

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/22/2022	DCPREZ-2022-11821
<b>Public Hearing Date</b>	
05/10/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT & LOU ANN BONJOUR	PHONE (with Area Code) (608) 544-9976	AGENT NAME RAMAKER & ASSOCIATES	PHONE (with Area Code) (608) 644-2274
BILLING ADDRESS (Number & Street) 1425 HEMLOCK ST APT 116		ADDRESS (Number & Street) 855 COMMUNITY DRIVE	
(City, State, Zip) SAUK CITY, WI 53583		(City, State, Zip) Sauk City, WI 53583	
E-MAIL ADDRESS rbonjour2002@yahoo.com		E-MAIL ADDRESS jsyvrud@ramaker.com	

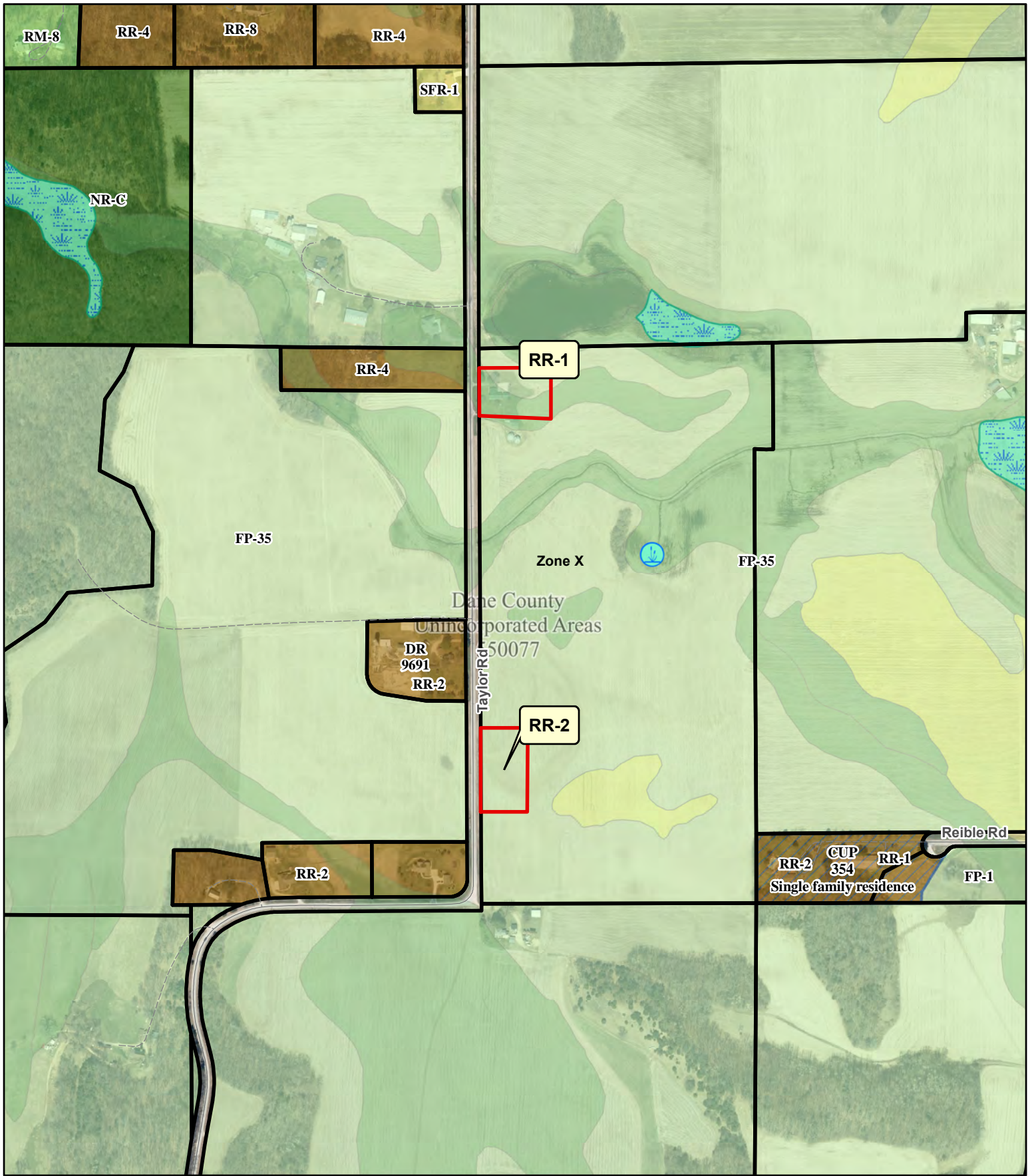
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7050 Taylor Road and South of 7050 Taylor Road					
TOWNSHIP ROXBURY	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-194-8500-4		0907-194-9000-7			

