

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 05/30/2024 | DCPREZ-2024-12074 |
| Public Hearing Date | |
| 08/27/2024 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|--|--|
| OWNER NAME TAD AND JERI SHUMAKER | PHONE (with Area Code) (608) 445-6931 | AGENT NAME COMBS & ASSOCIATES INC. | PHONE (with Area Code) (608) 752-0575 |
| BILLING ADDRESS (Number & Street) N255 CHARLEY BLUFF RD | | ADDRESS (Number & Street) 109 W. MILWAUKEE STREET | |
| (City, State, Zip) MILTON, WI 53563 | | (City, State, Zip) Janesville, WI 53548 | |
| E-MAIL ADDRESS shoes1360@hotmail.com | | E-MAIL ADDRESS rmcombs@combssurvey.com | |

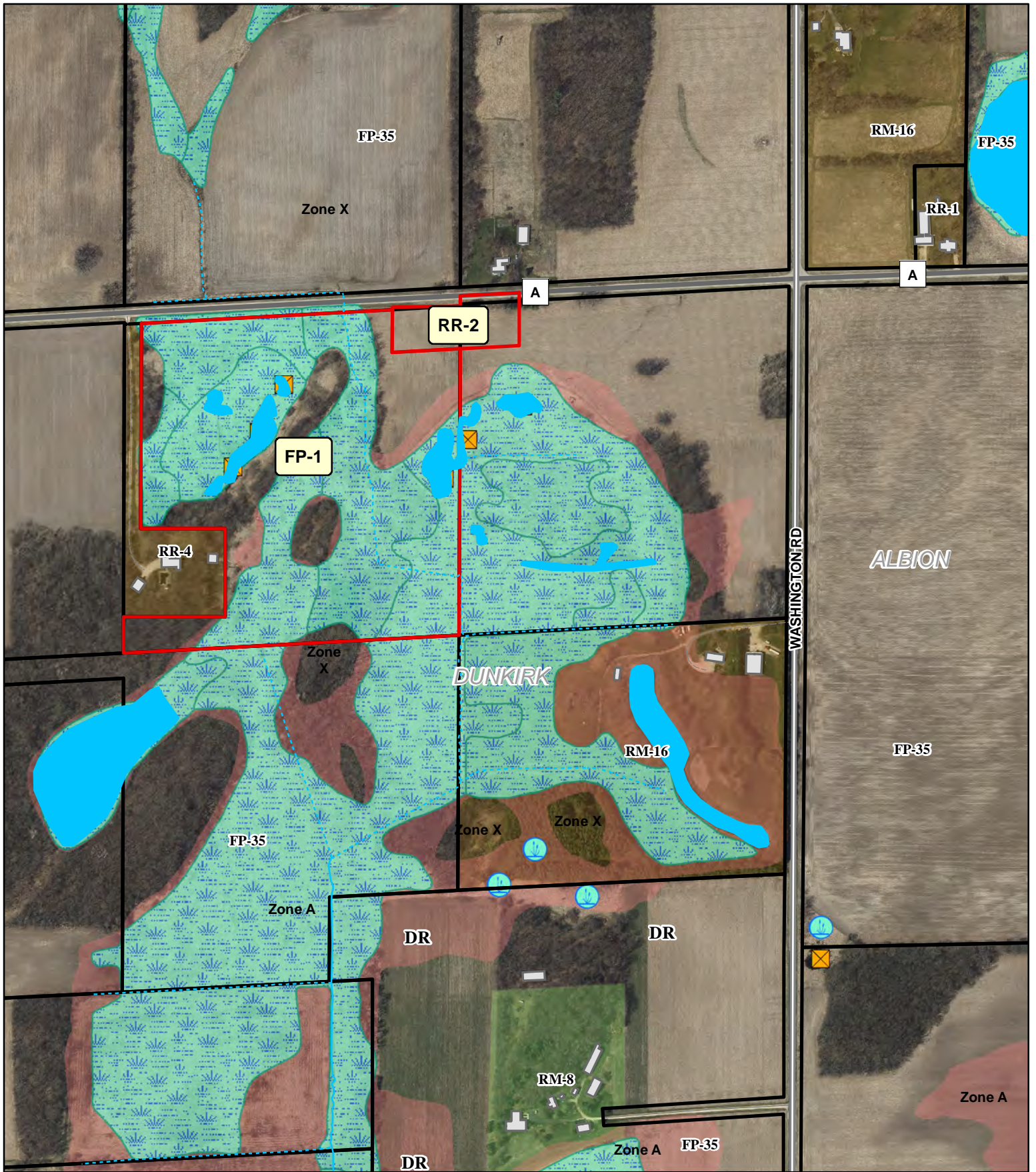
| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| east of 1691 County Highway A | | | | | |
| TOWNSHIP DUNKIRK | SECTION 13 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0511-134-8760-0 | | 0511-134-8000-0 | | | |

