

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/23/2015	DCPREZ-2015-10850
Public Hearing Date	C.U.P. Number
06/23/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KARL E WHISLER	PHONE (with Area Code) (608) 832-6731	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 734 NORLAND RD		ADDRESS (Number & Street)	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS kkwhislerfarms@gmail.com		E-MAIL ADDRESS	

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	
TOWNSHIP PRIMROSE		SECTION 20		TOWNSHIP	
SECTION		SECTION		SECTION	
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-201-8000-7					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.046		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>K</i>	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  SCW1	SIGNATURE:(Owner or Agent) 
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PRINT NAME: <i>Karl Whisler</i>
DATE: <i>4-23-2015</i>

486



# 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 KARL Whister Agent's Name \_\_\_\_\_  
 Address 9007 County Hwy A Address Belleville WI 53508  
 Phone 608-832-6731 Phone \_\_\_\_\_  
 Email KK Whister Farms @ Gmail Email \_\_\_\_\_

Town: Primrose Parcel numbers affected: 048/000507-201-8000-7

Section: 01 Property address or location: \_\_\_\_\_

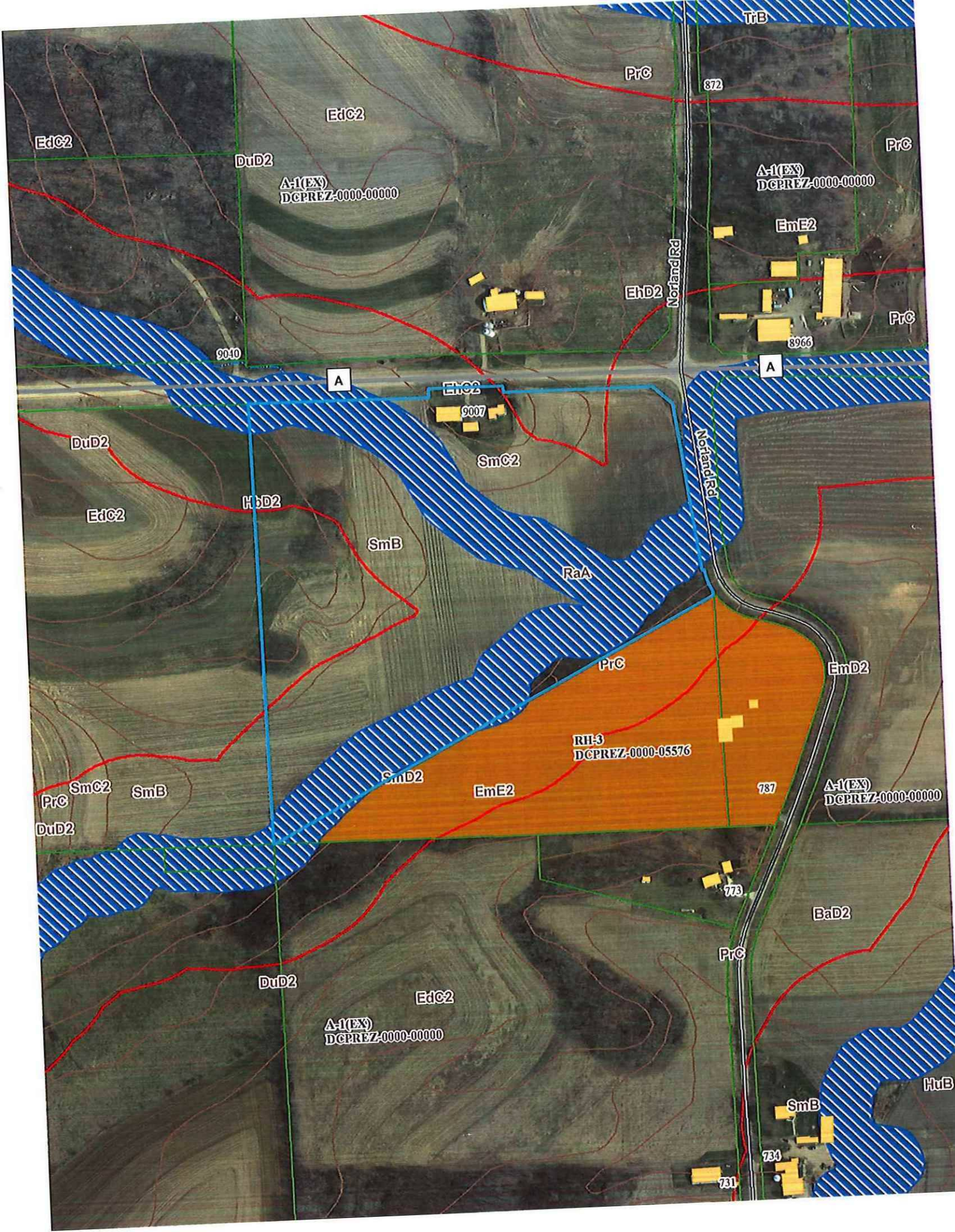
Zoning District change: (To / From / # of acres) RH1 Going From A-1 (EX) to RH1  
for two Acres

