

Dane County Rezone Petition

Application Date	Petition Number
01/12/2023	DCPREZ-2023-11928
Public Hearing Date	
03/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOUGLAS AND VICTORIA STATZ	PHONE (with Area Code) (608) 635-5607	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 7437 STATE HIGHWAY 113		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS danfire1@live.com		E-MAIL ADDRESS noa@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	
7437 State Hwy 113					
TOWNSHIP DANE	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-151-8502-0					

REASON FOR REZONE

CREATING A RESIDENTIAL LOT FOR THE EXISTING RESIDENCE AND CREATING AN AGRICULTURAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District	RM-8 Rural Mixed-Use District	11.02
RM-16 Rural Mixed-Use District	FP-1 Farmland Preservation District	17.35

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: THE AGRICULTURAL LOT WILL NEED A LAND DIVISION WAIVER REGARDING LOT FRONTAGE REQUIREMENTS.



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:	Doug and Victoria Statz	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	7437 STH 113,	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Lodi, WI 53555	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	danefire1@live.com	Email Address:	noa@williamsonsurveying.com
Phone#:	608-635-5607	Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	0908-151-8502-0
Section:	15	Property Address or Location:	7437 STH 113

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>
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Doug and Victoria Statz would like to separate the farm field from the woods and buildings. This field parcel was added to their property by CSM# 9841 and they would like to return it to the original configuration on CSM 7707. The intent is to sell this back to the adjoining farmer. This parcel would be designated as unbuildable and a deed restriction could be recorded with the final CSM. The parcel being sold will be attached with other lands that have vehicular access and a variance from the 66 foot of road access will be requested.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	FP-1	17.35
	RM-8	11.02

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 _____ Date _____



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

Located in the NW 1/4 and NE 1/4 of the NE 1/4 of Section 15, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including a portion of Lot 1, Certified Survey Map No. 9841, Vol. 57, Pages 85-87, Doc. No. 3258039.

PREPARED FOR:

DOUG & VICTORIA STATZ
7437 S.H. "113"
LODI, WI 53555

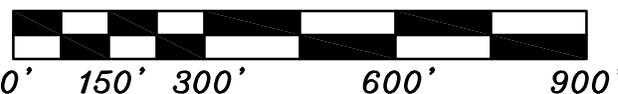
LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" PIPE
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE NE 1/4 OF SECTION
15 WHICH BEARS N 89°01'36" E



SCALE 1" = 300'

