

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/10/2020	DCPREZ-2020-11543
Public Hearing Date	C.U.P. Number
05/26/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME PATRICIA A ROBERTS	PHONE (with Area Code) (608) 225-2957	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 120 S BROOM ST		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) MADISON, WI 53703		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS SCOTT@SLMACCO.COM		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
WEST OF 4012 COUNTY HWY JJ		4012 COUNTY HWY JJ		NORTH OF 4012 COUNTY HWY JJ	
TOWNSHIP VERMONT	SECTION 22	TOWNSHIP VERMONT	SECTION 22	TOWNSHIP VERMONT	SECTION 15
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-222-8680-8		0706-222-8001-0		0706-153-9761-0	

REASON FOR REZONE	CUP DESCRIPTION
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CREATING TWO RESIDENTIAL LOTS	
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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	12.45		

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

DATE:
3-10-2020



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 Area:	\$495
Commercial:	\$545

• 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: Patricia Roberts	Agent Name: Williamson Surveying and Associates LLC
Mailing Address: 120 S. Broom St. Madison, WI 53703	Mailing Address: 104A. W. Main St. Waunakee, WI 53597
Email Address: <i>rea Hor: scott@slmacco.com</i>	Email Address: chris@williamsonsurveying.com
Phone#: <i>rea Hor: Scott Mac Williams 225-2957</i>	Phone#: 1-608-255-5705

PROPERTY INFORMATION	
Township: Vermont	Parcel Number(s): 060/0706-222-8680-8, 060/0706-222-8001-0 AND 060/0706-153-9761-0
Section: 15 and 22	Property Address or Location: SE 1/4 of the SW 1/5 Sec. 15 and NW 1/4 and NE 1/4 of the NW 1/4 Sec. 22

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

See Attachment

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 (General Farmland Preservation) Zoning District	RR-4 Rural Residential Zoning District	5.00 acres (Lot 2)
FP-35 (General Farmland Preservation) Zoning District	RR-4 Rural Residential Zoning District	7.45 acres (Lot 4)

Applications will not be accepted until the applicant has met with department staff to review the application and 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"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature

Date 3-6-2020



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Letter of Intent

Patricia Roberts is creating a 4 Lot Certified Survey Map in Section 15 and 22 in the Town of Vermont. There will be two small Lots (Lot 2 and Lot 4) which will be rezoned to RR-4 for residential Lots. Lots 1 and 3 will remain FP-35 at this time and will need to be rezoned if a buyer wants to build a residential house in the future.



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NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

REZONE LOT 2

FP-35 TO RR-4

A parcel of land located NW 1/4 of the NW 1/4 of Section 22, T7N, R6E, Town of Vermont, Dane County, Wisconsin. More particularly described as follows:

Commencing at the NW Corner of said Section 22; thence N 89°19'36" E along the north line of the said NW ¼ of Section 22, 805.68 feet; thence S 25°00'34" E, 226.71 feet to the centerline of County Highway "JJ" and also the point of beginning.

Thence continue S 25°00'34" E, 479.59 feet; thence S 59°50'25" W, 137.42 feet; thence S 64°06'14" W, 340.37 feet; thence N 18°01'02" W, 509.97 feet to the said centerline of County Highway "JJ"; thence along said County Highway "JJ" for the next two courses N 71°58'58" E, 61.05 feet; thence along an arc of a curve which is concaved northwesterly having a radius of 1,514.21 feet, and a long chord bearing and distance of N 65°14'28" E, 354.52 feet to the point of beginning. The above described parcel contains 217,777 square feet or 5.00 acres and is subject to a 33 foot wide right of way over the northerly part thereof.

