

Dane County Rezone Petition

Application Date	Petition Number
02/29/2024	DCPREZ-2024-12039
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KARLS LIVING TR (GARY KARLS)	PHONE (with Area Code) (608) 219-9163	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 10795 N PERRY RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS qualitywestinc.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 10795 N. Perry Rd.					
TOWNSHIP PERRY	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-052-8001-0					

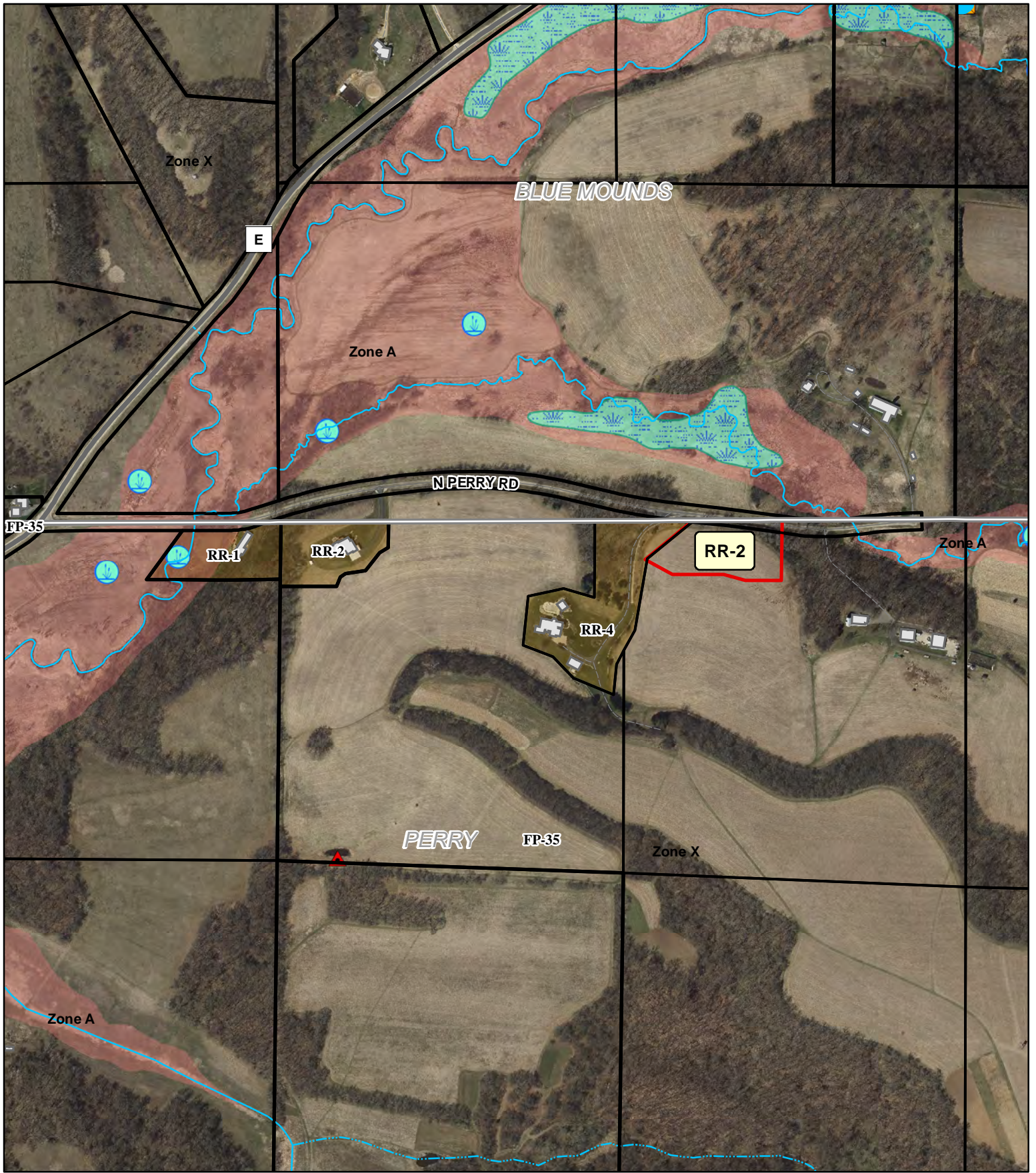
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.41

