

Dane County Rezone Petition

Application Date	Petition Number
05/20/2022	DCPREZ-2022-11866
Public Hearing Date	
07/26/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME WILLIAM K GARFOOT	PHONE (with Area Code)	AGENT NAME ROBERT PROCTER	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2161 SPRINGDALE CENTER RD		ADDRESS (Number & Street) 2 EAST MIFFLIN #200	
(City, State, Zip) VERONA, WI 53593-8983		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS rprocter@axley.com		E-MAIL ADDRESS rprocter@axley.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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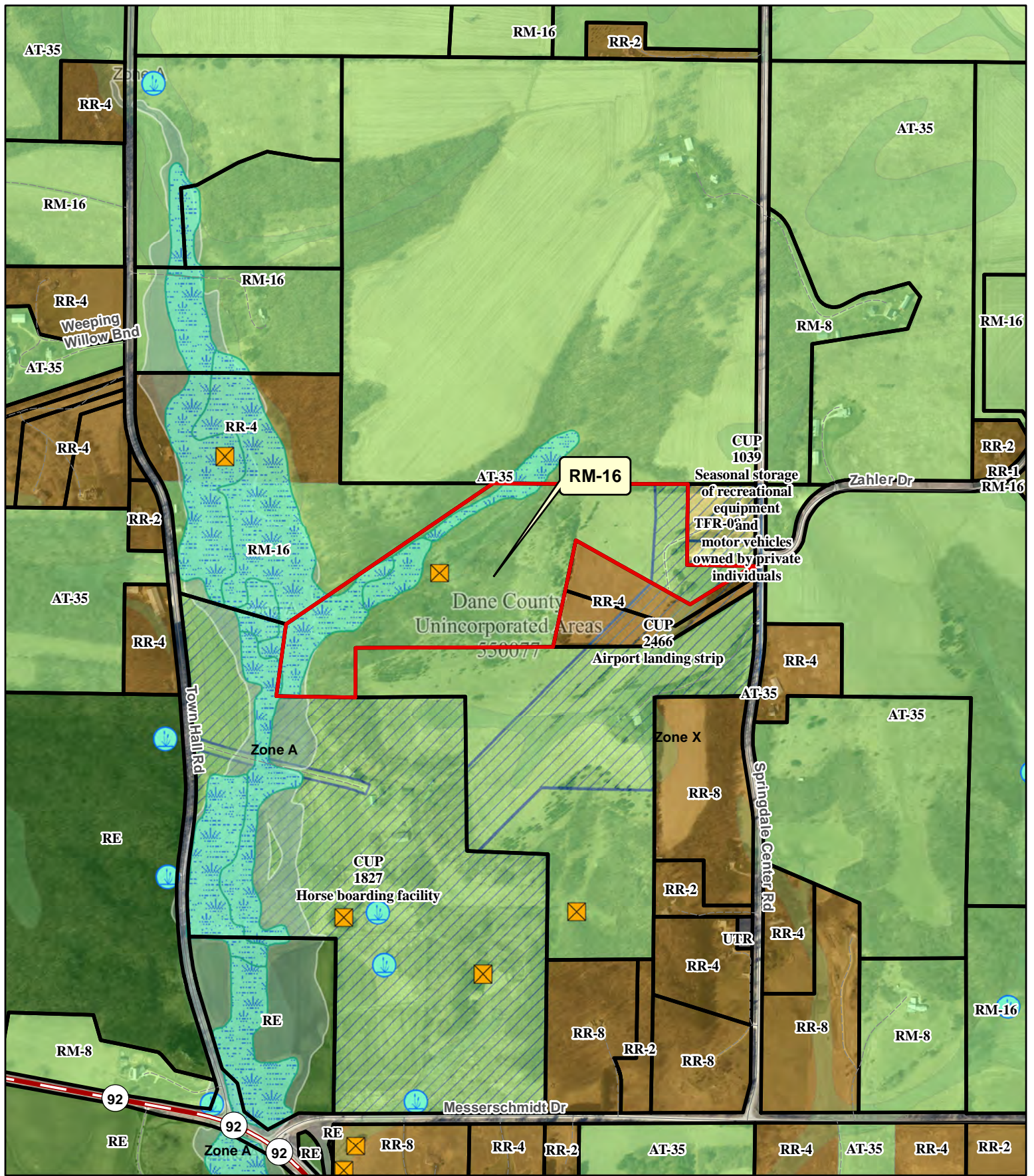
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 2161 Springdale Center Road					
TOWNSHIP SPRINGDALE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-281-8455-0					

