

Dane County Rezone Petition

Application Date	Petition Number
08/09/2021	DCPREZ-2021-11752
Public Hearing Date	
10/26/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME GALAROWICZ REV LIVING TR, HELEN J	PHONE (with Area Code) (608) 770-9162	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3779A GALA WAY		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS robertwillie13@yahoo.com		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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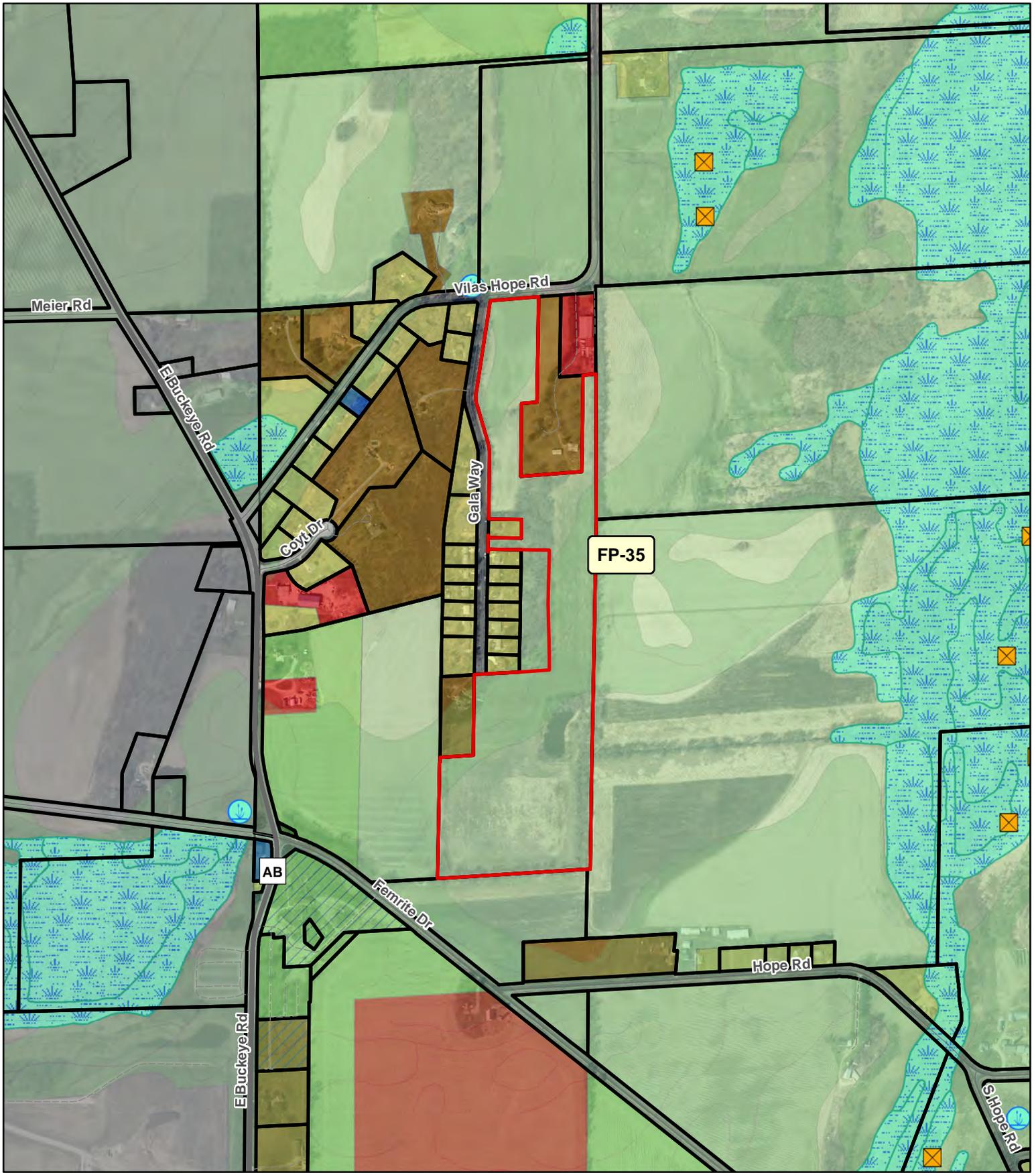
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 3779 Gala Way					
TOWNSHIP COTTAGE GROVE	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-192-9550-9		0711-193-8000-5 , 0711-193-8320-0		0711-193-9550-8	

