

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
10/17/2023	DCPREZ-2023-11994
<b>Public Hearing Date</b>	
12/19/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RICHARDSON JT IRREV LIVING TRUST	PHONE (with Area Code) (608) 345-6423	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 8301 OLD SAUK RD APT 1		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS bob@atomicofmadison.com		E-MAIL ADDRESS chris@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	
4309 Oak Hill Rd					
TOWNSHIP RUTLAND	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-171-8530-0		0510-171-8601-0		0510-171-9001-0	

## REASON FOR REZONE

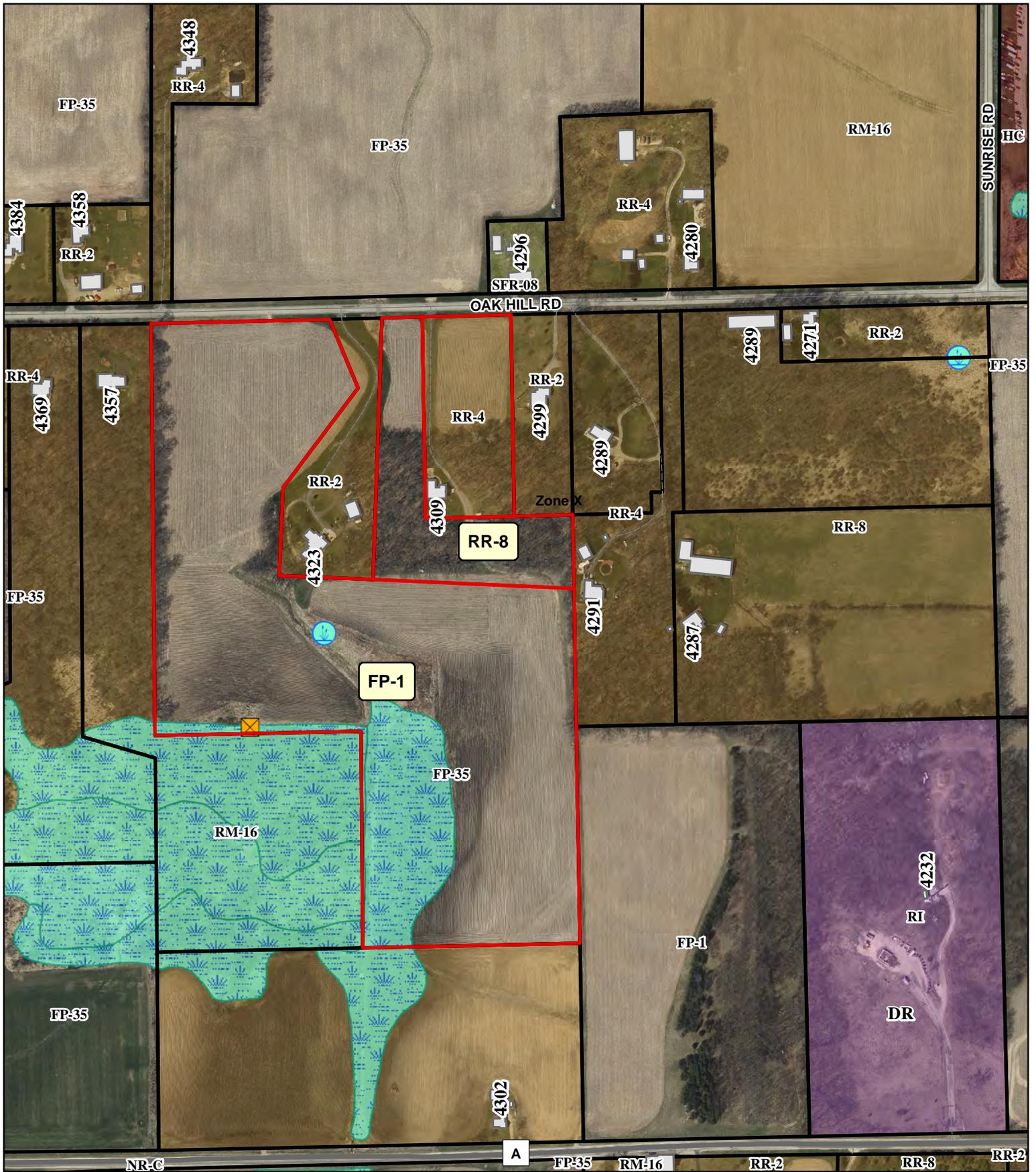
SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-4 Rural Residential District	RR-8 Rural Residential District	4.27
FP-35 Farmland Preservation District	RR-8 Rural Residential District	5.08
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	34.34

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  

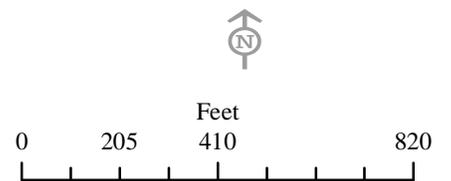
COMMENTS: CSM IS SUBJECT TO VILLAGE OF OREGON EXTRATERRITORIAL JURISDICTION.