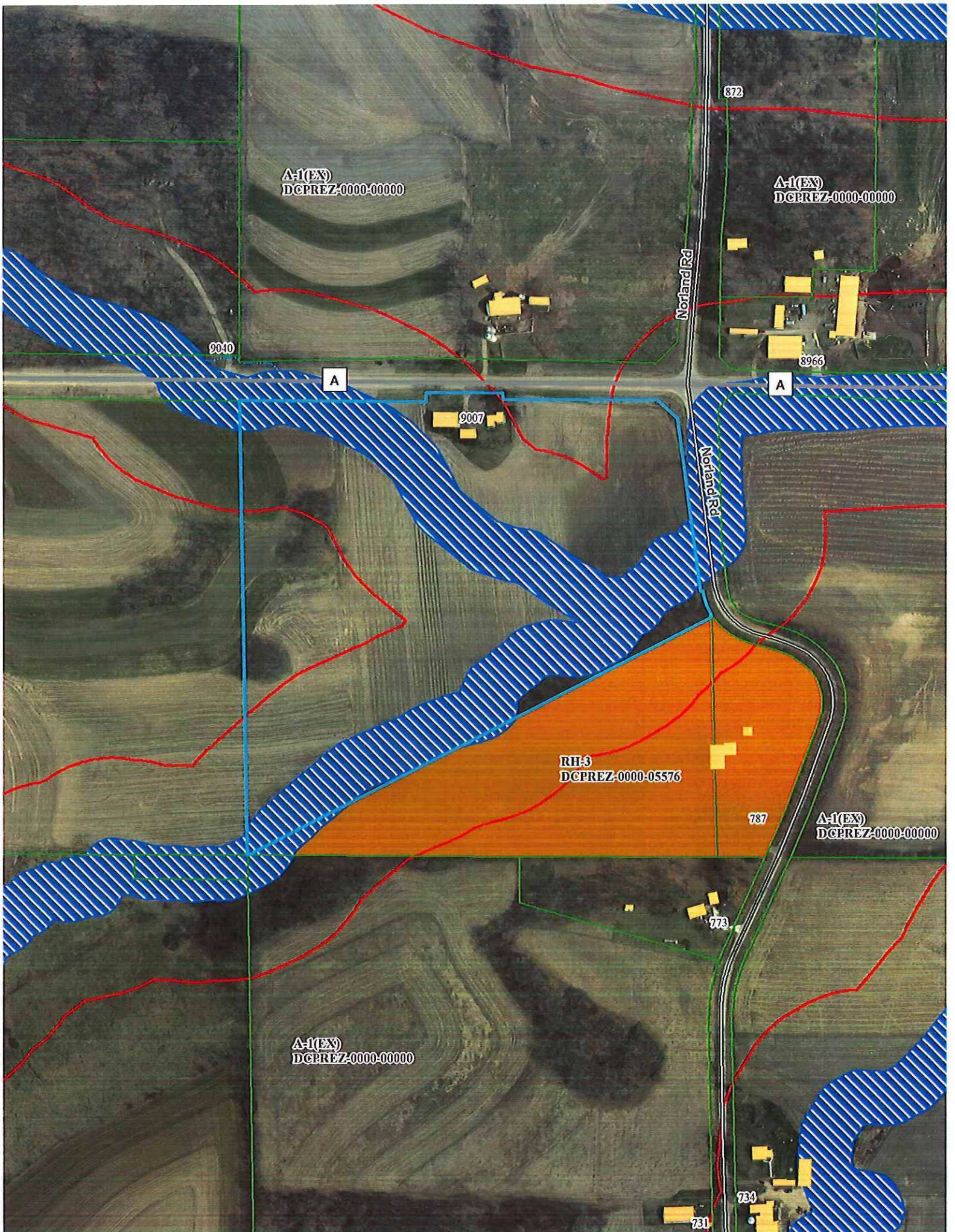
Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%  
See Attached

