

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/03/2024	DCPREZ-2024-12085
<b>Public Hearing Date</b>	
09/24/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEROY AND TERRI WIPPERFURTH	PHONE (with Area Code) (608) 849-7784	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7364 COUNTY HIGHWAY V		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS terriwipp@yahoo.com		E-MAIL ADDRESS chris@williamsonsurveying.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	
East of 7364 County Hwy V					
TOWNSHIP DANE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-212-9500-7					

## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.54

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  _____
<b>COMMENTS: RESIDENTIAL ACCESS PERMIT FROM DANE COUNTY HIGHWAY DEPT WILL BE NEEDED PRIOR TO REZONING</b>				<b>PRINT NAME:</b>  _____
				<b>DATE:</b>  _____



**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"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------

Existing Zoning District(s)	Proposed Zoning District(s)	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 ( <b>non-refundable</b> ), 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 \_\_\_\_\_

Date \_\_\_\_\_



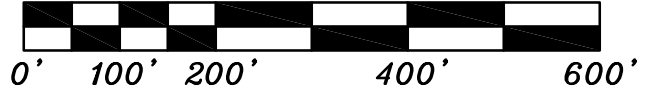
# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE & SW 1/4's of the NW 1/4 of Section 21,  
T9N, R8E, Town of Dane, Dane County, Wisconsin

SCALE 1" = 200'



### PREPARED FOR:

LERDY & TERRI WIPPERFURTH  
7364 CTY HWY V  
LODI, WI 53555

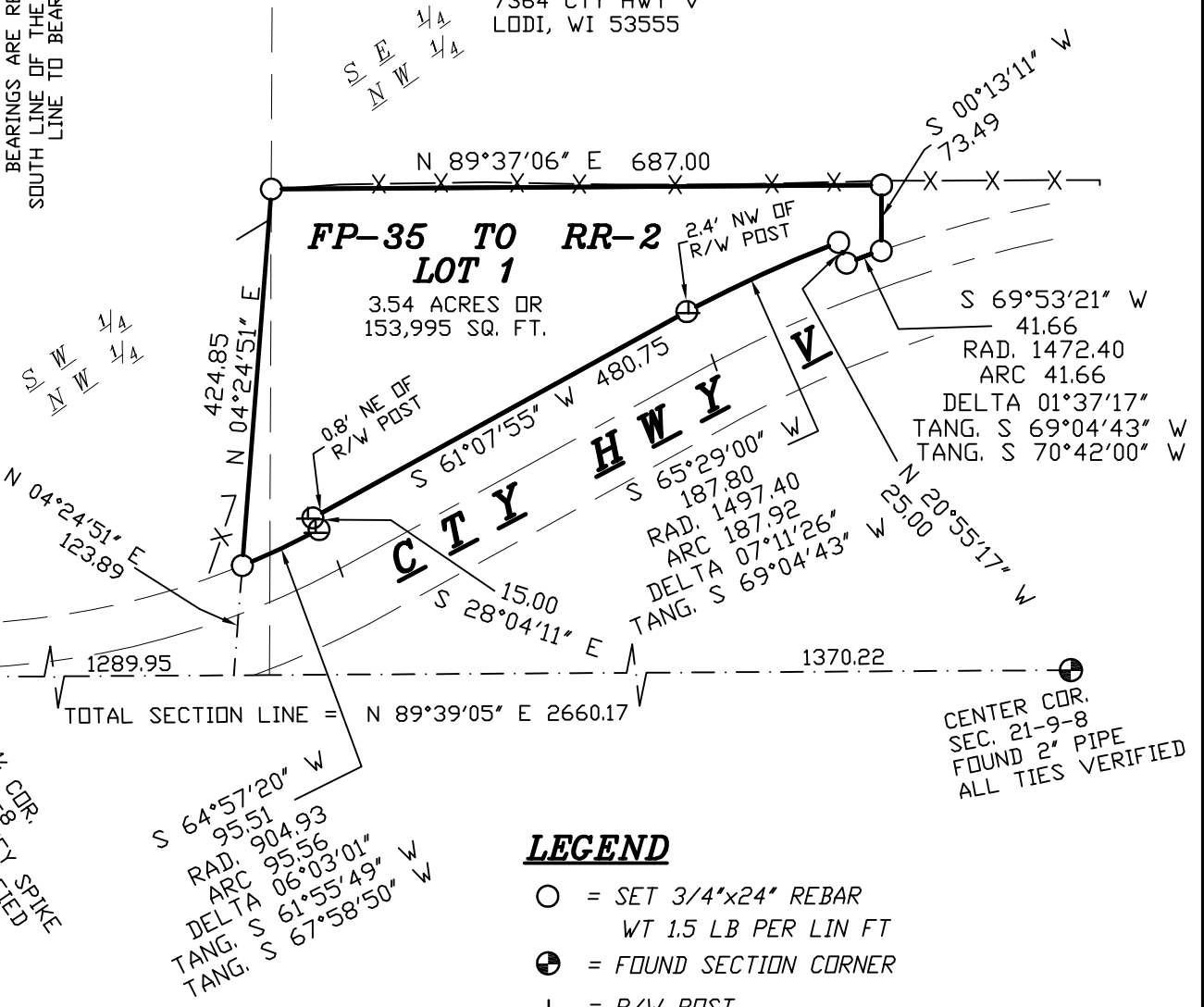
W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE  
SOUTH LINE OF THE NW 1/4 OF SECTION 21  
LINE TO BEAR N 89°39'05" E