REASON FOR REZONE





CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-35 Agriculture Transition District	RM-16 Rural Mixed-Use District	41.55

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



0 205 410 820 Feet

Petition 11866
WILLIAM K GARFOOT



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"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	William K. Garfoot	Agent Name:	Robert C. Procter
Address (Number & Street):	2161 Springdale Center Rd.	Address (Number & Street):	2 East Mifflin #200
Address (City, State, Zip):	Verona, WI 53591	Address (City, State, Zip):	Madison, WI 53703
Email Address:	rprocter@axley.com	Email Address:	rprocter@axley.com
Phone#:		Phone#:	(608) 283-6762

PROPERTY INFORMATION

Township:	Springdale	Parcel Number(s):	054/0607-281-8455-0
Section:	28	Property Address or Location:	Springdale Center Road and Zahler Drive

REZONE DESCRIPTION

<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/></p>
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This property was originally approved as Lot 3 of CSM 15159 with a planned homesite. The CSM includes an approximate location for a homesite in the Northeast corner. It was originally zoned Agricultural, which allowed for a homesite. When the new zoning code was adopted, Lot 3 was rezoned to AT-35. The Applicant is requesting a rezone the property to RM-16 to allow for a homesite. The applicant is changing the approximate homesite as shown on the CSM included with this application.

The legal description of the property is: Lot 3 of Certified Survey Map 15159, recoded on June 20, 2019 in the Dane County Office of the Register of Deeds on June 20, 2019, Voume 107, Certified Survey Maps on pages 236-239, and Document Number 5497570, located in the Town of Springdale, Dane County, Wisconsin.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RM-16	41.550

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.

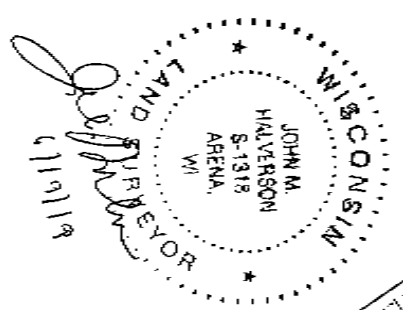
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), 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 Robert C. Procter III , agent

Date 5/19/20

DANE COUNTY CERTIFIED SURVEY MAP NO. 15159
LOT 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 1007, RECORDED IN VOLUME 59 OF CERTIFIED SURVEY MAPS ON PAGES 108-109, ALSO A PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2877, RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON PAGE 240, LOCATED IN THE NE 1/4 NE 1/4, THE NW 1/4 NE 1/4 AND THE NE 1/4 NW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 7 WEST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN.

