

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/13/2022	DCPREZ-2022-11840
<b>Public Hearing Date</b>	
06/28/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FRENCHTOWN FARMS LLC	PHONE (with Area Code) (608) 843-2419	AGENT NAME ED SHORT	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) W4537 ARGUE RD		ADDRESS (Number & Street) □	
(City, State, Zip) NEW GLARUS, WI 53574		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS exeterdesign@yahoo.com	

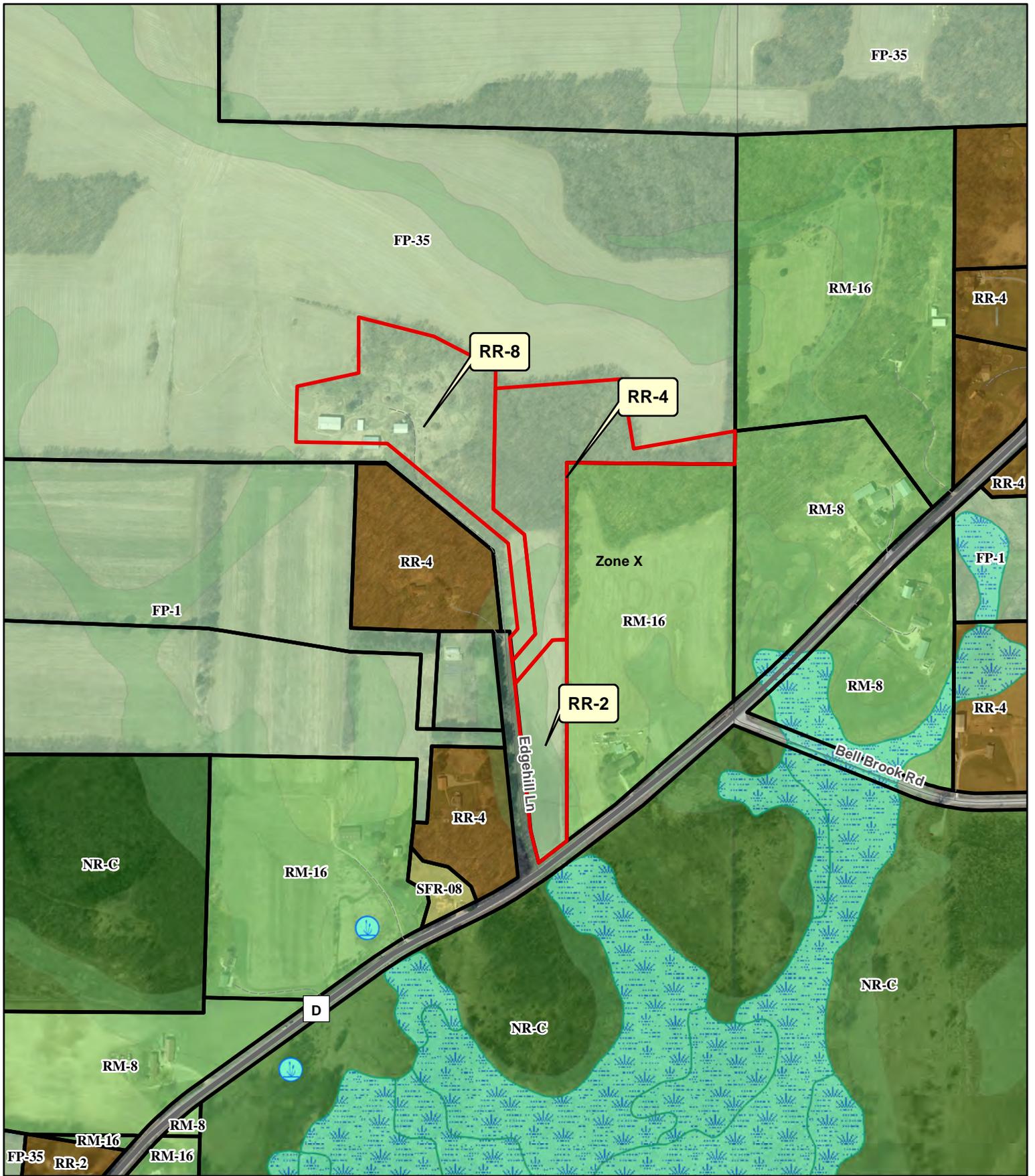
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
530 Edgehill Lane					
TOWNSHIP MONTROSE	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-251-8500-0		0508-251-9000-3		0508-251-8000-5	

