

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/18/2024	DCPREZ-2024-12082
<b>Public Hearing Date</b>	
08/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN AND SUSAN WEINBERGER	PHONE (with Area Code) (608) 576-3438	AGENT NAME COMBS & ASSOCIATES, INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) N7914 BUOL RD		ADDRESS (Number & Street) 109 W. MILWAUKEE STREET	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS steve@mad-tech.com		E-MAIL ADDRESS rmcombs@combssurvey.com	

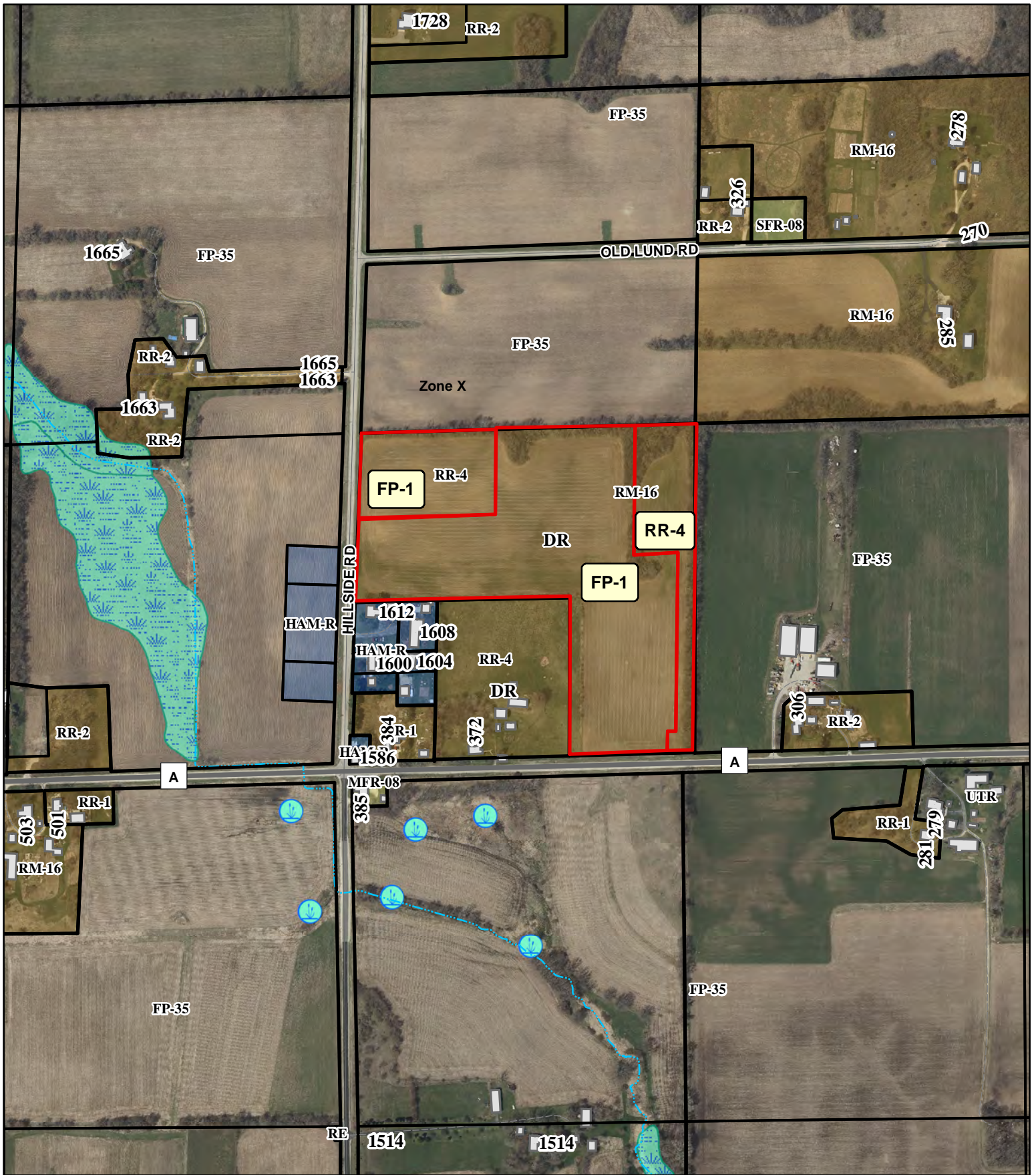
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 1612 Hillside Rd, East of 372 Hwy A					
TOWNSHIP CHRISTIANA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-354-9010-0		0612-354-9100-0			

## REASON FOR REZONE




RELOCATE EXISTING RESIDENTIAL LOT TO THE NORTHEAST CORNER OF THE PROPERTY.

