

Dane County Rezone Petition

Application Date	Petition Number
01/26/2021	DCPREZ-2021-11670
Public Hearing Date	
04/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT RATTMANN (Gary)	PHONE (with Area Code) (608) 698-0848	AGENT NAME JIM LOWREY	PHONE (with Area Code) (608) 334-5376
BILLING ADDRESS (Number & Street) 2629 HIGHLAND DR		ADDRESS (Number & Street) 2316 BERGE HINNY ROAD	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS ratniktwo@yahoo.com		E-MAIL ADDRESS jimsrealfarm@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	
2599 Highland Road					
TOWNSHIP CHRISTIANA	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-141-8050-7					

REASON FOR REZONE





SEPARATING EXISTING RESIDENCE FROM FARMLAND

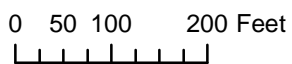
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	8.4

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11670
ROBERT RATTMANN



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:	Gary Rattmann	Agent Name:	Jim Lowrey
Address (Number & Street):	2629 Highland Dr.	Address (Number & Street):	2316 Berge Hinny Rd.
Address (City, State, Zip):	Cambridge, WI. 53523	Address (City, State, Zip):	Cambridge, WI. 53523
Email Address:	ratniktwo@yahoo.com	Email Address:	jimsrealfarm@yahoo.com
Phone#:	608-698-0848	Phone#:	608-334-5376

PROPERTY INFORMATION

Township:	Christiana	Parcel Number(s):	0612-141-8050-7
Section:	14	Property Address or Location:	NE 1/4 OF THE NE1/4 OF SEC.14, TOWN OF CHRISTIANA

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>
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We would like to separate the existing home & woodlot from the tillable acreage. We would then sell the existing home to a third party.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	8.42

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.

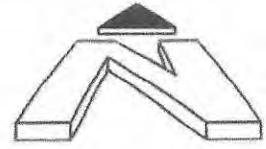
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town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

Date 1/22/20

PRELIMINARY CERTIFIED SURVEY



PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14, T.06N., R.12E.,
TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

NORTH 1/4
CORNER
SECTION 14
T.06N., R.12E.

EXISTING
30' WIDE
EASEMENT

NORTHEAST
CORNER
SECTION 14
T.06N., R.12E.

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION
14, T.06N., R.12E., TOWN OF CHRISTIANA, DANE
COUNTY, WISCONSIN.

COMMENCING AT THE THE NORTHEAST
CORNER OF SAID SECTION 14; THENCE
S01°29'32"W ALONG THE EAST LINE OF THE NE
1/4, 503.6 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S01°29'32"W, 438.3 FEET;
THENCE S87°57'21"W, 321.5 FEET;
THENCE N27°07'36"W, 34.5 FEET;
THENCE S88°42'14"W, 128.1 FEET;
THENCE N00°46'15"E, 233.2 FEET;
THENCE N49°19'06"W, 142.3 FEET;
THENCE N02°57'04"E, 586.5 FEET TO THE NORTH
LINE OF THE NE 1/4;
THENCE N88°37'27"E, 217.5 FEET TO THE
NORTHWEST CORNER OF LOT 1 DANE COUNTY
CERTIFIED SURVEY MAP NUMBER 8983;
THENCE S10°49'47"W ALONG THE CENTERLINE
OF HOINESS CREEK, 133.6 FEET;
THENCE S05°54'39"E, 100.5 FEET;
THENCE S34°06'15"E, 113.3 FEET;
THENCE S72°13'56"E, 115.3 FEET;
THENCE S44°41'15"E, 122.0 FEET;
THENCE S80°12'18"E, 66.6 FEET TO THE POINT
OF BEGINNING. THE ABOVE AREA DESCRIBED
CONTAINING 8.42 ACRES OR 366,660 SQUARE
FEET.

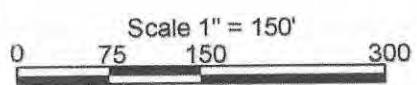


PARCEL # 0612-141-8050-7

Lot 1
8.42 Acres, or
366,660 Sq. Ft.

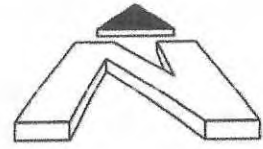
Lot 1
CSM # 8983

Prepared for:
Gary Rattmann
2629 Highland Dr.
Cambridge, WI. 53523



EAST 1/4
CORNER
SECTION 14
T.06N., R.12E.

PRELIMINARY CERTIFIED SURVEY



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TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

NORTH 1/4
CORNER
SECTION 14
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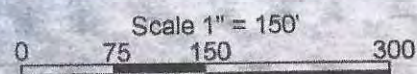
NORTHEAST
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SECTION 14
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PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 14,
T.06N., R.12E., TOWN OF CHRISTIANA, DANE
COUNTY, WISCONSIN.

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