

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
09/16/2024	DCPREZ-2024-12116
<b>Public Hearing Date</b>	
11/19/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ZENTNER REV RETIREMENT TR	PHONE (with Area Code) (608) 575-3420	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 97 SHADY WILLOW RD		ADDRESS (Number & Street) 109 W. MILWAUKEE STREET	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS zentnerdeana@gmail.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

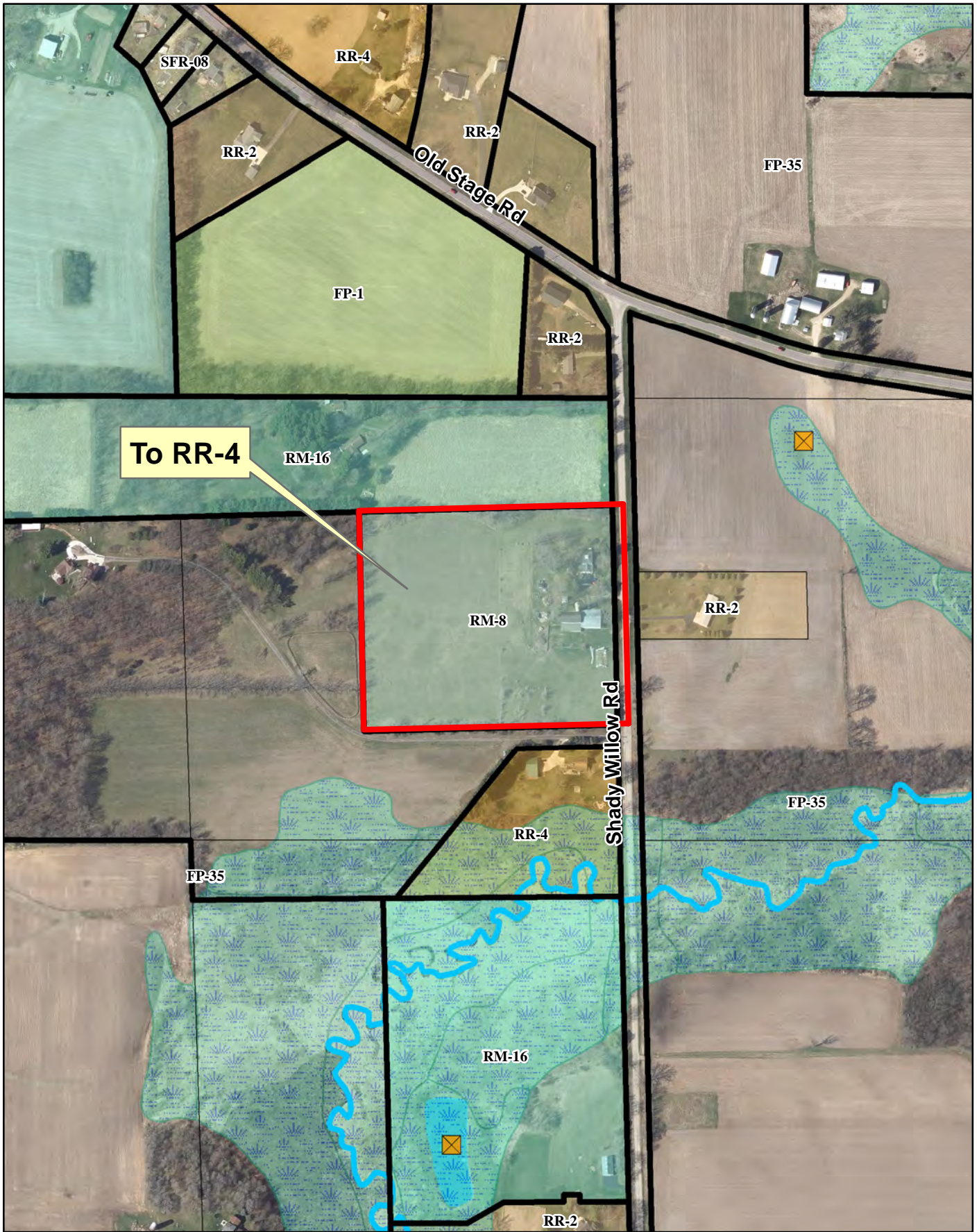
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
97 Shady Willow Road					
TOWNSHIP RUTLAND	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-353-8410-1					

## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

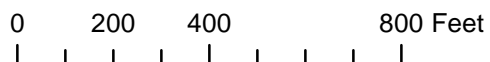
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	RR-4 Rural Residential District	12

<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
---	--	--	---	---



**Legend**

-  Wetland
-  Floodplain



Petition 12116  
Zentner



**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:	Zentner Rev. Retirement Trust	Agent Name:	Ryan Combs
Address (Number & Street):	97 Shady Willow Road	Address (Number & Street):	109 W. Milwaukee Street
Address (City, State, Zip):	Brooklyn, WI 53521	Address (City, State, Zip):	Janesville, WI 53548
Email Address:	zentnerdeana@gmail.com	Email Address:	rmcombs@combssurvey.com
Phone#:	(608) 575-3420	Phone#:	(608) 752-0575

PROPERTY INFORMATION			
Township:	Rutland	Parcel Number(s):	052/0510-353-8410-1
Section:	35	Property Address or Location:	97 Shady Willow Road

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 checked="" type="checkbox"/></p>	
<p>Split off 5-6 acres and rezone from RM-8 (parent parcel) to RR-4 (both proposed lots)</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-8		12.0
	RR-4	5.4 (Lot 1)/6.6 (Lot 2)

**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 ( <b>non-refundable</b> ), payable to the Dane County Treasurer
--	--	---	---	---

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  (AGENT)

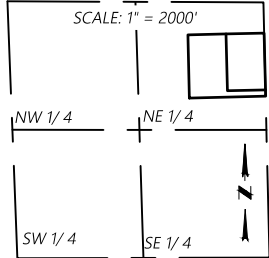
Date 9/9/24

# PRELIMINARY CERTIFIED SURVEY MAP

OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 35, T.5N., R.10E., OF THE 4<sup>TH</sup> PM,  
TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

## VICINITY MAP

SW 1/4 OF SEC. 35-5-10



UNPLATTED LANDS

CENTER OF  
SECTION 35-5-10

EAST LINE OF  
SECTION 35-5-10  
N01°21'12"W 2659.44'



NOTES:  
SPLITS OFF THE WESTERLY FIELD FROM PARENT PARCEL

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS  
AND AGREEMENTS, RECORDED AND UNRECORDED.

THE EASTERN LINE OF SECTION 35, WHICH IS ASSUMED TO  
BEAR N 01°21'12" W.

DATE: 09/06/24

Project No. 124-346A For: DEANA ZENTNER



109 W. MILWAUKEE ST  
JANESVILLE, WI 53548  
www.combsurvey.com

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

tel: 608-752-0575  
fax: 608-752-0534



· Land Surveying  
· Land Planning  
· Civil Engineering

DESCRIPTION FOR REZONE FROM RM-8 TO RR-4

PART OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 35, T.5N., R.10E., OF THE 4<sup>TH</sup> P.M., RUTLAND TOWNSHIP, DANE COUNTY, WISCONSIN

DESCRIBED AS FOLLOW: Commencing at the South  $\frac{1}{4}$  corner of said Section 35; thence N.01°21'12"W. along the East line of said SW  $\frac{1}{4}$  a distance of 1681.50 feet to the Point of Beginning of the lands to be herein described: thence S.88°38'48"W. 794.0 feet to a point; thence N.01°21'12"W. 658.1 feet to a point; thence N.88°38'48"E. 794.0 feet to a point on said East line; thence S.01°21'12"E. along said East line 658.1 feet to the Point of Beginning.

PROJECT NO. 124-346A-ZENTNER