

Dane County Rezone Petition

Application Date	Petition Number
04/21/2022	DCPREZ-2022-11850
Public Hearing Date	
06/28/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GARY L NOLDEN	PHONE (with Area Code)	AGENT NAME ED SHORT	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 733 FRITZ RD		ADDRESS (Number & Street) □	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS exeterdesign@yahoo.com	

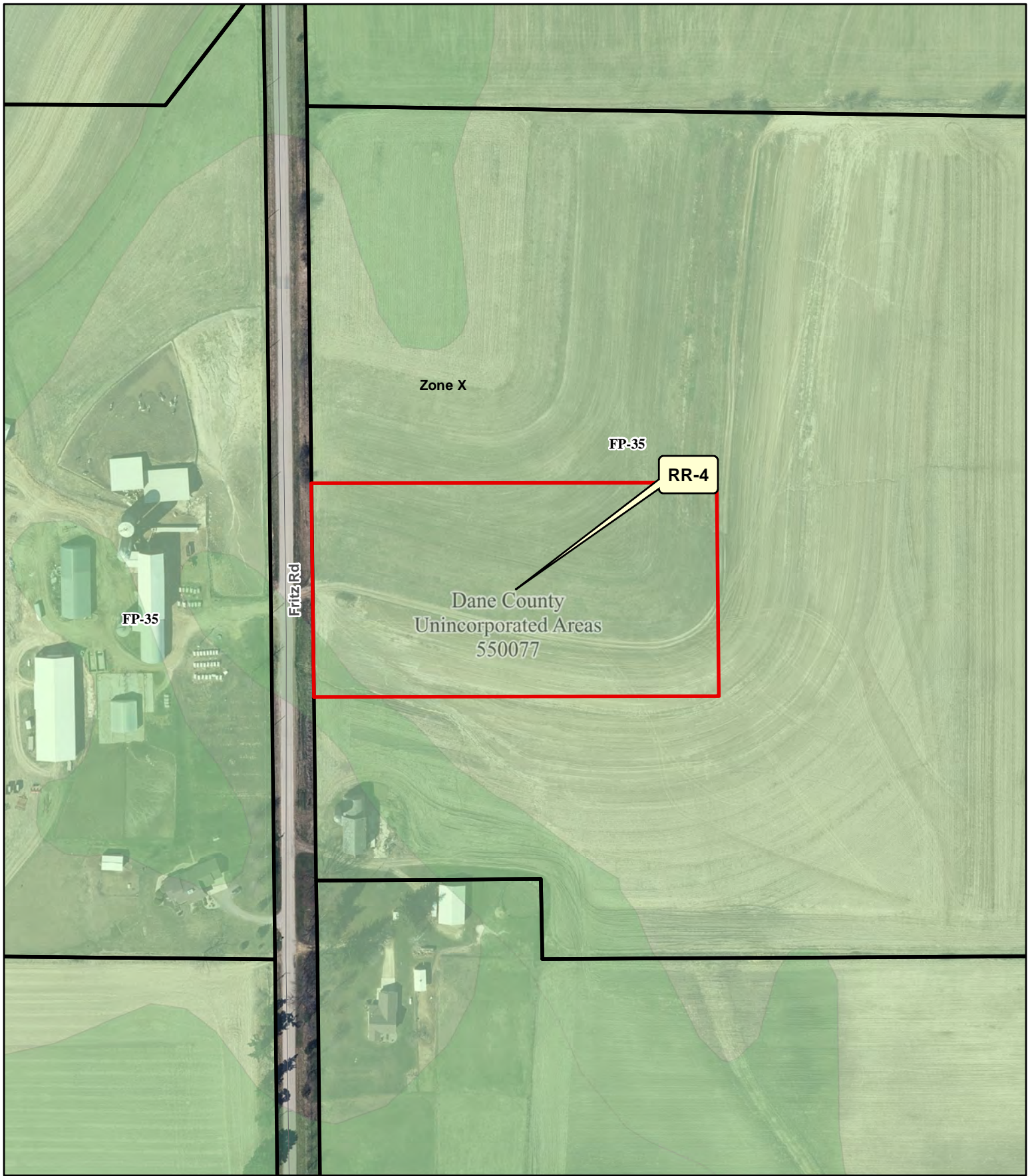
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 726 Fritz Road					
TOWNSHIP MONTROSE	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-192-9501-9					

REASON FOR REZONE



CREATING ONE RESIDENTIAL LOT

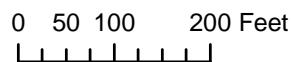
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.0

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 checked="" type="checkbox"/> No	RWL1	
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:
				DATE:



Legend

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



Petition 11850
GARY L NOLDEN



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:	Gary Nolden	Agent Name:	Ed Short
Address (Number & Street):	733 Fritz Road	Address (Number & Street):	
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	
Email Address:		Email Address:	exeterdesign@yahoo.com
Phone#:		Phone#:	608-712-1040

PROPERTY INFORMATION

Township:	Montrose	Parcel Number(s):	0508-192-9501-9
Section:	19	Property Address or Location:	Lands on East side of Fritz Road

