

Dane County Rezone Petition

Application Date	Petition Number
05/17/2024	DCPREZ-2024-12069
Public Hearing Date	
07/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GERALD AND JOANN GEHIN	PHONE (with Area Code) (608) 576-9536	AGENT NAME EXETER DESIGN (ED SHORT)	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 7124 GEHIN RD		ADDRESS (Number & Street) N8096 BUOL ROAD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) BELLEVILLE, WI 53508	
E-MAIL ADDRESS gch6230@gmail.com		E-MAIL ADDRESS exeterdesign@yahoo.com	

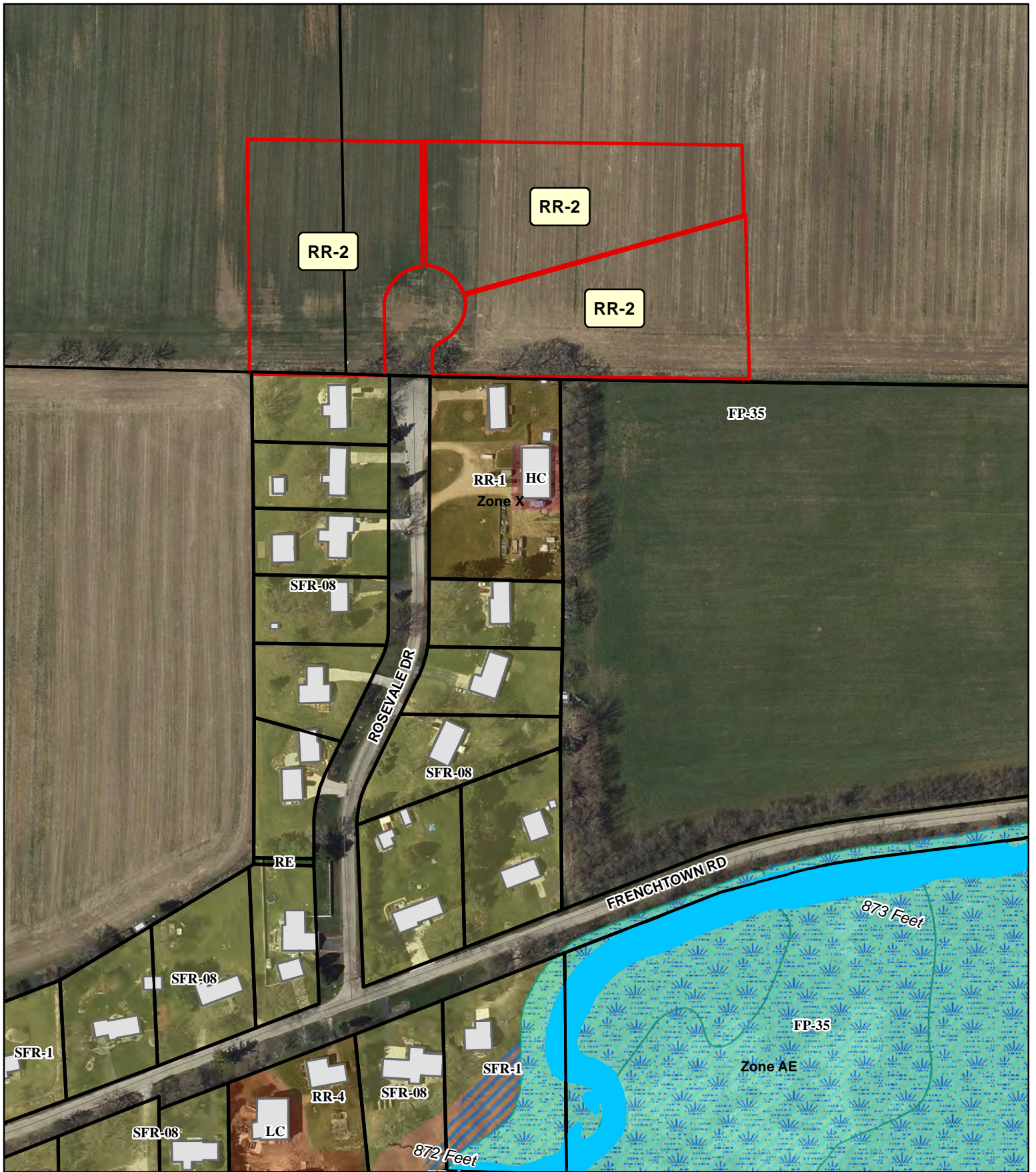
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North end of Rosevale Drive					
TOWNSHIP MONTROSE	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-222-9500-3		0508-222-9000-8			

