

# Dane County Rezone & Conditional Use Permit

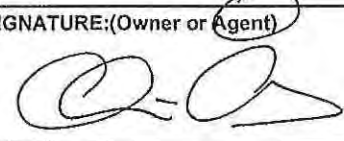
Application Date	Petition Number
02/05/2019	DCPREZ-2019-11406
Public Hearing Date	G.U.P. Number
04/30/2019	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN N COWAN	PHONE (with Area Code) (608) 767-4616	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4616 COUNTY HIGHWAY JJ		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS JANCOWAN@TDS.NET		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.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	
WEST OF COUNTY HWY JJ		CORNER OF BLUE MOUNDS TRL AND COUNTY HWY JJ			
TOWNSHIP VERMONT	SECTION 2	TOWNSHIP VERMONT	SECTION 2	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-023-9160-6		0706-023-9150-8			

REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 Agriculture District	A-2 (4) Agriculture District	4.28		
A-2 Agriculture District	A-2 (8) Agriculture District	10.79		
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	0.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS  SLJ3	SIGNATURE: (Owner or Agent) 
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COMMENTS: WETLANDS, FLOODPLAIN, AND STREAM ON PROPERTY.  
PROPOSED ZONING DISTRICTS WOULD BE RR-4 AND RR-8 IF TOWN OF VERMONT ADOPTS REVISED ZONING ORDINANCE.

PRINT NAME: <u>Chris Adams</u>
DATE: <u>2-4-2019</u>



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:

- **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.
- **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>Steve &amp; Jan Cowan</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>4616 CTH "JJ", Black Earth, WI 53515</u>	Address <u>104A W. Main St, Waunakee</u>
Phone _____	Phone <u>608-255-5705</u>
Phone <u>(608) 767-4616</u>	Phone _____
Email <u>jancowan@tds.net</u>	Email <u>chris@williamsonsurveying.com</u>
Email _____	Email _____

Town: Vermont Parcel numbers affected: 0706-023-9160-6 0706-023-9150-8

Section: 2 & 11 Property address or location: SW 1/4 of SW 1/4 Sec. 2 & NW 1/4 of NW 1/4 Sec. 11

Zoning District change: (To / From / # of acres) A-2(4) / A-2 / 4.28 acres & A-2(8) / A-2 / 10.79 ACRES  
A-2(4) / A-1EX / 0.3 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 58 % Other: 42 %

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:

Steve & Jan are looking to divide an existing parcel into 2 buildable parcels in order to try to sell them.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 2-4-2019







# 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: Steven & Jan Cowan

Town	Vermont	A-1EX Adoption	10/12/1979	Orig Farm Owner	S.N. Cowan
Section:	02, 11	Density Number	35	Original Farm Acres	56.22
Density Study Date	5/16/2018	Original Splits	1.61	Available Density Unit(s)	2



Reasons/Notes:

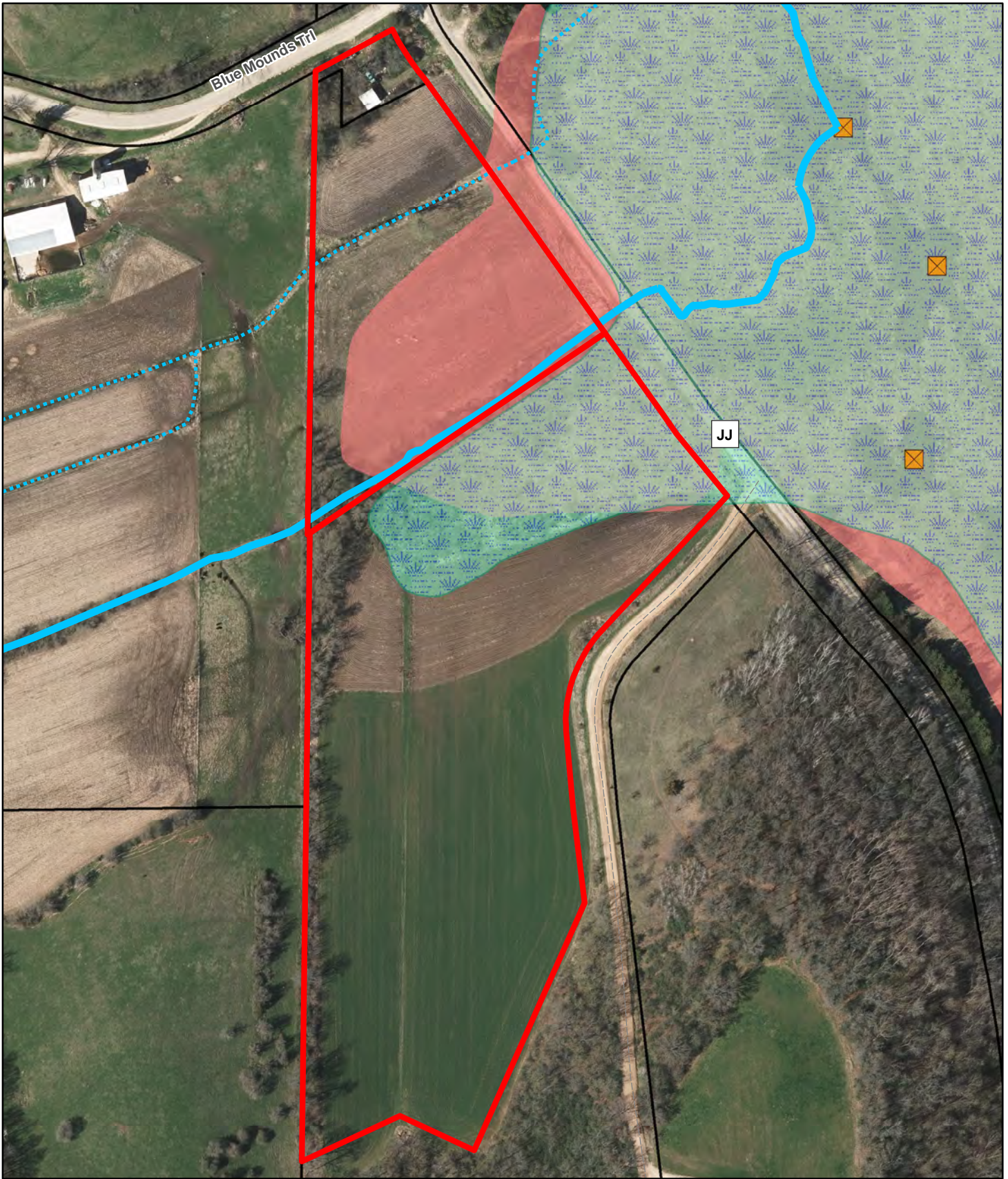
Homesites created to date:  
NONE

NOTES: Separation of existing residence would not count against density cap. New development should avoid resource protection corridors.






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.

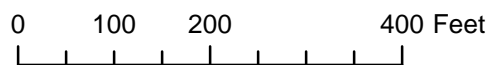
Parcel #	Acres	Owner Name	CSM
070611285008	6.9	STEVEN N COWAN & JAN W COWAN	
070602390009	22.48	STEVEN N COWAN & JAN W COWAN	
070602385604	26.83	STEVEN N COWAN & JAN W COWAN	





**Legend**

-  Wetland
-  Floodplain
-  Perennial Stream
-  Intermittent Stream
-  Constructed Drainage



Petition 11406  
Cowan