

# Dane County Rezone Petition

# WITHDRAWN

<b>Application Date</b>	<b>Petition Number</b>
03/19/2021	DCPREZ-2021-11698
<b>Public Hearing Date</b>	
05/25/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GIARDINI COTTAGE LLC	PHONE (with Area Code) (815) 979-4213	AGENT NAME CHARLES HAHN III	PHONE (with Area Code) (608) 712-9199
BILLING ADDRESS (Number & Street) 12411 WINDSUM DR		ADDRESS (Number & Street) 5623 SANDHILL DRIVE	
(City, State, Zip) ROSCOE, IL 61073		(City, State, Zip) Middleton, WI 53562	
E-MAIL ADDRESS reversaltakedown2@aol.com		E-MAIL ADDRESS chucknahn@gmail.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	
2002 Barber Drive					
TOWNSHIP DUNN	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-262-7188-2					

## REASON FOR REZONE

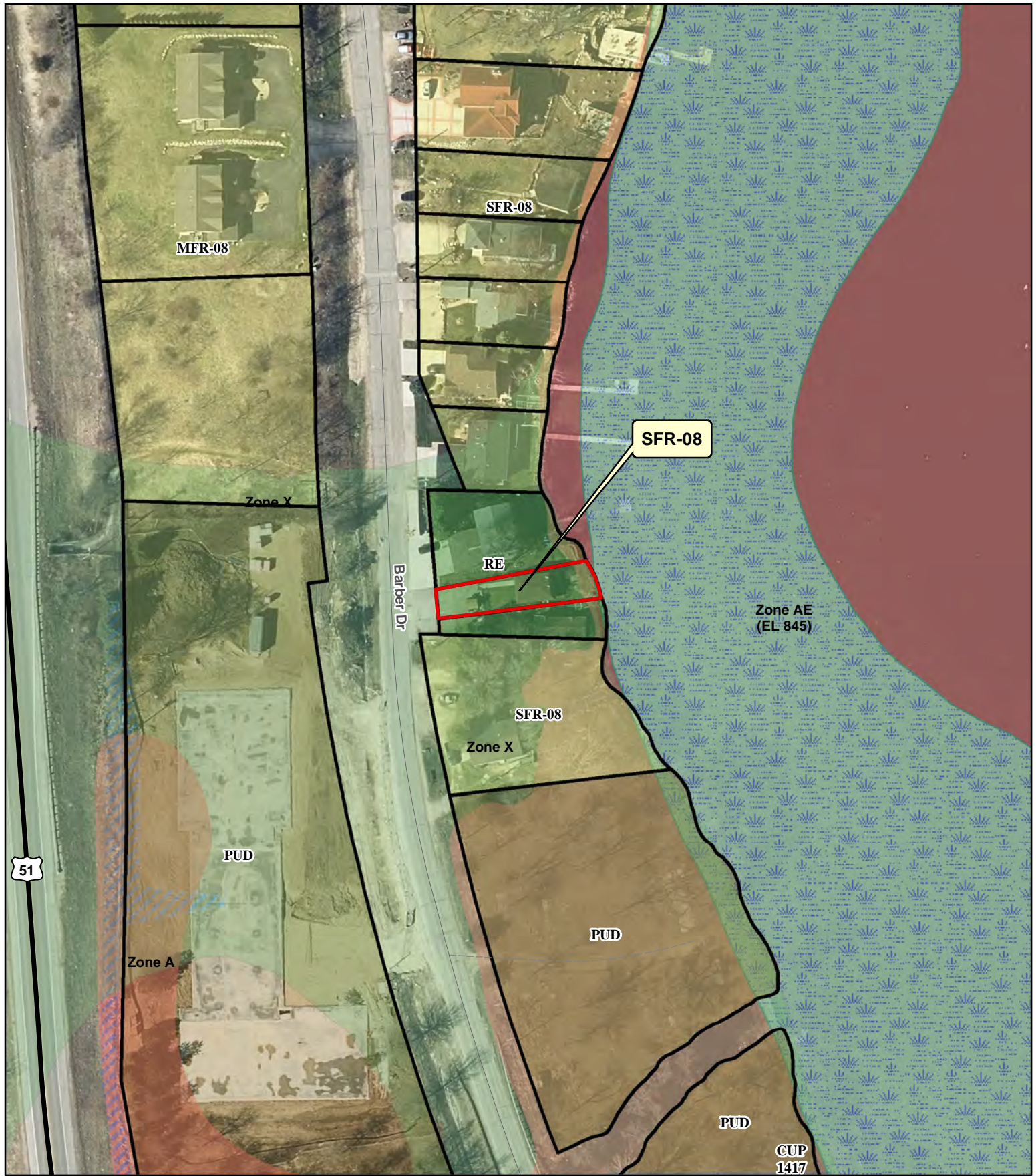
BRING PROPERTY INTO COMPLIANCE WITH ZONING ORDINANCE

FROM DISTRICT:	TO DISTRICT:	ACRES
RE Recreational District	SFR-08 Single Family Residential District	0.2

<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>  

COMMENTS: PROPERTY DOES NOT MEET MINIMUM REQUIREMENTS OF ZONING DISTRICT. DIMENSIONAL VARIANCES MAY BE REQUIRED. PROPERTY WILL NEED TO BE REVIEWED TO SEE IF IT WAS CREATED LEGALLY.

<b>DATE:</b>  
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## Legend

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



0 25 50 100 Feet



Petition 11698  
GIARDINI COTTAGE LLC





**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"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

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

### REZONE DESCRIPTION

<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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Existing Zoning District(s)	Proposed Zoning District(s)	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 ( <b>non-refundable</b> ), 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 Charles E. Nelson

