

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/18/2021	DCPREZ-2021-11759
<b>Public Hearing Date</b>	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME OLSONS BROWN SWISS FARM LLC	PHONE (with Area Code) (608) 258-9797	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 10113 US HIGHWAY 14		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS JIM@GROUNDSWELLWISCONSIN.ORG		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

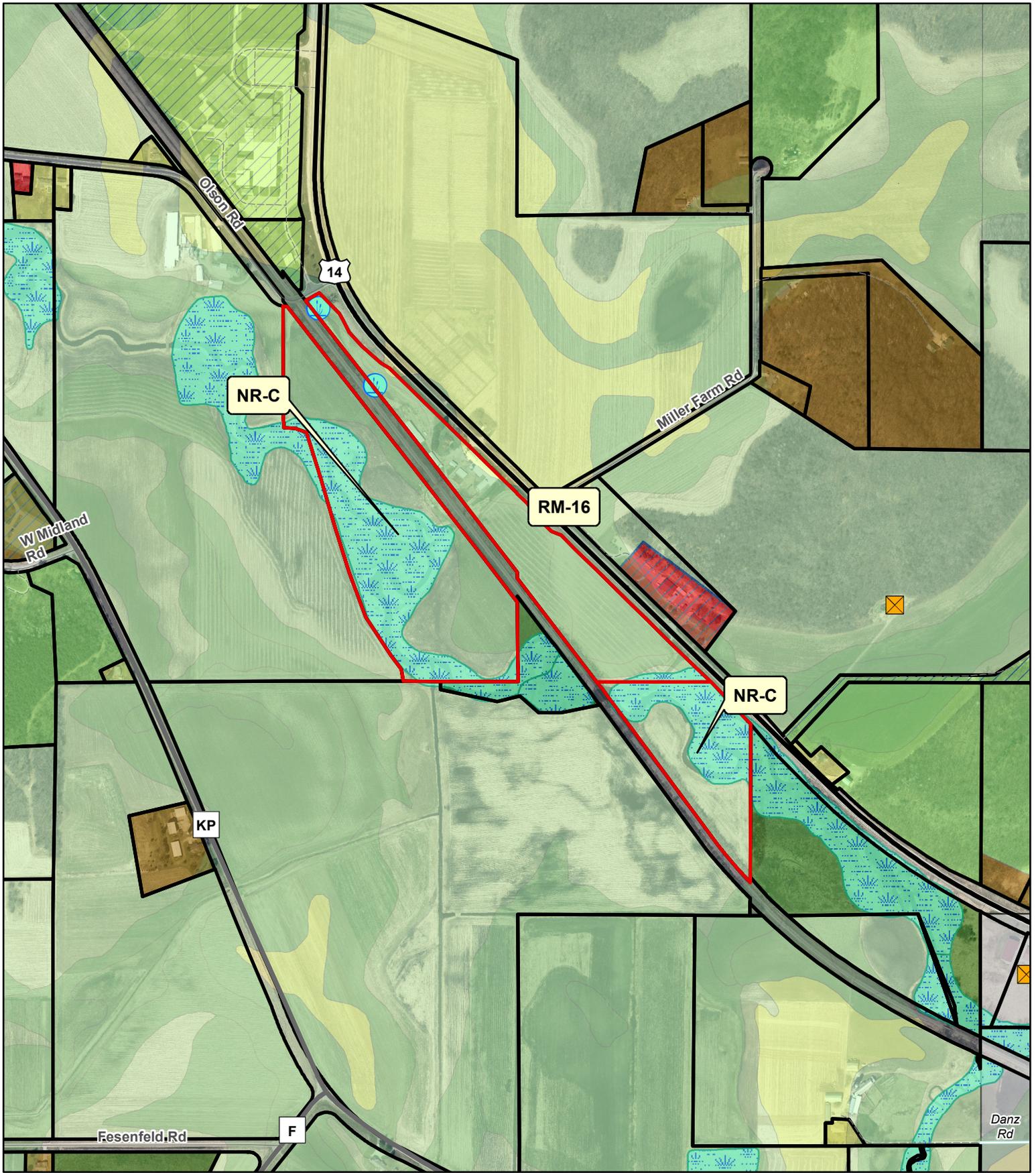
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
10113 US Hwy 14					
TOWNSHIP BLACK EARTH	SECTION 22 & 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-224-8501-0		0806-224-9031-0, 0806-224-9653-0, 0806-271-8000-9			

