

Dane County Rezone Petition

Application Date	Petition Number
11/12/2020	DCPREZ-2020-11637
Public Hearing Date	
01/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAHL HOMESTEAD LLC (Tom)	PHONE (with Area Code) (608) 225-0973	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5009 VALLEY DR		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS tom@dahlfs.com		E-MAIL ADDRESS noa@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	
7614 Inama Road					
TOWNSHIP ROXBURY	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-092-9210-0		0907-092-9095-7			

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	FP-35 Farmland Preservation District	1.2

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>NP</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>NP</u>	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>NP</u>	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) 
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PRINT NAME:
NOA PRIEVE

DATE:
11/12/2020



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:	Dahl Homestead LLC (Tom)	Agent Name:	Noa Prieve
Address (Number & Street):	5009 Valley Drive	Address (Number & Street):	104 a West Main Street
Address (City, State, Zip):	McFarland, WI 53558	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	tom@dahlfs.com	Email Address:	noa@williamsonsurveying.com
Phone#:	608-824-7272 / 608-225-0973	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Roxbury	Parcel Number(s):	0907-092-9210-0 and 0907-092-9095-7
Section:	9	Property Address or Location:	7614 Inama 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>	
<p>The applicant would like to reconfigure the existing property lines to match existing site features.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	FP - 35	1.22 Acres

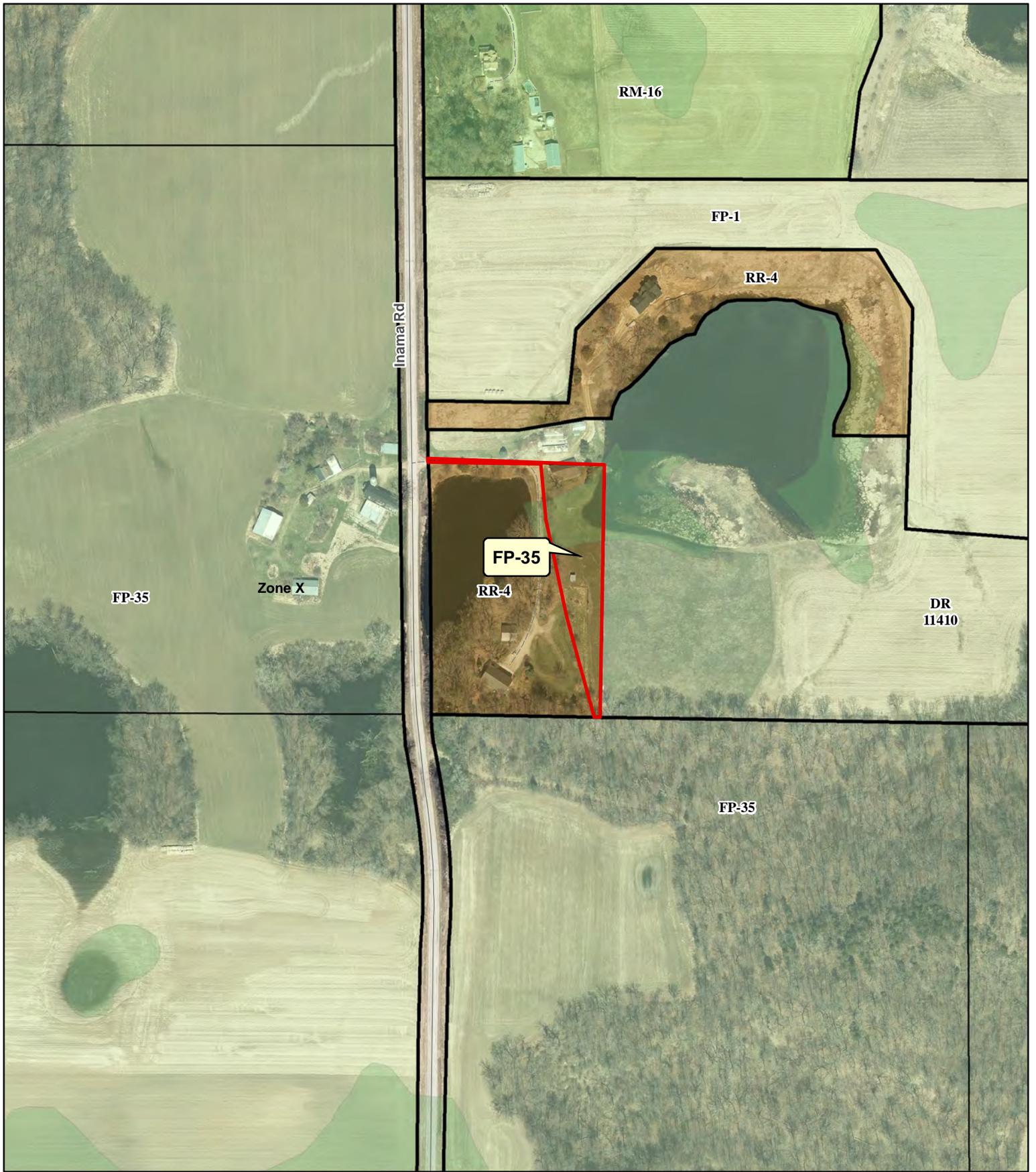
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional 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
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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.

