

Dane County Rezone & Conditional Use Permit

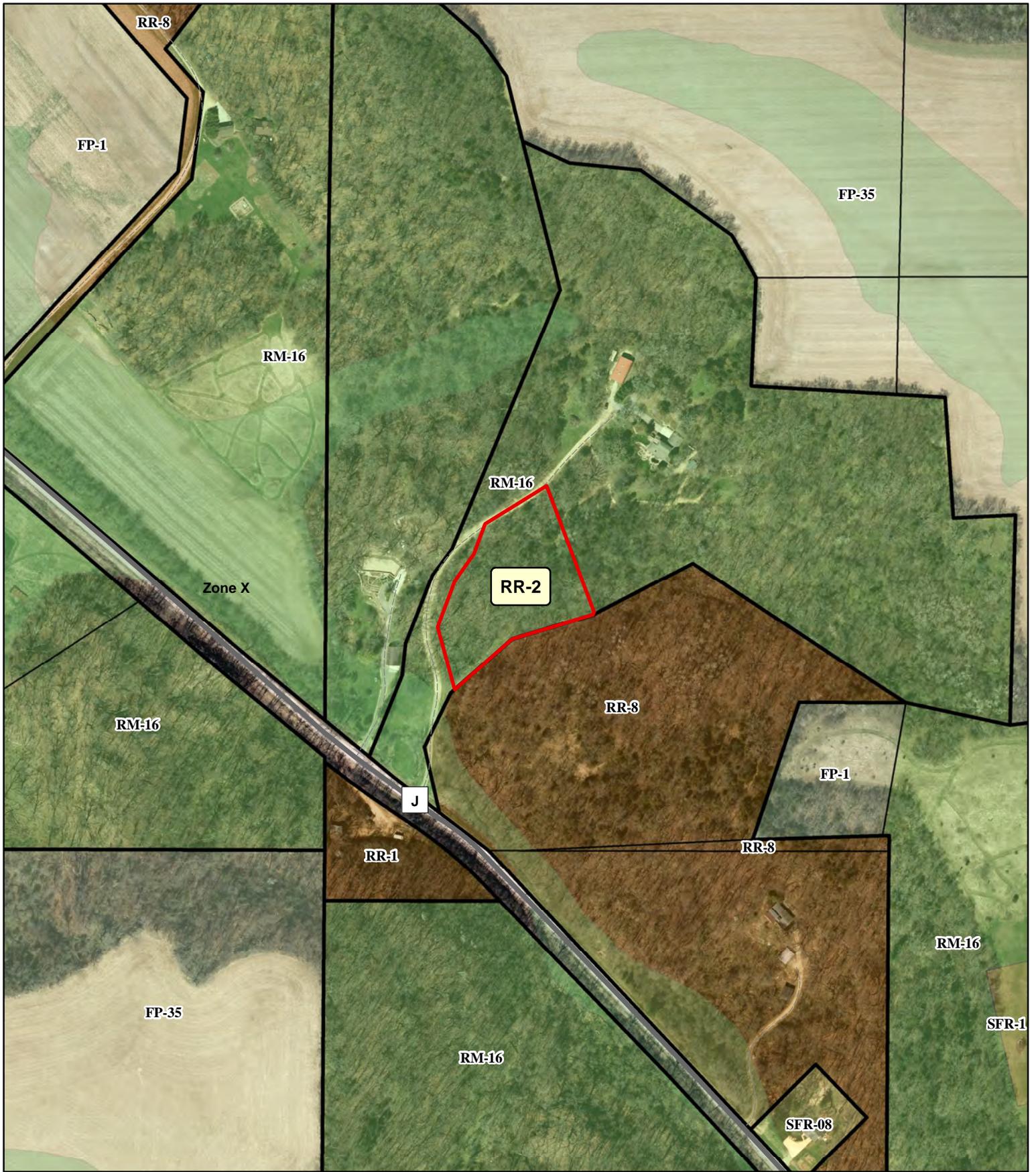
Application Date	Petition Number
10/16/2020	DCPREZ-2020-11627
Public Hearing Date	C.U.P. Number
12/22/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KYLE FISHER	PHONE (with Area Code) (608) 469-8223	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 5500 COUNTY HIGHWAY J		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS kylefisher4@gmail.com		E-MAIL ADDRESS	

