

Dane County Rezone Petition

Application Date	Petition Number
05/20/2022	DCPREZ-2022-11862
Public Hearing Date	
07/26/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME CODY HELMER	PHONE (with Area Code)	AGENT NAME HALVERSON SURVEYING	PHONE (with Area Code) (608) 843-7498
BILLING ADDRESS (Number & Street) 2127 Vintage Drive		ADDRESS (Number & Street) 6381 COON ROCK ROAD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Arena, WI 53503	
E-MAIL ADDRESS helmerconstruction28@yahoo.com		E-MAIL ADDRESS john@halversonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
791 Lake Kegonsa Road					
TOWNSHIP RUTLAND	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-221-8001-0					

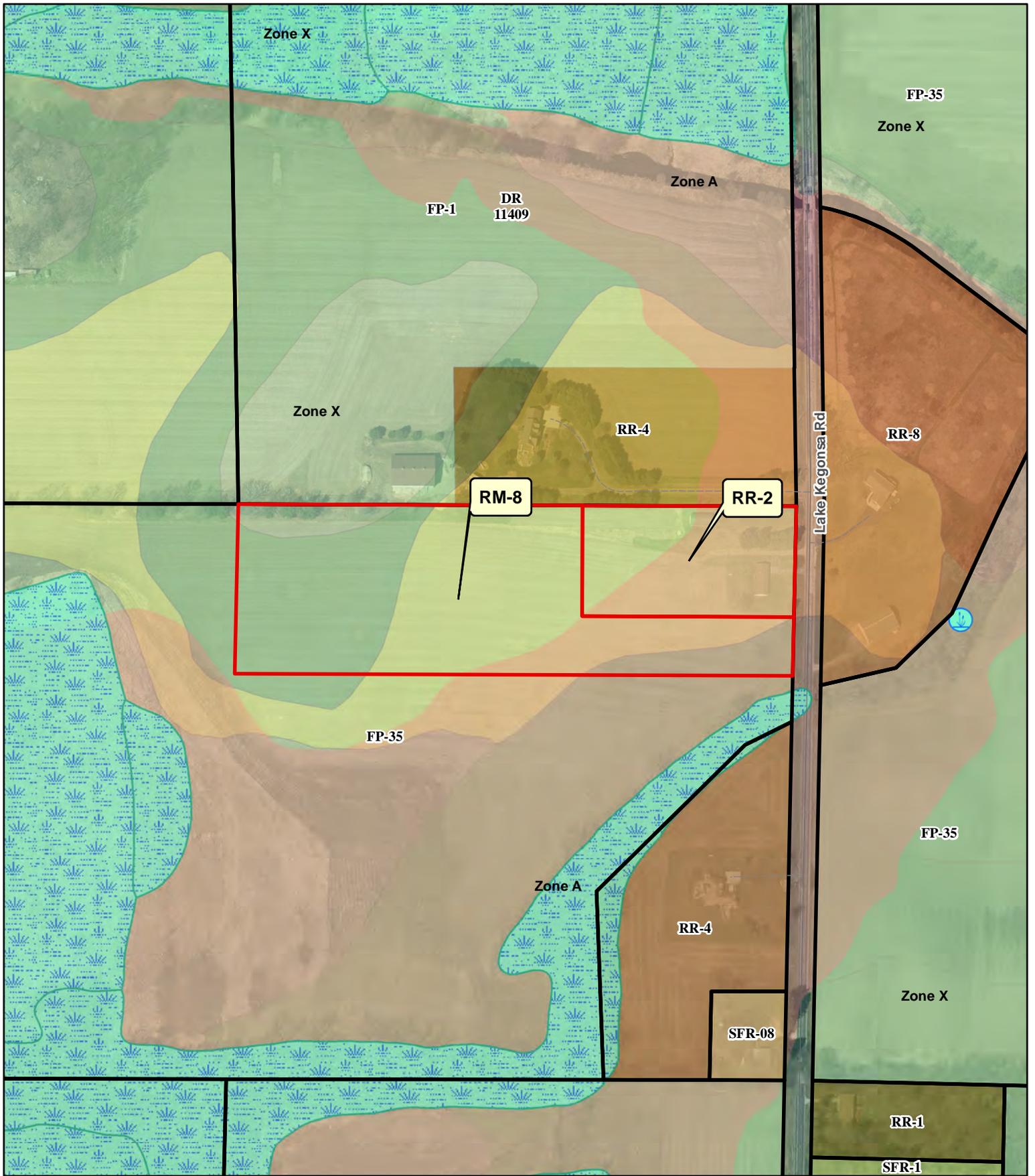
REASON FOR REZONE

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

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.01
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	9.26

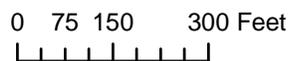
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/>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



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11862
 CODY HELMER



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

• PERMIT FEES DOUBLE FOR VIOLATIONS.
 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION **DED**

APPLICANT INFORMATION

Property Owner Name: Cody Helmer	Agent Name: John HALVerson
Address (Number & Street): 2127 Vintage Dr.	Address (Number & Street): 6381 Coon Rock Rd
Address (City, State, Zip): Oregon, WI 53575	Address (City, State, Zip): Arena, WI 53503