REASON FOR REZONE




CREATING ONE RESIDENTIAL LOT

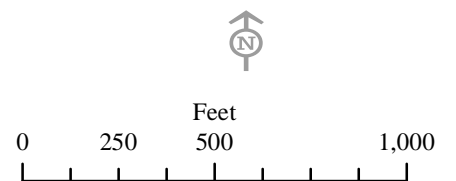
| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|-------------------------------------|-------|
| FP-35 Farmland Preservation District | RR-2 Rural Residential District | 2.0 |
| FP-35 Farmland Preservation District | FP-1 Farmland Preservation District | 33.3 |

| | | | | |
|---|--|---|---|---|
| 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 type="checkbox"/> No Applicant Initials _____ | INSPECTOR'S INITIALS RUH1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
| COMMENTS: SITE CONTAINS HYDRIC SOILS; A WETLAND DELINEATION WILL BE REQUIRED PRIOR TO SITE DEVELOPMENT IF WITHIN 75 FEET OF THESE WETLAND INDICATORS | | | | |



REZONE 12074

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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: | TAD SHUMAKER | Agent Name: | COMBS & ASSOCIATES, INC. |
| Address (Number & Street): | N55 CHARLEY BLUFF RD | Address (Number & Street): | 109 W MILWAUKEE ST |
| Address (City, State, Zip): | MILTON, WI 53563 | Address (City, State, Zip): | JANESVILLE, WI 53548 |
| Email Address: | shoes1360@hotmail.com | Email Address: | rmcombs@combssurvey.com |
| Phone#: | 608.445.6931 | Phone#: | 608.752.0575 |

| PROPERTY INFORMATION | |
|----------------------|---|
| Township: DUNKIRK | Parcel Number(s): 0511-134-8760-0 / 0511-134-8000-0 |
| Section: 13-5-11 | Property Address or Location: CTH A, STOUGHTON WI (JUST EAST OF 1691 CTH A) |

| 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> |

Tad Shumaker owns approximately 74-acres comprised of two adjacent parcels, each zoned FP-35. He wishes to create a two-acre RR-2 parcel comprised of approximately one-acre from each of the two adjacent parcels. This will leave the remainder of the westerly parcel less than 35-acres so it will be surveyed and rezoned to FP-1 and the remainder of the easterly parcel over 35-acres so it will not need to be rezoned.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------------|
| FP-35 | | 74.0 |
| | RR-2 | 2.0 |
| | FP-1 / FP-35 | 33.3 / 38.7 |

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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries | <input checked="" type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

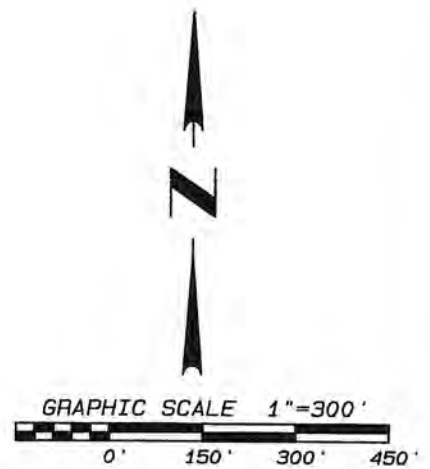
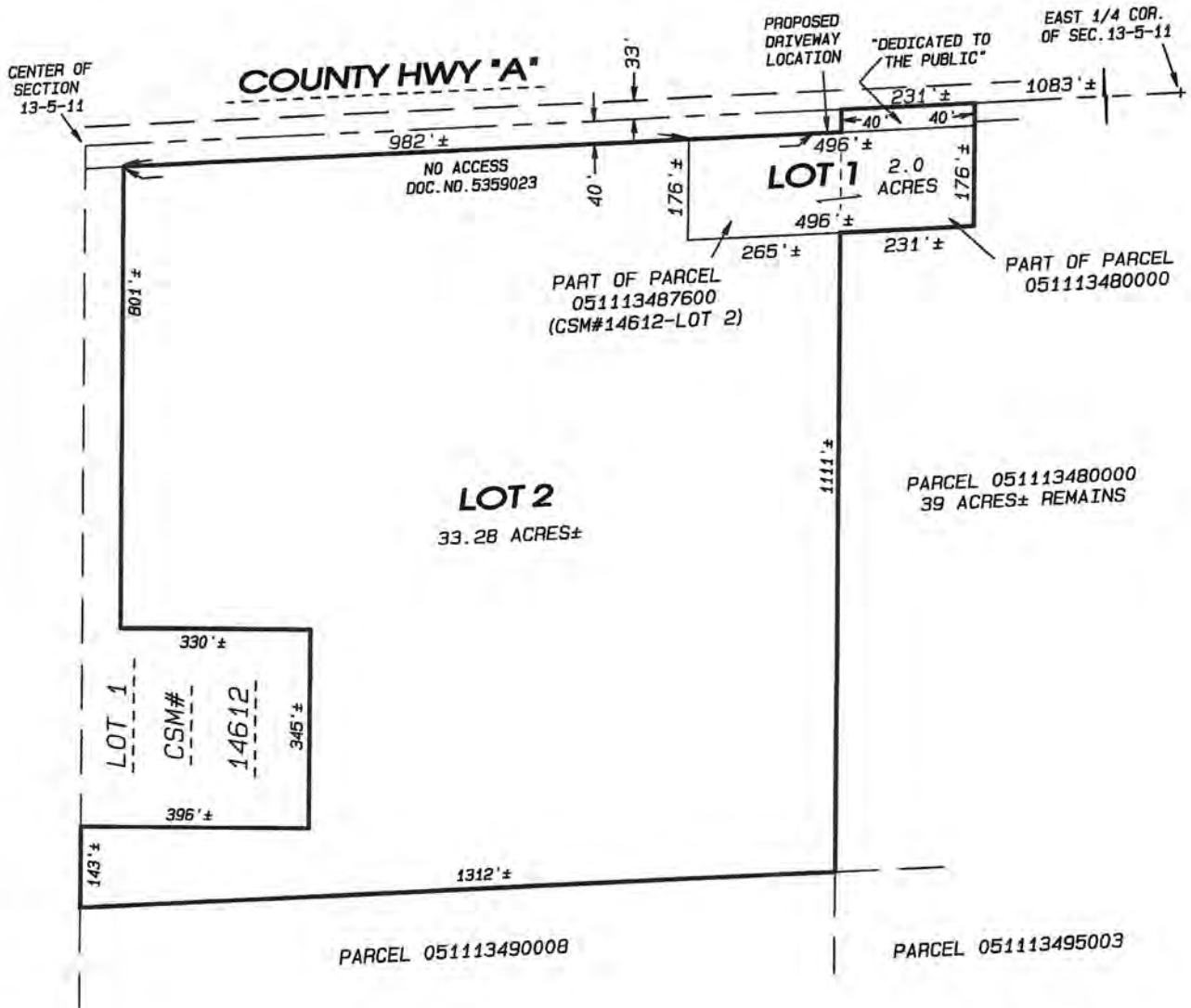
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 David R. Higgins

