

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
10/31/2024	DCPREZ-2024-12117
<b>Public Hearing Date</b>	
11/19/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VILLAGE EDGE LLC	PHONE (with Area Code) (608) 218-0004	AGENT NAME JOHN HALVERSON	PHONE (with Area Code) (608) 843-7498
BILLING ADDRESS (Number & Street) 1704 BLUE MOUNDS ST		ADDRESS (Number & Street) 6381 COON ROCK ROAD	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) Arena, WI 53503	
E-MAIL ADDRESS barbparrell@gmail.com		E-MAIL ADDRESS john@halversonsurveying.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 1704 Blue Mounds Street					
TOWNSHIP BLACK EARTH	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-263-9710-8		0806-352-8050-1			

## REASON FOR REZONE

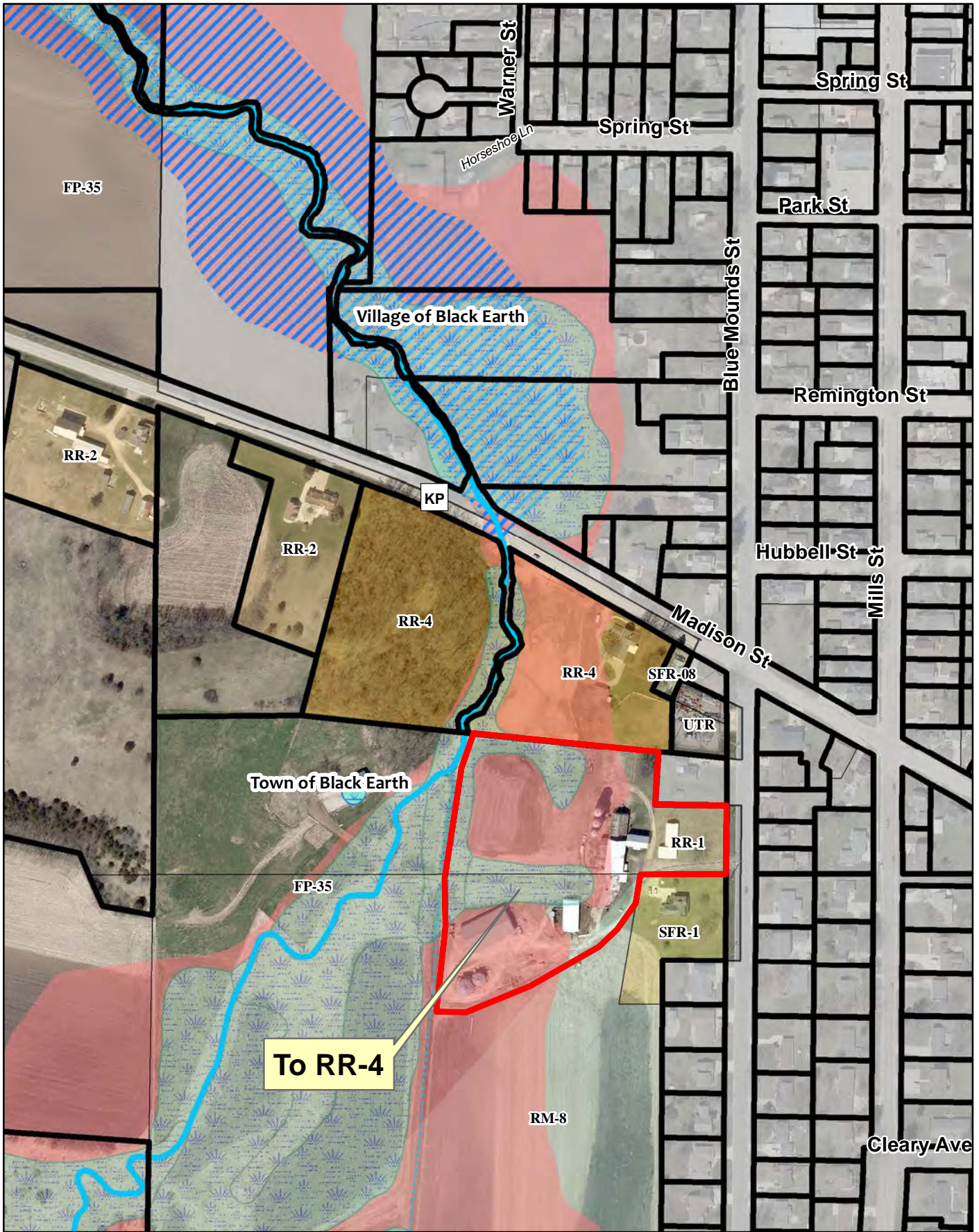
SEPARATING FARM BUILDINGS FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-1 Rural Residential District	RR-4 Rural Residential District	0.6
RM-8 Rural Mixed-Use District	RR-4 Rural Residential District	0.15
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.1

