

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 02/08/2021 | DCPREZ-2021-11675 |
| Public Hearing Date | |
| 04/27/2021 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|------------------------|
| OWNER NAME CHRISTOPHER W NICHOLS | PHONE (with Area Code) (608) 206-3708 | AGENT NAME <input type="checkbox"/> | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 6413 HENNING RD | | ADDRESS (Number & Street) <input type="checkbox"/> | |
| (City, State, Zip) MARSHALL, WI 53559 | | (City, State, Zip) | |
| E-MAIL ADDRESS liquorbox06@yahoo.com | | E-MAIL ADDRESS | |

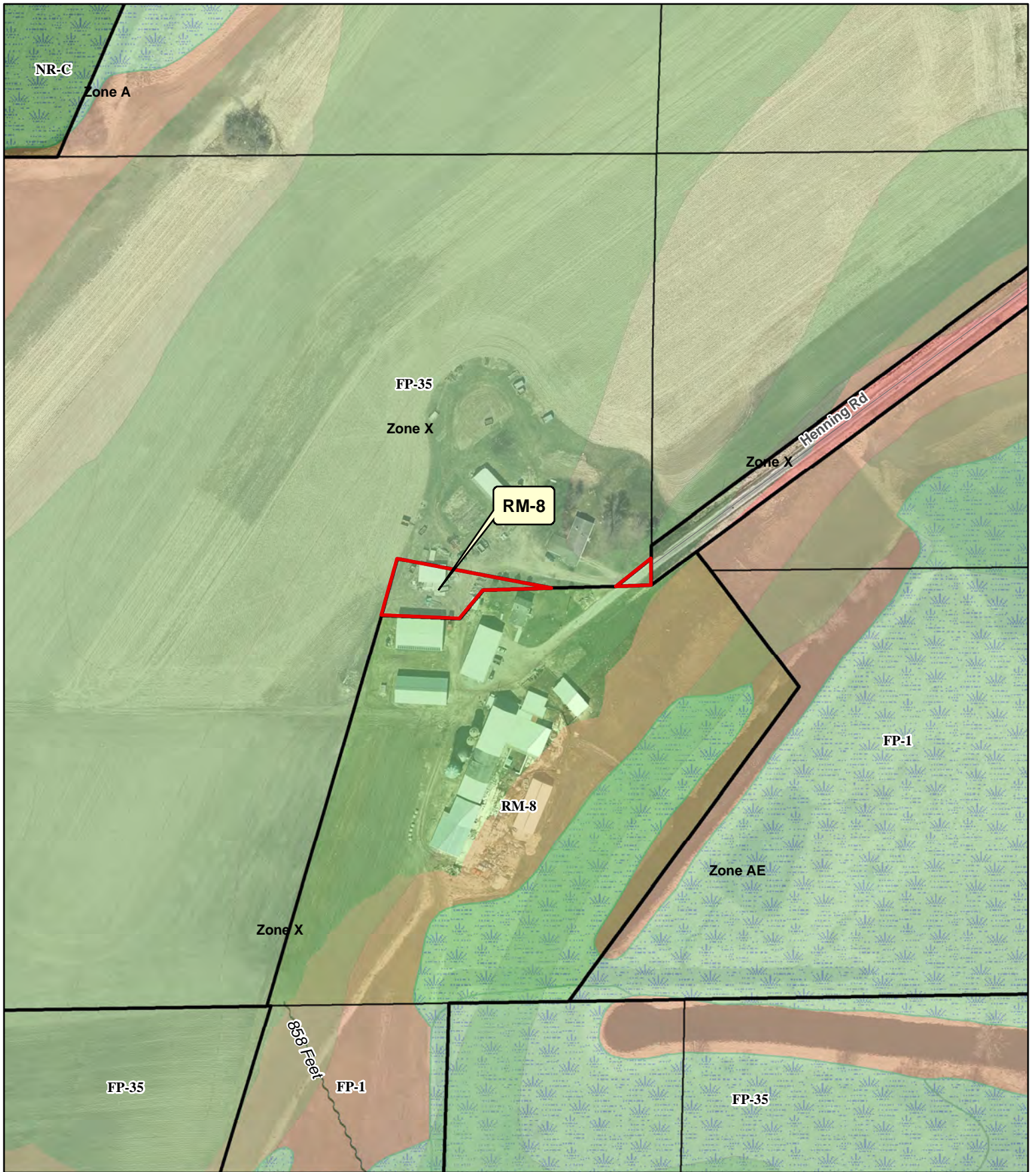
| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| 6413 Henning Road | | | | | |
| TOWNSHIP YORK | SECTION 32 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0912-324-9060-0 | | | | | |