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	
5500 County Hwy J					
TOWNSHIP VERMONT	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-264-9040-0					

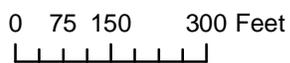
REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 Rural Mixed-Use District	RR-2 Rural Residential District	2.04		

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 type="checkbox"/> Yes <input checked="" 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 11627
KYLE FISHER



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

DNR Designated?

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:	Kyle Fisher	Agent Name:	
Address (Number & Street):	5500 County Road J	Address (Number & Street):	
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	
Email Address:	kylefisher4@gmail.com	Email Address:	
Phone#:	608.469.8223	Phone#:	

PROPERTY INFORMATION

Township:	Vermont	Parcel Number(s):	060/0706-264-9040-0
Section:	<i>26, 7N, R6E</i>	Property Address or Location:	5500 County Road J Mt Horeb, WI 53572

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

We are parcelling off roughly two acres of our property to create a new separate property to build a home on.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	RM-16 & RR-2	RM-16 (22.68) & RR-2 (2.1)

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 (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

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.

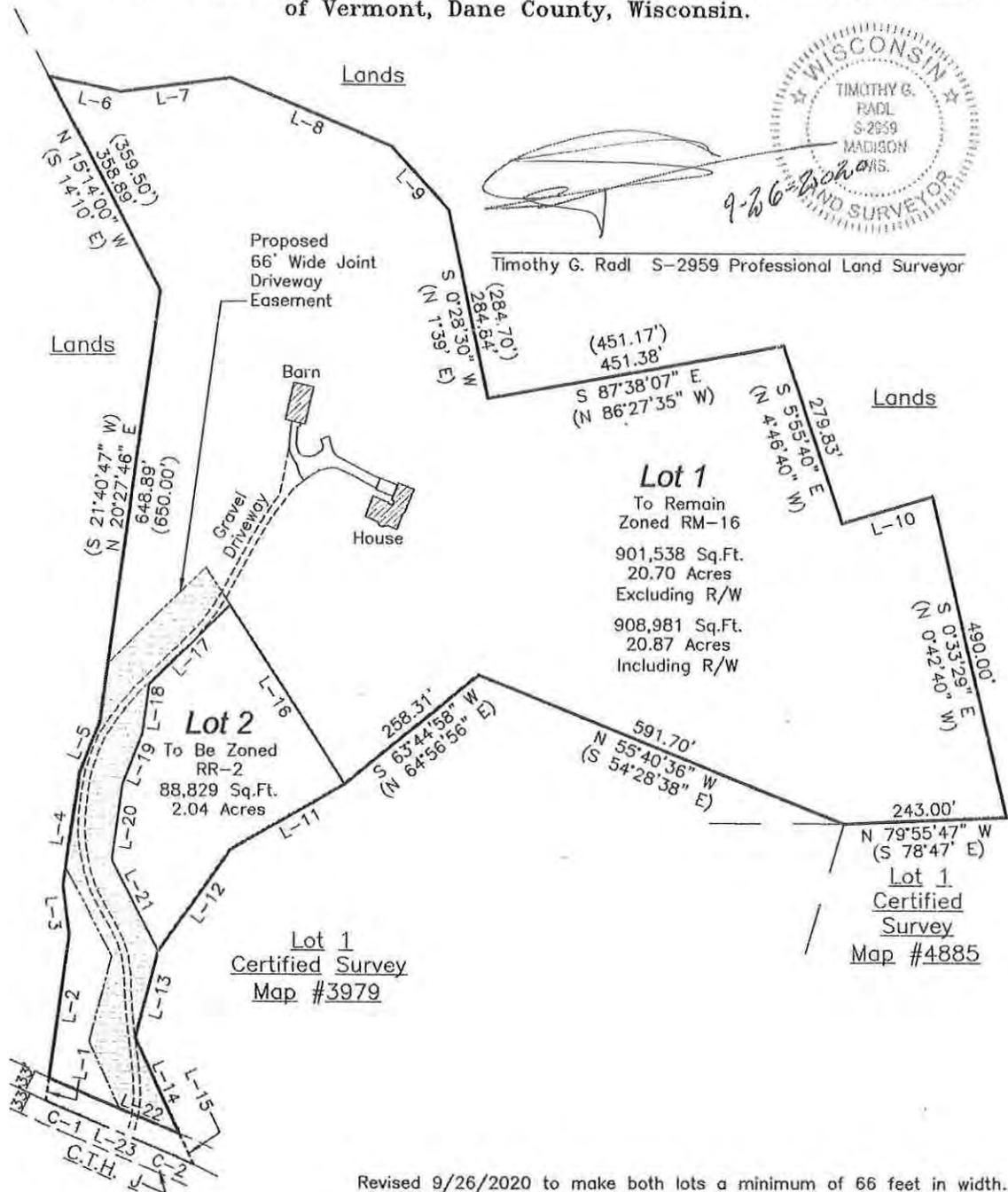
Owner/Agent Signature _____

Date 9/14/20

*RECEIVED
 OCT 14, 2020
 RM*

ZONING CHANGE REQUEST MAP

Lot 1, Certified Survey Map #3835, being a part of the SW 1/4, the SE 1/4, and the NW 1/4, all in the SE 1/4 of Section 26, T7N, R6E, Town of Vermont, Dane County, Wisconsin.



Timothy G. Radl S-2959 Professional Land Surveyor

Lot 1
 To Remain
 Zoned RM-16
 901,538 Sq.Ft.
 20.70 Acres
 Excluding R/W
 908,981 Sq.Ft.
 20.87 Acres
 Including R/W

Lot 2
 To Be Zoned
 RR-2
 88,829 Sq.Ft.
 2.04 Acres

Lot 1
 Certified Survey
 Map #3979

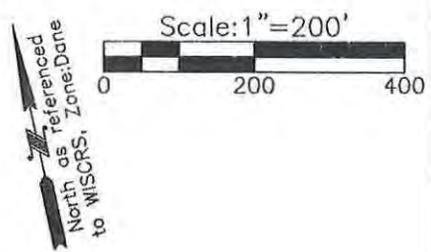
Lot 1
 Certified
 Survey
 Map #4885

Revised 9/26/2020 to make both lots a minimum of 66 feet in width.

Red Oak Land Surveying LLC

313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com

DRAWN	DATE	Prepared for:
TGR	7/23/2020	Mr. Kyle Fisher
APPROVED	DATE	5500 C.T.H. "J" Mt. Horeb, WI 53572
TGR	9/2/2020	
SCALE	SHEET	PROJECT NO.
1"=200'	1 of 2	2020085



ZONING CHANGE REQUEST MAP

Lot 1, Certified Survey Map #3835, being a part of the SW 1/4, the SE 1/4, and the NW 1/4, all in the SE 1/4 of Section 26, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