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

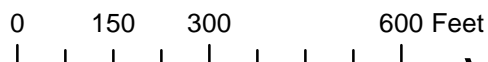
COMMENTS: PROPERTY CONTAINS WETLANDS AND FLOODPLAIN

**DATE:**



**Legend**

-  Wetland
-  Floodplain



Petition 12117  
 Village Edge LLC



**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:	village Edge LLC	Agent Name:	John Halverson
Address (Number & Street):	1704 Blue Mounds ST	Address (Number & Street):	6381 Coon Rock Road
Address (City, State, Zip):	BLACK EARTH, WI 53515	Address (City, State, Zip):	Arena, WI 53503
Email Address:	barb.parrelle@gmail.com	Email Address:	John.halverson@surveying.com
Phone#:	608-218-0004	Phone#:	608-843-7498

### PROPERTY INFORMATION

Township:	BLACK EARTH	Parcel Number(s):	006/0806+263-9710-8 006/0806-263-9680-5
Section:	26 & 35	Property Address or Location:	1704 Blue Mounds St. Black Earth, WI

### 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 intent of this rezone is to create a separate parcel from the remaining area of the farm and also for possible future development of this parcel.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
006/0806-263-9710-8 FP35 RR-1	<del>RR-1</del>	5.85 ± ACRES
006/0806-263-9680-5 FP35 RM-8	RR-4	

**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 ( <b>non-refundable</b> ), 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

Date 9/17/2024

## NEIGHBORHOOD CHARACTERISTICS

THERE IS AN EXISTING SET OF FARM BUILDINGS LOCATED ON THE PARCEL AND SOME LIVESTOCK IS LOCATED ON THE PARCEL. SEVERAL SHEDS THAT ARE SHOWN ARE USED FOR STORAGE OF FARM MACHINERY.

THE LAND ALONG BLUE MOUNDS STREET NORTH AND SOUTH OF THIS PARCEL ARE SINGLE FAMILY RESIDENCES, THE SOUTHERLY HOUSE IS OWNED BY APPLICANT.

THE LAND ON THE EAST SIDE OF BLUE MOUNDS STREET IS ALL SINGLE FAMILY HOUSES.

THE LAND SOUTH WESTERNLY AND WESTERLY OF THIS PARCEL IS OWNED BY APPLICANT AND IS EITHER CROPLAND OR PASTURE

# DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

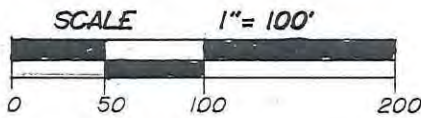
LOCATED IN THE SE 1/4-SW 1/4 OF SECTION 26 AND THE NE 1/4-NW 1/4 OF SECTION 35, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

FEMA Flood Panel

### LEGEND AND NOTES

- ⊙ Found 3/4" iron pipe
- Found 18" section of steel post
- ▲ Found 3/4" rebar
- ⊕ Found section corner as noted
- Set 3/4"x24" iron rebar weighing 1.50 lbs./lin. ft.
- ( ) Recorded as