**DATE:**



# REZONE 11994

-  Wetland
-  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:	Richardson Joint Trust	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	8301 old sauk rd #1	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Middleton, WI 53562	Address (City, State, Zip):	Wausaukee, WI 53597
Email Address:	bob@atomicofmadison.com	Email Address:	chris@williamsonsurveying.com
Phone#:	608-345-6423	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	Rutland	Parcel Number(s):	0510-171-8530-0, 8601-0, 9001-0, 9560-8
Section:	17	Property Address or Location:	4309 Oak Hill Rd

### 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

THE RICHARDSON'S HAVE MOVED OUT OF THIS HOUSE AND HAVE AN INTERESTED BUYER THAT WANTS THE EXISTING HOUSE LOT ALONG WITH THE ADDITIONAL WOODS AND SLIVER PIECE OF LAND THAT THE RICHARDSON TRUST OWNS AROUND THIS SITE. THIS REZONE IS SIMPLY TO ADJUST THE LOT SIZE AND CONFIGURATION OF AN EXISTING RESIDENTIAL SITE AND CORRECT THE ZONING OF THAT AND THE REMAINING LANDS. THE REZONE WILL BE FOLLOWED UP BY A NEW CERTIFIED SURVEY MAP TO COMBINE THE PIECES OF LAND TOGETHER INTO ONE 9.35 ACRE RESIDENTIAL PARCEL AND ONE 34.34 ACRE AG PARCEL.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-4	RR-8	4.27
FP-35	RR-8	5.08
FP-35	FP-1	34.34

