

Dane County Rezone Petition

Application Date	Petition Number
07/15/2022	DCPREZ-2022-11878
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JERI LAWRENZ	PHONE (with Area Code) (608) 592-7490	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7202 BLACK HILL ROAD		ADDRESS (Number & Street) 104A W. MAIN STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS chris@williamsonsurveying.com	

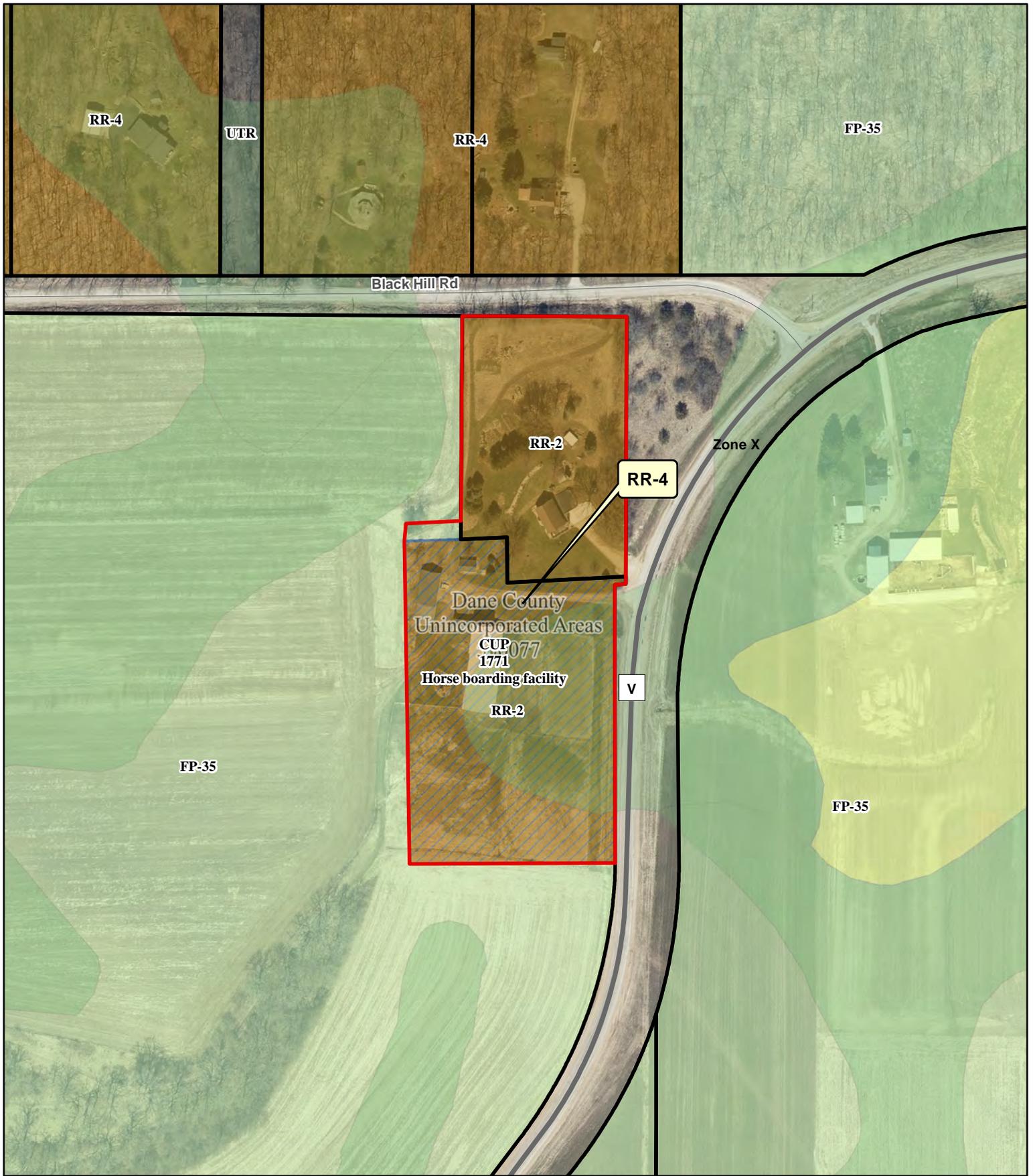
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7192 County Highway V					
TOWNSHIP DANE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-211-8501-9		0908-211-8540-2			

