

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/14/2018	DCPREZ-2018-11282
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/22/2018	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME HENRY M CAMPBELL IV	PHONE (with Area Code) (608) 250-9864	AGENT NAME ERIC GROVER	PHONE (with Area Code) (608) 444-2900
BILLING ADDRESS (Number & Street) 4752 OLD INDIAN TRL		ADDRESS (Number & Street) 742 FOXFIELD ROAD	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS BRITTNEY@CAMPBELL-LACOSTE.COM		E-MAIL ADDRESS GROVERE@FIRSTWEBER.COM	

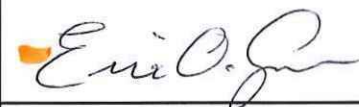
<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4752 OLD INDIAN TRAIL		4752 OLD INDIAN TRAIL			
TOWNSHIP VERMONT	SECTION 4	TOWNSHIP VERMONT	SECTION 4	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-041-8200-7		0706-041-8000-9			



<b>REASON FOR REZONE</b>	<b>CUP DESCRIPTION</b>
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CREATING TWO RESIDENTIAL LOTS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	33		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	7		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent) 
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COMMENTS: CREATING A SECOND RESIDENTIAL LOT.

PRINT NAME:  ERIC GROVER
DATE:  3/14/18



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:

- 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 HENRY CAMPBELL Agent's Name ERIC GROVER  
DARRAGH LACOSTE  
Address 4752 OLD INDIAN TRL Address 772 FOXFIELD RD OREGON WI  
BLACK EARTH WI 53515 53575  
Phone 608-250-9864 Phone 608-444-2900  
Email brittney@campbell-lacoste.com Email grovere@firstweber.com

Town: VERMONT Parcel numbers affected: 0706482007 AND 07060480009

Section: 4 Property address or location: 4752 OLD INDIAN TRL BLACK EARTH WI

Zoning District change: (To / From / # of acres) 38.7 ACRES ZONED A-1(EX) 53515  
TO 7 ACRES RH2 AND 32.8 ACRES TO A-2

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

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:

OWNERS ARE ASKING TO DIVIDE THE 39 +/- ACRES  
SO THEY CAN SELL THEIR HOME AND 7 ACRES AND  
CREATE A SECOND LOT TO BUILD ON. THE NEIGHBORS  
ARE WOODED PARCELS WITH HOMES. THIS PROPERTY  
IS ALSO WOODED WITH NO AG/TILLABLE LAND.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Eric Grover

Date: 3/14/18

**Parcel Number - 060/0706-041-8200-7****Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T07NR06E	04	NE of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 4-7-6 PRT NE1/4 COM SEC NE COR TH S86DEG05'W 1321.20 FT TH S3DEG30'E 712.60 FT TO POB TH S3DEG30'E 280.00 FT TH S20DEG58'E 48.15 FT TH S47DEG21'E 274.80 FT TH S48DEG11'E 192.52 FT TH ALG CRV TO L L/C N87DEG35'E 101.80 FT TH N3DEG30'W 662.91 FT TH S86DEG30'W 441.99 FT TO POB 5.3 ACRES M/L <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	HENRY M CAMPBELL IV	🔒
Current Co-Owner	DARRAGH B LACOSTE	🔒
Primary Address	4752 OLD INDIAN TRL	
Billing Address	4752 OLD INDIAN TRL BLACK EARTH WI 53515	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	G1 W8	
Assessment Acres	5.300	
Land Value	\$96,200.00	
Improved Value	\$267,600.00	
Total Value	\$363,800.00	

Show Valuation Breakout

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)

Zoning District Fact Sheets

**Parcel Maps**



DCiMap

Google Map

Bing Map

## Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$96,200.00	\$267,600.00	\$363,800.00
<b>Taxes:</b>		\$6,641.08
<b>Lottery Credit(-):</b>		\$136.84
<b>First Dollar Credit(-):</b>		\$78.19
<b>Specials(+):</b>		\$8.67
<b>MFL(+):</b>		\$4.86
<b>Amount:</b>		\$6,439.58

## District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	30BE	BLACK EARTH EMS
OTHER DISTRICT	30BE	BLACK EARTH FIRE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/12/2003	3710477		

