

Dane County Rezone Petition

Application Date	Petition Number
02/09/2021	DCPREZ-2021-11676
Public Hearing Date	
04/27/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RONALD & DIANNE HEFFRON	PHONE (with Area Code) (920) 988-6335	AGENT NAME PAULSON AND ASSOCIATES	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 41 CLARKSON RD		ADDRESS (Number & Street) 136 W. HOLUM STREET	
(City, State, Zip) WATERLOO, WI 53594		(City, State, Zip) DeForest, WI 53532	
E-MAIL ADDRESS trevorheffron@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	
41 Clarkson Road					
TOWNSHIP MEDINA	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-011-8000-0					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT





FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.58 1.7

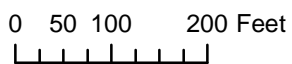
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Petition revised: April 13, 2021 - increased size, widened lot.



Legend

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



Petition 11676
RONALD P HEFFRON



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:	Ronald P & Dianne M. Heffron	Agent Name:	Paulson & Ass. LLC Daniel A. Paulson
Address (Number & Street):	41 Clarkson Road	Address (Number & Street):	136 W Holum Street
Address (City, State, Zip):	Waterloo, WI 53594	Address (City, State, Zip):	DeForest, WI 53532
Email Address:	trevorheffron@gmail.com	Email Address:	dan@paulsonllc.net
Phone#:	920-988-6335	Phone#:	608-846-2523

PROPERTY INFORMATION

Township:	Medina	Parcel Number(s):	0812-011-8000-0
Section:	1	Property Address or Location:	41 Clarkson Road Waterloo, WI 53594

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

We would like to create a single family residence as shown on the Zoning Change Map. We would like to use the existing driveway entrance and dooryard to access the new lot.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-1	1.58

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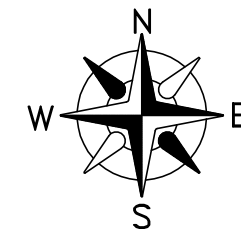
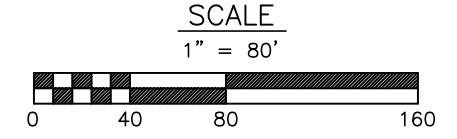
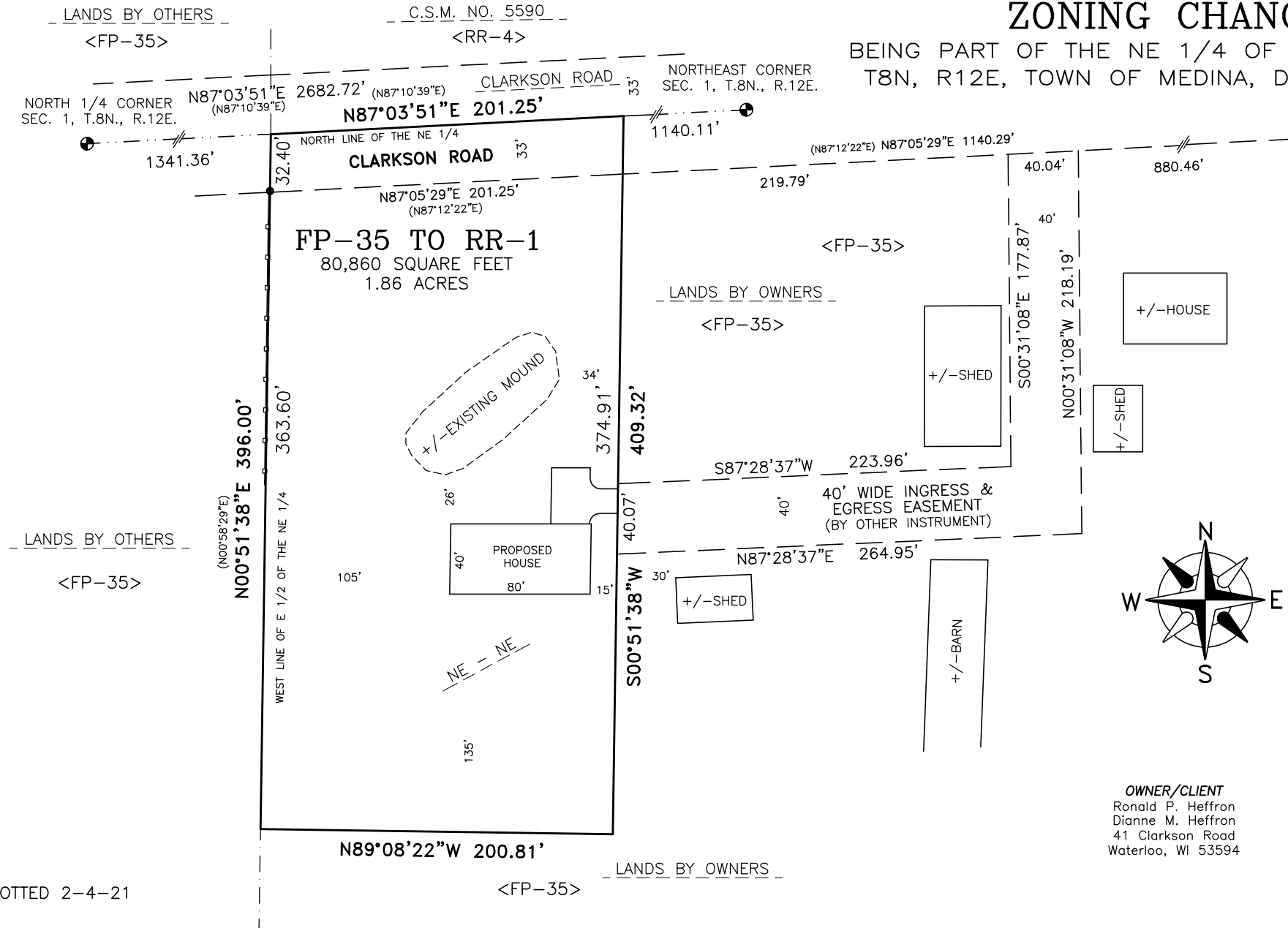
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Date 2-8-21

