

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/16/2024	DCPREZ-2024-12034
<b>Public Hearing Date</b>	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME WILLIAM AND DONATA SUGDEN	PHONE (with Area Code) (608) 258-8132	AGENT NAME BURSE SURVEYING AND ENGINEERING	PHONE (with Area Code) (608) 250-9263
BILLING ADDRESS (Number & Street) 155 LAKEWOOD BLVD		ADDRESS (Number & Street) 2801 INTERNATIONAL LANE, SUITE 101	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS sugden@oncology.wisc.edu		E-MAIL ADDRESS mburse@bse-inc.net	

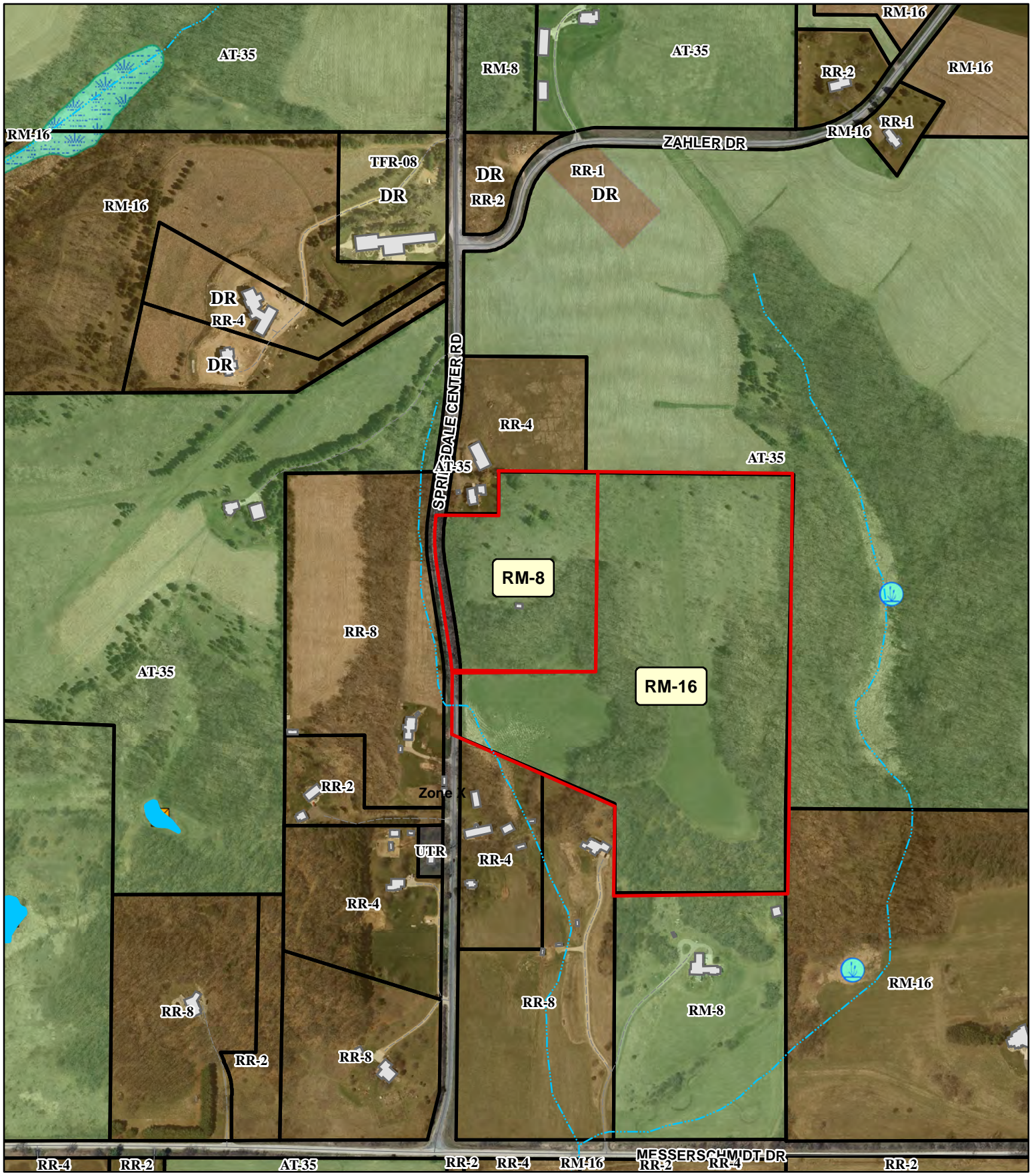
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
2066 Springdale Center Road					
TOWNSHIP SPRINGDALE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-272-9000-8		0607-273-8510-2			