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703

**Parcel Number - 060/0706-041-8000-9****Current**[← Parcel Parents](#)[Summary Report](#)

<b>Parcel Detail</b>		<b>Less —</b>
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T07NR06E	04	NE of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 4-7-6 PRT E1/2 NE1/4 COM SEC NE COR TH S86DEG05'W 1321.20 FT TH S3DEG30'E 712.60 FT TH N86DEG30'E 441.99 FT TH S3DEG30'E 662.91 FT TH N54DEG37'E 213.50 FT TH ALG CRV L/C S77DEG58'E 112.58 FT TH S81DEG01'E 605.10 FT TO SEC E LN TH N3DEG30'W 1423.4 FT TO POB 33.4 ACRES <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	HENRY M CAMPBELL IV	🔒
Current Co-Owner	DARRAGH B LACOSTE	🔒
Primary Address	<b>No parcel address available.</b>	
Billing Address	4752 OLD INDIAN TRL BLACK EARTH WI 53515	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2018</b>	
Valuation Classification	W8	
Assessment Acres	33.400	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

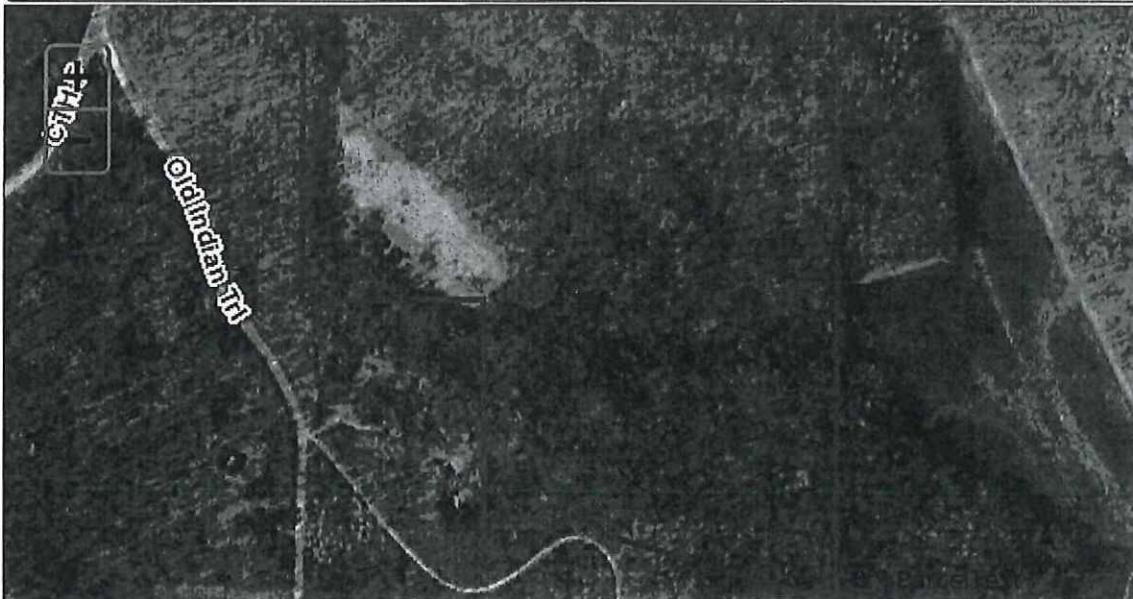
**Zoning Information**

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

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

Zoning District Fact Sheets

**Parcel Maps**



DCiMap

## Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

<b>Taxes:</b>	\$0.00
<b>Lottery Credit(-):</b>	\$0.00
<b>First Dollar Credit(-):</b>	\$0.00
<b>Specials(+):</b>	\$0.00
<b>MFL(+):</b>	\$62.46
<b>Amount:</b>	\$62.46

## District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	30BE	BLACK EARTH FIRE
OTHER DISTRICT	30BE	BLACK EARTH EMS

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	05/12/2003	3710475		

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Dane County  
**Land Information Office**  
 GIS SERVICES

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City-County Bldg. Room 116

Madison, WI 53703





**LEGAL DESCRIPTION OF PARCEL TO BE REZONED FROM A-1 EXCL TO RH-2**

A parcel of land located in the NE ¼ of Section 4, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

