

Dane County Rezone & Conditional Use Permit



Application Date	Petition Number
04/20/2017	DCPREZ-2017-11149
Public Hearing Date	C.U.P. Number
06/27/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JELLE SUNNY RIDGE LLC	PHONE (with Area Code) (608) 437-8260	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2000 STATE HIGHWAY 78		ADDRESS (Number & Street)	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS ourfarm@mhtc.net		E-MAIL ADDRESS	

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	
south of 2000 State Highway 78					
TOWNSHIP BLUE MOUNDS	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0606-274-9000-8					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (2) Agriculture District	2		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent) 
Applicant Initials 	Applicant Initials 	Applicant Initials 		PRINT NAME: DENNIS JELLE

DATE: 4/20/17



Zoning Change Application

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

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 Jelle Sunny Ridge LLC Agent's Name Dennis Jelle
 Address 2000 Hwy 78 Mt Hope WI Address 2000 Hwy 78
 Phone 608-437-8260 Phone Mt Hope WI 53572
 Email OUR farm @ MHTC.net Email 608 437-8260

Town: Blu Parcel numbers affected: _____

Section: 27 Property address or location: 2000 Hwy 78 Mt Hope WI 53572

Zoning District change: (To / From / # of acres) A1EX to A2 (2) 2 acres

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: 8%
Southern

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:

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

Submitted By: Dennis Jelle

Date: 4/19/17

Parcel Number - 010/0606-274-9000-8

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF BLUE MOUNDS	
Parcel Description	SEC 27-6-6 SW1/4 SE1/4 EXC RD SUBJ TO ES...	
Owner Name	JELLE SUNNY RIDGE LLC	
Primary Address	2000 STATE HIGHWAY 78	
Billing Address	2000 STATE HIGHWAY 78 MT HOREB WI 53572	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	40.000	
Land Value	\$52,800.00	
Improved Value	\$161,800.00	
Total Value	\$214,600.00	

[Show Valuation Breakout](#)

[Show Assessment Contact Information ▼](#)

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$52,800.00	\$161,800.00	\$214,600.00
Taxes:		\$3,220.36
Lottery Credit(-):		\$118.92
First Dollar Credit(-):		\$63.23
Specials(+):		\$168.67
Amount:		\$3,206.88

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	05MH	MT HOREB EMS
OTHER DISTRICT	05MH	MT HOREB FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	05/08/2015	5149782		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0606-274-9000-8

Document Types and their Abbreviations

Document Types and their Definitions

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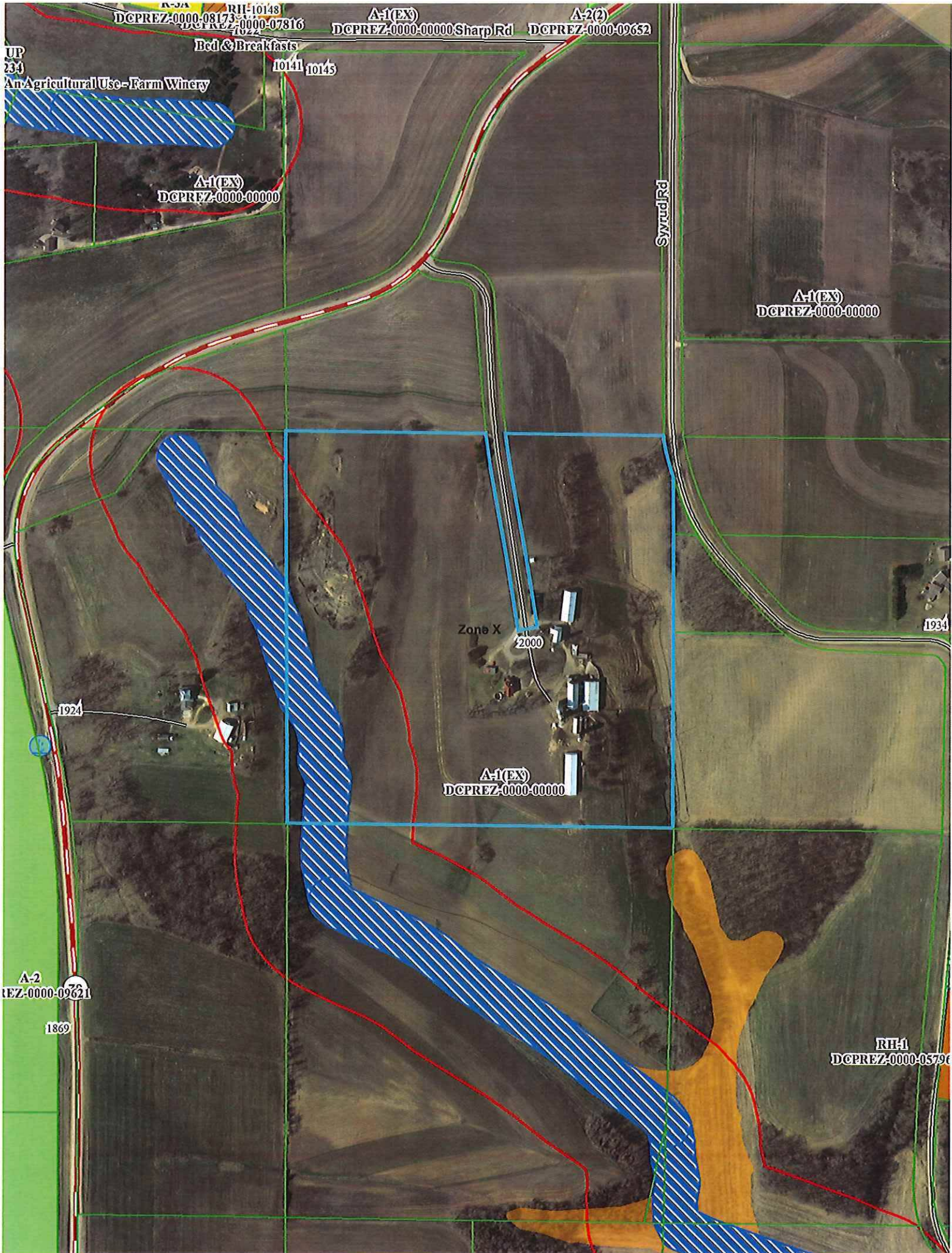
210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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RII-10143
DCPREZ-0000-08173
DCPREZ-0000-07316

