

# Dane County Rezone Petition

Application Date	Petition Number
11/02/2020	DCPREZ-2020-11633
Public Hearing Date	
01/26/2021	

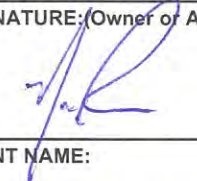
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RUSSELL G WIPPERFURTH	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 712-3196
BILLING ADDRESS (Number & Street) 3498 WHYTECLIFF WAY		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS noa@williamsonsurveying.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	
6520 Cooke Road					
TOWNSHIP MAZOMANIE	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-351-9835-0		0906-351-9505-0			

## REASON FOR REZONE

ADDING 1.17 ACRES TO AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-4 Rural Residential District	3.68
FP-35 Farmland Preservation District	RR-4 Rural Residential District	1.17

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>NP</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>NP</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>NP</u>	INSPECTOR'S INITIALS  RWL1	SIGNATURE: (Owner or Agent) 
PRINT NAME: <u>NON TRIEVE</u>				
DATE: <u>11-2-2020</u>				



**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	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<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:	Russ Wipperfurth	Agent Name:	Noa Prieve
Address (Number & Street):	3498 Whytecliff Way	Address (Number & Street):	104 A West Main Steet
Address (City, State, Zip):	Sun Prairie, WI 53590	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:		Email Address:	noa@williamsonsurveying.com
Phone#:		Phone#:	608-712-3196

### PROPERTY INFORMATION

Township:	Mazomainie	Parcel Number(s):	0906-351-9835-0 and 0906-351-9505-0
Section:	35	Property Address or Location:	6520 Cooke Road

### 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"/>
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The owners are requesting to add 1.17 acres to their existing lot. This is in a specific area to construct a new shed. The new total area will require that the existing lot be rezoned as well.

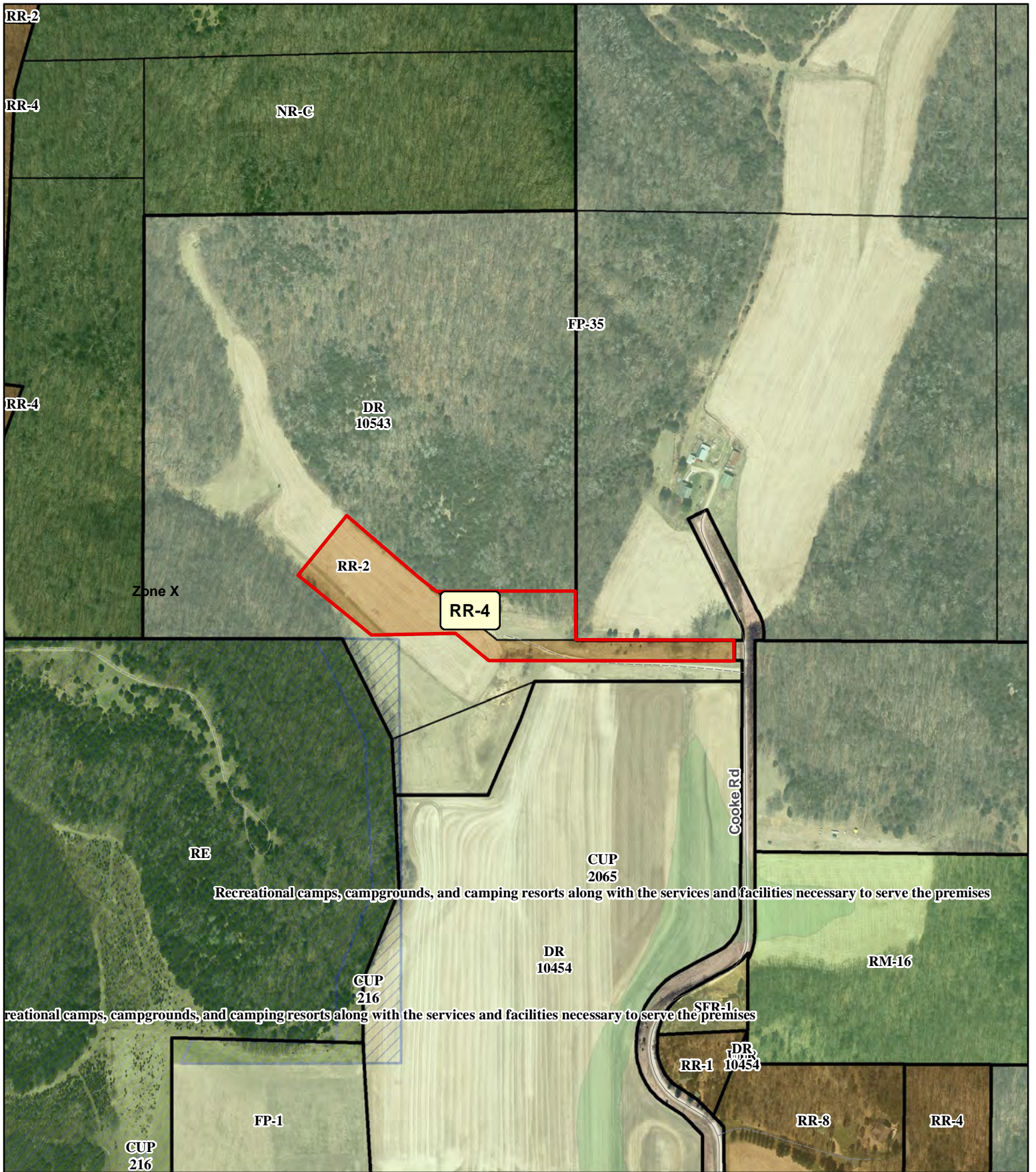
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	RR-4	3.68
FP-35	RR-4	1.17

