

Dane County Rezone Petition

Application Date	Petition Number
10/26/2020	DCPREZ-2020-11631
Public Hearing Date	
01/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HAHN LIVING TR	PHONE (with Area Code) (608) 444-7002	AGENT NAME PAULSON AND ASSOCIATES	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 5758 HAHN RD		ADDRESS (Number & Street) 136 W. HOLUM STREET	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) DeForest, WI 53532	
E-MAIL ADDRESS hahnshogs@gmail.com		E-MAIL ADDRESS dan@paulsonllc.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7205 Patton Road					
TOWNSHIP VIENNA	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-164-9500-4					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	32.5
FP-1 Farmland Preservation District	RR-4 Rural Residential District	6.0

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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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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
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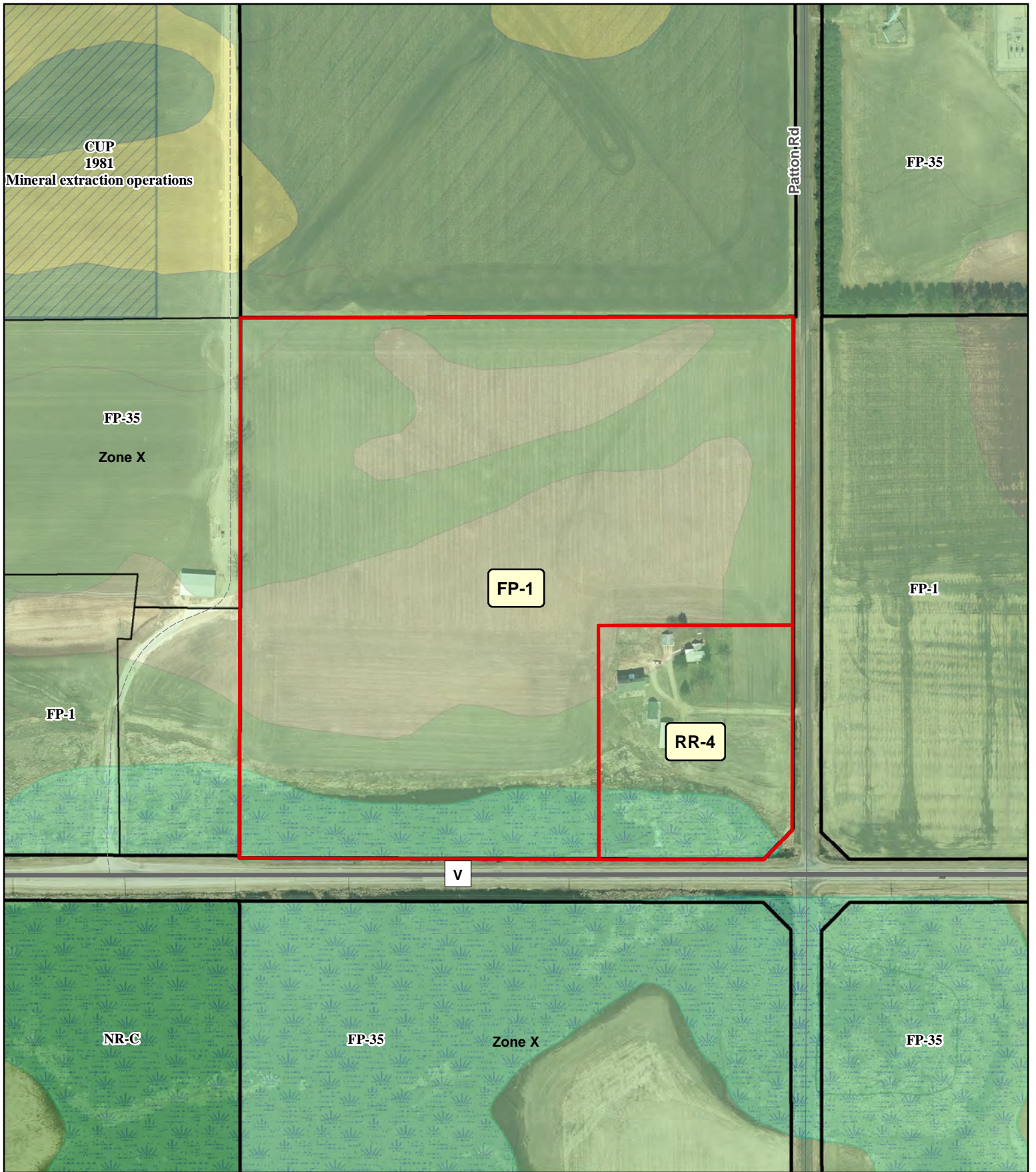
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input 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 type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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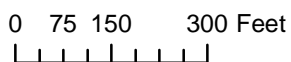
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 _____ Date _____