Date 5/23/2024

PRELIMINARY CERTIFIED SURVEY MAP

LOT 2 OF CERTIFIED SURVEY MAP NO. 14612, RECORDED IN VOLUME 101, PAGES 131 THRU 134 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 5359023 AND LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 13; ALSO PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 13; ALL BEING IN T.5N., R.11E. OF THE 4TH P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.



DATE: 5/9/2024

NOTE: THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 124 - 185 For: SHUMAKER

Combs & ASSOCIATES

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
Janesville, WI 53548
www.combsurvey.com

tel: 608 752-0575
fax: 608 752-0534



- Land Surveying
- Land Planning
- Civil Engineering

DATE: May 23, 2024

TO: Dane County Zoning

RE: Rezoning Description of

Lot 2 of Certified Survey Map No.14612, recorded in V.101, P.131-134 of Certified Survey Maps of Dane County, Wisconsin, as Document No.5359023 and located in the NW. 1/4 of the SE. 1/4 of Section 13; Also, part of the NE. 1/4 of the SE. 1/4 of Section 13; All being in, T.5.N., R.11.E., of the 4th P.M., Town of Dunkirk, Dane County, Wisconsin.

Lot 1: 2.0-acre RR-2 lot

Commencing at the East quarter-corner of said Section 13; thence Westerly along the North line of the SE. 1/4 of said Section, 1,083 feet more or less to a point inside the right-of-way (R.O.W.) of CTH A being the point of beginning for the land to be herein described; thence S.00°14'32"W. 216 feet more or less; thence S.86°53'23"W. 496 feet more or less; thence N.00°14'32"E. 176 feet more or less to a point on the southerly R.O.W. of said CTH A; thence N88°53'23"E. 265 feet more or less along said southerly R.O.W.; thence N.00°14'32"E. 40 feet more or less to a point inside said R.O.W.; thence N.86°53'23"E. 231 feet more or less to the point of beginning.

Lot 2: 33.3-acre FP-1 lot

Commencing at the East quarter-corner of said Section 13; thence Westerly along the North line of the SE. 1/4 of said Section, 1,083 feet more or less to a point inside the right-of-way (R.O.W.) of CTH A; thence S.00°14'32"W. 216 feet more or less; thence S.86°53'23"W. 231 feet more or less being the point of beginning for the land to be herein described; thence S.00°14'32"W. 1111 feet more or less along the east line of said NW.1/4 of the SE.1/4 of said Section 13 to the Southeast corner of said 1/4-1/4 Section; thence S.86°58'43"W. 1312 feet more or less to the Southwest corner of said 1/4-1/4 Section; thence N.00°10'37"E. 143 feet more or less along the West line of said 1/4-1/4 Section to the Southwest corner of Lot 1 of said Certified Survey Map No.14612; thence N.89°49'20"E. 396 feet more or less to the Southeast corner of said Lot 1; thence N.00°10'34"E. 345 feet more or less to the Northeast corner of said Lot 1; thence N.89°49'20"W. 330 feet more or less to the Northwest corner of said Lot 1; thence N.00°10'29"E. 801 feet more or less to a point on the southerly R.O.W. of said CTH A; thence N86°53'23"E. 982 feet more or less along said southerly R.O.W.; thence S.00°14'32"W. 176 feet more or less; thence N.86°53'23"E. 265 feet more or less to the point of beginning.

NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No. 124-185A For: SHUMAKER