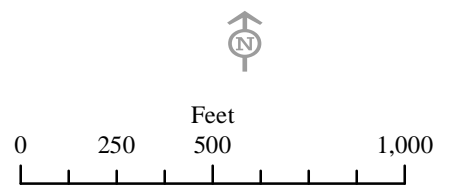
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	17.9
RM-16 Rural Mixed-Use District	RR-4 Rural Residential District	4.0
RR-4 Rural Residential District	FP-1 Farmland Preservation District	3.99

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  



# REZONE 12082

-  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"> <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:	STEVE WEINBERGER	Agent Name:	COMBS & ASSOCIATES, INC.
Address (Number & Street):	N7914 BUOL ROAD	Address (Number & Street):	109 W MILWAUKEE ST
Address (City, State, Zip):	BELLEVILLE, WI 53508	Address (City, State, Zip):	JANESVILLE, WI 53548
Email Address:	steve@mad-tech.com	Email Address:	rmcombs@combssurvey.com
Phone#:	608.576.3438	Phone#:	608.752.0575

PROPERTY INFORMATION			
Township:	CHRISTIANA	Parcel Number(s):	0612-354-9100-0
Section:	35-6-12	Property Address or Location:	HILLSIDE ROAD & CTH A

REZONE DESCRIPTION	
<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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Steve Weinberger owns both lots of CSM No.11701; a two-lot CSM in the Town of Christiana. The larger lot - Lot1 - is roughly 21.9-acres, is zoned RM-16 and carries a deed restriction that was applied at the Town level to prevent development (before the FP-1 zone existed). The smaller lot - Lot2 - is roughly 4-acres, is zoned RR-4, and has no deed restriction. Mr. Weinberger wishes to further divide Lot1 of said CSM No.11701 into a 17.9-acre FP-1 zone and a 4.0-acre RR-4 zone. He wishes to transfer the existing building rights from Lot2 of said CSM No.11701 to the new 4.0-acre RR-4 zone to build a home. In the future, he intends to eventually acquire a transferrable development right for Lot2 of said CSM No.11701. County staff laid out a suitable driveway location on CTH A that will serve both lots of his new CSM.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16 w/deed restriction	FP-1	17.9
Rm-16	RR-4	4.0
RR-4	FP-1	3.99

