

Dane County Rezone Petition

Application Date	Petition Number
02/05/2021	DCPREZ-2021-11660
Public Hearing Date	
03/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME EUGENE C HENNING	PHONE (with Area Code)	AGENT NAME CHRISTOPHER NICHOLS	PHONE (with Area Code) (608) 206-3706
BILLING ADDRESS (Number & Street) 6415 HENNING RD		ADDRESS (Number & Street) 6413 HENNING ROAD	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Marshall, WI 53559	
E-MAIL ADDRESS		E-MAIL ADDRESS liquorbox06@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	
South of 6413 Henning Road					
TOWNSHIP MEDINA	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-052-8100-0					

REASON FOR REZONE

BRING LANDS INTO COMPLIANCE WITH DANE COUNTY ZONING ORDINANCES AND DANE COUNTY LAND DIVISION REGULATIONS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	6.13
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	23.4
NR-C Natural Resource Conservation District	FP-1 Farmland Preservation District	6.2

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

Dane County Rezone Petition

Application Date	Petition Number
01/06/2021	DCPREZ-2021-11660
Public Hearing Date	
03/23/2021	

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OWNER NAME EUGENE C HENNING	PHONE (with Area Code)	AGENT NAME CHRISTOPHER NICHOLS	PHONE (with Area Code) (608) 206-3706
BILLING ADDRESS (Number & Street) 6415 HENNING RD		ADDRESS (Number & Street) 6413 HENNING ROAD	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Marshall, WI 53559	
E-MAIL ADDRESS		E-MAIL ADDRESS liquorbox06@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	
South of 6413 Henning Road					
TOWNSHIP MEDINA	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-052-8100-0					

REASON FOR REZONE

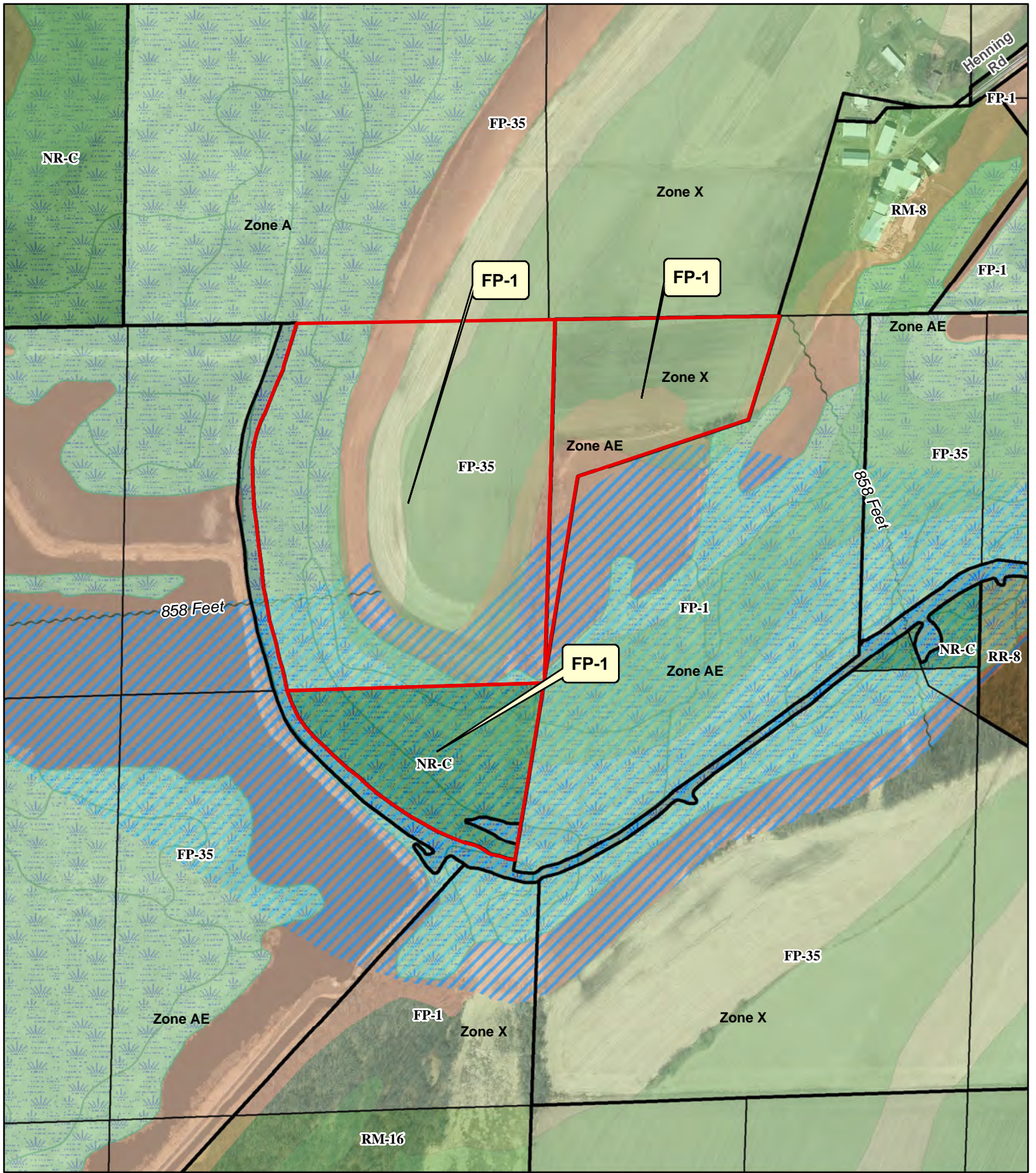
BRING LANDS INTO COMPLIANCE WITH DANE COUNTY ZONING ORDINANCES AND DANE COUNTY LAND DIVISION REGULATIONS

