

Dane County Rezone Petition

Application Date	Petition Number
04/21/2022	DCPREZ-2022-11849
Public Hearing Date	
06/28/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS V NOLDEN	PHONE (with Area Code) 608-445-7548	AGENT NAME ED SHORT	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 484 FRITZ RD		ADDRESS (Number & Street) □	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS tiffanyrae_5030@hotmail.com		E-MAIL ADDRESS Exeterdesign@yahoo.com	

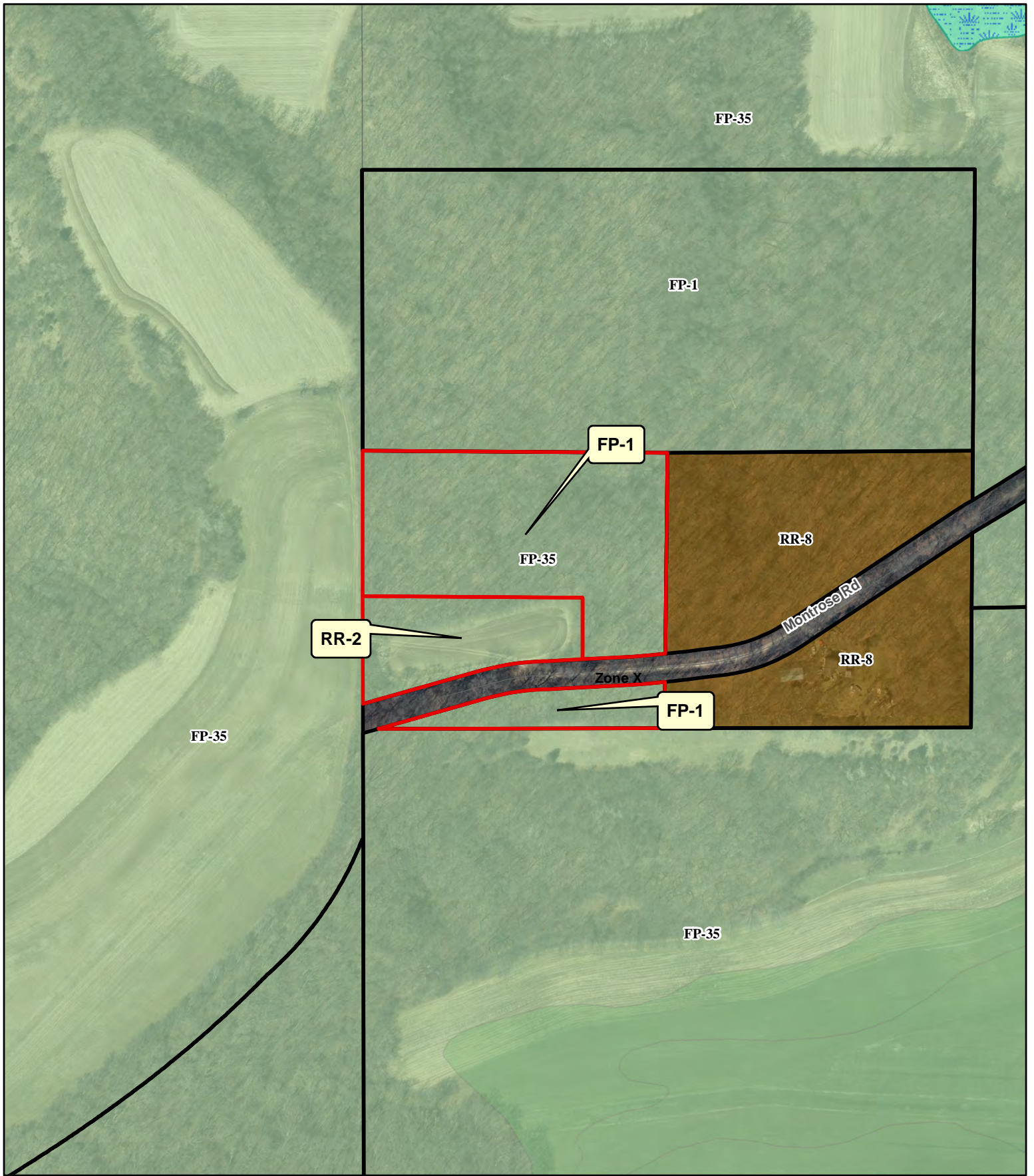
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 7869 Montrose Road					
TOWNSHIP MONTROSE	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-303-8690-8					

REASON FOR REZONE





CREATING ONE RESIDENTIAL LOT AND TWO AGRICULTURAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.01
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	7.25

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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Legend

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

Petition 11849
DENNIS V NOLDEN



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:	Dennis & Lisa Nolden	Agent Name:	Ed Short
Address (Number & Street):	484 Fritz Road	Address (Number & Street):	
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	
Email Address:		Email Address:	exeterdesign@yahoo.com
Phone#:		Phone#:	608-712-1040