REASON FOR REZONE

CREATE THREE NEW RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	6.1

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) _____
				PRINT NAME: _____
				DATE: _____



REZONE 12069



Wetland



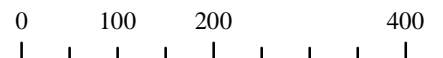
Floodway Areas in Zone AE



Floodplain



Feet





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:		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

<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 type="checkbox"/></p>
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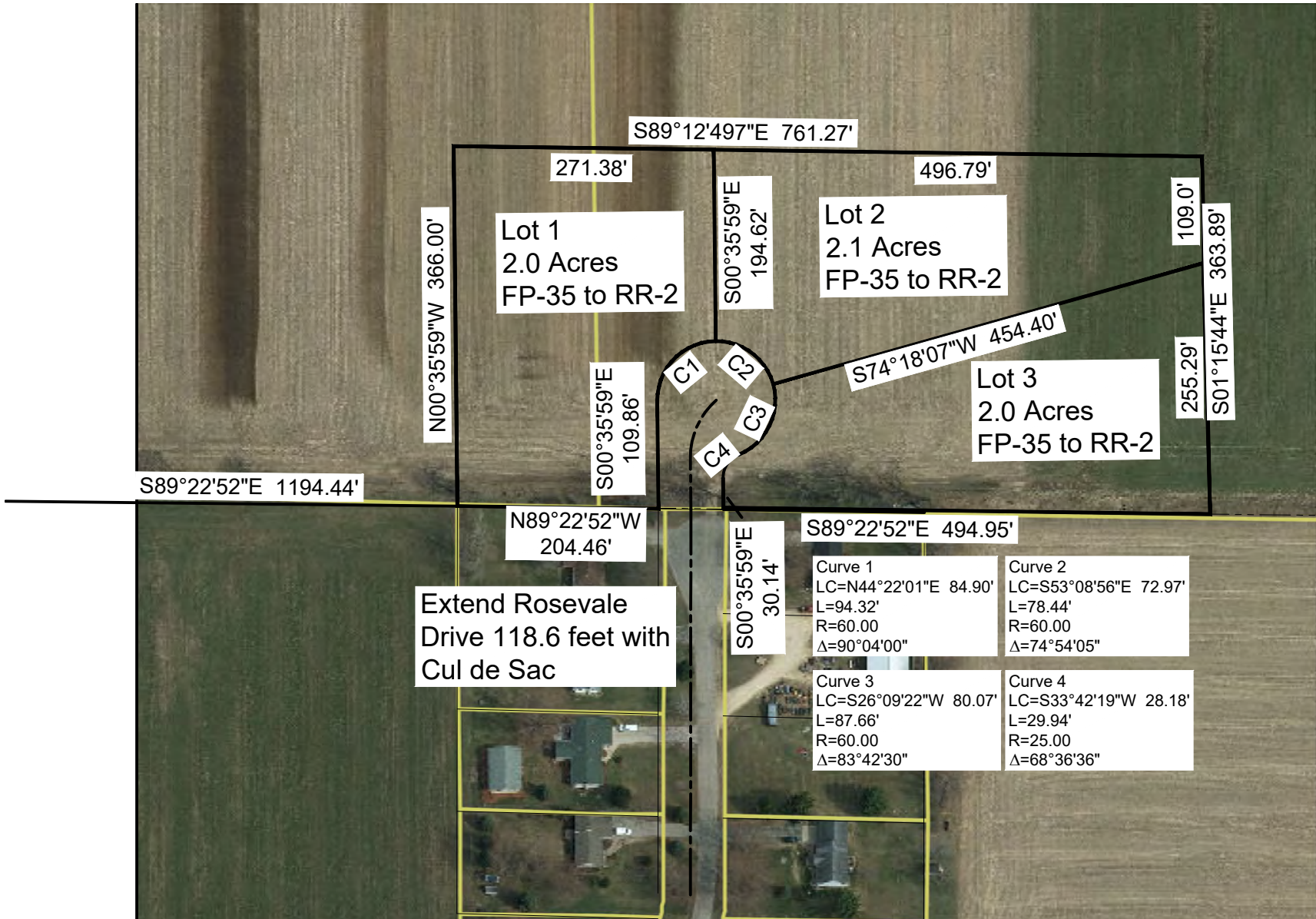
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 (non-refundable), 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 _____ Date _____