Email Address: Helmer Construction@yahoo.com	Email Address: John.halverson@surveying.com
Phone#:	Phone#: 608-843-7498

PROPERTY INFORMATION

Township: Rutland	Parcel Number(s): 052/0510-221-8001-0
Section: 22	Property Address or Location: 791 LAKE KAGONSA 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

Proposing to create a 3 Acre lot that would contain the existing buildings. The 9 ACRE LOT is currently utilized for agricultural purposes and will be created to allow a building site on the parcel. The remaining land of the owner will remain FP 35 and deed restricted non-buildable

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP 35	RR-2	3.01 ACRES
FP 35	R4-8	9.26 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 (non-refundable), 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: 5/16/2022



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

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 • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name: <u>Cody Helmer</u>	Agent Name: <u>Eric Grover</u>
Address (Number & Street):	Address (Number & Street): <u>742 Foxfield Trl</u>
Address (City, State, Zip):	Address (City, State, Zip): <u>Oregon, WI 53575</u>
Email Address:	Email Address: <u>groverefirstweb@com</u>
Phone#:	Phone#: <u>608-444-2900</u>

PROPERTY INFORMATION

Township:	Parcel Number(s):
Section:	Property Address or Location:

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.

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- | | | | | |
|---|---|---|--|---|
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|---|---|---|--|---|

