

# Dane County Rezone & Conditional Use Permit

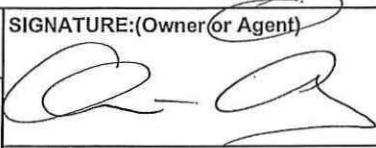
Application Date	Petition Number
06/20/2018	DCPREZ-2018-11325
Public Hearing Date	C.U.P. Number
08/28/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILKEN INCOME TR, DAVID R	PHONE (with Area Code) (608) 698-3483	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 3659 COUNTY HIGHWAY F		ADDRESS (Number & Street) 104A W MAIN ST.,	
(City, State, Zip) BLUE MOUNDS, WI 53571		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3659 County Highway F					
TOWNSHIP VERMONT	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-292-9780-1					

REASON FOR REZONE	CUP DESCRIPTION
EXPANSION OF EXISTING PRAIRIELANDS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-3 Rural Homes District	CO-1 Conservancy District	4.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>Chris Adams</u>
				DATE: <u>6-20-18</u>



DANE COUNTY  
**PLANNING & DEVELOPMENT**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>David Wilken</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>3659 County Highway F, Blue Mounds, 53571</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 698-3483</u>	Phone <u>608-255-5705</u>
Email <u>davewilken55@gmail.com</u>	Email <u>chris@williamsonsurveying.com</u>

Town: Vermont Parcel numbers affected: 0706-292-9780-1

Section: 29 Property address or location: same address - SE 1/4 of the NW 1/4 Section 29, T7N, R6E

Zoning District change: (To / From / # of acres) CO-1 from RH-3 / 4.30 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 0 % Other: 100 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

Mr. Wilken is selling the 4.30 acres that is being rezoned to CO-1 for the Prairie Enthusiast to expand the existing prairie that they own. The remaining 11.32 acres will stay RH-3.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By:

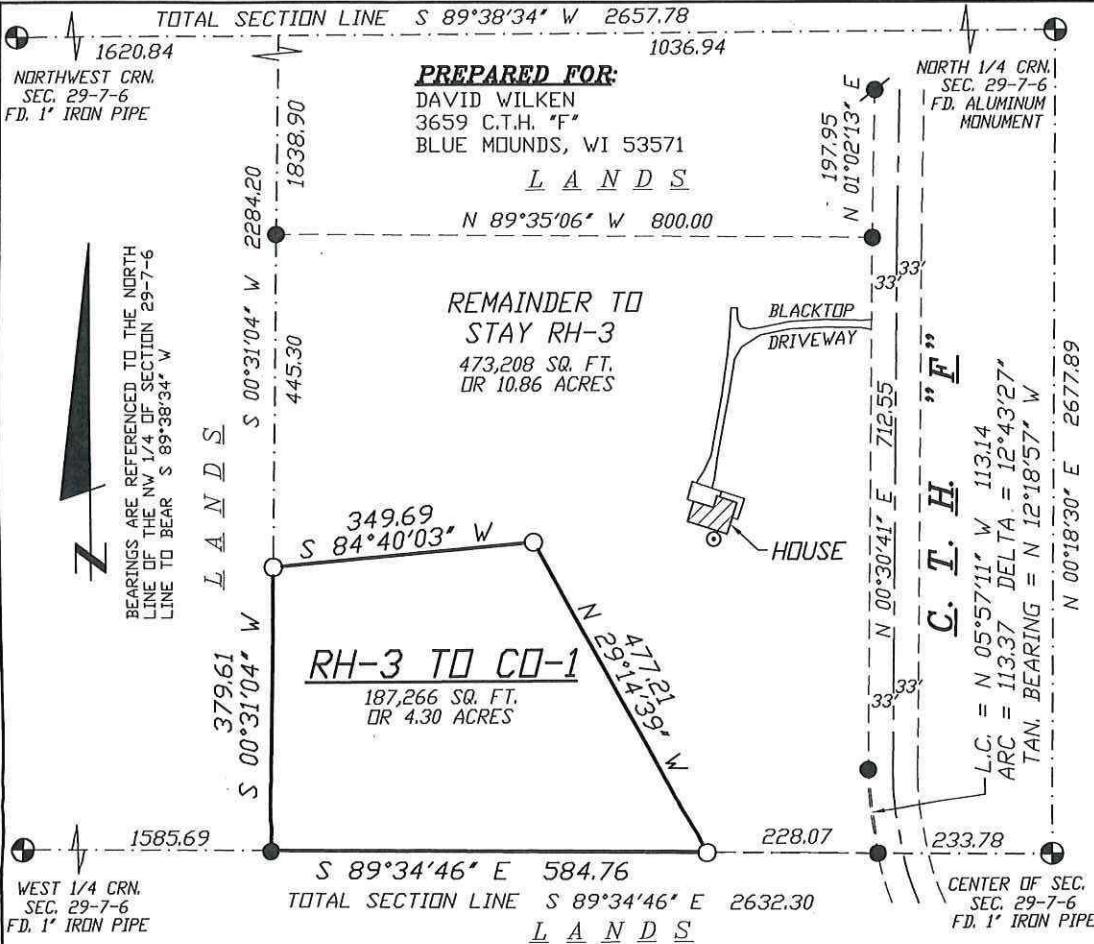
Date: 06/18/2018



# REZONE

**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 part of the Southeast 1/4 of the Northwest 1/4 of Section 29, T7N, R6E, Town of Vermont, Dane County, Wisconsin.



## RH-3 TO CO-1

A parcel on land being located in part of the Southeast 1/4 of the Northwest 1/4 of Section 29, T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

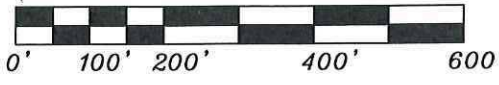
Commencing at the North 1/4 corner of said Section 29; thence S 89°38'34" W along the North line of the Northwest 1/4, 1036.94 feet; thence S 00°31'04" W, 2284.20 feet to the point of beginning.

thence continue S 00°31'04" W, 379.61 feet to a point on the South line of the Northwest 1/4; thence S 89°34'46" E along said South line, 584.76 feet; thence N 29°14'39" W, 477.21 feet; thence S 84°40'03" W, 349.69 feet to the point of beginning. This parcel contains 187,266 sq. ft. or 4.30 acres thereof.

## LEGEND

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

SCALE 1" = 200'

