

Dane County Rezone Petition

Application Date	Petition Number
09/01/2023	DCPREZ-2023-11983
Public Hearing Date	
11/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TOM WATSON	PHONE (with Area Code) (608) 513-4950	AGENT NAME COMBS & ASSOCIATES, INC.	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 1746 STATE HIGHWAY 73		ADDRESS (Number & Street) 109 W. MILWAUKEE STREET	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS tom@macwatson.net		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	
1746 State Hwy 73					
TOWNSHIP CHRISTIANA	SECTION 34	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-342-9000-2		0612-342-9580-1			

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT (Transfer of development right)




FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RM-8 Rural Mixed-Use District	15.75
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	4.0

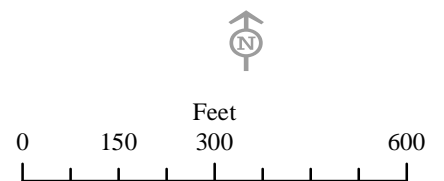
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	--	---	---

COMMENTS: 1. WISDOT HIGHWAY ACCESS APPROVAL SHALL BE OBTAINED PRIOR TO THE NOV 28TH PUBLIC HEARING DATE.
2. THE PROPOSED RR-2 LOT SHALL BE SMALLER THAN 4 ACRES.



REZONE 11983

-  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:		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>
---	---

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.

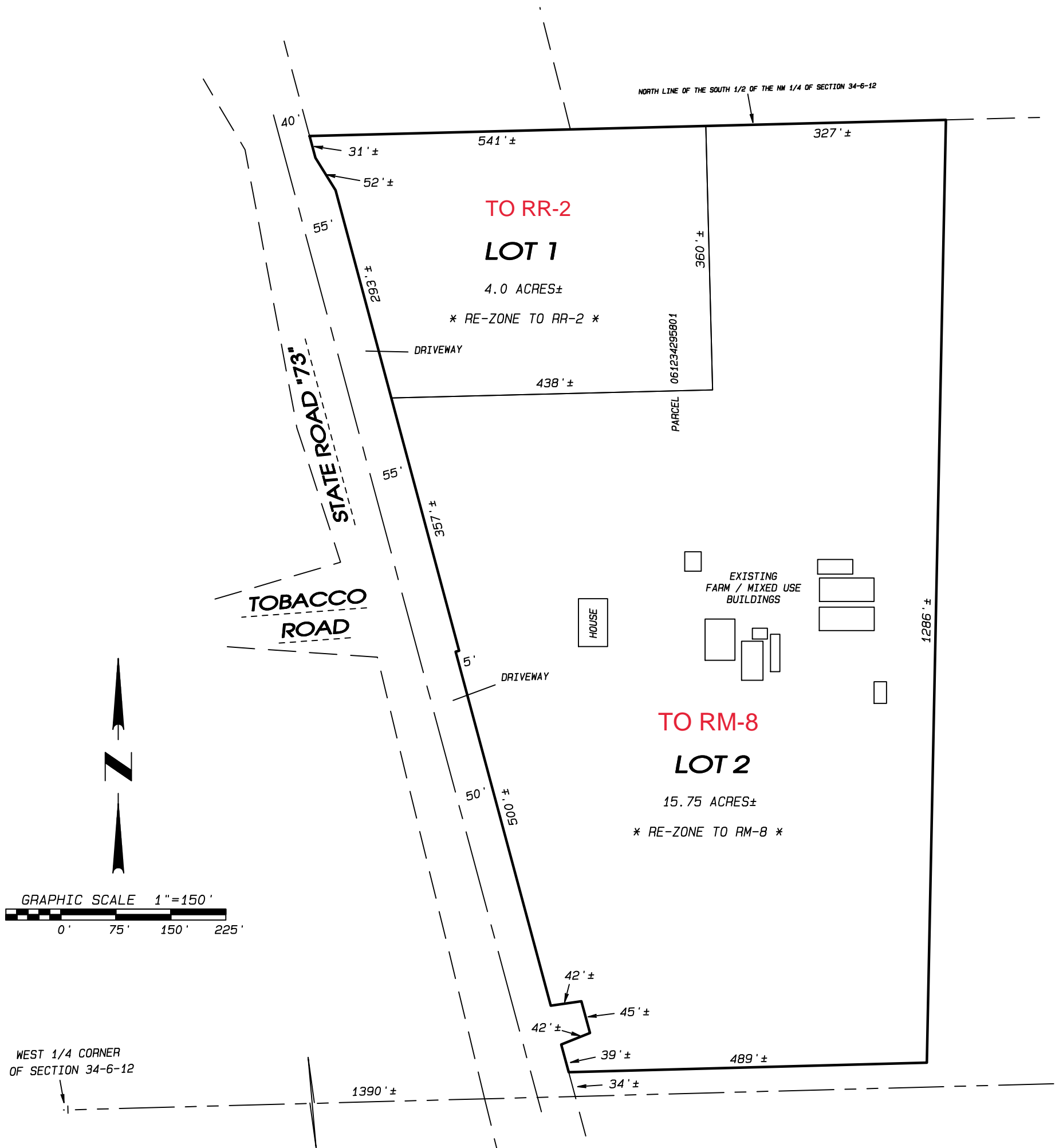
<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff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

