

Dane County Rezone Petition

Application Date	Petition Number
03/17/2021	DCPREZ-2021-11694
Public Hearing Date	
05/25/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VERMONT ACRES LLC (Karen & Aaron Carlock)	PHONE (with Area Code) (773) 682-8599	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4374 STATE HIGHWAY 78		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS karen.carlock@gmail.com		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

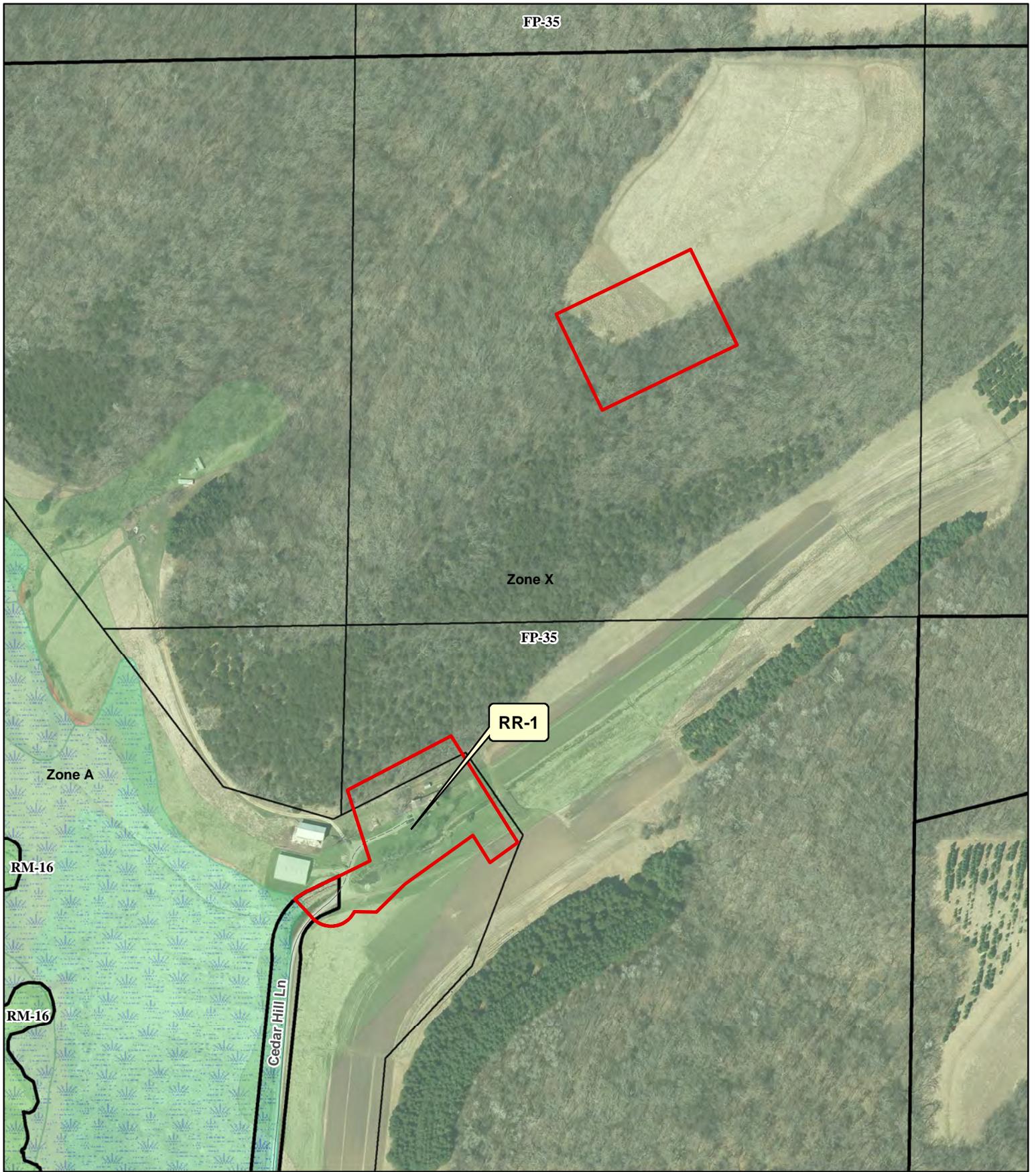
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
4710 Cedar Hill Road					
TOWNSHIP VERMONT	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-052-9300-0		0706-052-9501-0, 0706-052-8000-6			