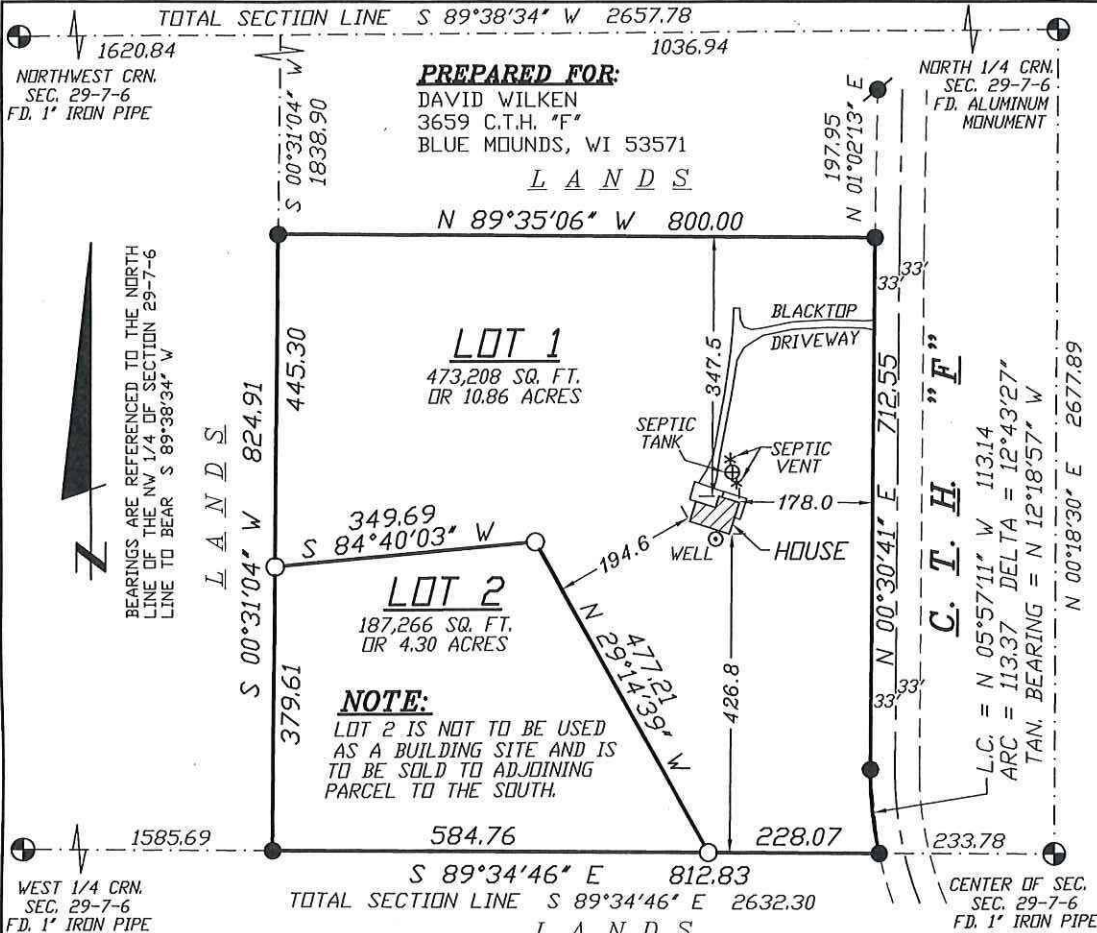




# CERTIFIED SURVEY MAP

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 part of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 29, T7N, R6E, Town of Vermont, Dane County, Wisconsin.



### LEGEND

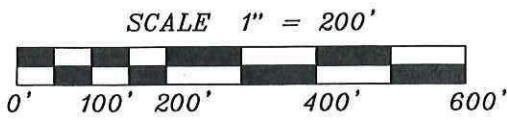
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- = FOUND 1" PIPE
- ⊙ = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

### 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.

SURVEYORS SEAL

PRELIMINARY ONLY FOR REVIEW



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_



# 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 part of the Southeast 1/4 of the Northwest 1/4 of Section 29, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

### 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 located in part of the Southeast 1/4 of the Northwest 1/4 of Section 29, T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 29; thence S 89°38'34" W along the North line of the Northwest 1/4, 1036.94 feet; thence S 00°31'04" W, 1838.90 feet to the point of beginning.

thence continue S 00°31'04" W, 824.91 feet to a point on the South line of the Northwest 1/4; thence S 89°34'46" E along said South line, 812.83 feet to the West right-of-way of County Trunk Highway "F"; thence along said West right-of-way for the next two courses on an arc of a curve concaved Easterly having a radius of 510.50 feet and a long chord bearing of N 05°57'11" W 113.14 feet; thence N 00°30'41" E, 712.55 feet; thence N 89°35'06" W, 800.00 feet to the point of beginning. This parcel contains 660,475 sq. ft. or 15.16 acres thereof.

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

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

### OWNERS' CERTIFICATE:

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

\_\_\_\_\_  
David R. Wilken Income Trust  
Authorized Representative

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named \_\_\_\_\_ 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

**SURVEYORS SEAL**

**PRELIMINARY ONLY  
FOR REVIEW**



# 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 PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29,  
T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN

### TOWN BOARD RESOLUTION

Resolved that this certified survey map and highway road right of way dedication  
is hereby acknowledged and accepted by the Town of Vermont on this \_\_\_\_\_day  
of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Karen Carlock  
Town Clerk

### DANE COUNTY APPROVAL:

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

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 \_\_\_\_\_.