## REASON FOR REZONE


SEPARATING EXISTING RESIDENCE FROM THE FARMLAND AND CREATING A NEW RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.79
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.00

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

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



0 150 300 600 Feet



Petition 11821  
**ROBERT & LOU ANN  
 BONJOUR**



**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	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<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

<b>Property Owner Name:</b>		<b>Agent Name:</b>	
<b>Address (Number &amp; Street):</b>		<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>		<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>		<b>Email Address:</b>	
<b>Phone#:</b>		<b>Phone#:</b>	

### PROPERTY INFORMATION

<b>Township:</b>		<b>Parcel Number(s):</b>	
<b>Section:</b>		<b>Property Address or Location:</b>	

### REZONE DESCRIPTION

<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>

Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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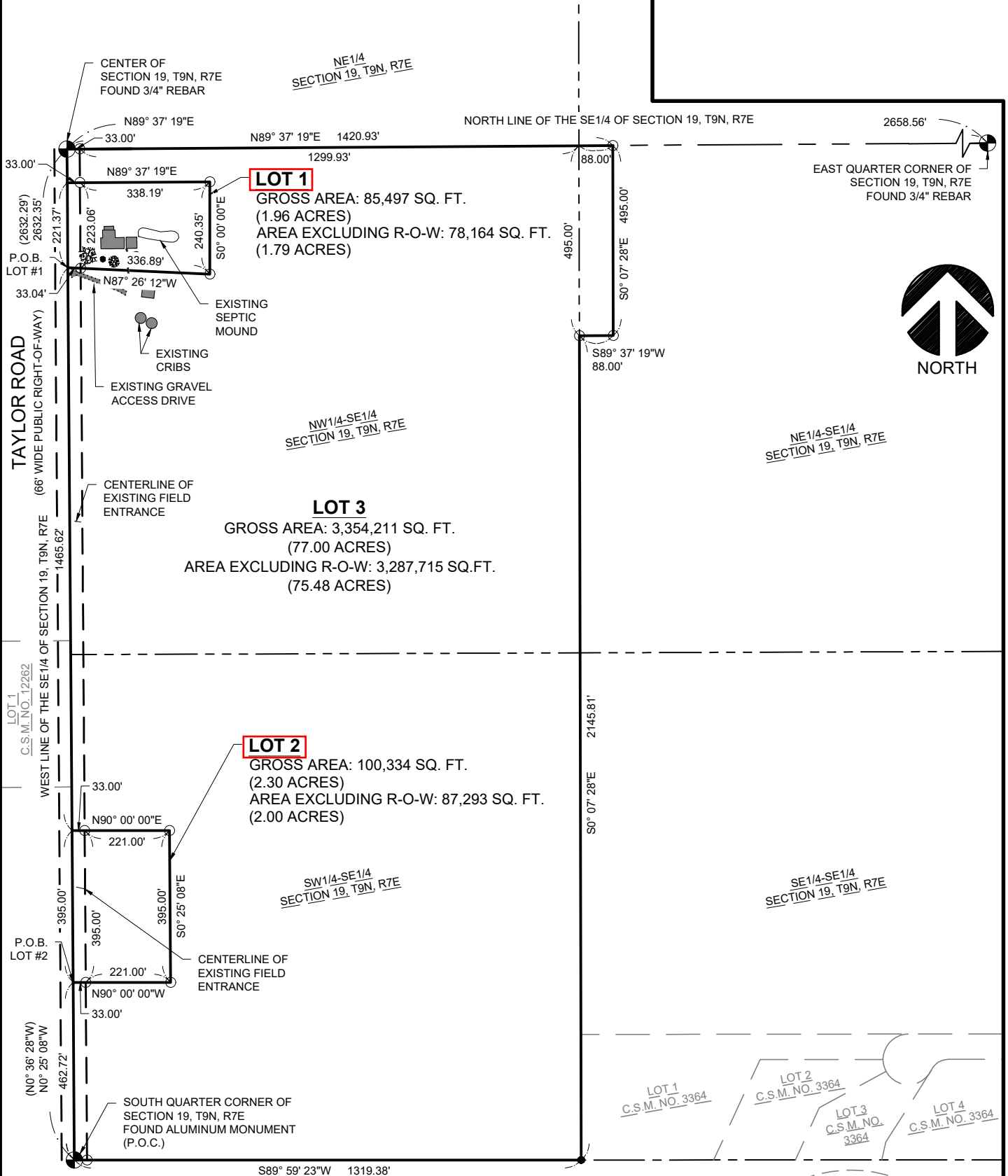
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