## REASON FOR REZONE




CREATING TWO AGRICULTURAL LOTS

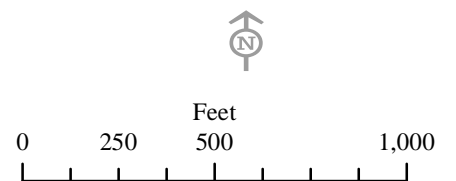
FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RM-8 Rural Mixed-Use District	9.54
AT-35 Agriculture Transition District	RM-16 Rural Mixed-Use District	32.68

<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>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>   <b>DATE:</b>
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# REZONE 12034

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





**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:	William and Donata Sugden	Agent Name:	Michelle Burse
Address (Number & Street):	155 Lakewood Blvd	Address (Number & Street):	2801 International Lane, Suite 101
Address (City, State, Zip):	Madison, WI 53704	Address (City, State, Zip):	Madison, WI 53704
Email Address:	sugden@oncology.wisc.edu	Email Address:	mburse@bse-inc.net
Phone#:	608-258-8132	Phone#:	608-250-9263

### PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	054/0607-272-9000-8 and 054/0607-273-8510-2
Section:	27	Property Address or Location:	2066 Springdale Center Road

### 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
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This rezoning request is included with a new CSM to combine and reconfigure the parcels noted above, both owned by the Sugdens. The new CSM will result in two lots being created that are both less than 35-acres in size. Therefore the current AT-35 zoning is requested to be changed to RM-8 (for Lot 1 of the new CSM), and RM-16 (for Lot 2 of the new CSM).

The current and proposed land use is undeveloped prairie, woodlands, and ag land.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RM-8	9.5425
AT-35	RM-16	32.6780

**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 N/A 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 Michelle L Burse (PLS)