REASON FOR REZONE


ADDING LANDS ONTO AN EXISTING CERTIFIED SURVEY MAP LOT

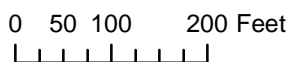
| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|-------------------------------|-------|
| FP-35 Farmland Preservation District | RM-8 Rural Mixed-Use District | 0.30 |

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



Legend

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



Petition 11675
 CHRISTOPHER W
 NICHOLS



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"> • 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: | Eugene C. Henning | Agent Name: <i>OWNER</i> | Christopher Nichols |
| Address (Number & Street): | 6415 Henning Road | Address (Number & Street): | 6413 Henning Road |
| Address (City, State, Zip): | Marshall, WI 53559 | Address (City, State, Zip): | Marshall, WI 53559 |
| Email Address: | | Email Address: | liquorbox06@yahoo.com |
| Phone#: | | Phone#: | 608-206-3708 |

| PROPERTY INFORMATION | | | |
|----------------------|------|-------------------------------|---|
| Township: | York | Parcel Number(s): | 0912-324-9020-0 <i>9060-0 0912-324-9050-0</i> |
| Section: | 32 | Property Address or Location: | 6415 Henning Road |

| REZONE DESCRIPTION | |
|---|---|
| <p>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.</p> | <p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |

Mr. Nichols wishes to augment his property with the additional land for space and access purposes.

The rezone will bring these parcels into conformance with the RM-8 zoning.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35 | RM-8 | 0.300 |
| | | |
| | | |

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

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 *Mark A. Purnan* Date *FEB. 5, 2021*
AGENT FOR CHRIS NICHOLS

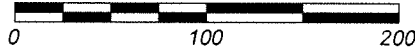


BIRRENKOTT SURVEYING, INC.

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

February 5, 2021

ZONING MAP

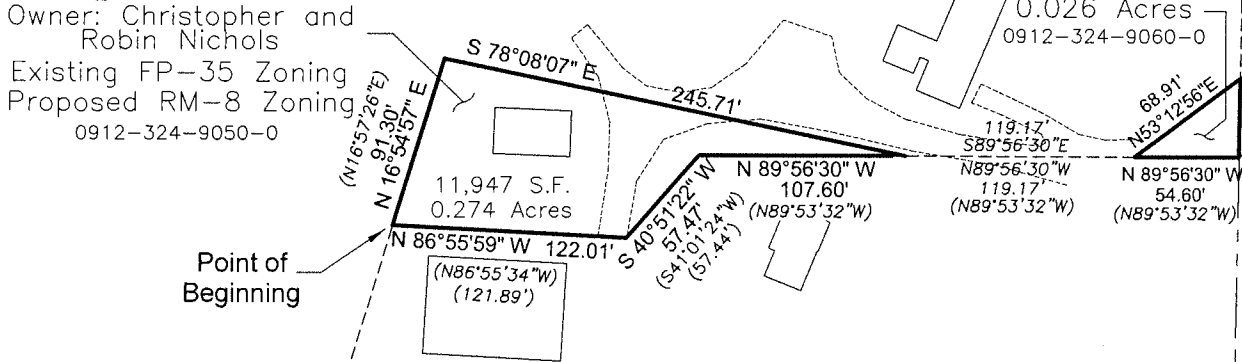


Scale: 1" = 100'

Owner: Christopher and Robin Nichols
Existing FP-35 Zoning
Proposed RM-8 Zoning
1,128 S.F.

