

Dane County Rezone Petition

Application Date	Petition Number
08/15/2024	DCPREZ-2024-12108
Public Hearing Date	
10/22/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DONALD N GOEDEN (C/O MARY JO BELL)	PHONE (with Area Code) (608) 501-7130	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6822 GOEDEN RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS mbell3333@yahoo.com		E-MAIL ADDRESS neil@williamsonsurveying.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	
West of 6685 Stevenson Rd					
TOWNSHIP DANE	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-262-8000-4		0908-261-8590-0			

REASON FOR REZONE
CREATE ONE NEW RESIDENTIAL LOT AND TWO AGRICULTURAL LOTS, AND ADJUST PROPERTY BOUNDARY WITH TWO ADJOINING LANDOWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	0.24
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	53
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	20.16

C.S.M REQUIRED?  <input checked="" type="checkbox"/> Yes <input 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  RUH1	SIGNATURE:(Owner or Agent)    PRINT NAME:    DATE:
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COMMENTS: CSM WILL BE SUBJECT TO VILLAGE OF DANE EXTRATERRITORIAL REVIEW



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

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Mary Jo Bell	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	4837 Innovation Drive	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	DeForest, WI 53532	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	mbell3333@yahoo.com	Email Address:	neil@williamsonsurveying.com
Phone#:	608-501-7130	Phone#:	608-255-5705

### PROPERTY INFORMATION

Township:	Dane	Parcel Number(s):	022/0908-262-8000-4 & 022/0908-261-8590-0
Section:	26	Property Address or Location:	part of the NW 1/4 - NE 1/4 & NE 1/4 - NW 1/4

### REZONE DESCRIPTION

**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.

Is this application being submitted to correct a violation?  
Yes ☐ No ☒

Mary is planning on selling RM-16 lot to her daughter to build a house. The other two lots that will be FP-1 Mary intends on selling to a farmer. The RR-1 rezoned land is going to be attached to Certified Survey Map No. 2512 because their garage is across the property line and she wants to resolve this issue. The little bit of land located north of Stevenson Road will be quit claim to the neighboring farmer to the north.

FP-35

RR-1

0.24 acre

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1	19.17 acres
FP-35	FP-1	34.04 acres
FP-35	RM-16	20.16 arces

**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.**

☒ Scaled drawing of proposed property boundaries

☒ Legal description of zoning boundaries

☐ Information for commercial development (if applicable)