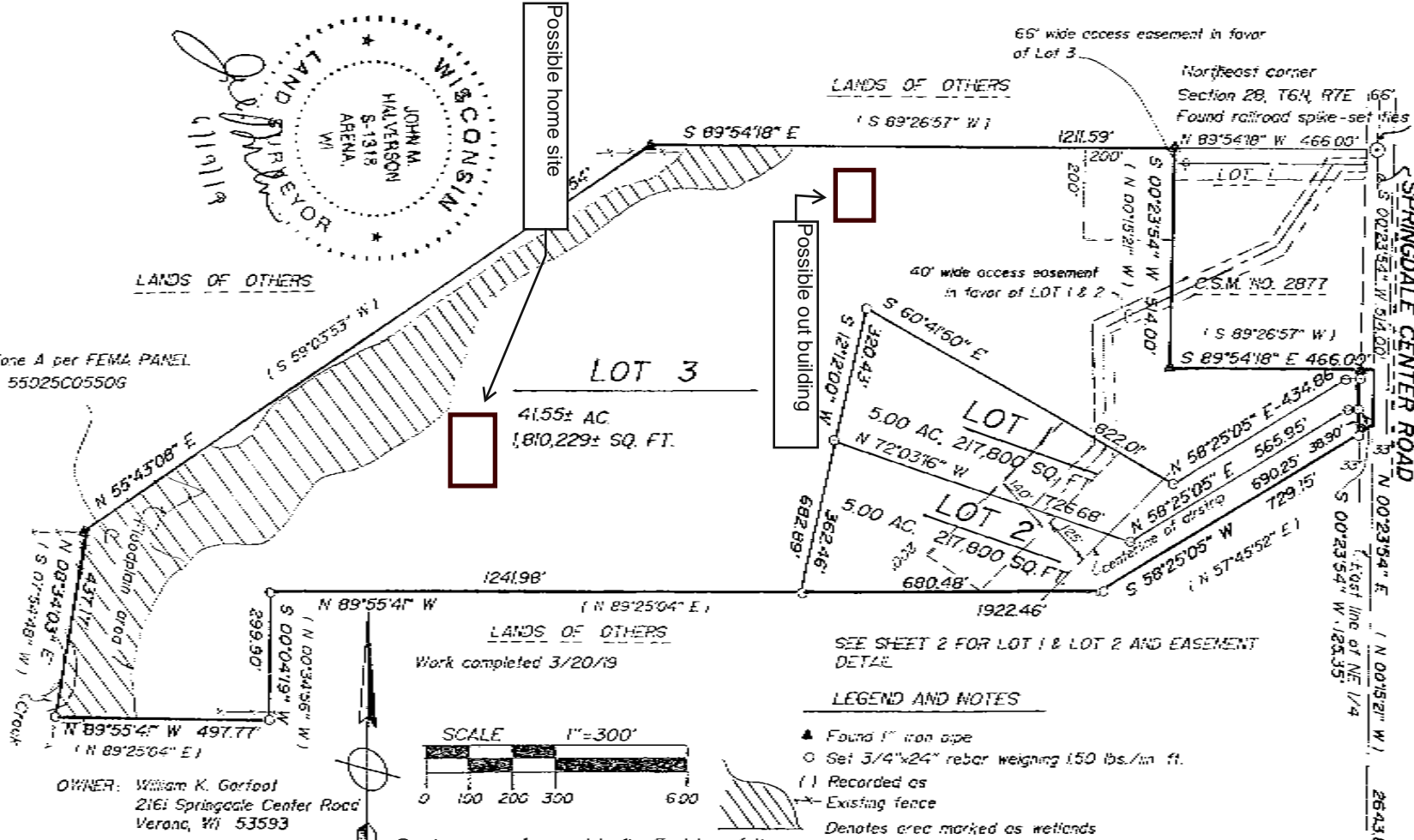


LANDS OF OTHERS

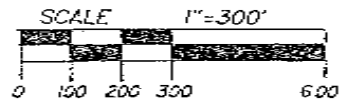
Zone A per FEMA PANEL # 55025C0550G

Sheet 1 of 4

Job no. 18-2713



OWNER: William K. Garfoot
2161 Springdale Center Road
Verona, WI 53593



Bearings are referenced to the East line of the NE 1/4 of Section 28 which bears N 00°23'54" E based on the Dane County Coordinate System as defined by the Wisconsin Department of Transportation and determined by GPS Observation

Refer to building site information contained in the Dane County Soil Survey Refer to MUTUAL EASEMENT recorded as Document Number 2773909 for information regarding above shown airstrip.

