

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
11/19/2014	DCPREZ-2014-10793
Public Hearing Date	C.U.P. Number
01/27/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN L FRAME	PHONE (with Area Code) (608) 767-3393	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3565 RYAN RD 3325 RYAN RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip)	
E-MAIL ADDRESS dhcows@tds.net		E-MAIL ADDRESS	

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	
East of 3625 Ryan Rd				East of 3625 Ryan Rd	
TOWNSHIP VERMONT	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP VERMONT	SECTION 30
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-301-9280-4				0706-304-8500-6	

REASON FOR REZONE	CUP DESCRIPTION
CREATING TWO RESIDENTIAL LOTS	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (8) Agriculture District	25.03		

C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	SSA1	<i>Steven L Frame</i>
Applicant Initials <i>SLF</i>	Applicant Initials <i>SLF</i>	Applicant Initials <i>SLF</i>		

PRINT NAME: <i>Steven Frame</i>
DATE: <i>11-19-2014</i>

Petition # 10793

Public Hearing Date 01/27/14

**Application**

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

**Zoning Review**

1. Zoning District fits the proposed land use?  Yes / No
2. Zoning District fit the proposed and remaining lots (s)?  Yes / No
3. Proposed lot meet the minimum width and area requirements?  Yes / No
4. Do the existing structures meet the setbacks for the District? Yes / No
5. Do the existing structures meet the height limitations? Yes / No
6. Do the existing (proposed) structures meet the lot coverage? Yes / No
7. Do the Accessory structures meet the principal structure ratio? Yes / No
8. Existing building heights conform to district? Yes / No
9. Shoreland, Wetland, Flood plain issues?  Yes / No
10. Steep slope issues? Yes /  No
11. Commercial parking standards met? Yes / No
12. Screening requirements met? Yes / No
13. Outside lighting requirements? Yes / No

Comments: Ryan creek + Pleasure Valley creek

**Planning Review**

1. Density Study Needed?  Yes / No Splits \_\_\_\_\_
2. Determination of Legal Status Yes /  No
3. In compliance with Town plan? Yes / No
4. Land Division Compliance?  Yes / No

Comments:

Contacts / Correspondence: (date: issue)



DANE COUNTY  
**PLANNING DEVELOPMENT**

**Zoning Change Application**

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

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 Steven Frame Agent's Name \_\_\_\_\_  
 Address 3565 Ryan Road Address \_\_\_\_\_  
 Phone 608-767-3393 Phone \_\_\_\_\_  
 Email dhcoars@tds.net Email \_\_\_\_\_

Town: Vernon Parcel numbers affected: 2 070630192804 070630485006  
 Section: 30 Property address or location: East of 3625 Ryan Rd 3565 Ryan Road Blue Mounds WI 53517  
 Zoning District change: (To / From / # of acres) A1- A-2-8 25.03

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%

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:

creating 2 sites @ 12.82 and 12.21 @ Buyer wants to grow vegetables and build home with option to buy lot 2.

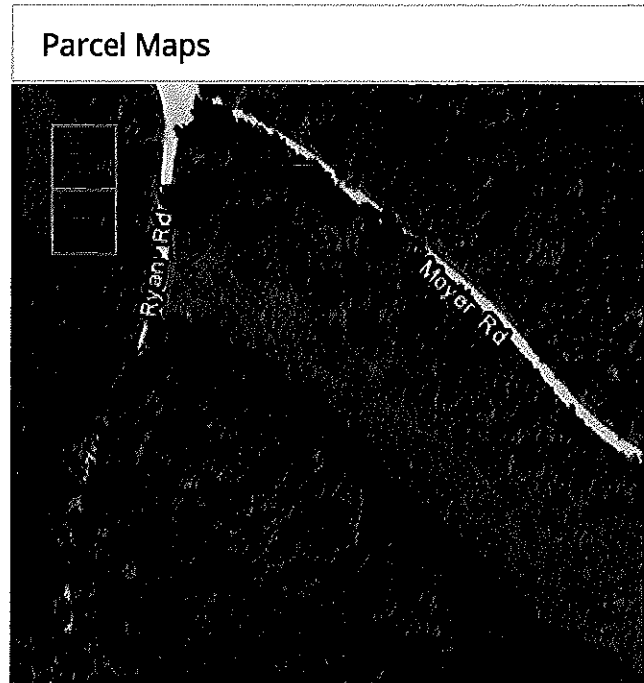
220 Acre Farm owned

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Steven Frame

Date: 11-19-2014

**Parcel Number -** **Current**  
**060/0706-301-9280-4**

Parcel Summary		More +
Municipality Name	TOWN OF VERMONT	
Parcel Description	SEC 30-7-6 PRT SW1/4 NE1/4 SLY & ELY OF ...	
Owner Name	STEVEN L FRAME	🔒
Primary Address	No parcel address available.	
Billing Address	3565 RYAN RD BLUE MOUNDS WI 53517	



DCiMap

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G4 W8	
Assessment Acres	9.800	
Land Value	\$300.00	
Improved Value	\$0.00	
Total Value	\$300.00	

