

Dane County Rezone Petition

Application Date	Petition Number
01/29/2024	DCPREZ-2024-12020
Public Hearing Date	
03/26/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEVIN HAHN	PHONE (with Area Code) (608) 333-5607	AGENT NAME BIRRENKOTT SURVEYING	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 439 CENTER RD		ADDRESS (Number & Street) PO BOX 237	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS nelsonexcavatingandson@gmail.com		E-MAIL ADDRESS bstueck@birrenkottsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
north of 3978 Old Stage Road					
TOWNSHIP RUTLAND	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-284-0011-0					

REASON FOR REZONE

CREATING A 6.1-ACRE RESIDENTIAL LOT AND ADDING 2.4 ACRES TO AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	8.5

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:
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COMMENTS: A THREE-LOT CERTIFIED SURVEY MAP WILL NEED TO BE RECORDED TO ACCOUNT FOR THE REMAINING LANDS OF CSM 16260.

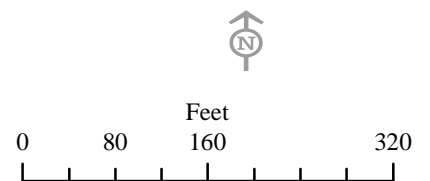
THE PROPOSED RESIDENTIAL LOT IS IN CLOSE PROXIMITY TO AN ACTIVE NON-METALLIC MINERAL EXTRACTION SITE.

DATE:



REZONE 12020

-  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:	Kevin Hahn	Agent Name:	Birrenkott Surveying: Bryan Stueck
Address (Number & Street):	439 Center Road	Address (Number & Street):	P.O. Box 237
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	nelsonexcavatingandson@gmail.com	Email Address:	bstueck@birrenkottsurveying.com
Phone#:	608-333-5607	Phone#:	608-837-7463

PROPERTY INFORMATION

Township:	Rutland	Parcel Number(s):	0510-284-0011-0
Section:	28	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 checked="" type="checkbox"/></p>
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- Create a residential property
 -Add land to neighboring property

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	8.5

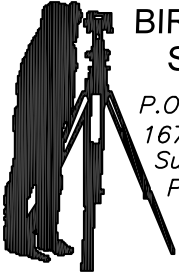
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 Bryan Stueck - AGENT FOR
 BIRRENKOTT

