

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
06/21/2024	DCPREZ-2024-12083
<b>Public Hearing Date</b>	
08/27/2024	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME BORODINLAAN LLC (SINON GALVIN)	PHONE (with Area Code) (608) 291-4682	AGENT NAME SINON GALVIN	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) N52W6302 MILL ST		ADDRESS (Number & Street) □	
(City, State, Zip) CEDARBURG, WI 53012		(City, State, Zip)	
E-MAIL ADDRESS borodinlaan@thegalvins.org		E-MAIL ADDRESS	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
TOWNSHIP BLACK EARTH	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-283-9001-0		0806-321-8000-8		0806-332-8570-6	

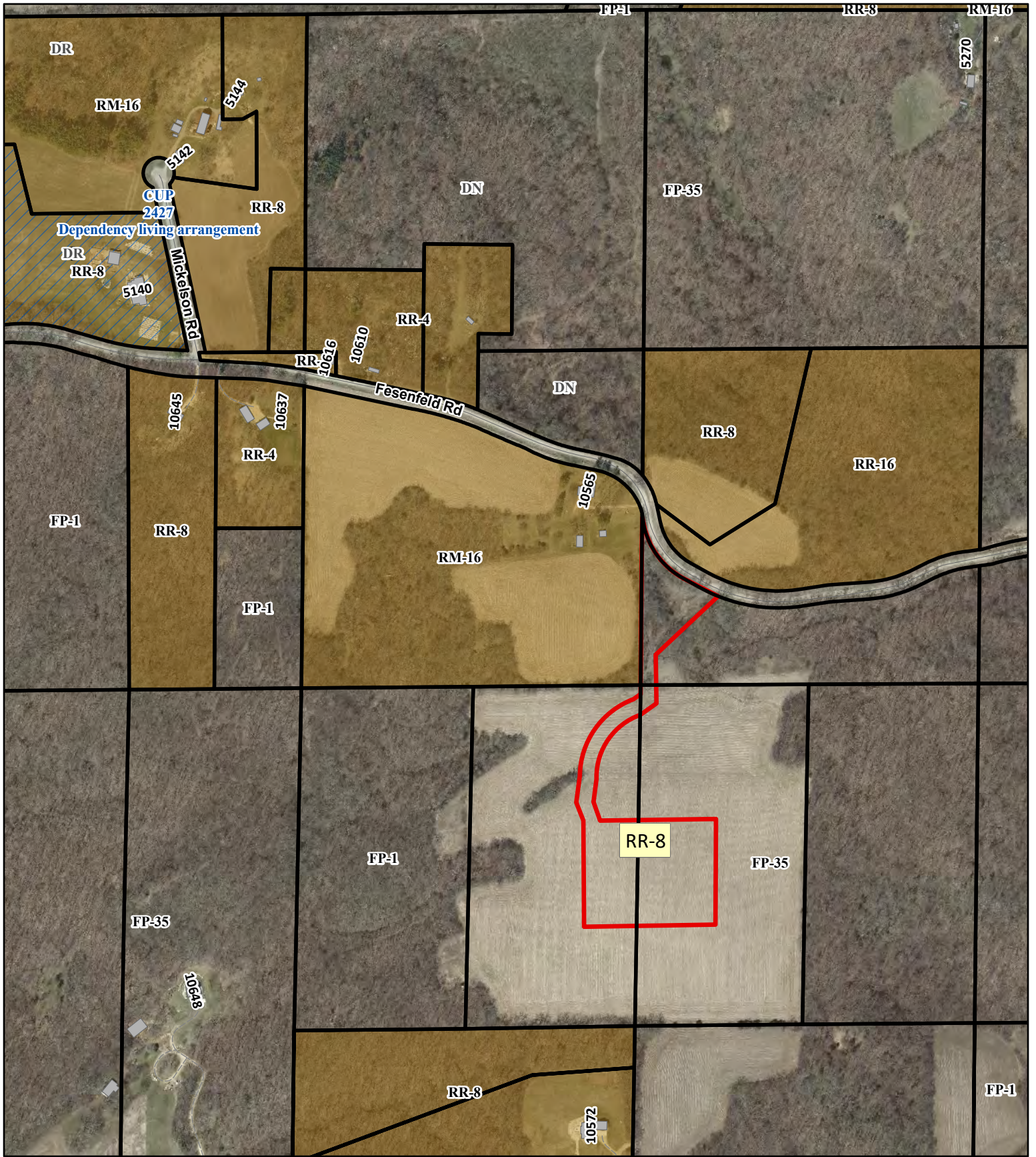
**REASON FOR REZONE**

CREATING ONE RESIDENTIAL LOT



FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	8.34

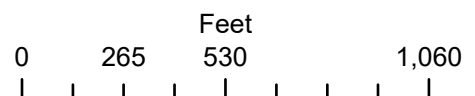
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: REVIEW FOR POTENTIAL WETLAND FEATURES (DAMS) NEAR PROPOSED DRIVEWAY



# Rezone 12083

-  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
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Borodinlaan, LLC	Agent Name:	Sinon Galvin
Address (Number & Street):	N52W6302 Mill St.	Address (Number & Street):	N52W6302 Mill St.
Address (City, State, Zip):	Cedarburg, WI 53012	Address (City, State, Zip):	Cedarburg, WI 53012
Email Address:	borodinlaan@thegalvins.org	Email Address:	borodinlaan@thegalvins.org
Phone#:	(608) 291-4682	Phone#:	(608) 291-4682

### PROPERTY INFORMATION

Township:	Town of Black Earth	Parcel Number(s):	See Attached
Section:	See Attached	Property Address or Location:	See Attached

### 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

See Attached.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
n/a	RR-8	8.34
FP-35 (53 acres)	FP-35	44.66
FP-1	FP-1	20

**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 ( <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 

Date 06/19/24

Borodinlaan Re-Zone Application

**Borodinlaan, LLC.**

N52W6302 Mill St.  
Cedarburg, WI 53012  
(608) 291- 4682 Voice & Text  
borodinlaan@thegalvins.org

June 19, 2024

Dane County Department of Planning and Development  
Zoning Division Room 116,  
City-County Building 210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703

Attn.: Mr Curt Kodl

Dear Mr. Kodl,

Attached please find a completed rezoning request form, supporting documents, and a check to cover the application fee of \$495.

