

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
12/21/2023	DCPREZ-2023-12013
<b>Public Hearing Date</b>	
02/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAVID J RHINER	PHONE (with Area Code) (608) 445-6423	AGENT NAME EXETER DESIGN	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 8774 COUNTY HIGHWAY G		ADDRESS (Number & Street) N 8096 BUOL ROAD	
(City, State, Zip) MT HOREB, WI 53572		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS		E-MAIL ADDRESS exeterdesign@yahoo.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 8774 County Hwy G					
TOWNSHIP PRIMROSE	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-043-9080-0					

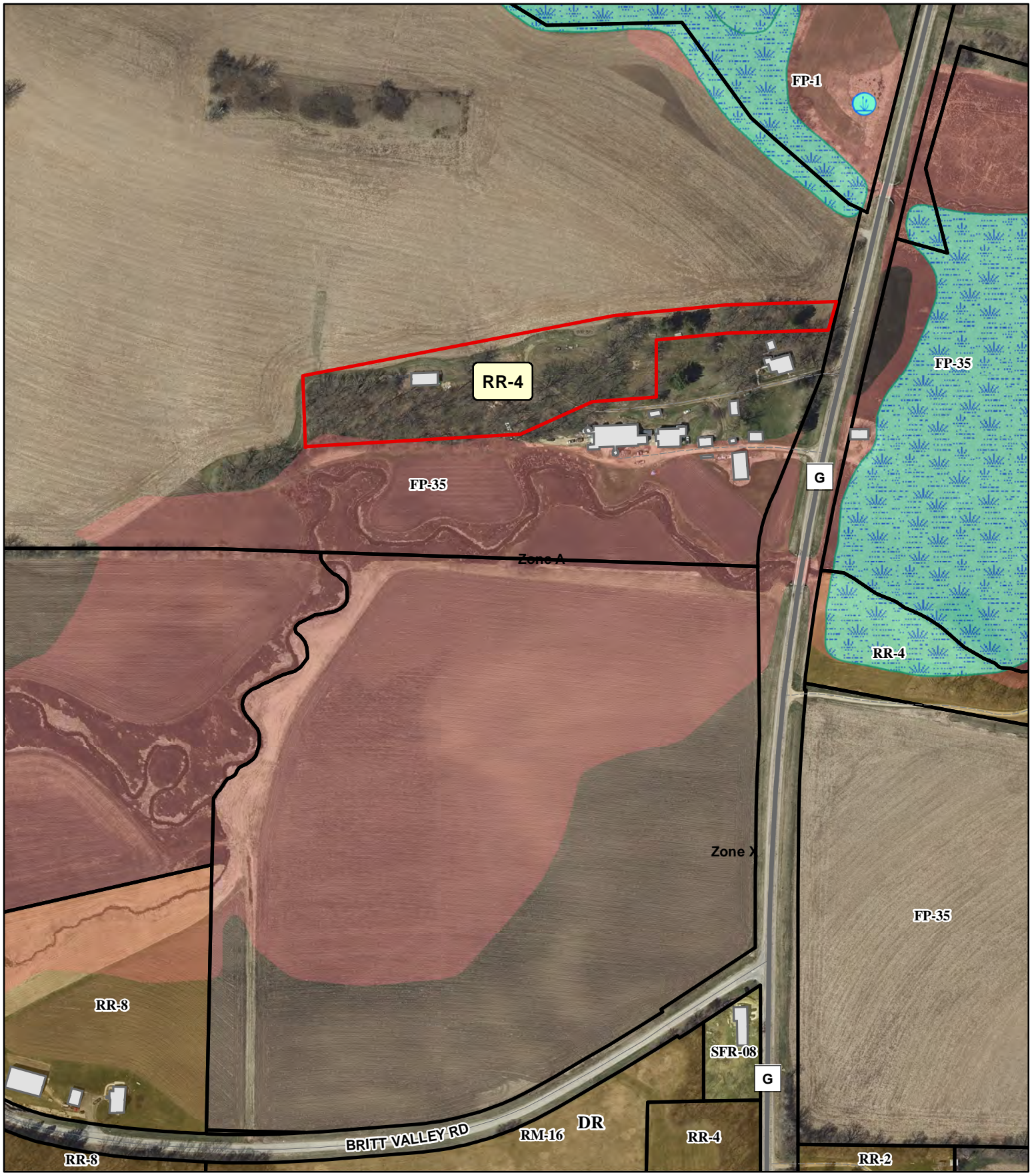
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.5

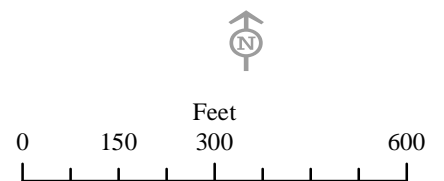
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>
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COMMENTS:  
 1. PROPOSED RESIDENTIAL LOT IS SUBJECT TO SHORELAND REGULATIONS.  
 2. A SHARED ACCESS EASEMENT AGREEMENT IS NEEDED FOR THE RESIDENTIAL LOT.  
 3. DANE COUNTY HIGHWAY ACCESS APPROVAL IS REQUIRED FOR THE ADDITIONAL LOT ON AN EXISTING ACCESS POINT.



