

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/17/2022	DCPREZ-2022-11896
<b>Public Hearing Date</b>	
10/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GROUNDSWELL CONSERVANCY INC (MIKE FOY)	PHONE (with Area Code) (608) 258-9797	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 303 S PATTERSON ST STE 6		ADDRESS (Number & Street) 104 A WEST MAIN STREET	
(City, State, Zip) MADISON, WI 53703		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS mike@groundswellconservancy.org		E-MAIL ADDRESS noa@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
10440 Laws Drive					
TOWNSHIP MAZOMANIE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0906-214-9210-0		0906-213-9820-3			

## REASON FOR REZONE





COMBINE LOTS FOR RESIDENTIAL USE

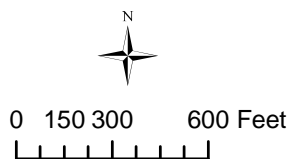
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-1 Farmland Preservation District	RR-8 Rural Residential District	12.9

<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>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



Petition 11896  
**GROUNDWELL  
 CONSERVANCY INC  
 (MIKE FOY)**



**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:	Groundswell Conservancy	Agent Name:	Williamson Surveying & Associates
Address (Number & Street):	303 S. Paterson Street, Ste#6	Address (Number & Street):	104 a West Main Street
Address (City, State, Zip):	Madison, WI 53703	Address (City, State, Zip):	Wausaukee, WI 53597
Email Address:	mike@groundswellconservancy.org	Email Address:	noa@williamsonsurveying.com
Phone#:	608-258-9797	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	Mazomanie	Parcel Number(s):	0906-214-9210-0 and 0906-213-9820-3
Section:	21 and 28	Property Address or Location:	10440 Laws Drive

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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Groundswell Conservancy is requesting to rezone these existing parcels to a residential zoning for future sale of the property. If approved we will be submitting a certified survey map with a building envelope and conservation easement for this property.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1	RR-8	12.85

**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 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 **Noa Prieve** Digitally signed by Noa Prieve  
Date: 2022.08.17 11:25:32 -05'00' Date 8/17/22

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

**Applicant:** Groundswell

<b>Town</b>	Mazomanie	<b>A-1EX Adoption</b>	3/29/1979	<b>Orig Farm Owner</b>	Bushnell
<b>Section:</b>	21	<b>Density Number</b>	40	<b>Original Farm Acres</b>	5.58
<b>Density Study Date</b>	5/18/2022	<b>Original Splits</b>	0.14	<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**

Vacant parcel smaller than 40 acres, per Town Plan, granted 1 development right.

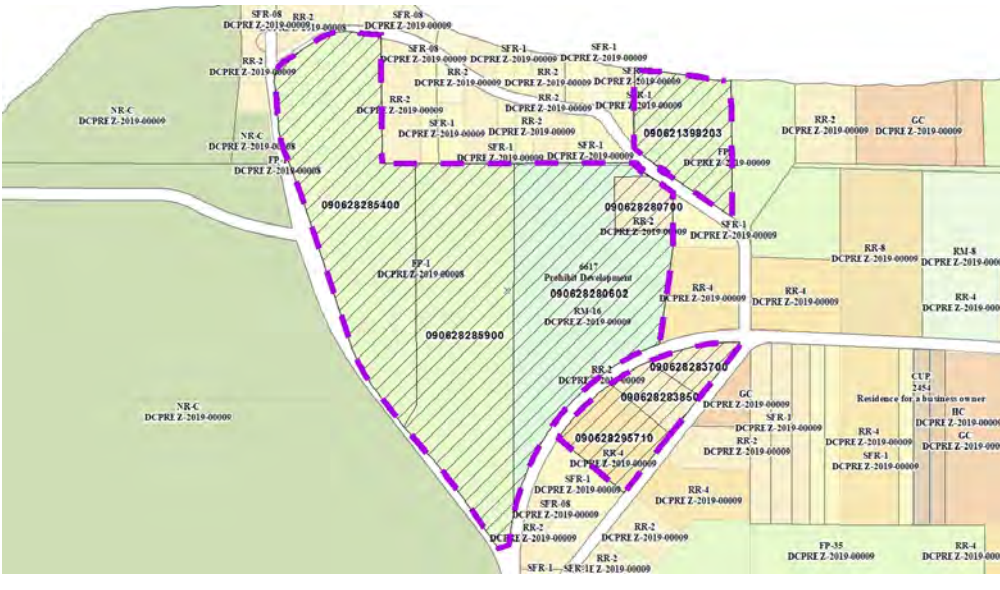
Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
090621492100	5.58	GRUNDSWELL CONSERVANCY INC	