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM THE FARMLAND AND CREATING A 2-ACRE RESIDENTIAL ZONING BOUNDARY ON THE 206-ACRE PROPERTY

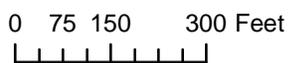
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	2.0
FP-35 Farmland Preservation District	RR-1 Rural Residential District	2.0

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11694
VERMONT ACRES LLC



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:	Karen & Aaron Carlock	Agent Name:	Williamson Surveying and Assoc. LLC
Address (Number & Street):	4374 State Highway "78"	Address (Number & Street):	104 A. West Main Street
Address (City, State, Zip):	Black Earth, WI 53515	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	karen.carlock@gmail.com	Email Address:	chris@williamsonsurveying.com
Phone#:	1-773-682-8599	Phone#:	1-608-255-5705

PROPERTY INFORMATION			
Township:	Vermont	Parcel Number(s):	060/0706-052-9501-0, 060/0706-052-9300-0, and 060/0706-0
Section:	5	Property Address or Location:	4710 Cedar Hill Lane, Black Earth, WI 53515

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>	
<p>The Carlock's are dividing up the original house from the rest of the property and are planning on building a house on the northern side of the property.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-1	2.29 INCL. R/W - 2.00 EXCL. R/W
FP-35	RR-1	2.00

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 _____

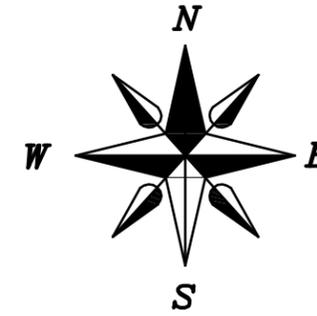
Date

3-15-2011

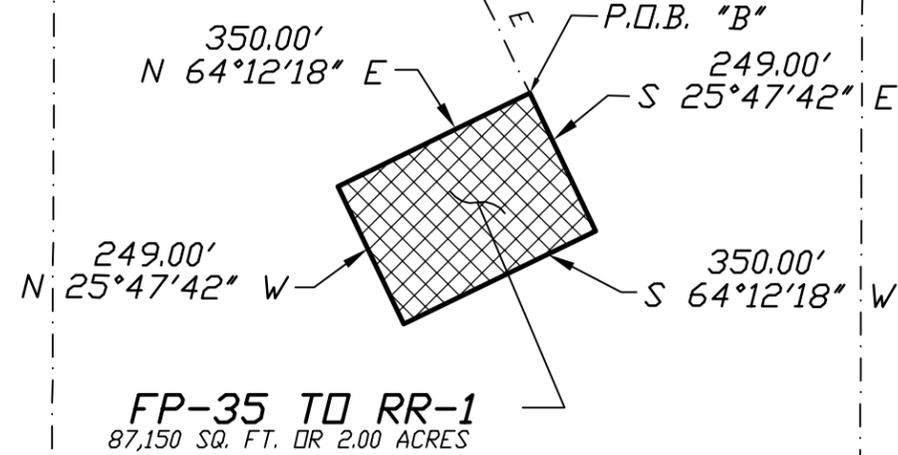
NORTHWEST CORNER
SECTION 5 T7N R6E
FD. 1" REBAR

NORTH 1/4 CORNER
SECTION 5 T7N R6E
FD. 1" IRON PIPE

TOTAL SECTION LINE N 89°56'28" W 2,651.82'
1,874.20' 777.62'