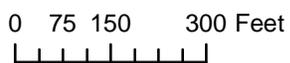
Owner/Agent Signature _____

Date 11/12/20



Legend

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



Petition 11637
DAHL HOMESTEAD LLC



REZONE

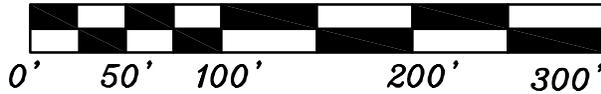
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SW 1/4 of the NW 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin. Being part of Lot 1 C.S.M. No. 8125.

NW CORNER
SECTION 9-9-7
F.D. ALUMINUM
MONUMENT

SCALE 1" = 100'



ROAD

11.23'

N 00°14'50" W

2,050.40'

LOT 1 C.S.M. No. 15170

LANDS

POND

S 87°54'28" E

454.94'

N 89°14'22" W 318.12'



N 04°59'39" W
132.07'

**RR-4
TO FP-35**
INCLUDING R/W
53,789 SQ. FT.
OR 1.23 ACRES
EXCLUDING R/W
53,241 SQ. FT.
OR 1.22 ACRES

MEANDER LINE

WCCS - DANE COUNTY
BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NW 1/4 OF SECTION 9-9-7
LINE TO BEAR = N 00°14'50" W

TOTAL SECTION LINE N 00°14'50" W 2,654.12'

INAMA

592.49'

POND

LOT 1 C.S.M. No. 8125

LANDS

33.0

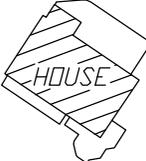
33.0



N 12°06'52" W
233.92'

N 15°17'41" W 242.70'

S 00°14'51" E
593.44'



400.19'

N 89°12'13" W
14.44'

W. 1/4 CORNER
SECTION 9-9-7
F.D. 3/4" REBAR

LEGEND

● = FOUND 3/4" REBAR

LANDS



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

RR-4 TO FP-35

A parcel of land being located in part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin. Being part of Lot 1, Certified Survey Map No. 8125, being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 9; thence N $00^{\circ}14'50''$ W along the west line of the Northwest $\frac{1}{4}$, 592.49 feet to the point of beginning.

Thence continue N $00^{\circ}14'50''$ W, 11.23 feet to the north line of said Lot 1; thence along said Lot 1 for the next 3 courses S $87^{\circ}54'28''$ E, 454.94 feet; thence S $00^{\circ}14'51''$ E, 593.44 feet; thence N $89^{\circ}12'13''$ W, 14.44 feet; thence N $15^{\circ}17'41''$ W, 242.70 feet; thence N $12^{\circ}06'52''$ W, 233.92 feet; thence N $04^{\circ}59'39''$ W, 132.07 feet; thence N $89^{\circ}14'22''$ W, 318.12 feet to the point of beginning. This parcel contains 53,789 sq. ft. or 1.23 acres and is subject to a road right of over the westerly side thereof.