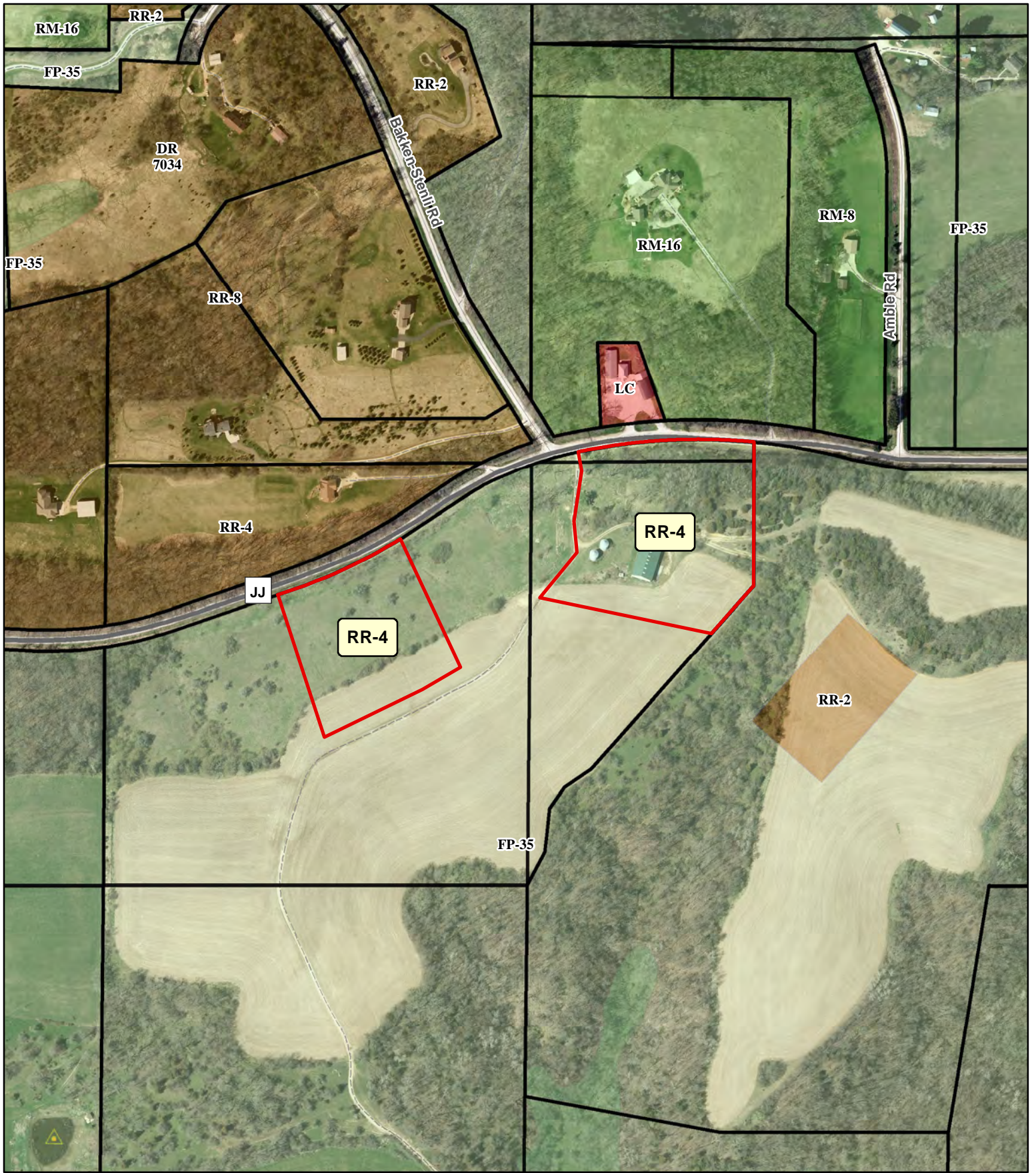
REZONE LOT 4

FP-35 TO RR-4

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 15 and also in the NE 1/4 of the NW 1/4 of Section 22, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin. More particularly described as follows:

Commencing at the North ¼ Corner of said Section 22; thence S 89°19'36" W along the north line of the said NW ¼ of Section 22, 629.22 feet to the point of beginning.

Thence South, 391.49 feet; thence S 41°30'54" W, 200.00 feet; thence N 78°09'12" W, 548.21 feet; thence N 39°28'54" E, 182.35 feet; thence N 05°01'29" W, 98.10 feet; thence N 08°33'41" E, 158.57 feet; thence N 09°10'14" W, 84.04 feet to the centerline of County Highway "JJ"; thence along said centerline for the next 3 courses along an arc of a curve concaved southeasterly having a radius of 1,800.00 feet and a long chord bearing and distance of N 77°48'15" E, 100.57 feet; thence along an arc of a curve concaved southeasterly having a radius of 1,100.00 feet and a long chord bearing and distance of N 85°42'03" E, 263.15 feet; thence S 86°04'55" E, 191.26 feet; thence South, 77.44 feet to the point of beginning. The above described parcel contains 324,320 square feet or 7.45 acres and is subject to a 33 foot wide right of way over the northerly part thereof.