REASON FOR REZONE

CREATING TWO AGRICULTURAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	37.93

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input 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** Class 1
-  Class 2



0 255 510 1,020 Feet


Petition 11752
**GALAROWICZ REV
 LIVING TR, HELEN J**



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:	Helen Galarowicz Trust	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	3779A Gala Wy	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Cottage Grove, WI 53527	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	robertwillie13@yahoo.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-770-9162	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township:	cottage grove
Parcel Number(s):	071119-395008, 383200, 380005, 295509
Section:	19
Property Address or Location:	SE of the NW & SE &NE of the SW

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>

THE HELEN J GALAROWICZ TRUST IS LOOKING TO SEPERATE AND SELL SOME OF THE LAND THEY OWN. KAREN EHLENFELDT CURRENTLY OWNS THE HOME AT 3779 GALA WAY WHICH IS CURRENTLY LOCATED ON AN RR-2 ZONED PIECE (PROPOSED LOT 1) AND SHE WANTS TO KEEP THIS AND SOME OF THE LAND TO THE SOUTH AND EAST OF THIS LOT (PROPOSED LOT 2, 19.41 ACRES). THE TRUST WANTS TO SELL THE PORTION OF LAND TO THE NORTH THAT CONNECTS TO VILAS HOPE RD (PROPOSED LOT 3, 18.00 ACRES).

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	37.93

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 checked="" 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 8-9-2021

