


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/19/2015	DCPREZ-2015-10925
Public Hearing Date	C.U.P. Number
12/22/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME HANDEL PROPERTY LLC	PHONE (with Area Code)	AGENT NAME SUSAN BENJAMIN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4727 RUTLAND-DUNN TOWN LINE RD		ADDRESS (Number & Street) 5760 GOLDEN TERRACE	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Madison, Wisconsin 53711	
E-MAIL ADDRESS		E-MAIL ADDRESS <i>Smbenjamin01@gmail.com</i>	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4727 Rutland-Dunn Townline Road					
TOWNSHIP DUNN	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-313-8790-8					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1A Residence District	1.2		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: <i>Susan M. Benjamin</i>
				DATE: <i>10/19/2015</i>

HANDEL PROPERTY, LLC.

SUSAN M. BENJAMIN – MANAGING MEMBER

5760 Golden Terrace, Madison, WI 53711 ♦ 608-212-0924 ♦ smbenjamin01@gmail.com

September 2, 2015

Mr. Roger Lane

Zoning Division

Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342

RE: Zoning Change Application - 4727 Rutland-Dunn Townline Road

Dear Mr. Lane:

Enclosed find information related to a Dane County Zoning Change Application for the property I own at 4727 Rutland-Dunn Townline Road, Oregon, Wisconsin 53575, in the Town of Dunn. I am looking to divide this property into two parcels, one for the homestead, and the remaining property to be sold and added to the parcel of land owned by my contiguous farmer, Richard Sorensen.

I have included:

- Zoning Change Application
- Certified Survey Map for the changed homestead property. In addition. I would like to extend the East line by 56 feet to create the Lot 1 of 1.4 Acres Gross (1.2 Acres Net)
- Check # 6680 for \$486.


Please contact me to answer any questions you have regarding this application. I would in interested to know next steps and when I should be available for added information or review. In the meantime, thank you for your consideration.
et me know.

Regards,

Susan M. Benjamin

Enclosures

Parcel Number - 028/0610-313-8790-8**Current****< Parcel Parents****Summary Report**

Parcel Detail		Less —
Municipality Name	TOWN OF DUNN	
State Municipality Code	028	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR10E	31	NW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 31-6-10 PRT W1/2 FR NW1/4 SW1/4 S OF HWY EXC CSM 2668 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	HANDEL PROPERTY LLC	
Primary Address	4727 RUTLAND-DUNN TOWN LINE RD	
Billing Address	4727 RUTLAND-DUNN TOWN LINE RD OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G1	
Assessment Acres	1.600	
Land Value	\$95,100.00	
Improved Value	\$139,100.00	
Total Value	\$234,200.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

Zoning District Fact Sheets

Parcel Maps

[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2014)

More +

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$95,100.00	\$139,100.00	\$234,200.00
Taxes:		\$4,172.10
Lottery Credit(-):		\$131.77
First Dollar Credit(-):		\$77.86
Specials(+):		\$153.67
Amount:		\$4,116.14

District Information		
Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1401	FIRE-OREGON
OTHER DISTRICT	1401	EMS-OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
AFF	04/09/2012	4860196		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0610-313-8790-8

By Owner Name: HANDEL PROPERTY LLC

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



Access Dane is a product of
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)



Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Handel Property LLC</u>	Agent's Name	<u>Susan M. Benjamin - Managing Member</u>
Address	<u>5760 Golden Terrace Madison, WI 53711</u>	Address	<u>5760 Golden Terrace Madison, WI 53711</u>
Phone	<u>(608) 212-0924</u>	Phone	<u>(608) 212-0924</u>
Email	<u>smbenjamin01@gmail.com</u>	Email	<u>smbenjamin01@gmail.com</u>

Town: Dunn Parcel numbers affected: 028/0610-313-8790-8 and 028/0610-313-9060-9

Section: 31 Property address or location: 4727 Rutland-Dunn Townline Road, Oregon, WI 53575

Zoning District change: (To / From / # of acres) To R-1(A) / From A-1(EX) / 1.10 Acre

Soil classifications of area (percentages) Class I soils: % Class II soils: 0 % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other: Separation then Sale of Farmland to Contiguous Farmer
and Sale of Homestead to New Owner.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Handel Property LLC Date: 09/03/2015
Susan M. Benjamin