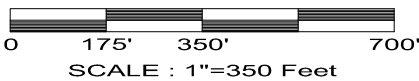
Date \_\_\_\_\_

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

BEING A SUBDIVISION OF THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (W1/2-SE1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4-SE1/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SE1/4 OF SECTION 19, T9N, R7E, MEASURED TO BEAR N0° 25' 08"W. DATUM: WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY, U.S. FOOT



### LEGEND

- SECTION CORNER, FOUND (AS NOTED ON MAP) SEE COUNTY SURVEYOR RECORDS. LOCATION OF ALL MONUMENTS AND WITNESS TIES HAVE BEEN VERIFIED
- SET 3/4" DIA. IRON ROD, 24" LONG WEIGHING 1.5#/LF
- FOUND 3/4" DIAMETER IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RECORDED AS PER C.S.M. NO. 12262

### NOTES:

1. THE LOT(S) OF THIS C.S.M. ARE CONSIDERED UNBUILDABLE UNTIL A SOILS AND SITE EVALUATION REPORT AS REQUIRED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES IS FILED WITH THE DANE COUNTY LAND RESOURCES AND ENVIRONMENT DEPARTMENT
2. FIELD WORK COMPLETED JANUARY 10 & 21, 2022.



PREPARED BY:  
 RAMAKER & ASSOCIATES, INC.  
 855 COMMUNITY DRIVE  
 SAUK CITY, WI 53583  
 PHONE: (608) 643-4100  
 PROJECT NUMBER: 53811

OWNER:  
 RICHARD BONJOUR  
 N2320 TRAILS END ROAD  
 LODI, WI 53555

TRENT D. NELSON DATE: 02/21/2022  
 WISCONSIN PROFESSIONAL LAND SURVEYOR 3132-8

PROPOSED LOT 1 DESCRIPTION (BONJOUR):

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4-SE1/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE N0° 25' 08"W, 2323.34 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 19 TO THE POINT OF BEGINNING;

THENCE CONTINUING N0° 25' 08"W, 221.37 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 19;

THENCE N89° 37' 19"E, 33.00 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF TAYLOR ROAD;

THENCE CONTINUING N89° 37' 19"E, 338.19 FEET;

THENCE S0° 00' 00"E, 240.35 FEET;

THENCE N87° 26' 12"W, 336.89 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF TAYLOR ROAD;

THENCE CONTINUING N87° 26' 12"W, 33.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 85,497 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

PROPOSED LOT 2 DESCRIPTION (BONJOUR):

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE SEVEN (7) EAST, TOWN OF ROXBURY, DANE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT LOCATING THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE N0° 25' 08"W, 462.72 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 19 TO THE POINT OF BEGINNING;

THENCE CONTINUING N0° 25' 08"W, 395.00 FEET ALONG THE WEST LINE OF THE SE1/4 OF SAID SECTION 19;

THENCE N90° 00' 00"E, 33.00 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF TAYLOR ROAD;

THENCE CONTINUING N90° 00' 00"E, 221.00 FEET;

THENCE S0° 25' 08"E, 395.00 FEET;

THENCE N90° 00' 00"W, 221.00 FEET TO THE EASTERLY PUBLIC RIGHT-OF-WAY OF TAYLOR ROAD;

THENCE CONTINUING N90° 00' 00"W, 33.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 100,334 SQUARE FEET OR 2.30 ACRES, MORE OR LESS.