

# Dane County Rezone & Conditional Use Permit


<b>Application Date</b>	<b>Petition Number</b>
08/14/2018	DCPREZ-2018-11347
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
10/23/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ALISEN E VETTER	PHONE (with Area Code) (608) 370-9598	AGENT NAME ANN VETTER	PHONE (with Area Code) (608) 212-3231
BILLING ADDRESS (Number & Street) 10550 LAWS DR		ADDRESS (Number & Street) 10542 LAWS DR	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) Mazomanie, WI 53560	
E-MAIL ADDRESS aeslvetter@gmail.com		E-MAIL ADDRESS annmvetter@gmail.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	
south/southeast & southwest of 10550 Laws Dr.,		south of 10550 Laws Dr		south of 10550 Laws Dr	
TOWNSHIP MAZOMANIE	SECTION 21	TOWNSHIP MAZOMANIE	SECTION 21	TOWNSHIP MAZOMANIE	SECTION 28
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-213-9250-3		0906-213-9250-3		0906-282-8500-9	

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	CO-1 Conservancy District	.0004		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.1		
A-1Ex Exclusive Ag District	A-4 Agriculture District	23.35		
A-1Ex Exclusive Ag District	A-4 Agriculture District	23.34		

<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  SCW1	<b>SIGNATURE:(Owner or Agent)</b> 
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COMMENTS: \$611.00 FEE TO BE RECEIVED BY 8/22/2018 OR PERMIT IS NULL AND VOID  
pd. 8/17/18 scw

<b>PRINT NAME:</b> Ann M Vetter
<b>DATE:</b> 08/14/2018



DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Zoning Change Application**

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

Items that must be submitted with your application:

- o **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.
- o **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>Alisen Vetter</u>	Agent's Name <u>Ann Vetter</u>
Address <u>10550 Laws Drive</u>	Address <u>10542 Laws Drive</u>
Phone <u>Mazomanie, WI 53560</u> <u>608-370-9598</u>	Phone <u>Mazomanie, WI 53560</u> <u>608-212-3231</u>
Email <u>aeslvetter@gmail.com</u>	Email <u>annmvetter@gmail.com</u>

Town: MAZO Parcel numbers affected: ABC P D 090621392503, 090628285009, 090628290002 090628286400

Section: 21, 28 Property address or location: 10550 Laws Drive, Mazomanie, WI 53560

Zoning District change: (To / From / # of acres) RH-1 AV REZ/A1-Ex/4, A1-Ex/A4/23, A1-Ex/A4/23, CO-1/A1-EX/0.0004

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

Current parcel of approximately 50 acres includes a 3.8 acre area with residence North of Laws Drive bordering the Wisconsin River, and 46 acres of fallow field and woodlands not bordering the river between Laws Drive and Hwy Y. The proposal includes separating the residence (with it's 4 acres bordering the river) from the farmland which is to be divided into 2 plots of approximately 23 acres each which will be used for managed grazing of livestock.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: [Signature]


Date: 08/03/2018

## Parcel Number - 034/0906-213-9250-3

Current

Parcel B

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF MAZOMANIE	
State Municipality Code	034	
PLSS (T,R,S,QQ,Q)	09N 06E 21 SW SW (Click link above to access images for Qtr-Qtr)	
Section	09N 06E 21 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 21-9-6 PRT GOV LOT 2 & SW1/4SW1/4 LYG S OF C/L LAWS DR & W OF CSM 2419 & PRT LYG N OF C/L LAWS DR & W OF CSM 1268 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	ALISEN E VETTER	
Primary Address	10550 LAWS DR	
Billing Address	10550 LAWS DR MAZOMANIE WI 53560	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G1	
Assessment Acres	11.861	
Land Value	\$180,000.00	
Improved Value	\$90,900.00	
Total Value	\$270,900.00	

Show Valuation Breakout

### Open Book

Open Book dates have passed for the year

Starts: ~~05/10/2018~~ - 04:00 PM

Ends: ~~05/10/2018~~ - 06:00 PM

[About Open Book](#)

### Board Of Review

Starts: 05/21/2018 - 06:00 PM

Ends: To Adjourn

[About Board Of Review](#)

Show Assessment Contact Information ▼

### Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-1(EX)
NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