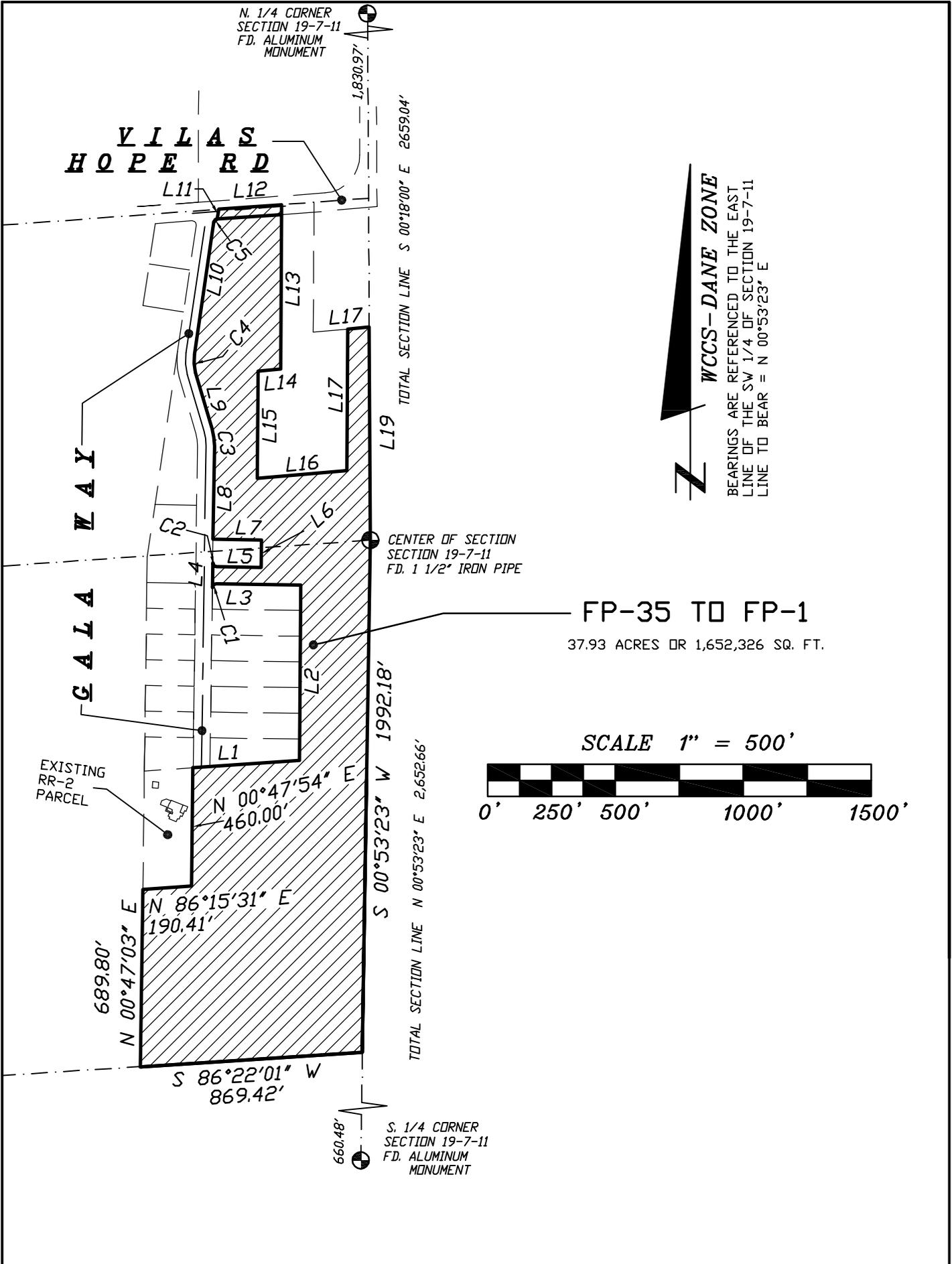


REZONE MAP

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 the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.





REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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Located in the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

CURVE TABLE:

C#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA	TANGENT BEARING
C1	15.00'	(S 47°40'48" W 21.21') S 45°30'32" W 21.26'	23.63'	(90°00'00") 90°16'06"	N 00°22'28" E S 89°21'25" E
C2	15.00'	(S 42°15'12" E 21.24') S 44°05'44" E 21.02'	23.29'	88°57'52"	S 00°23'12" W S 88°34'40" E
C3	233.00'	(N 05°54'31" W 69.59') N 08°06'40" W 69.72'	69.98'	(17°10'38") 17°12'15"	N 00°29'37" E N 16°42'58" W
C4	167.00'	(N 02°05'11" W 71.76') N 03°41'37" W 72.04'	72.61'	(24°49'18") 24°54'38"	S 08°45'42" W N 16°08'56" W
C5	15.00'	(N 48°48'44" E) N 46°56'24" E 18.67'	20.15'	(76°58'32") 76°58'24"	S 85°25'37" W N 08°27'12" E

LINE TABLE:

L#	BEARING	DIST.
L1	(N 88°06'12" E) N 86°08'36" E	417.72'
L2	N 00°20'50" E	683.10'
L3	(N 87°19'12" W) N 89°08'10" W	330.00'
L4	(N 02°47'54" E) N 00°47'54" E	96.00'
L5	(S 87°19'12" E) S 89°08'10" E	(174.53') 174.54'
L6	(N 02°40'48" E) N 00°31'51" E	(107.00') 106.69'
L7	(N 87°19'12" W) N 89°14'22" W	(189.31') 188.88'
L8	(N 02°04'48" E) N 00°47'45" E	361.65'
L9	(N 14°29'50" W) N 16°19'58" W	(227.86') 227.04'
L10	(N 10°19'28" E) N 08°26'21" E	517.82'
L11	N 08°26'21" E	37.85'
L12	N 85°49'08" E	246.64'
L13	(S 01°34'39" W) S 00°17'44" W	(633.09') 639.70'
L14	(S 86°19'59" W) S 84°56'46" W	(89.42') 89.36'
L15	(S 01°34'39" W) S 00°18'06" W	(417.00') 417.06'
L16	(N 86°19'59" E) N 85°03'07" E	(350.56') 350.62'
L17	(N 01°34'39" E) N 00°16'24" E	(550.09') 550.38'
L18	N 84°57'09" E	85.05'
L19	S 00°18'00" E	828.07'

FP-35 TO FP-1

A parcel of land being part the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 19; thence N 00°53'23" E along the east line of the Southwest 1/4, 660.48 feet to the point of beginning.