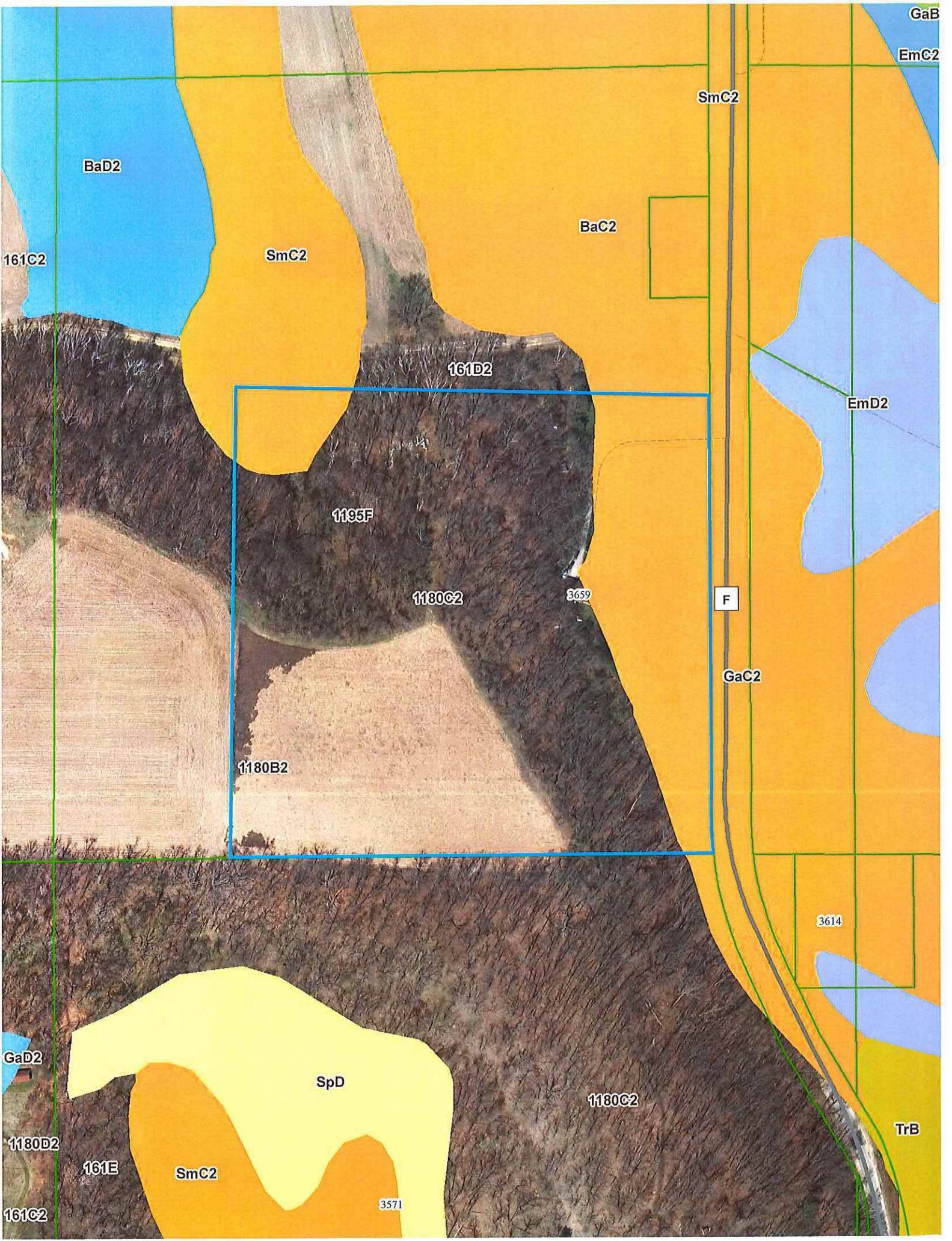
\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

