

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/25/2016	DCPREZ-2016-11040
Public Hearing Date	C.U.P. Number
09/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN M HALVERSON	PHONE (with Area Code) (608) 843-7498	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7599 STATE HIGHWAY 14		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) ARENA, WI 53503		(City, State, Zip)	
E-MAIL ADDRESS johnhalversonsurveying.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP					
N of 5133 John Wilkinson Road					
TOWNSHIP BLACK EARTH	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-291-9621-0					

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	RH-2 Rural Homes District	4.06		
RH-3 Rural Homes District	RH-2 Rural Homes District	5.24		
RH-3 Rural Homes District	A-1Ex Exclusive Ag District	4.35		

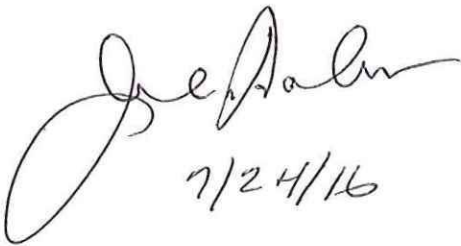
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>JM</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JM</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>JM</i>	INSPECTOR'S INITIALS RLB	SIGNATURE (Owner or Agent) <i>John M. Halverson</i>
				PRINT NAME: <i>John M. Halverson</i>
				DATE: <i>7/25/16</i>

To the Dane County Zoning Committee:

We have an existing 9.99 acre lot that has several sheds on it that we would like to reduce in size to allow us to create (two) 35 acre parcels zoned Agriculture. We have one additional Density Unit and are proposing to create a 4.06 acre parcel and zone it from ag to RH-2. We would convey a 35 acre parcel along with this 4.06 acre parcel. We plan to reduce the existing 9.59 acre parcel down to a 5.24 acre parcel which would leave us a 35 acre parcel to convey along with this new lot.

Lot 3 proposed would be this 35 acre lot. A portion of it is proposed to be rezoned from RH-3 to Ag in order to create the 35 acre parcel. The 4.35 acres is currently a part of a CSM, thus Lot 3 is necessary in order to change the lot line of SSM 12468.

The (two) thirty five acre parcels would be deed restricted that no residence be constructed on them.


7/24/16

Parcel Number - 006/0806-291-9621-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF BLACK EARTH	
Parcel Description	SEC 29-8-6 SE1/4 NE1/4 EXC CSM 12468 & A...	
Owner Names	JOHN M HALVERSON VERN L HALVERSON EVELYN J HALVERSON DENNIS A HALVERSON JUDITH D HALVERSON	
Primary Address	No parcel address available.	
Billing Address	7599 STATE HIGHWAY 14 ARENA WI 53503	

Assessment Summary	More +
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No current year assessment information available.

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/06/2016~~ - 09:00 AM

Ends: ~~05/06/2016~~ - 11:00 AM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/13/2016~~ - 09:00 AM

Ends: ~~05/13/2016~~ - 11:00 AM

[About Board Of Review](#)

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



Surveyor Map

DCiMap

Tax Summary (2015) More +

No current year tax information available.

District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	10/18/2007	4366950		

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: 0806-291-9621-0

By Owner Name: JOHN M HALVERSON

By Owner Name: VERN L HALVERSON

By Owner Name: EVELYN J HALVERSON

By Owner Name: DENNIS A HALVERSON

By Owner Name: JUDITH D HALVERSON

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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Parcel Number - 006/0806-291-8130-8

[← Parents](#) [Children >](#)

~~8130-8~~
8131-0

Retired - 12/28/2012

Exp

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF BLACK EARTH	
Parcel Description	SEC 29-8-6 NE1/4 NE1/4 EXC COM NW COR, T...	
Owner Names	JOHN M HALVERSON VERN L HALVERSON EVELYN J HALVERSON DENNIS A HALVERSON JUDITH D HALVERSON	
Primary Address	No parcel address available.	
Billing Address	7599 STATE HIGHWAY 14 ARENA WI 53503	

Assessment Summary		More +
Assessment Year	2012	
Valuation Classification	G4 G5	
Assessment Acres	22.100	
Land Value	\$19,200.00	
Improved Value	\$0.00	
Total Value	\$19,200.00	

Show Valuation Breakout

~~0806-291-9621-0~~
N of 5133
John Wilkison Road
291-9450-0

Open Book

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Starts: -05/06/2016 - 09:00 AM

Ends: -05/06/2016 - 11:00 AM

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Show Assessment Contact Information ▼

Zoning Information

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Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps

Maps are unavailable for retired parcels.