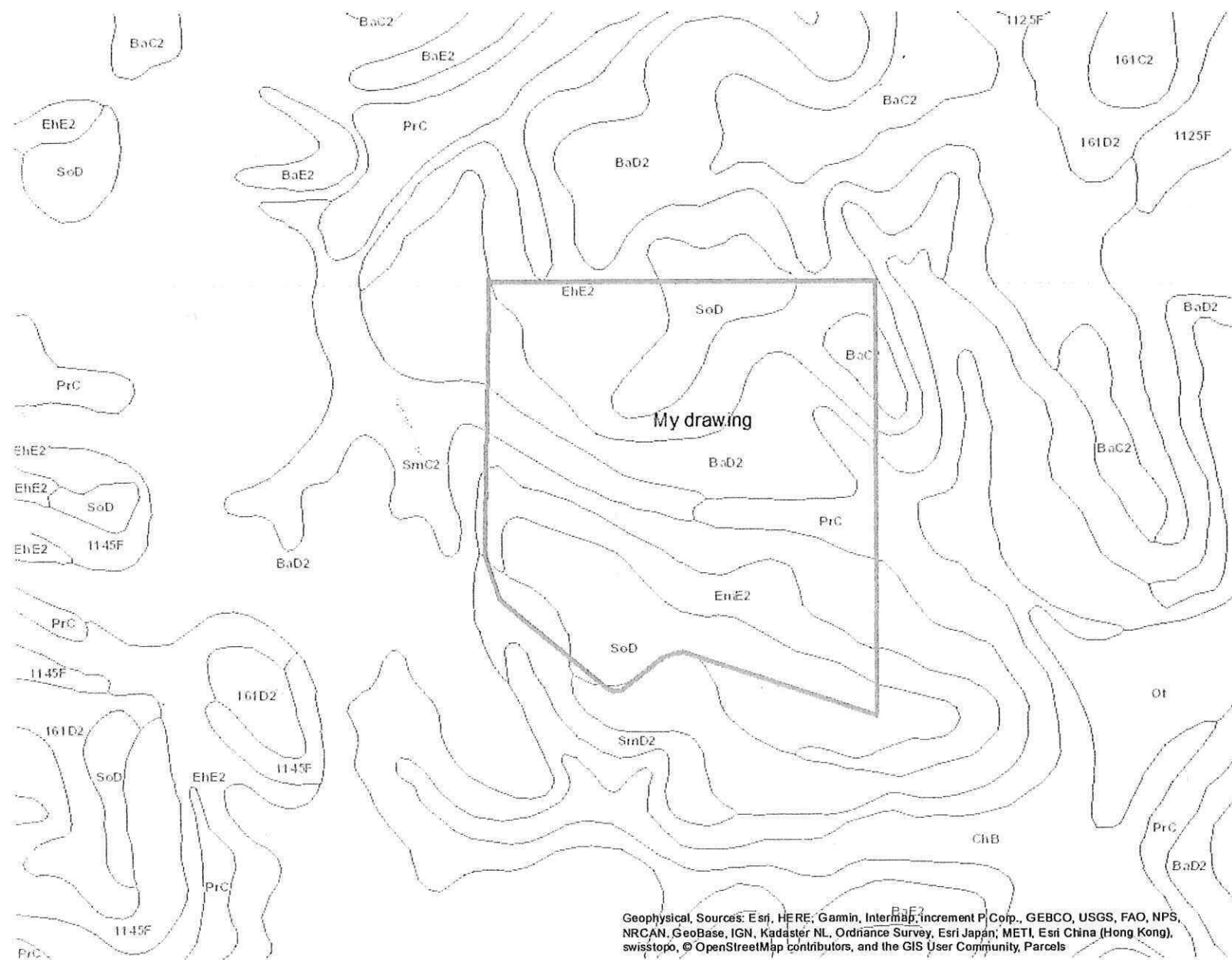
Commencing at the Northeast corner of said Section 4; thence S 86°05' W, 1321.20 feet along the North line of the NE ¼; thence S 03°30' E, 992.60 feet to the point of beginning; thence N 27°46' E, 327.57 feet; thence S 71°54' E, 641.46 feet; thence S 20°59' W, 345.14 feet; thence S 54°37' W, 213.50 feet; thence S 87°36' W, 101.88 feet; thence N 48°11' W, 192.52 feet; thence N 47°21' W, 274.80 feet; thence N 03°30'00" W, 66.00 feet to the point of beginning, containing 7.00 acres.