Date 02/14/2024

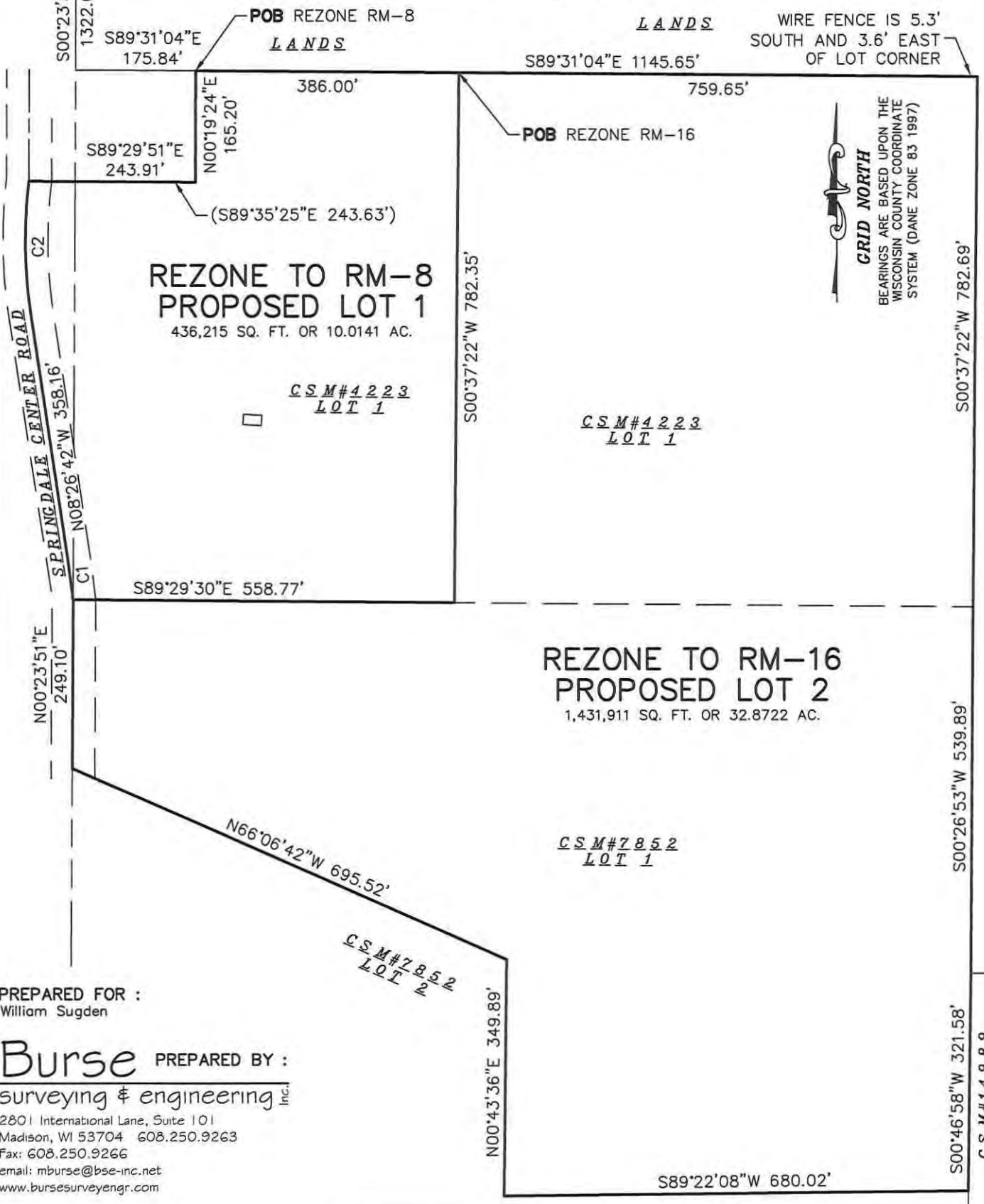
# REZONE MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 4223, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGE 45, AS DOCUMENT NUMBER 1807917 AND LOT 1, CERTIFIED SURVEY MAP NUMBER 7852, AS RECORDED IN VOLUME 41 OF CERTIFIED SURVEY MAPS, ON PAGES 216-217, AS DOCUMENT NUMBER 2679653, DANE COUNTY REGISTRY, LOCATED IN THE SW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  AND THE NW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 27 AND THE SE $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF SECTION 28, ALL IN TOWNSHIP 06 NORTH, RANGE 07 EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SECTION 27-06-07



SCALE : ONE INCH = TWO HUNDRED FEET



PREPARED FOR :  
William Sugden

**Burse** PREPARED BY :  
surveying & engineering Inc.  
2801 International Lane, Suite 101  
Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	64.76'	1500.00'	2°28'25"	S07°12'30"E	64.75'
C2	199.63'	750.00'	15°15'02"	N00°49'11"W	199.04'

SHEET 1 OF 1  
Date: February 14, 2024  
Plot View: rezone  
Survey\BSE2791 Rezone v2018.dwg

