

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/01/2022	DCPREZ-2022-11870
<b>Public Hearing Date</b>	
08/23/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TYROL PROPERTIES LLC	PHONE (with Area Code)	AGENT NAME TYROL BASIN	PHONE (with Area Code) (608) 437-4135
BILLING ADDRESS (Number & Street) 1424 N HIGH POINT RD STE 202		ADDRESS (Number & Street) 3487 BOHN RD	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) Mt Horeb, WI 53572	
E-MAIL ADDRESS nathan@tyrolbasin.com		E-MAIL ADDRESS nathan@tyrolbasin.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	
North of 3487 Bohn Rd					
TOWNSHIP VERMONT	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-284-9800-6					

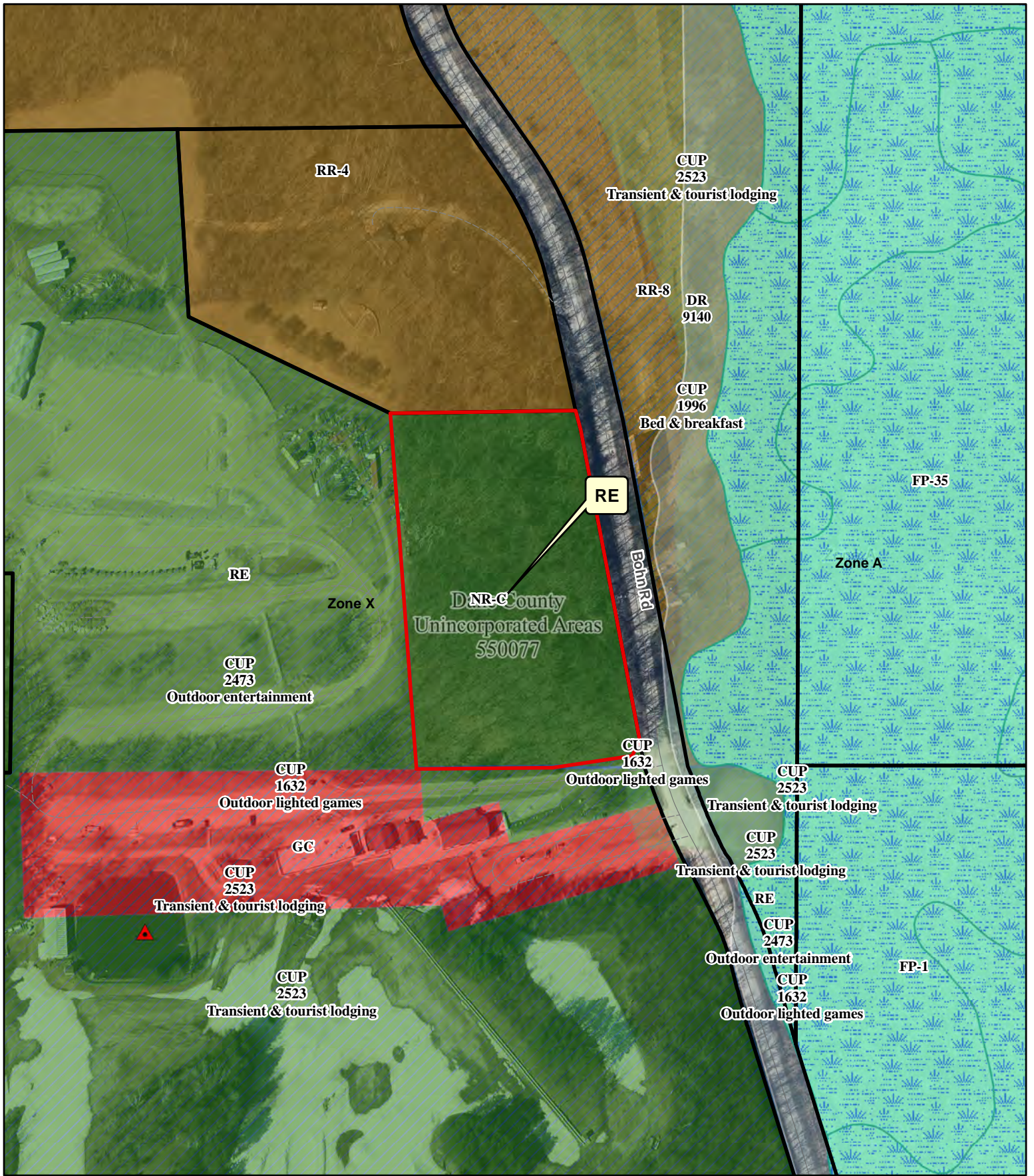
## REASON FOR REZONE

REZONE TO ALLOW EXPANSION OF PARKING AREA FOR TYROL BASIN




FROM DISTRICT:	TO DISTRICT:	ACRES
NR-C Natural Resource Conservation District	RE Recreational District	4.67

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" 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>  AMA1	<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 |



0 50 100 200 Feet



Petition 11870  
**TYROL PROPERTIES LLC**





**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:	Tyrol Properties LLC	Agent Name:	Nathan McGree
Address (Number & Street):	3487 Bohn Rd	Address (Number & Street):	
Address (City, State, Zip):	Mount Horeb Wi 53572	Address (City, State, Zip):	