Date \_\_\_\_\_

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

Document Number

Document Name



8 2 4 1 7 5 6  
Tx:8150682

**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

**DOCUMENT #  
4745582**

**02/15/2011 11:08 AM**

**Trans. Fee:**

**Exempt #: 16**

**Rec. Fee: 30.00**

**Pages: 1**

**THIS DEED**, made between GARY E. GIARDINI and MADELAINE K. GIARDINI, Husband and Wife

(“Grantor,” whether one or more),  
and GARY E. GIARDINI and MADELAINE K. GIARDINI, Trustees of the  
GARY E. GIARDINI and MADELAINE K. GIARDINI LIVING TRUST dated  
November 11, 2010 (“Grantee,” whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

That part of vacated Barber Drive lying adjacent to Lot 18, Richards-Standish Replat of Crown Point at Barber's Bay, in the Town of Dunn, except that part lying within 48 feet of the center line of Highway 51, as described in Vol. 673 of Records, page 697, as Document No. 1466800. and The North One-half of Lot Eighteen (18), Richards-Standish Replat of Crown Point at Barber's Bay, according to the recorded plat thereof, located in the Town of Dunn, County of Dane, State of Wisconsin

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:  
None

Recording Area

Name and Return Address

Gary E. Giardini  
12411 Windsum Drive  
Roscoe, IL 61073

0610-262-7188-2

Parcel Identification Number (PIN)

This is not \_\_\_\_\_ homestead property.  
(is) (is not)

Dated November 11, 2010

Gary E. Giardini (SEAL)  
\* Gary E. Giardini

Madelaine K. Giardini (SEAL)  
\* Madelaine K. Giardini

**AUTHENTICATION**

Signature(s) Gary E. Giardini and Madelaine K. Giardini

authenticated on November 11, 2010

G. Michael Scheurich  
\* G. Michael Scheurich

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

G. Michael Scheurich, Guyer & Enichen, P.C.  
2601 Reid Farm Road, Rockford, IL 61114

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

) ss.

