

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/26/2024	DCPREZ-2024-12047
<b>Public Hearing Date</b>	
05/28/2024	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME RUSSELL R DOCKEN	PHONE (with Area Code) (608) 516-5164	AGENT NAME JOHN THEOBALD	PHONE (with Area Code) (608) 516-3550
BILLING ADDRESS (Number & Street) 2808 GUST RD		ADDRESS (Number & Street) □	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS rrdocken@gmail.com		E-MAIL ADDRESS mhglass@mhtc.net	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 2737 Gust Rd					
TOWNSHIP SPRINGDALE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-124-8510-2		0607-124-8560-2			

### REASON FOR REZONE

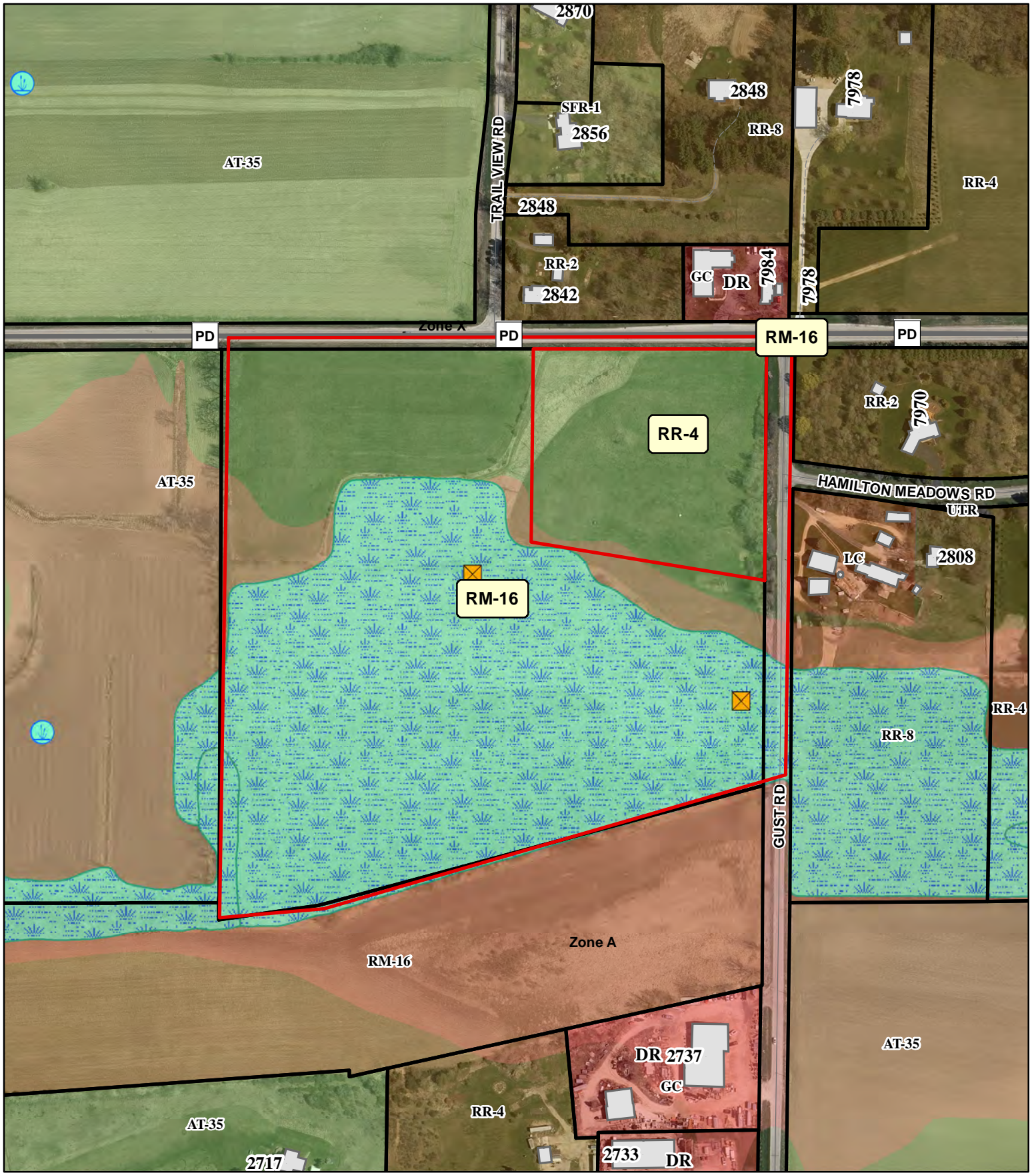
ZONING TO ENABLE SINGLE-FAMILY RESIDENTIAL USE

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RR-4 Rural Residential District	7.29
AT-35 Agriculture Transition District	RM-16 Rural Mixed-Use District	28.7




<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		<b>PRINT NAME:</b>

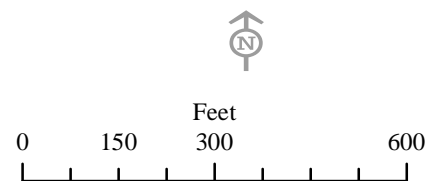
COMMENTS: NEW ACCESS DRIVE WILL NEED TO BE ON GUST RD; ACCESS TO COUNTY HIGHWAY PD IS RESTRICTED.