Time does fly. It is hard to believe that it has been almost two months since we last spoke regarding the steps involved. I welcome any feedback and suggestions along the way and I am at your / your staff's disposal if there are any questions.

Sincerely yours,



Simon M. Galvin  
Managing Member  
Borodinlaan, LLC.

Borodinlaan Re-Zone Application

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Legal Description	Sheet 10

## SUPPLEMENTAL INFORMATION

### PARCEL / SECTION NUMBERS:

- 080632180704 / Section 32
- 080632180008 / Section 32
- 080633285706 / Section 33
- 080628390010 / Section 28

### PROPERTY ADDRESS:

The property does not have a postal address associated with it at the moment. however there is a field access road off of Fesenfeld Rd. located at: -89.798 43.134 Degrees using the CRS known as NAD\_1983\_2011\_WISCRS\_Dane\_Feet.

### REASON FOR REQUEST:

We own 73 acres, spread across 4 contiguous parcels within the Town of Black Earth. 53 of the acres are currently zoned FP-35 with the remaining 20 zoned as FP-1. There are 5 building splits associated with the property. We seek to use one of those splits and build our permanent residence on the land. To do so, we must first rezone a small subset of the acreage to a Residential classed zone

We have commissioned John Halverson, a licensed surveyor, to create a CSM that encompasses the natural building site at the top of flat plateau shown on the topographic map sourced from Dane's GIS website. It is accessed via the shortest road possible that is compliant with the County's and the Town's 10% grade requirement.

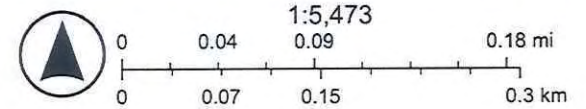
As I noted when speaking to the members of the Town's Plan Commission and Stephanie Zwettler, the Town Clerk, at their meeting on the the 11th of April, it is the intent of my wife (Carolyn) and myself to maintain or enhance the natural beauty of the land and continue its agricultural use. Certainly the balance of the FP-35 zoned land (approximately 45 acres) and the FP-1 zoned 20 acres (currently enrolled in MFP) will remain in Ag and to the extent possible, the balance of the land contained within the CSM will be placed in Ag once the house and hardscape have been finalized. While not necessarily germane to this application, we are striving to design a home that has a vernacular farmhouse appearance that looks like it belongs in the field where it is sited and has been there forever.

