

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/09/2023	DCPREZ-2023-11943
<b>Public Hearing Date</b>	
05/23/2023	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME KEITH & LORI RIPP JT REV TRUST	PHONE (with Area Code) (608) 332-8100	AGENT NAME GROTHMAN & ASSOCIATES	PHONE (with Area Code) (608) 742-7788
BILLING ADDRESS (Number & Street) 7113 COUNTY HIGHWAY V		ADDRESS (Number & Street) 625 E. SLIFER STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Portage, WI 53901	
E-MAIL ADDRESS klripp@chorus.net		E-MAIL ADDRESS akasper@grothman.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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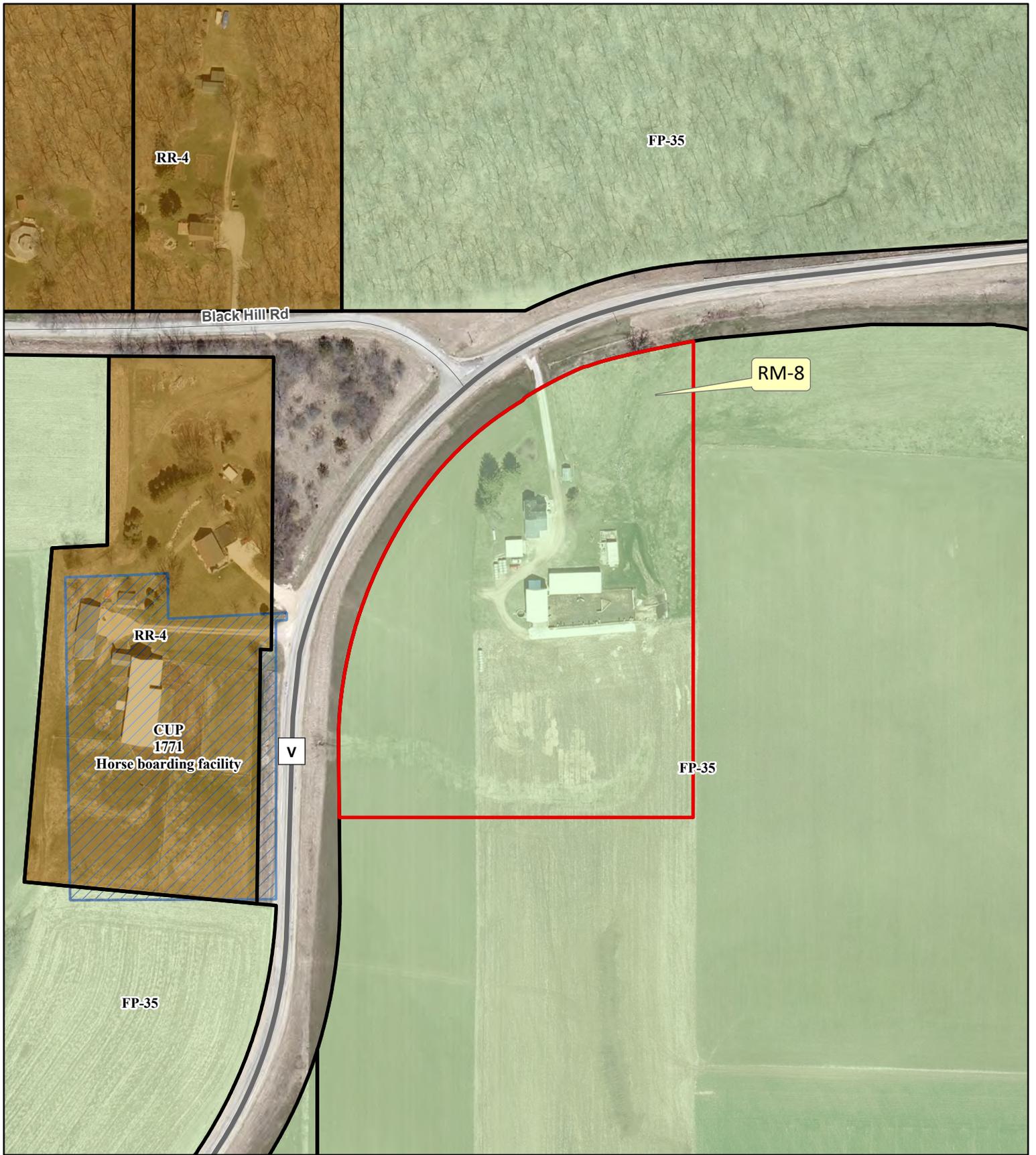
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7187 County Hwy V					
TOWNSHIP DANE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-211-8000-5					

### REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-8 Rural Mixed-Use District	8

<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**

- Floodplain
- Wetland



Petition 11943

**KEITH & LORI RIPP JT REV  
TRUST**



## Zoning Change Application

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>KEITH J. &amp; LORI B. RIPP JT REV TR,</u>	Agent's Name	<u>Grothman &amp; Associates</u>
Address	<u>7187 C.T.H. "V" Lodi, WI 53555</u>	Address	<u>625 E. Slifer Street</u>
Phone	<u>608-332-8100</u>	Phone	<u>Portage, WI 53901</u>
Email	<u></u>	Phone	<u>(608) 742-7788</u>
		Email	<u>akasper@grothman.com</u>

Town: Dane Parcel numbers affected: 0908-211-8000-5

Section: 21 Property address or location: 7187 C.T.H. "V"

Zoning District change: (To / From / # of acres) RM-8 / FP 35 / 8 ACRES

Soil classifications of area (percentages) Class I soils: 20 % Class II soils: 80 % Other:     %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Anthony Kasper*

Date: 3-9-23

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:

**G & A FILE NO. 1222-645**



DRAFTED BY: T. KASPER

CHECKED BY: TG

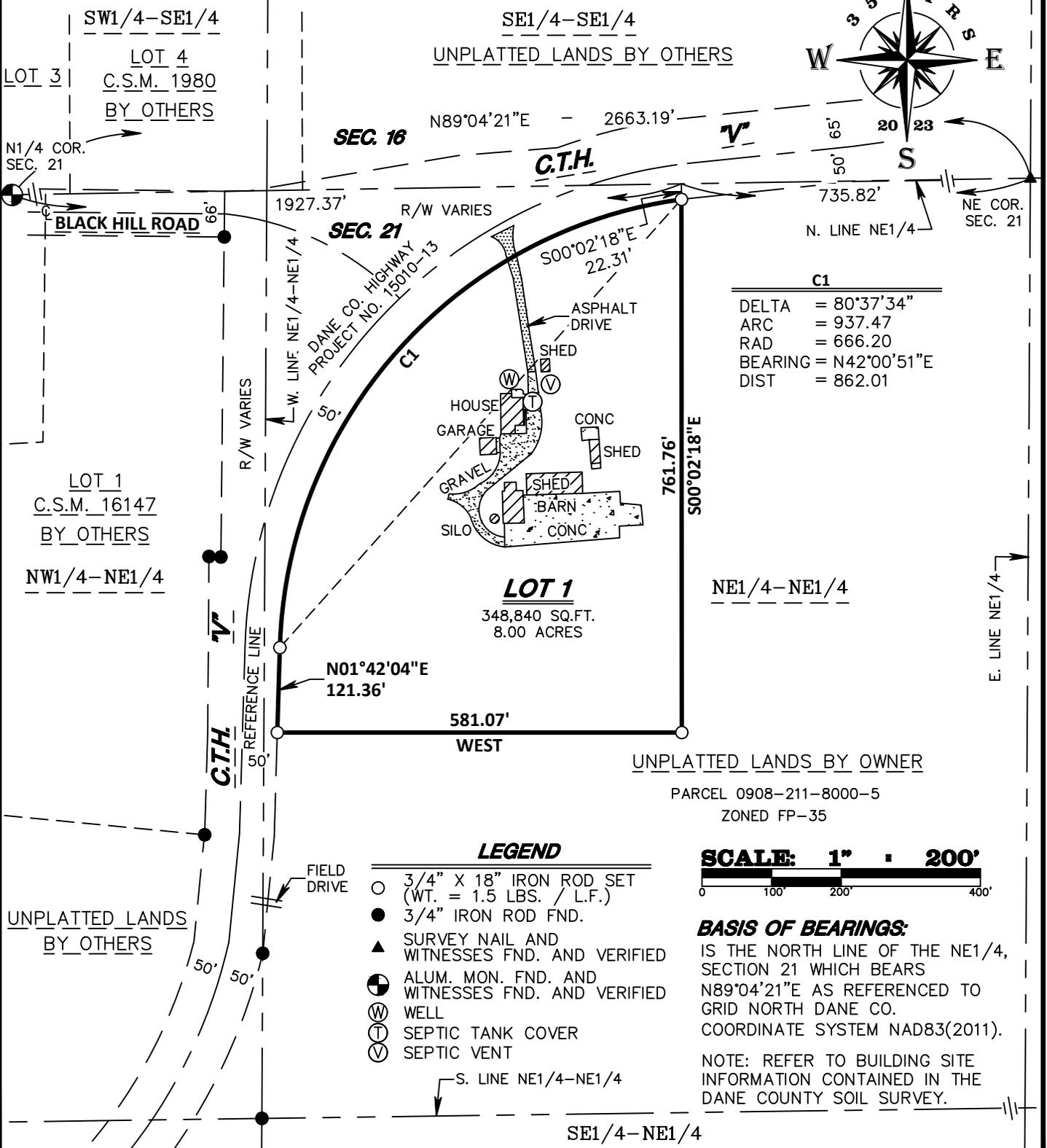
PROJ. 1222-645

DWG. 1222-645 SHEET 1 OF 3

## DANE COUNTY CERTIFIED SURVEY MAP NO. GENERAL LOCATION

BEING A PART OF THE NE1/4 OF THE NE1/4, SECTION 21,  
T. 9 N, R. 8 E, TOWN OF DANE, DANE COUNTY, WISCONSIN.

