

Dane County Rezone Petition

Application Date	Petition Number
11/22/2024	DCPREZ-2024-12135
Public Hearing Date	
01/28/2025	

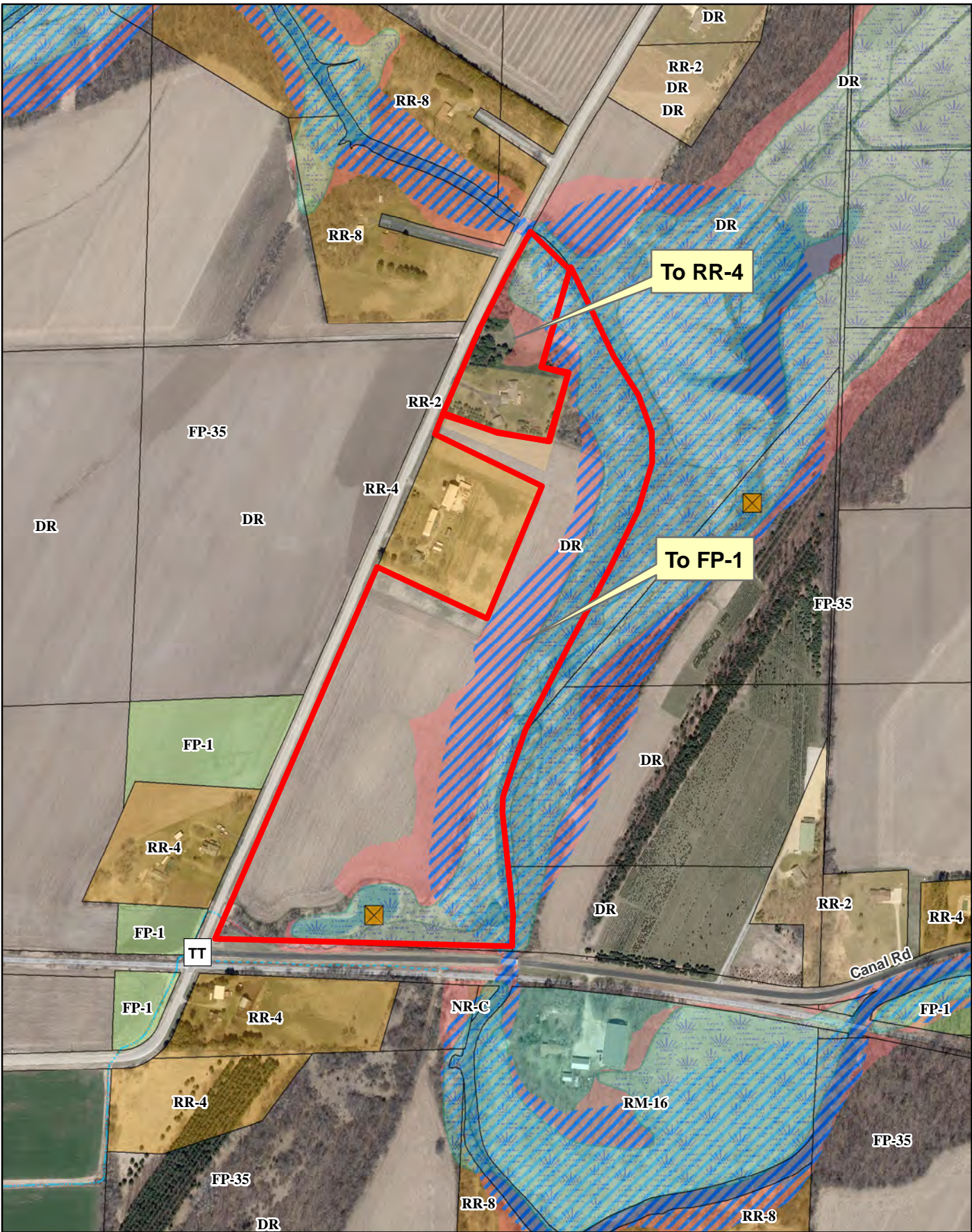
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEE AND JUSTINE HELLENBRAND	PHONE (with Area Code) (608) 669-7301	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) PO BOX 561		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS		E-MAIL ADDRESS bstueck@birrenkottsurveying.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	
6200 County Highway TT					
TOWNSHIP MEDINA	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-054-9503-9					

REASON FOR REZONE
SEPARATE EXISTING RESIDENCE AND NON-TILLABLE LAND FROM THE FARM ON ONE RESIDENTIAL LOT AND TWO AGRICULTURAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District and RR-2 Rural Residential District	RR-4 Rural Residential District	4.8
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	36.2

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RUH1	
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		
				PRINT NAME:
				DATE:



Legend



Wetland



Floodplain



0 250 500 1,000 Feet

Petition 12135
Hellenbrand



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:	Lee and Justine Hellenbrand	Agent Name:	Birrenkott Surveying
Address (Number & Street):	PO Box 561	Address (Number & Street):	PO Box 237
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:		Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-669-7301	Phone#:	608-837-7463