WCCS-DANE ZONE
SCALE 1" = 300'

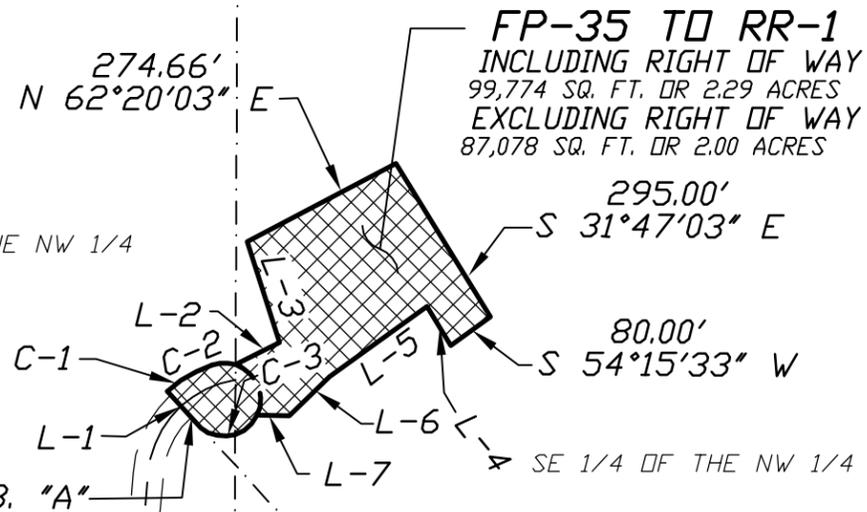


NW 1/4 OF THE NW 1/4

NE 1/4 OF THE NW 1/4

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 42°44'00" W	66.00'
L-2	N 63°35'01" E	81.10'
L-3	N 17°45'00" W	173.89'
L-4	N 31°51'34" W	75.00'
L-5	S 54°15'33" W	196.76'
L-6	S 45°49'20" W	92.00'
L-7	N 89°20'40" W	52.68'



SW 1/4 OF THE NW 1/4

SE 1/4 OF THE NW 1/4

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	202.07'	N 59°25'50" E 85.15'	85.80'	24°19'40"
C-2	60.00'	N 89°19'21" E 38.73'	39.44'	37°39'28"
C-3	60.00'	S 84°51'51" W 103.05'	123.95'	118°21'42"

WEST 1/4 CORNER
SECTION 5 T7N R6E
FD. 1 1/4" IRON PIPE

1,836.85' 3,483.69'
TOTAL SECTION LINE S 89°37'48" E 5,320.54'

EAST 1/4 CORNER
SECTION 5 T7N R6E
FD. 1 1/4" REBAR

REZONE MAP

LOCATED IN PART OF THE SOUTHWEST, SOUTHEAST, AND NORTHEAST 1/4'S OF THE
NORTHWEST 1/4 OF SECTION 5, T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

DATE	REVISION DATE	CHECK BY	N.T.P.
MARCH 15, 2021			
SCALE:	1" = 300'	DRAWING NO.:	21W-24
DRAWN BY:	NEIL BORTZ	SHEET:	1 OF 1



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

FP-35 TO RR-1

A parcel of land located in part of the Southwest and Southeast 1/4's of the Northwest 1/4 of Section 5, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 5, thence S 89°37'48" E along the south line of the said Northwest 1/4, 1836.85 feet; thence N 42°44'00" W, 846.66 feet to the east right-of-way of Cedar Hill Lane and to the point of beginning (P.O.B. "A").

