

Dane County Rezone Petition

Application Date	Petition Number
03/25/2026	DCPREZ-2026-12282
Public Hearing Date	
06/23/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TURK LIVING TRUST (C/O ANNA KRAFT, TRUSTEE)	PHONE (with Area Code) (608) 843-1042	AGENT NAME KRISTI LEMANSKI	PHONE (with Area Code) (608) 439-4857
BILLING ADDRESS (Number & Street) 9520 KAHL RD		ADDRESS (Number & Street) 285 S. WINDSTED STREET	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) Spring Green, WI 53588	
E-MAIL ADDRESS		E-MAIL ADDRESS	

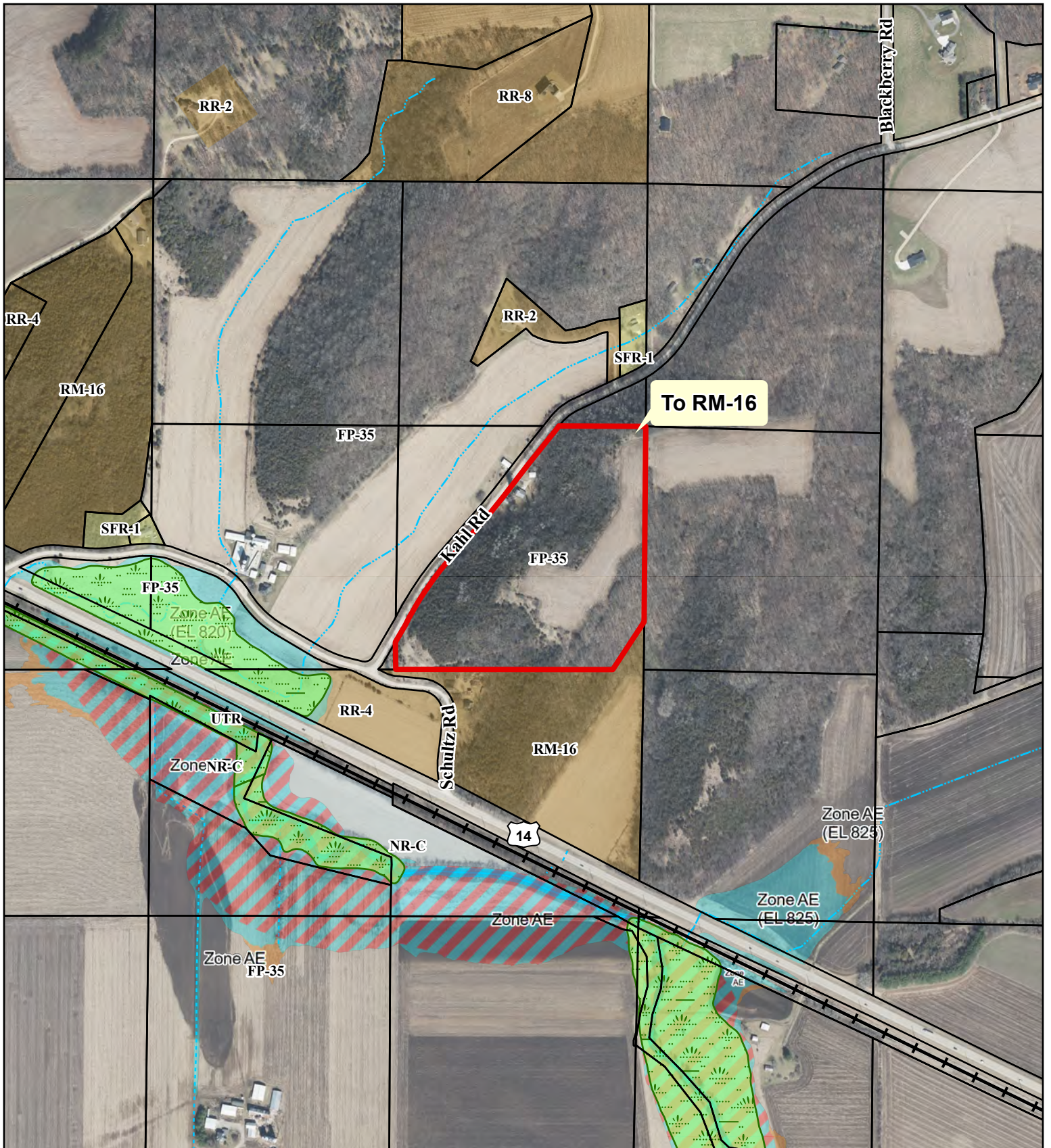
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
9533 Kahl Rd					
TOWNSHIP BLACK EARTH	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-254-9500-3		0806-254-8001-0			