**DATE:**



# REZONE 12047

-  Wetland
-  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"> <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:	Russell Docken	Agent Name:	John Theobald
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):	53593	Address (City, State, Zip):	
Email Address:	rrdocken@gmail.com	Email Address:	mhglass@mhtc.net
Phone#:	608 516 5164	Phone#:	608-516-3550

### PROPERTY INFORMATION

Township:	springdale	Parcel Number(s):	054/0607-124-8510-2
Section:	12	Property Address or Location:	Lot 1 of csm #1553 SW corner of Cty Hwy PD and Gust Rd.

### 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

The reason for the rezoning is because in during the reconfiguration of all of the zoning this lot was mislabeled.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-4	7.29

**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 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 ( <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 Russell Docken

Date 3/11/24



**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	
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## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Russel Docken	Agent Name:	John Theobald
Address (Number & Street):	2808 Gust Rd,	Address (Number & Street):	
Address (City, State, Zip):	Verona Wi. 53593	Address (City, State, Zip):	
Email Address:	rrdockec@gmail.com CDM	Email Address:	mhglass@mhtc.net
Phone#:	608 516 5164	Phone#:	608 516 3550

### PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	054/06070-124-8560-2
Section:	12	Property Address or Location:	SW corner of Cty Hwy PD and Gust Rd.

### REZONE DESCRIPTION

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Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RM-16	29.53

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Owner/Agent Signature Russell Docken Date 3/23/24



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE: 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.

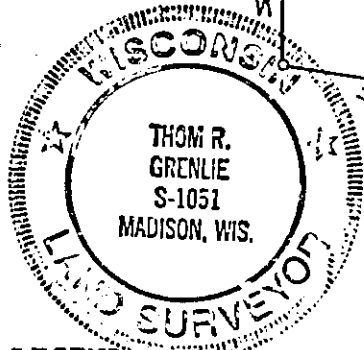
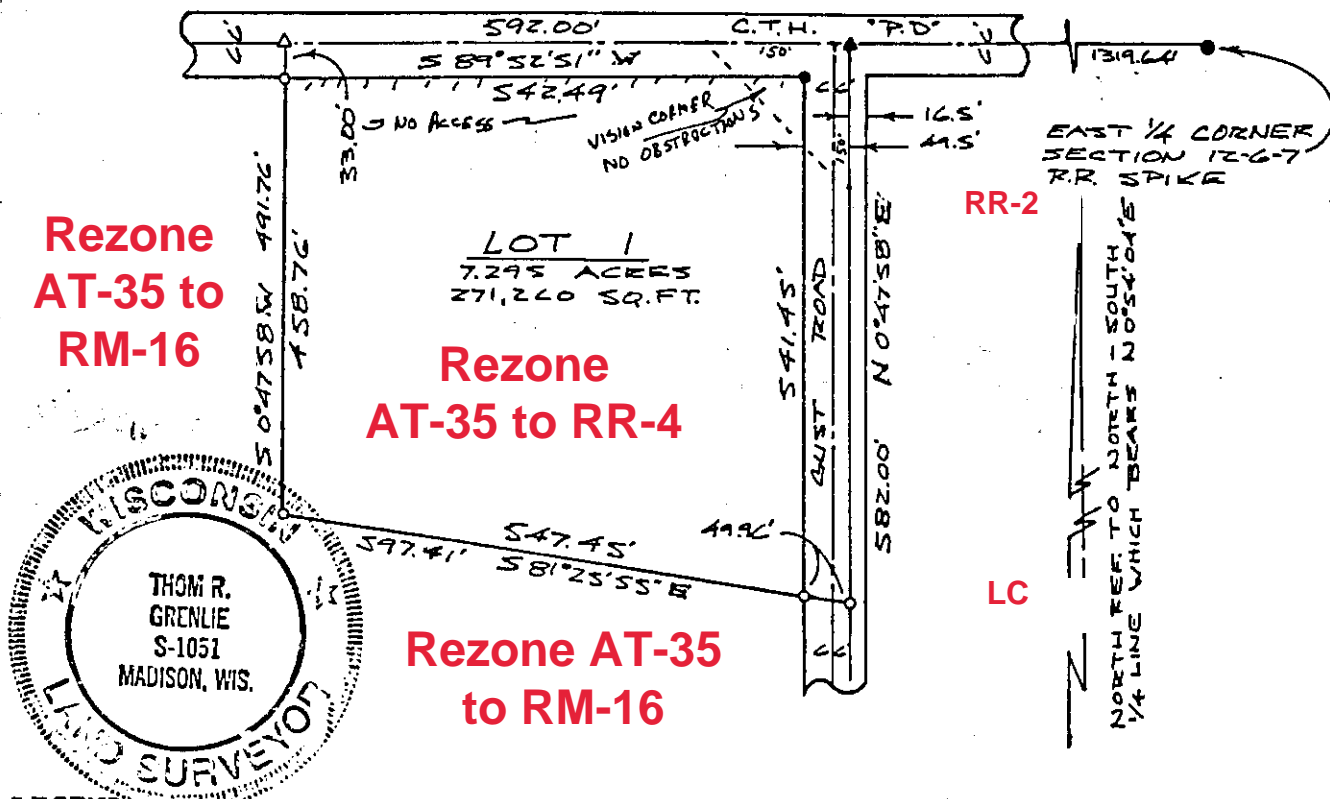
I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

