

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/21/2016	DCPREZ-2016-11029
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
09/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RANDY S PAGE	PHONE (with Area Code) (608) 767-2827	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4648 STATE HIGHWAY 78		ADDRESS (Number & Street)	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS CINDYPAGE87@YAHOO.COM		E-MAIL ADDRESS	

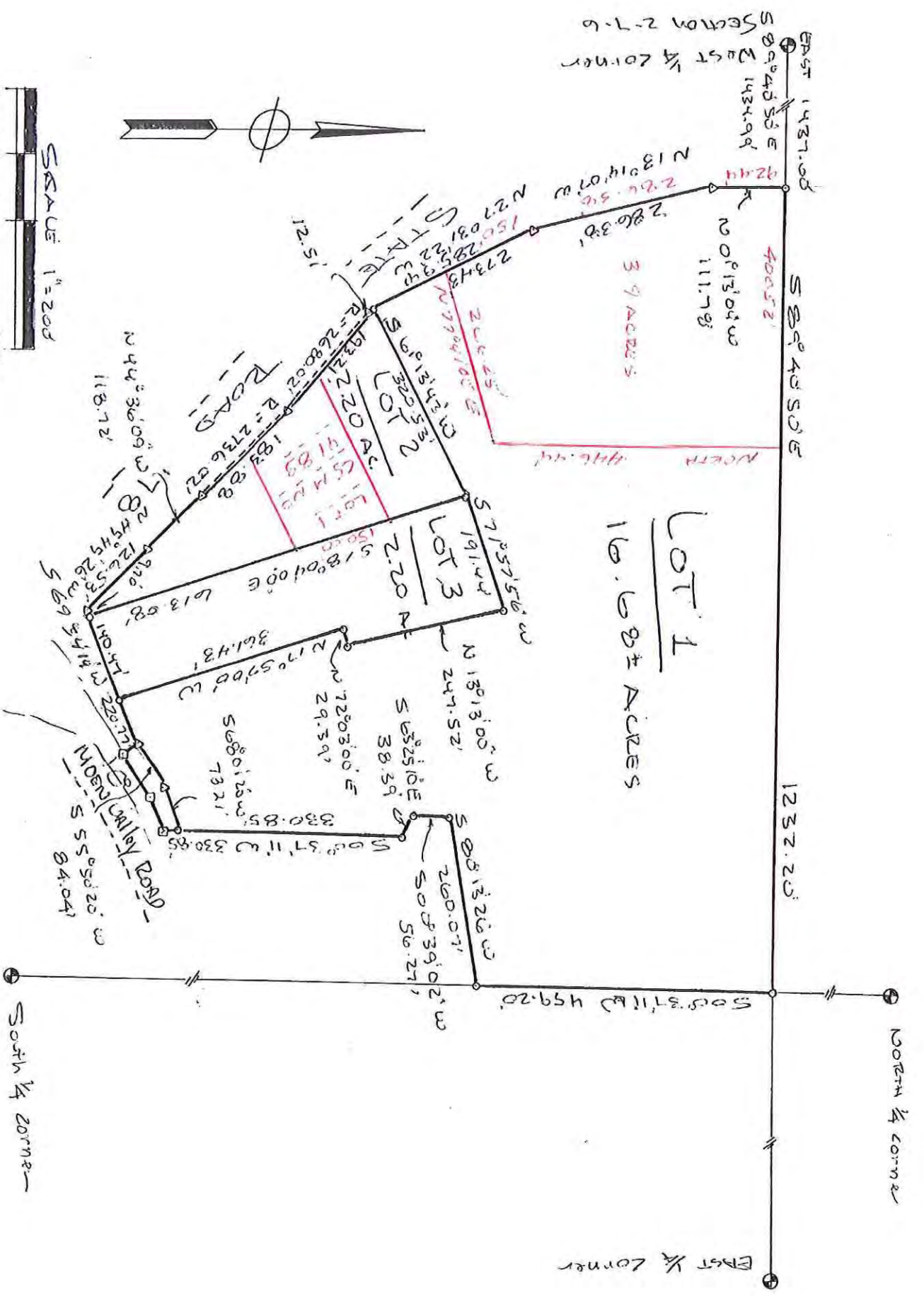
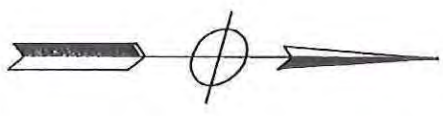
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4650 STATE HIGHWAY 78					
TOWNSHIP VERMONT	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-023-8002-9					