# Borodinlaan Rezone Application



6/5/2024, 12:47:59 PM

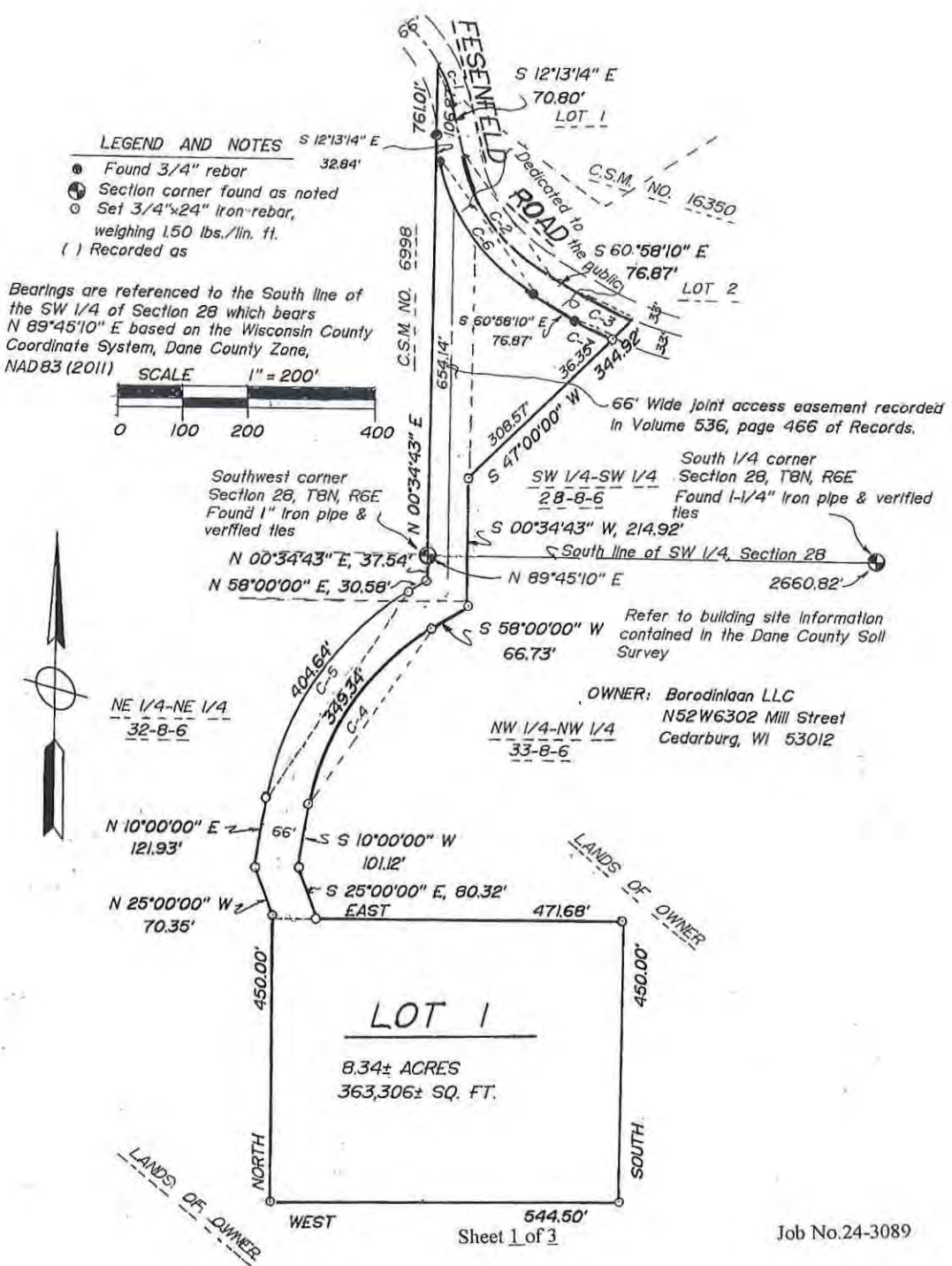
 Parcels







**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, THE  
 NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, THE NORTHWEST 1/4 OF THE  
 NORTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK  
 EARTH, DANE COUNTY, WISCONSIN.