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 checked="" type="checkbox"/></p>
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The current parcel has one development right. It is proposed to split the 10.26 acre parcel into 3 parcels. Only 1 of the 3 will be rezoned for a building site. That 2.01 acre building site will be rezoned to RR-2 and have frontage along Montrose Road. The roadway divides the remnant lands, thus creating 2 lots. These proposed 2 lots are each under 35 acres in size and will be rezoned to FP-1.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	5 acres

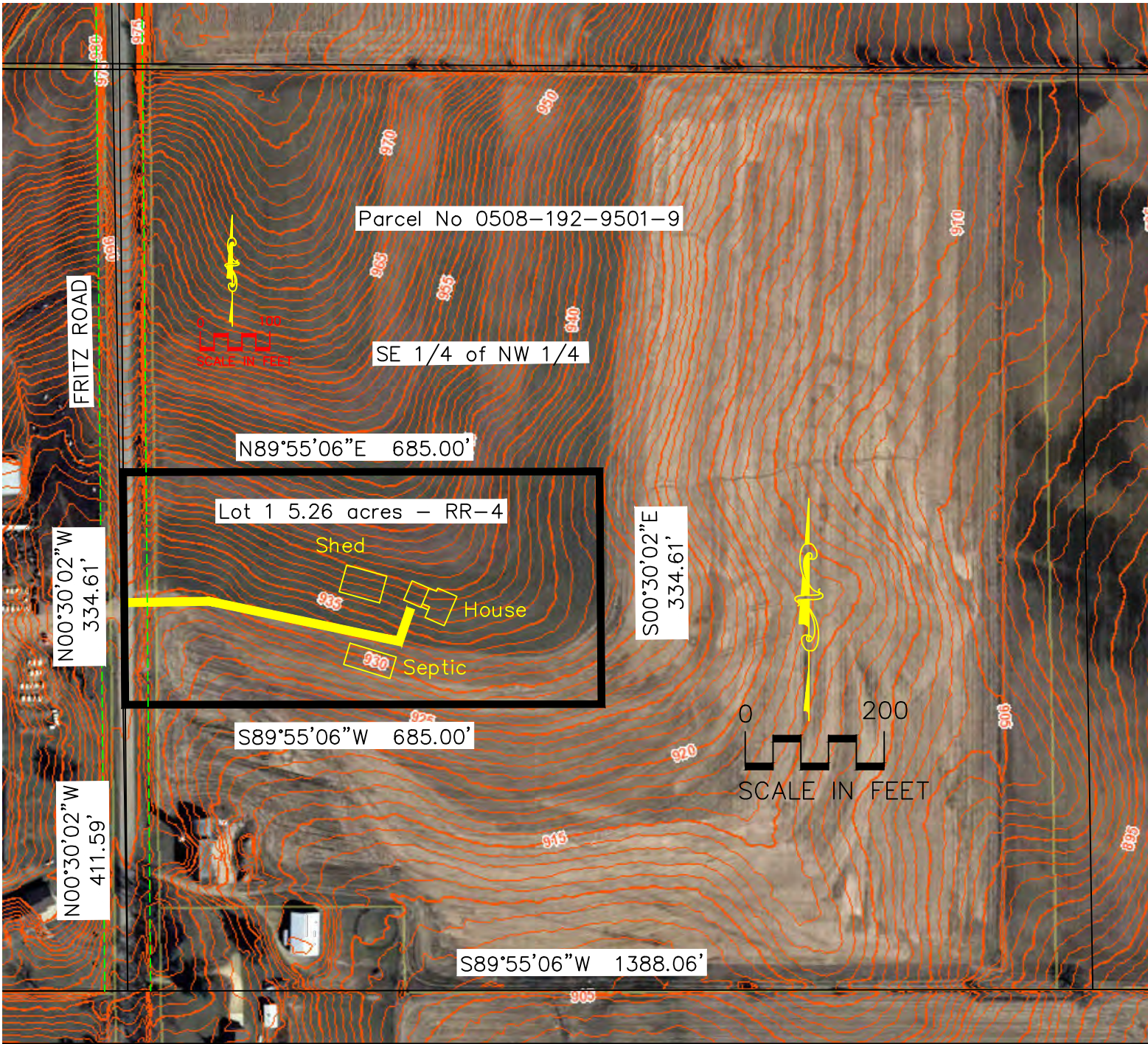
Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 _____

Date _____



Lot 1

Rezone from FP-35 to RR-4

Part of the SE 1/4 of the NW 1/4, Section 19, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the Center Corner of said Section 19; Thence along the South line of the said NW 1/4, S89°55'06"W, 1388.06 feet to the SW corner of said Quarter/Quarter; Thence along the West line of said Quarter/Quarter, N00°30'02"W, 411.59 feet to a point also known as the Point of Beginning; Thence continuing along said West line, N00°30'02"W, 334.61 feet; Thence N89°55'06"E, 685.00 feet; Thence S00°30'02"E, 334.61 feet; Thence S89°55'01"W, 685.00 feet to the Point of Beginning; Said parcel contains 5.26 acres with Right of Way. Said parcel contains 5.01 acres excluding Right of Way