Page 1 Line Table					
L-1	N	20°26'46"	E	34.43'	(S21°40'47"W)
L-2	N	20°26'46"	E	215.79'	(S21°40'47"W) (215.61')
L-3	N	05°14'00"	E	74.67'	(S6°45'W) (75.00')
L-4	N	20°24'16"	E	169.86'	(S21°40'W) (170.00')
L-5	N	34°50'50"	E	79.24'	(S39°45'20"W)
L-6	S	65°53'00"	E	109.10'	(N64°48'W) (109.29')
L-7	S	84°53'00"	E	166.31'	(N83°40'W) (166.60')
L-8	S	54°52'54"	E	262.80'	(N54°40'W) (263.25')
L-9	S	29°35'30"	E	128.56'	(N28°25'W) (128.50')
L-10	N	85°49'00"	E	141.50'	(S87°03'W)
L-11	S	72°50'46"	W	197.15'	(N74°02'45"E)
L-12	S	48°17'30"	W	185.31'	(N49°29'29"E) (185.21')
L-13	S	27°11'42"	W	134.48'	(N28°35'47"E) (134.64')
L-14	S	12°12'40"	E	158.34'	(N11°18'06"W) (158.28')
L-15	S	12°12'40"	E	50.72'	(N11°18'06"W)
L-16	S	20°37'20"	E	316.13'	
L-17	N	58°06'50"	E	169.42'	
L-18	N	20°27'50"	E	74.23'	
L-19	N	34°50'50"	E	79.21'	
L-20	N	20°24'16"	E	114.15'	
L-21	N	15°06'20"	W	151.52'	
L-22	N	54°52'54"	W	122.08'	(S53°53'E) (122.39')
L-23	N	54°52'54"	W	122.08'	(S53°53'E) (122.39')

Page 1 Curve Table					
Curve	Radius	Arc	Delta	Chord	Chord Bearing
C-1	1945.00'	59.76'	1°45'36"	59.75'	N 54°00'08" W
C-1RW	1912.00'	68.49'	2°03'08"	68.48'	N 53°51'24" W
C-2	1077.00'	58.13'	3°05'32"	58.12'	N 53°20'10" W
C-2RW	1110.00'	20.81'	1°04'28"	20.81'	N 54°20'42" W

Parcel to remain zoned RM-16:

Lot 1, Certified Survey Map Number 3835, being a part of the Southwest 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southeast 1/4, and the Northwest 1/4 of the Southeast 1/4, all in Section 26, T7N, R6E, Town of Vermont, Dane County, Wisconsin, excepting the land described as follows:
 Commencing at the Southeasterly corner of said Lot 1; thence along the Easterly line of said Lot 1 N12°12'40"W 209.06 feet; thence along the Easterly line of said Lot 1 N27°11'42"E 134.48 feet to the point of beginning of this description; thence N15°06'20"W 151.52 feet; thence N20°24'16"E 114.15 feet; thence N34°50'50"E 79.21 feet; thence N20°27'50"E 74.23 feet; thence N58°06'50"E 169.42 feet; thence S20°37'20"E 316.13 feet to the Easterly line of Lot 1, Certified Survey Map Number 3835; thence along said Easterly line S72°50'46"W 197.15 feet; thence along said Easterly line S48°17'30"W 185.31 feet to the point of beginning. Subject to a public highway right of way over the Southwesterly 33 feet thereof. Described parcel contains 20.87 acres.

Parcel to be zoned RR-2:

Part of Lot 1, Certified Survey Map Number 3835, being a part of the Southwest 1/4 of the Southeast 1/4, the Southeast 1/4 of the Southeast 1/4, and the Northwest 1/4 of the Southeast 1/4, all in Section 26, T7N, R6E, Town of Vermont, Dane County, Wisconsin, described as follows:
 Commencing at the Southeasterly corner of said Lot 1; thence along the Easterly line of said Lot 1 N12°12'40"W 209.06 feet; thence along the Easterly line of said Lot 1 N27°11'42"E 134.48 feet to the point of beginning of this description; thence N15°06'20"W 151.52 feet; thence N20°24'16"E 114.15 feet; thence N34°50'50"E 79.21 feet; thence N20°27'50"E 74.23 feet; thence N58°06'50"E 169.42 feet; thence S20°37'20"E 316.13 feet to the Easterly line of Lot 1, Certified Survey Map Number 3835; thence along said Easterly line S72°50'46"W 197.15 feet; thence along said Easterly line S48°17'30"W 185.31 feet to the point of beginning. Described parcel contains 2.04 acres.