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 _____

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34,
T.6N., R.12E. OF THE 4TH P.M., TOWN OF CHRISTIANA, DANE COUNTY, WISCONSIN.



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

NOTE: THE BASIS OF BEARINGS IS ASSUMED.

Project No. 123 - 351 For: WATSON



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

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

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



- Land Surveying
- Land Planning
- Civil Engineering

DATE: August 30, 2023

TO: Dane County Zoning

RE: Rezoning Description of

Part of the SE. 1/4 of the NW. 1/4 and part of the SW. 1/4 of the NW.1/4 of Section 34, T.6N., R.12E., of the 4th P.M., Christiana Township, Dane County, Wisconsin.

Lot 1: 4-acre RR-2 lot

Commencing at the Northwest corner of said Section 34; thence East along the North line of the NW. 1/4 of said Section, 615 feet more or less to the Easterly Right-of-Way (R.O.W.) line of STH 73; thence southeasterly along said Easterly R.O.W. line 1,355 feet more or less to the north line of the south half of said section being the point of beginning for the land to be herein described; thence N.88°32'37"E. along said north line 541 feet more or less; thence S.01°27'23"E. 360 feet more or less; thence S.88°32'37"W. 438 feet more or less to said Easterly R.O.W.; thence N.15°02'04"W. along said R.O.W. 293 feet more or less; thence N.31°44'08"W. along said R.O.W. 52 feet more or less; thence N.15°02'11"W. along said R.O.W. 31 feet more or less to the place of beginning.

Lot 2: 15.75-acre RM-8 lot

Commencing at the Northwest corner of said Section 34; thence East along the North line of the NW. 1/4 of said Section, 615 feet more or less to the Easterly Right-of-Way (R.O.W.) line of STH 73; thence southeasterly along said Easterly R.O.W. line 1,355 feet more or less to the north line of the south half of said section; thence N.88°32'37"E. along said north line 541 feet more or less being the point of beginning for the land to be herein described; thence N.88°32'37"E. along said north line 327 feet more or less; thence S.01°09'23"W. 1,286 feet more or less; thence S.88°28'25"W. 489 feet more or less to said Easterly R.O.W.; thence N.15°02'11"W. along said R.O.W. 39 feet more or less; thence N.68°10'29"E along said R.O.W. 42 feet more or less; thence N.15°02'11"W. along said R.O.W. 45 feet more or less; thence S.81°45'09"W. along said R.O.W. 42 feet more or less; thence N.15°02'20"W. along said R.O.W. 500 feet more or less; thence N.74°57'49"E. along said R.O.W. 5 feet more or less; thence N.01°02'04"W. along said R.O.W. 357 feet more or less; thence N.88°32'37"E. 438 feet more or less; thence N.01°27'23"W. to said north line of the south half of said section to the place of beginning.

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

Project No. 123-351A For: WATSON

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

Applicant: Madison Audubon Society

Town	Christiana	A-1EX Adoption	7/19/1979	Orig Farm Owner	Gunnulson
Section:	26, 34, 35	Density Number	35	Original Farm Acres	314.16
Density Study Date	5/8/2018	Original Splits	8.98	Available Density Unit(s)	8



Reasons/Notes:

The original Gunnulson farm was eligible for a total of 9 splits based on 315 gross contiguous acres owned as of 5/3/79. One prior split taken per CSM 8397. Property remains eligible for 8 splits. Separation of farm residence does not count as a split.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
061235299305	3.08	CLIFF ENGLERTH & REBECCA WHITE	08397
061235295318	33.69	DAVID GUNNULSON	
061235285007	40.29	DAVID GUNNULSON	
061235281903	18.52	DAVID GUNNULSON	
061234195008	40.4	DAVID GUNNULSON	
061234190003	4.81	DAVID GUNNULSON	
061234185000	39.98	DAVID GUNNULSON	
061234180005	40.88	DAVID GUNNULSON	
061226390553	32.35	DAVID GUNNULSON	
061234295007	24.44	DAVID G GUNNULSON	

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

061234190209	34.74	DAVID G GUNNULSON
061226390213	1	EAST KOSHKONONG LUTHERAN CHURCH