**Parcel Maps**



- Surveyor Map
- DCiMap
- Google Map
- Bing Map

**Tax Summary (2017)**

**More +**

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$180,000.00	\$90,900.00	\$270,900.00
<b>Taxes:</b>		\$4,407.96
<b>Lottery Credit(-):</b>		\$136.84
<b>First Dollar Credit(-):</b>		\$78.19
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$4,201.60

**District Information**

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	04/08/2013	4976503		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0906-213-9250-3

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**Parcel Number - 034/0906-282-9000-2****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF MAZOMANIE	
State Municipality Code	034	
PLSS (T,R,S,QQ,Q)	09N 06E 28 SW NW (Click link above to access images for Qtr-Qtr)	
Section	09N 06E 28 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 28-9-6 PRT SW1/4 NW1/4 LYG NELY OF HWY <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	ALISEN E VETTER	
Primary Address	<b>No parcel address available.</b>	
Billing Address	10550 LAWS DR MAZOMANIE WI 53560	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G5 G6	
Assessment Acres	7.400	
Land Value	\$26,600.00	
Improved Value	\$0.00	
Total Value	\$26,600.00	

Show Valuation Breakout

<p><b>Open Book</b></p> <p>Open Book dates have passed for the year</p> <p>Starts: <del>05/10/2018 - 04:00 PM</del></p> <p>Ends: <del>05/10/2018 - 06:00 PM</del></p> <p><a href="#">About Open Book</a></p>
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<p><b>Board Of Review</b></p> <p>Starts: 05/21/2018 - 06:00 PM</p> <p>Ends: To Adjourn</p> <p><a href="#">About Board Of Review</a></p>
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Show Assessment Contact Information ▼

<b>Zoning Information</b>
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For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-1(EX)

Zoning District Fact Sheets



**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2017)** More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$26,600.00	\$0.00	\$26,600.00
<b>Taxes:</b>		\$432.82
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$432.82

**District Information**

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	04/08/2013	4976503		

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By Parcel Number: 0906-282-9000-2

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**Parcel Number - 034/0906-282-8500-9**

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF MAZOMANIE	
State Municipality Code	034	
PLSS (T,R,S,QQ,Q)	09N 06E 28 NW NW (Click link above to access images for Qtr-Qtr)	
Section	09N 06E 28 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 28-9-6 PRT NW1/4 NW1/4 ELY OF HWY RUN FR S LN TO NW COR EXC HWY <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	ALISEN E VETTER	
Primary Address	<b>No parcel address available.</b>	
Billing Address	10550 LAWS DR MAZOMANIE WI 53560	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G4 G5 G5M	
Assessment Acres	30.600	
Land Value	\$57,900.00	
Improved Value	\$0.00	
Total Value	\$57,900.00	

Show Valuation Breakout

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Ends: ~~05/10/2018 - 06:00 PM~~

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### Board Of Review

Starts: 05/21/2018 - 06:00 PM

Ends: To Adjourn

[About Board Of Review](#)

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### Zoning Information

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### Zoning

A-1(EX)

[Zoning District Fact Sheets](#)

**Parcel Maps**



Surveyor Map

DCiMap

**Tax Summary (2017)** More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$58,000.00	\$0.00	\$58,000.00
<b>Taxes:</b>		\$943.75
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$943.75

**District Information**

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

Recorded Documents				
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By Parcel Number: 0906-282-8500-9

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090621392503

Parcel A:

~~090628286400~~

0.0004 acres

ALEX -  
CO1

Part of the Southwest ¼ of the Southwest ¼ of Section 21, T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more fully described as follows: Beginning at the Northwest Corner of Section 28, thence N01°31'03"W along the West line of Section 21 and the East line of Lot 2, Certified Survey Map No 7450, 10.46 feet; Thence S20°57'57"W along the West right-of-way of Laws Drive, 11.17 feet; Thence S89°34'01"W along the North Line of Section 28, 3.72 feet to the point of beginning. Containing 19.45 square feet or 0.0004 acres net.