Revised

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	6.13
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	23.4

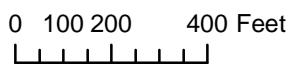
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>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

COMMENTS: NOTE: A THIRD LOT WILL NEED TO BE PART OF THE CERTIFIED SURVEY MAP FOR THE NR-C ZONED PROPERTY.



Legend

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



Petition 11660
 EUGENE C HENNING



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:	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: Medina	Parcel Number(s): 0812-051-8520-0 <i>0812-052-9510-0</i> <i>0812-052-8100-0</i>
Section: 5	Property Address or Location: Northwest 1/4 of the Northeast 1/4, Sec 5

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>

Christopher Nichols wishes to augment his property with this land.

Eugene Henning's parcels will be conforming to the proposed FP-1 zoning.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FR-35	FP-1	6.133
<i>FR-35</i>	<i>FP-1</i>	<i>22.7</i>
<i>NR-C</i>	<i>FP-1</i>	<i>6.6</i>

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. Tymonew* Date *FEB. 5, 2021*
AGENT FOR CHRIS 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:	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#:	608-206-3706

PROPERTY INFORMATION

Township:	Medina	Parcel Number(s):	0812-051-8520-0 0812-052-8100-0
Section:	5	Property Address or Location:	NW 1/4 of the NE 1/4, NE 1/4 of the NW 1/4, Section 5

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
--	---

Mr. Nichols wishes to augment his property with additional land for space and access purposes. This additional land is being bought from Mr Henning. The rezone is necessary to bring the property into conformance with current Dane County zoning (FP-1, combined property is less than 35 acres).
 The remainder of the Henning property is being rezoned to bring it into conformance with current Dane County zoning (FP-1, the remainder is less than 35 acres).

Revised

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	6.133
FP-35	FP-1	23.4

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.

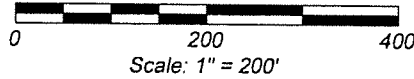
Owner/Agent Signature Mark A. Pymon AGENT FOR CHRIS NICHOLS Date 12/31/20



BIRRENKOTT SURVEYING, INC.

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

ZONING MAP



Certified Survey Map
No. 12872

Owner: Eugene Henning
Existing FP-35 Zoning

Town of York

Town of Medina

North ¼ Corner
Section 5-8-12

(S89°41'19"W)
N89°39'10"E 663.88'

(S89°41'19"W)
S89°39'25"W

1938.21'

Southeast Corner
Section 32-9-12

Owner: Eugene Henning
Existing FP-35 Zoning

Owner: Christopher Nichols
Existing FP-35 Zoning
Proposed FP-1 Zoning

910.26'

(N02°15'26"E)
N02°13'41"E

413.98'

S09°14'44"W
(S09°16'57"W)

563.30'
563.36'

S71°21'22"W
(S71°24'13"W)

Per Certified Survey Map No. 12873, a variance was granted to Lot 1 for the frontage requirements of Chapter 75 of the Dane County Ordinances by the Zoning and Land Regulation Committee, dated February 9, 2010.