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: Re zoning Property - New CSM - separating ~~land~~ farm building from farm LAND

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_





A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

9040

A

9007

8966

A

Norland Rd

Norland Rd

RH-3  
DCPREZ-0000-05576

787

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

773

781

784

872



*August*

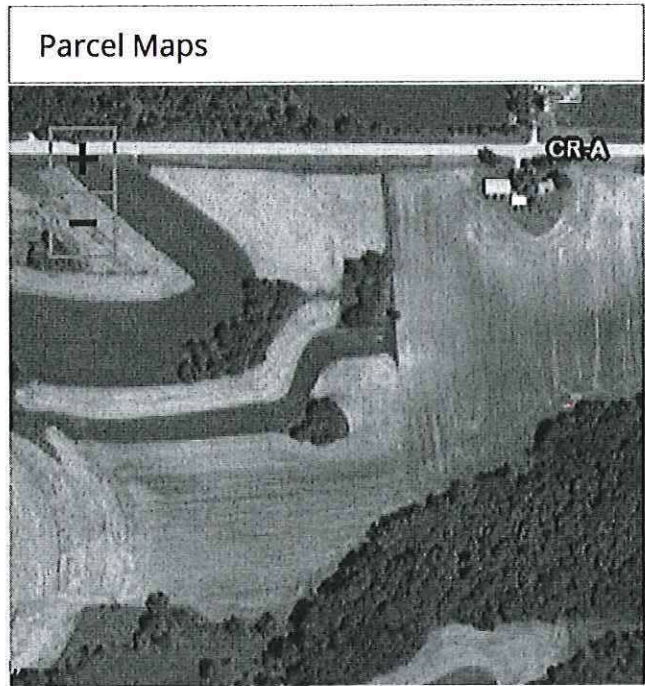
Parcel Number -  
048/0507-201-8000-7

Current

Summary Report

← Parcel  
Parents

Parcel Summary		More +
Municipality Name	TOWN OF PRIMROSE	
Parcel Description	SEC 20-5-7 NE1/4 NE1/4 EXC COM SE COR TH...	
Owner Names	KARL E WHISLER  KIMBERLY A WHISLER 	
Primary Address	9007 COUNTY HIGHWAY A	
Billing Address	734 NORLAND RD BELLEVILLE WI 53508	



DCiMap

Google Map

Bing Map

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G4 G7	
Assessment Acres	27.500	
Land Value	\$41,200.00	
Improved Value	\$132,200.00	
Total Value	\$173,400.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

Zoning District Fact Sheets

Tax Summary (2014)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$41,200.00	\$132,200.00	\$173,400.00
Taxes:		\$2,861.95
Lottery Credit(-):		\$117.17
First Dollar Credit(-):		\$69.24
Specials(+):		\$8.67
Amount:		\$2,684.21

District Information

Type	State Code	Description
REGULAR SCHOOL	3794	MOUNT HOREB SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24NG	NEW GLARUS FIRE
OTHER DISTRICT	24E3	EMS NEW GLARUS

### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	01/31/2014	5051640		

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.