A-1(EX) DCPREZ-0000-00000 Sharp Rd A-2(2) DCPREZ-0000-09652

Bed & Breakfasts
10141 10145

UP 234
An Agricultural Use - Farm Winery

A-1(EX)
DCPREZ-0000-00000

Synrud Rd

A-1(EX)
DCPREZ-0000-00000

Zone X
2000

A-1(EX)
DCPREZ-0000-00000

1934

1924

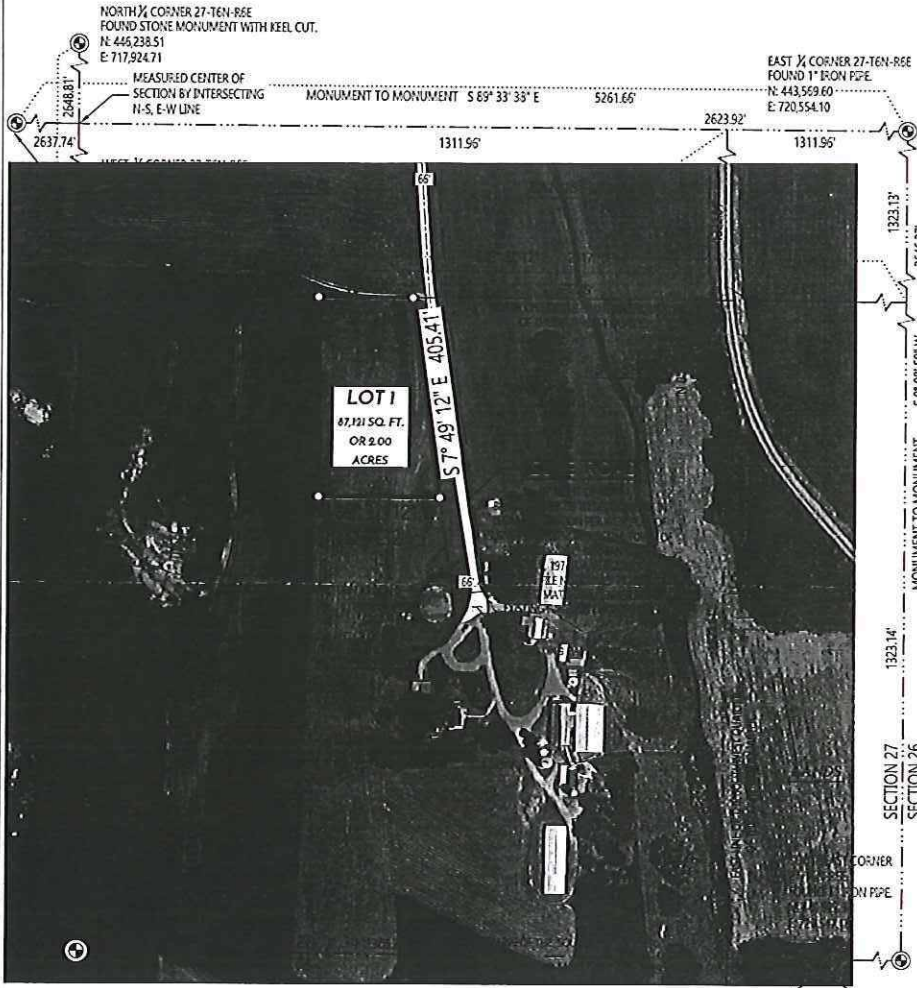
A-2
DCPREZ-0000-09621

1869

RII-1
DCPREZ-0000-05790

CERTIFIED SURVEY MAP NO. _____

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST,
TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN

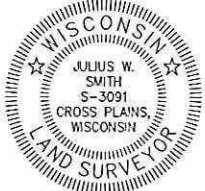
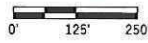


LEGEND

- SECTION CORNER FOUND
- 1" REBAR SET 2.55 LB/FT CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- TEMPORARY TURN AROUND
- RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF APRIL 17TH, 2017.
2. NORTH REFERENCE FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) GRID NORTH. THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27 BEARS N 00°07' 12" W
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

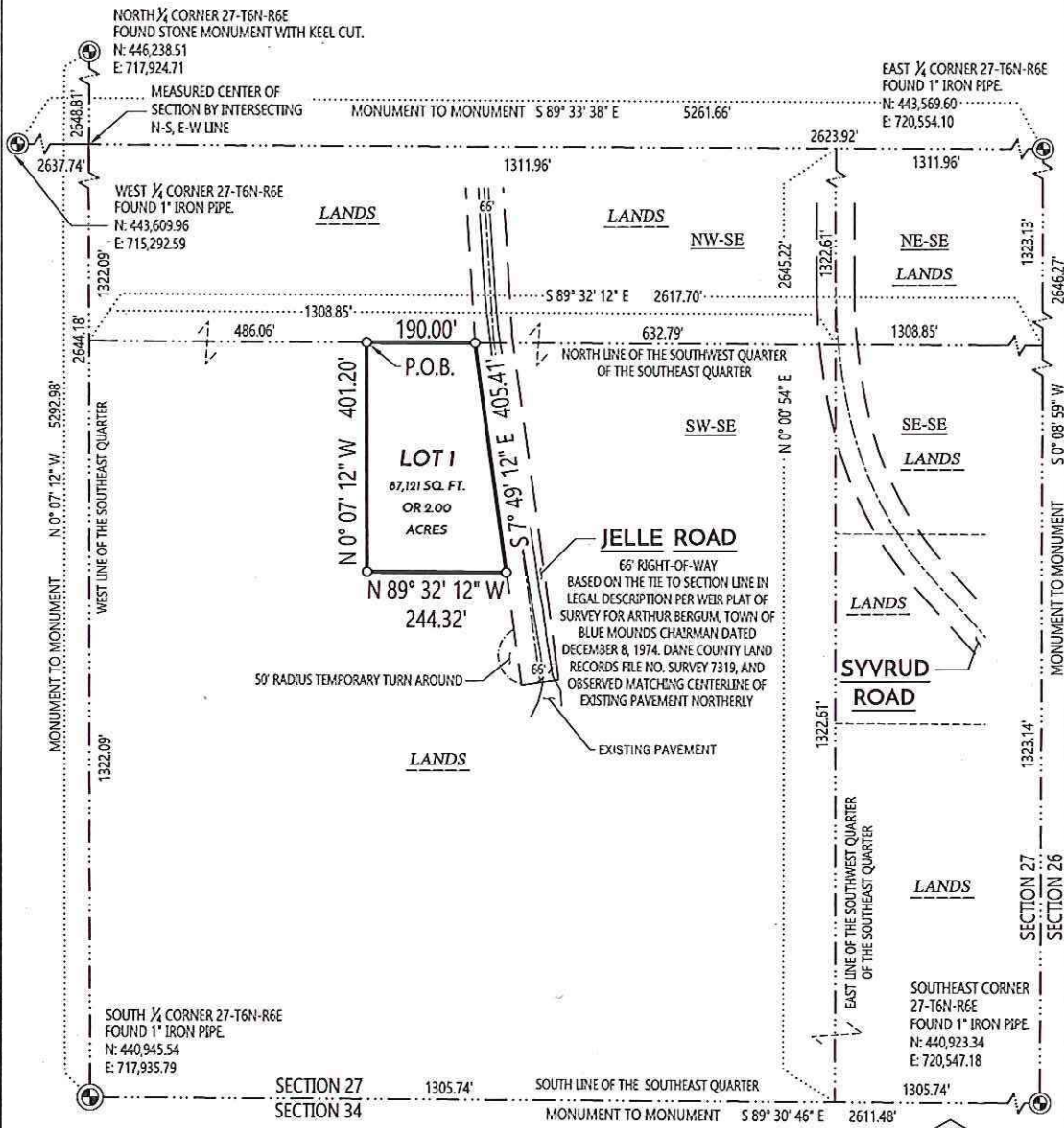


PREPARED BY: 312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: DENN'S JELLE 2000 STATE HIGHWAY 78 MT HOREB WI 53572	SURVEYED BY: JAS/WPW DRAWN BY: JAS APPROVED BY: JAS	PROJECT NO: 170431 SHEET NO: 1 of 3	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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CERTIFIED SURVEY MAP NO. _____