REASON FOR REZONE	CUP DESCRIPTION			
RECONFIGURING LANDS FOR EXISTING HOUSES AND FOR THE CREATION OF A RESIDENTIAL LOT				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
RH-1 Rural Homes District	A-2 Agriculture District	3.9		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	4.4		
A-1Ex Exclusive Ag District	A-2 Agriculture District	12.78		

<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  PMK2	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  

COMMENTS: PETITION REVISED 9/21/2016.

<b>DATE:</b>  
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## Alex and RH-1 to A-2

### LEGAL DESCRIPTION OF PARCEL TO BE REZONED FOR NEW HOUSE

A part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 2, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 2; thence S  $89^{\circ}40'50''$  E, 1434.99 feet along the East-West  $\frac{1}{4}$  line of said Section 2 to a point on the Easterly r/w line of State Highway 78 and the point of beginning; thence S  $89^{\circ}40'50''$  E, 1232.20 feet along the East-West  $\frac{1}{4}$  line of said Section 2; thence S  $00^{\circ}37'11''$  W, 459.20 feet; thence S  $80^{\circ}13'26''$  W, 260.07 feet; thence S  $00^{\circ}39'02''$  W, 56.27 feet; thence S  $63^{\circ}25'10''$  E, 38.39 feet; thence S  $00^{\circ}37'11''$  W, 330.85 feet to a point on the Northerly r/w line of Moen Valley Road; thence S  $68^{\circ}01'20''$  W, 73.21 feet along the Northerly r/w line of Moen Valley Road; thence S  $55^{\circ}50'20''$  W, 84.04 feet along the Northerly r/w line of Moen Valley Road; thence S  $69^{\circ}54'14''$  W, 70.60 feet along the Northerly r/w line of Moen Valley Road; thence N  $17^{\circ}57'00''$  W, 361.43 feet; thence thence N  $72^{\circ}03'00''$  E, 29.39 feet; thence N  $13^{\circ}13'00''$  W, 247.52 feet; thence S  $71^{\circ}57'56''$  W, 191.44 feet; thence S  $61^{\circ}13'43''$  W, 320.53 feet to a point on the Easterly r/w line of State Highway 78; thence N  $27^{\circ}31'22''$  W, 273.43 feet along the Easterly r/w line of State Highway 78; thence N  $13^{\circ}14'07''$  W, 286.38 feet along the Easterly r/w line of State Highway 78; thence N  $01^{\circ}13'04''$  W, 111.78 feet along the Easterly r/w line of State Highway 78 to the point of beginning, containing 16.68 acres, more or less.