Parcel B:

090621392503

~~23.35 - A4~~

3.1 acres

ALEX -  
RH1

~~0.004 acres CO1~~

Part of the Southwest ¼ of the Southwest ¼ of Section 21, T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest Corner of Section 28, thence N01°31'03"W along the West line of Section 21, 598.82 feet to the point of beginning, Thence N01°31'03"W along said West line of Section 21 and the East line of Lot 1, Certified Survey Map No 7450, 397.62 feet; thence N0°31'03"W, 30.00± to the edge of the Wisconsin River; Thence S0°31'03"E, 30.00± to the meander line; Thence N76°36'52"E along the meander line, 455.26 feet; Thence N07°27'12"W, 30.00± to the edge of the Wisconsin River; Thence S07°27'12"E, 30.00± to the meander line; Thence S07°27'12"W along the West line of Certified Survey Map No 1268, 304.27 feet; Thence along the arc of curve to the right having a radius of 356.70 feet and a long chord bearing and distance of S72°19'43"W, 190.16 feet along the West right-of-way of Laws Drive; Thence S56°52'06"W, 213.58 feet along the West right-of-way of Laws Drive; Thence along the arc of curve to the right having a radius of 203.00 feet and a long chord bearing and distance of S50°52'57"W, 42.34 feet along the West right-of-way of Laws Drive to the point of beginning. Containing 134,844 square feet or 3.10 acres net plus the lands between the meander line and the Wisconsin River.

~~0004 - Col~~

Parcel C:

0906 213 92503 ALEX - A4

Part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28 T9N, R6E and Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 21, T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest Corner of Section <sup>21</sup>28, Thence N89°34'01"E along the North line of Section 28, 74.19 feet to the point of beginning. Thence N20°57'57"W along the East right-of-way of Laws Drive, 77.72 feet; Thence along the arc of curve to the right having a radius of 519.74 feet and a long chord bearing and distance of N13°11'25"W, 140.63 feet along the East right-of-way of Laws Drive; Thence N05°24'54"W along the East right-of-way of Laws Drive, 243.89 feet; Thence along the arc of curve to the right having a radius of 137.00 feet and a long chord bearing and distance of N25°43'36"<sup>E</sup> 141.70 feet along the East right-of-way of Laws Drive; Thence N56°52'06"E along the East right-of-way of Laws Drive, 213.58 feet; Thence along the arc of curve to the right having a radius of 290.70 feet and a long chord bearing and distance of N77°09'41"E, 201.64 feet along the East right-of-way of Laws Drive; Thence S82°32'48"E along the East right-of-way of Laws Drive, 40.54 feet; Thence S83°28'48"E, 120.63 feet along the East right-of-way of Laws Drive; Thence S00°11'29"W along the West line of Certified Survey Map No 2419, 718.66 feet; Thence N89°34'01"E along the North line of Section 28, 179.12 feet; Thence S00°18'29"E, 1333.53 feet; Thence S31°12'01"W to the East right-of-way of Laws Drive, 138.08 feet; Thence N37°43'12"W, 242.15 feet along the East right-of-way of Laws Drive; Thence along the arc of curve to the right having a radius of 973.00 feet and a long chord bearing and distance of N27°53'17"W, 332.30 feet along the East right-of-way of Laws Drive; Thence N18°03'22"W, 835.44 feet along the East right-of-way of Laws Drive; Thence N20°57'57"W, 178.67 feet along the East right-of-way of Laws Drive to the point of beginning. Containing 1,017,322 square feet or 23.35 acres net.

Parcel D:

0906 282 85009 0906 282 9002

Part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28 T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest Corner of Section 28, Thence N89°34'01"E along the North line of Section 28, 765.02 feet to the point of beginning. Thence continuing N89°34'01"E along the North line of Section 28 also the South line of Certified Survey Map No. 6155 and Certified Survey Map No. 1324, 555.29 feet; Thence S00°24'10"W along the East line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 28, 1939.31 feet; Thence along the arc of curve to the right having a radius of 1306.24 feet and a long chord bearing and distance of S08°31'19"W, 166.52 feet along the West right-of-way of County Trunk Highway Y; Thence S68°10'46"W, 60.81 feet; Thence N35°15'37"W along the East right-of-way of Laws Drive, 315.10 feet; Thence along the arc of curve to the left having a radius of 3033.00 feet and a long chord bearing and distance of N38°30'16"W along the along the East right-of-way of Laws Drive, 343.29 feet; Thence N41°44'56"W along the along the East right-of-way of Laws Drive, 194.10 feet; Thence N31°12'01"E, 138.08 feet; Thence N00°18'29"W, 1333.53 feet to the point of beginning. Containing 1,016,589 square feet or 23.34 acres net.