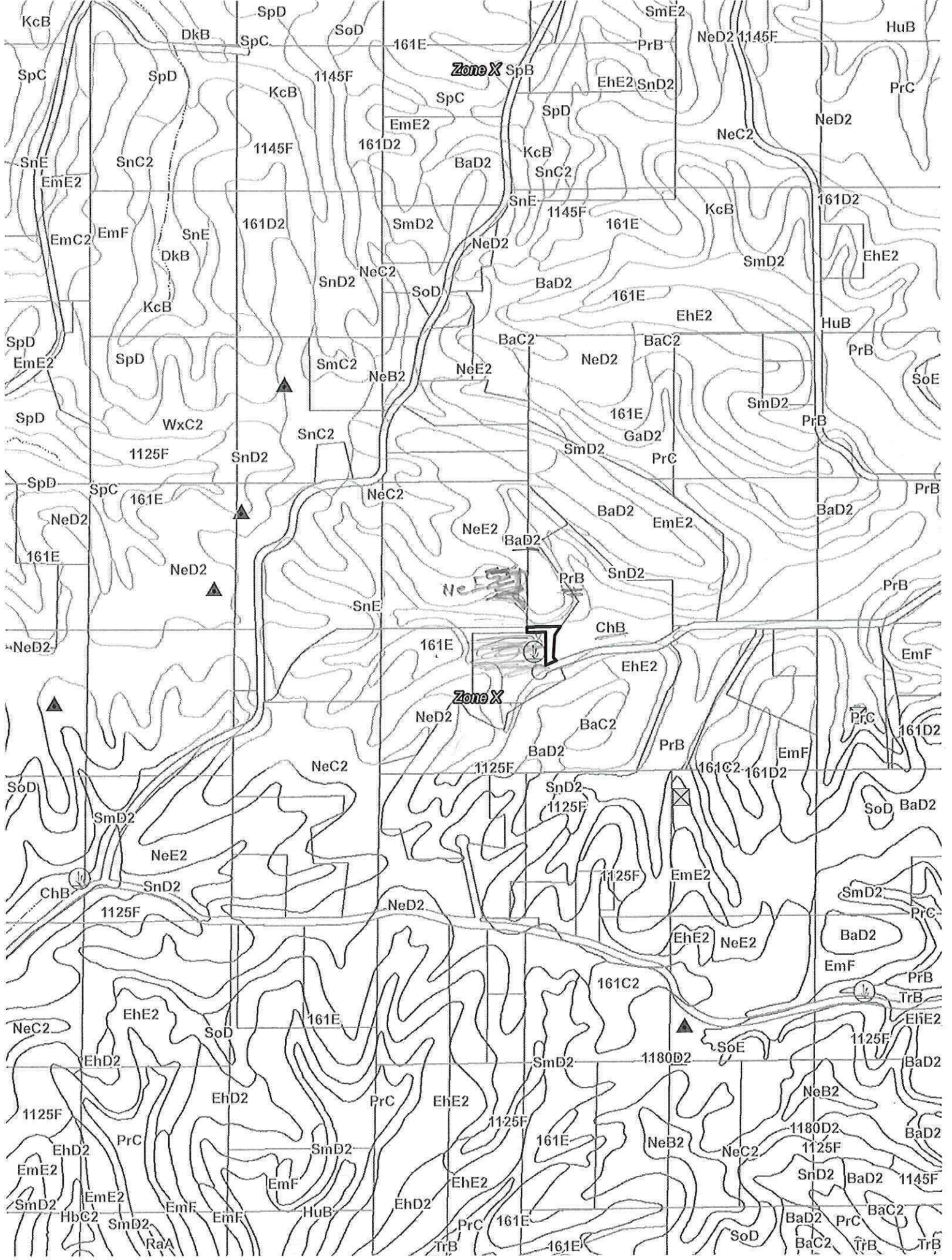
Tax Summary (2015)