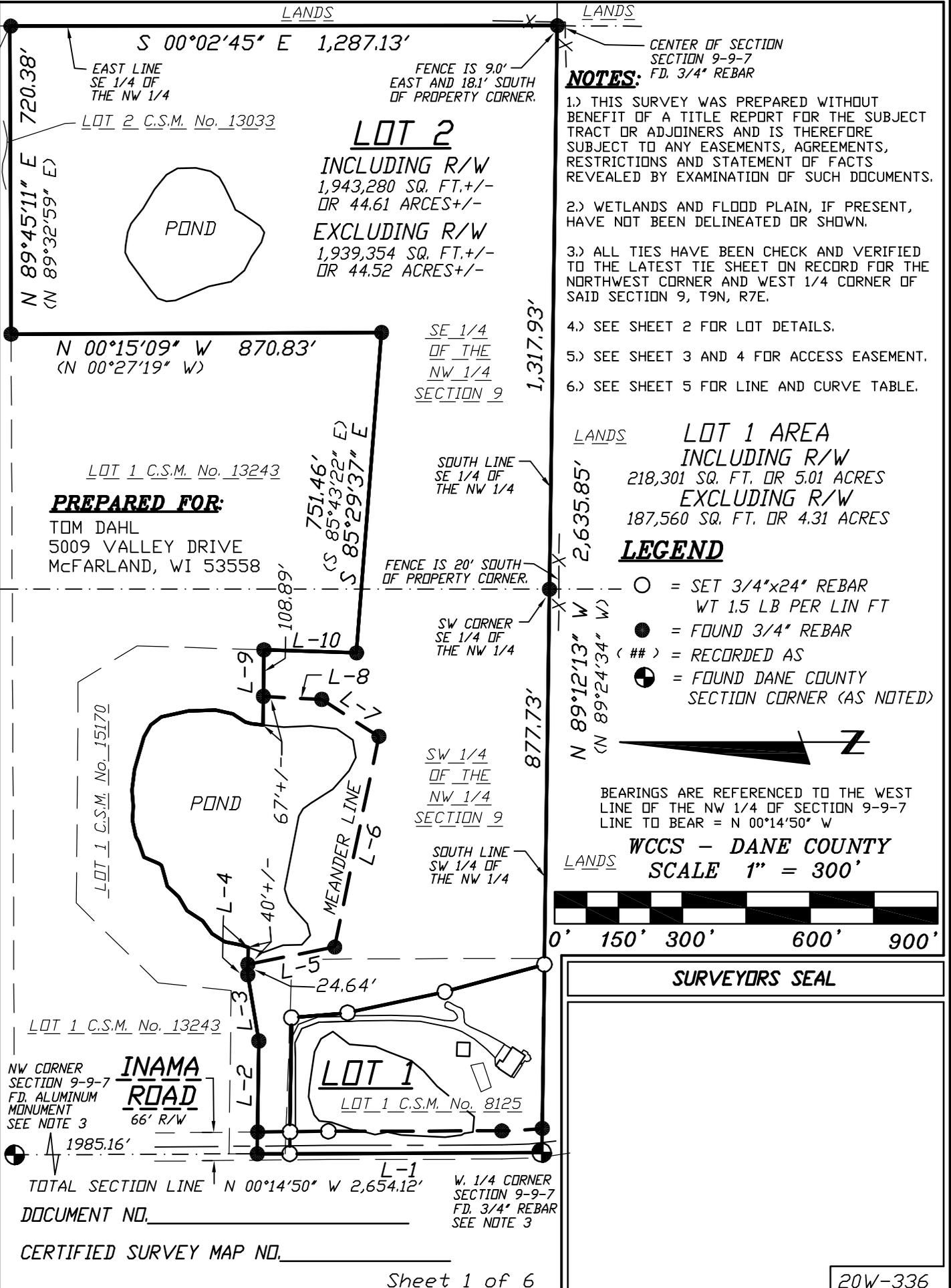


CERTIFIED SURVEY MAP

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 SW and SE 1/4's of the NW 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 8125.