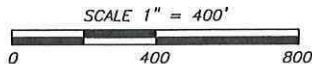
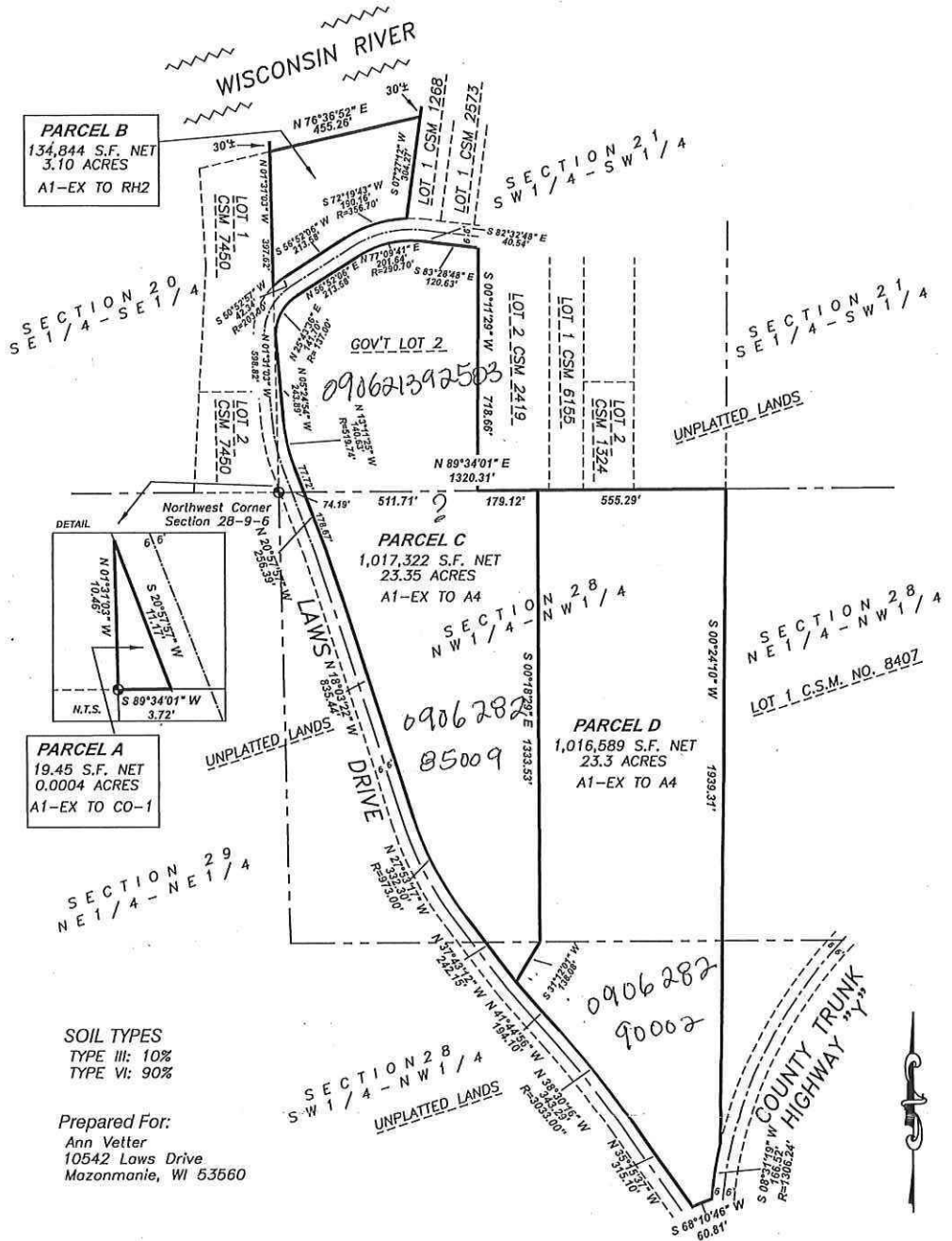