Thence continue N 42°44'00" W, 66.00 feet to the west right-of-way of said Cedar Hill Lane; thence along said west right-of-way for the next 2 courses on an arc of a curve concaved southeasterly having a radius of 202.07 feet and a long chord bearing and distance of N 59°25'50" E, 85.15 feet; thence along an arc of a curve concaved southerly having a radius of 60.00 feet and a long chord bearing and distance of N 89°19'21" E, 38.73 feet; thence N 63°35'01" E, 81.10 feet; thence N 17°45'00" W, 173.89 feet; thence N 62°20'03" E, 274.66 feet; thence S 31°47'03" E, 295.00 feet; thence S 54°15'33" W, 80.00 feet; thence N 31°51'34" W, 75.00 feet; thence S 54°15'33" W, 196.76 feet; thence S 45°49'20" W, 92.00 feet; thence N 89°20'40" W, 52.68 feet to the said east right-of-way of Cedar Hill Lane; thence along said east right-of-way along an arc of a curve concaved northerly having a radius of 60.00 feet and a long chord bearing and distance of S 84°51'51" W, 103.05' feet to the point of beginning. This parcel contains 99,774 sq. ft. or 2.29 acres thereof.

FP-35 TO RR-1

A parcel of land located in part of the Northeast 1/4 of the Northwest 1/4 of Section 5, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 5; thence N 89°56'28" W along the north line of the said Northwest 1/4, 777.62 feet; thence S 25°47'42" E, 530.36 feet to the point of beginning (P.O.B. "B").

Thence continue S 25°47'42" E, 249.00 feet; thence S 64°12'18" W, 350.00 feet; thence N 25°47'42" W, 249.00 feet; thence N 64°12'18" E, 350.00 feet to the point of beginning. This parcel contains 87,150 sq. ft. or 2.00 acres thereof.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest and Southeast 1/4's of the Northwest 1/4 of Section 5, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

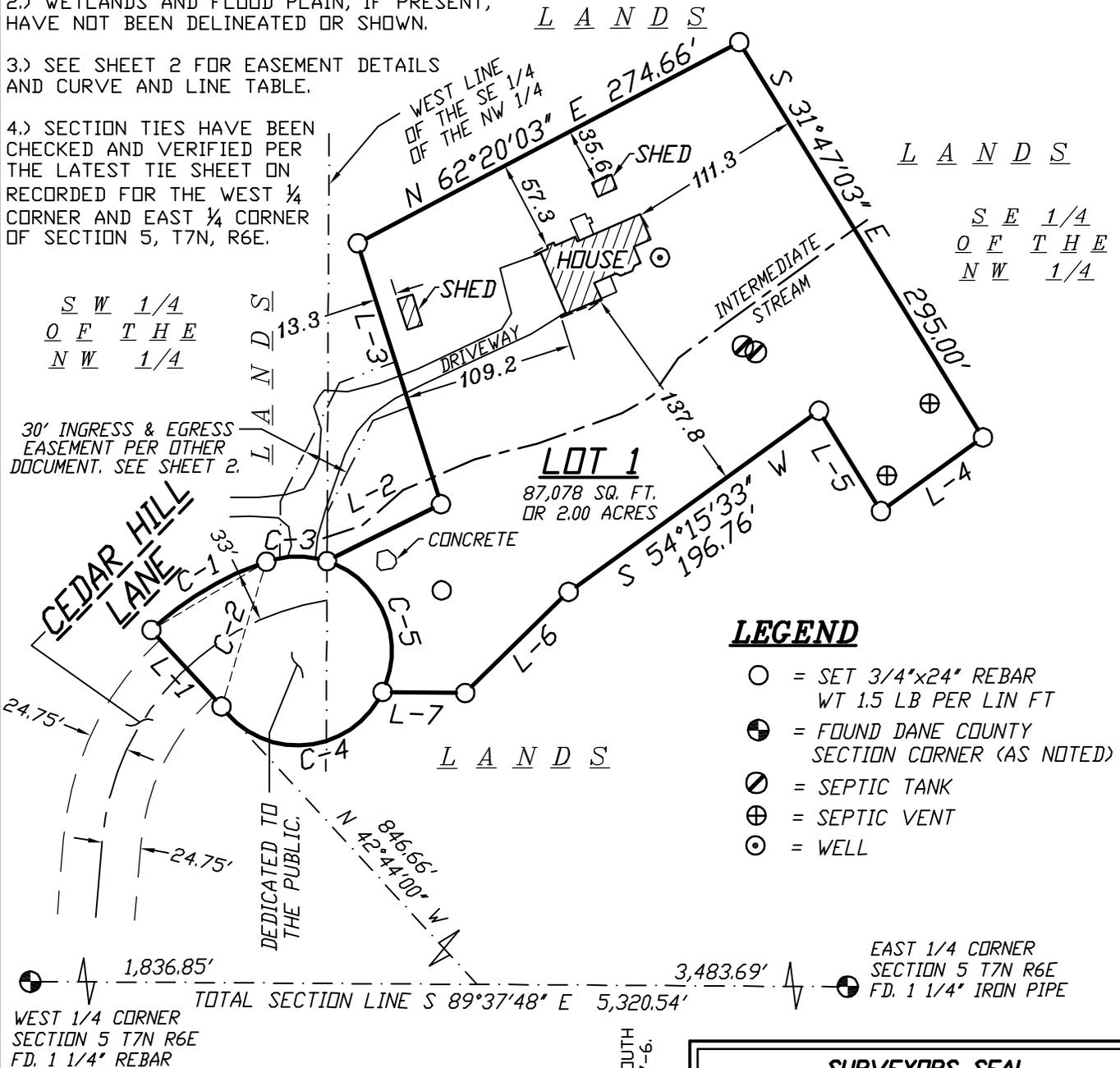
NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.