REASON FOR REZONE

CONSOLIDATING RESIDENTIAL LOTS INTO ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-4 Rural Residential District	6.43
FP-35 Farmland Preservation District	RR-4 Rural Residential District	0.05

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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Legend

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



0 50 100 200 Feet



Petition 11878
JERI LAWRENZ

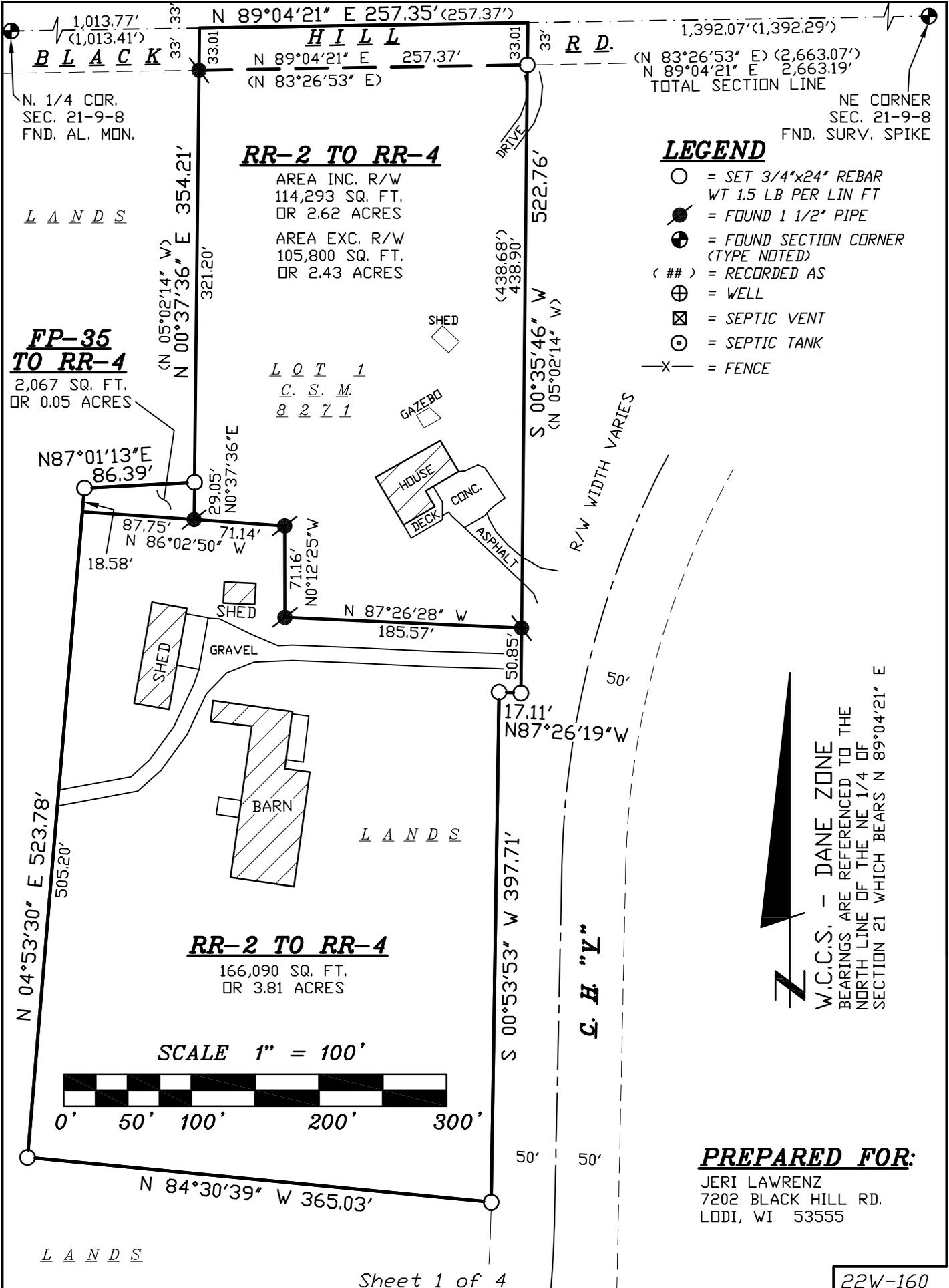


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NW 1/4 of the NE 1/4 of Section 21, T9N, R8E, Town of Dane,
Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map 8271,
Vol. 44, Pages 280-281, Doc. No. 2778968