**FP-35 TO RR-2  
LOT 1**

3.54 ACRES OR  
153,995 SQ. FT.

**CTY HWY**



WEST 1/4 CDR.  
SEC. 21-9-8  
FOUND SURVEY SPIKE  
ALL TIES VERIFIED

CENTER COR.  
SEC. 21-9-8  
FOUND 2" PIPE  
ALL TIES VERIFIED

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
- ⊥ = R/W POST

### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SURVEYORS SEAL



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE & SW ¼'s of the NW ¼ of Section 21,  
T9N, R8E, Town of Dane, Dane County, Wisconsin

### **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SE & SW ¼'s of the NW ¼ of Section 21, T9N, R8E, in the Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ corner of said Section 21; thence N 89°39'05" E along the south line of said NW ¼, 1289.95 feet; thence N 04°24'51" E, 123.89 feet to the northerly right of way of County Highway V and the point of beginning.

thence continue N 04°24'51" E, 424.85 feet; thence N 89°37'06" E, 687.00 feet; thence S 00°13'11" W, 73.49 feet to the northerly right of way of County Highway V; thence along said right of way for the next 5 courses, along the arc of a curve concaved southeasterly having a radius of 1472.40 feet and a long chord bearing S 69°53'21" W, a distance of 41.66 feet; thence N 20°55'17" W, 25.00 feet; thence along the arc of a curve concaved southeasterly having a radius of 1497.40 feet and a long chord bearing S 65°29'00" W, a distance of 187.80 feet; thence S 61°07'55" W, 480.75 feet; thence S 28°04'11" E, 15.00 feet; thence along the arc of a curve concaved northwesterly having a radius of 904.93 feet and a long chord bearing S 64°57'20" W, a distance of 95.51 feet to the point of beginning. This parcel contains 3.54 acres or 153,995 sq. ft.

Williamson Surveying and Associates, LLC  
by Chris W. Adams

Date \_\_\_\_\_

Chris W. Adams S-2748

Professional Land Surveyor

### **OWNERS' CERTIFICATE:**

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Leroy R. Wipperfurth

\_\_\_\_\_  
Terri L. Wipperfurth

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_ the above named Leroy R. & Terri L. Wipperfurth to me  
known to be the person who executed the foregoing  
instrument and acknowledge the same.

\_\_\_\_\_ County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Sheet 2 of 3

**SURVEYORS SEAL**

24W-162



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SE & SW ¼'s of the NW ¼ of Section 21,  
T9N, R8E, Town of Dane, Dane County, Wisconsin

### **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dane on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Angie Volkman  
Town Clerk

### **DANE COUNTY APPROVAL**

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

### **REGISTER OF DEEDS:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ at \_\_\_ o'clock  
\_\_\_M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on  
pages \_\_\_\_\_ through \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