3.) SEE SHEET 2 FOR EASEMENT DETAILS AND CURVE AND LINE TABLE.

4.) SECTION TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORDED FOR THE WEST 1/4 CORNER AND EAST 1/4 CORNER OF SECTION 5, T7N, R6E.



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- ⊗ = SEPTIC TANK
- ⊕ = SEPTIC VENT
- ⊙ = WELL

SURVEYORS SEAL

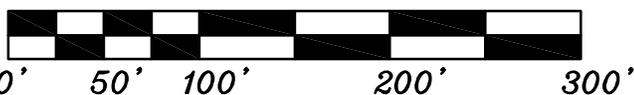
DATE: 3-15-21
DATE: 3-10-21

21W-24

PREPARED FOR:

KAREN & AARON CARLOCK
4374 S.T.H. 78
BLACK EARTH, WI 53515

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

WCCS-DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 5-7-6. LINE TO BEAR S 89°37'48" E



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest and Southeast 1/4's of the Northwest 1/4 of Section 5, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA	TANGENT BEARING
C-1	202.07'	N 59°25'50" E 85.15'	85.80'	24°19'40"	IN-N 47°16'00" E OUT-N 71°35'40" E
C-2	60.00'	S 17°16'10" W 96.12'	265.52'	253°33'05"	IN-N 70°29'37" E
C-3	60.00'	N 89°19'21" E 38.73'	39.44'	37°39'28"	
C-4	60.00'	S 84°51'51" W 103.05'	123.95'	118°21'42"	
C-5	60.00'	N 23°04'57" W 90.24'	102.13'	97°31'55"	
C-6	60.00'	S 86°21'07" E 30.05'	30.38'	29°00'24"	

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 42°44'00" W	66.00'
L-2	N 63°35'01" E	81.10'
L-3	N 17°45'00" W	173.89'
L-4	S 54°15'33" W	80.00'
L-5	N 31°51'34" W	75.00'
L-6	S 45°49'20" W	92.00'
L-7	N 89°20'40" W	52.68'
L-8	N 00°16'08" E	66.83'
L-9	N 00°16'08" E	30.79'
L-10	N 26°37'04" E	65.32'
L-11	N 69°23'37" E	25.00'
L-12	S 69°23'37" W	38.25'
L-13	S 26°37'04" W	84.10'
L-14	S 00°16'08" W	36.04'