ZONING CHANGE MAP

BEING PART OF THE NE 1/4 OF THE NE 1/4, SECTION 1, T8N, R12E, TOWN OF MEDINA, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS
THE NORTH LINE OF THE NE 1/4 OF SECTION 1, T8N, R12E, IS ASSUMED TO BEAR N87°03'51"E.

OWNER/CLIENT
Ronald P. Heffron
Dianne M. Heffron
41 Clarkson Road
Waterloo, WI 53594

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

PLOTTED 2-4-21
DRAFTED BY: T.W.P.

**LEGAL DESCRIPTION
FOR
ZONING CHANGE**

Heffron Properties

FP-35 to RR-1

Located in part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows: **COMMENCING** at the North $\frac{1}{4}$ Corner of Section 1; thence N87°03'51"E (recorded as N87°10'39"E), 1341.36 feet along the north line of the NE $\frac{1}{4}$ of Section 1 to the northwest corner of the NE $\frac{1}{4}$ of said NE $\frac{1}{4}$ and the **POINT OF BEGINNING**. Thence continuing N87°03'51"E (recorded as 87°10'39"E), 201.25 feet along the north line of the NE $\frac{1}{4}$ of Section 1; thence S00°51'38"W, 409.32 feet; thence N89°08'22"W, 200.81 feet to the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1; thence N00°51'38"E (recorded as N00°58'29"E), 396.00 feet along the west line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1 to the **POINT OF BEGINNING**. Containing 80,860 square feet (1.86 acres), 74,220 square feet (1.70 acres), excluding Clarkson Road right-of-way.

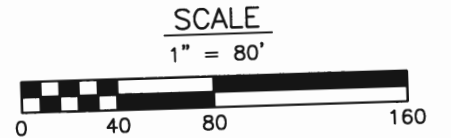
Prepared by
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