**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 10-17-2023



# 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

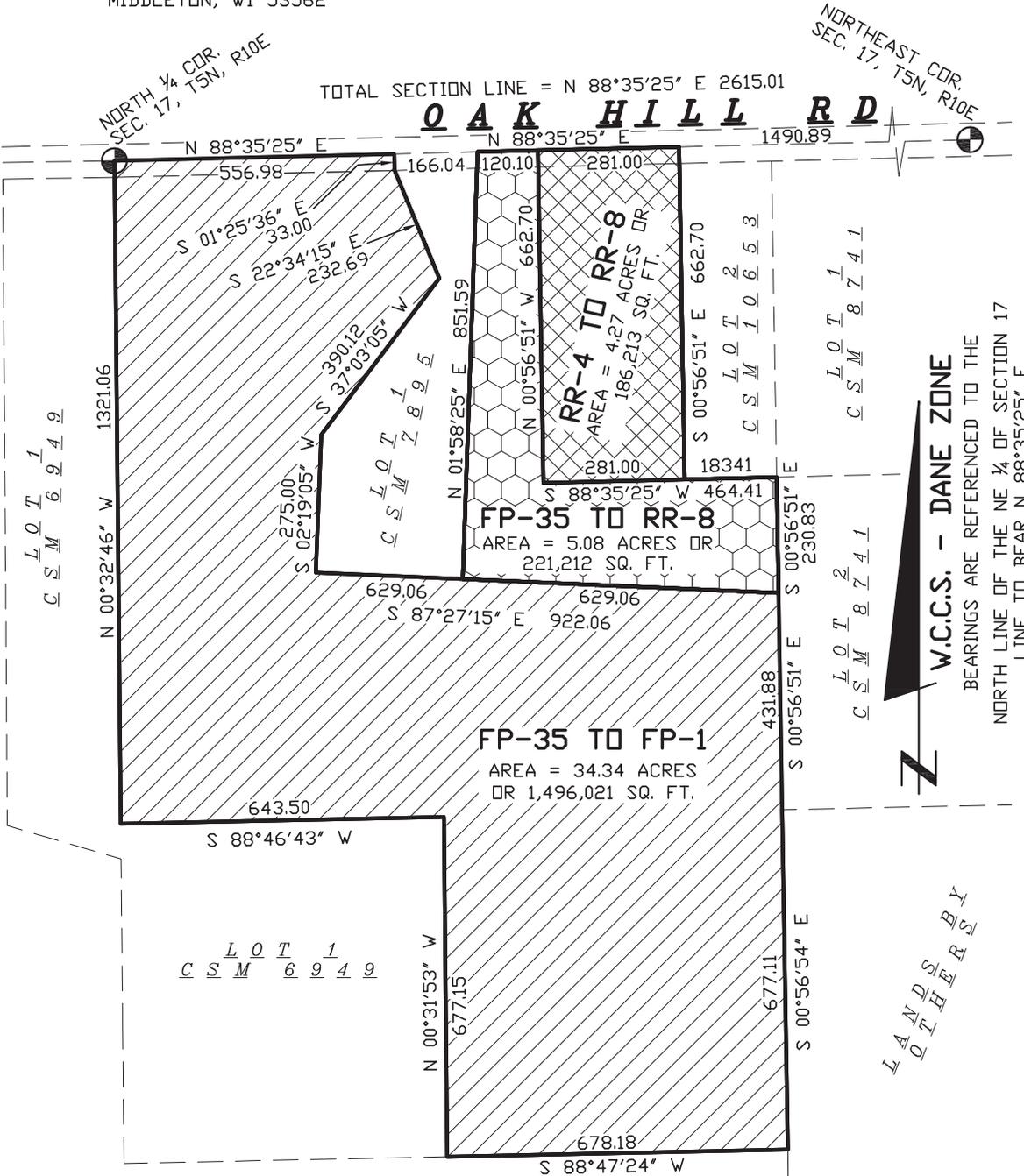
REZONE MAP

SCALE 1" = 300'



