

Dane County Rezone Petition

Application Date	Petition Number
05/16/2023	DCPREZ-2023-11959
Public Hearing Date	
07/25/2023	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME JAMES O. NOTSTAD LIVING TRUST	PHONE (with Area Code) (608) 221-8116	AGENT NAME WISCONSIN MAPPING LLC	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 5217 TONYAWATHA TRL		ADDRESS (Number & Street) 306 W. QUARRY ST.	
(City, State, Zip) MONONA, WI 53716		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS flywis@hotmail.com		E-MAIL ADDRESS wismapping@charter.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	
East of Notstad Road					
TOWNSHIP CHRISTIANA	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-284-9570-4					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

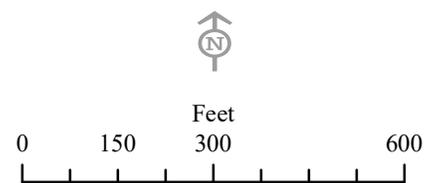
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7.3

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---



REZONE 11959

-  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"> • 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:	James O. Notstad Living Trust	Agent Name:	Wisconsin Mapping LLC
Address (Number & Street):	5217 Tonyawatha Trail	Address (Number & Street):	306 W. Quarry
Address (City, State, Zip):	Monona, WI 53716	Address (City, State, Zip):	Deerfield, WI 53531
Email Address:	flywis@hotmail.com	Email Address:	wismapping@charter.net
Phone#:	608-221-8116	Phone#:	608-764-5602

PROPERTY INFORMATION			
Township:	Christiana	Parcel Number(s):	016/0612-284-9570-4
Section:	28	Property Address or Location:	W1/2 SE1/4 E1/4, East Church Road

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 checked="" type="checkbox"/></p>

About 7 acres to be split off and rezoned RR-4 for new residential construction.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	7.3

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
---	---	---	--	--

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 *J. O. Notstad TRUSTEE*

Date 05/15/2023

Preliminary Certified Survey Map

Referred to the
Dane County
Coordinate
System.



PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, T.6N.,
R.11E., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.