☒ Pre-application consultation with town and department staff

☒ Application fee (**non-refundable**), payable to the Dane County Treasurer

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

8-14-2024

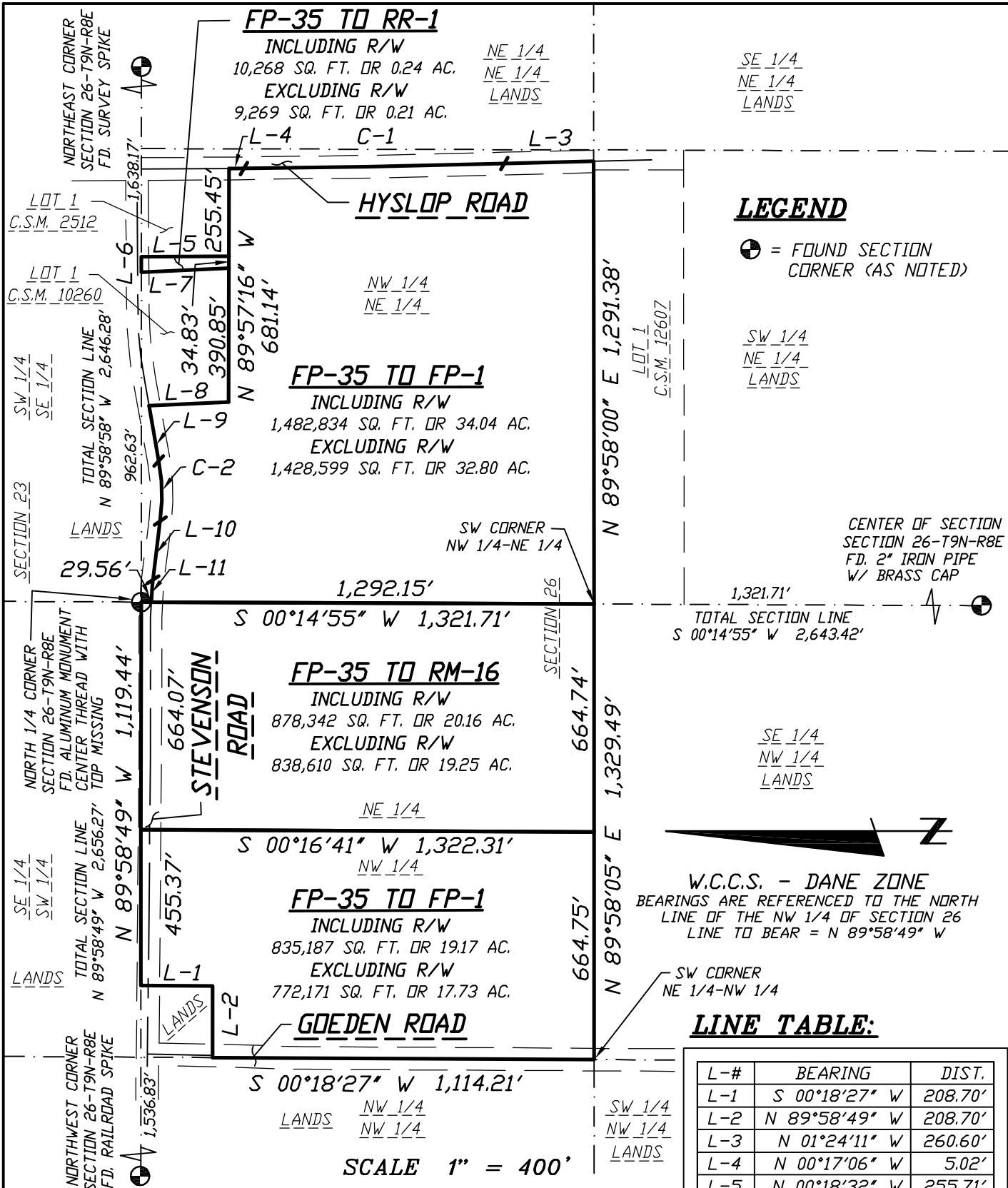


# REZONE

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the  
Northeast 1/4 of Section 26 T9N, R8E, Town of Dane, Dane County, Wisconsin.



**CURVE TABLE:** 0' 200' 400' 800' 1200'

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	43,562.71'	N 01°01'28" W 799.32'	799.33'	01°03'05"
C-2	586.80'	S 88°33'45" W 175.70'	176.36'	17°13'14"

## LEGEND

● = FOUND SECTION  
CORNER (AS NOTED)

SW 1/4  
NE 1/4  
LANDS

CENTER OF SECTION  
SECTION 26-T9N-R8E  
FD. 2" IRON PIPE  
W/ BRASS CAP

1,321.71'  
TOTAL SECTION LINE  
S 00°14'55" W 2,643.42'

SE 1/4  
NW 1/4  
LANDS

W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE NORTH  
LINE OF THE NW 1/4 OF SECTION 26  
LINE TO BEAR = N 89°58'49" W