### PREPARED FOR:

RICHARDSON JOINT  
IRREVOCABLE LIVING TR  
C/O: BOB RICHARDSON  
8301 OLD SAUK RD #1  
MIDDLETON, WI 53562



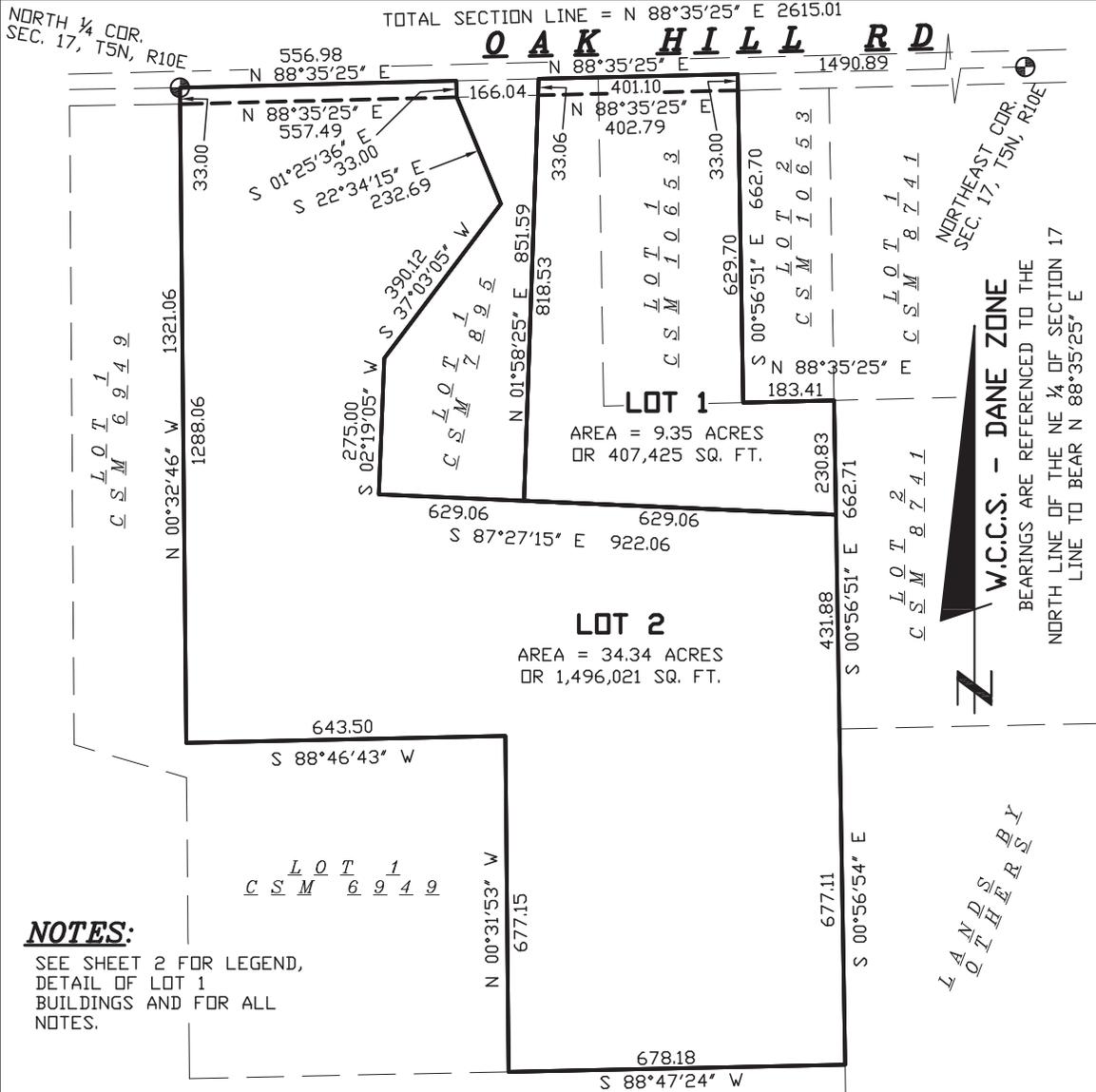
# PRELIMINARY



## CERTIFIED SURVEY 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 NW & SW ¼'s of the NE ¼ of Section 17, T5N, R10E, Town of Rutland, Dane County, Wisconsin. Including all of Lot 1, C.S.M. No. 11291.



**NOTES:**

SEE SHEET 2 FOR LEGEND, DETAIL OF LOT 1 BUILDINGS AND FOR ALL NOTES.

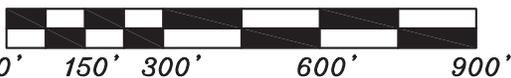
**PREPARED FOR:**

RICHARDSON JOINT IRREVOCABLE LIVING TR  
 C/O: BOB RICHARDSON  
 8301 OLD SAUK RD #1  
 MIDDLETON, WI 53562

*L O T 1*  
*C S M 1 0 6 5 4*

**SURVEYORS SEAL**

SCALE 1" = 300'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

## **FP-35 TO FP-1**

A parcel of land located in the NW & SW ¼'s of the NE ¼ of Section 17, T5N, R10E, in the Town of Rutland, Dane County, Wisconsin being more particularly described as follows:

Beginning at the North ¼ corner of said Section 17; thence N 88°35'25" E along the north line of said section, 556.98 feet; thence S 01°25'36" E, 33.00 feet; thence S 22°34'15" E, 232.69 feet; thence S 37°03'05" W, 390.12 feet; thence S 02°19'05" W, 275.00 feet; thence S 87°27'15" E, 922.06 feet; thence S 00°56'51" E, 431.88 feet; thence S 00°56'54" E, 677.11 feet; thence S 88°47'24" W, 678.18 feet; thence N 00°31'53" W, 677.15 feet; thence S 88°46'43" W, 643.50 feet; thence N 00°32'46" W, 1321.06 feet to the point of beginning. This description contains 34.34 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

## **FP-35 TO RR-8**

A parcel of land located in the NW ¼ of the NE ¼ of Section 17, T5N, R10E, in the Town of Rutland, Dane County, Wisconsin being more particularly described as follows:

Commencing at the North ¼ corner of said Section 17; thence N 88°35'25" E along the north line of said section, 723.02 feet to the point of beginning.

Thence continue N 88°35'25" E, 120.10 feet; thence S 00°56'51" E, 662.70 feet; thence N 88°35'25" E, 464.41 feet; thence S 00°56'51" E, 230.83 feet; thence N 87°27'15" W, 629.06 feet; thence N 01°58'25" E, 851.59 feet to the point of beginning. This description contains 5.08 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

## **RR-4 TO RR-8**

Lot 1, Certified Survey Map No. 11291, recorded in Vol. 68, on pages 167-168 as Doc. 4009307, located in the NW ¼ of the NE ¼ of Section 17, T5N, R10E, in the Town of Rutland, Dane County, Wisconsin being more particularly described as follows:

Commencing at the North ¼ corner of said Section 17; thence N 88°35'25" E along the north line of said section, 843.12 feet to the point of beginning.

Thence continue N 88°35'25" E, 281.00 feet; thence S 00°56'51" E, 662.70 feet; thence S 88°35'25" W, 281.00 feet; thence N 00°56'51" W, 662.70 feet to the point of beginning. This description contains 4.27 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.