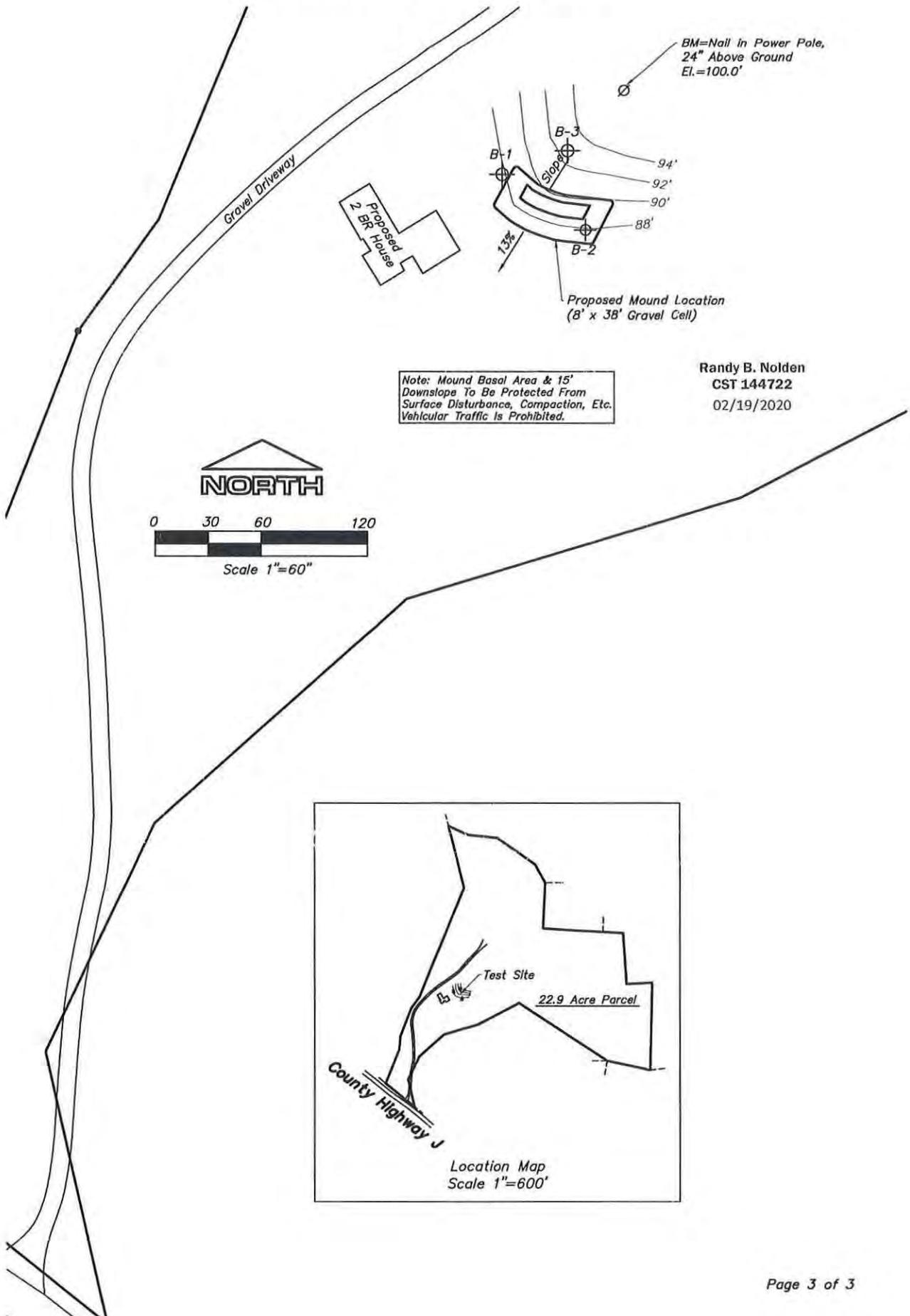


Timothy G. Radl S-2959 Professional Land Surveyor

Red Oak Land Surveying LLC

313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com

Kyle Fisher Property
 5500 County Highway J
 Lot 1 Certified Survey Map 3835
 SW1/4, SE1/4, Section 26, T7N, R6E
 Town of Vermont, Dane County, Wisconsin



