

Dane County Rezone & Conditional Use Permit

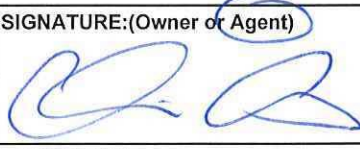
Application Date	Petition Number
11/21/2019	DCPREZ-2019-11510
Public Hearing Date	C.U.P. Number
01/28/2020	

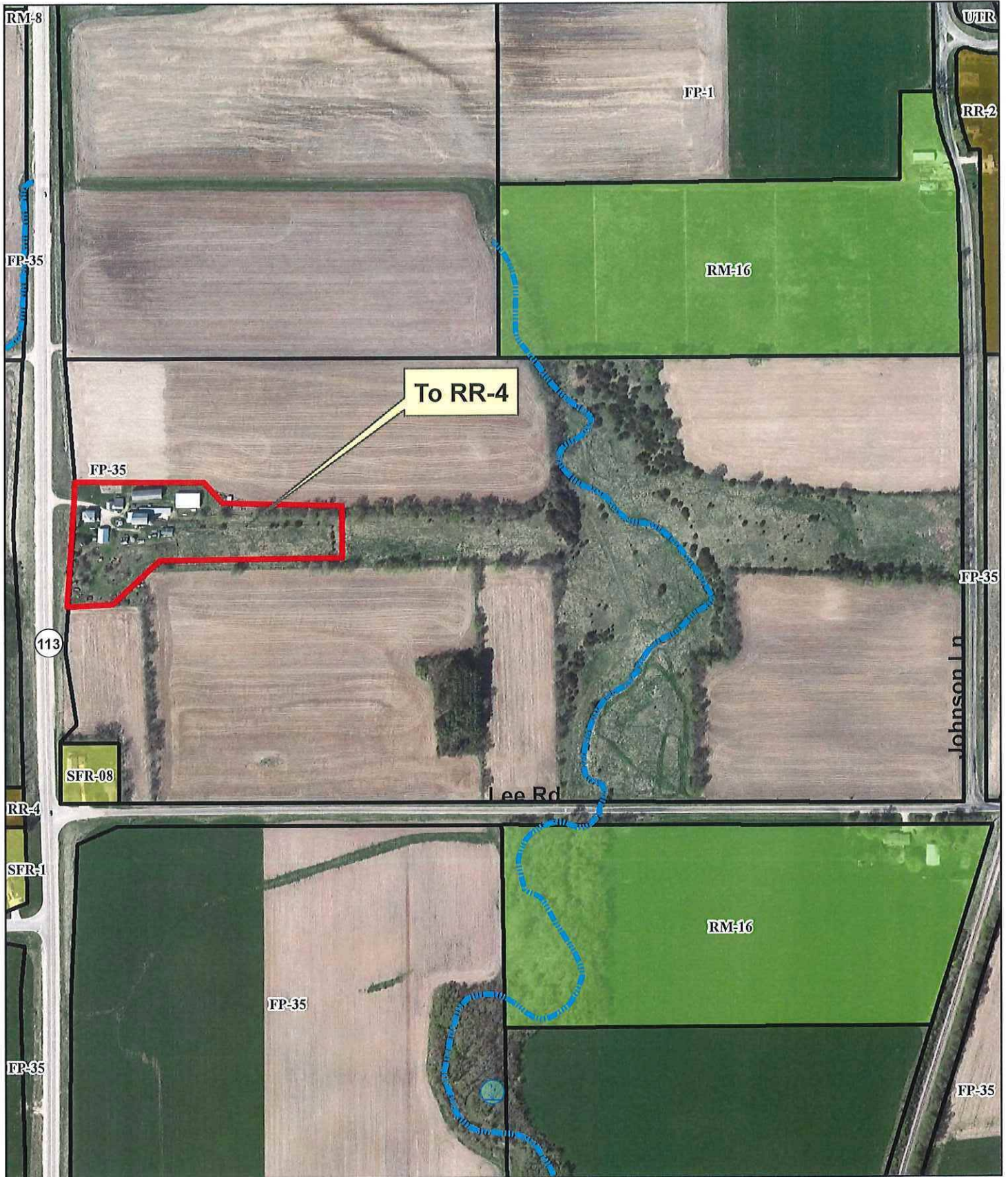
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DL DEANS FARMS LLC	PHONE (with Area Code) (608) 516-6272	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 212 S MILITARY RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS DEANSCARL@GMAIL.COM		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	
7632 STATE HIGHWAY 113					
TOWNSHIP DANE	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-112-9000-3					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE AND ACCESSORY BUILDINGS FROM FARMLAND WITH INTENT TO SELL	