*Thom R. Grenlie*

Thom R. Grenlie, Registered Land Surveyor

DESCRIPTION: PART OF THE NW1/4, SE1/4, SECTION 12, T6N, R7E, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE EAST 1/4 CORNER OF THE SAID SECTION 12; THENCE S89°52'51"W 1319.64 FEET TO THE POINT OF BEGINNING; THENCE S89°52'51"W 592.00 FEET; THENCE S0°47'58"W 491.76 FEET; THENCE S81°25'55"E 597.41 FEET; THENCE N0°47'58"E 582.00 FEET TO THE POINT OF BEGINNING. CONTAINS 7.295 ACRES, AND SUBJECT TO PUBLIC ROADS OVER ITS NORTHERLY AND EASTERLY SIDES THEREOF AS SHOWN. REFER TO BUILDING SITE INFORMATION CONTAINED IN DANE COUNTY SOIL SURVEY.

NOTE: NO VEHICULAR ACCESS TO COUNTY TRUNK HIGHWAY PD. C.T.H. PD IS A CONTROLLED ACCESS HIGHWAY.



**LEGEND**

- Scale: 1 inch = 200 ft.
- iron stake found
- 1"x24" iron pipe set min.wt.=1.13#/ln ft.
- △ 2K NAIL SET
- ▲ 2K NAIL FOUND

SURVEYED D.V.B.  
DRAWN C.A.B.  
APPROVED T.R.G.  
FIELD BOOK ZB-42  
DATE 1-14-87  
TAPE/FILE 1-31

SURVEYED FOR: RUSS DOCKEN 845-8482  
2808 GUST RD. VERONA, WISC  
DESCRIPTION-LOCATION: PART OF THE NW1/4, SE1/4  
SECTION 12, T6N, R7E, TOWN OF  
SPRINGDALE, DANE COUNTY, WISC.

APPROVED FOR RECORDING PER DANE CO. AG, ENVI. &  
LAND REC. COMM. action of JANUARY 19 1987  
# 3761

REGISTER OF DEEDS CERTIFICATE NORBERT SCRIBNER  
Received for recording this 19th day of  
JANUARY, 1987 at 3:19 o'clock P. m.  
and recorded in Volume 23 of Certified  
Survey Maps of Dane County on Page 197  
CAROL R MAHNKE. BY KAREN KCSUBERA DEPUTY  
Register of Deeds

DOCUMENT # 1991899  
CERTIFIED SURVEY MAP# 5153 Vol. 23 Page 197.

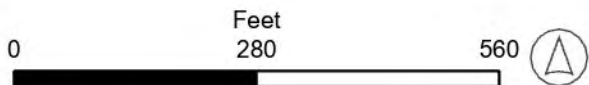
OFFICE MAP NO. 1396 B

# Rezone Petition 12047

Docken Property / Town of Springdale



Location in Dane County



3/26/2024

Created by Dane County Planning and Development Department, Zoning Division

## **AT-35 to RR-4**

Lot 1 of Certified Survey Map No. 5153, recorded Document No. 1991899, Page 197, Volume 23 of Certified Survey Maps of Dane County, Section 12, T6N R7E, Town of Springdale, Dane County, Wisconsin.

## **AT-35 to RM-16**

A part of the West 1/2 of the SE 1/4 of Section 12, T6N, R7E, Town of Springdale, Dane County, Wisconsin, described as follows:

Commencing at the East one-quarter corner of said Section 12, as marked by a railroad spike in the pavement; thence S89°52'51"W 1319.64 feet to the NE corner of the NW 1/4 of the SE 1/4 and the point of beginning; thence continue S89°52'51"W 1319.64 feet to the NW corner of the NW 1/4 of the SE 1/4 of said Section 12; thence S00°54'04"W along the North-South 1/4 line 1360.41 feet; thence N85°10'36"E 246.28 feet; thence N73°46'15"E 1126.16 feet to the East line of the NW 1/4 of the SE 1/4 of said Section 12; thence N00°47'58"E along said East line 1027.64 feet to the point of beginning, excluding CSM No. 5153.

Subject to rights-of-way for C.T.H. PD over the Northerly side and for Gust Road over the Easterly side.