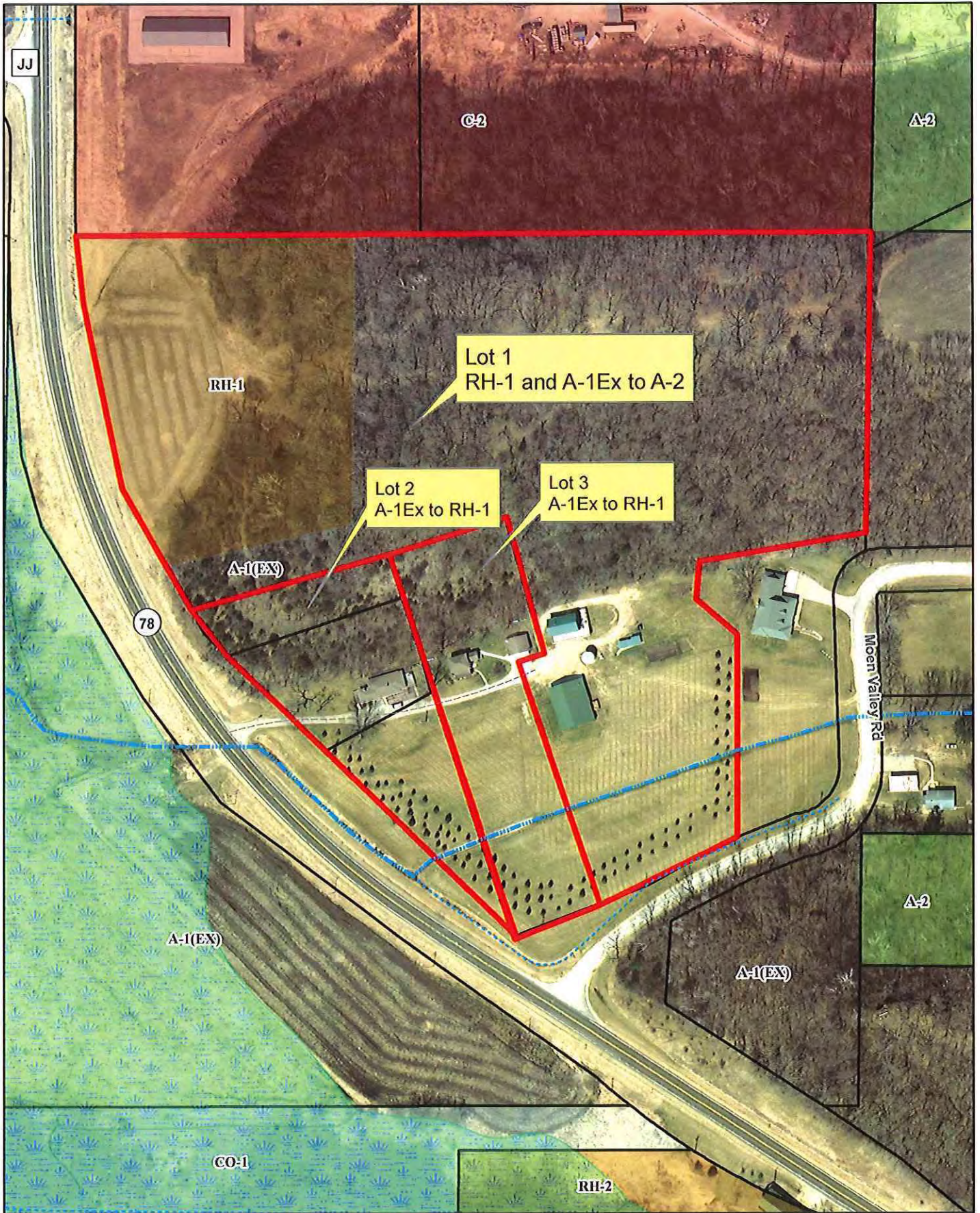
### LEGAL DESCRIPTION OF PARCEL TO BE REZONED WITH TWO EXISTING HOUSES -EACH PARCEL IS 2.20 ACRES.

## A1-EX TO RH-2

A part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 2, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, including Lot 1 of Certified Survey Map Number 4189 and recorded in Volume 17 of Certified Survey Maps on page 302, all of the above described as follows:

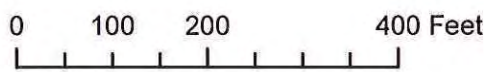
Commencing at the West  $\frac{1}{4}$  corner of said Section 2; thence S  $89^{\circ}40'50''$  E, 1434.99 feet along the East-West  $\frac{1}{4}$  line of said Section 2 to a point on the Easterly r/w line of State Highway 78; thence S  $01^{\circ}13'04''$  E, 111.78 feet along the Easterly r/w line of State Highway 78; thence S  $13^{\circ}14'07''$  E, 286.38 feet along the Easterly r/w line of State Highway 78; thence S  $27^{\circ}31'22''$  E, 273.43 feet along the Easterly r/w line of State Highway 78 to the point of beginning; thence S  $27^{\circ}31'22''$  E, 12.51 feet along the Easterly r/w line of State Highway 78; thence Southeasterly, 192.31 feet along the arc of a curve to the right having a central angle of  $04^{\circ}06'41''$  and a radius of 2680.02 feet, said arc also being the Easterly r/w line of State Highway 78, the long chord of which bears S  $51^{\circ}23'14''$  E, 192.27 feet; thence Southeasterly, 183.88 feet along the arc of a curve to the right having a central angle of  $03^{\circ}51'03''$  and a radius of 2736.02 feet, said arc also being the Easterly r/w line of State Highway 78, the long chord of which bears S  $45^{\circ}52'03''$  E, 183.85 feet; thence S  $44^{\circ}36'08''$  E, 118.72 feet along the Easterly r/w line of State Highway 78; thence S  $45^{\circ}45'26''$  E, 126.53 feet along the Easterly r/w line of State Highway 78; thence N  $69^{\circ}54'14''$  E, 150.18 feet along the r/w line of State Highway 78; thence N  $17^{\circ}57'00''$  W, 361.43 feet; thence N  $72^{\circ}03'00''$  E, 29.39 feet; thence N  $13^{\circ}13'00''$  W, 247.52 feet; thence S  $71^{\circ}57'56''$  W, 191.44 feet; thence S  $61^{\circ}13'43''$  W, 320.53 feet to the point of beginning, containing 4.40 acres, more or less.





**Legend**

Wetland





# TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # DCPREZ-2016-11029

Dane County Zoning & Land Regulation Committee Public Hearing Date 9/27/2016

Whereas, the Town Board of the Town of Vermont having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one):  Approved  Denied  Postponed

Town Planning Commission Vote: 7 in favor 0 opposed 0 abstained

Town Board Vote: 5 in favor 0 opposed 0 abstained

## THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

1.  *Deed restriction* limiting use(s) in the \_\_\_\_\_ zoning district to only the following:
  
2.  *Deed restrict* the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):
  
3.  *Deed restrict* the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
  
4.  *Condition* that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):
  
5.  *Other Condition(s)*. Please specify:

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

**NOTE:**  
**APPROVAL**  
**APRIOR**  
**TO**  
**REVISION**

I, Karen Carlock, as Town Clerk of the Town of Vermont, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 5/9/2016

Town Clerk Karen Carlock

Date: 7/12/2016

# 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.**

<b>Public Hearing Date</b>	9/27/2016	<b>Petition Number</b>	11029	<b>Applicant:</b>	Randy Page
<b>Town</b>	Vermont	<b>A-1EX Adoption</b>	10/12/1979	<b>Orig Farm Owner</b>	Joel R. & Linda Schultz
<b>Section:</b>	02	<b>Density Number</b>	35	<b>Original Farm Acres</b>	36.05
<b>Density Study Date</b>	9/27/2016	<b>Original Splits</b>	1.03	<b>Available Density Unit(s)</b>	0



**Reasons/Notes:**

Homesites created to date: 1 per Rezone 6321  
 NOTES: Parcels 0706-023-8685-4 and 0706-023-8451-6 were both legally created prior to 1/1/1985. Proposal would result in no net change in density.

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
070602388503	5.31	RANDY S PAGE	
070602380029	30.74	RANDY S PAGE	



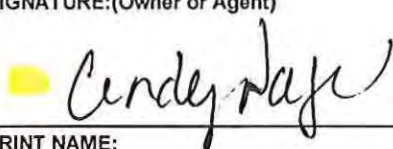
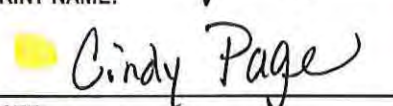
# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/12/2016	DCPREZ-2016-11029
Public Hearing Date	C.U.P. Number
09/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RANDY S PAGE	PHONE (with Area Code) (608) 767-2827	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4648 STATE HIGHWAY 78		ADDRESS (Number & Street)	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip)	
E-MAIL ADDRESS CINDYPAGE87@YAHOO.COM		E-MAIL ADDRESS	

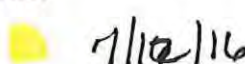
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4650 STATE HIGHWAY 78					
TOWNSHIP VERMONT	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-023-8002-9					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RH-1 Rural Homes District	A-1Ex Exclusive Ag District	3.9		
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.39		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS  PMK2	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: 

COMMENTS: RELOCATING PRIOR APPROVED BUILDING SITE.