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM THE FARMLAND AND CREATING TWO CONSERVANCY LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	NR-C Natural Resource Conservation District	38.64
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	17.76

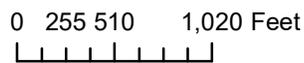
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input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

Petition 11759  
**OLSONS BROWN SWISS  
 FARM 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"> <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			
Property Owner Name:	Olsons Brown Swiss Farm LLC	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	10113 US Hwy 14	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Black Earth, WI 53515	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	jim@groundswellwilsconsin.org	Email Address:	chris@williamsonsurveying.com
Phone#:	608-258-9797 (Jim Welsh)	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: Black Earth	Parcel Number(s): 080622485010,080622490310,080622496530,080627180009
Section: 22 & 27	Property Address or Location: 10113 US Hwy 14

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>

Groundswell Conservancy is purchasing some land from the Olsons Brown Swiss Farm. This rezone will facilitate that purchase and will allow all parcels affected by the purchase to remain as legally zoned parcels. This rezone will be followed up by a 3 Lot CSM to solidify the boundaries of each zoning area.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	NR-C	27.70
FP-35	RM-16	17.76
FP-35	NR-C	10.94

**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 ( <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 8-18-2021



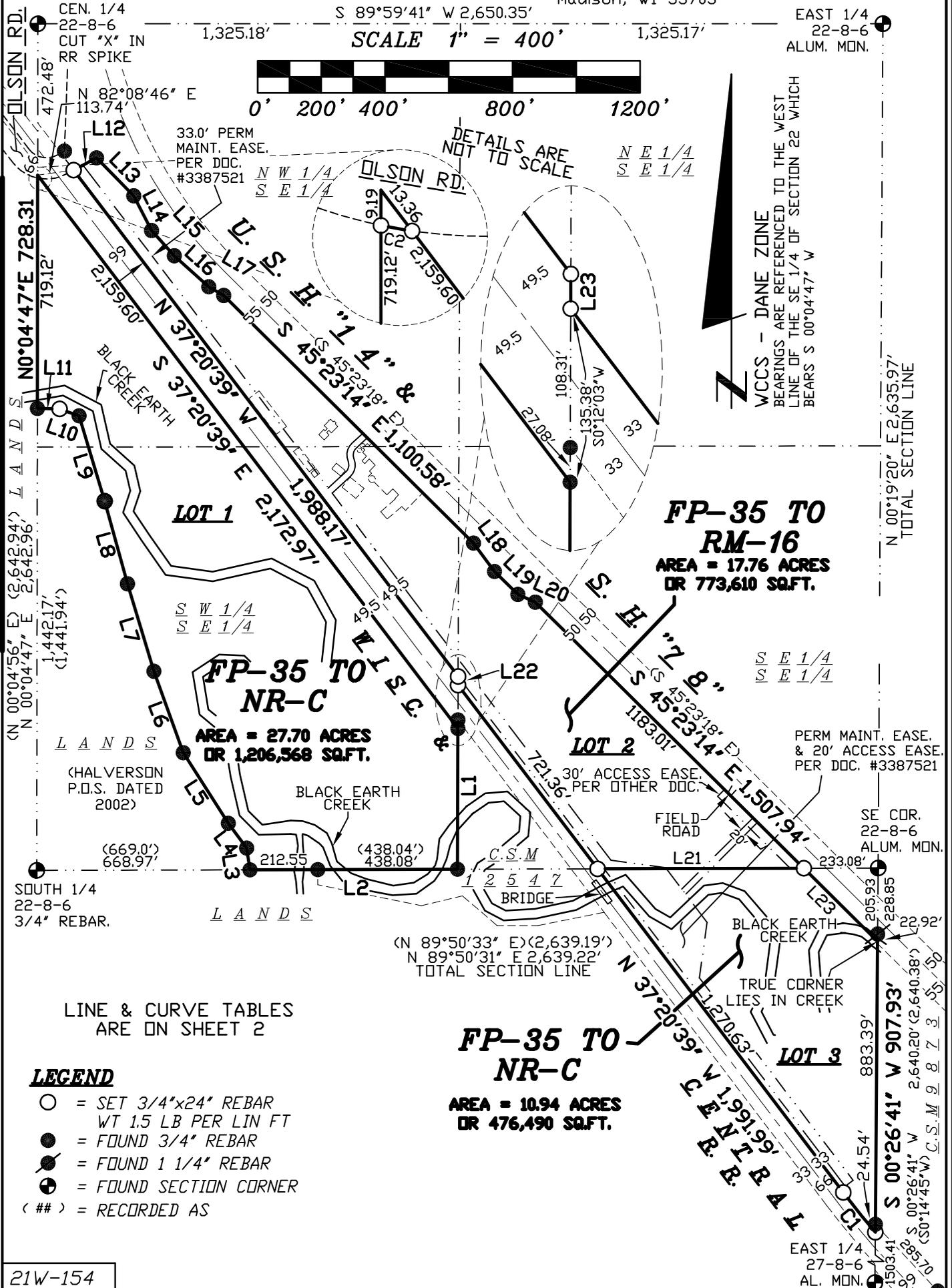
# REZONE MAP

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

### PREPARED FOR:

GROUNDWELL CONSERVANCY  
303 S Paterson St Ste 6,  
Madison, WI 53703





# REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

## **CURVE TABLE:**

CURVE#	ARC	DELTA	RADIUS	CHORD BEARING & DISTANCE
C1	159.71	3°14'42"	2819.96	N 38°58'00" W 159.69
C2	8.25	3°31'03"	134.33	S 79°58'57" E 8.25

## **LINE TABLE:**

LINE #	BEARING	DISTANCE
L1	S 00°12'03" W	439.32
L2	S 89°50'31" W	650.63
L3	N 08°50'27" W	68.69
L4	N 36°44'15" W	96.48
L5	N 32°39'34" W	261.88
L6	N 19°52'20" W	270.17
L7	N 16°54'03" W	285.48
L8	N 15°29'18" W	267.89
L9	N 16°46'44" W	278.00
L10	N 70°29'18" W	64.63
L11	N 88°45'03" W	69.86
L12	N 61°56'12" E	81.61
L13	S 44°34'56" E	166.22
L14	S 27°12'36" E	122.05
L15	S 42°12'34" E	106.28
L16	S 48°10'18" E	145.10
L17	S 59°50'22" E	54.09
L18	S 36°29'57" E	110.36
L19	S 45°43'56" E	102.60
L20	S 66°20'03" E	59.95
L21	S 89°50'31" W	646.93
L22	N 00°12'03" E	27.08
L23	S 45°23'14" E	324.93

## **REZONE DESCRIPTION – FP-35 TO NR-C**

Located in the NW and SW 1/4's of the SE 1/4 of Section 22, T8N, R6E, in the Town of Black Earth, Dane County, Wisconsin. More particularly described as follows.

Commencing at the South ¼ Corner of said Section 22; thence N 89°50'31" E along the south line of the SE ¼ of said Section 22, 668.97 feet to the point of beginning.

