

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/05/2022	DCPREZ-2022-11891
<b>Public Hearing Date</b>	
10/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TIMOTHY AND ELIZABETH PIERCE	PHONE (with Area Code) (608) 239-2230	AGENT NAME TIMOTHY AND ELIZABETH PIERCE	PHONE (with Area Code) (608) 239-2230
BILLING ADDRESS (Number & Street) 3480 COUNTY HIGHWAY JG		ADDRESS (Number & Street) 3480 COUNTY HIGHWAY JG	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) MOUNT HOREB, WI 53572	
E-MAIL ADDRESS tpierce@uwalumni.com		E-MAIL ADDRESS tpierce@uwalumni.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	
3480 County Highway JG					
TOWNSHIP VERMONT	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-273-9501-0		0706-273-8000-9			

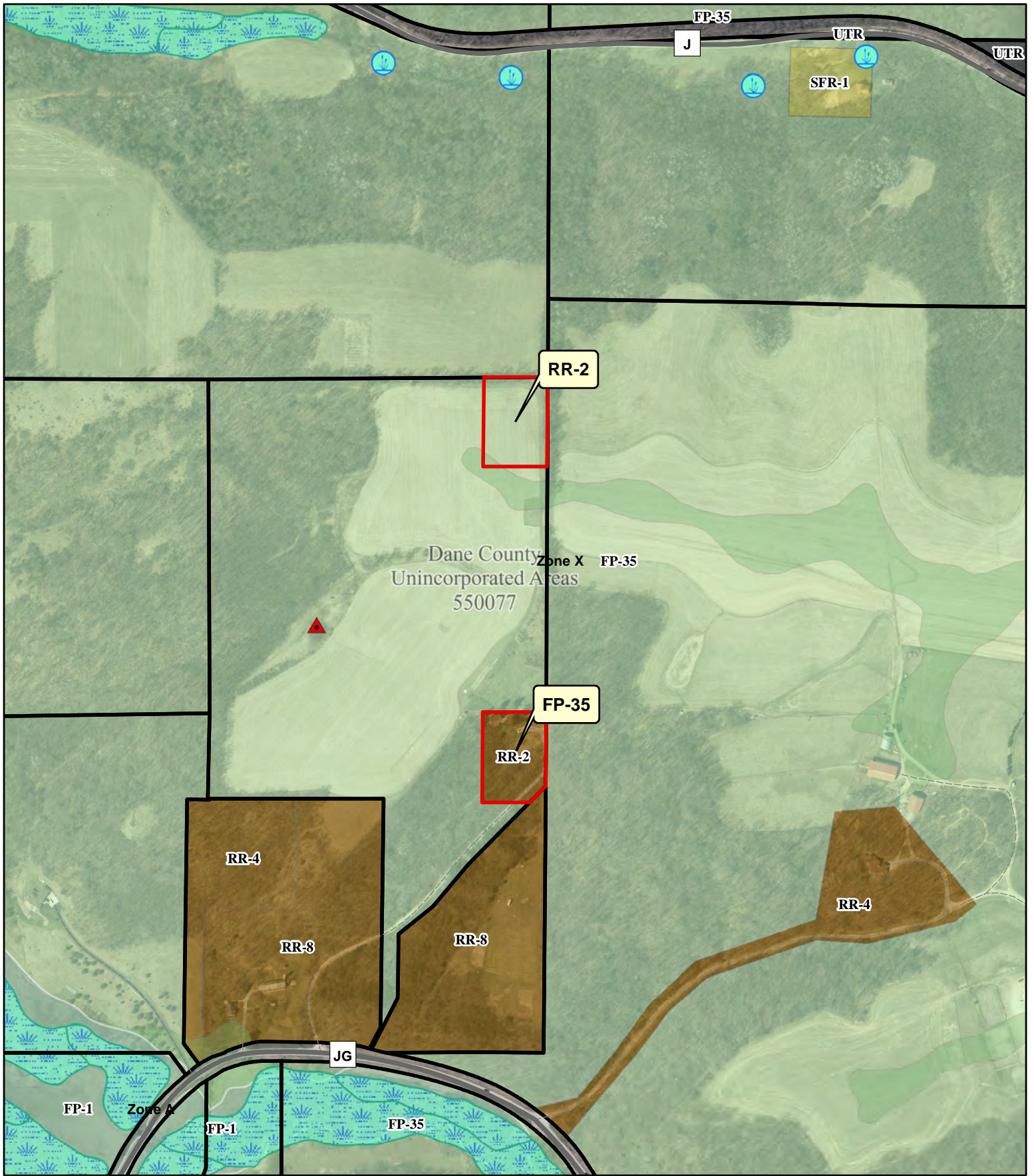
**REASON FOR REZONE**

CREATING NEW RESIDENTIAL LOT AND ELIMINATING EXISTING SPOT ZONING ON CURRENT HOME SITE TO BE DEMOLISHED (USING PDR)




FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	FP-35 Farmland Preservation District	1.97
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.01

<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: STEEP SLOPES PRESENT. NEW HOME SITE MUST COMPLY WITH TOWN OF VERMONT REGULATIONS




**Legend**

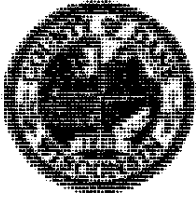
- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



0 125 250 500 Feet



Petition 11891  
 TIMOTHY AND  
 ELIZABETH PIERCE



**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

• 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:	Timothy and Elizabeth Pierce	Agent Name:	
Address (Number & Street):	3480 County Highway JG	Address (Number & Street):	
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	
Email Address:	tpierce@uwalumni.com	Email Address:	
Phone#:	608-239-2230	Phone#:	

PROPERTY INFORMATION	
Township: Vermont	Parcel Number(s): 060/0706-273-9501-0 & 060/0706-273-8000-9
Section: 27	Property Address or Location: 3480 County Highway JG Mt Horeb, WI 53572

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>

We are requesting to rezone 1.97 acres from RR-2 to FP-35 on parcel 060/0706-273-9501-0.  