**Tax Summary (2013)** More +

- E-Statement
- E-Bill
- E-Receipt

Pay Taxes Online

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-1(EX)

Zoning District Fact Sheets

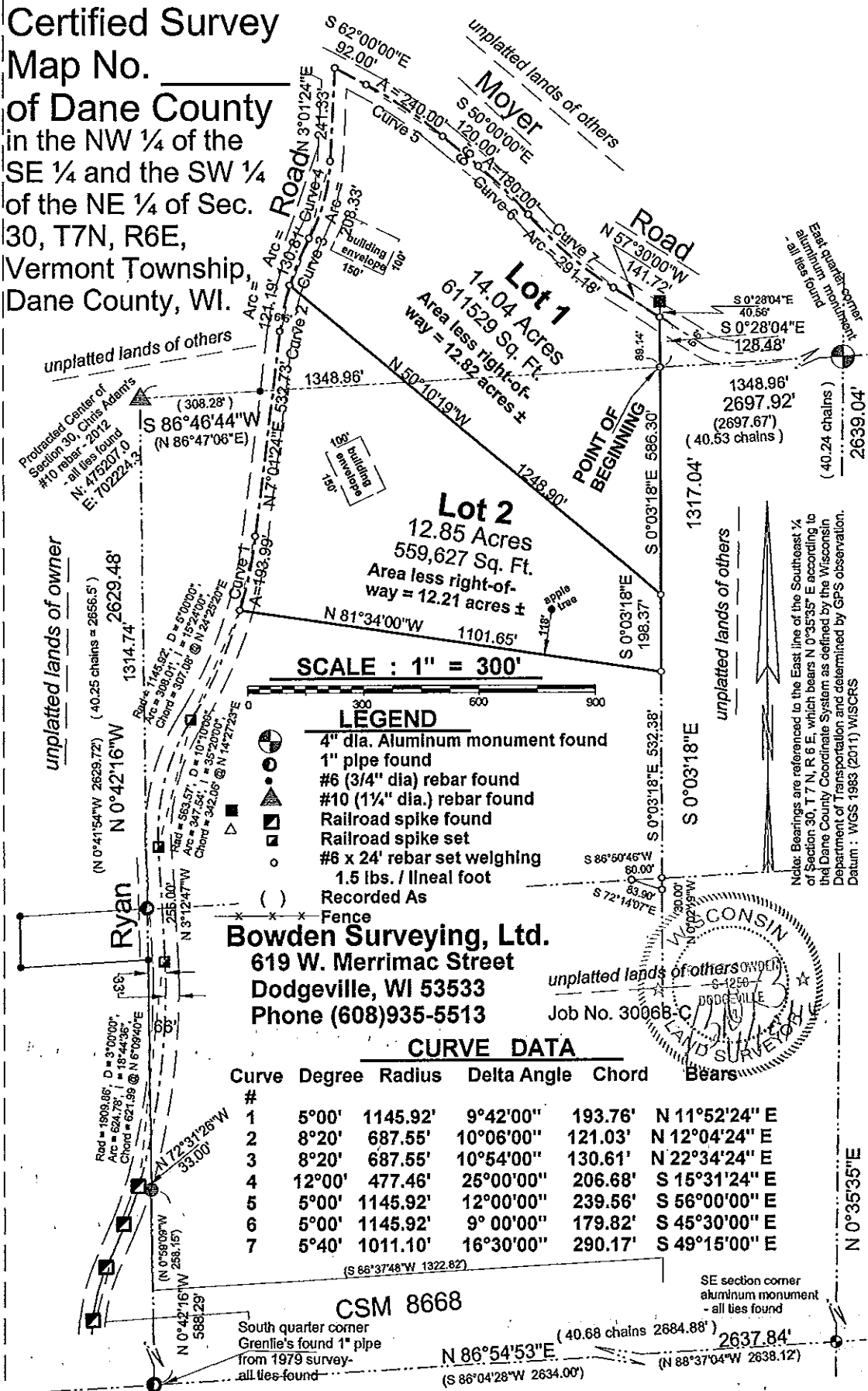
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$300.00	\$0.00	\$300.00
Taxes:		\$5.38
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
MFL(+):		\$9.35
Amount:		\$14.73

District Information



# PRELIMINARY

**Certified Survey**  
**Map No. \_\_\_\_\_**  
**of Dane County**  
 in the NW ¼ of the  
 SE ¼ and the SW ¼  
 of the NE ¼ of Sec.  
 30, T7N, R6E,  
 Vermont Township,  
 Dane County, WI.