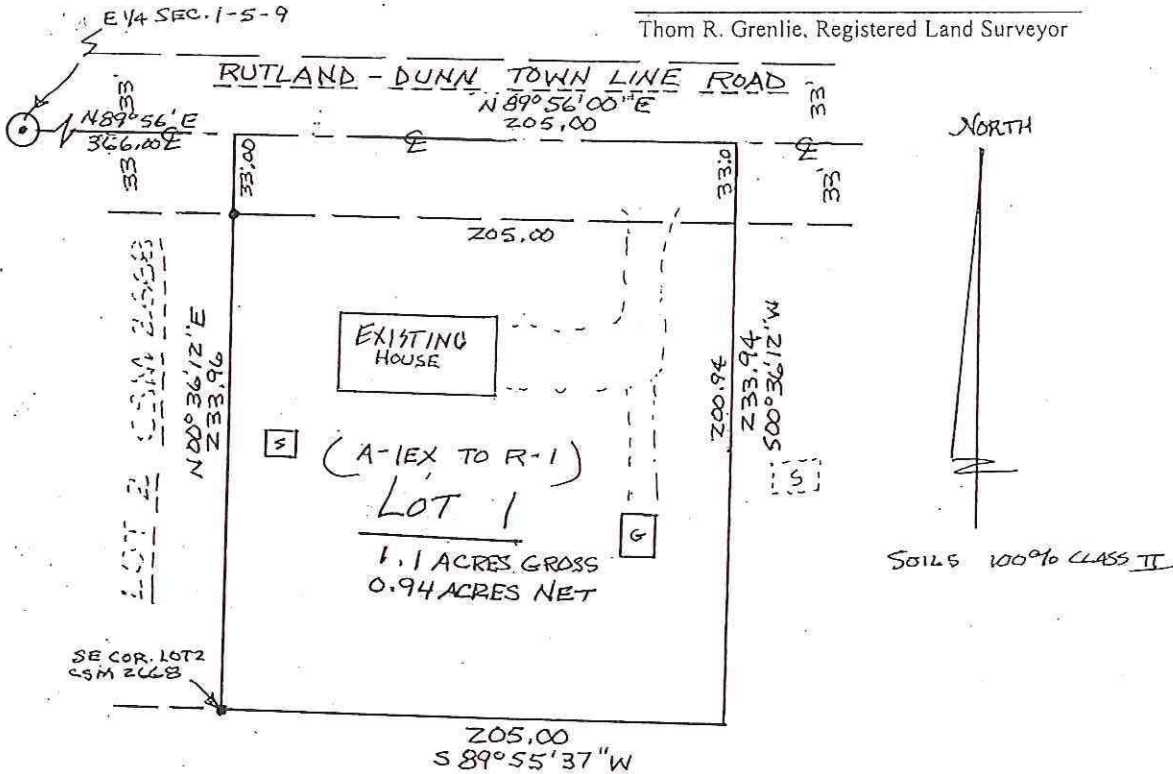
THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051
 400 S NINE MOUND RD, VERONA, WISCONSIN 53593 PHONE: (608) 845-6882

SURVEYOR'S CERTIFICATE
 State of Wisconsin)
 County of Dane) SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land with the information provided.

Thom R. Grenlie, Registered Land Surveyor



NOTE: THE REMAINING HANDEL PROPERTY IS BEING SOLD TO A NEIGHBOR (SORENSEN)
 THIS SURVEY IS FOR THE EXISTING HOUSE ONLY.

HANDEL PROPERTY LLC

SURVEYED FOR: SUSAN BENJAMIN 212-0924
5760 GOLDEN TERRACE, FITCHBURG, WI, 53711
 DESCRIPTION-LOCATION: A PART OF THE NW 1/4 SW 1/4'S
OF THE SW 1/4, SEC. 31-6-10, TOWN OF DUNN,
DANE COUNTY, WISCONSIN.
 APPROVED FOR RECORDING PER DANE COUNTY ZONING &
LAND REG. COMM. action of _____

LEGEND

Scale: 1 inch = 60 ft.
 ● iron stake found
 ○ 1"x24" iron pipe set
 min. wt.=1.13#/in. ft.

SURVEYED NOT
 DRAWN HC
 APPROVED TRG
 FIELD BOOK _____
 DATE 8-04-15
 TAPE/FILE _____

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, _____ at _____ o'clock _____ m. and recorded in Volume _____ of Certified Survey Maps of Dane County on Page _____

Register of Deeds

DOCUMENT # _____
 CERTIFIED SURVEY MAP # _____ Vol. _____ Page _____

OFFICE MAP NO. 13001

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.

LEGAL DESCRIPTION: A PART OF THE WEST 1/2 OF THE SW1/4 OF SECTION 31, T6N, R10E, TOWN OF DUNN, DANE COUNTY, WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 11, T5N, R9E, THENCE N89°56'E 366.00 FEET TO THE POINT OF BEGINNING; THENCE N89°56'E 205.00 FEET; THENCE S0°36'12"W 233.94 FEET; THENCE S89°55'37"W 205.00 FEET; THENCE N0°36'12"E 233.96 FEET TO THE POINT OF BEGINNING. SUBJECT TO RUTLAND-DUNN TOWN LINE ROAD AS SHOWN HEREON.

OWNERS CERTIFICATE: AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE ABOVE LANDS TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIREE BY 75.17(1)(A) DANE CO. CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE CO. ZONING & LAND REGULATION COMMITTEE FOR APPROVAL.

FOR: HANDEL PROPERTY LLC:



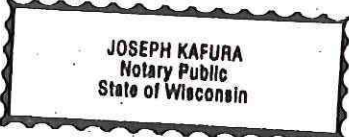
NOTARY PUBLIC: PERSONALLY CAME BEFORE ME ON 9-15-15, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT.

MY COMM. EXPIRES:

8-16-19



NOTARY PUBLIC, DANE COUNTY, WI



TOWN OF DUNN; RESOLVED THAT THIS CERTIFIED SURVEY, INCLUDING ANY DEDICATION SHOWN THEREON, WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN OF DUNN FOR APPROVAL; BE AND THE SAME IS HEREBY APPROVED. I HEREBY CERTIFY THAT THE ABOVE IS A TRUE & CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD ON _____, 2015.

CATHY HASSLINGER, TOWN CLERK