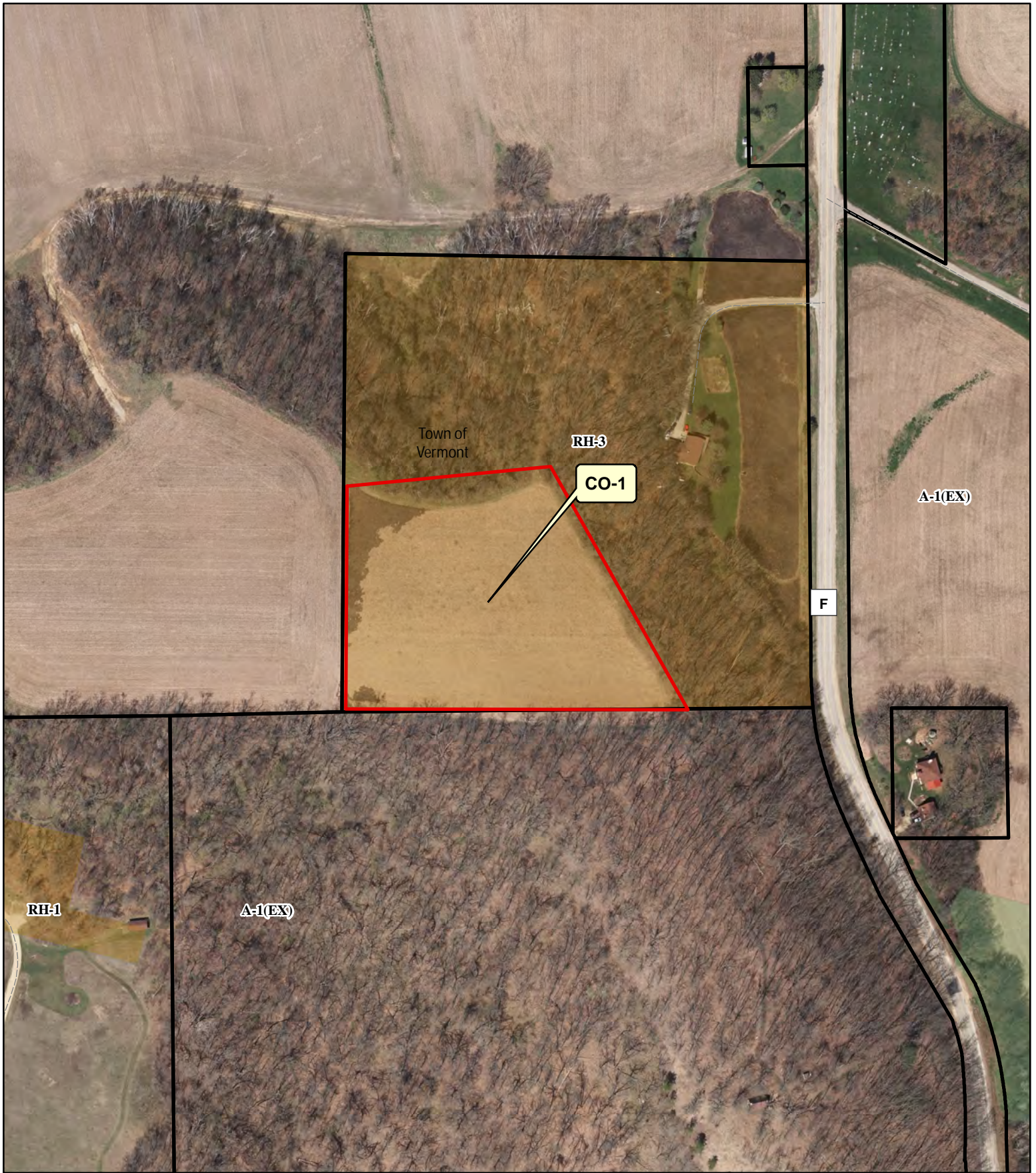
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SURVEYORS SEAL

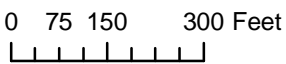
PRELIMINARY ONLY  
FOR REVIEW





**Legend**

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



Petition 11325  
 WILKEN INCOME TR,  
 DAVID R