

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/18/2015	DCPREZ-2015-10877
Public Hearing Date	C.U.P. Number
08/25/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TURKEY ROAD FARM LLC	PHONE (with Area Code) (608) 767-3137	AGENT NAME KEULER CONSTRUCTION INC	PHONE (with Area Code) (608) 798-1771
BILLING ADDRESS (Number & Street) 9440 BLACKBERRY RD		ADDRESS (Number & Street) 8308 US HIGHWAY 19	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) CROSS PLAINS, WI 53528	
E-MAIL ADDRESS BHANDEL@TDS.NET		E-MAIL ADDRESS KEULERCONSTRUCTION@HOTMAIL.COM	

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	
9401 TURKEY ROAD					
TOWNSHIP BERRY	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-302-8500-4					

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-1 Rural Homes District	3.75		

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SJW3	<i>William J. Keuler, Pres.</i> Agent.
Applicant Initials <u>W.K.</u>	Applicant Initials <u>W.K.</u>	Applicant Initials <u>W.K.</u>		

PRINT NAME:  
William J. Keuler, Pres.  
Keuler Constr. Inc.

DATE:  
6-18-15



DANE COUNTY  
**PLANNING DEVELOPMENT**

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

**Zoning Change Application**

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 Turkey Rd. Farm LLC <sup>Bridget Handel</sup> Agent's Name Keuler Construction, Inc <sup>Willy Keuler</sup>  
 Address 9440 Blackberry Rd. P<sub>2</sub> Address 8308 Hwy 19  
 Phone Black Earth, WI Phone Cross Plains, WI 53528  
608-767-3137 608-798-1771 cell 511-1601  
 Email bhandel@tdsnet Email Keulerconstruction@hotmail.com

Town: Berry Parcel numbers affected: 004-0807-302-8500-4  
 Section: 01 Property address or location: Blackberry Rd/Turkey Rd.  
 Zoning District change: (To / From / # of acres) Ag-EX to RHI 3.75 acres

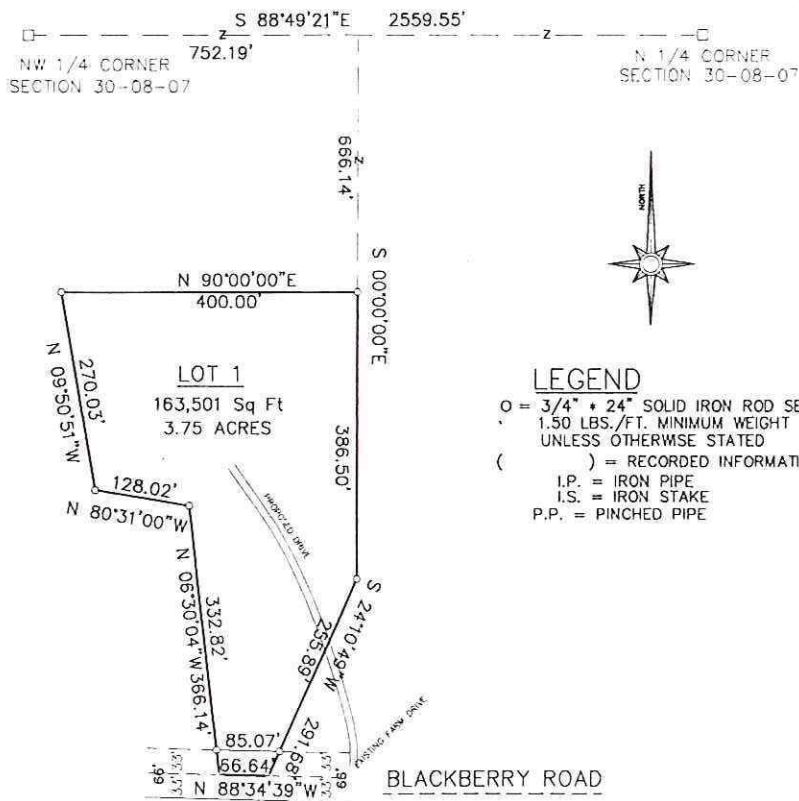
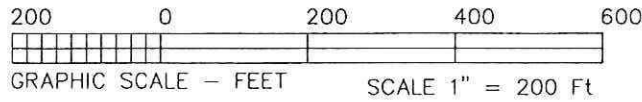
Soil classifications of area (percentages) Class I soils: \_\_\_% Class II soils: \_\_\_% Other: \_\_\_%