**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 28, THE**  
**NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32, THE NORTHWEST ¼ OF THE**  
**NORTHWEST ¼ OF SECTION 33, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK**  
**EARTH, DANE COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped a parcel of land located in the Southwest ¼ of the Southwest ¼, Section 28, the Northeast ¼ of the Northeast ¼ of Section 32, the Northwest ¼ of Section 33, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southwest corner of said Section 28; thence N 00°34'43" E, 761.01 feet along the West line of the SW ¼-SW ¼ of said Section 28 to a point in the centerline of Fesenfeld Road; thence Southeasterly, 67.12 feet along the arc of a curve to the right having a central angle of 16°01'26" and a radius of 240.00 feet, said arc also being the centerline of Fesenfeld Road, the long chord of which bears S 20°13'57" E, 66.90 feet; thence S 12°13'14" E, 70.80 feet along the centerline of Fesenfeld Road; thence Southeasterly, 233.98 feet along the arc of a curve to the left having a central angle of 48°44'56" and a radius of 275.00 feet, said arc also being the centerline of Fesenfeld Road, the long chord of which bears S 36°35'42" E, 226.98 feet; thence S 60°58'10" E, 76.87 feet along the centerline of Fesenfeld Road; thence Southeasterly, 78.95 feet along the arc of a curve to the left having a central angle of 07°32'20" and a radius of 600.00 feet, said arc also being the centerline of Fesenfeld Road, the long chord of which bears S 64°44'20" E, 78.89 feet; thence S 47°00'00" W, 344.92 feet; thence S 00°34'43" W, 214.92 feet; thence S 58°00'00" W, 66.73 feet; thence Southwesterly, 349.34 feet along the arc of a curve to the left having a central angle of 48°00'00" and a radius of 417.00 feet, the long chord of which bears S 34°00'00" W, 339.22 feet; thence S 10°00'00" W, 101.12 feet; thence S 25°00'00" E, 80.32 feet; thence East, 471.68 feet; thence South, 450.00 feet; thence West, 544.50 feet; thence North, 450.00 feet; thence N 25°00'00" W, 70.35 feet; thence N 10°00'00" E, 121.93 feet; thence Northeasterly, 404.64 feet along the arc of a curve to the right having a central angle of 48°00'00" and a radius of 483.00 feet, the long chord of which bears N 34°00'00" E, 392.91 feet; thence N 58°00'00" E, 30.58 feet; thence N 00°34'43" E, 37.54 feet to the point of beginning, containing 8.71 acres, more or less.

That I have made the survey, land division and map under the direction of Sinon Galvin.

That I have complied with the provisions of Section 236.34 of the Wisconsin State Statutes and the Dane County Land Division and Subdivision Regulations to the best of my knowledge and belief. That such certified survey map is a true and correct representation of all the exterior boundaries of the land surveyed and the division thereof made.

\_\_\_\_\_  
John M. Halverson  
Professional Land Surveyor  
6381 Coon Rock Road  
Arena, WI 53503  
Dated this \_\_\_\_ day of \_\_\_\_\_, 2024

**TOWN OF BLACK EARTH CERTIFICATE:**

Approved for recording by the Town Board of the Town of Black Earth. The town road dedication shown hereon is accepted by the Town of Black Earth.