PROPERTY INFORMATION	
Township: Medina	Parcel Number(s): 036/0812-054-9503-9
Section: 5	Property Address or Location: 6200 County Highway TT

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<p>-Separate agricultural lands from the rest of the property.</p> <p>-Create an RR-4 parcel with an FP-1 on the non farmable lands to be sold. (Town has restriction on size of residential parcel)</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 & RR2	RR-4	4.819
FP-35 & RR2	FP-1	36.198

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
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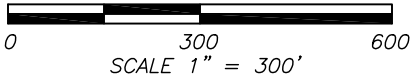
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 Bernie J. Smith AGENT FOR
BIRRENKOTT
SURVEYING

Date 11/21/2024

**BIRRENKOTT
SURVEYING**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081



Parcel A (FP-35 & RR2 to RR-4):

Part of Lot 1, Certified Survey Map No. 7737, Located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 5, and Part of the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southwest 1/4, Section 4 all in T8N, R12E, Town of Medina, Dane County, Wisconsin. more fully described as follows: Commencing at the South 1/4 Corner of Section 5, thence N87°57'36"E, 1467.10 feet along the South line of the Southeast 1/4; thence N23°31'17"E, 472.00 feet; thence S87°55'09"E, 35.39 feet to the Easterly line of County Highway "TT"; thence N23°31'17"E, 2149.29 feet along said Easterly right-of-way to the point of beginning; thence S72°40'10"E, 207.25 feet; thence S79°11'01"E, 204.93 feet; thence N16°32'07"E, 259.97 feet; thence N73°27'53"W, 100.00 feet; thence N14°45'16"E, 385.26 feet plus or minus to the approximate centerline of Maunsha River; thence N46°28'13"W, 200.51 feet plus or minus along said approximate centerline to said Easterly right-of-way; thence S28°08'51"W, 346.56 feet along said Easterly right-of-way; thence S23°31'17"W, 417.23 feet said Easterly right-of-way to the point of beginning Containing 209,929 square feet or 4.819 acres.

Parcel B (FP-35 & RR2 to FP-1):

Part of Lot 1, Certified Survey Map No. 7737, Located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 5, and Part of the Southwest 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 Section 4 all in T8N, R12E, Town of Medina, Dane County, Wisconsin, more fully described as follows: Commencing at the South 1/4 Corner of Section 5, thence N87°57'36"E, 1467.10 feet along the South line of the Southeast 1/4; thence N23°31'17"E, 472.00 feet; thence S87°55'09"E, 35.39 feet to the point of beginning and the Easterly right-of-way of County Highway "TT" and the Southwest corner of Lot 1, Certified Survey Map No. 7737; thence N23°31'17"E, 1452.67 feet along said Easterly right-of-way to the Southwest corner of Lot 1, Certified Survey Map No. 8622; thence S66°28'43"E, 450.06 feet along the South line of Lot 1, Certified Survey Map No. 8622; thence N23°31'17"E, 541.12 feet along said Easterly line of Lot 1, Certified Survey Map No. 8622; thence N66°28'43"W, 450.06 feet to said Easterly right-of-way and Northerly line of said Lot 1, Certified Survey Map No. 8622; thence N23°31'17"E, 155.50 feet along said Southeasterly right-of-way; thence S72°40'10"E, 207.25 feet; thence S79°11'01"E, 204.93 feet; thence N16°32'07"E, 259.97 feet; thence N73°27'53"W, 100.00 feet; thence N14°45'16"E, 385.26 feet plus or minus to the approximate centerline of the Maunessa River; thence S22°52'13"E, 775.57 feet plus or minus along said approximate centerline; thence S23°04'22"W, 1412.84 feet plus or minus along said approximate centerline; thence S02°12'14"E, 546.77 feet plus or minus along said approximate centerline to the Northerly right-of-way of Canal Road; thence N87°55'09"W, 1102.62 feet plus or minus along said Northerly right-of-way and to the point of beginning. Containing 1,576,801 square feet or 36.198 acres. S87°55'09"E

South 1/4
Corner
Section
5-8-12

1467.10'

N 87° 57' 36" E 2627.37'

ZONING MAP

**Part of Lot 1, Certified Survey Map No. 7737,
Located in the Southeast 1/4 of the Southeast 1/4,
and Northeast 1/4 of the Southeast 1/4, and the
Southeast 1/4 of the Northeast 1/4, of Section 5,
and Part of the Southwest 1/4 of the Northwest 1/4,
and the Northwest 1/4 of the Southwest 1/4 and
the Southwest 1/4 of the Southwest 1/4, Section 4
all in T8N, R12E, Town of Medina, Dane County,
Wisconsin.**

Parcel No. 081-2054-9503-9
FP-35 & RR-2 to RR-4

PARCEL A
209,929 sq. ft.
4.819 acres

P.O.B. Parcel A

COUNTY HIGHWAY "A"

Parcel No. 081-2054-9503-9
FP-35 & RR-2 to FP-1

PARCEL B
1,576,801 sq. ft.
36.198 acres

Southeast $\frac{1}{4}$ – Southeast $\frac{1}{4}$

S E C T I O N 5

LOT 1 -
CSM NO. 7737

D.B. Parcel B

1057.62'

