

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
09/13/2022	DCPREZ-2022-11906
<b>Public Hearing Date</b>	
11/15/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KUHLE JT IRREV LIVING TR, ROBERT M & ALTHEA C	PHONE (with Area Code) (608) 628-5421	AGENT NAME JIM LOWREY	PHONE (with Area Code) (608) 334-5376
BILLING ADDRESS (Number & Street) 5260 TOWER LINE RD		ADDRESS (Number & Street) 2316 BERGE HINNY ROAD	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Cambridge, WI 53523	
E-MAIL ADDRESS arku130@frontier.com		E-MAIL ADDRESS jimsrealfarm@yahoo.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	
5260 Tower Line Road					
TOWNSHIP MEDINA	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-261-8680-0					

## REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	RR-2 Rural Residential District	12.27

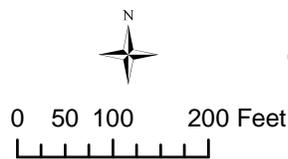
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input 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>  _____				

COMMENTS: THE RR-4 ZONING DISTRICT REQUIRES A MAXIMUM OF 10% BUILDING COVERAGE. SURVEYOR TO PROVIDE INFORMATION FOR COMPLIANCE.



**Legend**

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



Petition 11906  
 KUHL JT IRREV LIVING  
 TR, ROBERT M & ALTHEA  
 C



**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

APPLICANT INFORMATION			
Property Owner Name:	Kuhl JT Irrevocable LU Trust	Agent Name:	Jim Lowrey
Address (Number & Street):	5260 Tower Line Rd	Address (Number & Street):	2316 Berge Henny Rd
Address (City, State, Zip):	Marshall WI 53559	Address (City, State, Zip):	Cambridge, WI 53533
Email Address:	ARKU130@frontier.com	Email Address:	Jimsreedfarm@yahoo.com
Phone#:	608-628-5421	Phone#:	608-334-5376

PROPERTY INFORMATION			
Township:	Medina	Parcel Number(s):	036/0812-261-8680-0
Section:	J6	Property Address or Location:	5260 Tower Line Rd

REZONE DESCRIPTION	
<p><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.</p>	<p>Is this application being submitted to correct a violation?            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Currently about 12 Acres Parcel zoned RM-8 would like to create 2 new home sites using about 4 acres for each lot which leaves about 4 acres with the existing home and out buildings</p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-8	<del>RH-2</del> RR-4	<del>4</del> 12.27
<del>RM-8</del>	<del>RH-2</del>	<del>4</del>
<del>RM-8</del>	<del>RH-2</del>	<del>4</del>