PROPERTY INFORMATION

Township:	Montrose	Parcel Number(s):	0508-303 -8690-8
Section:	30	Property Address or Location:	10.3 acre parcel at West end of Montrose Road

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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The current parcel has one development right. It is proposed to split the 10.26 acre parcel into 3 parcels. Only 1 of the 3 will be rezoned for a building site. That 2.01 acre building site will be rezoned to RR-2 and have frontage along Montrose Road. The roadway divides the remnant lands, thus creating 2 lots. These proposed 2 lots are each under 35 acres in size and will be rezoned to FP-1.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2, FP-1 & FP-1	2.01, 1.0 & 10.25= 10.26 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 (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 _____

S00°21'14"E 654.16'

S00°21'14"E 364.19'

S00°21'14"E
236.64'

S00°21'14"E
53.33'

N89°37'05"W 686.86'

Lot 1 - 6.25 acres
FP-35 to FP-1

Parcel 0508-303-8690-8
10.3 acres with ROW

SW1/4 of the NW1/4 of the SW1/4

N89°37'05"W 491.51'

Lot 2 - 2.01 acres
FP-35 to RR-2

House

Garage/Shop

Future Shed

N00°06'34"W
143.16'

N00°06'34"W 486.53'

50830

N00°06'34"W
66.11'

S86°37'07"W 123.79'

S86°37'07"W 194.38'

S74°09'23"W 262.35'

Montrose Road - 1.05 acres
N74°09'23"E 226.91'

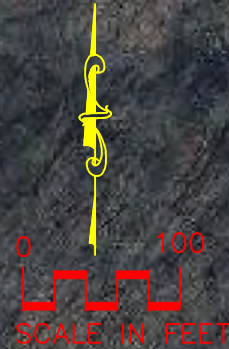
N86°37'07"E 314.39'

N00°06'34"W
103.97'

Lot 3 - 1.00 acre
FP-35 to FP-1

S89°27'31"E 632.31'

S89°27'31"E
51.78'



L=104.591 R=451.495
Δ=12.8921

Lot 1

Rezone from FP-35 to FP-1

Part of the SW 1/4 of the NW 1/4 of the SW 1/4, Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 30; Thence along the West line of the said SW 1/4, S00°21'14"E, 654.16 feet to the NW corner of the SW/NW/SW, also known as the Point of Beginning; Thence along the North line of said Quarter/Quarter/Quarter, S89°37'05"E, 686.86 feet to the NE corner of said Quarter/Quarter/Quarter; Thence along the East Line of said Quarter/Quarter/Quarter, S00°06'34"E, 486.53 feet to the North Right of Way of Montrose Road; Thence along said Right of Way, S86°37'07"W, 194.38 feet; Thence N00°06'34"W, 143.16 feet; Thence N89°37'05"W, 491.51 feet to West line of said Quarter/Quarter/Quarter; Thence along said West line, N00°21'14"W, 364.19 feet to the Point of Beginning; Said parcel contains 6.25 acres.

Lot 2

Rezone from FP-35 to RR-2

Part of the SW 1/4 of the NW 1/4 of the SW 1/4, Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 30; Thence along the West line of the said SW 1/4, S00°21'14"E, 1018.35 feet to a point also known as the Point of Beginning; Thence along said West line of said Quarter/Quarter/Quarter, S00°21'14"E, 236.64 feet to the North Right of Way of Montrose Road; Thence along said Right of Way, N74°09'23"E, 262.35 feet; Thence on a curve Right 115.93 feet, said curve having a radius of 533.00 feet; Thence N86°37'07"E, 123.79 feet; Thence N00°06'34"W, 143.16 feet; Thence N89°37'05"W, 491.51 feet to the Point of Beginning. Said parcel contains 2.01 acres.

Lot 3

Rezone from FP-35 to FP-1

Part of the SW 1/4 of the NW 1/4 of the SW 1/4, Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 30; Thence along the West line of the said SW 1/4, S00°21'14"E, 1308.32 feet to the SW corner of the SW/NW/SW; Thence along the South line of said Quarter/Quarter/Quarter, S89°27'31"E, 51.78 to a point also known as the Point of Beginning; Thence continuing along said South line, S89°27'31"E, 632.31 feet to the SE corner of said Quarter/Quarter/Quarter; Thence along the East line of said Quarter/Quarter/Quarter, N00°06'34"W, 103.97 feet to the South Right of Way line of Montrose Road; Thence along said Right of Way, S86°37'07"W, 314.39 feet; Thence continuing along said Right of Way on a curve to the left 101.59 feet, said curve having a radius of 467.00 feet; Thence continuing along said Right of Way, S74°09'23"W, 226.91 feet to the Point of Beginning; Said parcel contains 1.00 acres