Email Address:	Nathan@tyrolbasin.com	Email Address:	
Phone#:	6084374135	Phone#:	

PROPERTY INFORMATION	
Township: Vermont	Parcel Number(s): 060/0706-284-9800-6
Section:	Property Address or Location: 3487 bohn rd Mount Horeb Wi 53572

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>To align with zoning of surrounding property and to facilitate future property goals.</p>	<p>Is this application being submitted to correct a violation?            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
NR-C	RE	4.67

**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 type="checkbox"/> Scaled drawing of proposed property boundaries | <input 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 type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer |
|---|---|---|--|--|

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 6/28/22

Legal Description for Tyrol Basin Rezone from NR-C to RE (tax parcel 0706-284-9800-6)

NR-C to RE

Lot 1, Certified Survey Map #8857, located in the SE 1/4 of the SE 1/4, Section 28, Township 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin.

000211



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

114 S. MAIN STREET, VERONA, WISCONSIN 53593 PHONE : 845-6882

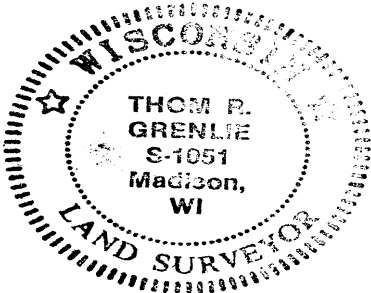
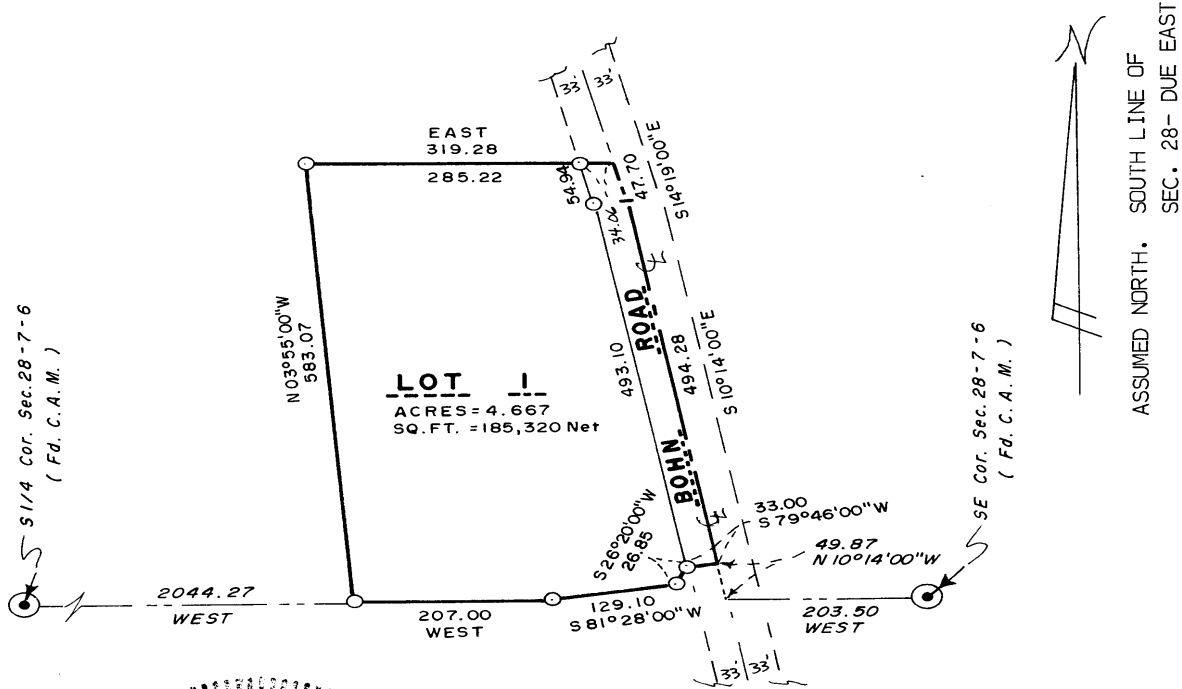
SURVEYOR'S CERTIFICATE  
State of Wisconsin )  
County of Dane ) SS.

# CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

*Thom R. Grenlie* 12-24-97  
Thom R. Grenlie, Registered Land Surveyor



### LEGEND

- Scale: 1 inch = 200 ft.
- iron stake found
- 1"x24" iron pipe set
- min.wt.=1.13#/1n ft.

SURVEYED TG-NT  
 DRAWN HC  
 APPROVED TG  
 FIELD BOOK 129-26  
 DATE 12-24-97  
 TAPE/FILE 26-35

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 2636-A

SURVEYED FOR: SANDY STEVENSON 537-4205  
3506 BOHN ROAD, MT. HOREB, WI 53572  
 DESCRIPTION-LOCATION: PART OF THE SE1/4, SE1/4,  
SECTION 28, T7N, R6E, TOWN OF VERMONT,  
DANE COUNTY, WISCONSIN

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND  
NAT RES COMM. action of March 31 1998

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT  
 Received for recording this 2<sup>nd</sup> day of  
APRIL, 1998 at 8:47 o'clock A.M.  
 and recorded in Volume 49 of Certified  
 Survey Maps of Dane County on Pages 157 + 158.

*Jane Licht By Margot Gunderson Deputy*  
 DOCUMENT # 2951413  
 CERTIFIED SURVEY MAP# 8857 Vol. 49 Page 157

*2/2*



Stock No. 26273

000212

GRENLEE OFFICE MAP NO. 2636-A

PAGE 2 OF 2 PAGES

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

LEGAL DESCRIPTION: A PART OF THE SE1/4 OF THE SE1/4 OF SECTION 28, T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN, DESCRIBED THUSLY: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SEC. 28; THENCE DUE WEST ALONG THE SECTION LINE 203.50 FEET TO THE CENTERLINE OF BOHN ROAD; THENCE N10°14'W 49.87 FEET ALONG THE CENTERLINE TO THE POINT OF BEGINNING; THENCE S79°46'W 33.00 FEET; THENCE S26°20'W 26.85 FEET; THENCE S81°28'W 129.10 FEET; THENCE DUE WEST ALONG THE SECTION LINE 207.00 FEET; THENCE N3°55'W 583.07 FEET; THENCE DUE EAST 319.28 FEET TO THE CENTERLINE OF BOHN ROAD; THENCE S14°19'E ALONG THE CENTERLINE 47.40 FEET; THENCE S10°14'E 494.28 FEET ALONG THE CENTERLINE TO THE POINT OF BEGINNING. CONTAINS 4.667 ACRES AND SUBJECT TO BOHN ROAD ALONG THE EASTERLY 33 FEET THEREOF.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN HEREON TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.19(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND NATURAL RESOURCES COMMITTEE FOR APPROVAL

Sanford R. Stevenson  
SANFORD R. STEVENSON

Donna R. Stevenson  
DONNA R. STEVENSON

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 29th DAY OF DECEMBER, 1997, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME

MY COMMISSION EXPIRES 1-31-99

Harry R. Goulet  
NOTARY PUBLIC