

Dane County Rezone Petition

Application Date	Petition Number
07/18/2024	DCPREZ-2024-12089
Public Hearing Date	
09/24/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WENDY OLSON AND ERIC D HALVERSON	PHONE (with Area Code) (608) 358-7821	AGENT NAME MATSON REAL EST. BHHS (TOM MATSON)	PHONE (with Area Code) (608) 695-8700
BILLING ADDRESS (Number & Street) 2759 COUNTY HIGHWAY BN		ADDRESS (Number & Street) 1601 E. MAIN ST. PO BOX 333	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS ols8412@icloud.com		E-MAIL ADDRESS tmatson@matsonhomes.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	
3671 Halverson Rd					
TOWNSHIP DUNN	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-352-8500-1					

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

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

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 RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: DENSITY STUDY NEEDED.
FINAL CSM LOT MUST CONTAIN AT LEAST 2.0 ACRES TO COMPLY WITH RR-2 ZONING REQUIREMENTS.



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:	Wendy Olson & Eric Halverson	Agent Name:	Tom Matson - Matson Real Est. BHHS
Address (Number & Street):	2759 County Hwy BN	Address (Number & Street):	1601 E. Main St., P.O. Box 333
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	Stoughton, WI 53589
Email Address:	ols8412@icloud.com	Email Address:	tmatson@matsonhomes.com
Phone#:	608-358-7821	Phone#:	608-695-8700

PROPERTY INFORMATION			
Township:	Dunn	Parcel Number(s):	028/0610-352-8500-1
Section:	35	Property Address or Location:	3671 Halverson Road, Stoughton, WI

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>

It is the desire of the applicant to retain the cropland and divide the existing dwelling along with 1 outbuilding which is surplus to be sold.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.2
	FP-35	37.8

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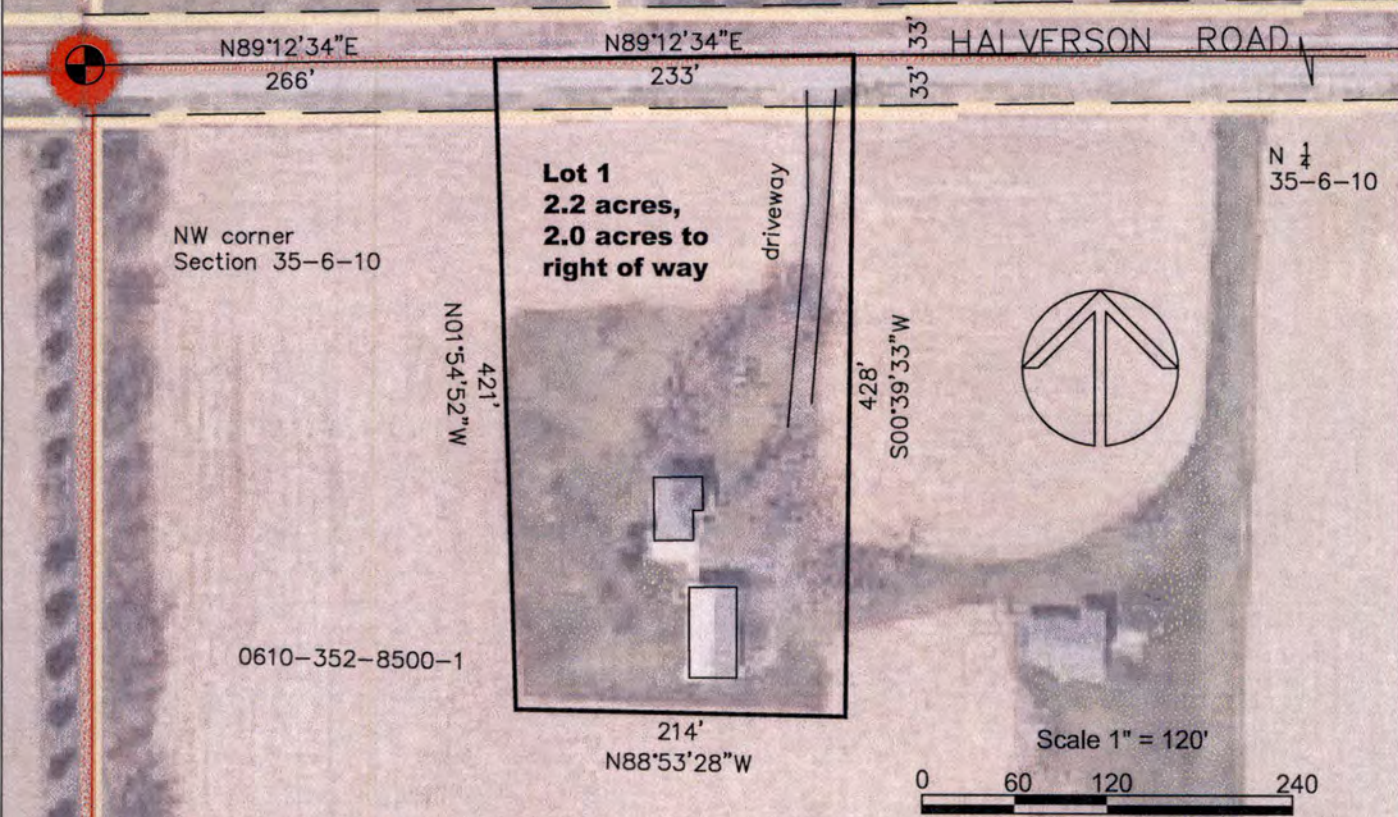
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Date 7/17/20