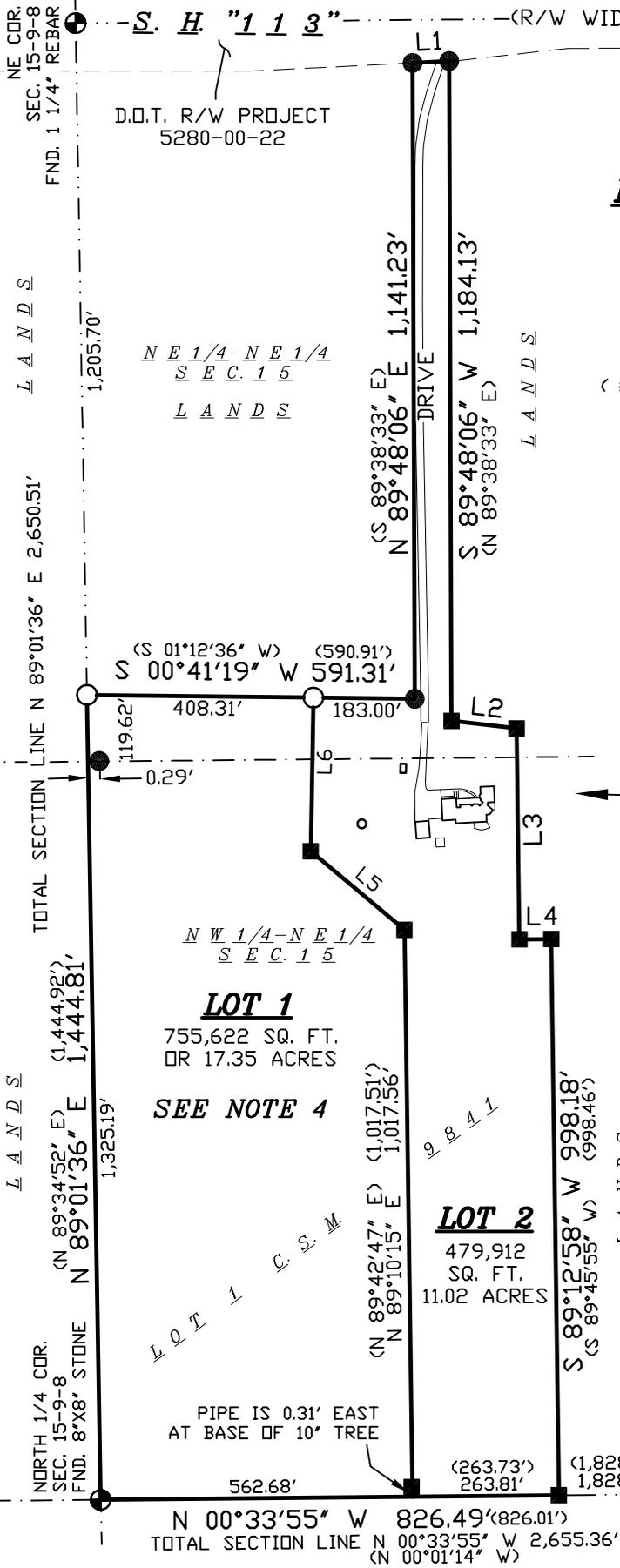


NOTES AND BUILDING DETAIL
ARE ON SHEET 2

LINE TABLE:

LINE #	BEARING	DISTANCE
L1	S 02°52'48" E	66.07'
L2	S 06°33'45" W (S 07°03'44" W)	118.09' (118.17')
L3	S 89°13'29" W (S 89°45'54" W)	378.66' (378.69')
L4	S 00°25'58" E (S 00°03'30" W)	57.49' (57.37')
L5	N 39°49'41" E (N 40°21'20" E)	219.97' (219.92')
L6	S 89°00'55" E (S 88°27'47" E)	275.84' (276.26')

SURVEYORS SEAL



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

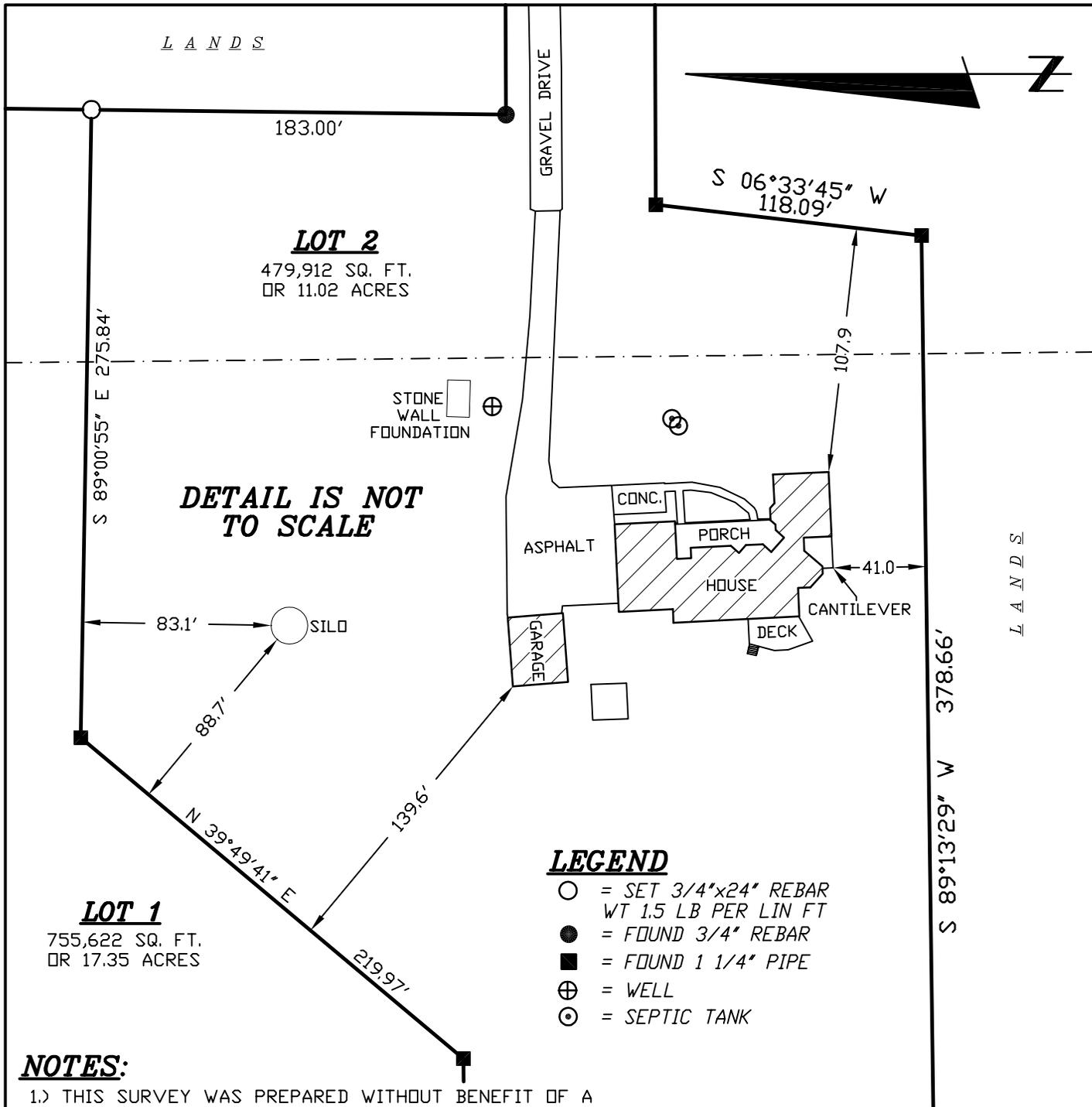


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DETAIL IS NOT TO SCALE

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1 1/4" PIPE
- ⊕ = WELL
- ⊙ = SEPTIC TANK