**SURVEYORS SEAL**

DOCUMENT NO. \_\_\_\_\_

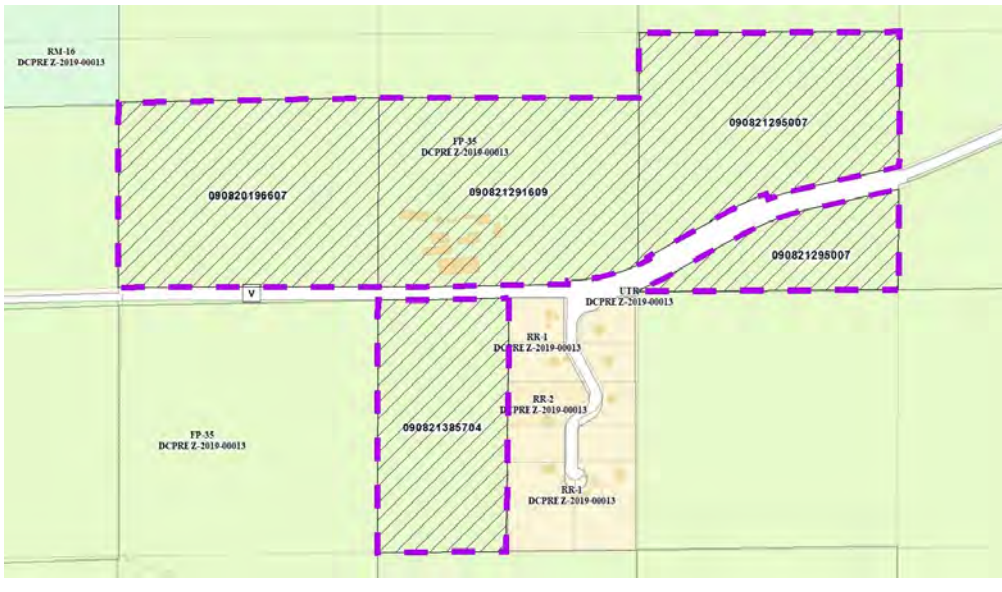
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

# 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:** Leroy Terri Wipperfurth

<b>Town</b>	Dane	<b>A-1EX Adoption</b>	6/28/1979	<b>Orig Farm Owner</b>	Wm. Wipperfurth
<b>Section:</b>	20, 21	<b>Density Number</b>	35	<b>Original Farm Acres</b>	114.26
<b>Density Study Date</b>	4/17/2024	<b>Original Splits</b>	3.26	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

- [3] Original Splits
- [-1] Original Farm Home
- [2] Splits 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
090821385704	19.73	LEROY R WIPPERFURTH & TERRI L WIPPERFURTH	
090821295007	36.36	LEROY R WIPPERFURTH & TERRI L WIPPERFURTH	
090821291609	28.95	LEROY R WIPPERFURTH & TERRI L WIPPERFURTH	
090820196607	29.22	LEROY R WIPPERFURTH & TERRI L WIPPERFURTH	



Kathleen M. Falk  
Dane County Executive

# Dane County Planning & Development

## Division of Zoning

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May 17, 2010

Leroy & Terri Wipperfurth  
7364 County Highway V  
Lodi, WI 53555

RE: Navigability Determination – Parcel #0908-212-9160-9, Town of Dane

Dear Mr. & Mrs. Wipperfurth:

Thank you for contacting me to request a navigability determination for your property located in Section 21, Town of Dane. I completed my review of the waterway in question, and have determined that this stream is not navigable in fact based on actual field conditions.

Prior to completing a site inspection I reviewed the applicable U.S.G.S. Topographic map to determine the categorization of this waterway, which was an "intermittent stream". An intermittent stream is one that has a periodic or recurrent flow and is typically considered navigable.

Our inspection staff conducted a site inspection on May 13, 2010 to verify the navigability of the stream based on actual field conditions. A waterway is navigable if it has a defined bed and banks and is able to float a recreational watercraft of the shallowest draft on a regularly recurring basis. The waterway in question does not meet this definition. The inspector could not locate a bed and banks.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to call me at (608) 266-9085, or write to the address listed below.

Sincerely,

Shawn Widish  
Dane County Zoning Inspector

**FP-35 to RR-2**

A parcel of land located in part of the SE & SW ¼'s of the NW ¼ of Section 21, T9N, R8E, in the Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ corner of said Section 21; thence N 89°39'05" E along the south line of said NW ¼, 1289.95 feet; thence N 04°24'51" E, 123.89 feet to the northerly right of way of County Highway V and the point of beginning. thence continue N 04°24'51" E, 424.85 feet; thence N 89°37'06" E, 687.00 feet; thence S 00°13'11" W, 73.49 feet to the northerly right of way of County Highway V; thence along said right of way for the next 5 courses, along the arc of a curve concaved southeasterly having a radius of 1472.40 feet and a long chord bearing S 69°53'21" W, a distance of 41.66 feet; thence N 20°55'17" W, 25.00 feet; thence along the arc of a curve concaved southeasterly having a radius of 1497.40 feet and a long chord bearing S 65°29'00" W, a distance of 187.80 feet; thence S 61°07'55" W, 480.75 feet; thence S 28°04'11" E, 15.00 feet; thence along the arc of a curve concaved northwesterly having a radius of 904.93 feet and a long chord bearing S 64°57'20" W, a distance of 95.51 feet to the point of beginning. This parcel contains 3.54 acres or 153,995 sq. ft.