Preliminary Certified Survey Map

Part of the NW ¼ of the NW ¼ of Section 35, Town 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin,



Prepared for Eric and Wendy Halverson,
2759 CTH BN, Stoughton, WI

Property address is 3671 Halverson Road

Part of the NW ¼ of the NW ¼ of section 35, Town 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, described as follows
Commencing at the Northwest corner of Section 35; thence N89°12'34"E along the North line of the NW ¼, 266 feet to the point of beginning; thence continue N89°12'34"E, 233 feet; thence S0°39'33"W, 428 feet; thence N88°53'28"W, 214 feet; thence N01°54'52"W, 421 feet to the point of beginning.
Containing 2.2 acres more or less, being subject to a right of way for Halverson Road across the Northerly 33 feet thereof.

Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 35, Town 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin, described as follows

Commencing at the Northwest corner of Section 35; thence N89°12'34"E along the North line of the NW $\frac{1}{4}$, 266 feet to the point of beginning; thence continue N89°12'34"E, 233 feet; thence S0°39'33"W, 428 feet; thence N88°53'28"W, 214 feet; thence N01°54'52"W, 421 feet to the point of beginning.

Containing 2.2 acres more or less, being subject to a right of way for Halverson Road across the Northerly 33 feet thereof.



BERKSHIRE HATHAWAY
HomeServices
Matson Real Estate

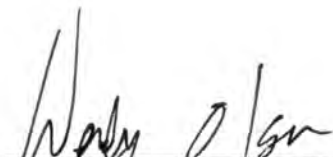
7/17/2024

Town of Dunn
County of Dane

Re: Parcel #028/0610-352-8500-1

To Whom It May Concern:

I do hereby consent to Thomas Matson of Matson Real Estate BHHS representing us for the purpose of dividing the existing dwelling with approximately two acres from the balance of the lands located at 3671 Halverson Road, Stoughton, WI. In addition I also request and authorize him to complete for us any required forms and attend on our behalf meetings to accomplish same as necessary for the Town of Dunn or County of Dane.


Wendy Olson 7/17/2024

Parcel Number - 028/0610-352-8500-1

Current

Parcel Summary

Parcel Map

Municipality Name	TOWN OF DUNN
Parcel Description	SEC 35-6-10 NW1/4 NW1/4 31/452
Owner Names	ERIC D HALVERSON WENDY L OLSON
Primary Address	3671 HALVERSON RD
Billing Address	2759 COUNTY HIGHWAY BN STOUGHTON WI 53589

Municipal Contacts

Municipal Contact Information

For questions or to schedule an appointment contact:

Assessor: ASSOCIATED APPRAISAL CONSULTANTS INC
Phone: 920-749-1995
Email: INFO@APRAZ.COM

Clerk: CATHY HASSLINGER
Phone: 608-838-1081
Email: CHASSLINGER@TOWN.DUNN.WI.US

Treasurer: CATHY HASSLINGER (T.DUNN)
Phone: 608-838-1081
Email: CHASSLINGER@TOWN.DUNN.WI.US

Zoning Administrat...: Dane County Zoning
Phone: 608-266-4266
Email: Zoning@dane.gov

Current Year Assessment

Assessment Year	2024
Valuation Classification	G1 G4
Assessment Acres	40.000
Land Value	\$134,300.00
Improved Value	\$233,400.00
Total Value	\$367,700.00

Open Book/Board Of Review Dates

Open Book

Open Book dates have passed for the year

Start: 05/07/2024 - 04:00 PM
End: 05/07/2024 - 05:00 PM

Board Of Review

Board of Review dates have passed for the year

Start: 05/21/2024 - 04:00 PM
End: 05/21/2024 - 05:00 PM

Zoning Information

Zoning

FP-35

Zoning District Fact Sheets

Current Year Taxes (2023)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$134,300.00	\$233,400.00	\$367,700.00
Taxes:		\$5,036.99
Lottery Credit(-):		\$229.83
First Dollar Credit(-):		\$61.75
Specials(+):		\$181.54
Amount:		\$4,926.95

Districts

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECHNICAL COLLEGE
OTHER DISTRICT	145T	EMS-STOUGHTON
OTHER DISTRICT	145T	FIRE-STOUGHTON

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	06/11/2024	5967335		
TOD	05/13/2011	4763936		
	05/29/1996		031	452