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM THE FARMLAND AND CREATING 2 RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.6
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7.7
FP-35 Farmland Preservation District	RR-8 Rural Residential District	8.9

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

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



0 125 250 500 Feet



Petition 11840  
**FRENCHTOWN FARMS**  
 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	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
<b>Property Owner Name:</b>	Frenchtown Farms, LLC	<b>Agent Name:</b>	Ed Short
<b>Address (Number &amp; Street):</b>	W4537 Argue Rd	<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	New Glarus, WI 53574	<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>		<b>Email Address:</b>	exeterdesign@yahoo.com
<b>Phone#:</b>	608-843-2419	<b>Phone#:</b>	608-712-1040

PROPERTY INFORMATION			
<b>Township:</b>	Montrose	<b>Parcel Number(s):</b>	0508-251-9000-3    8000-5    8500-0    8000-4    9500-8
<b>Section:</b>	25	<b>Property Address or Location:</b>	Along East side Edgehill Road and westerly

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/></p>

Creation of 3 residential lots off farm. Two of the proposed lots will have a Shared Driveway agreement with Frenchtown Farms, LLC..

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2, RR-4 & RR-8	2.6, 7.7 & 8.9= 19.2 acres total

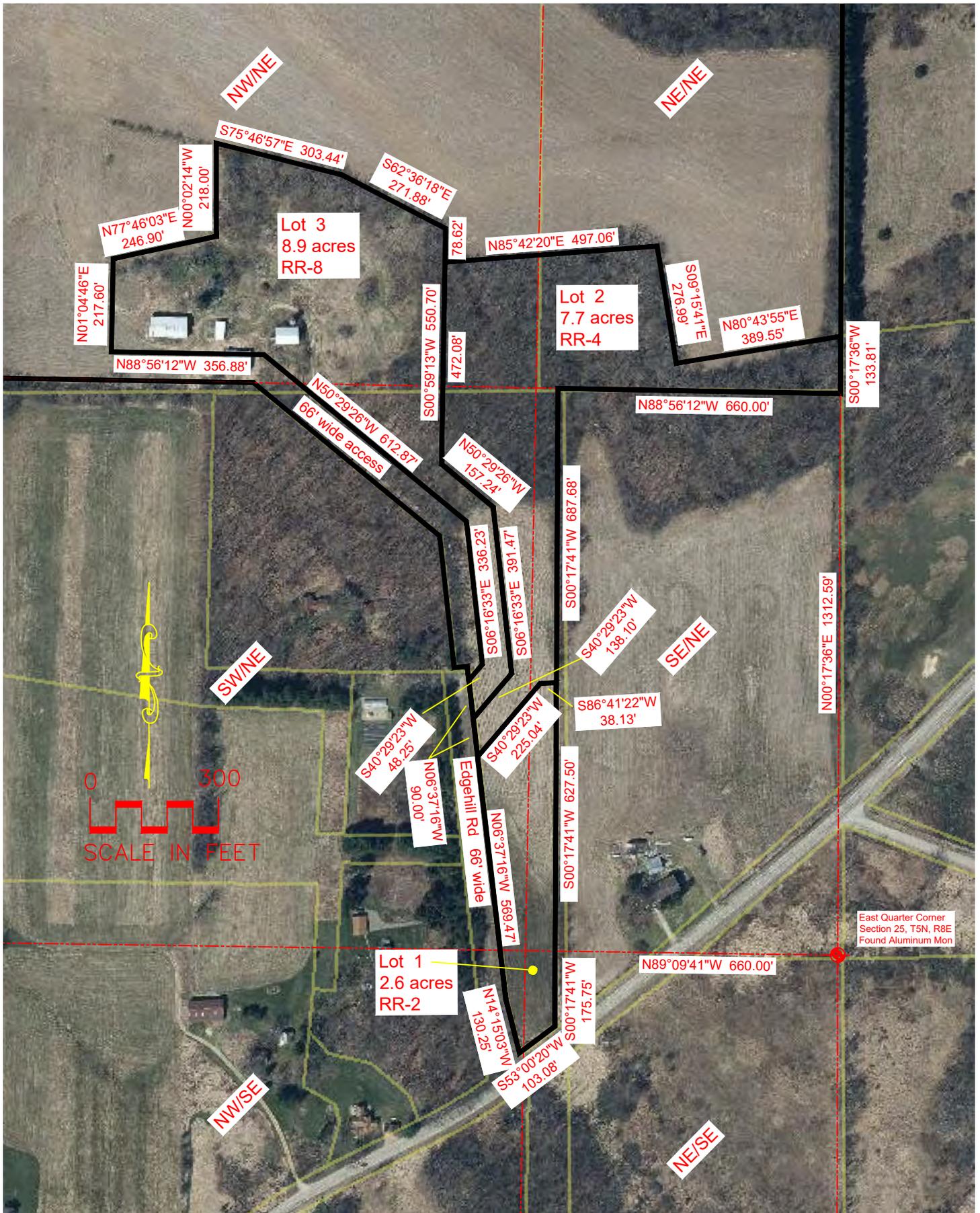
**Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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 ( <b>non-refundable</b> ), 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 \_\_\_\_\_