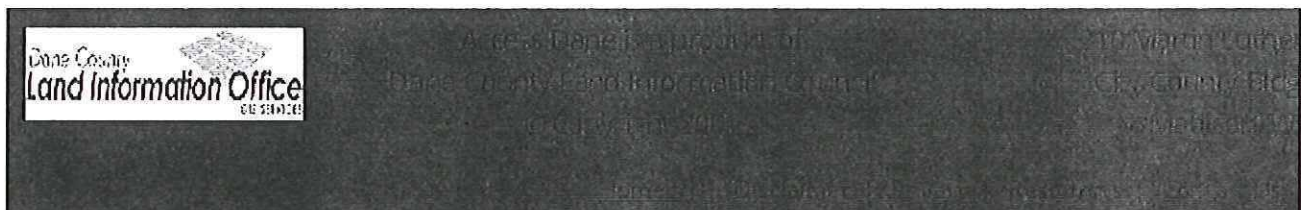
By Parcel Number: 0507-201-8000-7

By Owner Name: KARL E WHISLER

By Owner Name: KIMBERLY A WHISLER

Document Types and their Abbreviations

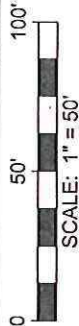
Document Types and their Definitions



PRELIMINARY 4/23/2015

# DANE COUNTY CERTIFIED SURVEY MAP #

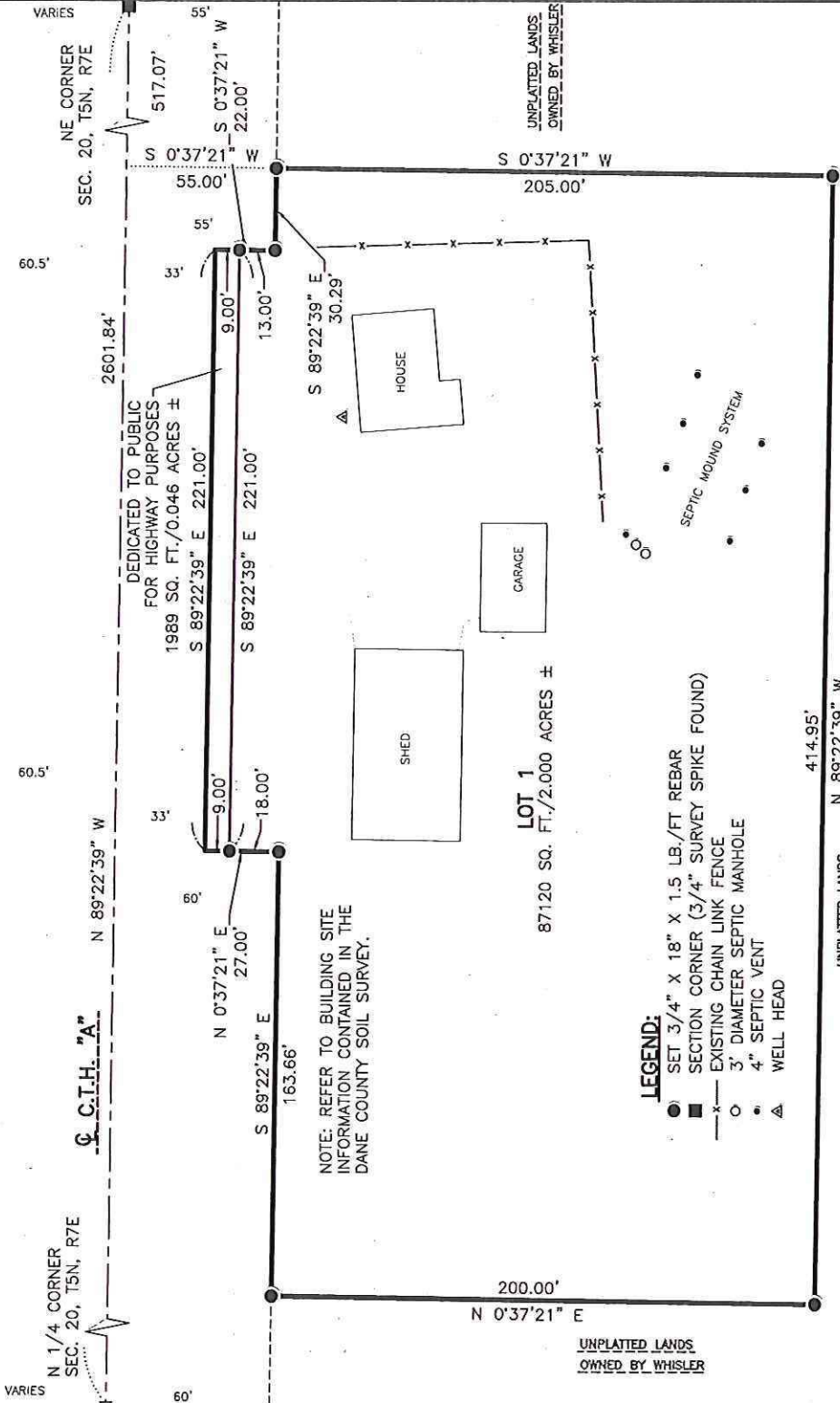
Being part of the NE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, T5N, R7E, WHICH BEARS N 89°22'39\"/>