NE CORNER
SEC. 21-9-8
FND. SURV. SPIKE

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 1 1/2" PIPE
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS
- ⊕ = WELL
- ⊗ = SEPTIC VENT
- ⊙ = SEPTIC TANK
- X- = FENCE

W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE NE 1/4 OF
SECTION 21 WHICH BEARS N 89°04'21" E

PREPARED FOR:
JERI LAWRENZ
7202 BLACK HILL RD.
LODI, WI 53555

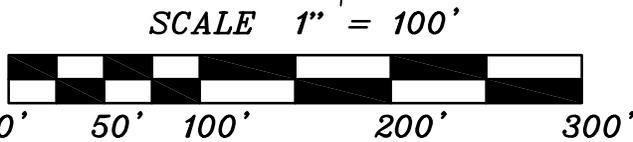
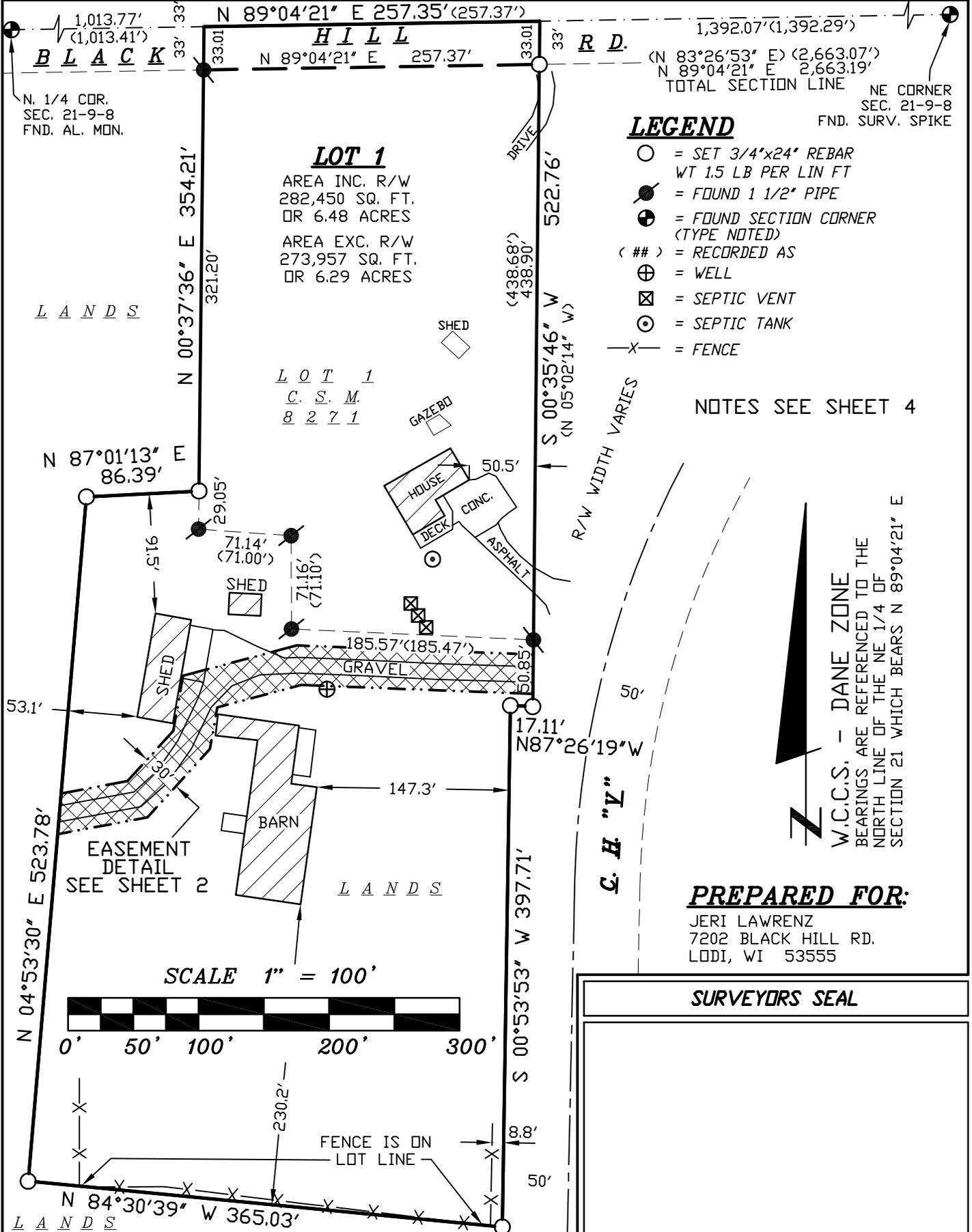


