

# Dane County Rezone & Conditional Use Permit

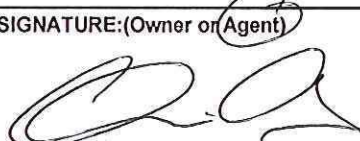
Application Date	Petition Number
03/15/2017	DCPREZ-2017-11135
Public Hearing Date	C.U.P. Number
05/23/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DALE & DIANE HELT	PHONE (with Area Code) (608) 279-8673	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6867 LAVINA RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS 5dhelt@tds.net		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	
west of 7050 LAVINA RD					
TOWNSHIP DANE	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-273-9005-0					

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	2.26		

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  SSA1	SIGNATURE:(Owner or Agent) 
--	---	--	----------------------------------	---

PRINT NAME: <u>Chris Adams</u>
DATE: <u>3-15-2017</u>



DANE COUNTY  
**PLANNING DEVELOPMENT**

**Zoning Change Application**

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

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>Dale &amp; Diane Helt</u>	Agent's Name	<u>Williamson Surveying</u>
Address	<u>6867 Lavina Road, Dane, WI</u>	Address	<u>104A W. Main St, Waunakee</u>
Phone	<u>(608) 279-8673</u>	Phone	<u>608-255-5705</u>
Email	<u>5dhelt@tds.net</u>	Email	<u>chris@williamsonsurveying.com</u>

Town: Dane Parcel numbers affected: 0908-273-9005-0

Section: 34 Property address or location: SW 1/4 of the SW 1/4 Section 27 & NW 1/4 of the NW 1/4 Section 34, T9N, R8E

Zoning District change: (To / From / # of acres) RH-1 / A-1EX / 2.26 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 37 % Other: 63 %

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:

Dale & Diane are transferring a building split from another property they own to this location in order to keep their farm ground in tact and place the homes near other homes.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 3-15-2017

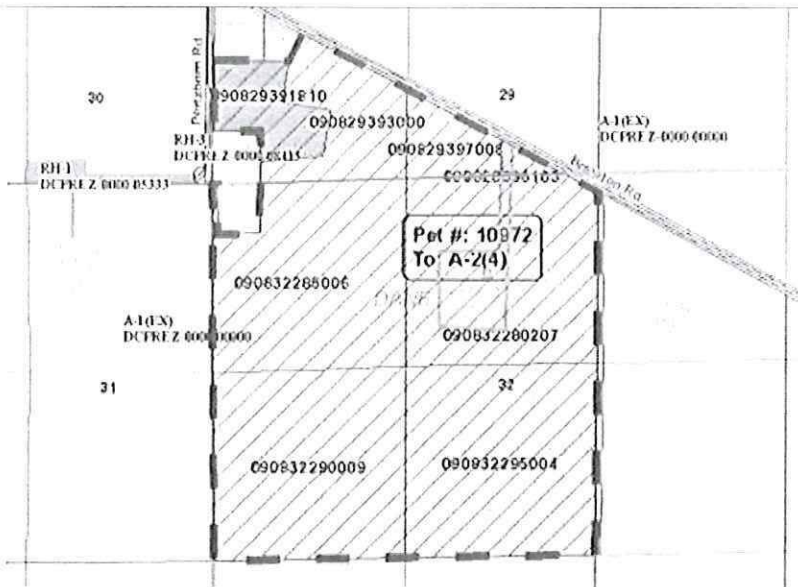


TDR-S

# 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.

Public Hearing Date	4/26/2016	Petition Number	10972	Applicant:	Donald Hewitt
Town	Dane	A-1EX Adoption	6/28/1979	Orig Farm Owner	George Hewitt
Section:	29, 32	Density Number	35	Original Farm Acres	189.98
Density Study Date	5/10/2016	Original Splits	5.43	Available Density Unit(s)	3



## Reasons/Notes:

Five splits allowed, two splits taken per CSM 10522, and the existing Don Hewitt residence. Note that the town counts all residences as a split against the density limitation. 3 possible splits will remain available if the petition is approved.

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
090832295004	40.45	DONALD HEWITT	
090832290009	40.58	DONALD HEWITT	
090832285006	38.24	DONALD HEWITT	
090832280207	39.78	DONALD HEWITT	
090829398105	1.27	DONALD HEWITT	
090829397008	6.5	DONALD HEWITT	
090829393000	14.3	DONALD HEWITT	
090829391810	8.95	ROBERT HEWITT	10522

TDR-S For Ltrnos in  
SW 1/4 - SW 1/4, SEC. 27  
AND NW - NW SEC. 34  
ALL IN TOWN OF DANE  
WILLIAMSON JOB # 174-53  
(REZONE + CSM)



# REZONE 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 part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, all in T9N, R8E, Town of Dane, Dane County, Wisconsin.