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.

3.) ALL TIES HAVE BEEN CHECK AND VERIFIED TO THE LATEST TIE SHEET ON RECORD FOR THE NORTHWEST CORNER AND WEST 1/4 CORNER OF SAID SECTION 9, T9N, R7E.

4.) SEE SHEET 2 FOR LOT DETAILS.

5.) SEE SHEET 3 AND 4 FOR ACCESS EASEMENT.

6.) SEE SHEET 5 FOR LINE AND CURVE TABLE.

LANDS

LOT 1 AREA
INCLUDING R/W
218,301 SQ. FT. OR 5.01 ACRES
EXCLUDING R/W
187,560 SQ. FT. OR 4.31 ACRES

LEGEND

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

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 9-9-7 LINE TO BEAR = N 00°14'50" W

WCCS - DANE COUNTY
SCALE 1" = 300'



SURVEYORS SEAL

20W-336

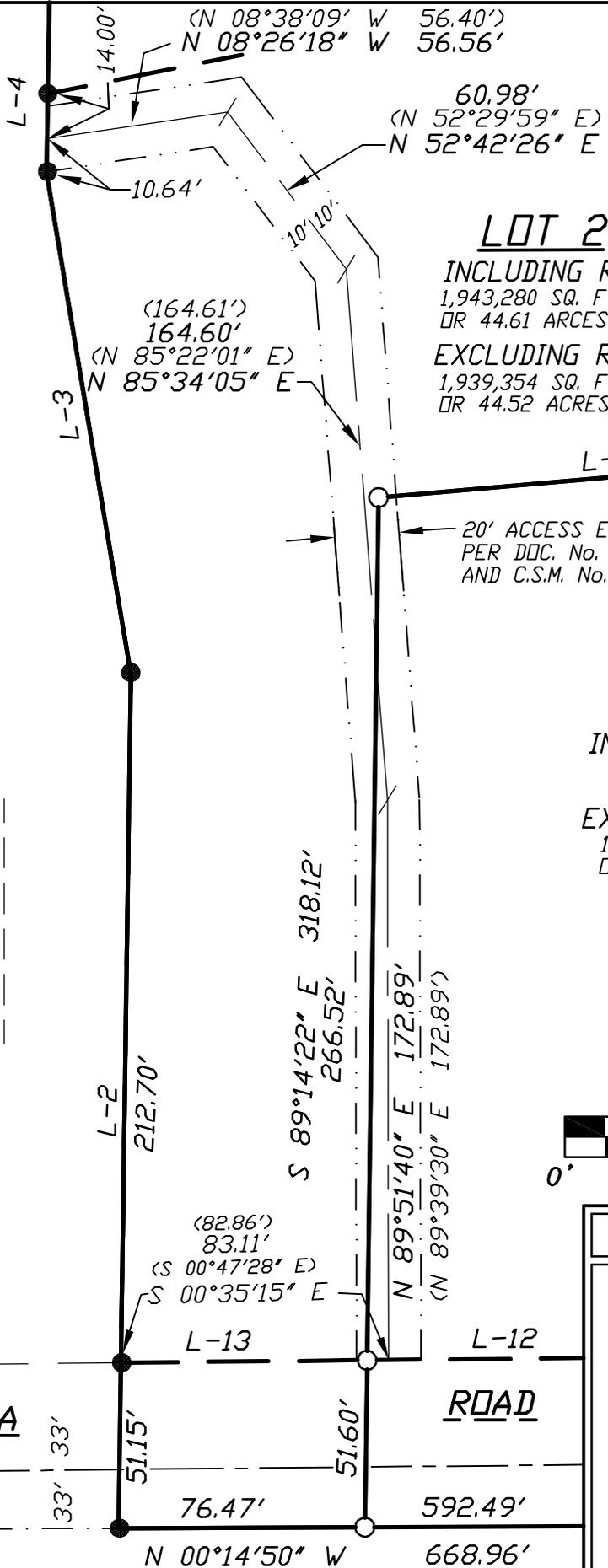


CERTIFIED SURVEY MAP

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LEGEND

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

INCLUDING R/W
1,943,280 SQ. FT. +/-
OR 44.61 ACRES +/-

EXCLUDING R/W
1,939,354 SQ. FT. +/-
OR 44.52 ACRES +/-

INCLUDING R/W
218,301 SQ. FT.
OR 5.01 ACRES

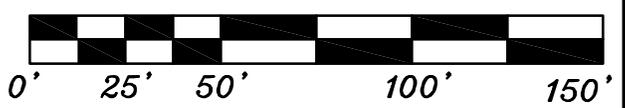
EXCLUDING R/W
187,560 SQ. FT.
OR 4.31 ACRES



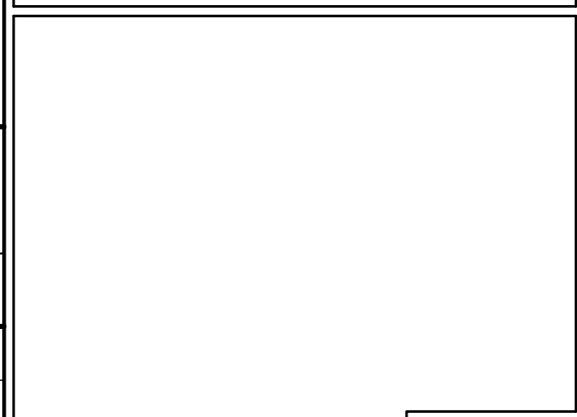
WCCS - DANE COUNTY

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NW 1/4 OF SECTION 9-9-7
LINE TO BEAR = N 00°14'50" W

SCALE 1" = 50'



SURVEYORS SEAL





CERTIFIED SURVEY MAP