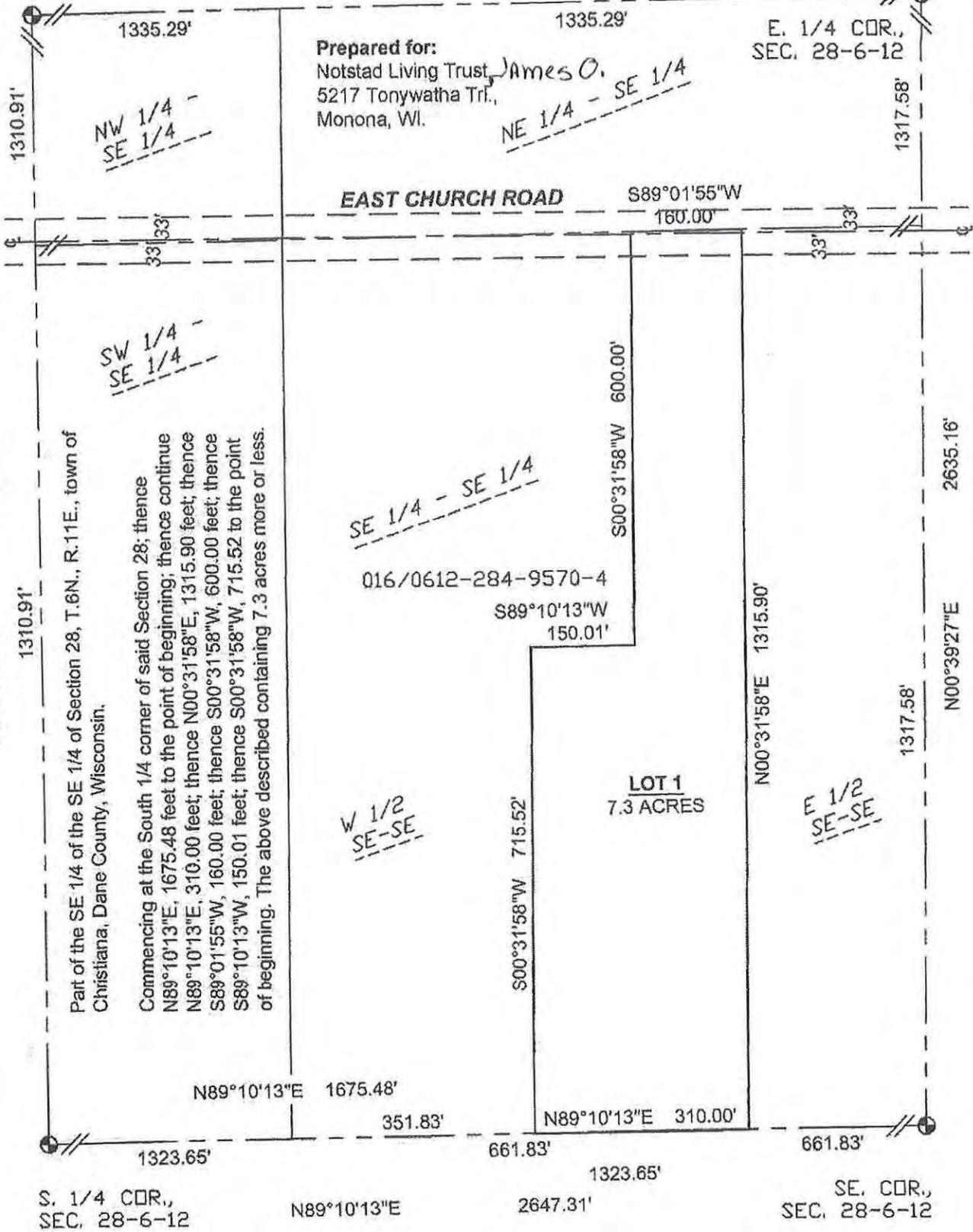
Scale 1" = 200'



CTR. SEC.,
SEC. 28-6-12

S88°53'41"W

2670.58'



2621.82'

S00°09'26"W

1310.91'

Part of the SE 1/4 of the SE 1/4 of Section 28, T.6N., R.11E., town of
Christiana, Dane County, Wisconsin.

Commencing at the South 1/4 corner of said Section 28; thence
N89°10'13"E, 1675.48 feet to the point of beginning; thence continue
N89°10'13"E, 310.00 feet; thence N00°31'58"E, 1315.90 feet; thence
S89°01'55"W, 160.00 feet; thence S00°31'58"W, 600.00 feet; thence
S89°10'13"W, 150.01 feet; thence S00°31'58"W, 715.52 to the point
of beginning. The above described containing 7.3 acres more or less.

W 1/2
SE-SE

SE 1/4 - SE 1/4

S89°10'13"W
150.01'

S00°31'58"W 600.00'

S00°31'58"W 715.52'

N89°10'13"E 310.00'

N00°31'58"E 1315.90'

1317.58'

2635.16'

N00°39'27"E

N89°10'13"E 1675.48'

351.83'

661.83'

1323.65'

2647.31'

661.83'

S. 1/4 COR.,
SEC. 28-6-12

N89°10'13"E

SE. COR.,
SEC. 28-6-12

Legal Description:

Rezone from FP-35 to RR-4

Part of the SE 1/4 of the SE 1/4 of Section 28, T.6N., R.11 E., Town of Christiana, Dane County, Wisconsin.

Commencing at the South 1/4 corner of said Section 28; thence N89°10'13"E, 1675.48 feet to the point of beginning; thence continue N89°10'13"E, 310.00 feet; thence N00°31'58"E, 1315.90 feet; thence S89°01'55"W, 160.00 feet; thence S00°31'58"W, 600.00 feet; thence S89°10'13"W, 150.01 feet; thence S00°31'58"W, 715.52 feet to the point of beginning. The above described containing 7.3 acres more or less.