**SEE  
REVISED**

DATE: 
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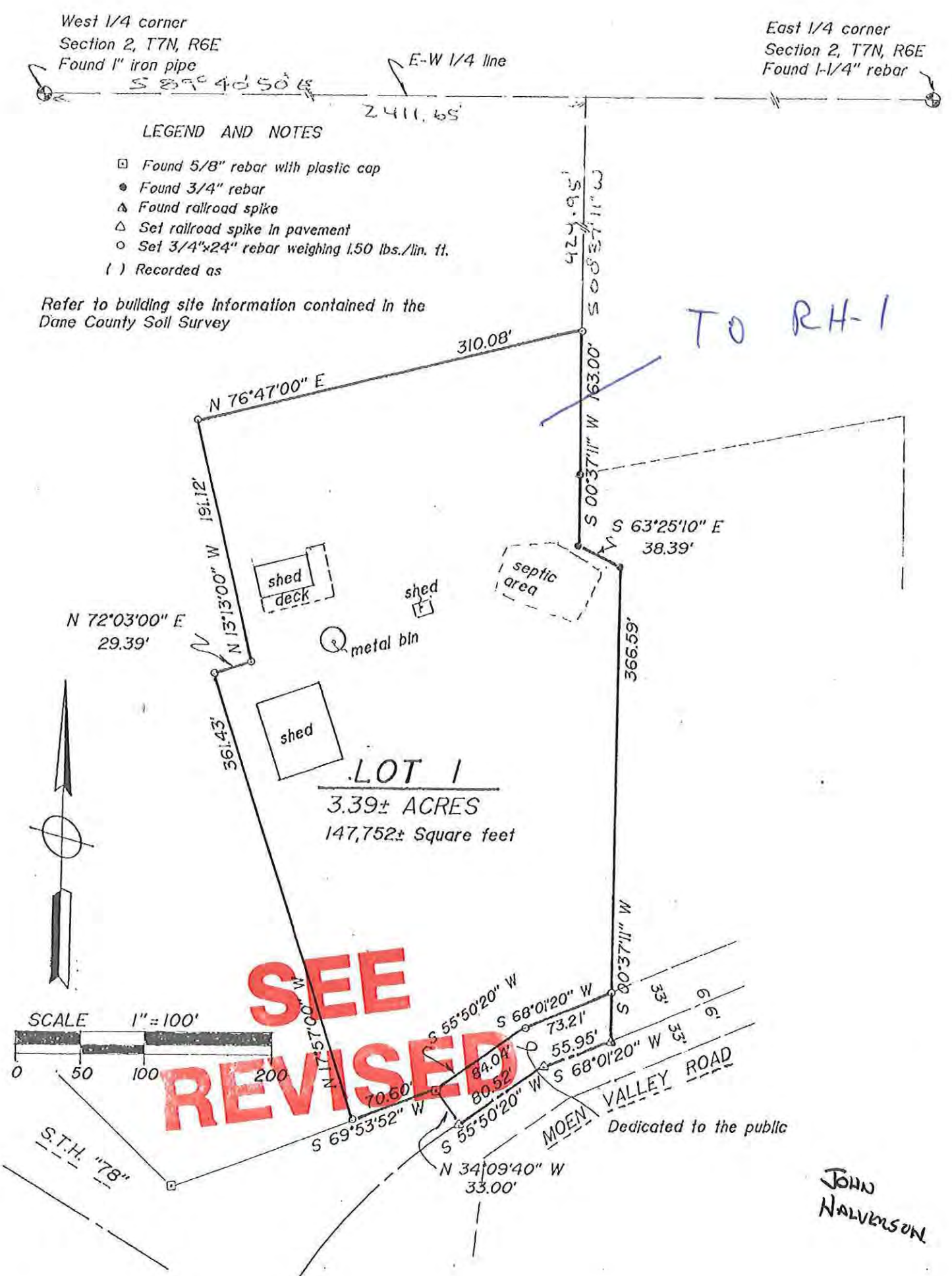
West 1/4 corner  
Section 2, T7N, R6E  
Found 1" iron pipe