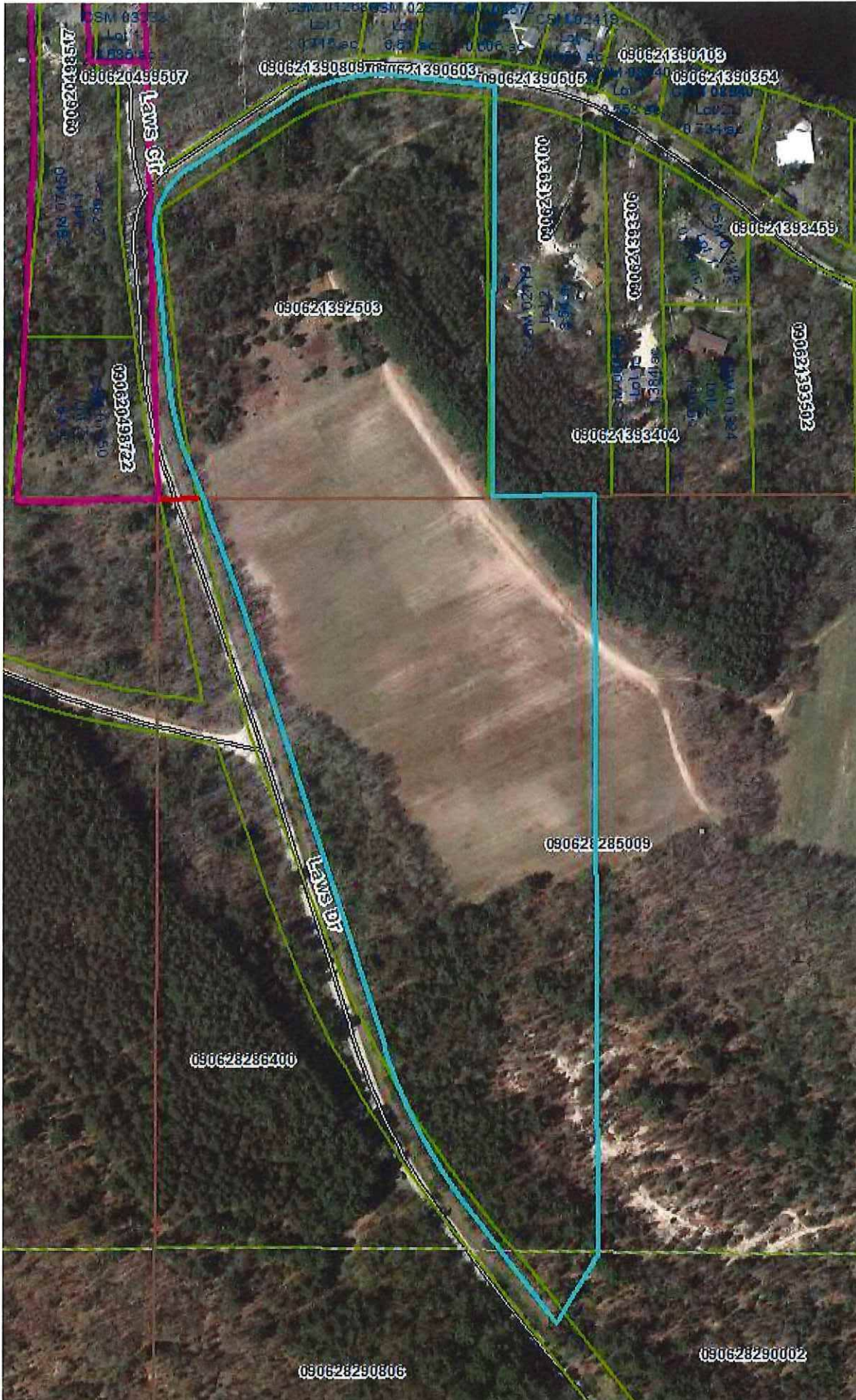


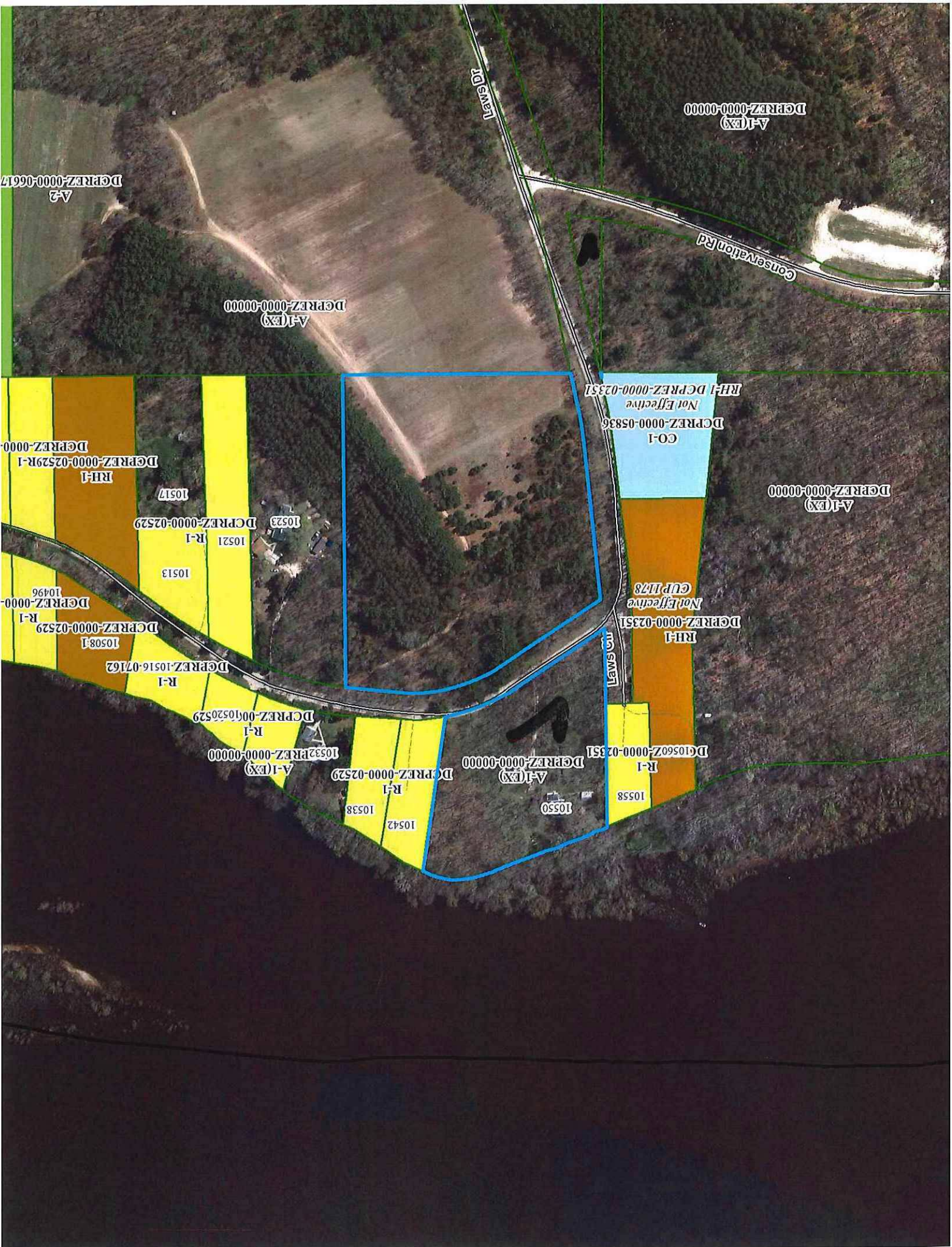
**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**Zoning Map**