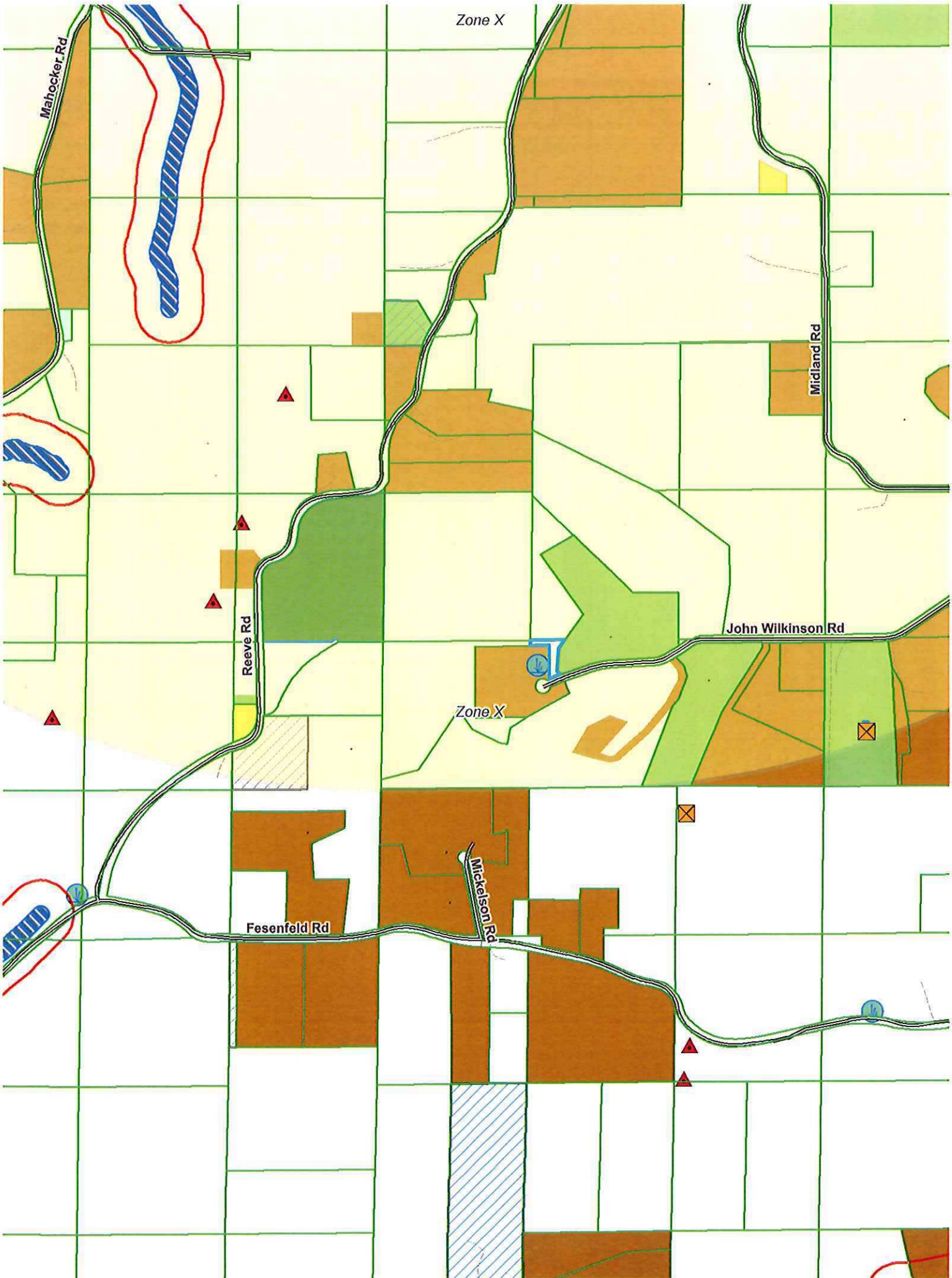
[More +](#)

No current year tax information available.