UNPLATTED LANDS OWNED BY WHISLER

FOR: Karl & Kimberly Whisler  
9007 County Road A  
Belleville, WI 53508



NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

### LEGEND:

- SET 3/4" X 18" X 1.5 LB./FT REBAR
- SECTION CORNER (3/4" SURVEY SPIKE FOUND)
- x— EXISTING CHAIN LINK FENCE
- 3' DIAMETER SEPTIC MANHOLE
- 4" SEPTIC VENT
- △ WELL HEAD

UNPLATTED LANDS OWNED BY WHISLER

UNPLATTED LANDS OWNED BY WHISLER



**FULLCIRCLE**  
ENGINEERING & SURVEYING

3462 Spring Valley Road | Dodgeville, WI 53533  
TEL: 608-935-0294 | CEL 608-574-9576  
www.fullcircleES.com

SHEET 1 OF 2  
JOB ID: 1404281C  
FIELD CREW: MGR  
DWG. BY: MGR

PRELIMINARY 4/23/2015

**DANE COUNTY CERTIFIED SURVEY MAP #**

Being part of the NE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose,  
Dane County, Wisconsin

**SURVEYOR'S CERTIFICATE:**

I, Michael G. Rochon, professional land surveyor, hereby certify: THAT under the direction of Karl E. Whisler and Kimberly A. Whisler, I have surveyed, divided, mapped and dedicated the following described parcel of land:

Being part of the NE 1/4 of the NE 1/4 of Section 20, T5N, R7E, Town of Primrose, Dane County, Wisconsin to wit:

Commencing at the NE of said Section 20; thence N 89°22'39" W, 517.07'; thence S 0°37'21" W, 55.00' to the POINT OF BEGINNING; thence S 0°37'21" W, 205.00'; thence N 89°22'39" W, 414.95'; thence N 0°37'21" E, 200.00'; thence S 89°22'39" E, 163.66'; thence N 0°37'21" E, 27.00'; thence S 89°22'39" E, 221.00'; thence S 0°37'21" W, 22.00'; thence S 89°22'39" E, 30.29' to the POINT OF BEGINNING; Containing 89,109 square feet or 2.046 acres, more or less.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in surveying, dividing, and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon, S-2767 \_\_\_\_\_ Date

**TOWN OF PRIMROSE CERTIFICATE**

The Town of Primrose hereby accepts  
this CSM for recording.

DALE JUDD - CHAIRMAN \_\_\_\_\_ Date

JAMIE BAKER - CLERK \_\_\_\_\_ Date

**OWNERS CERTIFICATE**

As owners we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We 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.

\_\_\_\_\_  
Karl E. Whisler

\_\_\_\_\_  
Kimberly A. Whisler

**APPROVED FOR RECORDING PER DANE COUNTY  
ZONING AND LAND REGULATION COMMITTEE ACTION OF**

\_\_\_\_\_  
BY \_\_\_\_\_

AUTHORIZED REPRESENTATIVE.

STATE OF WISCONSIN )  
DANE COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015,  
the name Karl E. Whisler & Kimberly A. Whisler  
to me known to be the person(s) who executed the  
foregoing instrument and acknowledged the same.

\_\_\_\_\_  
NOTARY PUBLIC, \_\_\_\_\_, WI.

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF DANE CO.  
REGISTER OF DEEDS**

Received for recording this \_\_\_\_ day of \_\_\_\_\_,  
2015 at \_\_\_\_ o'clock \_\_\_\_M, and  
recorded in Volume \_\_\_\_ of Certified Survey  
Maps, on Page(s) \_\_\_\_\_.

DANE COUNTY REGISTER OF DEEDS

FOR: Karl & Kimberly Whisler  
9007 County Road A  
Belleville, WI 53508



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