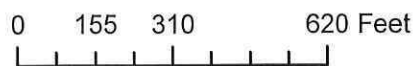
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RR-4 (Rural Residential, 4 to 8 acres) District	4.0		

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 type="checkbox"/> No Applicant Initials <u>CA</u>	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
				PRINT NAME: <u>Chris Adams</u>
				DATE: <u>11-21-19</u>



Legend

 Wetland



Petition 11510
DL Deans Farms LLC



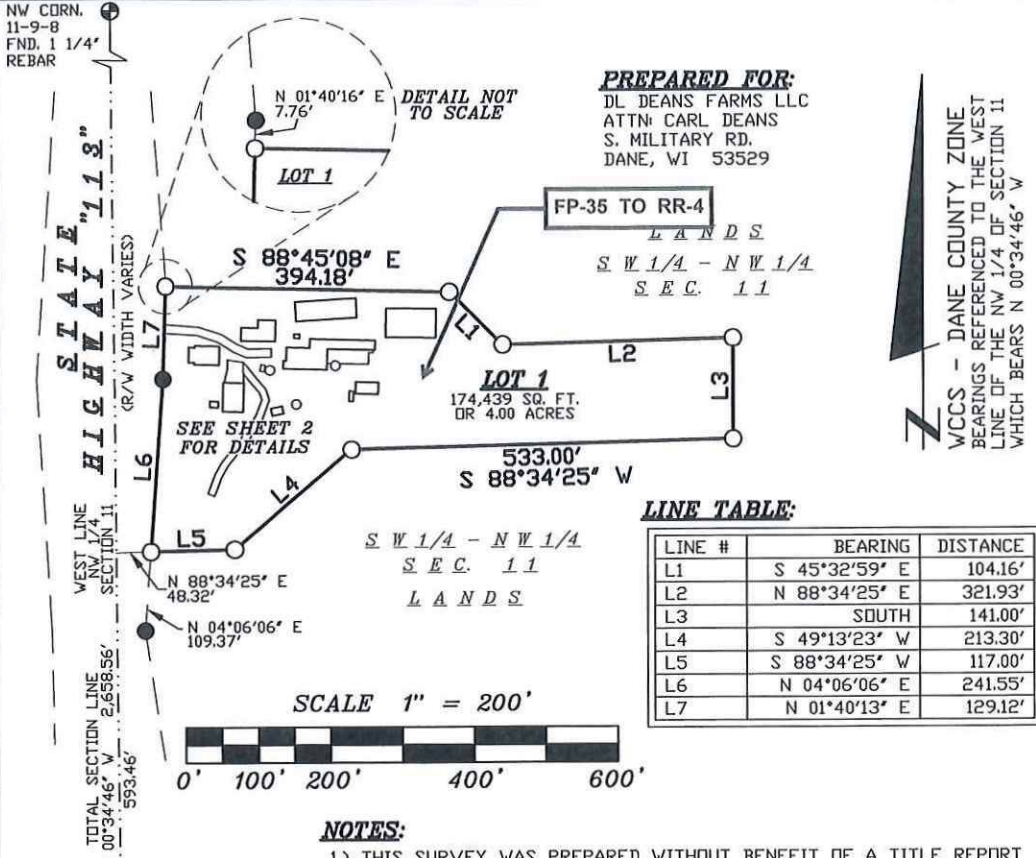
CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the NW 1/4 of Section 11,
T9N, R8E, Town of Dane, Dane County, Wisconsin.