Lot 1
Certified Survey Map
No. 12873

Owner: Christopher Nichols
Existing FP-1 Zoning

Zoning Description (FP-35 to FP-1):

Part of the Northwest ¼ of the Northeast ¼, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Beginning at the North ¼ Corner of said Section 5; thence N89°39'10"E (recorded as N89°41'19"E), 663.88 feet along the North line of said Northeast ¼ to the Northwest corner of Certified Survey Map No. 12873; thence S16°56'48"W, 339.66 feet (recorded as S16°57'26"W, 339.84 feet) along the Westerly line of said Certified Survey Map; thence continuing along said Westerly line S71°21'22"W, 563.30 feet (recorded as S71°21'22"W, 563.36 feet); thence continuing along said Westerly line S09°14'44"W (recorded as S09°16'57"W), 413.98 feet to the West line of said Northeast ¼; thence N02°13'41"E (recorded as N02°15'26"E), 910.26 feet along said West line to the point of beginning; Containing 267,166 square feet, or 6.133 acres.

Prepared for:

Christopher Nichols
6413 Henning Road
Marshall, WI 53559



**BIRRENKOTT
SURVEYING, INC.**

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

ZONING MAP

N89°33'46"E 770' ±

Town of York

Town of Medina

North ¼ Corner
Section 5-8-12

Owner: Eugene C. Henning

Existing FP-35 Zoning
Proposed FP-1 Zoning

Frac.
NE ¼ - NW ¼

Zoning Description (FP-35 to FP-1):

Part of the fractional Northeast ¼ of the Northwest ¼, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Beginning at the North ¼ Corner of said Section 5; thence S02°13'41"W (recorded as S02°15'26"W), 910.26 feet; thence S09°14'44"W (recorded as S09°16'57"W), 242.81 feet to the South line of said fractional Northeast ¼ of the Northwest ¼; thence S88°07'39"W, 780 feet, more or less, to the Maunsha River; thence Northwesterly and Northeasterly, 1200 feet, more or less, along the Maunsha River to the North line of said Northwest ¼; thence N89°33'46"E, 770 feet, more or less, along said North line to the point of beginning; Containing 22.7 acres, more or less.

Zoning Description (NR-C to FP-1):

Part of the Southeast ¼ of the Northwest ¼, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Commencing at the North ¼ Corner of said Section 5; thence S02°13'41"W (recorded as S02°15'26"W), 910.26 feet along the East line of said Northwest ¼; thence S09°14'44"W (recorded as S09°16'57"W), 242.81 feet to the North line of said Southeast ¼ of the Northwest ¼ and the point of beginning; thence continuing S09°14'44"W (recorded as S09°16'57"W), 500 feet, more or less, to the Maunsha River; thence Northwesterly, Southeasterly and Northwesterly, 1300 feet, more or less, along the Maunsha River to said North line; thence S88°07'59"W, 780 feet, more or less, to the point of beginning; Containing 6.6 acres, more or less.

S88°07'59"W 780' ±

N88°07'59"E 780' ±

SE ¼ - NW ¼

Owner: Eugene Henning

Existing NR-C Zoning
Proposed FP-1 Zoning

Existing FP-35 Zoning
Proposed FP-1 Zoning

Owner: Christopher
and Robin Nichols

Existing FP-1 Zoning
Owner: Christopher and
Robin Nichols

Lot 1
Certified Survey Map
No. 12873

S09°14'44"W
242.81'
(S09°16'57"W)

S09°14'44"W 500' ±
(S09°16'57"W)

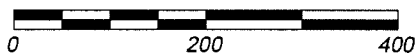
MAUNSHA
RIVER

February 5, 2021



Prepared for:

Christopher/Robin Nichols
6413 Henning Road
Marshall, WI 53559



Scale: 1" = 200'

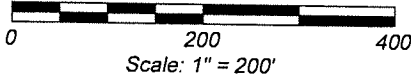
Office Map No. 200442



BIRRENKOTT SURVEYING, INC.