**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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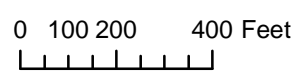
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 **Noa Prieve** Digitally signed by Noa Prieve  
Date: 2020.11.02 09:59:45 -06'00' Date 11/2/20



**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



Petition 11633  
**RUSSELL G  
 WIPPERFURTH**



# REZONE

**WILLIAMSON SURVEYING AND ASSOCIATES, LLC**

NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

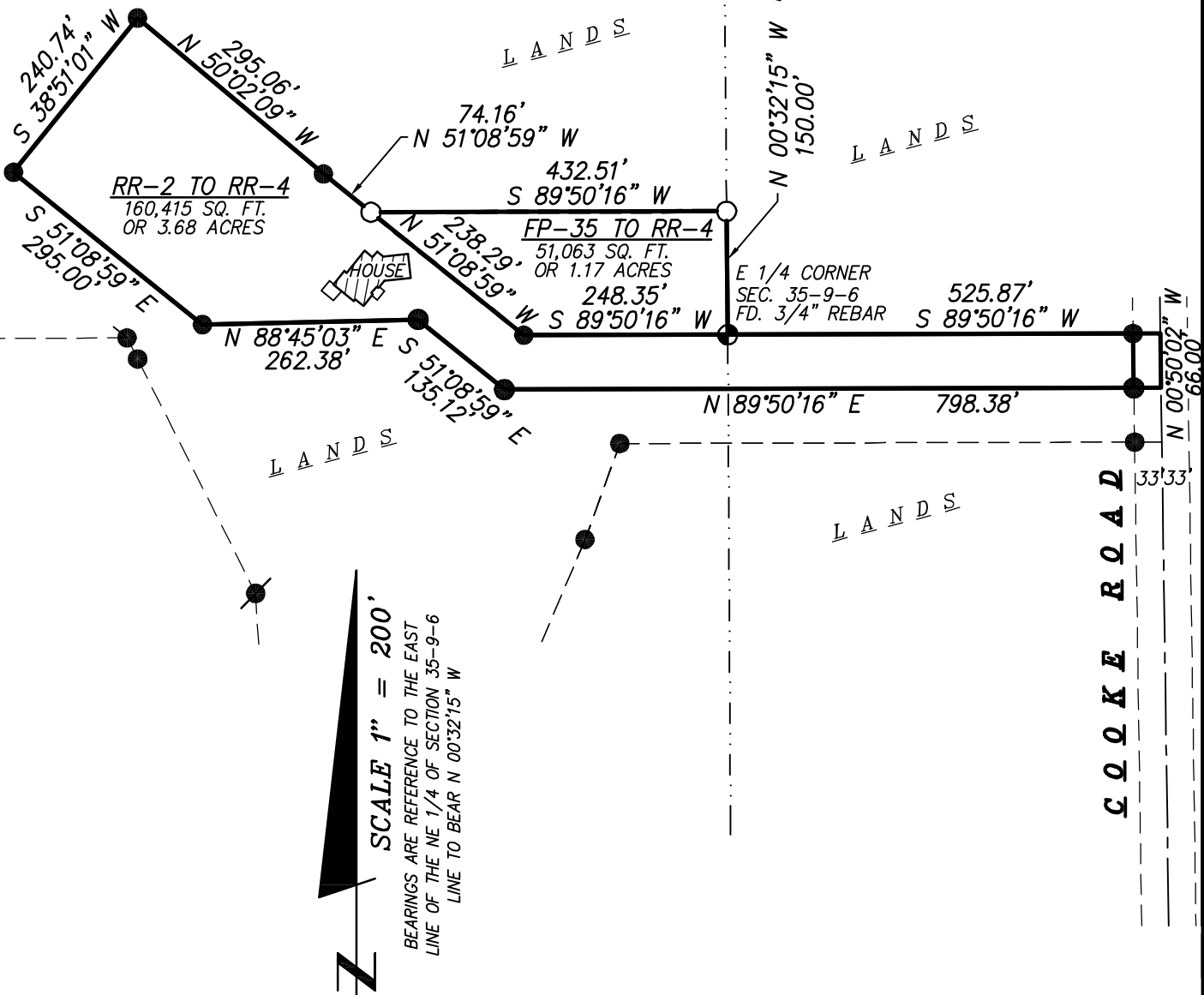
**PREPARED FOR:**

RANDY WIPPERFURTH  
3498 WHYTECLIFF WAY  
SUN PRAIRIE, WI 53590

NE CORNER  
SEC. 35-9-6,  
FD. 1 1/4" REBAR



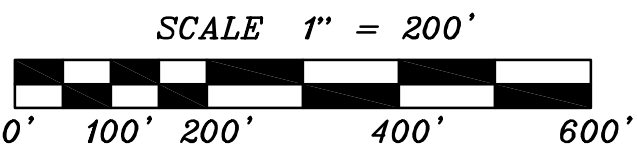
2492.99'  
TOTAL SECTION LINE =  
N 00°32'15" W 2642.99'



E 1/4 CORNER  
SEC. 35-9-6  
FD. 3/4" REBAR

COCKE ROAD

SCALE 1" = 200'  
BEARINGS ARE REFERENCE TO THE EAST  
LINE OF THE NE 1/4 OF SECTION 35-9-6  
LINE TO BEAR N 00°32'15" W



- LEGEND:**
- = SET 3/4"x18" REBAR  
WT 1.5 LB PER LIN FT
  - = FOUND 3/4" REBAR
  - ⊕ = FOUND SECTION CORNER  
(AS NOTED)

## **RR-2 to RR-4**

Lot 1, Certified Survey Map No. 13528, recorded in the Dane County Register of Deeds Office in Volume 88 of Certified Survey Maps, Pages 152 through 154, as Document No. 5000091. Located in