**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.

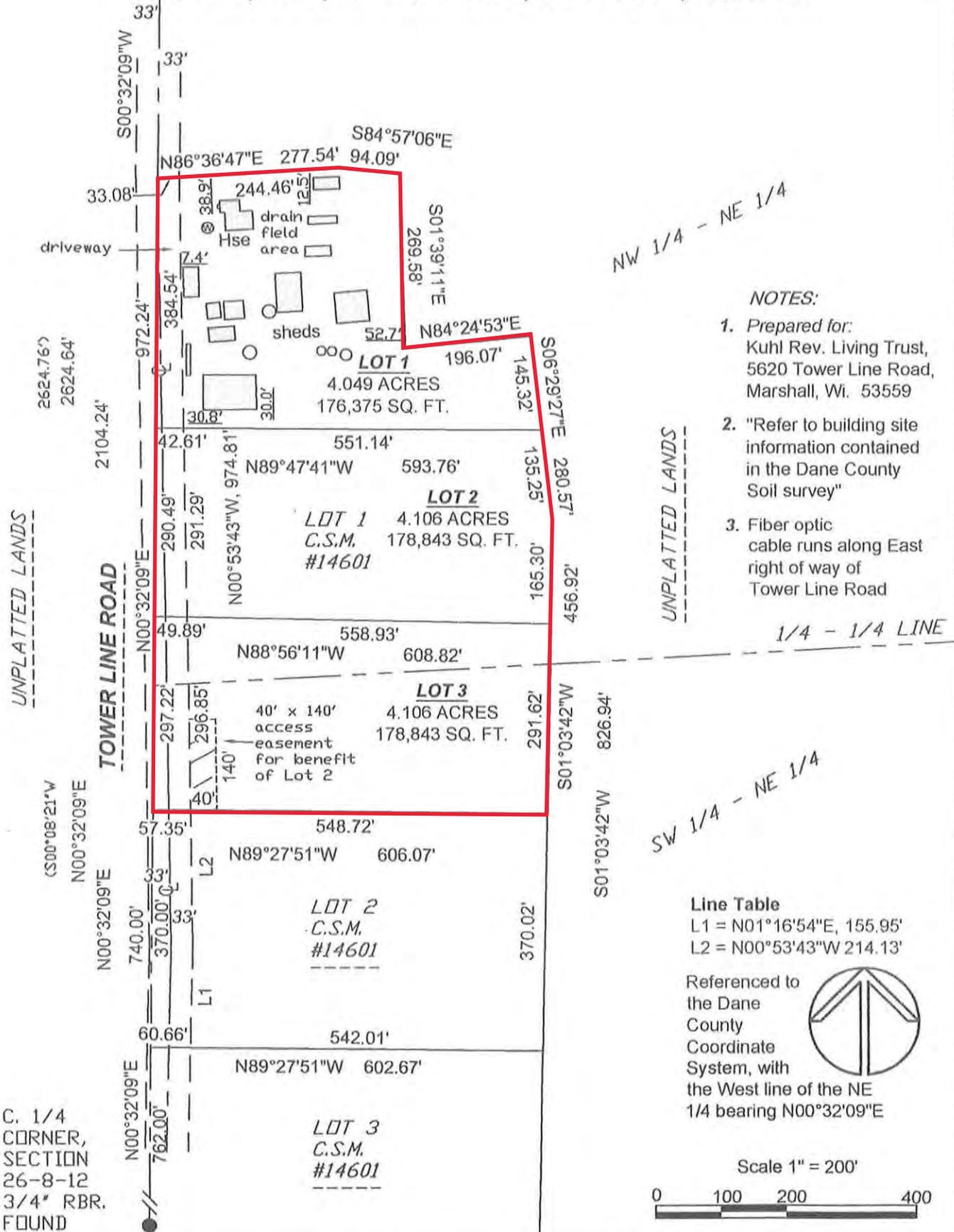
Owner/Agent Signature *Jim Lowrey*

Date 9-12-2022

NORTH 1/4  
CORNER,  
SECTION  
26-8-12  
RR. SPK.  
FOUND

# Preliminary Certified Survey Map

LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 14601, IN PARTS OF THE NW 1/4 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 26, T.8N., R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN

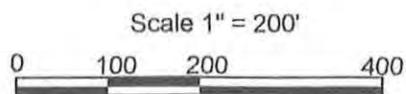


- NOTES:**
1. Prepared for:  
Kuhl Rev. Living Trust,  
5620 Tower Line Road,  
Marshall, Wi. 53559
  2. "Refer to building site  
information contained  
in the Dane County  
Soil survey"
  3. Fiber optic  
cable runs along East  
right of way of  
Tower Line Road

**Line Table**

L1 = N01°16'54"E, 155.95'  
L2 = N00°53'43"W 214.13'

Referenced to  
the Dane  
County  
Coordinate  
System, with  
the West line of the NE  
1/4 bearing N00°32'09"E



C. 1/4  
CORNER,  
SECTION  
26-8-12  
3/4" RBR.  
FOUND

**WB-40 AMENDMENT TO OFFER TO PURCHASE**

**CAUTION:** Use a WB-40 Amendment if both Parties will be agreeing to modify the terms of the Offer.  
Use a WB-41 Notice if a Party is giving a Notice which does not require the other Party's agreement.

1 Buyer and Seller agree to amend the Offer dated November 2, 2017, and accepted November 3, 2017, for  
2 the purchase and sale of real estate at Parcel's A, B, C of attached map

3 \_\_\_\_\_, Wisconsin as follows:

4 Closing date is changed from \_\_\_\_\_, to \_\_\_\_\_

5 Purchase price is changed from \$ \_\_\_\_\_ to \$ \_\_\_\_\_

6 Other: \_\_\_\_\_

7 \_\_\_\_\_  
8 Buyer and Seller agree Seller to retain the rights to the remaining 2 density units  
9 (splits) per the Town of Medina

10 \_\_\_\_\_  
11 Buyer understands that the acreage which they are buying will be Deed restricted to no  
12 further development, no homes allowed to be built on the acreage.

13 \_\_\_\_\_  
14 \_\_\_\_\_  
15 \_\_\_\_\_  
16 \_\_\_\_\_  
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25 \_\_\_\_\_  
26 \_\_\_\_\_  
27 \_\_\_\_\_  
28 The attached \_\_\_\_\_ is/are made part of this Amendment.

29 ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.  
30 This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the Party  
31 offering the Amendment on or before January 31, 2018 (Time is of the Essence). Delivery  
32 of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless otherwise provided  
33 in this Amendment.

34 **NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and**  
35 **delivery as provided at lines 30-33.**

36 This Amendment was drafted by \_\_\_\_\_ on \_\_\_\_\_  
37 \_\_\_\_\_ Licensee and Firm ▲ Date ▲

38 This Amendment was presented by \_\_\_\_\_ on \_\_\_\_\_  
39 \_\_\_\_\_ Licensee and Firm ▲ Date ▲

40 (x) Tim H Kersten 01/31/2018  
41 Buyer's Signature ▲ Date ▲  
42 Print name ▶ Kersten Farms LLC

(x) Andrew Kuhl 01/31/2018  
Seller's Signature ▲ Date ▲  
Print name ▶ Andrew Kuhl Trustee

43 (x) \_\_\_\_\_  
44 Buyer's Signature ▲ Date ▲  
45 Print name ▶ \_\_\_\_\_

(x) \_\_\_\_\_  
Seller's Signature ▲ Date ▲  
Print name ▶ \_\_\_\_\_

46 This Amendment was rejected \_\_\_\_\_  
47 \_\_\_\_\_ Party Initials ▲ Date ▲ Party Initials ▲ Date ▲

**RM-8 to RR-2**

LOT 1 OF DANE COUNTY CERTIFIED SURVEY MAP NUMBER 14601, IN PARTS OF THE NW¼ OF THE NE¼ AND THE SW¼ OF THE NE¼ OF SECTION 26, T8N, R12E, TOWN OF MEDINA, DANE COUNTY, WISCONSIN