# DRAFT: FOR DISCUSSION PURPOSES ONLY

**IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.**

<b>Applicant:</b> Groundswell					
<b>Town</b>	Mazomanie	<b>A-1EX Adoption</b>	3/29/1979	<b>Orig Farm Owner</b>	Helen M. Laws
<b>Section:</b>	21, 28	<b>Density Number</b>	40	<b>Original Farm Acres</b>	89.35
<b>Density Study Date</b>	5/18/2022	<b>Original Splits</b>	2.23	<b>Available Density Unit(s)</b>	0



**Reasons/Notes:**

The eligible housing density rights for the original ~80 acre Laws property have been exhausted / exceeded per Certified Survey Maps 8407 (2 lots), 10834, 12267 (2 lots). No split remain available.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
090628285400	23.84	ANN M VETTER	15047
090628285900	23.84	CHRISTINE LYNNETTE VETTER	15047
090628280602	23.39	DEBORA L OSSMANN	08407
090628280700	2.12	DEBORA LYNN OSSMANN & EDWARD CHARLES OSSMANN	08407
090621398203	7.61	GROUNDSWELL CONSERVANCY INC	
090628283700	1.8	NICHOLAS HELLENBRAND & DANIELLE OLSEN	12267
090628283850	2.25	TODD D LEWELLIN	12267
090628295710	4.5	TODD D LEWELLIN & DANA M LEWELLIN	10834



# REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

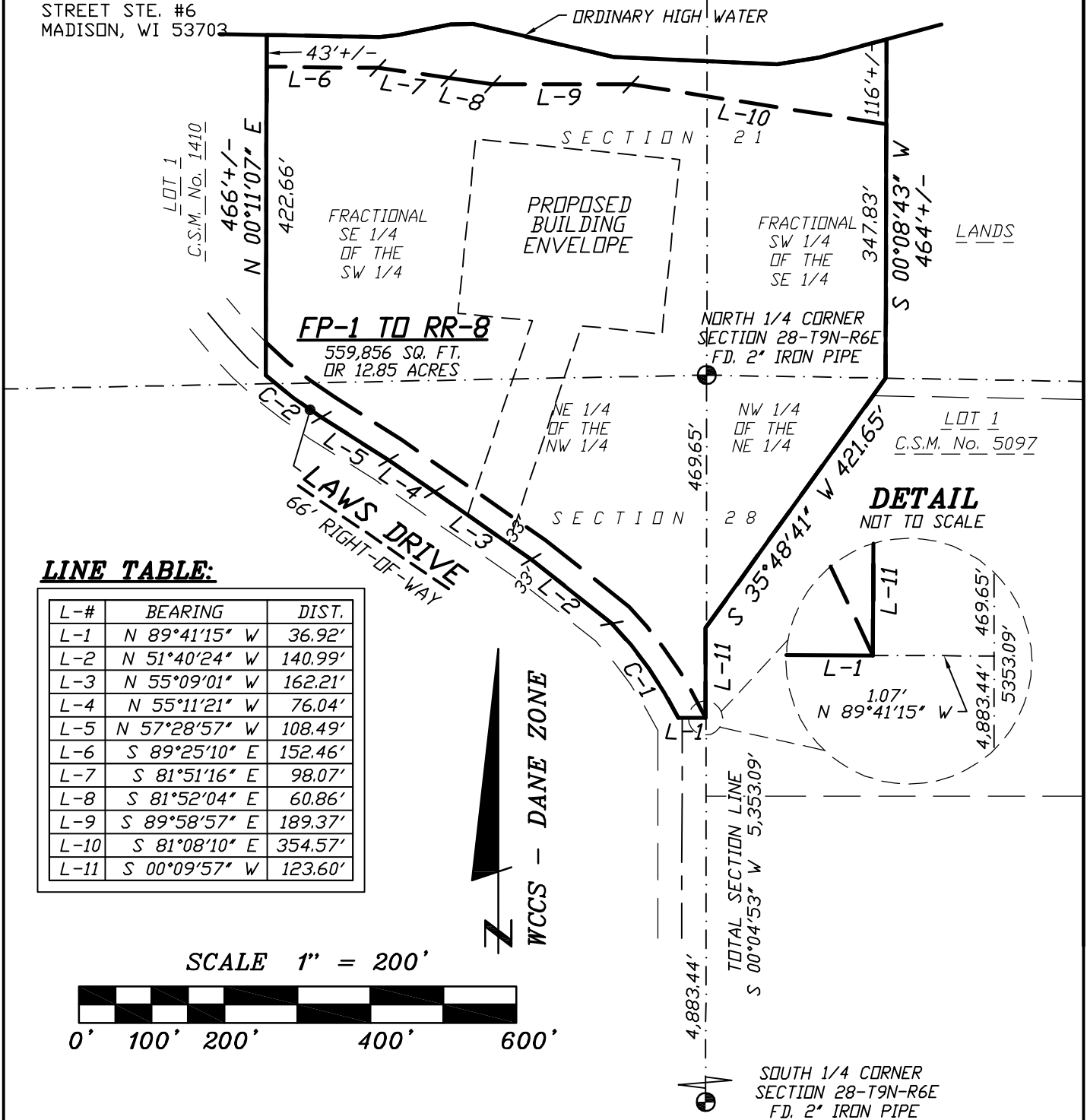
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 28 and the Fractional SE 1/4 of the SW 1/4 and the Fractional SW 1/4 of the SE 1/4 of Section 21, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin.