**LEGAL DESCRIPTION OF PARCEL TO BE REZONED FROM A-1 EXCL TO A-2**

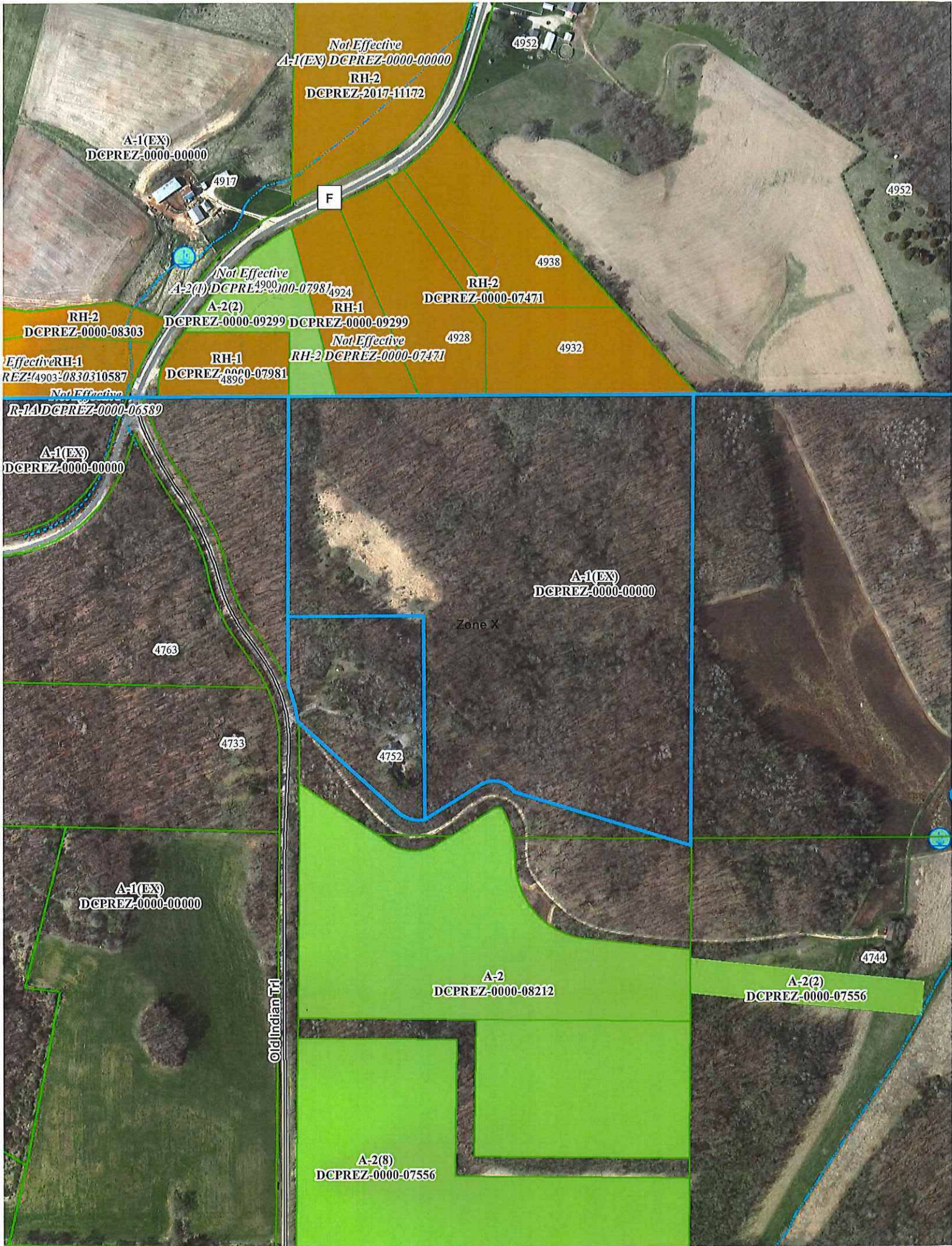
A parcel of land located in the NE ¼ of Section 4, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Beginning at the Northeast corner of said Section 4; thence S 86°05' W, 1321.20 feet along the North line of the NE ¼; thence S 03°30' E, 992.60 feet; thence N 27°46' E, 327.57 feet; thence S 71°54' E, 641.46 feet; thence S 20°59' W, 345.14 feet; thence S 77°58' E, 112.53 feet; thence S 81°01' E, 605.10 feet; thence N 03°30' W, 1423.4 feet to the point of beginning, containing 32.8 acres.