NW CORN.
11-9-8
FND. 1 1/4'
REBAR



PREPARED FOR:
DL DEANS FARMS LLC
ATTN: CARL DEANS
S. MILITARY RD.
DANE, WI 53529

LANDS
SW 1/4 - NW 1/4
SEC. 11

WCCS - DANE COUNTY ZONE
BEARINGS REFERENCED TO THE WEST
LINE OF THE NW 1/4 OF SECTION 11
WHICH BEARS N 00°34'46" W

LINE TABLE:

LINE #	BEARING	DISTANCE
L1	S 45°32'59" E	104.16'
L2	N 88°34'25" E	321.93'
L3	SOUTH	141.00'
L4	S 49°13'23" W	213.30'
L5	S 88°34'25" W	117.00'
L6	N 04°06'06" E	241.55'
L7	N 01°40'13" E	129.12'

SCALE 1" = 200'



NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES HAVE BEEN FOUND AND VERIFIED FOR THE NW CORNER AND WHAT WEST 1/4 OF SECTION 11, T9N, R8E.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND R/W MONUMENT
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- (##) = RECORDED AS

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

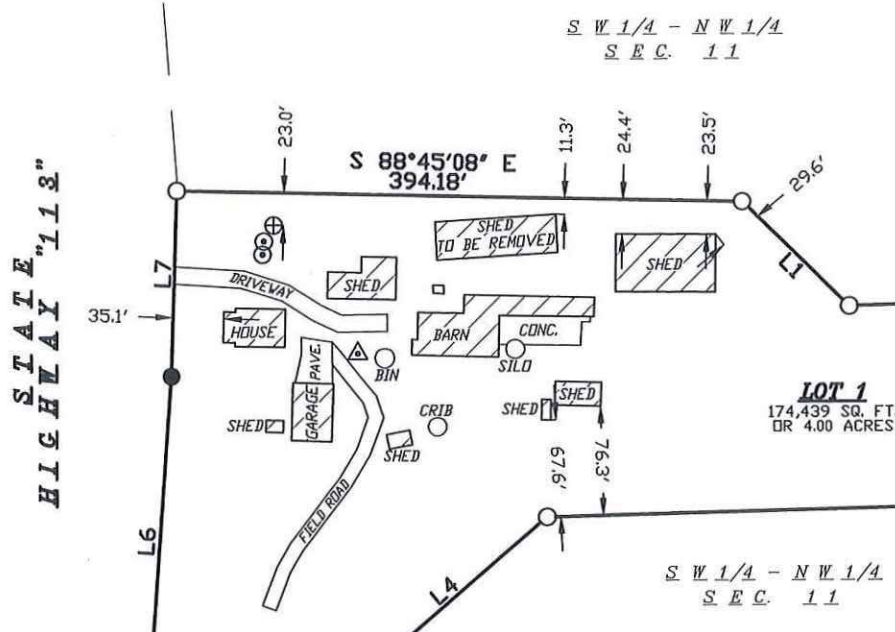


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the NW 1/4 of Section 11,
T9N, R8E, Town of Dane, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND R/W MONUMENT
- ⊕ = FOUND SECTION CORNER (TYPE NOTED)
- <##> = RECORDED AS
- △ = WELL
- ⊕ = SEPTIC VENT
- ⊙ = SEPTIC TANK



SCALE 1" = 100'



SURVEYORS SEAL



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>DL Deans Farms LLC (Carl Deans)</u>	Agent's Name <u>Williamson Surveying</u>
Address <u>212 S Military Rd, Dane WI 53529</u>	Address <u>104A W. Main St, Waunakee</u>
Phone <u>(608) 516-6272</u>	Phone <u>608-255-5705</u>
Email <u>deanscarl@gmail.com</u>	Email <u>chris@williamsonsurveying.com</u>

Town: dane Parcel numbers affected: 0908-112-9000-3

Section: 11 Property address or location: SW 1/4 of the NW 1/4 Section 11, T9N, R8E

Zoning District change: (To / From / # of acres) RR-4 / FP-35 / 4.00 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 18 % Other: 82 %

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:

Carl Deans recently purchased this land for farming purposes. He would like to separate the existing buildings from this land so he can sell it.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: [Signature]

Date: 11-20-2019



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located In the SW 1/4 of the NW 1/4 of Section 11,
T9N, R8E, Town of Dane, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Noa T. Prieve, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owners listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4 of the NW 1/4 of Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 11; thence N 00°34'46" W along the west line of the SW 1/4 of the NW 1/4 of said Section 11, 593.46 feet; thence N 88°34'25" E, 48.32 feet to the east right of way line of State Highway "113" and also the point of beginning.