 We are requesting to rezone 2.01 acres from FP-35 to RR-2 on parcel 060/0706-273-8000-9 for the purposes of building a single residential home. Per the Town of Vermont land records there is only 1 PDR available between the two parcels which is utilized by the existing residential home. After construction is complete the existing home will be demolished within 6 months of moving into the new home. The current FP-35 is used in our farm production and would be changed over to residential. After demolition is completed the original RR-2 that was converted into FP-35 will be placed back into production for our farm.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	FP-35	1.97
FP-35	RR-2	2.01

**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 8-4-22

# Existing Residential Zoning Description

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 - SW1/4), SECTION 27, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN. BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CSM# 11177 AS RECORDED IN THE DANE COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT# 3967958, VOL. 67 PG. 202-203; THENCE S44°27'04"W, 119.59 FEET ALONG THE NORTH LINE OF SAID CSM#11177; THENCE S89°47'32"W, 168.66 FEET; THENCE N00°35'52"E, 354.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 - SW1/4), THENCE N89°46'57"E, 251.53 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 - SW1/4); THENCE S00°35'52"W, 269.48 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 - SW1/4), TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.97 ACRES (85,640 SQUARE FEET) MORE OR LESS



**Running Hills Farm**  
 Site Development Phase III  
 Town of Vermont, Dane County, Wisconsin

Date  
**8/3/2022**

Date Revision

Drawing Name

**Rezone Exhibit**

Sheet No.  
**1**

Jewell Project Number  
**RB0020**

Dane County  
 Parcel Number: 070627295003  
 SEC 27-T7N-R6E  
 SE¼ -NW¼

Dane County  
 Parcel Number: 070627193006  
 SEC 27-T7N-R6E  
 SW¼ -NE¼

Dane County  
 Parcel Number: 070627485003  
 SEC 27-T7N-R6E  
 NW¼ -SE¼

Dane County  
 Parcel Number: 070627380009  
 40.12 ACRES  
 1,747,725.84 SQ. FT

SEC 27-T7N-R6E  
 NE¼ -SW¼

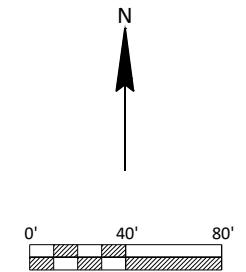
APPROXIMATE SEPTIC SYSTEM LOCATION

SECTION LINE, TYP.