## PREPARED FOR:

MIKE FOY  
GROUNDWELL  
CONSERVATION  
303 S. PATTERSON  
STREET STE. #6  
MADISON, WI 53702

## W I S C O N S I N R I V E R

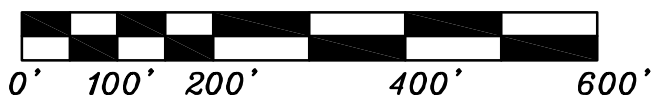


## LINE TABLE:

L-#	BEARING	DIST.
L-1	N 89°41'15" W	36.92'
L-2	N 51°40'24" W	140.99'
L-3	N 55°09'01" W	162.21'
L-4	N 55°11'21" W	76.04'
L-5	N 57°28'57" W	108.49'
L-6	S 89°25'10" E	152.46'
L-7	S 81°51'16" E	98.07'
L-8	S 81°52'04" E	60.86'
L-9	S 89°58'57" E	189.37'
L-10	S 81°08'10" E	354.57'
L-11	S 00°09'57" W	123.60'



SCALE 1" = 200'



## CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	565.40'	N 35°13'36" W 158.63'	159.16'	16°07'42"
C-2	600.00'	N 53°02'24" W 96.16'	96.26'	09°11'33"

## **FP-1 TO RR-8**

A parcel of land located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 28 and the Fractional SE 1/4 of the SW 1/4 and the Fractional SW 1/4 of the SE 1/4 of Section 21, all in T9N, R6E, Town of Mazomanie, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 28; thence S 00°04'53" W along the east line of the said Northwest 1/4 of Section 28, 469.65 feet; thence N 89°41'15" W, 1.07 feet to the point of beginning.

Thence continue N 89°41'15" W, 36.92 feet to the centerline of Laws Drive; thence along said centerline for the next 6 courses along an arc of a curve concaved southwesterly having a radius of 565.40 feet and a long chord bearing and distance of N 35°13'36" W, 158.63 feet; thence N 51°40'24" W, 140.99 feet; thence N 55°09'01" W, 162.21 feet; thence N 55°11'21" W, 76.04 feet; thence N 57°28'57" W, 108.49 feet; thence along an arc of a curve concaved northeasterly having a radius of 600.00 feet and a long chord bearing and distance N 53°02'24" W, 96.16 feet to the southwest corner of Lot 1, Certified Survey Map No. 1410; thence N 00°11'07" E along the east line of said Lot 1, 422.66 feet to the meander line; thence along said meander line for the next 5 courses S 89°25'10" E, 152.46 feet; thence S 81°51'16" E, 98.07 feet; thence S 81°52'04" E, 60.86 feet; thence S 89°58'57" E, 189.37 feet; thence S 81°08'10" E, 354.57 feet; thence S 00°08'43" W, 347.83 feet; thence along Lot 1, Certified Survey Map No. 5097 for the next 2 courses S 35°48'41" W, 421.65 feet; thence S 00°09'57" W, 123.60 feet to the point of beginning. This parcel contains 559,856 sq. ft. or 12.85 acres and includes all the land between the meander line and the ordinary high water mark of the Wisconsin River.