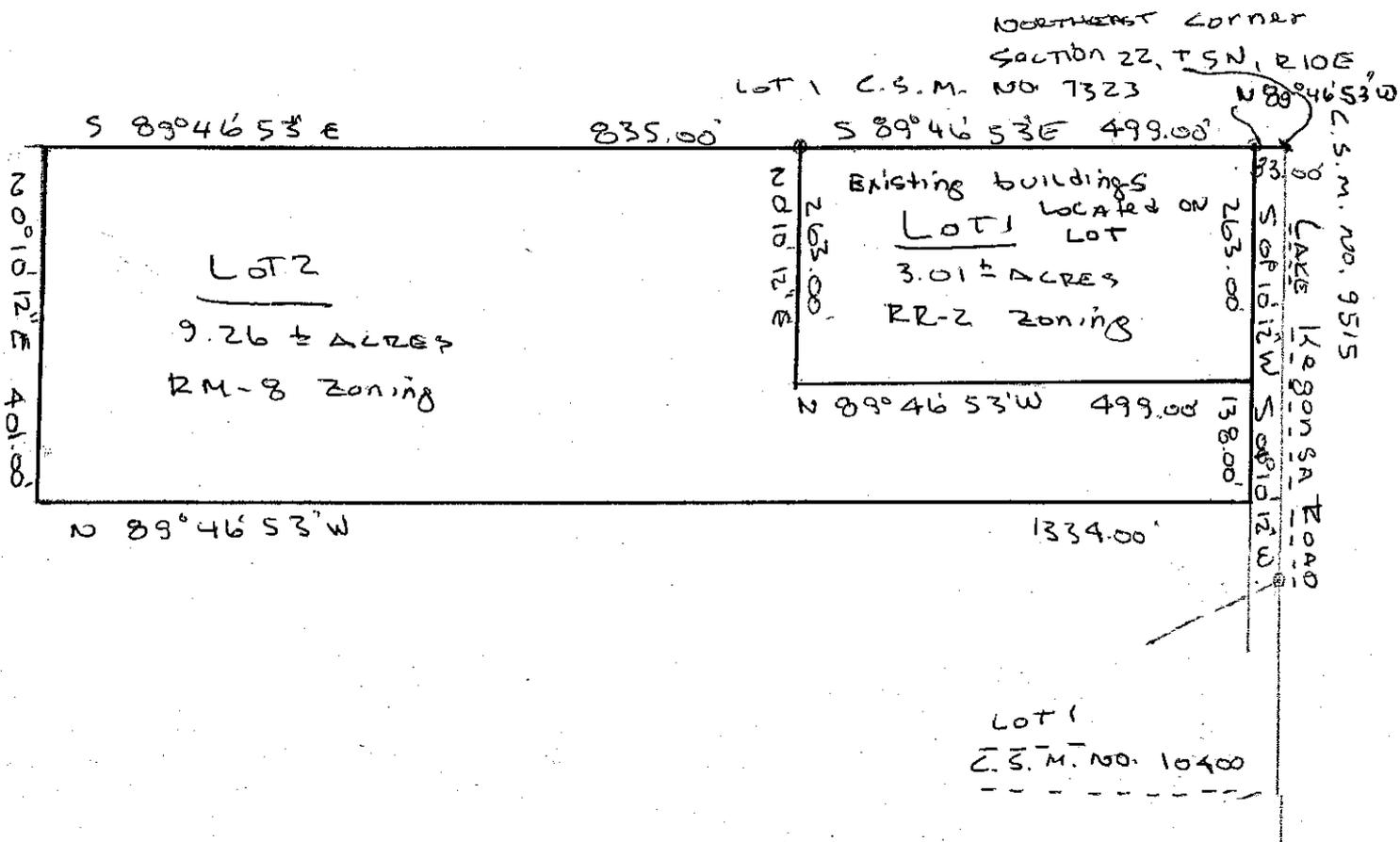
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Owner/Agent Signature:

Date: 5/16/2022

OWNER: Cody Helmer
 2127 Vintage Dr.
 Oregon, WI 53575

SURVEYOR: John M. Halverson
 6381 Coon Rock Rd
 Arena, WI 53503



DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWN 5 NORTH, RANGE 10 EAST, TOWN OF RUTLAND, DANE COUNTY, WISCONSIN.

LAND TO BE ZONED TO RR-2

A parcel of land located in the NE ¼-NE ¼ of Section 22, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 22; thence N 89°46'53" W, 33.00 feet along the North line of the NE ¼ of said Section 22 to the point of beginning; thence S 01°10'12" W, 263.00 feet; thence N 89°46'53" W, 499.00 feet; thence N 01°10'12" E, 263.00 feet; thence S 89°46'53" E, 499.00 feet to the point of beginning, containing 3.01 acres.

LAND TO BE ZONED RM-8

A parcel of land located in the NE ¼-NE ¼ and the NW ¼-NE ¼ of Section 22, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of said Section 22; thence N 89°46'53" W, 33.00 feet along the North line of the NE ¼ of said Section 22; thence S 01°10'12" W, 263.00 feet to the point of beginning; thence S 01°10'12" W, 138.00 feet; thence N 89°46'53" W, 1344.00 feet; thence N 01°10'12" E, 401.00 feet; thence S 89°46'53" E, 835.00 feet; thence S 01°10'12" W, 263.00 feet; thence S 89°46'53" E, 499.00 feet to the point of beginning, containing 9.26 acres.