Date 01/29/2024

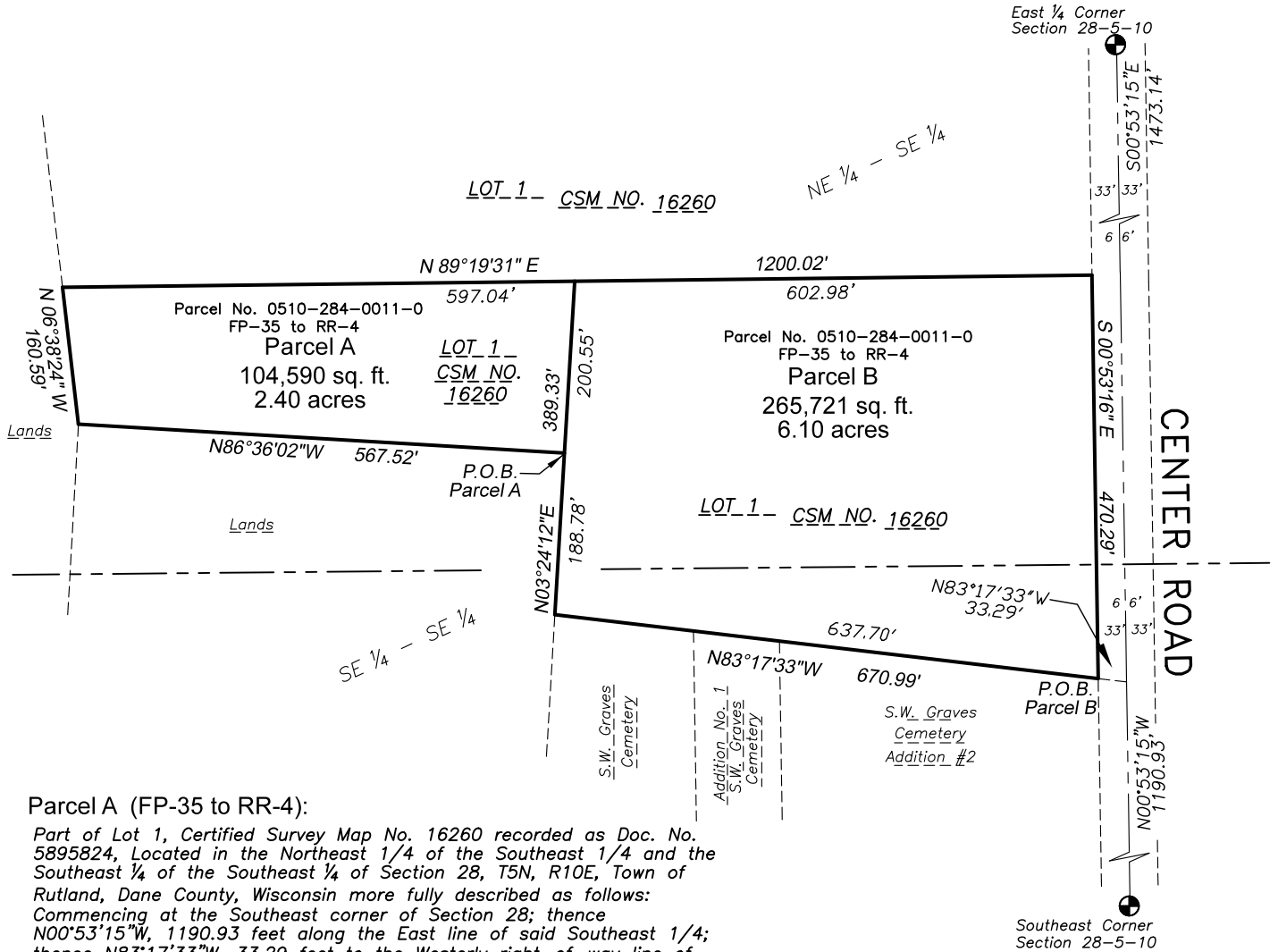
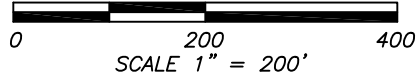


BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP

Part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 28, T5N, R10E, Town of Rutland, Dane County, Wisconsin.



Parcel A (FP-35 to RR-4):

Part of Lot 1, Certified Survey Map No. 16260 recorded as Doc. No. 5895824, Located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 28, T5N, R10E, Town of Rutland, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 28; thence N00°53'15"W, 1190.93 feet along the East line of said Southeast 1/4; thence N83°17'33"W, 33.29 feet to the Westerly right-of-way line of Center Road; thence continuing N83°17'33"W, 637.70 feet along a Southerly line of said Lot 1; thence N03°24'12"E, 188.78 feet along a Westerly Line of said Lot 1 and the point of beginning; thence N86°36'02"W, 567.52 feet along a Southerly Line of said Lot 1; thence N06°38'24"W, 160.59 feet along the West line of said Lot 1; thence N89°19'31"E, 597.04 feet; thence S03°24'12"W, 200.55 feet to the point of beginning. Containing 104,590 sq feet or 2.40 acres.

Parcel B (FP-35 to RR-4):

Part of Lot 1, Certified Survey Map No. 16260 recorded as Doc. No. 5895824, Located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 28, T5N, R10E, Town of Rutland, Dane County, Wisconsin more fully described as follows: Commencing at the Southeast corner of Section 28; thence N00°53'15"W, 1190.93 feet along the East line of said Southeast 1/4; thence N83°17'33"W, 33.29 feet to the Westerly right-of-way line of Center Road and the point of beginning; thence continuing N83°17'33"W, 637.70 feet along a Southerly line of said Lot 1; thence N03°24'12"E, 188.78 feet; thence N89°19'31"E, 602.98 feet to the West right-of-way line of Center Road; thence S00°53'16"E, 470.29 feet to the point of beginning. Containing 265,721 sq feet or 6.10 acres.

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