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Geophysical Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, Parcels



*Not Effective*  
A-1(EX) DCPREZ-0000-00000  
RH-2  
DCPREZ-2017-11172

A-1(EX)  
DCPREZ-0000-00000

F

*Not Effective*  
A-2(1) DCPREZ-0000-07981  
A-2(2)  
DCPREZ-0000-09299

RH-2  
DCPREZ-0000-07471

RH-2  
DCPREZ-0000-08303

*Not Effective*  
RH-1  
DCPREZ-0000-07471

Effective RH-1  
DCPREZ-0000-08303

RH-1  
DCPREZ-0000-07981

*Not Effective*  
R-1A DCPREZ-0000-06589

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

Zone X

A-1(EX)  
DCPREZ-0000-00000

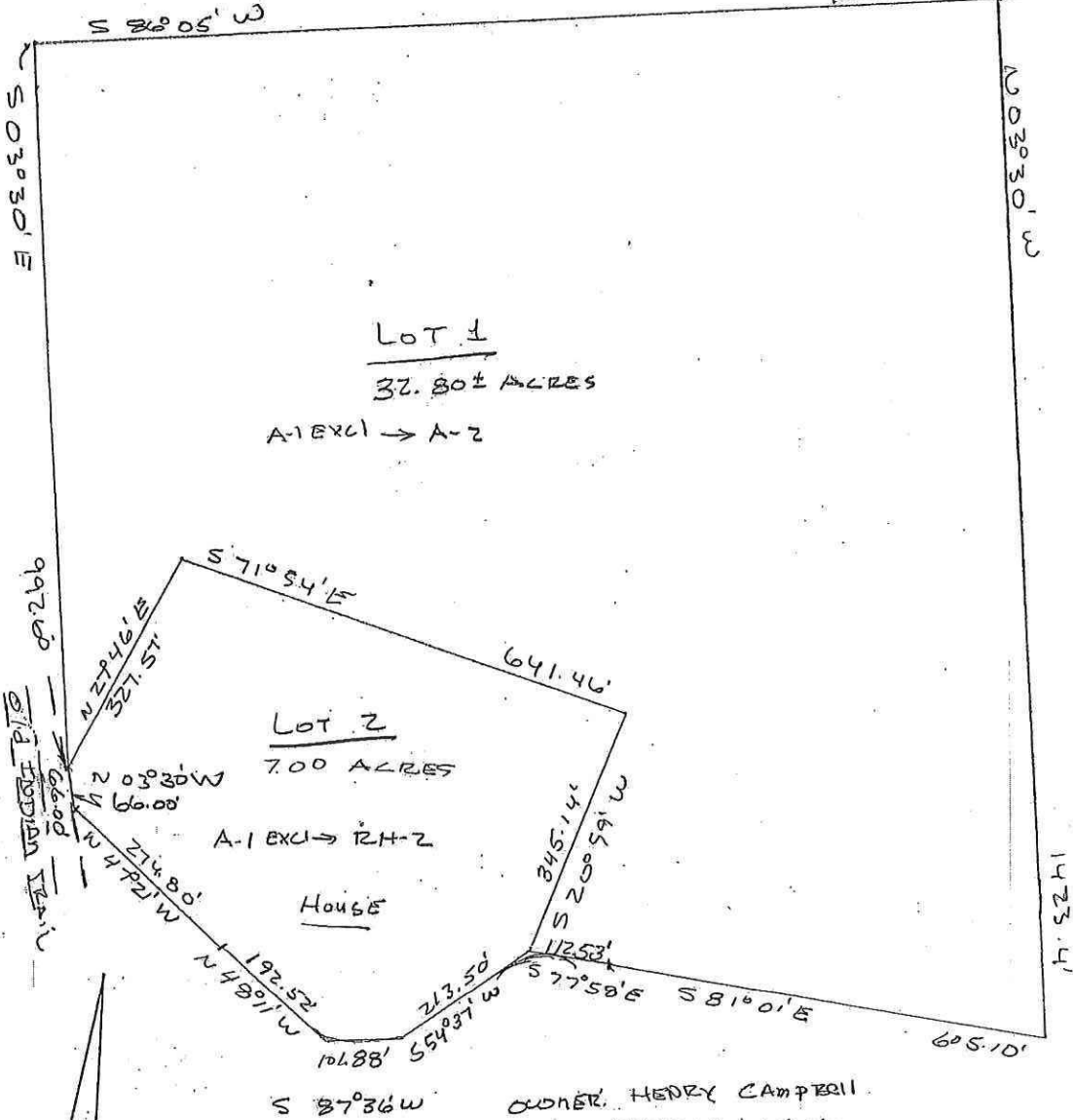
A-2  
DCPREZ-0000-08212

A-2(2)  
DCPREZ-0000-07556

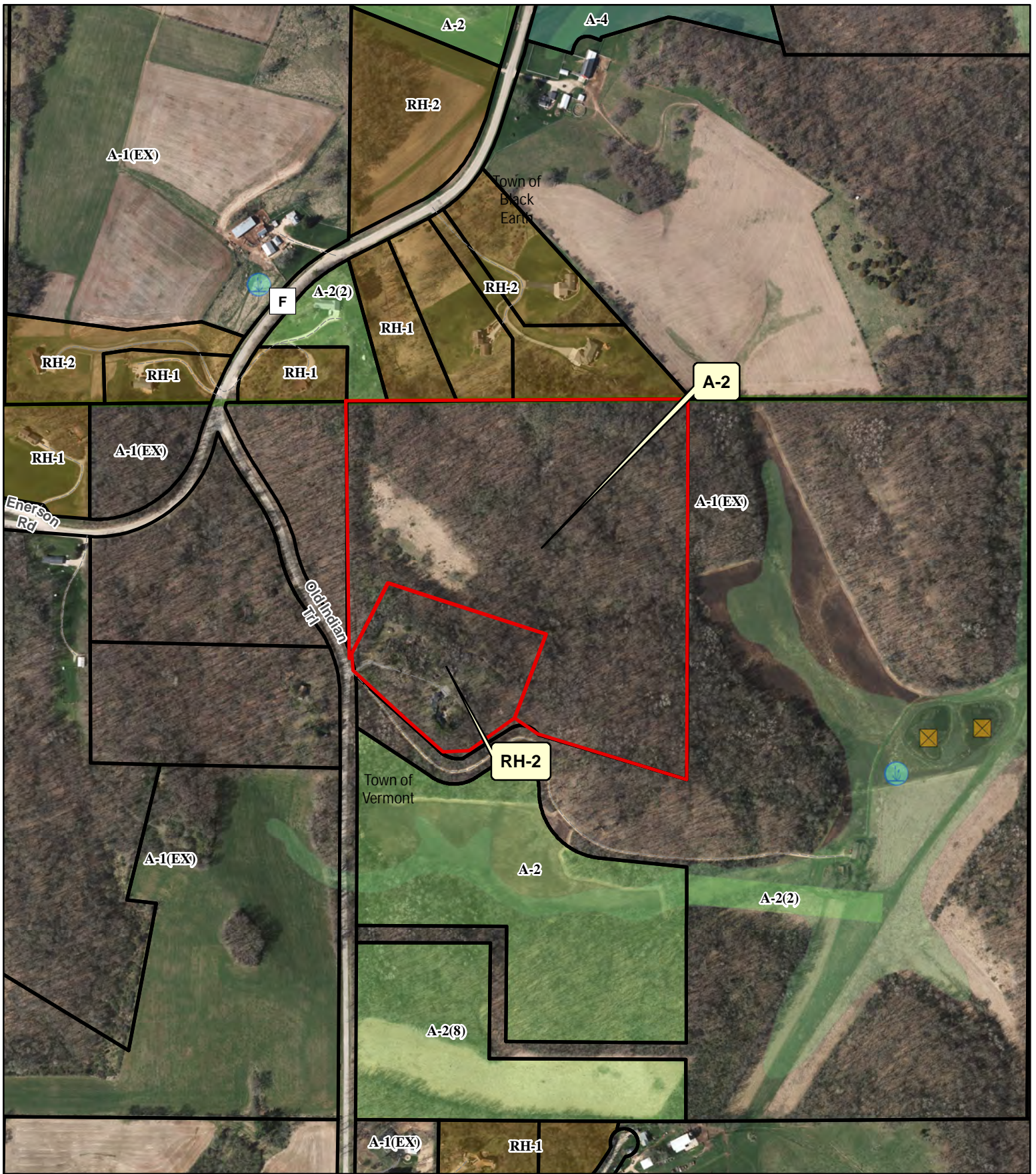
A-2(8)  
DCPREZ-0000-07556

Old Indian Trl





NORTHEAST CORNER  
SECTION 4, T 7N, R 6E  
1321.20'

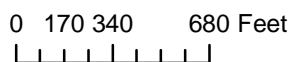


SCALE 1" = 200'



**Legend**

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



Petition 11282  
HENRY M CAMPBELL IV