of said NE 1/4-SE 1/4 to the point of beginning, containing 23.5 acres, or 22.4 acres net.

LEGAL DESCRIPTION OF PARCEL TO BE REZONED FROM AG-RH-2

A parcel of land located in the NE 1/4-SE 1/4 and the SE 1/4-SE 1/4 of Section 33, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 33; thence West, 348.76 feet along the North line of the SE 1/4 to a point in the centerline of County Road 'F'; thence S 15°28'00" W, 1436.00 feet along the centerline of County Road 'F' to the point of beginning; thence N 67°25'00" W, 668.00 feet; thence South, 925.00 feet along the West line of the East 1/2-SE 1/4 to a point in the centerline of County Road 'F'; thence N 63°38'00" E, 320.51 feet along the centerline of County Road 'F', thence Northeasterly, 456.80 feet along the arc of a curve to the left having a radius of 520.87 feet, said arc also being the centerline of County Road 'F'; thence N 21°07'00" E, 192.50 feet along the centerline of County Road 'F' to the point of beginning, containing 8.3 acres, or 7.5 acres net.

PREPARED FOR:
The Peoples Community Bank
222 W. Commercial Street
Black Earth, WI 53560

PREPARED BY:
Halverson Land Surveying
6381 Coon Rock Road
Arena, WI 53503