# REZONE 12013

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain







**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>
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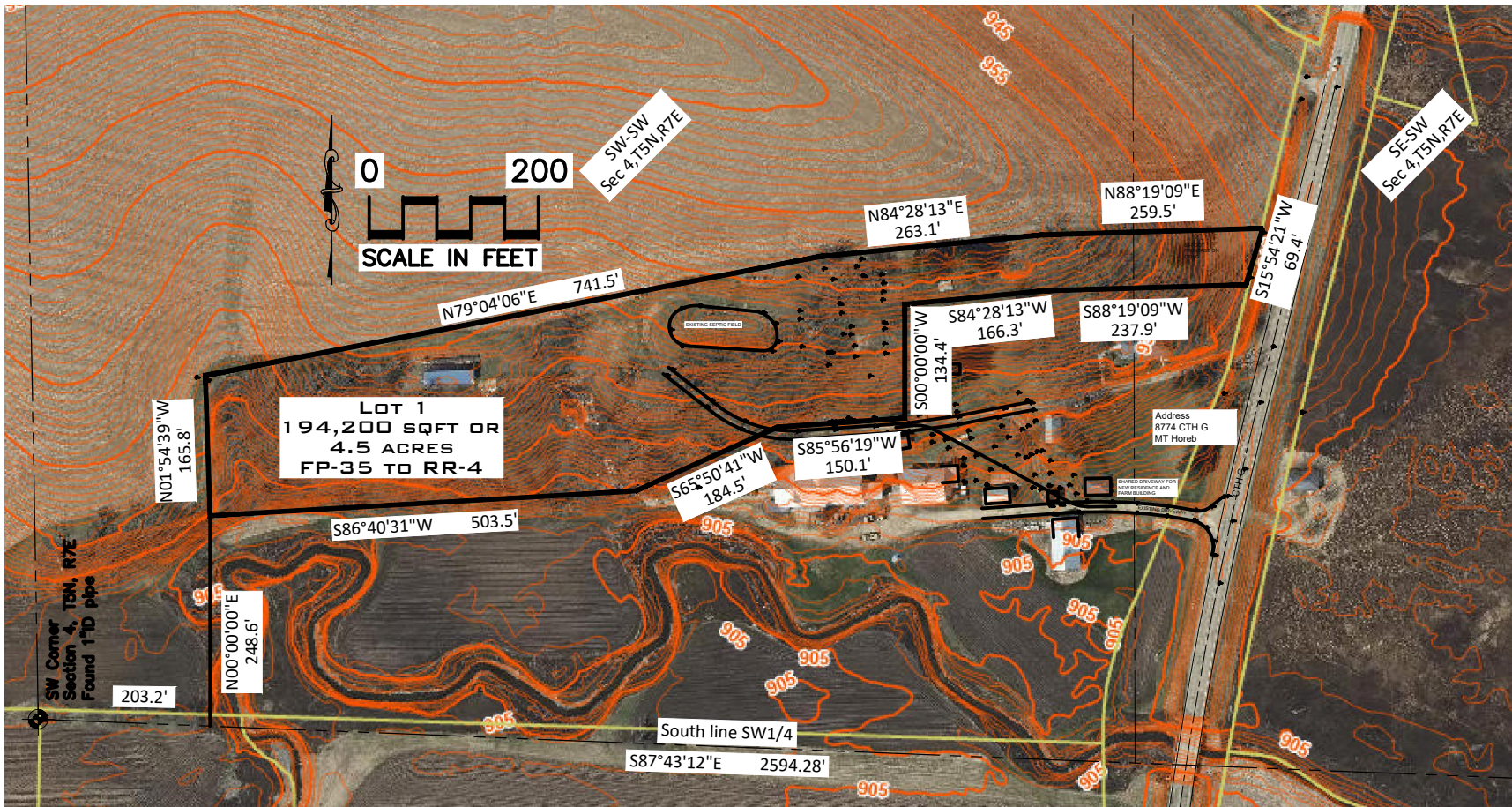
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**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
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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 \_\_\_\_\_ Date \_\_\_\_\_



Rhiner Rezone  
FP-35 to RR-4

Part of the SE1/4 & SW1/4 of the SW1/4, Section 4, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, described as follows:

Commencing at the SW corner of said Section 4; Thence along the South line of said SW1/4, S87°43'12"E, 203.2 feet; Thence N00°00'00"E, 248.6 feet to a point know as the Point of Beginning; Thence N01°54'39"W, 165.8 feet; Thence N79°04'06"E, 741.5 feet; Thence N84°28'13"E, 263.1 feet; Thence N88°19'09"e, 259.9 feet to the West Right of Way CTH G; Thence along said Right of Way, S15°54'21"W, 69.4 feet; Thence S88°19'09"W, 237.9 feet; Thence S84°28'13"W, 166.3 feet; Thence S00°00'00"W, 134.4 feet; Thence S85°56'19"W, 150.1 feet; Thence S65°50'41"W, 184.5 feet; Thence S86°40'13"W, 503.5 feet to the Point of Beginning.

Said parcel contains 194,200 sqft or 4.5 acres. Parcel subject to driveway ingress/egress easement with shared driveway agreement.