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

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

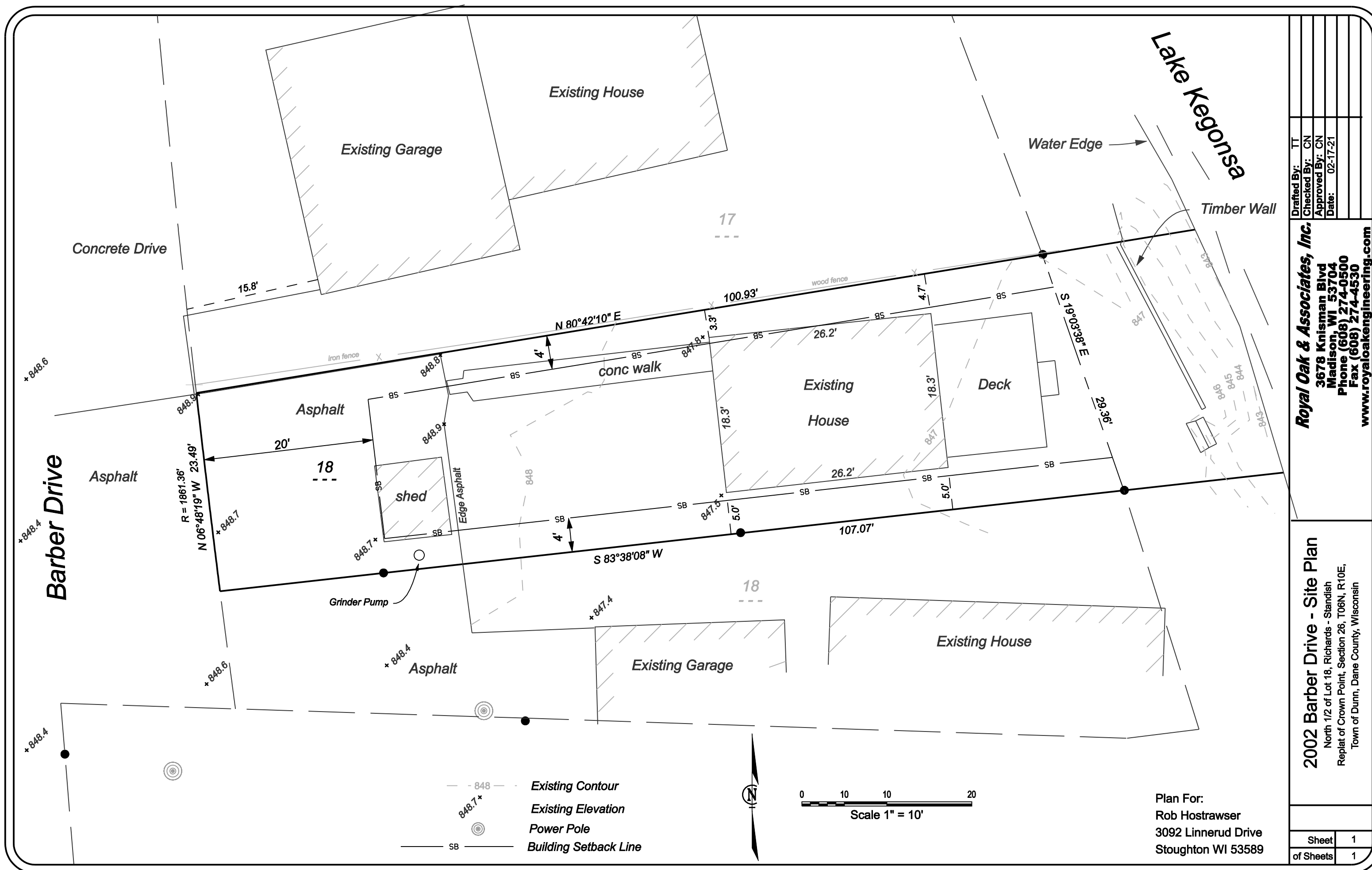
© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\* Type name below signatures.

E/16

①



Drafted By:	TT
Checked By:	CN
Approved By:	CN
Date:	02-17-21

**Royal Oak & Associates, Inc.**  
 3678 Knisman Blvd  
 Madison, WI 53704  
 Phone (608) 274-0500  
 Fax (608) 274-4530  
 www.royaloakengineering.com

**2002 Barber Drive - Site Plan**  
 North 1/2 of Lot 18, Richards - Standish  
 Replat of Crown Point, Section 26, T06N, R10E,  
 Town of Dunn, Dane County, Wisconsin

Sheet	1
of Sheets	1