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.) THE SECTION CORNER TIES FOR THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 15, T9N, R8E, WERE CHECKED AND VERIFIED TO THE MOST RECENT SECTION CORNER TIE SHEET OF RECORD.
- 4.) LOT 1 OF THIS CSM IS NOT A BUILDABLE PARCEL AND IS BEING SOLD TO AN ADJACENT LAND OWNER WITH ACCESS TO TO STATE HIGHWAY 113. APPLICATION LD ----- WAS APPROVED BY ZLR COMMITTEE ON ----- TO ALLOW LOT 1 TO BE CREATED WITHOUT FRONTAGE SLONG A PUBLIC STREET.

SURVEYORS SEAL





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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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 the NW 1/4 and NE 1/4 of the NE 1/4 of Section 15, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including a portion of Lot 1, Certified Survey Map No. 9841, Vol. 57, Pages 85-87, Doc. No. 3258039, more particularly described as follows:

Beginning at the North 1/4 Corner of said Section 15; thence N 89°01'36" E along the north line of the NE 1/4 of said Section 15, 1,444.81 feet; thence S 00°41'19" W, 591.31 feet; thence N 89°48'06" E, 1,141.23 feet to the west right of way line of State Highway "113"; thence S 02°52'48" E along said west right of way line, 66.07 feet; thence S 89°48'06" W, 1,184.13 feet; thence S 06°33'45" W, 118.09 feet; thence S 89°13'29" W, 378.66 feet; thence S 00°25'58" E, 57.49 feet; thence S 89°12'58" W, 998.18 feet to the west line of the NE 1/4 of said Section 15; thence N 00°33'55" W along said west line, 826.49 feet to the point of beginning. The above described parcel contains 1,235,534 square feet or 28.36 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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____.

Douglas M. Statz

Victoria S. Statz

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Douglas M. and Victoria S. Statz to me known to be the persons who executed the foregoing instrument and acknowledge the same.

SURVEYORS SEAL

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
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TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dane on this _____ day of _____, 2023.

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

RM-16 TO FP-1

A parcel of land located in the NW 1/4 and NE 1/4 of the NE 1/4 of Section 15, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including a portion of Lot 1, Certified Survey Map No. 9841, Vol. 57, Pages 85-87, Doc. No. 3258039, more particularly described as follows:

Beginning at the North 1/4 Corner of said Section 15; thence N 89°01'36" E along the north line of the NE ¼ of said Section 15, 1,444.81 feet; thence S 00°41'19" W, 408.31 feet; thence N 89°00'55" W, 275.84 feet; thence S 39°49'41" W, 219.97 feet; thence S 89°10'15" W, 1,017.56 feet to the west line of the NE ¼ of said Section 15; thence N 00°33'55" W along said west line, 826.49 feet to the point of beginning. The above described parcel contains 755,622 square feet or 17.35 acres.

REZONE DESCRIPTION

RM-16 TO RM-8

A parcel of land located in the NW 1/4 and NE 1/4 of the NE 1/4 of Section 15, T9N, R8E, Town of Dane, Dane County, Wisconsin. Including a portion of Lot 1, Certified Survey Map No. 9841, Vol. 57, Pages 85-87, Doc. No. 3258039, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 15; thence S 00°33'55" E along the west line of the NE ¼ of said Section 15, 562.68 feet to the point of beginning.

Thence N 89°10'15" E, 1,017.56 feet; thence N 39°49'41" E, 219.97 feet; thence S 89°00'55" E, 275.84 feet; thence S 00°41'19" W, 183.00 feet; thence N 89°48'06" E, 1,141.23 feet to the west right of way line of State Highway "113"; thence S 02°52'48" E along said west right of way line, 66.07 feet; thence S 89°48'06" W, 1,184.13 feet; thence S 06°33'45" W, 118.09 feet; thence S 89°13'29" W, 378.66 feet; thence S 00°25'58" E, 57.49 feet; thence S 89°12'58" W, 998.18 feet to the west line of the NE ¼ of said Section 15; thence N 00°33'55" W along said west line, 263.81 feet to the point of beginning. The above described parcel contains 479,912 square feet or 11.02 acres.