\_\_\_\_\_  
Date  
Stephanie Zwettler, Town Clerk

**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 28, THE**  
**NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32, THE NORTHWEST ¼ OF THE**  
**NORTHWEST ¼ OF SECTION 33, TOWN 8 NORTH, RANGE 6 EAST, TOWN OF BLACK**  
**EARTH, DANE COUNTY, WISCONSIN.**

**FESENFELD ROAD CURVE DATA TABLE**

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
C-1	240.00'	67.12'	16°01'26"	S 20°13'57" E	66.90'	S 28°14'40" E	S 12°13'14" E
C-2	275.00'	233.98'	48°44'56"	S 36°35'42" E	226.98'	S 12°13'14" E	S 28°14'40" E
C-3	600.00'	78.95'	07°32'20"	S 64°24'20" E	78.89'	S 60°58'10" E	S 68°30'30" E
C-4	417.00'	349.34'	48°00'00"	S 34°00'00" W	339.22'	S 58°00'00" W	S 10°00'00" W
C-5	483.00'	404.64'	48°00'00"	N 34°00'00" E	392.91'	N 10°00'00" E	N 58°00'00" E
C-6	308.00'	262.05'	48°44'56"	S 36°35'42" E	254.22'	S 12°13'14" E	S 60°58'10" E
C-7	633.00'	67.64'	06°07'20"	S 64°01'50" E	67.60'	S 60°58'10" E	S 67°05'30" E

**OWNER'S CERTIFICATE:**

As owners we certify that we caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We 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.

\_\_\_\_\_  
 Sinon Galvin  
 Borodinlaan LLC

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024. The above named to me known to be the person who executed the foregoing instrument and acknowledged the same.

STATE OF WISCONSIN)  
 County of \_\_\_\_\_ ) \_\_\_\_\_

Notary Public

My Commission Expires \_\_\_\_\_

**DANE COUNTY ZONING AND LAND REGULATION COMMITTEE**

Approved for recording by the Dane County Zoning and Land Regulation Committee action of \_\_\_\_\_, 202\_\_\_\_\_.

\_\_\_\_\_  
 Dan Everson  
 Authorized Representative

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_ at \_\_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Certified Survey Map No. \_\_\_\_\_ and Document Number \_\_\_\_\_.

\_\_\_\_\_  
 Kristi Chlebowski  
 Register of Deeds

**LEGAL DESCRIPTION:**

A parcel of land located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 28, the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 32, the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin, more particularly described as follows:

Beginning at the Southwest corner of said Section 28; thence N  $00^{\circ}34'43''$  E, 654.14 feet along the West line of the SW  $\frac{1}{4}$ -SW  $\frac{1}{4}$  of said Section 28 to a point in the Southerly r/w line of Fesenfeld Road; thence S  $12^{\circ}13'14''$  E, 32.84 feet along the Southerly r/w line of Fesenfeld Road; thence Southeasterly, 262.05 feet along the arc of a curve to the left having a central angle of  $48^{\circ}44'56''$  and a radius of 308.00 feet, said arc also being the Southerly r/w line of Fesenfeld Road, the long chord of which bears S  $36^{\circ}35'42''$  E, 254.22 feet; thence S  $60^{\circ}58'10''$  E, 76.87 feet; thence Southeasterly, 67.64 feet along the arc of a curve to the left having a central angle of  $06^{\circ}07'20''$  and a radius of 633.00 feet, said arc also being the Southerly r/w line of Fesenfeld Road, the long chord of which bears S  $64^{\circ}01'50''$  E, 67.60 feet; thence S  $47^{\circ}00'00''$  W, 308.57 feet; thence S  $00^{\circ}34'43''$  W, 214.92 feet; thence S  $58^{\circ}00'00''$  W, 66.73 feet; thence Southwesterly, 349.34 feet along the arc of a curve to the left having a radius of 417.00 feet, the long chord of which bears S  $34^{\circ}00'00''$  W, 339.22 feet; thence S  $10^{\circ}00'00''$  W, 101.12 feet; thence S  $25^{\circ}00'00''$  E, 80.32 feet; thence East, 471.68 feet; thence South, 450.00 feet; thence West, 544.50 feet; thence North, 450.00 feet; thence N  $25^{\circ}00'00''$  W, 70.35 feet; thence N  $10^{\circ}00'00''$  E, 121.93 feet; thence Northeasterly, 404.64 feet along the arc of a curve to the right having a central angle of  $48^{\circ}00'00''$  and a radius of 483.00 feet, the long chord of which bears N  $34^{\circ}00'00''$  E, 392.91 feet; thence N  $58^{\circ}00'00''$  E, 30.58 feet; thence N  $00^{\circ}34'43''$  E, 37.54 feet to the point of beginning, containing 8.34 acres, more or less.