Thence S 86°22'01" W, 869.42 feet; thence N 00°47'03" E, 689.80 feet; thence N 86°15'31" E, 190.41 feet; thence N 00°47'54" E, 460.00 feet; N 86°08'36" E 417.72 feet; thence N 00°20'50" E, 683.10 feet; N 89°08'10" W, 330.00 feet; thence along an arc of a curve concaved southeasterly having a radius of 15.00 feet and a long chord bearing and distance of S 45°30'32" W, 21.26 feet to the east right-of-way of Gala Way; thence N 00°47'54" E along said east right-of-way, 96.00 feet; thence along an arc of a curve concaved northeasterly having a radius of 15.00 feet and a long chord bearing and distance of S 44°05'44" E, 21.02 feet; thence S 89°08'10" E, 174.54 feet; thence N 00°31'51" E, 106.69 feet; thence N 89°14'22" W, 188.88 feet to the said east line right-of-way of Gala Way; thence along said east right-of-way for the next 6 courses N 00°47'54" E, 361.65 feet; thence along an arc of a curve concaved westerly having a radius of 233.00 feet and a long chord bearing and distance of N 08°06'40" W, 69.72 feet; thence N 16°19'58" W, 227.04 feet; thence along an arc of a curve concaved northeasterly having a radius of 167.00 feet and a long chord bearing and distance of N 03°41'37" W, 72.04 feet; thence N 08°26'21" E, 517.82 feet; thence along an arc of a curve concaved southeasterly having a radius of 15.00 feet and a long chord bearing and distance of N 46°56'24" E, 18.67 feet to the southerly right of way of Vilas Hope Road; thence N 08°26'21" E, 37.85 feet to the north line of the SE 1/4 of the NW 1/4 of Section 19; thence N 85°49'08" E along said north line, 246.64 feet; thence S 00°17'44" W, 639.70 feet; thence S 84°56'46" W, 89.36 feet; thence S 00°18'06" W, 417.06 feet; thence N 85°03'07" E, 350.62 feet; thence N 00°16'24" E, 550.38 feet; thence N 84°57'09" E, 85.05 feet to the east line of the said SE 1/4 of the NW 1/4; thence S 00°18'00" E along the said east line, 828.07 feet to the center of said Section 19; thence S 00°53'23" W along the east line of said Southeast 1/4 1,992.18 feet point of beginning. This parcel contains 1,652,326 sq. ft. or 37.93 acres.