April 2, 2021

SHEET 1 OF 1

See Revised ZONING CHANGE MAP

BEING PART OF THE NE 1/4 OF THE NE 1/4, SECTION 1,
T8N, R12E, TOWN OF MEDINA, DANE COUNTY, WISCONSIN

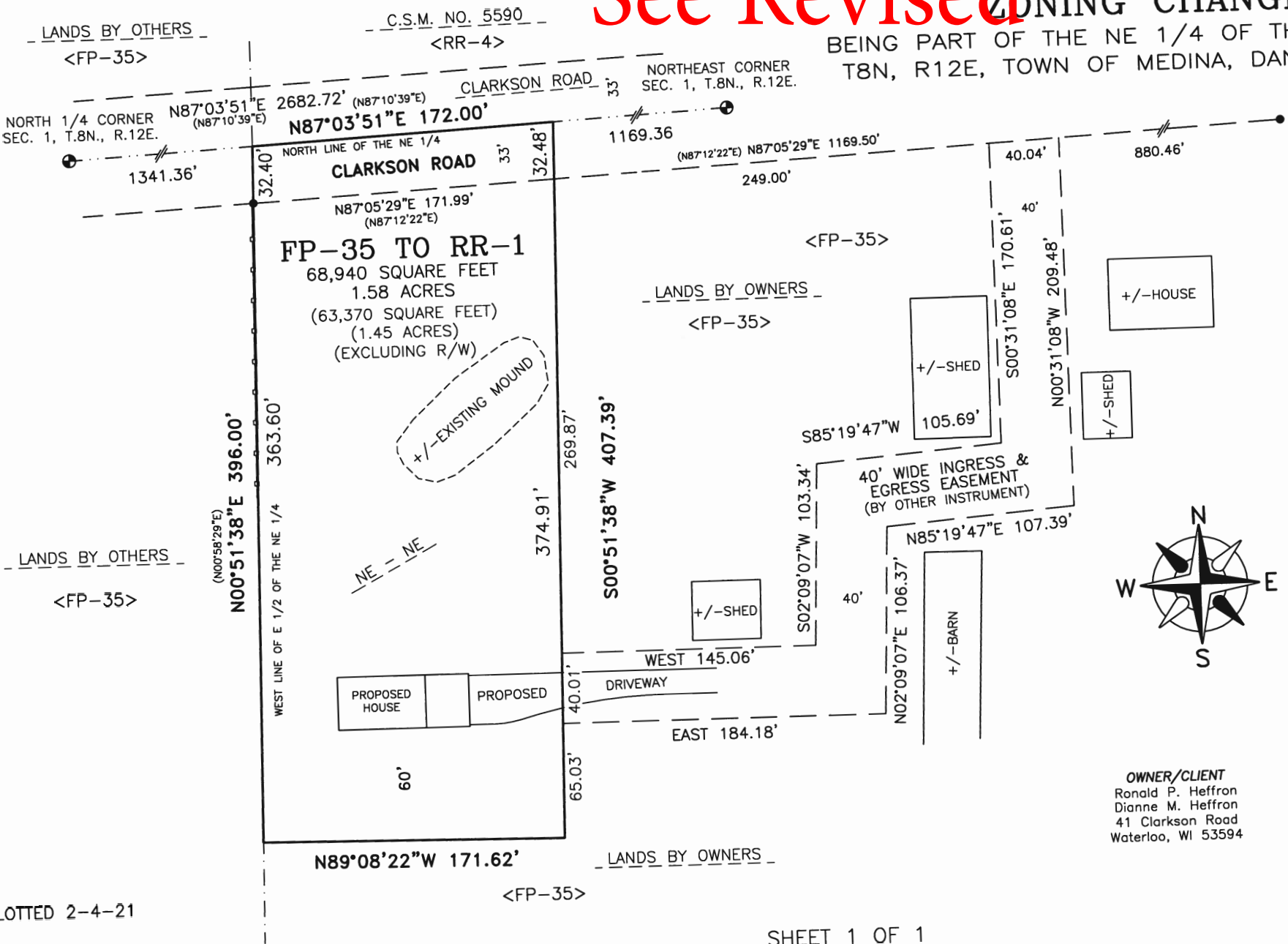


BASIS OF BEARINGS
THE NORTH LINE OF THE NE 1/4
OF SECTION 1, T8N, R12E, IS
ASSUMED TO BEAR N87°03'51"E.



OWNER/CLIENT
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Dianne M. Heffron
41 Clarkson Road
Waterloo, WI 53594

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



PLOTTED 2-4-21
DRAFTED BY: T.W.P.

**LEGAL DESCRIPTION
FOR
ZONING CHANGE**

Heffron Properties

Located in part of the NE ¼ of the NE ¼ of Section 1, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:

See Revised

FP-35 to RR-1

COMMENCING at the North ¼ Corner of Section 1;

thence N87°03'51"E (recorded as N87°10'39"E), 1341.36 feet along the north line of the NE ¼ of Section 1 to the northwest corner of the NE ¼ of said NE ¼ and the **POINT OF BEGINNING**.

thence continuing N87°03'51"E (recorded as N87°10'39"E), 172.00 feet along the north line of the NE ¼ of Section 1;

thence S00°51'38"W, 407.39 feet;

thence N89°08'22"W, 171.62 feet to the west line of the E ½ of the NE ¼ of Section 1;

thence N00°51'38"E (recorded as N00°58'29"E), 396.00 feet along the west line of the E ½ of the NE ¼ of Section 1 to the **POINT OF BEGINNING**.

Containing 68,940 square feet (1.58 acres), 63,370 square feet (1.45 acres), excluding Clarkson Road right-of-way.

Subject to all recorded and unrecorded easements.

SEE ZONING CHANGE MAP:

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

February 4, 2021