Owner: Christopher and Robin Nichols
Existing FP-35 Zoning
Proposed RM-8 Zoning
0912-324-9050-0

Owner: Eugene Henning
Existing FP-35 Zoning
0912-324-9021-0

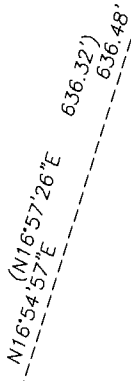


TOTAL
13,075 S.F.
0.300 Acres

SW 1/4 - SE 1/4

Zoning Description (FP-35 to RM-8):

Part of the Southwest 1/4 of the Southeast 1/4, Section 32, T9N, R12E, Town of York, Dane County, Wisconsin, described as follows: Commencing at the Southeast Corner of said Section 32; thence S89°39'10"W (recorded as S89°41'19"W), 1938.25 feet along the South line of said Southeast 1/4 to the Southwest corner of Lot 1, Certified Survey Map No. 12872; thence N16°54'57"E, 636.48 feet (recorded as N16°57'26"E, 636.32 feet) along the Westerly line of said Lot 1 to the Northwest corner thereof and the point of beginning; thence continuing N16°54'57"E (recorded as N16°57'26"E), 91.30 feet; thence S78°08'07"E, 245.71 feet to the Northerly line of said Lot 1; thence S89°56'30"E (recorded as S89°53'32"E), 119.17 feet along said Northerly line to the extended center line of Henning Road; thence N53°12'56"E, 68.91 feet along said extended center line to the West right-of-way line of said Henning Road; thence S00°49'17"W (recorded as S00°48'19"W), 41.32 feet along said right-of-way line to said Northerly line; thence N89°56'30"W (recorded as N89°53'32"W), 54.60 feet along said Northerly line to said extended center line; thence continuing along said Northerly line N89°56'30"W (recorded as N89°53'32"W), 119.17 feet; thence continuing along said Northerly line N89°56'30"W (recorded as N89°53'32"W), 107.60 feet; thence continuing along said Northerly line S40°51'22"W, 57.47 feet (recorded as S41°01'24"W, 57.44 feet); thence continuing along said Northerly line N86°55'59"W, 122.01 feet (recorded as N86°55'34"W, 121.89 feet) to said Northwest corner and the point of beginning; Containing 13,075 square feet, or 0.300 acres.



Lot 1
Certified Survey Map
No. 12872

Owner: Christopher and Robin Nichols

381,244 S.F.
8.752 Acres

0912-324-9010-0
Existing RM-8 Zoning

Town of York 471.36'
Town of Medina S89°39'10"W
(S89°41'19"W)

1938.25'

Prepared for:

Christopher/Robin Nichols
6413 Henning Road
Marshall, WI 53559

Southeast Corner
Section 32-9-12
Found 3/4" Iron Bar

Zoning Description (FP-35 to RM-8):

Part of the Southwest ¼ of the Southeast ¼, Section 32, T9N, R12E, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the Southeast Corner of said Section 32; thence S89°39'10"W (recorded as S89°41'19"W), 1938.25 feet along the South line of said Southeast ¼ to the Southwest corner of Lot 1, Certified Survey Map No. 12872; thence N16°54'57"E, 636.48 feet (recorded as N16°57'26"E, 636.32 feet) along the Westerly line of said Lot 1 to the Northwest corner thereof and the point of beginning; thence continuing N16°54'57"E (recorded as N16°57'26"E), 91.30 feet; thence S78°08'07"E, 245.71 feet to the Northerly line of said Lot 1; thence S89°56'30"E (recorded as S89°53'32"E), 119.17 feet along said Northerly line to the extended center line of Henning Road; thence N53°12'56"E, 68.91 feet along said extended center line to the West right-of-way line of said Henning Road; thence S00°49'17"W (recorded as S00°48'19"W), 41.32 feet along said right-of-way line to said Northerly line; thence N89°56'30"W (recorded as N89°53'32"W), 54.60 feet along said Northerly line to said extended center line; thence continuing along said Northerly line N89°56'30"W (recorded as N89°53'32"W), 119.17 feet; thence continuing along said Northerly line N89°56'30"W (recorded as N89°53'32"W), 107.60 feet; thence continuing along said Northerly line S40°51'22"W, 57.47 feet (recorded as S41°01'24"W, 57.44 feet); thence continuing along said Northerly line N86°55'59"W, 122.01 feet (recorded as N86°55'34"W, 121.89 feet) to said Northwest corner and the point of beginning; Containing 13,075 square feet, or 0.300 acres.