## LINE TABLE:

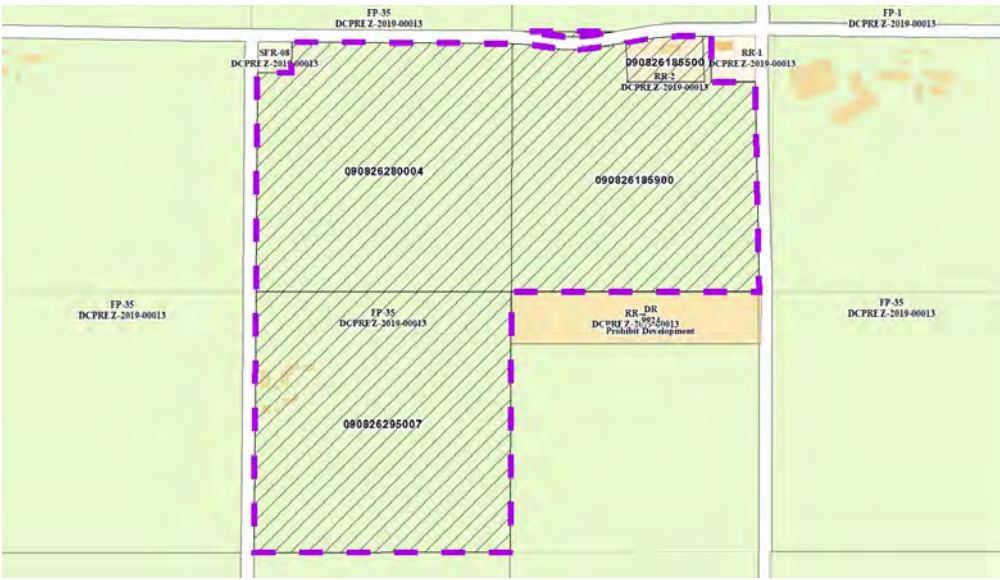
L-#	BEARING	DIST.
L-1	S 00°18'27" W	208.70'
L-2	N 89°58'49" W	208.70'
L-3	N 01°24'11" W	260.60'
L-4	N 00°17'06" W	5.02'
L-5	N 00°18'32" W	255.71'
L-6	N 89°58'58" W	45.48'
L-7	S 02°41'38" E	255.98'
L-8	N 02°42'23" W	233.23'
L-9	S 79°57'08" W	163.27'
L-10	N 82°49'38" W	189.68'
L-11	N 87°12'38" W	48.37'

# 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.

**Applicant:** Mary Jo Bell

<b>Town</b>	Dane	<b>A-1EX Adoption</b>	6/28/1979	<b>Orig Farm Owner</b>	Joeseh Goeden
<b>Section:</b>	26	<b>Density Number</b>	35	<b>Original Farm Acres</b>	111.58
<b>Density Study Date</b>	3/12/2024	<b>Original Splits</b>	3.19	<b>Available Density Unit(s)</b>	1



## Reasons/Notes:

[3] Original Splits  
[-1] RR-2  
[-1] Original Farm Home  
[1] Split Remains

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
090826295007	39.4	DONALD N GOEDEN	
090826280004	36.95	DONALD N GOEDEN	
090826185900	33.23	DONALD N GOEDEN	
090826185500	2.01	MARTIN J MULCAHY & JANE M MULCAHY	10260

### **FP-35 TO FP-1**

A parcel of land located in part of the Northeast 1/4 of the Northwest 1/4 of Section 26, T9N, R8E, Town of Dane, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 26; thence N 89°58'49" W along the north line of the said Northeast 1/4 of the Northwest 1/4, 664.07 feet to the point of beginning.

Thence continue N 89°58'49" W along said north line, 455.37 feet; thence S 00°18'27" W, 208.70 feet; thence N 89°58'49" W, 208.70 feet to the west line of the said Northeast 1/4 of the Northwest 1/4; thence S 00°18'27" W along said west line, 1,114.21 feet to the Southwest Corner of said Northeast 1/4 of the Northwest 1/4; thence N 89°58'05" E along the south line of said Northeast 1/4 of the Northwest 1/4, 664.75 feet; thence N 00°16'41" E, 1,322.31 feet to the point of beginning. This parcel contains 835,187 sq. ft. or 19.17 acres and is subject to a road right of way over the northerly and southerly sides.