District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE



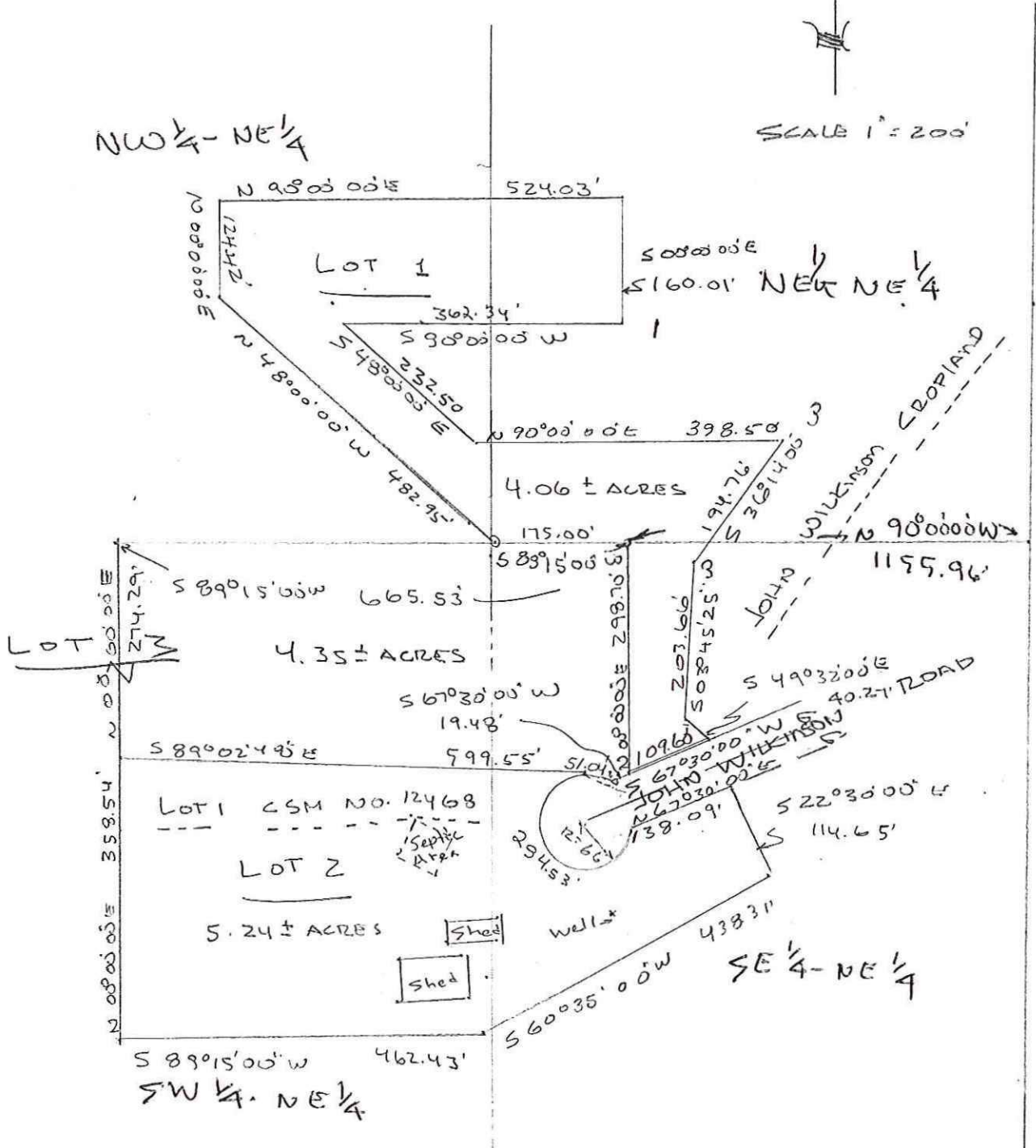


OWNERS: John Dennis, Vern Halverson
 Prepared By: John M. Halverson
 6381 Coon Rock Rd
 Arena, WI
 53507