part of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 35, T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the East  $\frac{1}{4}$  corner of said Section 35; thence S  $89^{\circ}50'16''$  W, 248.35 feet; thence N  $51^{\circ}08'59''$  W, 312.45 feet; thence N  $50^{\circ}02'09''$  W, 295.06 feet; thence S  $38^{\circ}51'01''$  W, 240.74 feet; thence S  $51^{\circ}08'59''$  E, 295.00 feet; thence N  $88^{\circ}45'03''$  E, 262.38 feet; thence S  $51^{\circ}08'59''$  E, 135.12 feet; thence N  $89^{\circ}50'16''$  E, 798.38 feet to the centerline of Cooke Road; thence N  $00^{\circ}50'02''$  W along said centerline, 66.00 feet; thence S  $89^{\circ}50'16''$  W, 525.87 feet to the point of beginning. This parcel contains 160,415 square feet or 3.68 acres and is subject to a road right of way of 33.00 feet over the most easterly part thereof.



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

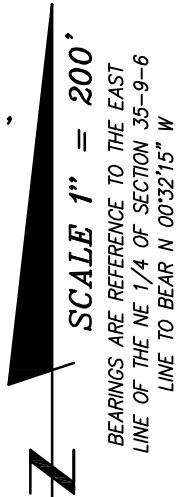
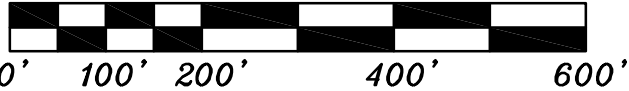
NOA T. PRIEVE & CHRIS W. ADAMS, REGISTERED LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

A parcel of land located in part of the NE 1/4 of the SE 1/4 and SE 1/4 of the NE 1/4, Section 35, and part of the NW 1/4 of the SW 1/4, Section 35, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 13528.