**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
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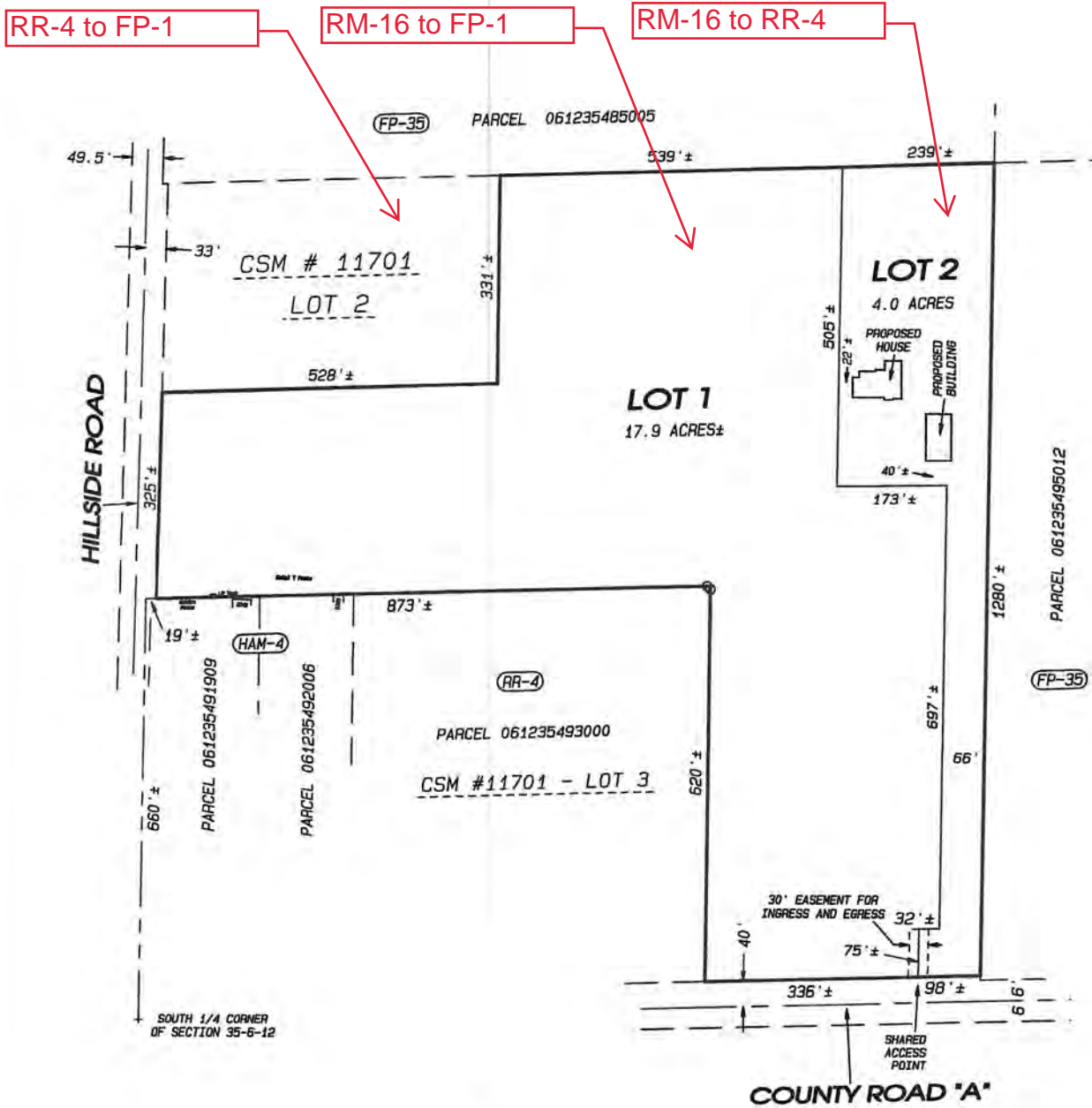
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 David R. Hagg PHS

Date 7/16/2024

# PRELIMINARY CERTIFIED SURVEY MAP

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11701, RECORDED ON VOLUME 71, PAGES 283 THRU 286 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 4171249 AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T.6N., R.12E. OF THE 4TH P.M., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



RR-4 to FP-1

RM-16 to FP-1

RM-16 to RR-4

DATE: JULY 8, 2024

Project No. 124 - 066  
For: WEINBERGER

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
NOTE: THE BASIS OF BEARINGS IS ASSUMED.



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.  
Janesville, WI 53548  
www.combsurvey.com

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



- Land Surveying
- Land Planning
- Civil Engineering

DATE: July 16, 2024

TO: Dane County Zoning RE:

Rezoning Description

**RM-16 to FP-1 (17.9-acre)**

Commencing at the Southeast corner of said Section 35; thence Westerly along the South line of the SE. 1/4 of said Section, 1,326 feet more or less to a point inside the right-of-way (R.O.W.) of CTH A; thence N.00°44'00"E. 40 feet more or less to the northerly R.O.W. of CTH A; thence S.88°27'35"W. 98 feet more or less along said R.O.W. to the point of beginning for the land to be herein described; thence continuing S.88°27'35"W. 336 feet more or less along said R.O.W.; thence N.88°27'35"E. 620 feet more or less; thence S.88°25'32"W. 873 feet more or less to the easterly R.O.W. of Hillside Road; thence N01°24'08"E. 325 feet more or less along said R.O.W. to the Southwest corner of Lot 2, CSM No.11701; thence N.88°17'08"E. 528 feet more or less along the South line of said Lot 2; thence N.00°32'42"E. 331 feet along the East line of said Lot 2 to the Northeast corner of said Lot 2; thence N.88°14'59"E. 539 feet more or less; thence S.00°44'08"W. 505 feet more or less; thence N.89°16'44"E. 173 feet more or less; thence S.00°44'08"W. 697 feet more or less; thence S.88°27'34"W. 32 feet more or less; thence S.00°44'08"W. 75 feet more or less to the point of beginning.

**RM-16 to RR-4 (4.0-acre)**

Commencing at the Southeast corner of said Section 35; thence Westerly along the South line of the SE. 1/4 of said Section, 1,326 feet more or less to a point inside the right-of-way (R.O.W.) of CTH A; thence N.00°44'00"E. 40 feet more or less to the northerly R.O.W. of CTH A and the point of beginning for the land to be herein described; thence continuing S.88°27'35"W. 98 feet more or less along said R.O.W.; thence N.00°44'08"E. 75 feet more or less; thence N.88°27'34"E. 32 feet more or less; thence N.00°44'08"E. 697 feet more or less; thence S.89°16'44"W. 173 feet more or less; thence N.00°44'08"E. 505 feet more or less; thence N.88°14'59"E. 239 feet more or less; thence S.00°44'00"W. 1,280 feet more or less to the point of beginning.

**RR-4 to FP-1 (3.99 acres)**

Lot 2 of CSM No. 11701, Section 35, T6N, R12E, Town of Christiana, Dane County, Wisconsin

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06/21/2024	DCPREZ-2024-12082
<b>Public Hearing Date</b>	
08/27/2024	

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(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS steve@mad-tech.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	
North of 1612 Hillside Rd, East of 372 Hwy A					
TOWNSHIP CHRISTIANA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-354-9010-0		0612-354-9100-0			

## REASON FOR REZONE

REZONE TO MODIFY AN EXISTING DEED RESTRICTION ON RESIDENTIAL DEVELOPMENT

# REVISED

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RM-16 Rural Mixed-Use District	21.9
RR-4 Rural Residential District	RR-4 Rural Residential District	3.99