SEE SHEET 2 FOR LOT 1 & LOT 2 AND EASEMENT DETAIL

LEGEND AND NOTES

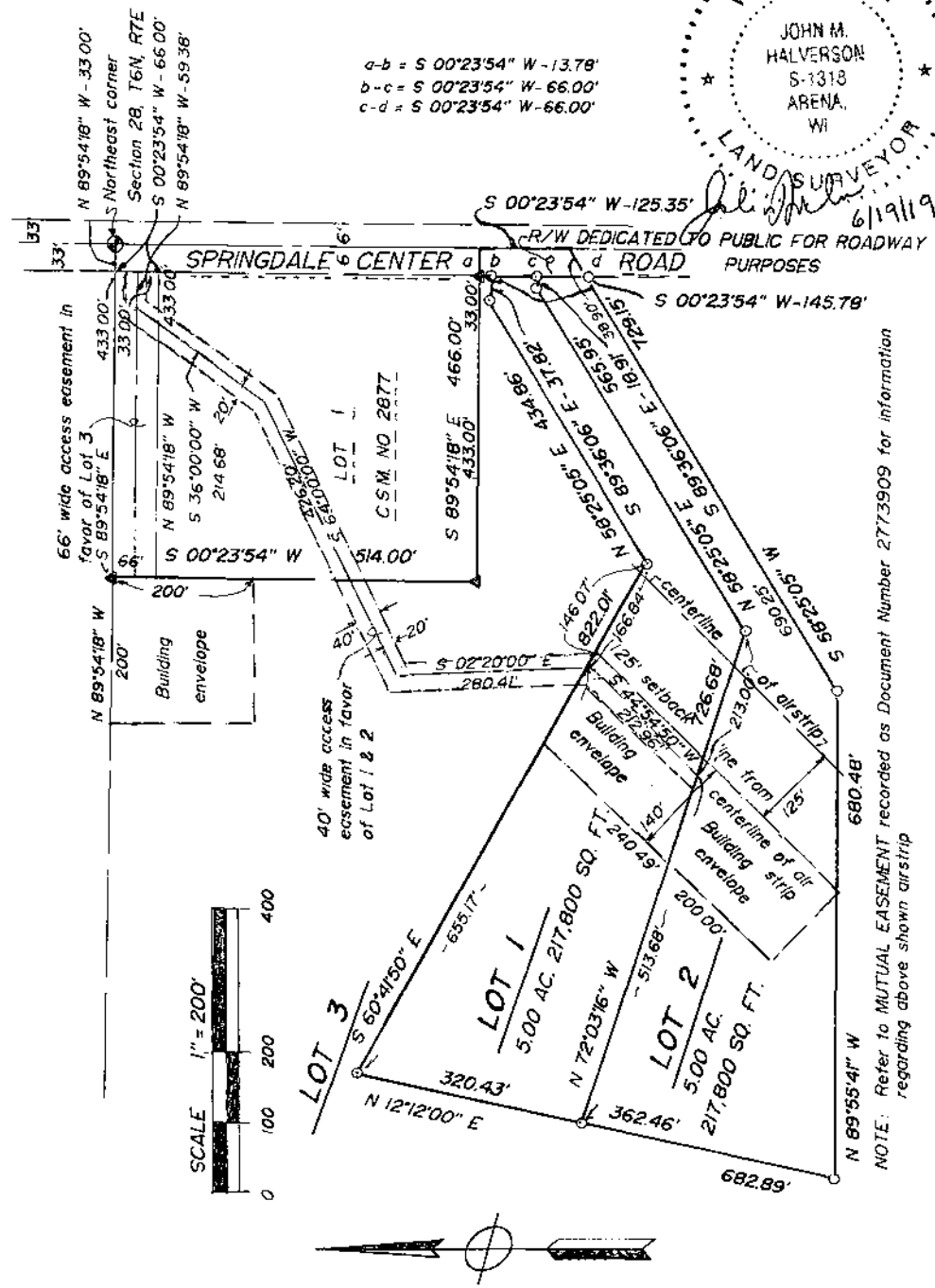
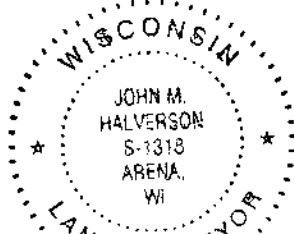
- ▲ Found 1" iron pipe
- Set 3/4"x24" rebar weighing 150 lbs./lin. ft.
- () Recorded as
- Existing fence
- Denotes area marked as wetlands

East 1/4 corner
Section 28, T6N, R7E
Found railroad spike-
Verified found ties

Doc # 15159 + # 5497570

DANE COUNTY CERTIFIED SURVEY MAP NO. 15159
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 CERTIFIED SURVEY MAPS ON PAGES 108-109, ALSO A PART OF LOT 1 OF CERTIFIED
 SURVEY MAP NUMBER 2877, RECORDED IN VOLUME 11 OF CERTIFIED SURVEY MAPS ON
 PAGE 240, LOCATED IN THE NE 1/4-NE 1/4, THE NW 1/4-NE 1/4 AND THE NE 1/4-NW 1/4 OF
 SECTION 28, TOWN 6 NORTH, RANGE 7 EAST, TOWN OF SPRINGDALE, DANE COUNTY,
 WISCONSIN.

NOTE 1: There shall be no further division of Lot 1, 2, and 3 per the current Town of Springdale Land Use Plan.



AT-35 to RM-16

Lot 3 of Certified Survey Map 15159, T06N, R07E, Town of Springdale, Dane
County, Wisconsin