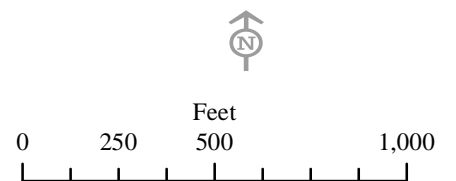
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: PORTIONS OF THE PROPERTY ARE SUBJECT TO SHORELAND ZONING, DEVELOPMENT WILL REQUIRE A SHORELAND ZONING PERMIT



REZONE 12039

-  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"> • 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:	Karls Living Trust	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	10795 N Perry Rd	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Blue Mounds, WI 53517	Address (City, State, Zip):	Wauunakee, WI 53597
Email Address:	qualitywestinc@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-219-9163	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Perry	Parcel Number(s): 0506-052-8001-0
Section: 5	Property Address or Location: NE 1/4 OF THE NW 1/4

REZONE DESCRIPTION		
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>Gary Karls is trying to rezone and create a new building site for his son Kurt to build a new home on the family farm land.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.41

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" 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

Date 2-27-2024

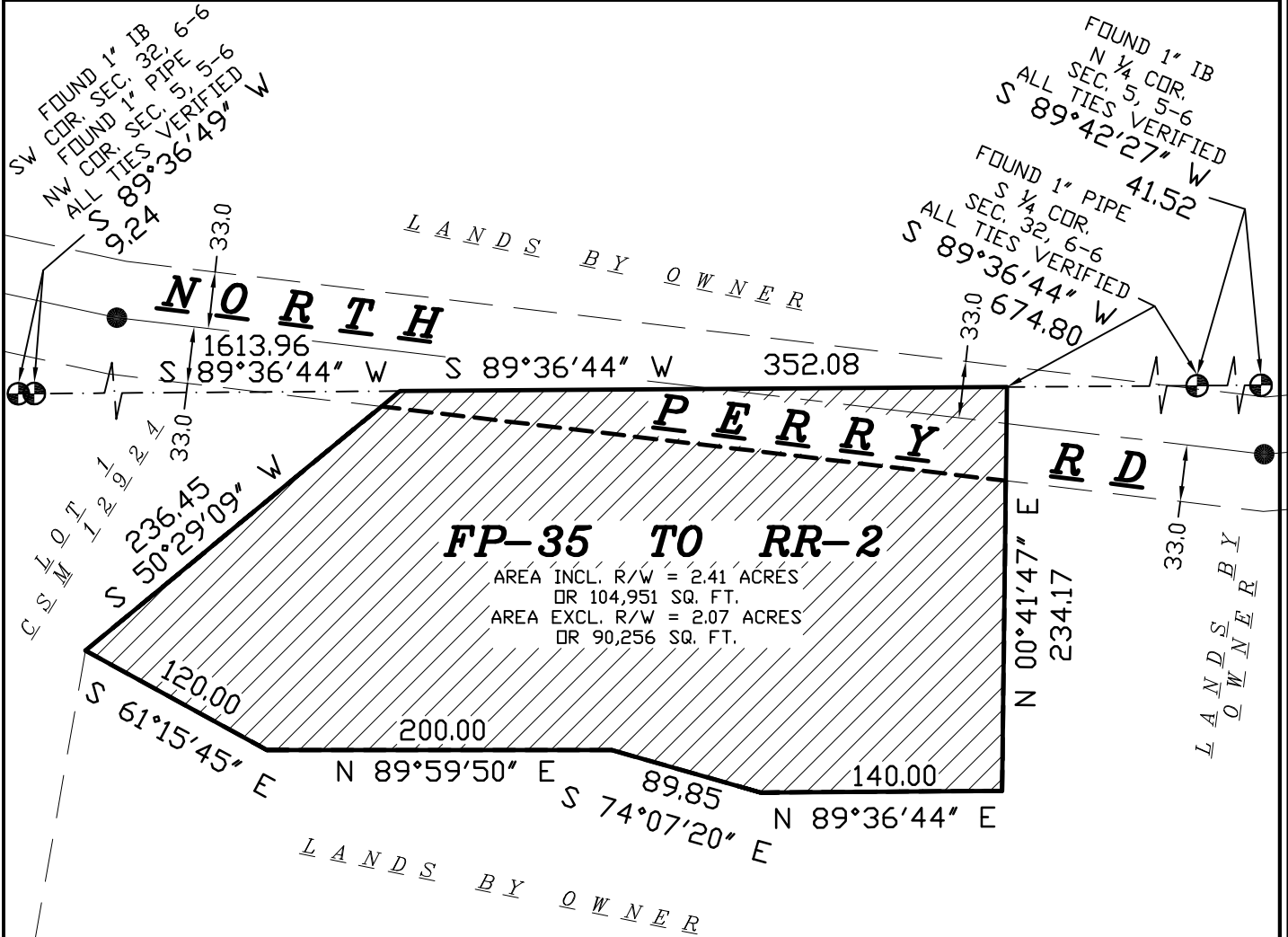



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

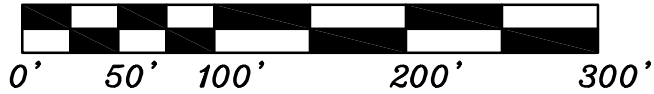
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE ¼ of the NW ¼ of Section 5, T5N, R6E,
Town of Perry, Dane County, Wisconsin.




 WCCS - DANE ZONE
 BEARINGS ARE REFERENCED TO
 THE NORTH LINE OF SECTION 5
 LINE TO BEAR N 89°36'44" E

SCALE 1" = 100'





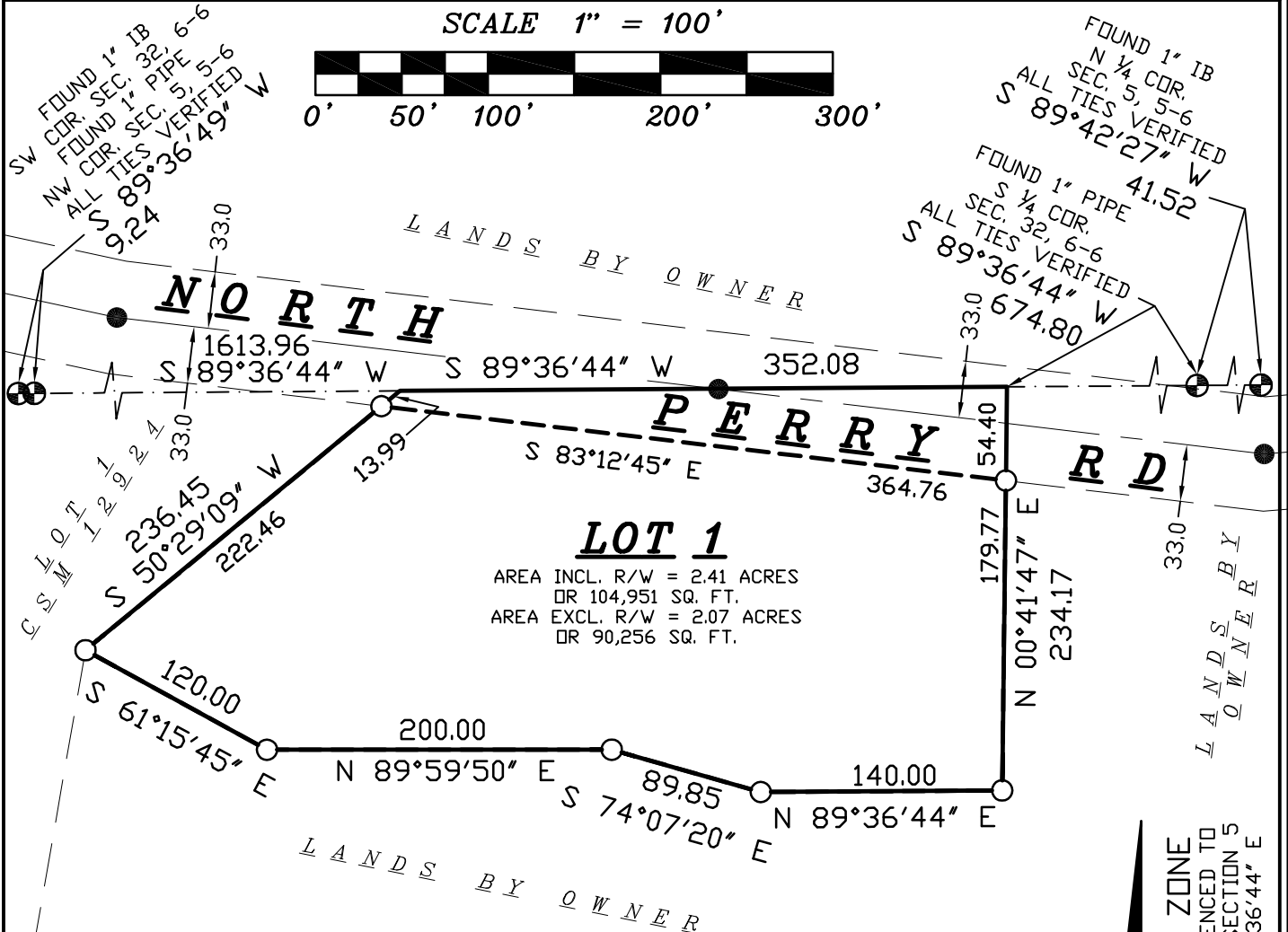
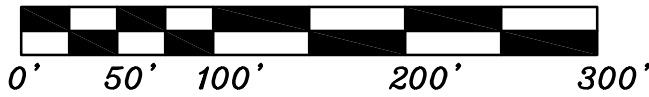
CERTIFIED SURVEY MAP