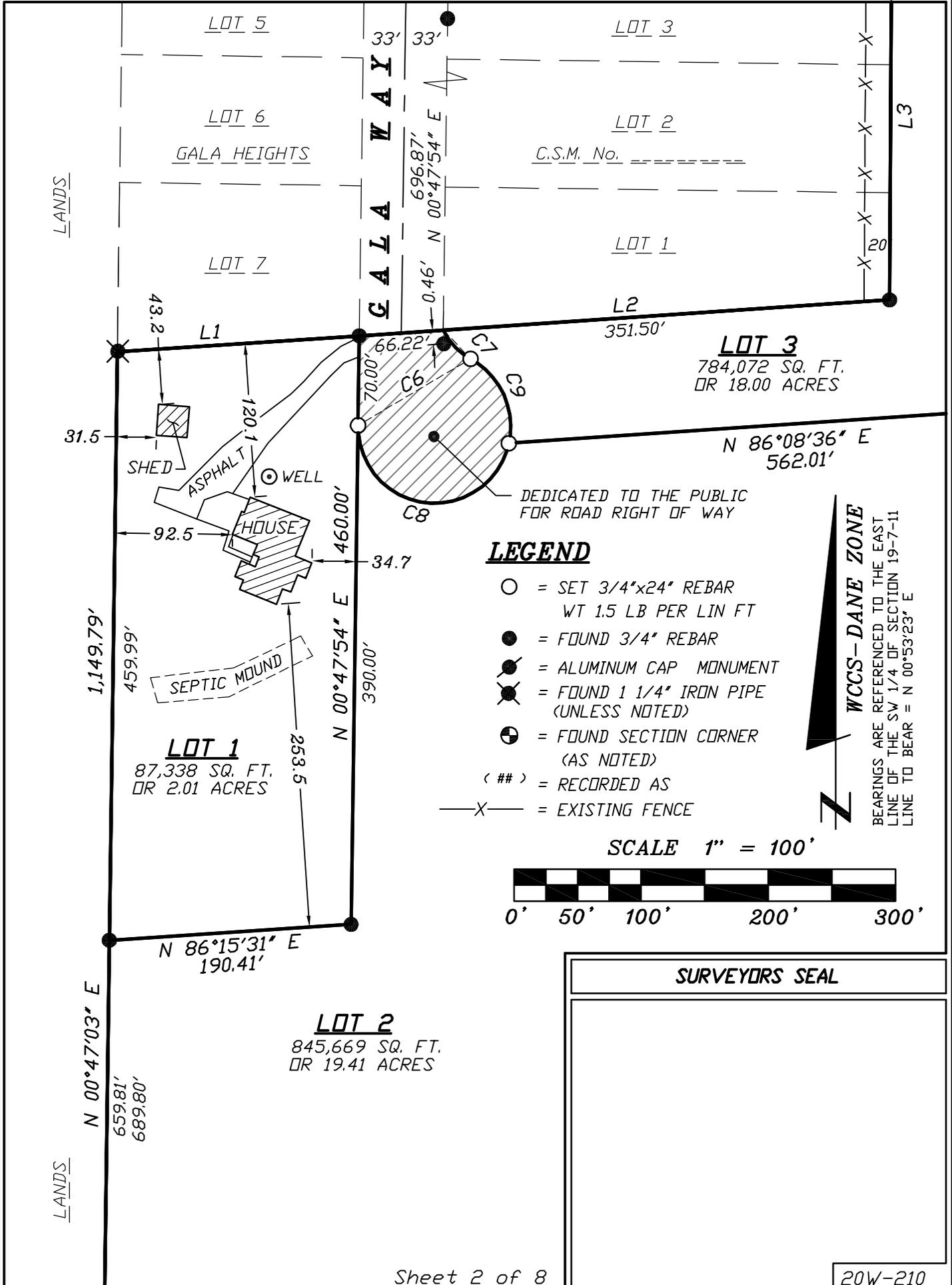


CERTIFIED SURVEY MAP

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 the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.





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C5	15.00'	(N 48°48'44" E) N 46°56'24" E 18.67'	20.15'	(76°58'32") 76°58'24"	S 85°25'37" W N 08°27'12" E
C6	60.00'	N 59°33'09" E 102.59'	253.94'	242°29'30"	
C7	50.00'	N 43°37'15" W 31.02'	31.54'	36°08'43"	N 61°41'37" W N 25°32'54" W
C8	60.00'	S 83°16'08" E 119.36'	176.07'	168°08'04"	
C9	60.00'	N 24°30'53" W 72.52'	77.87'	74°21'27"	

LINE TABLE:

L#	BEARING	DIST.
L1	(N 88°06'12" E) N 86°15'35" E	(190.61') 190.52'
L2	(N 88°06'12" E) N 86°08'36" E	417.72'
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L4	(N 87°19'12" W) N 89°08'10" W	330.00'
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L15	(S 86°19'59" W) S 84°56'46" W	(89.42') 89.36'
L16	(S 01°34'39" W) S 00°18'06" W	(417.00') 417.06'
L17	(N 86°19'59" E) N 85°03'07" E	(350.56') 350.62'
L18	(N 01°34'39" E) N 00°16'24" E	(550.09') 550.38'
L19	N 84°57'09" E	85.05'
L20	S 00°18'00" E	828.07'
L21	N 86°27'18" E	251.81'

NOTES CONTINUED:

- 3.) 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.
- 4.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
- 6.) ALL TIES FOR THE SOUTH, CENTER AND NORTH 1/4'S HAVE BEEN VERIFIED TO BE IN GOOD CONDITION WITH THE CURRENT TIE SHEET ON FILE AT THE COUNTY SURVEYORS OFFICE.

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided, dedicated 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____.

Helen J Galarowicz Revocable Living Trust

Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named _____ (trustee) to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____ County, Wisconsin.

Notary Public

My commission expires _____

Print Name

OWNERS' CERTIFICATE:

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

Donald G Ehlenfeldt

Karen A Ehlenfeldt

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named Donald G. & Karen A. Ehlenfeldt 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 6 of 8

SURVEYORS SEAL

20W-210



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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SURVEYOR'S CERTIFICATE

I, Chris W. Adams, 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 the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 19; thence N 00°53'23" E along the east line of the Southeast 1/4, 660.48 feet to the point of beginning.

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Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
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Located in the SE 1/4 of the NW 1/4 & in the SE & NE 1/4's of the SW 1/4 of Section 19, T7N, R11E, Town of Cottage Grove, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map and road right of way dedication is hereby accepted and approved by the Town of Cottage Grove on this _____ day of _____, 20__.

Kim Banigan
Town Clerk

CITY OF MADISON PLAN COMMISSION:

Approved for recording per Secretary, Madison Planning Commission action of _____ day of _____, 20__

Matthew Wachter
Secretary Plan Commission

DANE COUNTY APPROVAL:

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

Daniel Everson
Assistant Zoning Administrator

NOTE:

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

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