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Located in the SW and SE 1/4's of the NW 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 8125.

LEGEND

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

LOT 2

INCLUDING R/W
1,943,280 SQ. FT.+/-
OR 44.61 ACRES+/-

EXCLUDING R/W
1,939,354 SQ. FT.+/-
OR 44.52 ACRES+/-

CENTERLINE
20' ACCESS EASEMENT
PER OTHER DOCUMENT

CENTERLINE
20' ACCESS EASEMENT
PER OTHER DOCUMENT

LOT 1

INCLUDING R/W
218,301 SQ. FT.
OR 5.01 ACRES

EXCLUDING R/W
187,560 SQ. FT.
OR 4.31 ACRES



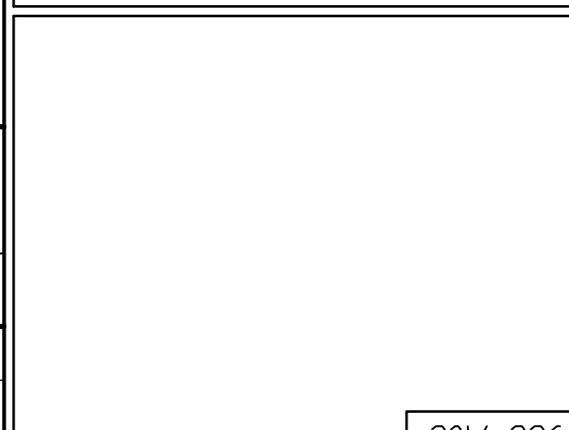
WCCS - DANE COUNTY

BEARINGS ARE REFERENCED TO THE WEST
LINE OF THE NW 1/4 OF SECTION 9-9-7
LINE TO BEAR = N 00°14'50" W

SCALE 1" = 50'



SURVEYORS SEAL



20W-336

LOT 1 C.S.M. No. 15170

138.69'
N 53°36'37" E

L-4

L-3

141.78'

15.15'

10' 10'

318.12'

10'

10'

45.87'

S 19°41'46" E

41.26'

S 63°58'24" E

36.25'

N 88°52'18" E

57.76'

115.13'

N 89°51'40" E

172.89'

266.52'

S 89°14'22" E

51.15'

83.11'

76.47'

51.60'

592.49'

668.96'

N 00°14'50" W

51.15'

S 00°35'15" E

83.11'

33' 33'

33' 33'

51.15'

S 00°35'15" E

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S 00°35'15" E

83.11'

33' 33'

33' 33'



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 SW and SE 1/4's of the NW 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 8125.