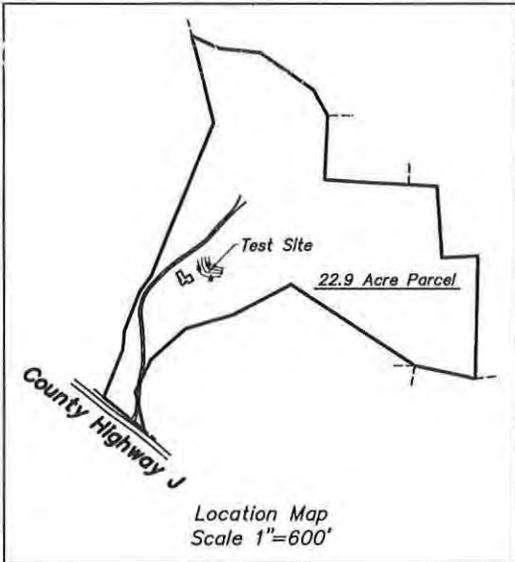
BM=Nail in Power Pole,
 24" Above Ground
 El.=100.0'

Note: Mound Basal Area & 15'
 Downslope To Be Protected From
 Surface Disturbance, Compaction, Etc.
 Vehicular Traffic Is Prohibited.

Randy B. Nolden
 CST 144722
 02/19/2020

NORTH

0 30 60 120
 Scale 1"=60"



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County	Dane
Parcel I.D.	70626490400
Reviewed by	Date

Property Owner Kyle Fisher	Property Location Govt. Lot SW 1/4 NW 1/4 S 13 T 4 N R 8 E (or) W <input checked="" type="checkbox"/> <input type="checkbox"/>	
Property Owner's Mailing Address 5500 County Highway J	Lot # 1	Block # Subd. Name or CSM# 3835
City Mount Horeb	State WI	Zip Code 53572
Phone Number (608) 469-8223	<input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town	Nearest Road Vermont County Highway J

New Construction Use: Residential/Number of bedrooms 2 Code derived design flow rate 300 GPD
 Replacement Public or commercial -- Describe: _____
 Parent material Loess over sandstone Flood Plain elevation if applicable N/A ft.
 General comments and recommendations: Suitable for Mound absorption system (17" Sand Fill)

1 Boring # Boring Pit Ground surface elev. 87.7 ft. Depth to limiting factor 24 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/FT ²	*Eff#1
A	0-6	10YR3/2	NONE	sil	2fsbk	mvfr	cs	2c-m	0.6	0.8
B1	6-20	10YR5/6	NONE	sicl	2msbk	mfr	gw	1m-f	0.4	0.6
B2	20-24	10YR4/6	NONE	sicl	1msbk	mfr		1f	0.2	0.3
R	24+		>50% Sandstone							

2 Boring # Boring Pit Ground surface elev. 87.9 ft. Depth to limiting factor >33 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/FT ²	*Eff#1
A	0-8	10YR3/2	NONE	sl	2fsbk	mvfr	cs	2m-f	0.6	0.8
B1	8-27	10YR4/6	NONE	scl	2msbk	mfr	gw	1f	0.4	0.6
C	27-33	10YR6/4	NONE	sl	1msbk	mfr			0.4	0.7

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L, and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Randy B. Nolden	Signature <i>Randy B. Nolden</i>	CST Number 1444722
Address N9323 State Road 92 Belleville, WI 53508	Date Evaluation Conducted 2/19/2020	Telephone Number 608.212.5616

3 Boring #

Boring
 Pit

Ground surface elev. 92.5 ft.