Thence N 04°06'06" E along said west right of way line, 241.55 feet; thence N 01°40'13" E along said west right of way line, 129.12 feet; thence S 88°45'08" E, 394.18 feet; thence S 45°32'59" E, 104.16 feet; thence N 88°34'25" E, 321.93 feet; thence due South, 141.00 feet; thence S 88°34'25" W, 533.00 feet; thence S 49°13'23" W, 213.30 feet; thence S 88°34'25" W, 117.00 feet to the point of beginning. The above described parcel contains 174,439 square feet or 4.00 acres.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Noa T. Prieve S-2499
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owners this _____ day of _____, 20____.

DL Deans Farms LLC
Authorized Representative

STATE OF WISCONSIN)
DANE COUNTY)

Personally came before me this _____ day of _____, 20____ the above named _____ to me known to be the person who executed the foregoing instrument and acknowledge the same.

SURVEYORS SEAL




_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

Parcel Number - 022/0908-112-9000-3**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DANE	
State Municipality Code	022	
PLSS (T,R,S,QQ,Q)	09N 08E 11 SW NW (Click link above to access images for Qtr-Qtr)	
Section	09N 08E 11 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 11-9-8 SW1/4 NW1/4 EXC S 209 FT OF W 209 FT EXC TO DOT IN DOC 3689637 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	DL DEANS FARMS LLC	
Current Co-Owners	CARL J DEANS AARON D DEANS	 
Primary Address	7632 STATE HIGHWAY 113	
Billing Address	212 S MILITARY RD DANE WI 53529	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G4 G5 G5M G7	
Assessment Acres	39.200	
Land Value	\$80,600.00	
Improved Value	\$114,000.00	
Total Value	\$194,600.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~-05/08/2019 - 04:00 PM~~

Ends: ~~-05/08/2019 - 06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~-05/29/2019 - 04:00 PM~~

Ends: ~~-05/29/2019 - 06:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

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

Zoning

FP-35 DCPREZ-2019-00013

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

District Information

Type	State Code	Description
REGULAR SCHOOL	3150	LODI SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	11DF	DANE FIRE
OTHER DISTRICT	11DE	WAUNAKEE EMS

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Information

[E-Statement](#)
[E-Bill](#)
[E-Receipt](#)
[Pay Taxes Online](#)

[«](#)
[< Newer](#)
[Older >](#)
[»](#)

Tax Year 2018		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$80,400.00	\$114,000.00	\$194,400.00
Taxes:		\$3,096.14
Lottery Credit(-):		\$189.46
First Dollar Credit(-):		\$78.01
Specials(+):		\$8.67
Amount:		\$2,837.34
2018 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
D	11/14/2019	5540241		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0908-112-9000-3