Note: Bearings are referenced to the East line of the Southeast ¼ of Section 30, T 7 N, R 6 E, which bears N 0°35'55" E according to the Dane County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS observation. Datum: WGS 1983 (2011) WISGRS



**Bowden Surveying, Ltd.**  
 619 W. Merrimac Street  
 Dodgeville, WI 53533  
 Phone (608)935-5513

unplanted lands of others  
 Job No. 30068

**CURVE DATA**

Curve #	Degree	Radius	Delta Angle	Chord	Bears
1	5°00'	1145.92'	9°42'00"	193.76'	N 11°52'24" E
2	8°20'	687.55'	10°06'00"	121.03'	N 12°04'24" E
3	8°20'	687.55'	10°54'00"	130.61'	N 22°34'24" E
4	12°00'	477.46'	25°00'00"	206.68'	S 15°31'24" E
5	5°00'	1145.92'	12°00'00"	239.56'	S 56°00'00" E
6	5°00'	1145.92'	9°00'00"	179.82'	S 45°30'00" E
7	5°40'	1011.10'	16°30'00"	290.17'	S 49°15'00" E

SE section corner aluminum monument - all ties found

South quarter corner Grenlie's found 1" pipe from 1979 survey - all ties found

2637.84' (40.68 chains 2684.88')

N 86°54'53" E (S 86°04'28" W 2634.00')

2639.04' (40.24 chains)

2629.48' (40.25 chains = 2656.5')

2637.84' (N 88°37'04" W 2638.12')

# PRELIMINARY

## Certified Survey Map No. \_\_\_\_\_ of Dane County

Parts of the Northwest ¼ of the Southeast ¼ and the Southwest ¼ of the Northeast ¼ of Section 30, Town 7 North, Range 6 East, Vermont Township, Dane County, WI.

### Surveyor's Certificate

I, Bruce D. Bowden, P.L.S. - 1250, agent of Bowden Surveying, Ltd., do hereby certify:

:That I have surveyed, divided, mapped and monumented those parts of the Northwest ¼ of the Southeast ¼ and of the Southwest ¼ of the Northeast ¼ of Section 30, Town 7 North, Range 6 East, Vermont Township, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Northeast corner of the said Southeast quarter; thence S 89°46'44"W along the North line thereof, 1348.96' to the Northeast corner of the Northwest quarter of the said Southeast quarter and the point of beginning; thence S 0°03'18"E along the East line thereof, 784.67'; thence N 81°34'00" W, 1101.65' to the center of Ryan Road being the arc of a 1145.92' radius curve (D = 5°00'); thence Northerly, 193.99' along said curve to the left making a central angle of 9°42'00" and a long chord of 193.76' that bears N 11°52'24"E; thence N 7°01'24"E, 532.73' to the beginning of a 687.55' radius curve (D = 8°20'); thence Northerly, 121.19' along last said curve to the right making a central angle of 10°06'00" and a long chord of 121.03' that bears N 12°04'24"E; thence continuing Northerly along last said curve, 130.81' making a central angle of 10°54'00" and a long chord of 130.61' that bears N 22°34'24"E; thence N 3°01'24"E along Ryan Road, 241.33' to the center line of Moyer Road; thence S 62°00'00"E along Moyer Road, 92.00' to the beginning of a 1145.92' radius curve (D = 5°00') to the right; thence Southeasterly, 291.18' along last said curve to the left making a central angle of 16°30'00" and a long chord of 290.17' that bears S 49°15'00"E; thence S 57°30'00"E along Moyer Road, 141.72' to the East line of the Southwest quarter of the said Northeast quarter; thence S 0°28'04"E along said East line, 128.48' to the point of beginning. Parcel contains 26.89 acres ( 1,171,192 square feet ), more or less, and is subject to any and all easements and rights-of-way of record and/or usage, including, but not limited to, Ryan Road and Moyer Road.

:That I have made such survey and land division under the direction of Steven and Jane Frame, owners.

:That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Section A.E. 7 of Wisconsin Administrative Code, and the subdivision regulations of Dane County and the Town of Vermont in surveying, dividing, and mapping the same.

:That such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Bruce D. Bowden, P.L.S. - 1250  
Agent of Bowden Surveying, Ltd.

### Owner's Certificate

As owner, we hereby certify that we have caused the lands described hereon to be surveyed, described, mapped and monumented as represented hereon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
Steven Frame - owner                      Jane Frame - owner

STATE OF WISCONSIN)

Dane County                      ) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_, the above named Steven Frame and Jane Frame to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_, Notary Public, Dane County, Wisconsin  
My commission expires \_\_\_\_\_ / is permanent.

**Bowden Surveying, Ltd.**

619 W. Merrimac Street  
Dodgeville, WI 53533  
Phone (608)935-5513

Job No. 30068-C

# PRELIMINARY

**Certified Survey Map No. \_\_\_\_\_ of Dane County**

**Parts of the Northwest ¼ of the Southeast ¼ and the  
Southwest ¼ of the Northeast ¼ of Section 30, Town 7  
North, Range 6 East, Vermont Township, Dane County, WI.**

## LOCAL GOVERNMENT APPROVAL

Approved for recording by the Town Board of the Town of Vermont  
on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
, Chairman

## COUNTY GOVERNMENT APPROVAL

Approved for recording by the Dane County Agriculture,  
Zoning, Planning and Water Resources Committee  
action of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
, Agent

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