Legend

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

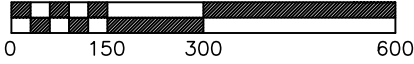


Petition 11631
HAHN LIVING TR

ZONING CHANGE MAP

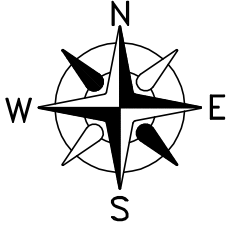
PART OF THE THE SE 1/4 OF THE SE 1/4, SECTION 16,
T9N, R9E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN

SCALE
1" = 300'



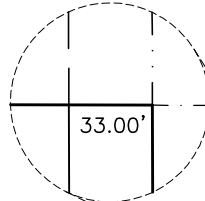
TOTAL AREA
1,677,560 SQUARE FEET
38.5 ACRES

EAST 1/4 CORNER
SEC 16, T.9N., R.9E.
(3/4" IRON RE-BAR)



BASIS OF BEARINGS
BEARING ARE REFERENCED
TO WCCS DANE ZONE.

LOT 3-C.S.M. NO. 13223



S89°50'15"E 1328.53'

NORTH LINE OF THE SE-SE 1295.53'

OWNER
HAHN LIVING TRUST
Lonnie and LuAnn Hahn
5758 Hahn Road
DeForest, WI 53532

LANDS BY OTHERS

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

N00°16'02"W 1269.65'

FP-35 TO FP-1
1,416,530 S.F.
32.5 AC.

N89°47'23"E 483.49'

FP-35 TO RR-4
261,030 S.F.
6.0 AC.

N00°03'18"W 548.74'

S00°12'37"E 1164.60'

LANDS BY OTHERS

SOUTH 1/4 CORNER
SEC 16, T.9N., R.9E.
(PK NAIL)

POT 131+82.0 1327.20'
N89°49'25"W 2654.40'

S89°56'42"W 1227.25'

L1=S44°52'02"W 141.23'

LANDS BY OWNER

SOUTHEAST CORNER
SEC 16, T.9N., R.9E.
(ALUMINUM MONUMENT)

LEGEND

- DANE COUNTY SECTION CORNER (AS NOTED W/ 4-TIES FOUND)
- FENCE POST ON-LINE (UNLESS DETAILED)
- UTILITY POLE
- WETLANDS AS PER WISDNR (SCALED)
- OVERHEAD UTILITIES

PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523

**LEGAL DESCRIPTION
FOR
ZONING CHANGE**

Hahn Properties

Located in the SE ¼ of the SE ¼, Section 16, Town 09 North, Range 09 East, Town of Vienna, Dane County, Wisconsin, described as follows:

FP-35 to FP-1

COMMENCING at the East Quarter Corner of Section 16;
thence S00°12'37"E, 1325.85 feet along the east line of the SE ¼ of Section 16 to the northeast corner of the SE ¼ of the SE ¼, the southeast corner of C.S.M. No. 13223 and the **POINT OF BEGINNING**;
thence continuing S00°12'37"E, 714.55 feet along the east line of the SE ¼ of Section 16;
thence S89°47'23"W, 483.49 feet;
thence S00°03'18"E, 548.74 feet to the north right-of-way line of CTH "V";
thence S89°56'42"W, 842.27 feet along the north right-of-way line of C.T.H. "V" to the west line of the SE ¼ of the SE ¼ of Section 16;
thence N00°16'02"W, 1269.65 feet along the west line of the SE ¼ of the SE ¼ of Section 16 to the northwest corner of said SE ¼ of the SE ¼ and the southwest corner of C.S.M. No. 13223;
thence S89°50'15"E, 1328.53 feet along the north line of the SE ¼ of the SE ¼ of Section 16 and the south line of C.S.M. No. 13223 to the **POINT OF BEGINNING**.
Containing 1,416,530 square feet, 32.5 acres.

FP-35 to RR-4

COMMENCING at the East Quarter Corner of Section 16;
thence S00°12'37"E, 2,040.40 feet along the east line of the SE ¼ of Section 16 the **POINT OF BEGINNING**;
thence continuing S00°12'37"E, 450.05 feet along the east line of the SE ¼ of Section 16 to the north right-of-way line of C.T.H. "V";
thence S44°52'02"W, 141.23 feet along the north right-of-way line of CTH "V";
thence continuing along the north right-of-way line of C.T.H. "V", S89°56'42"W, 384.98 feet
thence N00°03'18"W, 548.74 feet;
thence N89°47'23"E, 483.49 feet to the **POINT OF BEGINNING**.
Containing 261,030 square feet, 6.00.

Subject to all recorded and unrecorded easements.

SEE ZONING CHABGE MAP:

Prepared by
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

October 26, 2020

SHEET 1 OF 1