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



SCHMITT TR
6887 COUNTY HIGHWAY V
LODI, WI 53555

BRIAN J KOCH
6858 LEE RD
LODI, WI 53555

ERNEST E PULSFUS
BETTY J PULSFUS
6870 LEE RD
LODI, WI 53555

JEROME J KARLS
6737 LEE RD
DANE, WI 53529

PINE KNOLL PARTNERS LLC
UNIT 6 26 SHERMAN TER
MADISON, WI 53704

DL DEANS FARMS LLC
AARON D DEANS
212 S MILITARY RD
DANE, WI 53529

ELOI C SCHMITT LE
STEVEN R SCHMITT
7075 COUNTY TRUNK P
DANE, WI 53529

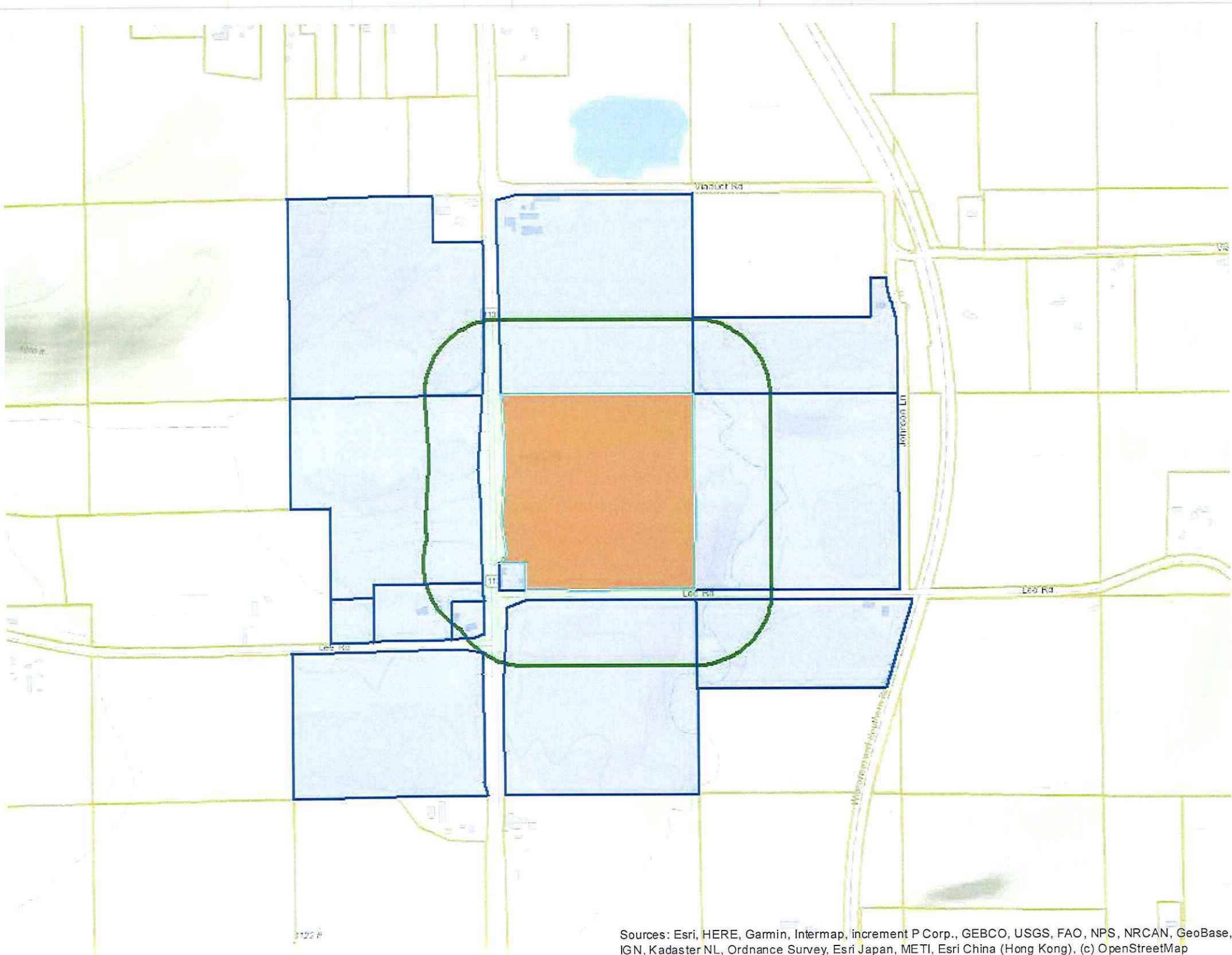
PAUL L HELLENBRAND
KAREN A HELLENBRAND
6880 LEE RD
LODI, WI 53555