REASON FOR REZONE

SEPARATE EXISTING RESIDENCE FROM THE REST OF THE FARM TO SETTLE AN ESTATE

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	30.86

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) _____
COMMENTS: AN EASEMENT IS REQUIRED FOR THE OFF-SITE WELL AND SEPTIC THAT SERVE THE HOME ACROSS KAHL RD.				PRINT NAME: _____
				DATE: _____

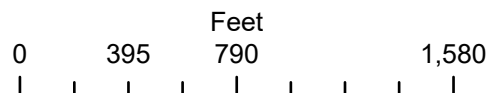


To RM-16

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas

- Zone Type**
- 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard

**PETITION 12282
TURK LIVING TRUST**





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:	Turk Living Trust. Anna Kraft, trustee.	Agent Name:	Kristi Lemanski, Attorney
Address (Number & Street):	9520 Kahl Road	Address (Number & Street):	285 S. Winsted Street
Address (City, State, Zip):	Black Earth, WI 53515 6	Address (City, State, Zip):	Spring Green, WI 53588
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:	Black Earth (T8N)	Parcel Number(s):	006/0806-254-8001-0 and 006/0806-254-9500-3
Section:	25	Property Address or Location:	9533 Kahl Road, Black Earth, WI 53515

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 No

The settlors of the Turk Living Trust have died. Per the terms of the trust, the two land parcels owned by the Trust and listed above are to be conveyed to the settlors' children, Anna Kraft and Carla Sailing. Anna will receive all that part of the parcels lying north and west of Kahl Road, totaling approximately 44 contiguous acres, and Carla will receive all that part of the parcels lying south and east of Kahl Road, totaling approximately 30 acres. The 30 acres south and east of Kahl Road must be rezoned. Both parcels are currently zoned FP-35, and the 30 acres will no longer meet the minimum size requirement of 35 acres. A preliminary CSM has been prepared and is attached. Both parcels are currently used for agricultural purposes. There is a single-family residence on parcel 006/0806-254-9500-3, as well as accessory buildings (e.g., sheds). The parties do not intend to modify the use of either parcel; they are requesting rezoning of the 30-acre lot simply because the division of the parcels, described above, necessitates rezoning of the 30 acres lying south and east of Kahl Road.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RM-16	30.86

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
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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 Anna T. Kraft
as trustee

Date 3/6/26

DANE COUNTY CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SE ¼-SE ¼ AND THE NE ¼-SE ¼ OF SECTION 25, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

CURVE DATA TABLE

CURVE NO	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGT H	TANGENT BEARING	TANGENT BEARING
C-1	1432.39'	297.50'	11°54'00"	N 35°16'17" E	296.96'	N 29°19'17" E	N 41°13'17" E
C-2	2083.48'	220.00'	06°03'00"	N 38°11'47" E	219.90'	N 41°13'17" E	N 35°10'17" E
C-3	650.00'	330.60'	29°08'30"	N 51°19'32" E	327.05'	N 36°45'17" E	N 65°53'17" E
C-4	750.00'	151.13'	11°32'45"	N 60°07'24.5" E	150.88'	N 65°53'17" E	N 54°21'02" E
C-5	1399.39'	290.64'	11°54'00"	N 35°16'17" E	290.12'	N 29°19'17" E	N 41°13'17" E
C-6	2116.48'	223.48'	06°03'00"	N 38°11'47" E	223.38'	N 41°13'17" E	N 35°10'17" E
C-7	617.00'	313.82'	29°08'30"	N 51°19'32" E	310.44'	N 36°45'17" E	N 65°53'17" E
C-8	783.00'	134.20'	09°49'12"	N 60°59'11" E	134.04'	N 65°53'17" E	N 56°04'35" E