Depth to limiting factor 19 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
A	0-7	10YR3/2	NONE	sil	2fsbk	mvfr	cs	2c-m	0.6	0.8
B1	7-19	10YR4/6	NONE	sicl	2msbk	mfr	cw	1f	0.4	0.6
B2	19-33	10YR6/4	c2d 10YR 5/8,6/2	sicl	1fsbk	mfr		1f	0.2	0.3

Boring #

Boring
 Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

Boring #

Boring
 Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

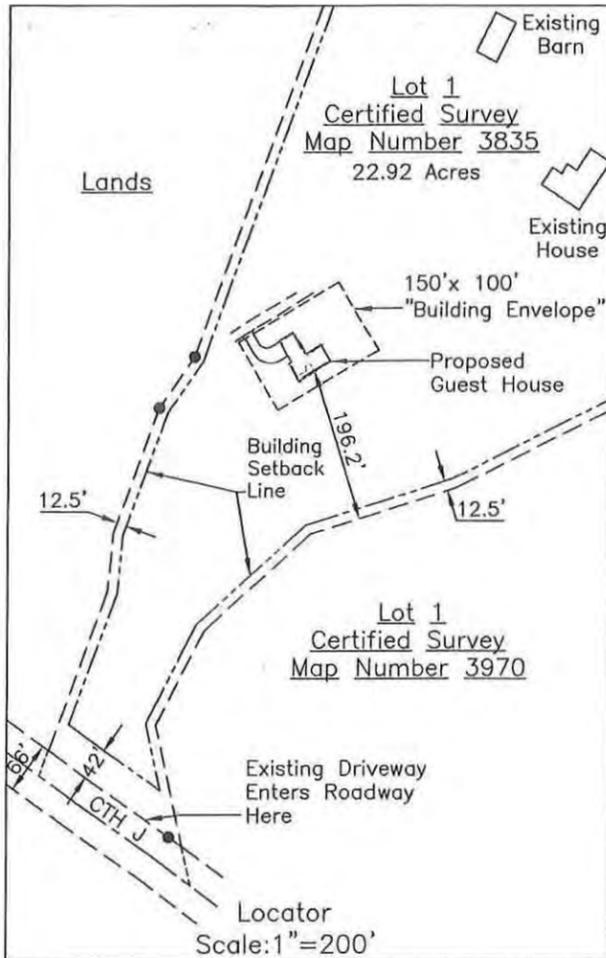
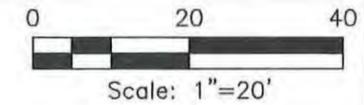
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

SITE PLAN

Lot 1, Certified Survey Map #3835, being a part of the SW 1/4 of the SE 1/4 of Section 26, T7N, R6E, Town of Vermont, Dane County, Wisconsin.