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
Sheet 1 of 4



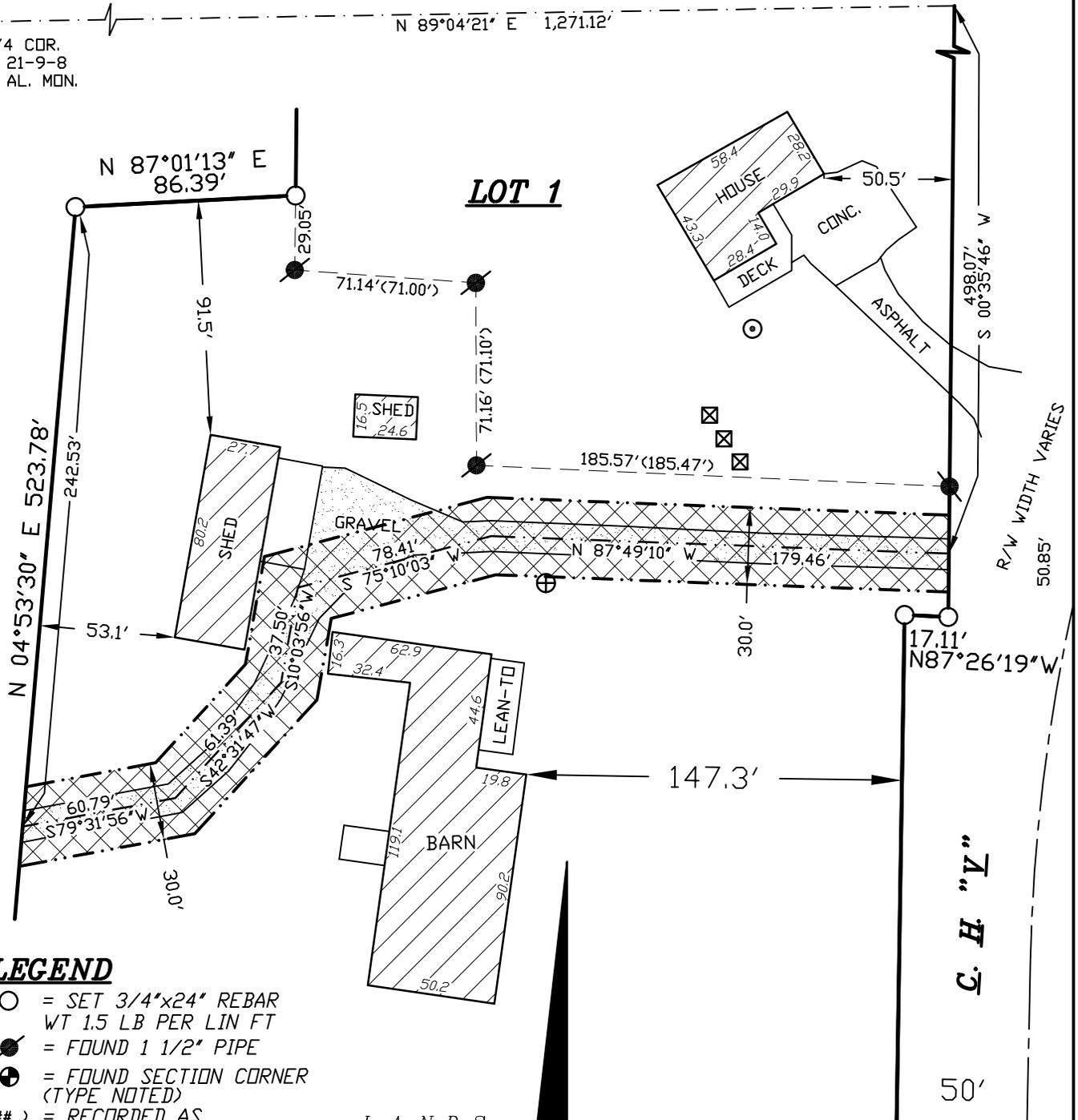
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N. 1/4 COR.
SEC. 21-9-8
FND. AL. MON.