Rezoning of 3 Proposed Lots in Section 25,  
Town of Montrose  
Frenchtown Farms, LLC

Lot 1 (FP-35 to RR-2)

Part of the SW1/4 of the NE1/4, Part of the Fractional SE1/4 of the NE1/4, Part of the NW1/4 of the SE1/4 and Part of the Fractional NE1/4 of the SE1/4, Section 25, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 25; Thence along the South line of the NE1/4, N89°09'41"W, 660.0 feet to a point known as the Point of Beginning; Thence S00°17'41"W, 175.75 feet to the north Right of Way of County Highway D; Thence along said Right of Way, S53°00'20"W, 103.08 feet to the East Right of Way of Edgehill Road; Thence along said Right of Way, N14°15'03"W, 130.25 feet; Thence continuing along said Right of Way, N06°37'16"W, 569.47 feet; Thence N40°29'22"E, 225.04 feet; Thence N86°41'22"E, 38.13 feet; thence S00°17'41"W, 627.50 feet to the Point of Beginning. Said Parcel contains 2.6 acres.

Lot 2 (FP-35 to RR-4) (Shared Driveway agreement with Frenchtown Farms)

Part of NW1/4 of the NE1/4, Part of the Fractional NE1/4 of the NE1/4, Part of the SW1/4 of the NE1/4 and Part of the Fractional SE1/4 of the NE1/4, Section 25, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 25; Thence along the East line of the NE1/4, N00°17'36"E, 1312.59 feet to a point known as the Point of Beginning; Thence along the North line of the Fractional SE1/4 of the NE1/4, N88°56'12"W, 660.0 feet; Thence S00°17'41"W, 687.68 feet; Thence S86°41'22"W, 38.13 feet; Thence S40°29'23"W, 225.04 feet to the East Right of Way of Edgehill Road; Thence along said Right of Way, N06°37'16"W, 90.00 feet; Thence N40°29'23"E, 138.10 feet; Thence N06°16'33"W, 391.47 feet; Thence N50°29'26"W, 157.24 feet; Thence N00°59'13"E, 472.08 feet; Thence N85°42'20"E, 497.06 feet; Thence S09°15'41"E, 276.99 feet; Thence N80°43'55"E, 389.55 feet to the East line of the NE1/4; Thence along said East line, S00°17'36"W, 133.81 feet to the Point of Beginning. Said parcel contains 7.7 acres.

Lot 3 (FP-35 to RR-8) (Shared Driveway agreement with Frenchtown Farms)

Part of NW1/4 of the NE1/4 and Part of the SW1/4 of the NE1/4, Section 25, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the East Quarter Corner of said Section 25; Thence along the East line of the NE1/4, N00°17'36"E, 1312.59 feet; N00°17'36"E, 133.81 feet; Thence S80°43'55"W, 389.55 feet; Thence N09°15'41"W, 276.99 feet; Thence S85°42'20"W, 497.06 feet to a point known as the Point of Beginning; Thence S00°59'13"W, 472.08 feet; Thence S50°29'26"E, 157.24 feet; Thence S06°16'33"E, 391.47 feet; Thence S40°29'33"W, 138.10 feet to the East Right of Way of Edgehill Road; Thence along said Right of Way, N06°37'16"W, 90.00 feet; Thence S40°29'23"E, 48.25 feet; Thence N06°16'33"W, 336.23 feet; Thence N50°29'26"W, 612.87 feet; Thence N88°56'12"W, 356.88 feet; Thence N01°04'46"E, 217.60 feet; Thence N77°46'03"E, 246.90 feet; Thence N00°02'14"W, 218.00 feet; Thence S75°46'57"E, 303.44 feet; Thence S62°36'18"E, 271.88 feet; Thence S00°59'13"W, 78.62 feet to the Point of Beginning. Said parcel contains 8.9 acres.