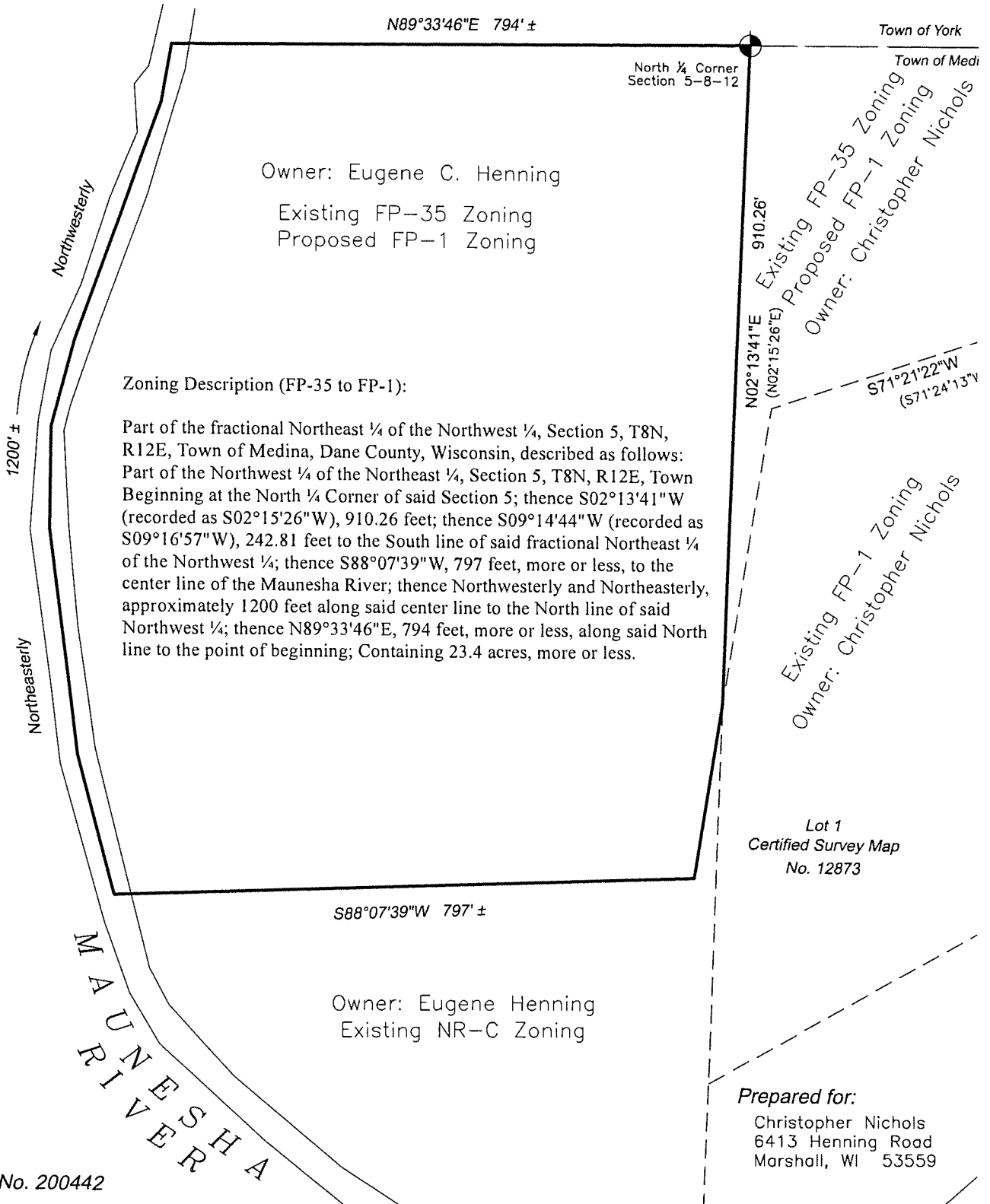
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

ZONING MAP



REVISED

Owner: Eugene Henning
Existing FP-35 Zoning



Zoning Description – Nichols (FP-35 to FP-1):

Part of the fractional Northwest ¼ of the Northeast ¼, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:

Beginning at the North ¼ Corner of said Section 5; thence N89°39'10"E (recorded as N89°41'19"E), 663.88 feet along the North line of said Northeast ¼ to the Northwest corner of Certified Survey Map No. 12873; thence S16°56'48"W, 339.66 feet (recorded as S16°57'26"W, 339.84 feet) along the Westerly line of said Certified Survey Map; thence continuing along said Westerly line S71°21'22"W, 563.30 feet (recorded as S71°21'22"W, 563.36 feet); thence continuing along said Westerly line S09°14'44"W (recorded as S09°16'57"W), 413.98 feet to the West line of said Northeast ¼; thence N02°13'41"E (recorded as N02°15'26"E), 910.26 feet along said West line to the point of beginning; Containing 267,166 square feet, or 6.133 acres.