Significant Soils

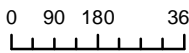
- Class 1
- Class 2
- Wetland

Flood Hazard Zones

Zone Type

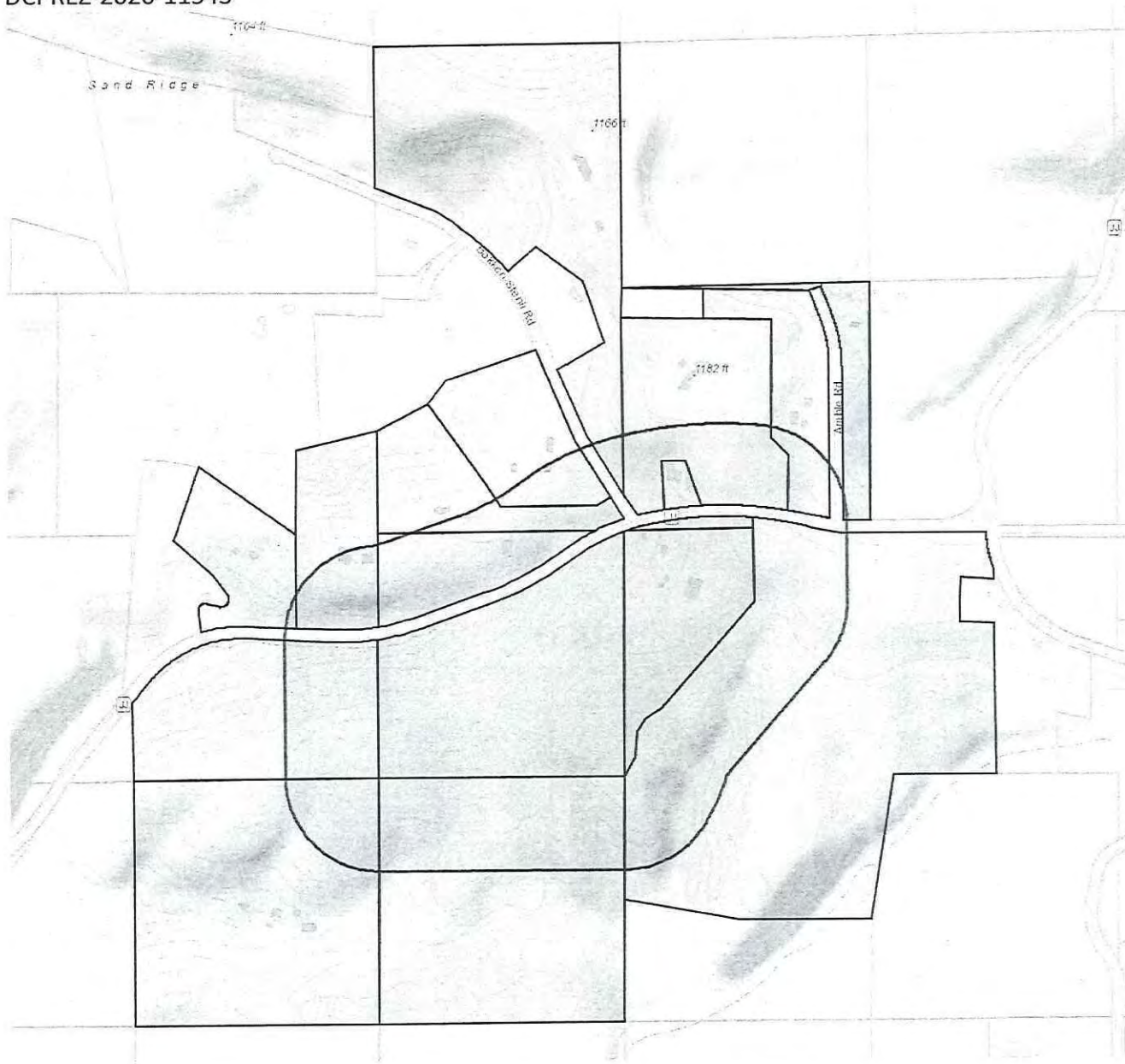
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