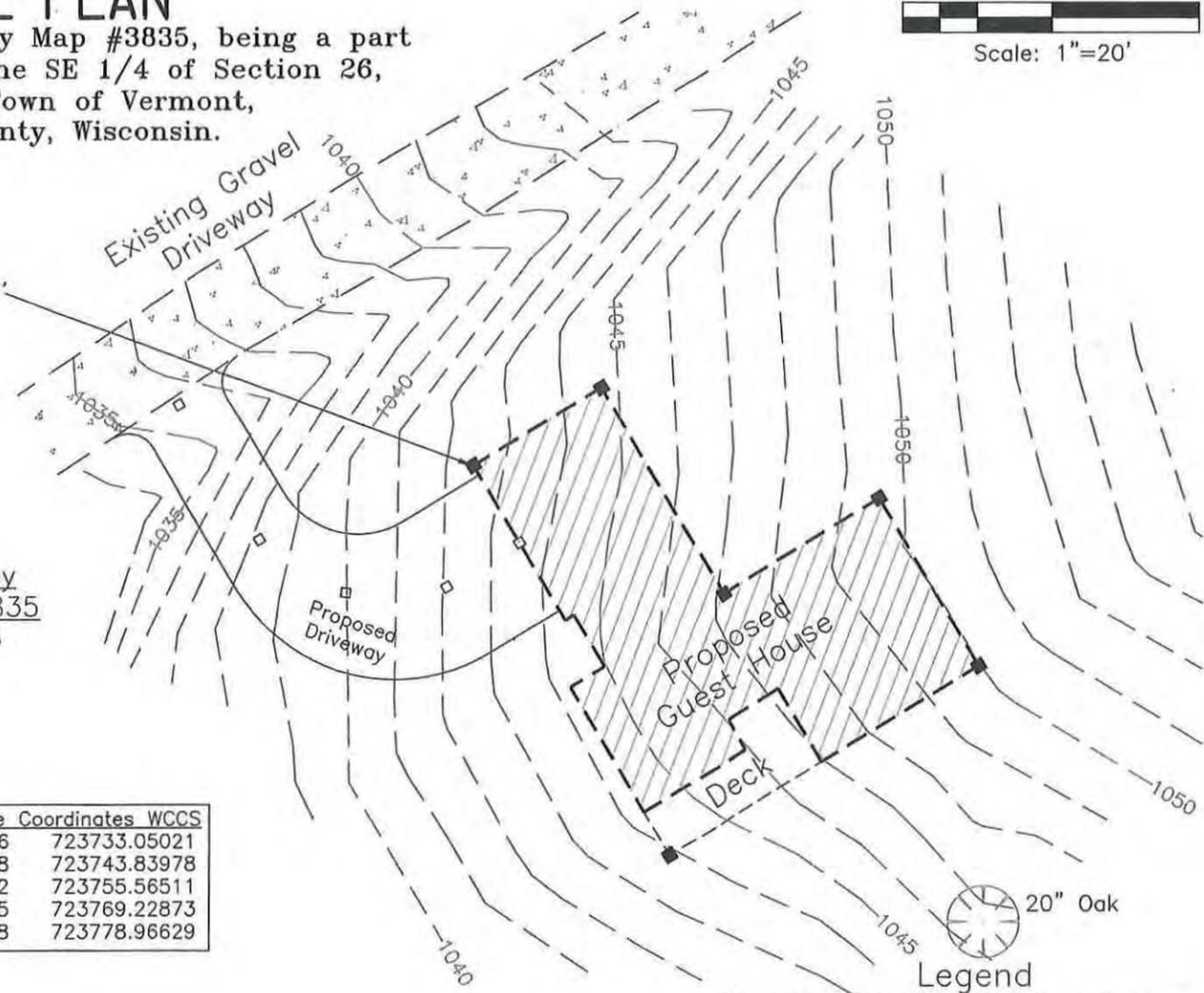
Building Envelope Boundary	Coordinates	WCCS
Westerly Corner	473423.15276	723721.69853
Northerly Corner	473498.31011	723851.51137
Easterly Corner	473411.76822	723901.61627
Southerly Corner	473336.61087	723771.80343

North as referenced to the Wisconsin County Coordinate System, Zone: Dane

Lands

Lot 1 Certified Survey Map Number 3835 Zoned RM-16

Driveway Centerline	Coordinates	WCCS
1	473430.73446	723733.05021
2	473412.79788	723743.83978
3	473405.74422	723755.56511
4	473406.48115	723769.22873
5	473412.33868	723778.96629



- Legend
- Set Wood Hub At Building Corner ■
 - 1" Inside Diameter Iron Pipe Found ●
 - Set Lath On Driveway Centerline ◻

Notes: Contour Interval: 1 Foot
 Vertical Datum: NAVD88
 Fieldwork performed Jan. 30th, 2020.
 Wetlands and or flood zones, if present, have not been delineated.
 This survey subject to all agreements and easements recorded and unrecorded.

Timothy G. Radl S-2959 Professional Land Surveyor



Red Oak Land Surveying LLC

313 Waverly Pl. Madison, WI 53705 (608)233-3142 redoakls.com

DRAWN TGR	DATE 1/31/2020	Prepared for: Mr. Kyle Fisher 5500 C.T.H. "J" Mt. Horeb, WI 53572
APPROVED TGR	DATE 6/7/2020	
SCALE 1" = 20'	SHEET 1 of 1	PROJECT NO. 2020041