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 part of the SW and SE 1/4's of the NW 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin. Including all of Lot 1 Certified Survey Map No. 8125, more particularly described as follows:

Beginning at the West 1/4 Corner of said Section 9; thence N 00°14'50" W along the west line of the Northwest 1/4 and the west line of said Lot 1 Certified Survey Map No. 8125, 668.96 feet to the south line of Lot 1 Certified Survey Map No. 15170; thence along said south line for the next 3 courses S 89°10'21" E, 263.85 feet; thence N 80°24'24" E, 156.93 feet; thence S 89°09'16" E, 24.64 feet to the meander line; thence along said meander line for the next 4 courses S 11°11'01" E, 207.96 feet; thence S 78°06'34" E, 503.54 feet; thence N 32°47'35" E, 159.80 feet; thence N 02°56'58" E, 137.41 feet to the said south line of Lot 1 Certified Survey Map No. 15170; thence S 89°17'26" E along said south line, 108.90 feet to point on Lot 1 Certified Survey Map No. 13243; thence along said Lot 1 Certified Survey Map No. 13243 for the next 3 courses S 01°50'15" W, 217.88 feet; thence S 85°29'37" E, 751.46 feet; thence N 00°15'09" W, 870.83 feet to a point on Lot 2 Certified Survey Map No. 13033; thence N 89°45'11" E along said Lot 2, 720.38 feet to a point on the east line of the said Southeast 1/4 of the Northwest 1/4; thence S 00°02'45" E along said east line, 1,287.13 feet to the center of said Section 9; thence N 89°12'13" W along the south line of the said Southeast 1/4 of the Northwest 1/4, 1,317.93 feet to the Southwest Corner of said Southeast 1/4 of the Northwest 1/4; thence continue N 89°12'13" W along the south line of the Southwest 1/4 of the Northwest 1/4, 1,317.92 feet to the point of beginning. This parcel contains 2,161,850 sq. ft.+/- or 49.62 acres+/- and includes the entire pond located south of Lot 1 Certified Survey Map No. 15170.

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

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
		(N 03°35'41" W 95.16')	(95.16')	(06°17'20')
C-1	867.00'	N 03°27'48" W 95.06'	95.11'	06°17'06'

LINE TABLE:

L-1	(N 00°27'01" W) N 00°14'50" W	668.96'
L-2	(S 89°26'30" E) S 89°10'21" E	263.85'
L-3	(N 80°18'21" E) N 80°24'24" E	156.93'
L-4	(EAST) S 89°09'16" E	65'+/-
L-5	S 11°11'01" E	207.96'
L-6	S 78°06'34" E	503.54'
L-7	N 32°47'35" E	159.80'
L-8	N 02°56'58" E	137.41'
L-9	(EAST) S 89°17'26" E	176'+/-
L-10	(S 01°38'30" W) S 01°50'15" W	217.88'
L-11	S 04°59'39" E	132.07'
L-12	(N 00°27'01" W) N 00°35'15" W	90.25'
L-13	N 00°35'15" W	76.42'

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 SW and SE 1/4's of the NW 1/4 of Section 9, T9N, R7E, Town of Roxbury, Dane County, Wisconsin. Including all of Lot 1 C.S.M. No. 8125.

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____.

STATE OF WISCONSIN)
DANE COUNTY)

DAHL HOMESTEAD LLC
Authorized Representative

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

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Roxbury on this _____ day of _____, 20____.

Lisa Meinholz
Town Clerk

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