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in the Southeast ¼-Southeast ¼ and the Northeast ¼-Southeast ¼ of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Section 25; thence N 89°41'24" W, 167.31 feet along the South line of the SE ¼ of said Section 25 to the point of beginning; thence N 89°41'24" W, 1160.76 feet along the South line of said SE ¼ to the Southwest corner of the SE ¼-SE ¼ of said Section 25; thence N 00°12'26" E, 253.92 feet along the West line of said SE ¼-SE ¼ to a point in the centerline of Kahl Road; thence N 29°19'17" E, 128.44 feet along the centerline of Kahl Road; thence Northeasterly, 297.50 feet along the arc of a curve to the right having a central angle of 11°54'00" and a radius of 1432.39 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 35°16'17" E, 296.96 feet; thence N 41°13'17" E, 366.73 feet along the centerline of Kahl Road; thence Northeasterly, 220.00 feet along the arc of a curve to the left having a central angle of 06°03'00" and a radius of 2083.48 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 38°11'47" E, 219.90 feet; thence N 35°10'17" E, 99.82 feet along the centerline of Kahl Road; thence N 36°45'17" E, 159.92 feet along the centerline of Kahl Road; thence Northeasterly, 330.60 feet along the arc of a curve to the right having a central angle of 29°08'30" and a radius of 650.00 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 51°19'32" E, 327.05 feet; thence N 65°53'47" E, 198.61 feet along the centerline of Kahl Road; thence Northeasterly, 151.13 feet along the arc of a curve to the left having a central angle of 11°32'45" and a radius of 750.00 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 60°07'24.5" E, 150.88 feet; thence S 00°11'38" W, 1376.57 feet along the East line of the SE ¼ of said Section 25; thence S 33°11'26" W, 307.21 feet to the point of beginning, containing 32.35 acres, more or less.

That such certified survey map was completed at the request of Anna Kraft.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Road
Arena, WI 53503
Dated this _____ day of _____, 2026

DANE COUNTY CERTIFIED SURVEY MAP NO. _____
LOCATED IN THE SE ¼-SE ¼ AND THE NE ¼-SE ¼ OF SECTION 25, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK EARTH, DANE COUNTY, WISCONSIN.

DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

Approved for recording by the Dane County Zoning and Land Regulation Committee action of _____, 2026.

Daniel Everson
Authorized Representative

OWNER'S CERTIFICATE:

As Owner's, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as shown on this Certified Survey Map. I also certify that this Certified Survey Map is required by S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Anna Kraft

Personally came before me this _____ day of _____, 2026. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)
County of Dane)

Notary Public
My Commission Expires _____

TOWN OF BLACK EARTH CERTIFICATE:

"Resolved that this Certified Survey Map, which has been duly filed for approval of the Town of Black Earth, Dane County, Wisconsin, be and the same hereby acknowledged and accepted by the Town of Black Earth." We hereby certify that the above is a true and correct copy of a resolution adopted by the Town of Black Earth on this _____ day of _____, 2026.

Stephanie Zwettler, Town Clerk Date

VILLAGE OF BLACK EARTH:

Approved for recording by the Village of Black Earth, dated this _____ day of _____, 2026.

, Village Clerk Date

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 2026 at _____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____ as Certified Survey Map No. _____ and Document Number _____.

Kristi Chlebowski
Register of Deeds

FP-35 to RM-16

A parcel of land located in the Southeast $\frac{1}{4}$ -Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ -Southeast $\frac{1}{4}$ of Section 25, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Section 25; thence N 89°41'24" W, 167.31 feet along the South line of the SE $\frac{1}{4}$ of said Section 25 to the point of beginning; thence N 89°41'24" W, 1160.76 feet along the South line of said SE $\frac{1}{4}$ to the Southwest corner of the SE $\frac{1}{4}$ -SE $\frac{1}{4}$ of said Section 25; thence

N 00°12'26" E, 253.92 feet along the West line of said SE $\frac{1}{4}$ -SE $\frac{1}{4}$ to a point in the centerline of Kahl Road; thence N 29°19'17" E, 128.44 feet along the centerline of Kahl Road; thence Northeasterly, 297.50 feet along the arc of a curve to the right having a central angle of 11°54'00" and a radius of 1432.39 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 35°16'17" E, 296.96 feet; thence N 41°13'17" E, 366.73 feet along the centerline of Kahl Road; thence Northeasterly, 220.00 feet along the arc of a curve to the left having a central angle of 06°03'00" and a radius of 2083.48 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 38°11'47" E, 219.90 feet; thence N 35°10'17" E, 99.82 feet along the centerline of Kahl Road; thence N 36°45'17" E, 159.92 feet along the centerline of Kahl Road; thence Northeasterly, 330.60 feet along the arc of a curve to the right having a central angle of 29°08'30" and a radius of 650.00 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 51°19'32" E, 327.05 feet; thence N 65°53'47" E, 198.61 feet along the centerline of Kahl Road; thence Northeasterly, 151.13 feet along the arc of a curve to the left having a central angle of 11°32'45" and a radius of 750.00 feet, said arc also being the centerline of Kahl Road, the long chord of which bears N 60°07'24.5" E, 150.88 feet; thence S 00°11'38" W, 1376.57 feet along the East line of the SE $\frac{1}{4}$ of said Section 25; thence S 33°11'26" W, 307.21 feet to the point of beginning, containing 32.35 acres, more or less.