East 1/4 corner  
Section 2, T7N, R6E  
Found 1-1/4" rebar

LEGEND AND NOTES

- Found 5/8" rebar with plastic cap
- Found 3/4" rebar
- ▲ Found railroad spike
- △ Set railroad spike in pavement
- Set 3/4"x24" rebar weighing 1.50 lbs./lin. ft.
- ( ) Recorded as

Refer to building site information contained in the  
Dane County Soil Survey



**SEE REVISED**

TO RH-1

**LOT 1**  
3.39± ACRES  
147,752± Square feet

JOHN HALVERSON



LEGAL DESCRIPTION:

A part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 2, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin, described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 2; thence S  $89^{\circ}40'50''$  E, 2411.65 feet along the East-West  $\frac{1}{4}$  line of said Section 2; thence S  $00^{\circ}37'11''$  W, 424.95 feet to the point of beginning; thence S  $00^{\circ}37'11''$  W, 163.00 feet; thence S  $63^{\circ}25'10''$  E, 38.39 feet; thence S  $00^{\circ}37'11''$  W, 366.59 feet to a point in the centerline of Moen Valley Road; thence S  $68^{\circ}01'20''$  W, 55.95 feet along the centerline of Moen Valley Road; thence S  $55^{\circ}50'20''$  W, 80.52 feet along the centerline of Moen Valley Road; thence N  $34^{\circ}09'40''$  W, 33.00 feet; thence S  $69^{\circ}53'52''$  W, 70.60 feet; thence N  $17^{\circ}57'00''$  W, 361.43 feet; thence N  $72^{\circ}03'00''$  E, 29.39 feet; thence N  $13^{\circ}13'00''$  W, 191.12 feet; thence N  $76^{\circ}47'00''$  E, 310.08 feet to the point of beginning, containing 3.39 acres, more or less.

**SEE  
REVISED**



Joe Parisi  
Dane County Executive

# Dane County Planning & Development

## Division of Zoning

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August 2, 2016

RANDY S PAGE  
4648 STATE HIGHWAY 78  
BLACK EARTH WI 53515

RE: Navigability Determination – 4648 State Highway 78, Section 2, Town of Black Earth  
Parcel #: 0706-023-8002-9

The Dane County Zoning Division is in receipt of your request for a navigability determination for an unnamed intermittent stream that is located West of Moen Valley Road and East of State Highway 78.

Before conducting the site inspection, the 24K U.S.G.S. Topographic map, along with aerial photography and the Dane County G.I.S. mapping system were used to determine the categorization and extent of this waterway. The map shows that there is an intermittent stream that located thru your property. An intermittent stream is one that has a periodic or recurrent flow. In addition, soil data indicates hydric soil inclusions underlying the waterway. Hydric soil inclusions are an indicator of the presence of wetlands.

On August 2, 2016 a field inspection was conducted. It was observed that the waterway had a defined channel with a grassy bed and bank. Evidence of standing water and alluvial deposition was also observed. The existing topography would not allow for the diffusion of stormwater across the land, but rather direct it into the intermittent stream. Indicators of wetlands, including the presence of water and vegetation, were also present within the stream bed and the surrounding area.

After further review of the waterway, it has been determined that this intermittent stream is navigable and subject to the shoreland regulations found in Chapter 11 of the Dane County Code of Ordinances.

I hope you find this information helpful. If you have any questions regarding this matter, or if I may be of further assistance, please feel free to call me at (608) 266-4266.

Sincerely,

Hans Hilbert  
Assistant Zoning Administrator





Zone A

070602380029  
RANDY S PAGE

Boundary of Shoreland Zoning District

Zone X

78

4650

4648

9890

Moon Valley Rd

9897

Navigable stream

Zone A

0066

4610