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C1	
DELTA	= 80°37'34"
ARC	= 937.47
RAD	= 666.20
BEARING	= N42°00'51"E
DIST	= 862.01

### LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- ▲ SURVEY NAIL AND WITNESSES FND. AND VERIFIED
- ALUM. MON. FND. AND WITNESSES FND. AND VERIFIED
- ⊙ WELL
- ⊕ SEPTIC TANK COVER
- ⊖ SEPTIC VENT

**SCALE: 1" = 200'**

**BASIS OF BEARINGS:**  
IS THE NORTH LINE OF THE NE1/4, SECTION 21 WHICH BEARS N89°04'21"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).  
NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

**OWNER:** KEITH J. & LORI B. RIPP JOINT REVOCABLE TRUST  
7187 C.T.H. "V"  
LODI, WI 53555

**CLIENT:** KEITH J. & LORI B. RIPP  
7187 C.T.H. "V"  
LODI, WI 53555

As prepared by:

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DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1222-645

DWG. 1222-645 SHEET 2 OF 3

**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

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**BEING A PART OF THE NE1/4 OF THE NE1/4, SECTION 21,  
 T. 9 N, R. 8 E, TOWN OF DANE, DANE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Keith J. and Lori B. Ripp**, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Northeast Quarter of Section 21, Town 9 North, Range 8 East, Town of Dane, Dane County, Wisconsin, described as follows:

Commencing at North Quarter corner of Section 21;  
 thence North 89°04'21" East along the North line of the Northeast Quarter of Section 21, 1,927.37 feet;  
 thence South 00°02'18" East, 32.31 feet to a point in the South right-of-way line of County Trunk Highway V and the point of beginning;  
 thence continuing South 00°02'18" East, 761.76 feet;  
 thence West, 581.07 feet to a point in the East right-of-way line of County Trunk Highway V;  
 thence North 01°42'04" East along the East right-of-way line of County Trunk Highway V, 121.36 feet;  
 thence Northeasterly along a 660.20 foot radius curve to the right in the Easterly and Southerly right-of-way line of County Trunk Highway V having a central angle of 80°37'04" and whose long chord bears North 42°00'51" East, 862.01 feet to the point of beginning.  
 Containing 348,480 square feet, (8.00 acres), more or less. Being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Section AE 7 of the Wisconsin Administration Code, Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance to the best of my knowledge and belief.

\_\_\_\_\_  
**SCOTT P. HEWITT**  
 Professional Land Surveyor, No. 2229  
 Dated: February 27, 2023  
 File No: 1222-645

**DANE COUNTY APPROVAL CERTIFICATION**

**APPROVED** for recording per Dane County Zoning and Land Regulation Committee.

Action of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**Daniel Everson, Authorized Representative**

**REGISTER of DEEDS CERTIFICATE**

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of  
 Certified Survey Maps of Dane County, Page \_\_\_\_\_.

Document No. \_\_\_\_\_

\_\_\_\_\_  
**Kristi Chlebowski**  
**Dane County Register of Deeds**

**OWNER:** KEITH J. & LORI B. RIPP JOINT  
 REVOCABLE TRUST  
 7187 C.T.H. "V"  
 LODI, WI 53555

**CLIENT:** KEITH J. & LORI B. RIPP  
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DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 1222-645

DWG. 1222-645 SHEET 3 OF 3

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

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**BEING A PART OF THE NE1/4 OF THE NE1/4, SECTION 21,  
T. 9 N., R. 8 E., TOWN OF DANE, DANE COUNTY, WISCONSIN.**

### OWNER'S CERTIFICATE

As Owner(s), I/we hereby certify that I/we caused the land on this certified survey map to be surveyed, divided, and mapped as represented on this certified survey map. I/we also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Keith J. Ripp

\_\_\_\_\_  
Lori B. Ripp

STATE of WISCONSIN)

SS)

COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named **Keith J. and Lori B. Ripp** to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, WI My commission expires: \_\_\_\_\_

### TOWN BOARD RESOLUTION

**RESOLVED** that this certified survey map in the Town of **Dane, Keith J. and Lori B. Ripp**, Owner(s), is hereby approved by the Town Board.

\_\_\_\_\_  
Town Chairperson Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

I HEREBY CERTIFY that the foregoing is a copy of the Resolution adopted by the Town Board of **Dane**.

\_\_\_\_\_  
Town Clerk Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**OWNER:** KEITH J. & LORI B. RIPP JOINT  
REVOCABLE TRUST  
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LODI, WI 53555

**CLIENT:** KEITH J. & LORI B. RIPP  
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