A-1(EX)  
DCPREZ-000-00000

A-2  
DCPREZ-000-06617

A-1(EX)  
DCPREZ-000-00000

Conservation Rd

RH-1 DCPREZ-000-02351  
Not Effective

DCPREZ-000-05836  
CO-1

A-1(EX)  
DCPREZ-000-00000

RH-1  
DCPREZ-000-02529R-1  
DCPREZ-0000

10517

DCPREZ-000-02529  
R-1  
10521

10523

10513

DCPREZ-0000  
R-1  
DCPREZ-0000-02529  
10496

10508.1

DCPREZ-10516-07162  
R-1

DCPREZ-000-02351  
Not Effective  
CUP 178

RH-1

Laws Dr

DCPREZ-000-02529  
R-1

A-1(EX)  
DCPREZ-000-00000  
10532

DCPREZ-000-02529  
R-1

10538

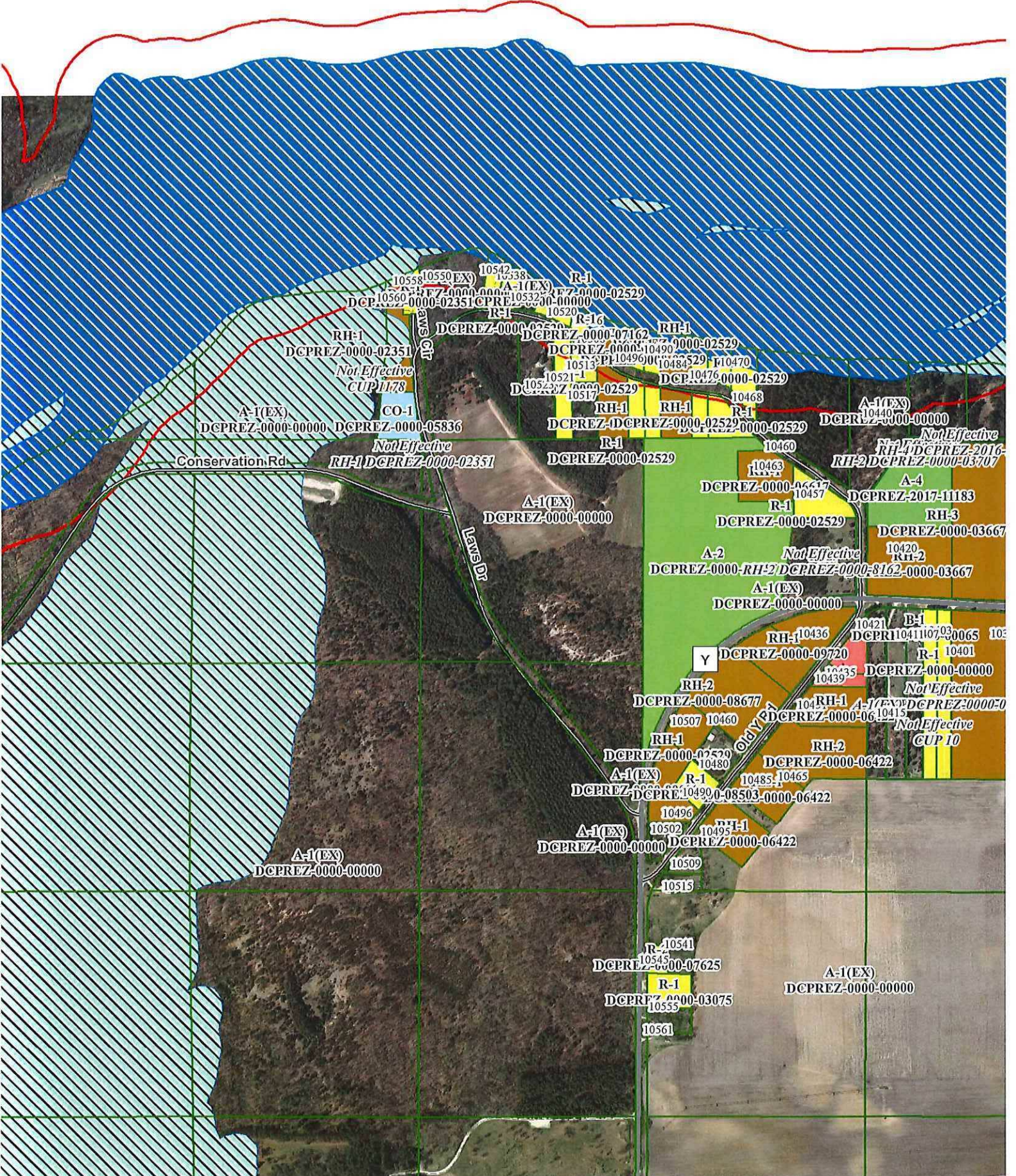
10542

A-1(EX)  
DCPREZ-000-00000

10550

DCPREZ-000-02351  
R-1

10558



10558 10550 EX 10542 10538 R-1  
DCPREZ-0000-02351 DCPREZ-0000-02529  
DCPREZ-0000-02351 DCPREZ-0000-02529

RH-1 DCPREZ-0000-02351  
Not Effective  
CUP 1178  
A-1(EX) DCPREZ-0000-00000  
CO-1 DCPREZ-0000-05836  
Not Effective  
RH-1 DCPREZ-0000-02351  
Conservation Rd

R-1 DCPREZ-0000-07162  
RH-1 DCPREZ-0000-02529  
R-1 DCPREZ-0000-02529  
R-1 DCPREZ-0000-02529  
R-1 DCPREZ-0000-02529  
R-1 DCPREZ-0000-02529  
R-1 DCPREZ-0000-02529

A-1(EX) DCPREZ-0000-00000  
Not Effective  
RH-4 DCPREZ-2016-03707  
RH-2 DCPREZ-0000-03707

A-1(EX) DCPREZ-0000-00000

DCPREZ-0000-06617  
R-1 DCPREZ-0000-02529  
A-2 Not Effective  
DCPREZ-0000-RH-2 DCPREZ-0000-8162-0000-03667  
A-1(EX) DCPREZ-0000-00000