Rezone RM-8  
Metes and Bounds Description

Part of Lot 1, Certified Survey Map (CSM) Number 4223, as recorded in Volume 18 of Certified Survey Maps, on page 45, as Document Number 1807917, Dane County Registry, located in the Southwest Quarter of the Northwest Quarter of Section 27 and in the Southeast Quarter of the Northeast Quarter of Section 28, all in Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 27, thence South 00 degrees 23 minutes 51 seconds West along the west line of said Northwest Quarter, 1322.03 feet; thence South 89 degrees 31 minutes 04 seconds East, 175.84 feet to the Point of Beginning, also to the northwest corner of said Lot 1; thence continuing South 89 degrees 31 minutes 04 seconds East along the north line of said Lot 1, 386.00 feet; thence South 00 degrees 37 minutes 22 seconds West, 782.35 feet to the north line of Lot 1, CSM Number 7852, as recorded in Volume 41 of Certified Survey Maps, on pages 216-217, as Document Number 2679653, Dane County Registry; thence South 89 degrees 29 minutes 30 seconds West along said north line, 558.77 feet to the centerline of Springdale Center Road, also to a point of non-tangential curvature; thence 64.76 feet along the arc of a curve to the left, also along said centerline, having a radius of 1500.00 feet, through a central angle of 02 degrees 28 minutes 25 seconds and a chord bearing South 07 degrees 12 minutes 30 seconds East, 64.75 feet; thence North 08 degrees 26 minutes 42 seconds West along said centerline, 358.16 feet to a point of curvature; thence 199.63 feet along the arc of a curve to the right, also along said centerline, having a radius of 750.00 feet, through a central angle of 15 degrees 15 minutes 02 seconds and a chord bearing North 00 degrees 49 minutes 11 seconds West, 199.04 feet; thence South 89 degrees 29 minutes 51 seconds East along a north line of aforementioned Lot 1, CSM Number 4223, 243.91 feet to an interior corner of said Lot 1; thence North 00 degrees 19 minutes 24 seconds East along a west line of said Lot 1, 165.20 feet to the Point of Beginning. This description contains 436,215 square feet or 10.0141 acres.

Bearings are based upon the Wisconsin County Coordinate System – Dane Zone

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

M:\BSE2791\Documents\Descriptions\rezone RM8.doc

Rezone RM-16  
Metes and Bounds Description

Part of Lot 1, Certified Survey Map Number (CSM) 4223, as recorded in Volume 18 of Certified Survey Maps, on page 45, as Document Number 1807917 and part of Lot 1, Certified Survey Map Number 7852, as recorded in Volume 41 of Certified Survey Maps, on pages 216-217, as Document Number 2679653, all in Dane County Registry, located in the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter of Section 27 and in the Southeast Quarter of the Northeast Quarter of Section 28, all in Township 06 North, Range 07 East, Town of Springdale, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 27, thence South 00 degrees 23 minutes 51 seconds West along the west line of said Northwest Quarter, 1322.03 feet; thence South 89 degrees 31 minutes 04 seconds East, 561.84 feet to the Point of Beginning; thence continuing South 89 degrees 31 minutes 04 seconds East along the north line of said Lot 1, 759.65 feet to the northeast corner of said Lot 1; thence South 00 degrees 37 minutes 22 seconds West along the east line of said Lot 1, 782.69 feet to the southeast corner of said Lot 1, also to the northeast corner of said Lot 1, CSM Number 7852; thence South 00 degrees 26 minutes 53 seconds West along the east line of said Lot 1, 539.89 feet; thence South 00 degrees 46 minutes 58 seconds West along said east line, 321.58 feet to the southeast corner of said Lot 1; thence South 89 degrees 22 minutes 08 seconds West along the south line of said Lot 1, 680.02 feet to a southwest corner of said Lot 1; thence North 00 degrees 43 minutes 36 seconds East along a west line of said Lot 1, 349.89 feet to an interior corner of said Lot 1; thence North 66 degrees 06 minutes 42 seconds West along the southwest line of said Lot 1, 695.52 feet to the centerline of Springdale Center Road; thence North 00 degrees 23 minutes 51 seconds East along said centerline, 249.10 feet; thence South 89 degrees 29 minutes 30 seconds East along the north line of said Lot 1, 558.77 feet; thence North 00 degrees 37 minutes 22 seconds East, 782.35 feet to the Point of Beginning. This description contains 1,431,911 square feet or 32.8722 acres.

Bearings are based upon the Wisconsin County Coordinate System – Dane Zone

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

M:\BSE2791\Documents\Descriptions\rezone RM16.doc