0 90 180 360 Feet



Petition 11543
PATRICIA A ROBERTS

DCPREZ-2020-11543



MYLES R O'KELLY
4040 BAKKEN STENLI RD
BLACK EARTH, WI 53515

BRIAN EVANS
AGNES KANIKULA
3981 COUNTY HIGHWAY JJ
BLACK EARTH, WI 53515

DAVID COOPER
KELLY DEHAVEN
4011 BAKKEN-STENLI RD
BLACK EARTH, WI 53515

FAUST & ARMBRUST REV LIVIN...
3952 COUNTY HIGHWAY JJ
BLACK EARTH, WI 53515

CONNIE L JANOUSEK
4066 AMBLE RD
BLACK EARTH, WI 53515

FAUST & ARMBRUST REV LIVIN...
3952 COUNTY HIGHWAY JJ
BLACK EARTH, WI 53515

CONNIE L JANOUSEK
4066 AMBLE RD
BLACK EARTH, WI 53515

PATRICIA A ROBERTS
ROBERTS TR, PATRICIA A
120 S BROOM ST
MADISON, WI 53703

EITAN ZOHAR
4047 AMBLE RD
BLACK EARTH, WI 53515

KIRK P LYNCH
LAURA C LYNCH
2009 SYLVIA PINE WAY
CROSS PLAINS, WI 53528

Current Owner
4033 COUNTY HIGHWAY JJ
BLACK EARTH, WI 53515

Current Owner
Current Owner
120 S BROOM ST
MADISON, WI 53703

PATRICIA A ROBERTS
ROBERTS TR, PATRICIA A
120 S BROOM ST
MADISON, WI 53703

Current Owner
Current Owner
120 S BROOM ST
MADISON, WI 53703



RHONDA R DAVIS
4037 BAKKEN STENLI RD
BLACK EARTH, WI 53515

Current Owner
Current Owner
3993 COUNTY HIGHWAY JJ
BLACK EARTH, WI 53515

VERMONT, TOWN OF
4017 COUNTY HIGHWAY JJ
BLACK EARTH, WI 53515

Current Owner
Current Owner
4015 BAKKEN-STENLI RD
BLACK EARTH, WI 53515

Parcel Number - 060/0706-222-8680-8**Current**[← Parcel Parents](#)[Summary Report](#)



Parcel Detail		Less —
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
PLSS (T,R,S,QQ,Q)	07N 06E 22 NW NW (Click link above to access images for Qtr-Qtr)	
Section	07N 06E 22 (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 22-7-6 NW1/4NW1/4 EXC CSM 8562 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	PATRICIA A ROBERTS	
Current Co-Owner	ROBERTS TR, PATRICIA A	
Primary Address	No parcel address available.	
Billing Address	120 S BROOM ST MADISON WI 53703	

Parcel Number - 060/0706-222-8001-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
PLSS (T,R,S,QQ,Q)	07N 06E 22 NE NW (Click link above to access images for Qtr-Qtr)	
Section	07N 06E 22 (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 22-7-6 NE1/4NW1/4 EXC DOC 5550293 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	PATRICIA A ROBERTS	
Current Co-Owner	ROBERTS TR, PATRICIA A	
Primary Address	4012 COUNTY HIGHWAY JJ	
Billing Address	120 S BROOM ST MADISON WI 53703	

Assessment Summary

More +

No current year assessment information available.

Parcel Number - 060/0706-153-9761-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERMONT	
State Municipality Code	060	
PLSS (T,R,S,QQ,Q)	07N 06E 15 SE SW (Click link above to access images for Qtr-Qtr)	
Section	07N 06E 15 (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 15-7-6 PRT SE1/4SW1/4 LYG SLY OF HWY JJ EXC DOC 5550293 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	PATRICIA A ROBERTS	
Current Co-Owner	ROBERTS TR, PATRICIA A	
Primary Address	No parcel address available.	
Billing Address	120 S BROOM ST MADISON WI 53703	

Assessment Summary

More +

No current year assessment information available.