N87°55'09"W 1102.62'

SE Corner
Section 5-8-12

~~CANAL ROAD~~

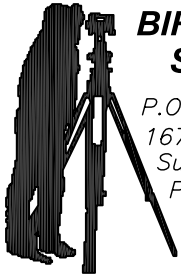
Southwest $\frac{1}{4}$ –
Northwest $\frac{1}{4}$

Northwest $\frac{1}{4}$ -
Southwest $\frac{1}{4}$

SECTION 4

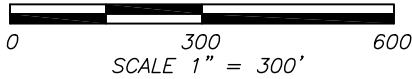
Southwest $\frac{1}{4}$ -
Southwest $\frac{1}{4}$

October 21, 2024
Office Map No. 240902



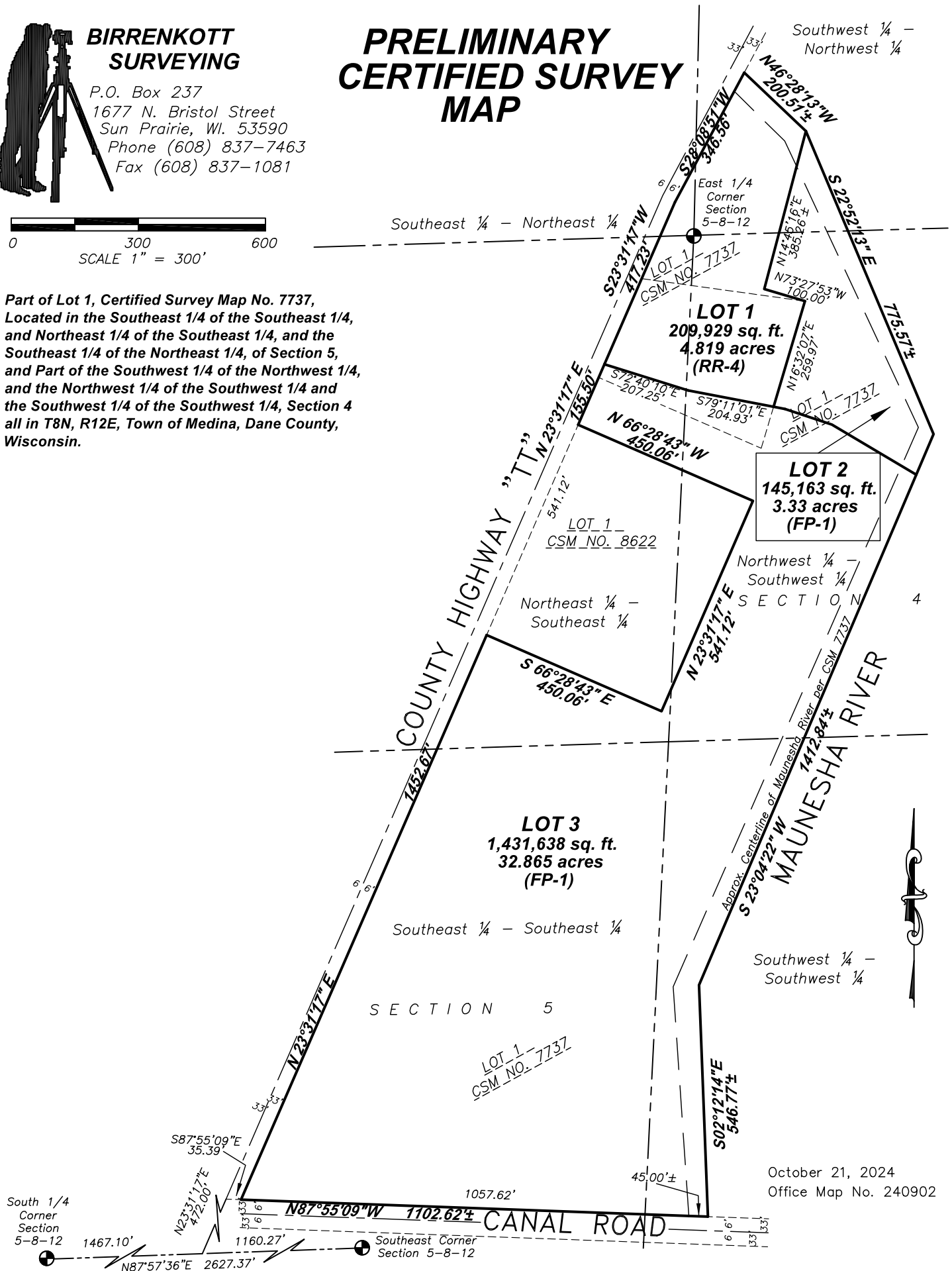
BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081



PRELIMINARY CERTIFIED SURVEY MAP

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and Northeast 1/4 of the Southeast 1/4, and the
Southeast 1/4 of the Northeast 1/4, of Section 5,
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and the Northwest 1/4 of the Southwest 1/4 and
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