RH-1 10436 10421 B-1  
DCPREZ-0000-09720 DCPREZ-0000-00065  
R-1 10401  
DCPREZ-0000-00000  
RH-2 DCPREZ-0000-08677  
RH-1 10435 DCPREZ-0000-06104  
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CUP 10

A-1(EX) DCPREZ-0000-00000

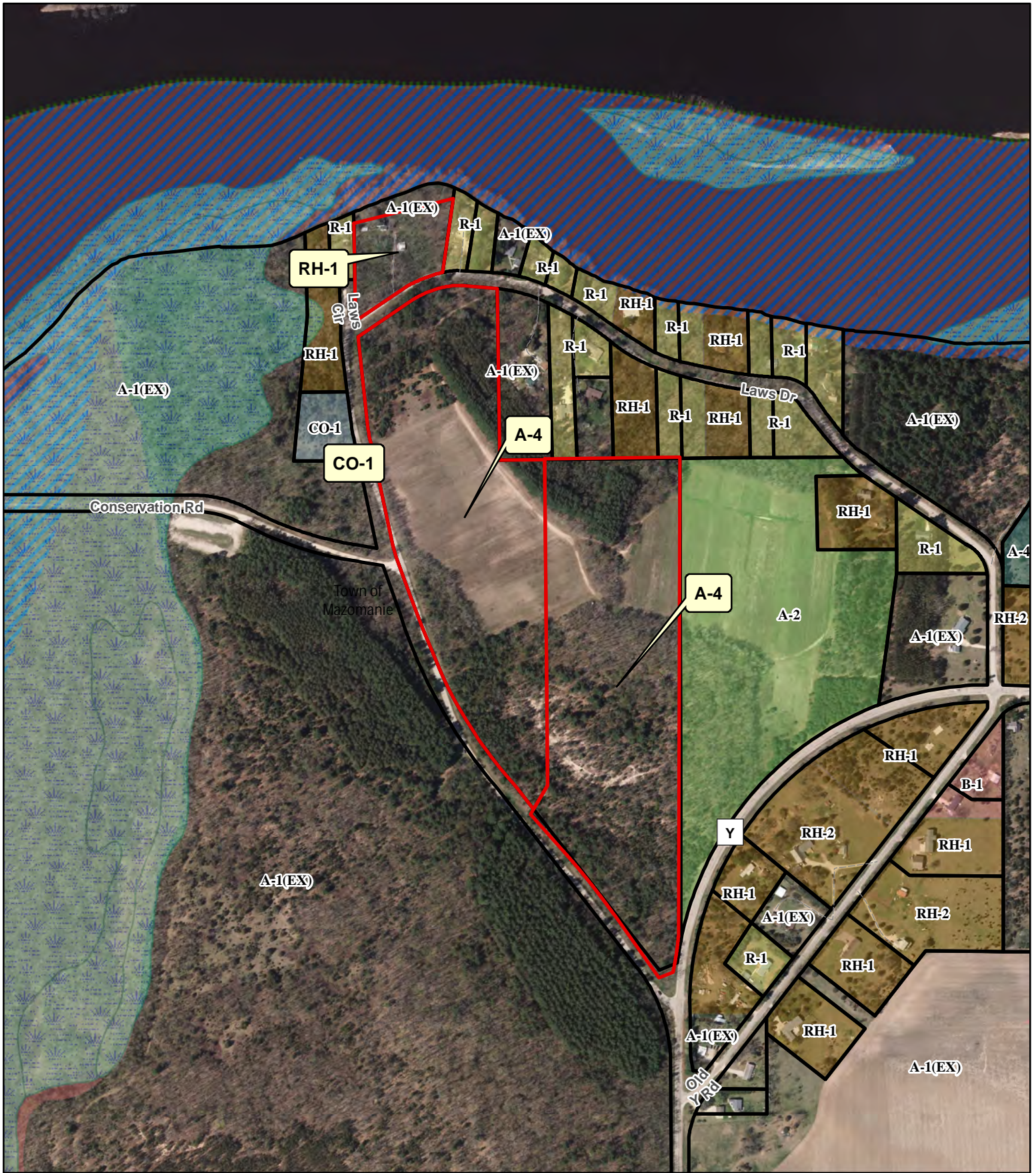
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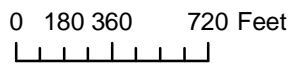
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10561



**Legend**

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



Petition 11347  
ALISEN E VETTER