SCALE 1" = 200'

NW 1/4 - NE 1/4



East 1/4 Corner
 Section 29-8-6
 Found 1" Iron pipe

A-1 Ex

LOT 1: AG TO RH-2

Located in the NE ¼-NE ¼, the NW ¼-NE ¼, the SW ¼-NE ¼ and the SE ¼-NE ¼ of Section 29, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ corner of said Section 29; thence N 00°37'20" E, 1248.96 feet along the East line of the NE ¼ of said Section 29; thence N 90°00'00" W, 1155.96 feet to the point of beginning; thence S 89°15'00" W, 175.00 feet; thence N 48°00'00" W, 482.95 feet; thence N 00°00'00" E, 124.42 feet; thence N 90°00'00" E, 524.03 feet; thence S 00°00'00" E, 160.01 feet; thence S 90°00'00" W, 362.34 feet; thence S 48°00'00" E, 232.50 feet; thence N 90°00'00" E, 398.50 feet; thence S 36°14'00" W, 194.76 feet; thence S 03°45'25" W, 203.66 feet; thence S 49°32'00" E, 40.27 feet; thence S 67°30'00" W, 109.60 feet along the Northerly r/w line of John Wilkinson Road; thence N 00°00'00" E, 298.70 feet to the point of beginning, containing 4.06 acres, more or less.

LOT 2: RH-3 TO RH-2

Being a part of Lot 1 of Dane County Certified Survey Map No. 12468, recorded in Volume 78 of Certified Survey Maps on page 33, located in the SW ¼-NE ¼ and the SE ¼-NE ¼ of Section 29, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