Zoning Description – Henning (FP-35 to FP-1):

Part of the fractional Northeast ¼ of the Northwest ¼, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:

Beginning at the North ¼ Corner of said Section 5; thence S02°13'41"W (recorded as S02°15'26"W), 910.26 feet; thence S09°14'44"W (recorded as S09°16'57"W), 242.81 feet to the South line of said fractional Northeast ¼ of the Northwest ¼; thence S88°07'39"W, 780 feet, more or less, to the Maunasha River; thence Northwesterly and Northeasterly, 1200 feet, more or less, along the Maunasha River to the North line of said Northwest ¼; thence N89°33'46"E, 770 feet, more or less, along said North line to the point of beginning; Containing 22.7 acres, more or less.

Zoning Description – Henning (NR-C to FP-1):

Part of the Southeast ¼ of the Northwest ¼, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ Corner of said Section 5; thence S02°13'41"W (recorded as S02°15'26"W), 910.26 feet along the East line of said Northwest ¼; thence S09°14'44"W (recorded as S09°16'57"W), 242.81 feet to the North line of said Southeast ¼ of the Northwest ¼ and the point of beginning; thence continuing S09°14'44"W (recorded as S09°16'57"W), 500 feet, more or less, to the Maunasha River; thence Northwesterly, Southeasterly and Northwesterly, 1300 feet, more or less, along the Maunasha River to said North line; thence S88°07'59"W, 780 feet, more or less, to the point of beginning; Containing 6.6 acres, more or less.

Zoning Description (FP-35 to FP-1):

Part of the fractional Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:

Beginning at the North $\frac{1}{4}$ Corner of said Section 5; thence N89°39'10"E (recorded as N89°41'19"E), 663.88 feet along the North line of said Northeast $\frac{1}{4}$ to the Northwest corner of Certified Survey Map No. 12873; thence S16°56'48"W, 339.66 feet (recorded as S16°57'26"W, 339.84 feet) along the Westerly line of said Certified Survey Map; thence continuing along said Westerly line S71°21'22"W, 563.30 feet (recorded as S71°21'22"W, 563.36 feet); thence continuing along said Westerly line S09°14'44"W (recorded as S09°16'57"W), 413.98 feet to the West line of said Northeast $\frac{1}{4}$; thence N02°13'41"E (recorded as N02°15'26"E), 910.26 feet along said West line to the point of beginning; Containing 267,166 square feet, or 6.133 acres.

Zoning Description (FP-35 to FP-1): Revised

Part of the fractional Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:

Beginning at the North $\frac{1}{4}$ Corner of said Section 5; thence S02°13'41"W (recorded as S02°15'26"W), 910.26 feet; thence S09°14'44"W (recorded as S09°16'57"W), 242.81 feet to the South line of said fractional Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence S88°07'39"W, 797 feet, more or less, to the center line of the Maunasha River; thence Northwesterly and Northeasterly, approximately 1200 feet along said center line to the North line of said Northwest $\frac{1}{4}$; thence N89°33'46"E, 794 feet, more or less, along said North line to the point of beginning; Containing 23.4 acres, more or less.

BIRRENKOTT SURVEYING



BIRRENKOTT SURVEYING INC.
1677 N. BRISTOL STREET
SUN PRAIRIE, WIS. 53590
608-837-7463

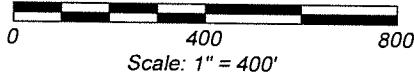
L:\2020\200442-CSM-A

CERTIFIED SURVEY MAP

Lot 1, Certified Survey Map No. 12873 as recorded in Volume 81 of Certified Survey Maps of Dane County on Pages 323-325 and other lands located in the fractional Northwest 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northwest 1/4, and fractional Northeast 1/4 of the Northwest 1/4, Section 5, T8N, R12E, Town of Medina, Dane County, Wisconsin