SCHMITT TR
6887 COUNTY HIGHWAY V
LODI, WI 53555

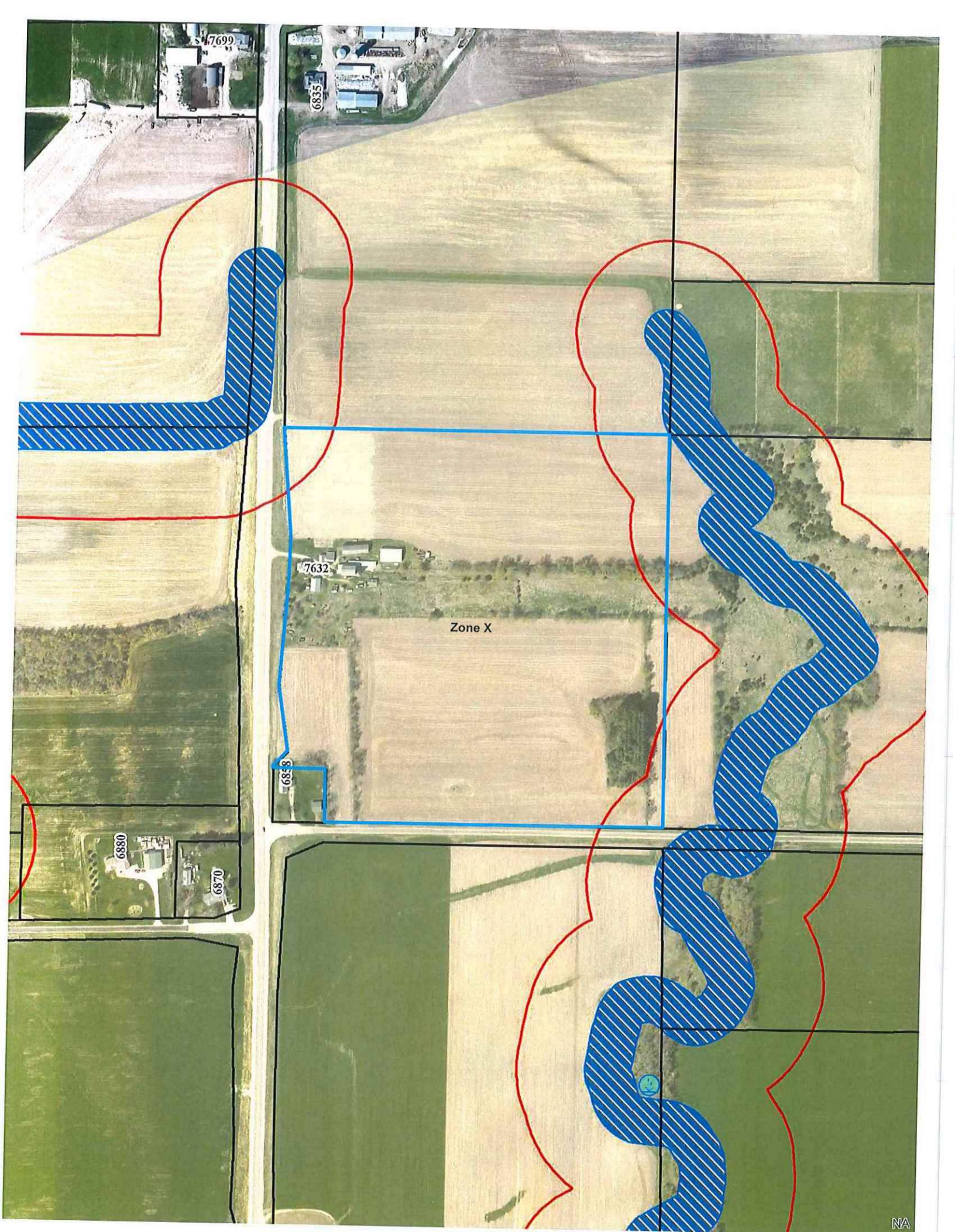
ROBERT R JOHNSON
7672 JOHNSON LN
DANE, WI 53529