FP-35 to RR-2

Lot 1 rezone legal FP-35 to RR-2

Part of the SE1/4 & SW1/4 of the NW1/4, Section 22, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 22, Thence along the South line of said NW1/4, S89°22'52"W, 1194.44 feet to a point known as the Point of Beginning; Thence N00°35'59"W, 366.00 feet; Thence S89°12'49"E, 271.39 feet; Thence S00°35'59"E, 194.92 feet to the Right of Way Line of Rosevale Drive; Thence along a curve left 94.32 feet, said curve having a radius of 66.00 feet and a long chord of S44°22'01"W, 84.90 feet; Thence along west line of Rosevale Drive, S00°35'59"E, 109.86 feet to said South line of said NW1/4; Thence along said South line, N89°22'52"W, 204.46 feet to the Point of Beginning.

Said parcel contains 2.02 acres. Rezone from FP-35 to RR-2.

Lot 2 rezone legal FP-35 to RR-2

Part of the SE1/4 of the NW1/4, Section 22, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 22, Thence along the South line of said NW1/4, S89°22'52"W, 1194.44 feet; Thence N00°35'59"W, 366.00 feet; Thence S89°12'49"E, 271.39 feet to a point known as the Point of Beginning;; Thence S89°12'49"E, 496.79 feet; thence S01°15'44"E, 109.00 feet; Thence S74°18'07"W, 454.40feet to the Right of Way of Rosevale Drive; Thence along said Right or Way on a curve left, 78.44 feet, said curve having a radius of 66.00feet and a long chord of N53°08'56"W, 72.97 feet; Thence N00°35'59"W, 194.62 feet to the Point of Beginning.

Said parcel contains 2.10 acres. Rezone from FP-35 to RR-2.

Lot 3 rezone legal FP-35 to RR-2

Part of the SE1/4 of the NW1/4, Section 22, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 22, Thence along the South line of said NW1/4, S89°22'52"W, 1194.44 feet; Thence N00°35'59"W, 366.00 feet; Thence S89°12'49"E, 761.27 feet; Thence S01°15'44"E, 109.00 feet to a point known as the Point of Beginning; Thence S01°15'44"E, 255.29 feet to the South line of said NW 1/4; Thence along said South Line N89°22'52"W, 494.95 feet to the East to the East Right of Way line of Rosevale Drive, Thence along said Right of Way N00°35'59"W, 30.14 feet; Thence along said Right of Way on a curve right 29.94 feet, said curve having a radius of 25.00 feet and a long chord of N33°42'19"E, 28.18 feet; Thence along said Right of Way on a curve left 87.66 feet, said curve having a radius of 66.00 feet and a long chord of S26°09'22"E, 80.07 feet; Thence N74°18'07"E, 454.40 feet to the Point of Beginning.

Said parcel contains 2.03 acres. Rezone from FP-35 to RR-2.