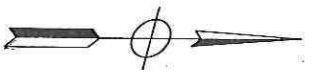
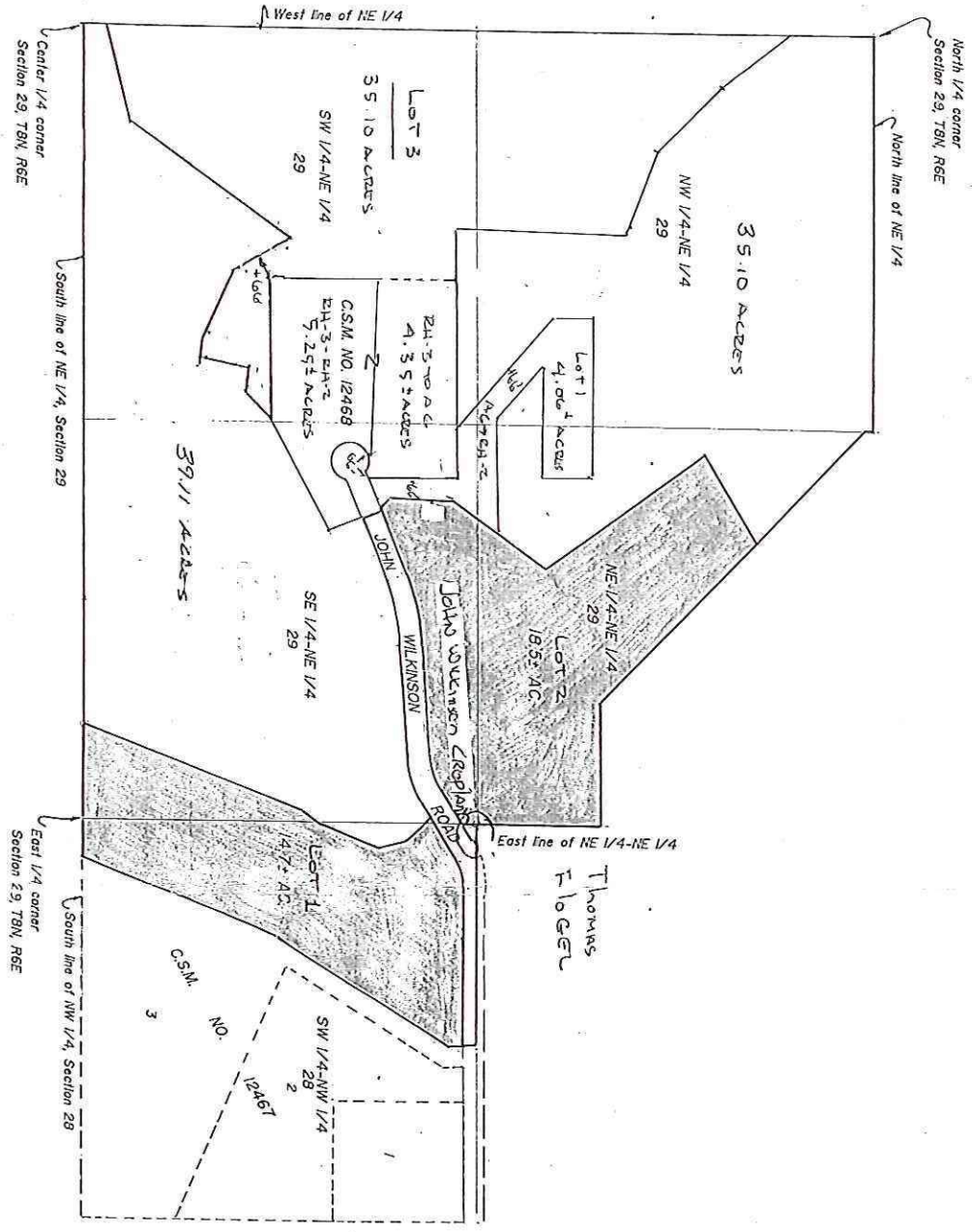
Commencing at the East ¼ corner of said Section 29; thence N 00°37'20" E, 1248.96 feet along the East line of the NE ¼ of said Section 29; thence N 90°00'00" W, 1155.96 feet; thence S 00°00'00" W, 298.70 feet; thence S 67°30'00" W, 19.48 feet; thence N 74°39'17" W, 49.78 feet to the point of beginning; thence Southerly, 104.24 feet along the arc of a curve to the left having a central angle of 255°41'26" and a radius of 66.00 feet, the long chord of which bears S 44°39'17" E, 104.20 feet; thence N 67°30'00" E, 138.09 feet along the Southerly r/w line of John Wilkinson Road; thence S 22°30'00" E, 114.65 feet; thence S 60°35'00" W, 438.31 feet; thence S 89°15'00" W, 462.43 feet; thence N 00°00'00" E, 358.54 feet; thence S 89°02'48" E, 599.55 feet to the point of beginning, containing 5.24 acres, more or less.

PARCEL TO REZONE FROM RH-3 TO AG:

A-1 Ex

Being a part of Lot 1 of Dane County Certified Survey Map No. 12468, recorded in Volume 78 of Certified Survey Maps on page 33, located in the SE ¼-NE ¼ and SW ¼-NE ¼ of Section 29, all in Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, described as follows:

Commencing at the East ¼ corner of said Section 29; thence N 00°37'20" E, 1248.96 feet along the East line of the NE ¼ of said Section 29; thence N 90°00'00" W, 1155.96 feet to the point of beginning; thence S 89°15'00" W, 665.53 feet; thence S 00°00'00" W, 274.29 feet; thence S 89°02'48" E, 599.55 feet; thence Southeasterly, 49.78 feet along the arc of a curve to the right having a central angle of 44°18'34" and a radius of 66.00 feet, the long chord of which bears S 74°39'17" E, 49.78 feet, said arc also being the Northerly r/w line of John Wilkinson Road; thence N 67°30'00" E, 19.48 feet along the Northerly r/w line of John Wilkinson Road; thence N 00°00'00" E, 298.70 feet to the point of beginning, containing 4.35 acres, more or less.



SCALE 1"=400'

John, Dennis & VERA HANDBERSON
 of the County
 of Johnson
 6381 Coon Road ROAD