### **FP-35 TO RM-16**

A parcel of land located in part of the Northeast 1/4 of the Northwest 1/4 of Section 26, T9N, R8E, Town of Dane, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the North 1/4 Corner of said Section 26; thence N 89°58'49" W along the north line of the said Northeast 1/4 of the Northwest 1/4, 664.07 feet; thence S 00°16'41" W, 1,322.31 feet to the south line of said Northeast 1/4 of the Northwest 1/4; thence N 89°58'05" E along said south line, 664.74 feet to the Southeast Corner of said Northeast 1/4 of the Northwest 1/4; thence N 00°14'55" E along the east line of the said Northeast 1/4 of the Northwest 1/4, 1,321.71 feet to the point of beginning. This parcel contains 878,342 sq. ft. or 20.16 acres and is subject to a road right of way over the northerly side.

## **FP-35 TO FP-1**

A parcel of land located in part of the Northwest 1/4 of the Northeast 1/4 of Section 26, T9N, R8E, Town of Dane, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 26; thence S 00°14'55" W along the west line of the said Northwest 1/4 of the Northeast 1/4, 29.56 feet to the centerline of Stevenson Road and the point of beginning.

Thence continue S 00°14'55" W along said west line, 1,292.15 feet to the Southwest Corner of the said Northwest 1/4 of the Northeast 1/4; thence N 89°58'00" E along the south line of said Northwest 1/4 of the Northeast 1/4, 1,291.38 feet to the centerline of Hyslop Road; thence along said centerline of Hyslop Road for the next 3 courses N 01°24'11" W, 260.60 feet; thence along an arc of a curve concaved easterly having a radius of 43,562.71 feet and a long chord bearing and distance of N 01°01'28" W, 799.32 feet; thence N 00°17'06" W, 5.02 feet to the Southeast Corner of Lot 1 Certified Survey Map No. 2512; thence N 89°57'16" W along the south line of said Lot 1 Certified Survey Map No. 2512 and the south line of Lot 1 Certified Survey Map No. 10260, 681.14 feet to the Southwest Corner of said Lot 1 Certified Survey Map No. 10260; thence N 02°42'23" W along the west line of said Lot 1 Certified Survey Map No. 10260, 233.23 feet to the said centerline of Stevenson Road; thence along said centerline for the next 4 courses S 79°57'08" W, 163.27 feet; thence along an arc of a curve concaved northerly having a radius of 586.80 feet and a long chord bearing and distance of S 88°33'45" W, 175.70 feet; thence N 82°49'38" W, 189.68 feet; thence N 87°12'38" W, 48.37 feet to the point of beginning. This parcel contains 1,482,834 sq. ft. or 34.04 acres and is subject to a road right of way over the easterly and northerly sides.

## **FP-35 TO RR-1**

A parcel of land located in part of the Northwest 1/4 of the Northeast 1/4 of Section 26, T9N, R8E, Town of Dane, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 26; thence S 89°58'58" E along the north line of the said Northwest 1/4 of the Northeast 1/4, 962.63 feet to the Northeast Corner of Lot 1 Certified Survey Map No. 10260 and the point of beginning.

Thence continue S 89°58'58" E along said north line, 45.48 feet to the Northwest Corner of Lot 1 Certified Survey Map No. 2512; thence S 00°18'32" E along the west line of said Lot 1 Certified Survey Map No. 2512, 255.71 feet to the Southwest Corner of said Lot 1 Certified Survey Map No. 2512; thence N 89°57'16" W, 34.83 feet to the Southeast Corner of said Lot 1 Certified Survey Map No. 2512; thence N 02°41'38" W along the east line of said Lot 1 Certified Survey Map No. 2512, 255.98 feet to the point of beginning. This parcel contains 10,268 sq. ft. or 0.24 acres and is subject to a road right of way over the northerly side.