Thence N 08°50'27" W, 68.69 feet; thence N 36°44'15" W, 96.48 feet; thence N 32°39'34" W, 261.88 feet; thence N 19°52'20" W, 270.17 feet; thence N 16°54'03" W, 285.48 feet; thence N 15°29'18" W, 267.89 feet; thence N 16°46'44" W, 278.00 feet; thence N 70°29'18" W, 64.63 feet; thence N 88°45'03" W, 69.86 feet; thence N 00°04'47" E, 728.31 feet to the southwesterly right of way line of the Wisconsin & Central Railroad; thence S 37°20'39" E, 2,172.97 feet to the east line of the SW ¼ of the SE ¼ of said Section 22; thence S 00°12'03" W along said east line, 439.32 feet to the SE corner of the SW ¼ of the SE ¼ of said Section 22; thence S 89°50'31" W along the south line of the SW ¼ of the SE ¼ of said Section 22, 650.63 feet to the point of beginning. The above described parcel contains 1,206,568 square feet or 27.70 acres.

## **REZONE DESCRIPTION – FP-35 TO RM-16**

Located in the NW, SE and SW 1/4's of the SE 1/4 of Section 22, T8N, R6E, in the Town of Black Earth, Dane County, Wisconsin. More particularly described as follows.

Commencing at the Center ¼ Corner of said Section 22; thence S 00°04'47" W along the west line of the SE ¼ of said Section 22, 472.48 feet to the southwesterly right of way line of Wisconsin & Central Railroad; thence N 82°08'46" E, 113.74 feet to the northeasterly right of way line of the Wisconsin and Central Railroad, the southerly right of way line of Olson Road and also the point of beginning.

Thence N 61°56'12" E along said southerly right of way line, 81.61 feet to the southwesterly right of way line of United States Highway "14" and State Highway "78"; thence along said southwesterly right of way line for the next 10 courses; thence S 44°34'56" E, 166.22 feet; thence S 27°12'36" E, 122.05 feet; thence S 42°12'34" E, 106.28 feet; thence S 48°10'18" E, 145.10 feet; thence S 59°50'22" E, 54.09 feet; thence S 45°23'14" E, 1,100.58 feet; thence S 36°29'57" E, 110.36 feet; thence S 45°43'56" E, 102.60 feet; thence S 66°20'03" E, 59.95 feet; thence S 45°23'14" E, 1,183.01 feet to the end of the described said southwesterly right of way line and also to the south line of the SE ¼ of the SE ¼ of said Section 22; thence S 89°50'31" W, 646.93 feet to the northeasterly right of way line of said railroad; thence along said northeasterly right of way line for the next 3 courses; thence N 37°20'39" W, 721.36 feet to the west line of the SE ¼ of the SE ¼ of Section 22; thence N 00°12'03" E along said west line, 27.08 feet; thence N 37°20'39" W, 1,988.17 feet to the point of beginning. The above described parcel contains 773,610 square feet or 17.76 acres.

## **REZONE DESCRIPTION – FP-35 TO NR-C**

Located in the NE ¼ of the NE ¼ of Section 27, T8N, R6E, in the Town of Black Earth, Dane County, Wisconsin. More particularly described as follows.

Commencing at the East ¼ Corner of said Section 27; thence N 00°26'41" E along the east line of the NE ¼ of said Section 27, 1503.41 feet to the northeasterly right of way line of Wisconsin & Central Railroad and also the point of beginning.

Thence along the said northeasterly right of way line and also along an arc of a curve concaved northeasterly having a radius of 2,819.96 feet, a long chord bearing and distance of N 38°58'00" W, 159.69 feet; thence N 37°20'39" W along said northeasterly right of way line, 1,270.63 feet to the north line of the NE ¼ of said Section 27; thence N 89°50'31" E along said north line, 646.93 feet to the southwesterly right of way line of United States Highway "14" and State Highway "78"; thence S 45°23'14" E along said southwesterly right of way line, 324.93 feet to the east line of the NE ¼ of said Section 27, thence S 00°26'41" W along said east line, 907.93 feet to the point of beginning. The above described parcel contains 476,490 square feet or 10.94 acres.