REZONE AREA SUMMARY  
 2.01 ACRES  
 87,500 SQ. FT

PROPOSED PROPERTY BOUNDARY FOR RE-ZONE

BUILDING SETBACK (TYP.)



POINT NO.	POINT TABLE		DESCRIPTION
	NORTHING	EASTING	
1.	475331.71	718105.20	REZONE CORNER
2.	474981.73	718101.55	REZONE CORNER
3.	474980.88	717851.53	REZONE CORNER
4.	475330.89	717855.20	REZONE CORNER

# New Residential Zoning Description

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 - SW1/4), SECTION 27, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN. BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 - SW1/4); THENCE S00°35'52"W, 350.00 FEET ALONG THE EAST LINE OF SAID (NE1/4 - SW1/4); THENCE S89°48'18"W, 250.02 FEET; THENCE N00°36'05"E, 350.03 FEET TO A POINT ON THE NORTH LINE OF SAID (NE1/4 - SW1/4), THENCE N89°48'45"E, 250.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.01 ACRES (87,500 SQUARE FEET) MORE OR LESS



350

50.00'

10.00'

15.00'

42.00'

250

POST EXIST. PNTD ORNG-PRPSD SEPTIC

+

+

+

+





## Legal Descriptions

### Parcel No. 060/0706-273-9501-0

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 27, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin;

ALSO INCLUDING the land conveyed in Document No. 3898460 and described as a part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 27, Town 7 North, Range 6 East, Town of Vermont, Dane County, WI, described as follows: Commencing at the Southwest corner of the said SE 1/4 SW 1/4; thence Easterly along the Section line 680 feet to the point of beginning; thence North 100 feet; thence Southwesterly to a point which is 50 feet West of the point of beginning; thence East 50 feet to the point of beginning;

EXCEPT from the above lands a tract Commencing at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 27, Town 7 North, Range 6 East, (Said Point being the Point of Beginning); thence Northerly along the West line of said Quarter Quarter 90.00 feet; thence Easterly parallel with the South line of said Quarter Quarter a distance of 680.00 feet; thence Southerly parallel with the West line of said Quarter Quarter to a point on the Southerly line of said Quarter Quarter to a point on the Southerly line of said Quarter Quarter; thence Westerly along the Southerly line of said Quarter Quarter to the point of beginning;

ALSO EXCEPTING the land conveyed in Document No. 3894862 and described as part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 27, Town 7 North, Range 6 East, Town of Vermont, Dane County, WI, described as follows: Commencing at the Southwest corner of the said SE 1/4 SW 1/4; thence Northerly along the West line of said Quarter Quarter 990 feet to the point of beginning; thence Easterly parallel with the South line of said Quarter Quarter 680 feet; thence Northerly 4 feet; thence Westerly 680 feet; thence Southerly 4 feet to the point of beginning;

ALSO EXCEPTING the land described as Certified Survey Map No. 11177 and described in Document No. 3967958;

TOGETHER WITH a road easement 66.00 feet in width for the purpose of ingress and egress over the existing field road on the Easterly portion of those lands heretofore conveyed by Land Contract recorded March 29, 1985 in Volume 6635 of record, Page 72 as Document No. 1874961;

ALSO TOGETHER WITH and SUBJECT TO a road easement for the purpose of ingress and egress as set forth in an Instrument dated March 12, 1992 and recorded May 12, 1992 in Volume 18856 of Records, Page 32 as Document No. 2352505.

ALSO TOGETHER WITH and SUBJECT TO the Joint Driveway Easement as described in Document 4374280 recorded November 14, 2007.

**Parcel No. 060/0706-273-8000-9**

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 27, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin.

TOGETHER WITH and SUBJECT TO a road easement for the purpose of ingress and egress as set forth in an Instrument dated March 12, 1992 and recorded May 12, 1992 in Volume 18856 of Records, Page 32 as Document No. 2352505.

**Potential Development Right**

These parcels include one (1) potential development right as of the time of recording according to the Town of Vermont records.

**RR-2 TO FP-35**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 - SW1/4), SECTION 27, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN. BEING MORE FULLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 1.97 ACRES (85,640 SQUARE FEET) MORE OR LESS

**FP-35 TO RR-2**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 - SW1/4), SECTION 27, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN. BEING MORE FULLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 2.01 ACRES (87,500 SQUARE FEET) MORE OR LESS