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 NE 1/4 of the NW 1/4 of Section 5, T5N, R6E,
Town of Perry, Dane County, Wisconsin.

SCALE 1" = 100'



LOT 1

AREA INCL. R/W = 2.41 ACRES
OR 104,951 SQ. FT.
AREA EXCL. R/W = 2.07 ACRES
OR 90,256 SQ. FT.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS

WCCS - DANE ZONE
BEARINGS ARE REFERENCED TO
THE NORTH LINE OF SECTION 5
LINE TO BEAR N 89°36'44" E

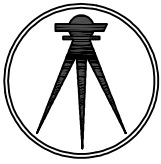
NOTES:

- 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 NE ¼ of the NW ¼ of Section 5, T5N, R6E,
Town of Perry, 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 NE ¼ of the NW ¼ of Section 5, T5N, R6E, Town of Perry, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North ¼ corner of said Section 5; thence S 89°42'27" W, 41.52 feet to the South ¼ corner of Section 32, T6N, R6E; thence S 89°36'44" W along the north line of said Section 5, 674.80 feet to the point of beginning.

thence continue S 89°36'44" W along said north line, 352.08 feet to the northeasterly corner of CSM 12924; thence S 50°29'09" W along the easterly line of said CSM, 236.45 feet; thence S 61°15'45" E, 120.00 feet; thence N 89°59'50" E, 200.00 feet; thence S 74°07'20" E, 89.85 feet; thence N 89°36'44" E, 140.00 feet; thence N 00°41'47" E, 234.17 feet to the point of beginning. This parcel contains 2.27 acres and is subject to a road right of way of as shown over the most northerly part thereof.

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____.

STATE OF WISCONSIN)
DANE COUNTY)

GARY KARLS - KARLS LIVING TRUST

Personally came before me this _____ day of
_____, 20____ the above named Gary Karls 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-05



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 NE ¼ of the NW ¼ of Section 5, T5N, R6E,
Town of Perry, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Perry on this _____ day of _____, 20__.

Mary Price
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

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

FP-35 TO RR-2

A parcel of land located in part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, T5N, R6E, Town of Perry, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 5; thence S $89^{\circ}42'27''$ W, 41.52 feet to the South $\frac{1}{4}$ corner of Section 32, T6N, R6E; thence S $89^{\circ}36'44''$ W along the north line of said Section 5, 674.80 feet to the point of beginning.

Thence continue S $89^{\circ}36'44''$ W along said north line, 352.08 feet to the northeasterly corner of CSM 12924; thence S $50^{\circ}29'09''$ W along the easterly line of said CSM, 236.45 feet; thence S $61^{\circ}15'45''$ E, 120.00 feet; thence N $89^{\circ}59'50''$ E, 200.00 feet; thence S $74^{\circ}07'20''$ E, 89.85 feet; thence N $89^{\circ}36'44''$ E, 140.00 feet; thence N $00^{\circ}41'47''$ E, 234.17 feet to the point of beginning. This parcel contains 2.27 acres and is subject to a road right of way of as shown over the most northerly part thereof.