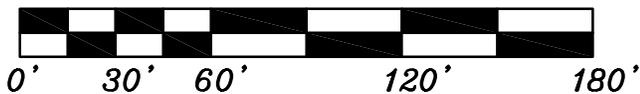


LEGEND

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(TYPE NOTED)
- (##) = RECORDED AS
- ⊕ = WELL
- ⊠ = SEPTIC VENT
- ⊙ = SEPTIC TANK

L A N D S

SCALE 1" = 60'



SURVEYORS SEAL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

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Vol. 44, Pages 280-281, Doc. No. 2778968

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of NW 1/4 of the NE 1/4 of Section 21, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map 8271, Vol. 44, Pages 280-281, Doc. No. 2778968, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 21; thence N 89°04'21" E along the north line of the NE 1/4 of said Section 21 and also the road centerline of Black Hill Road, 1,013.77 feet to the point of beginning.

Thence N 89°04'21" E along said north line, 257.35 feet to the westerly right of way line of County Highway "V"; thence along said westerly right of way line for the next 3 courses; thence S 00°35'46" W, 522.76 feet; thence N 87°26'19" W, 17.11 feet; thence S 00°53'53" W, 397.71 feet; thence N 84°30'39" W, 365.03 feet; thence N 04°53'30" E, 523.78 feet; thence N 87°01'13" E, 86.39 feet; thence N 00°37'36" E, 354.21 feet to the point of beginning. The above described parcel contains 282,450 square feet or 6.48 acres and is subject to a 33.0 foot wide right of way over the northerly part thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

Lawrenz Revocable Living Trust
Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____

the above named _____ to me
known to be the person who executed the foregoing
instrument and acknowledge the same.

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Sheet 3 of 4

SURVEYORS SEAL

22W-160



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

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Vol. 44, Pages 280-281, Doc. No. 2778968

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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 4.) ALL SECTION CORNER TIES FOR THE NORTH 1/4 CORNER AND THE NE CORNER OF SECTION 21 WERE FOUND AND VERIFIED ACCORDING TO THE MOST RECENT SECTION CORNER TIE SHEETS ON RECORD.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dane on this _____day of _____, 20__.

Angie Volkman
Town Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

REZONE DESCRIPTION

FP-35 TO RR-4

A Parcel of land located in the NW 1/4 of the NE 1/4 of Section 21, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows.

Commencing at the North 1/4 Corner of said Section 21; thence N 89°04'21" E along the north line of the NE 1/4 of said Section 21 and also the road centerline of Black Hill Road, 1,013.77; thence S 00°37'36" W, 354.21 feet to the point of beginning.

Thence continuing S 00°37'36" W, 29.05 feet; thence N 86°02'50" W, 87.75 feet; thence N 04°53'30" E, 18.58 feet; thence N 87°01'13" E, 86.39 feet to the point of beginning. The above described parcel contains 2,067 square feet or 0.05 acre.

REZONE DESCRIPTION

RR-2 TO RR-4

NORTH PORTION

A Parcel of land located in the NW 1/4 of the NE 1/4 of Section 21, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including all of Lot 1, Certified Survey Map 8271, Vol. 44, Pages 280-281, Doc. No. 2778968. More particularly described as follows.

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Thence N 89°04'21" E along said north line, 257.35 feet to the westerly right of way line of County Highway "V"; thence S 00°35'46" W, along said westerly right of way, 471.91 feet; thence N 87°26'28" W, 185.57 feet; thence N 00°12'25" W, 71.16 feet; thence N 86°02'50" W, 71.14 feet; thence N 00°37'36" E, 383.26 feet to the point of beginning. EXCEPT the northerly 33.00 feet of this described parcel being the right of way for Black Hill Road. The above described parcel contains 105,800 square feet or 2.43 acres.

REZONE DESCRIPTION

RR-2 TO RR-4

SOUTH PORTION

A Parcel of land located in the NW 1/4 of the NE 1/4 of Section 21, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows.

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Thence S 86°02'50" E, 71.14 feet; thence S 00°12'25" E, 71.16 feet; thence S 87°26'28" E, 185.57 feet to the westerly right of way of County Highway "V"; thence along said westerly right of way for the next 3 courses; thence S 00°35'46" W, 50.85 feet; thence N 87°26'19" W, 17.11 feet; thence S 00°53'53" W, 397.71 feet; thence N 84°30'39" W, 365.03 feet; thence N 04°53'30" E, 505.20 feet; thence S 86°02'50" E, 87.75 feet to the point of beginning. The above described parcel contains 166,090 square feet or 3.81 acres.