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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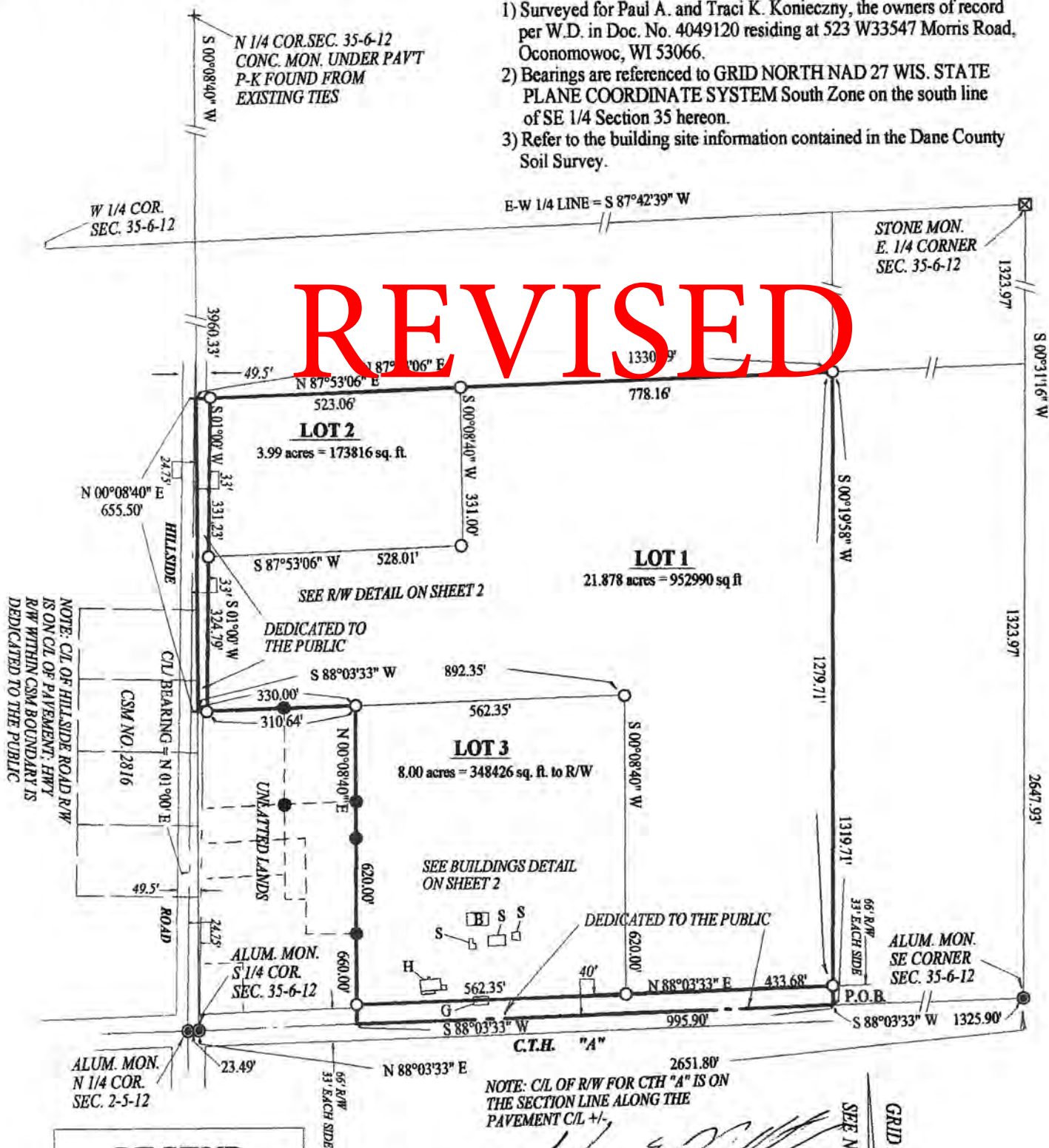
COMMENTS: NEW DEED RESTRICTION AND/OR REZONE OF LOT 2 CSM 11701 MAY BE NEEDED TO COMPLY WITH TOWN DENSITY POLICIES

**CERTIFIED SURVEY MAP** ON A PARCEL OF LAND LOCATED IN THE  
 SW 1/4 OF THE SE 1/4 OF SECTION 35, T6N, R12E, TOWN OF CHRISTIANA,  
 DANE COUNTY, WISCONSIN.

000378

**NOTES**

- 1) Surveyed for Paul A. and Traci K. Konieczny, the owners of record per W.D. in Doc. No. 4049120 residing at 523 W33547 Morris Road, Oconomowoc, WI 53066.
- 2) Bearings are referenced to GRID NORTH NAD 27 WIS. STATE PLANE COORDINATE SYSTEM South Zone on the south line of SE 1/4 Section 35 hereon.
- 3) Refer to the building site information contained in the Dane County Soil Survey.



NOTE: C/L OF HILLSIDE ROAD R/W IS ON C/L OF PAVEMENT; HWY R/W WITHIN CSM BOUNDARY IS DEDICATED TO THE PUBLIC

NOTE: C/L OF R/W FOR CTH "A" IS ON THE SECTION LINE ALONG THE PAVEMENT C/L +/-

**LEGEND**

- 3/4" dia. x 24" rerod set 1.5 lbs per lineal foot.
- 1" iron pipe found unless noted different.
- ( ) Recorded information in parenthesis.



GRID NORTH  
 SEE NOTE NO. 2  
 SCALE 1" = 300'

ORDER NO. AB 3283-05  
 Drafted at ABEX Survey Company  
 101 E. Main St. P.O. Box 369  
 Cambridge, WI 53523  
 608-423-3331  
 DRG. NO. 3283

DOC. NO. 4171249  
 CSM NO. 11701  
 VOL. 71 P. 283

4.