ELOI C SCHMITT
MARY LOU SCHMITT
6835 VIADUCT RD
LODI, WI 53555

DL DEANS FARMS LLC
AARON D DEANS
212 S MILITARY RD
DANE, WI 53529



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



7699

6835

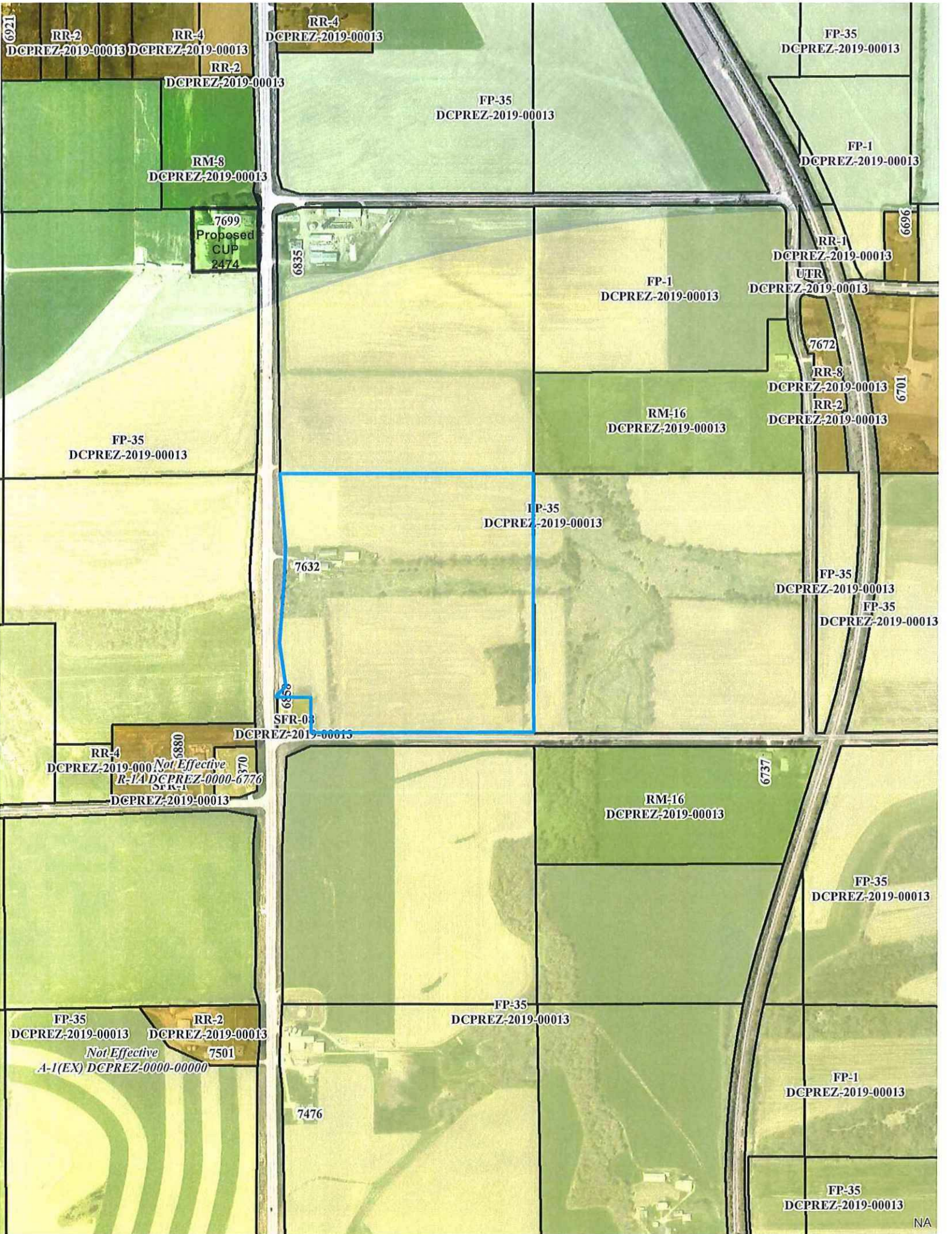
7632

6848

6880

6870

Zone X



6921

RR-2

RR-4

RR-4

FP-35

DCPREZ-2019-00013

DCPREZ-2019-00013

DCPREZ-2019-00013

DCPREZ-2019-00013

DCPREZ-2019-00013

FP-35
DCPREZ-2019-00013

RM-8
DCPREZ-2019-00013

FP-1
DCPREZ-2019-00013

7699
Proposed
CUP
2474

6835

FP-1
DCPREZ-2019-00013

RR-1
DCPREZ-2019-00013

UTR
DCPREZ-2019-00013

6696

FP-35
DCPREZ-2019-00013

RM-16
DCPREZ-2019-00013

RR-8
DCPREZ-2019-00013

RR-2
DCPREZ-2019-00013

7672

6701

IP-35
DCPREZ-2019-00013

7632

FP-35
DCPREZ-2019-00013

FP-35
DCPREZ-2019-00013

SFR-03

DCPREZ-2019-00013

RR-4
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R-1A DCPREZ-0000-6776
DCPREZ-2019-00013

5880

770

RM-16
DCPREZ-2019-00013

6737

FP-35
DCPREZ-2019-00013

FP-35
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RR-2
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FP-35
DCPREZ-2019-00013

Not Effective
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7501

7476

FP-1
DCPREZ-2019-00013

FP-35
DCPREZ-2019-00013

NA