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:  
Rezone from AG to a single-family lot, 3.75 acres.  
Need the ability to be zoned to have a  
detached shed and to have a dog grooming  
business.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Bridget Handel Date: 6-17-15

**CERTIFIED SURVEY MAP**  
 WALKER SURVEYING INC.  
 5964 LINDA CT. MAZOMANIE, WI. 53560

PART OF THE NW 1/4 OF THE NW 1/4, SECTION 30, T08N, R07E, TOWN OF BERRY, DANE COUNTY, WISCONSIN.

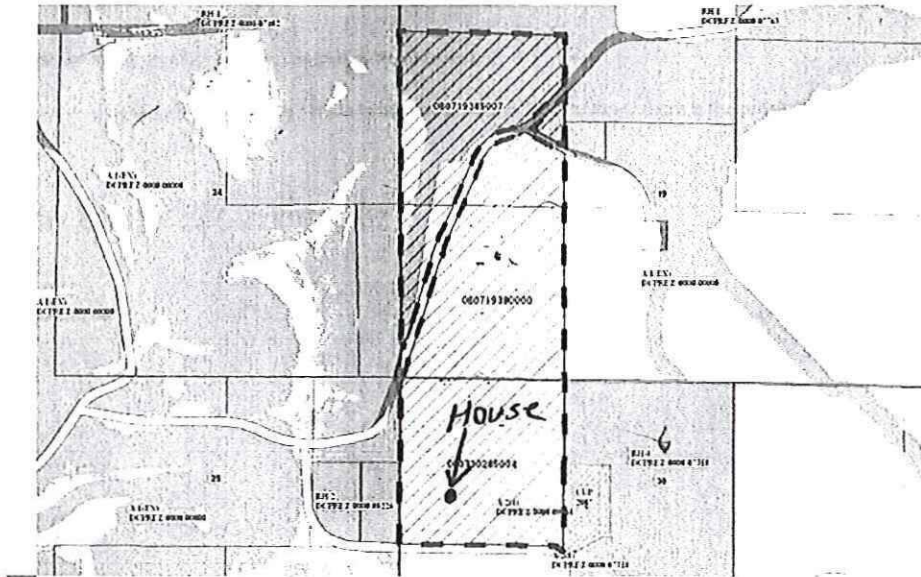


DRAFT: FOR DISCUSSION PURPOSES ONLY

5/26/15  
Scanned &  
emailed to  
Tony Walker

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

<b>Applicant:</b> Bridget Handel (Keuler)	
<b>Town:</b> Berry	<b>A-1EX Adoption:</b> 12/12/1981
<b>Section:</b> 19, 30	<b>Orig Farm Owner:</b> Edw & Emil Schultz
<b>Density Study Date:</b> 5/15/2015	<b>Density Number:</b> 35
	<b>Original Farm Acres:</b> 110.07
	<b>Original Splits:</b> 3.14
	<b>Available Density Unit(s):</b> 3



Reasons/Notes:

Any existing residence built before April 13, 1981, and occupied on or after that date, shall not count against this density policy. It appears that the existing Home on 080730285004 may not count.

Up to [3] more Dwelling Units Possible

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
080730285004	37.09	TURKEY ROAD FARM LLC	
080719390000	36.42	TURKEY ROAD FARM LLC	
080719385007	36.56	TURKEY ROAD FARM LLC	

To