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST,
TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN



- LEGEND**
- SECTION CORNER FOUND
 - 1" REBAR SET 2.55 LB/FT
 - CSM BOUNDARY
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	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	VOL. _____ PAGE _____
	312 EAST MAIN STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	DENNIS JELLE 2000 STATE HIGHWAY 78 MT HOREB WI 53572	JWS/WPW	
			JWS	PROJECT NO: 170431
			JWS	DOC. NO. _____ SHEET NO: 1 of 3 C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST,
TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A PART OF THE SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST, TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27,

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 00 DEGREES 07 MINUTES 12 SECONDS WEST, 1322.09 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SOUTH 89 DEGREES 32 MINUTES 12 SECONDS EAST 486.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH QUARTER QUARTER LINE SOUTH 89 DEGREES 32 MINUTES 12 SECONDS EAST, 190.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF JELLE ROAD;

THENCE ALONG SAID WESTERLY LINE OF JELLE ROAD SOUTH 07 DEGREES 49 MINUTES 12 SECONDS EAST, 405.41 FEET;

THENCE ALONG A LINE PARALLEL TO SAID NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 89 DEGREES 32 MINUTES 12 SECONDS WEST, 244.32 FEET;

THENCE ALONG A LINE PARALLEL TO THE AFORESAID WEST LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER NORTH 00 DEGREES 07 MINUTES 12 SECONDS WEST, 401.20 FEET BACK TO THE POINT OF BEGINNING

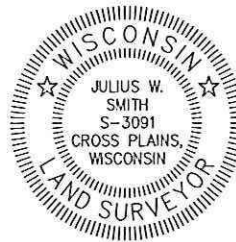
SAID PARCEL CONTAINS 87,121 SQUARE FEET OR 2.00 ACRES.

SURVEYOR'S CERTIFICATE

I, JULIUS W. SMITH, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3091, DO HEREBY CERTIFY THAT BY DIRECTION OF DENNIS JELLE AND JELLE SUNNY RIDGE LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF BLUE MOUNDS AND DANE COUNTY, WISCONSIN.

JULIUS W. SMITH, S-3091
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



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PREPARED BY:
312 EAST MAIN STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
DENNIS JELLE
2000 STATE HIGHWAY 78
MT HOREB WI 53572

SURVEYED BY: JWS/WPW
DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 170431
SHEET NO: 2 of 3

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWN 6 NORTH, RANGE 6 EAST,
TOWN OF BLUE MOUNDS, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

JELLE SUNNY RIDGE LLC, AS OWNERS WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED 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 SEC. 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE."

BY: _____
DENNIS N. JELLE, AUTHORIZED MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE
AUTHORIZED

MEMBER _____ FOR JELLE SUNNY RIDGE LLC, TO ME KNOWN TO BE
THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

TOWN OF BLUE MOUNDS APPROVAL

APPROVED FOR RECORDING PER TOWN BOARD OF THE TOWN OF BLUE MOUNDS ACTION OF _____, 2017

HELEN KAHL DATE _____
CLERK, TOWN OF BLUE MOUNDS

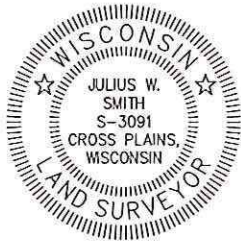
DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION,

ON THIS _____ DAY OF _____, 20____.

DANIEL EVERSON
AUTHORIZED REPRESENTATIVE

PRINT NAME



OFFICE OF THE REGISTER OF DEEDS	
_____ COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20__ AT _____ O'CLOCK _____ M AS	
DOCUMENT # _____	
IN VOL. _____ OF CERTIFIED SURVEY	
MAPS ON PAGE(S) _____	
REGISTER OF DEEDS	



PREPARED BY:

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MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:

DENNIS JELLE
2000 STATE HIGHWAY 78
MT HOREB WI 53572

SURVEYED BY: JWS/WPW

DRAWN BY: JWS
APPROVED BY: JWS

PROJECT NO: 170431
SHEET NO: 3 of 3