9/17/2024

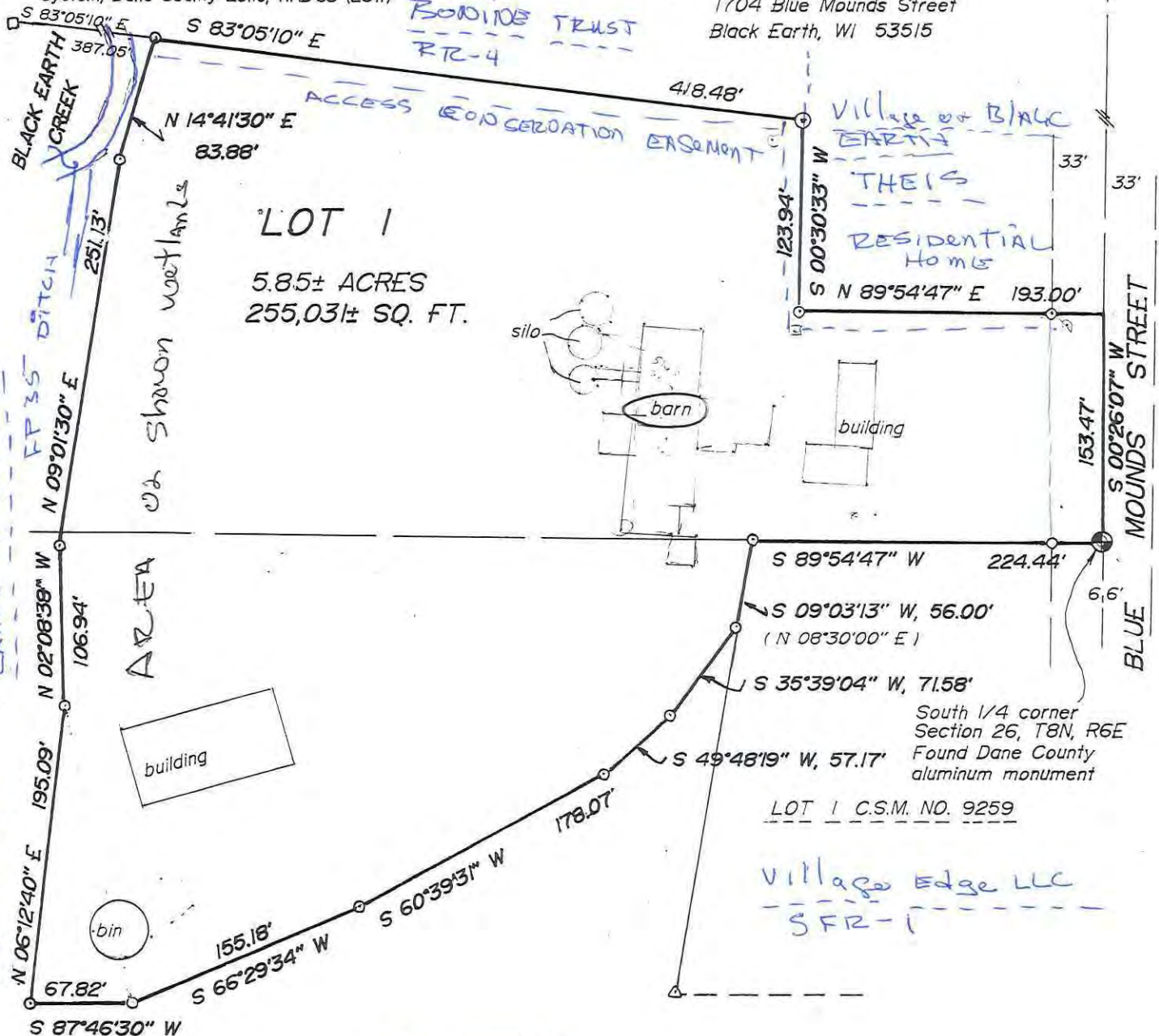


North 1/4 corner  
Section 26, T8N, R6E  
Found 1-1/4" iron rod &  
verified ties

Bearings are referenced to the N-S 1/4 line of Section 26 which bears N 00°26'07" E based on the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011)

VILLAGE EDGE LLC.  
1704 Blue Mounds Street  
Black Earth, WI 53515

BODINE TRUST  
RT-4



LANDS OF OWNER  
FP 35

**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**LOCATED IN THE SE ¼-SW ¼ OF SECTION 26 AND THE NE ¼-NW ¼ OF SECTION 35, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed a parcel of land located in the SE ¼-SW ¼ of Section 26 and the NE ¼-NW ¼ of Section 35, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Beginning at the South ¼ corner of said Section 26; thence S 89°54'47" W, 224.44 feet along the North line of Lot 1 of Dane County Certified Survey Map No. 9259; thence S 09°03'13" W, 56.00 feet along the West line of Lot 1 of Dane County Certified Survey Map No. 9259; thence S 35°39'04" W, 71.58 feet; thence S 49°48'19" W, 57.17 feet; thence S 60°39'31" W, 178.07 feet; thence S 66°29'34" W, 155.18 feet; thence S 87°46'30" W, 67.82 feet; thence N 06°12'40" E, 195.09 feet; thence N 02°08'39" W, 106.94 feet; thence N 09°01'30" E, 251.13 feet; thence N 14°41'30" E, 83.88 feet; thence S 83°05'10" E, 418.48 feet; thence S 00°30'33" W, 123.94 feet; thence N 89°54'47" E, 193.00 feet; thence S 00°26'07" W, 153.47 feet along the N-S ¼ line of said Section 26 to the point of beginning, containing 5.97 acres, more or less.

That I have prepared the above certified survey map for Steven J. Parrell.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

\_\_\_\_\_  
John M. Halverson  
Professional Land Surveyor  
6381 Coon Rock Road  
Arena, WI 53503  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**OWNER'S CERTIFICATE:**

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

\_\_\_\_\_  
Village Edge LLC  
Steven J. Parrell

\_\_\_\_\_  
Village Edge LLC  
Barbara J. Parrell

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)  
County of Dane )

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_