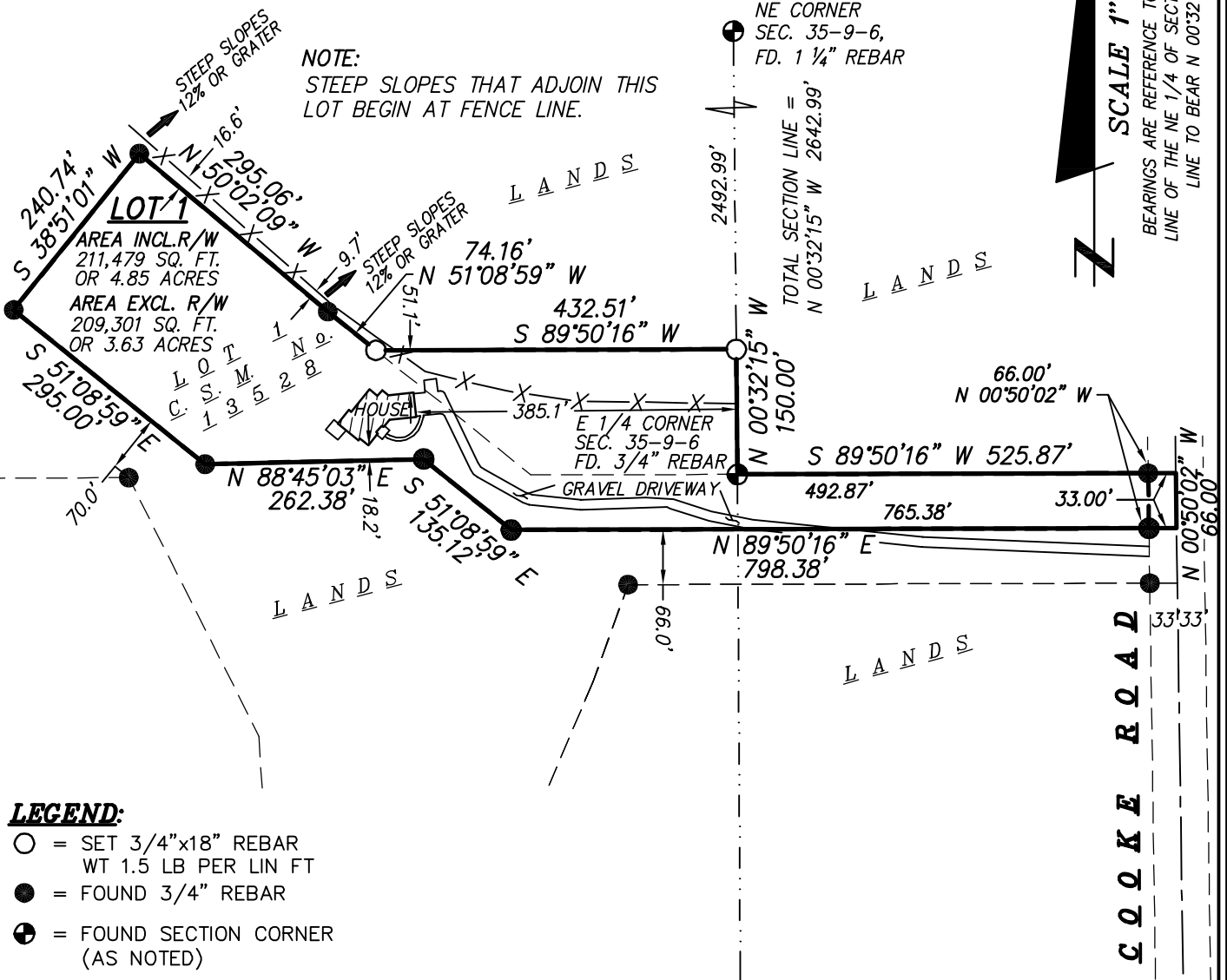
### PREPARED FOR:

RANDY WIPPERFURTH  
3498 WHYTECLIFF WAY  
SUN PRAIRIE, WI 53590

SCALE 1" = 200'



NOTE:  
STEEP SLOPES THAT ADJOIN THIS LOT BEGIN AT FENCE LINE.



### LEGEND:

- = SET 3/4"x18" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊕ = FOUND SECTION CORNER  
(AS NOTED)

### NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SURVEYORS SEAL