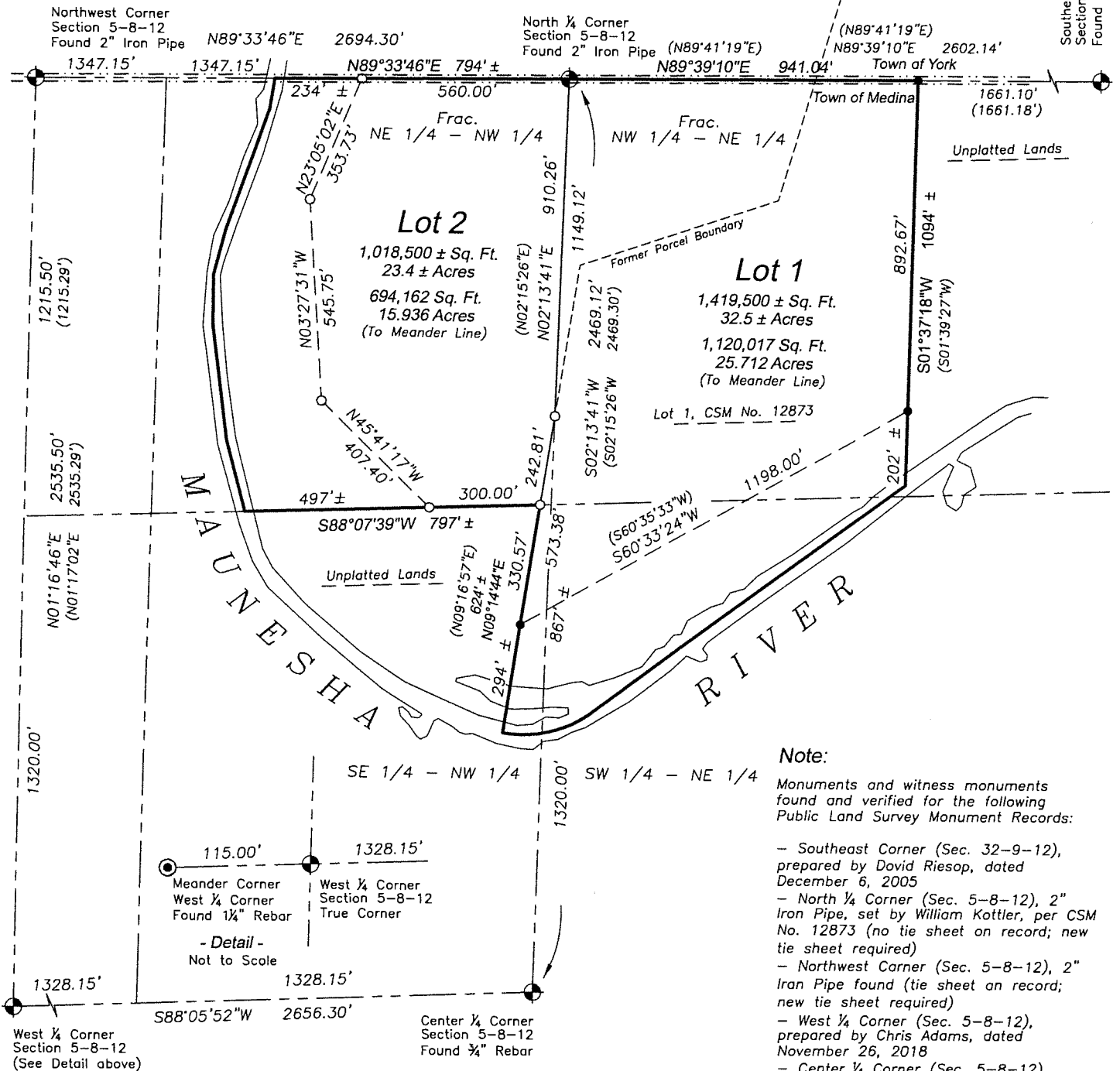
Notes (per CSM No. 12873):

- Lot 1 shall not be divided or separated from Lot 1 of adjoining Town of York CSM or separated into different ownership.
- Residential development shall be prohibited on Lot 1.
- The Zoning and Land Regulation Committee granted a variance to the frontage requirements of Chapter 75 of the Dane County Ordinances at the February 9th, 2010, meeting.



Bearings referenced to the North line of the Northwest 1/4 of Section 5, bearing N89°33'46"E

REVISED



Note:

- Monuments and witness monuments found and verified for the following Public Land Survey Monument Records:
- Southeast Corner (Sec. 32-9-12), prepared by David Riesop, dated December 6, 2005
 - North 1/4 Corner (Sec. 5-8-12), 2" Iron Pipe, set by William Kottler, per CSM No. 12873 (no tie sheet on record; new tie sheet required)
 - Northwest Corner (Sec. 5-8-12), 2" Iron Pipe found (tie sheet on record; new tie sheet required)
 - West 1/4 Corner (Sec. 5-8-12), prepared by Chris Adams, dated November 26, 2018
 - Center 1/4 Corner (Sec. 5-8-12), prepared by Daniel Birrenkott, dated February 1, 1991

Legend:

- = Found 3/4" Iron Rebar
- = Set 3/4"x24" Iron rebar Wght. 1.50 Lbs/ft
- = Town boundary

CERTIFIED SURVEY MAP NO. _____

VOLUME _____ PAGE _____

DOCUMENT NO. _____