## LEGEND

- = SET  $\frac{3}{4}$ "x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND  $\frac{3}{4}$ " REBAR
- ⊕ = FOUND DANE COUNTY  
SECTION CORNER (AS NOTED)

## PREPARED FOR:

DALE & DIANE HELT  
6867 LAVINA ROAD  
DANE, WI

LANDS

LANDS

## LOT 1

EXCLUDING R/W  
87483.5 Sq. Feet  
2.01 Acres  
INCLUDING R/W  
98434.3 Sq. Feet  
2.26 Acres

LOT 1  
C S M N O.  
1 3 5 4 9

SOUTHWEST CORNER  
SECTION 27-9-8  
FD. ALUMINUM MONUMENT

SOUTH  $\frac{1}{4}$  CORNER  
SECTION 27-9-8  
FD. 1" IRON PIPE



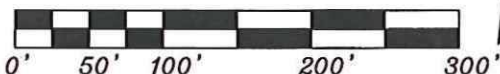
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	1010.00'	S 68°25'02" W	13.60'	13.60'	0°46'17"
C-2	483.00'	S 71°28'05" W	64.98'	65.03'	7°42'52"
C-3	1043.00'	S 68°46'36" W	27.13'	27.13'	1°29'25"
C-4	450.00'	S 70°53'41" W	51.55'	51.58'	6°34'03"

## 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.

SCALE 1" = 100'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

WCCS - DANE  
BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF THE SW  $\frac{1}{4}$  OF SECTION 27-9-8.  
LINE TO BEAR S 89°37'32" W.

SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW





# 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 part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, all in T9N, R8E, Town of Dane, Dane County, Wisconsin.

## LEGEND

- = SET  $\frac{3}{4}$ "x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND  $\frac{3}{4}$ " REBAR
- ⊕ = FOUND DANE COUNTY  
SECTION CORNER (AS NOTED)

## PREPARED FOR:

DALE & DIANE HELT  
6867 LAVINA ROAD  
DANE, WI

LANDS

LANDS

## LOT 1

EXCLUDING R/W  
87483.5 Sq. Feet  
2.01 Acres  
INCLUDING R/W  
98434.3 Sq. Feet  
2.26 Acres

LOT 1  
C S M N O.  
1 3 5 4 9

SOUTHWEST CORNER  
SECTION 27-9-8  
FD. ALUMINUM MONUMENT

SOUTH  $\frac{1}{4}$  CORNER  
SECTION 27-9-8  
FD. 1" IRON PIPE

TOTAL SECTION LINE  
S 89°37'32" W 2659.22

SECTION 34

LAVINA ROAD

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA
C-1	1010.00'	S 68°25'02" W	13.60'	13.60'	0°46'17"
C-2	483.00'	S 71°28'05" W	64.98'	65.03'	7°42'52"
C-3	1043.00'	S 68°46'36" W	27.13'	27.13'	1°29'25"
C-4	450.00'	S 70°53'41" W	51.55'	51.58'	6°34'03"

## 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.

SCALE 1" = 100'



DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Sheet 1 of 3

SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW

17W-53



# 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 part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, all in 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 Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, all in T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the South  $\frac{1}{4}$  corner of said Section 27; thence S 89°37'32" W along the South line of the Southwest  $\frac{1}{4}$ , 1329.61 feet to a point on the West line of Certified Survey Map No. 13549 and the point of beginning.

thence S 00°28'54" W along said West line, 76.06 feet to the Southwest corner of Certified Survey Map No. 13549 and the centerline of Lavina Road; thence along said centerline for the next 3 courses on an arc of a curve concaved southerly having a radius of 1010.00 feet and a long chord bearing of S 68°25'03" W, 13.60 feet; thence S 67°36'39" W, 253.04 feet; thence along an arc of a curve concaved northerly having a radius of 483.00 feet and a long chord bearing of S 71°28'05" W, 64.98 feet; thence N 00°33'05" E, 331.73 feet; thence N 72°40'59" E, 322.50 feet to the Northwest corner of Lot 1 Certified Survey Map No. 13549; thence S 00°33'05" W along the West line of said Certified Survey Map No. 13549, 229.62 feet to the point of beginning. This parcel contains 98,434 sq. ft. or 2.26 acres and is subject to a 33 foot road right of way over the southerly said thereof.

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\_\_\_\_.

STATE OF WISCONSIN)  
DANE COUNTY)

Dale G. & Diane M. Helt Revocable Trust  
Authorized Representative

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.

\_\_\_\_\_, County, Wisconsin.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

Sheet 2 of 3

SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW

17W-53





# 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 part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, and part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, all in T9N, R8E, Town of Dane, Dane County, Wisconsin.

## **TOWN BOARD RESOLUTION**

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Dane on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Angie Volkman  
Town Clerk

## **NOTE:**

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

## **DANE COUNTY APPROVAL**

Approved for recording per Dane County Zoning and Land Regulation Committee action on \_\_\_\_\_.

\_\_\_\_\_  
Daniel Everson  
Assistant Zoning Administrator

## **REGISTER OF DEEDS:**

Received for recording this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_ o'clock \_\_\_\_ M. and recorded in Volume \_\_\_\_\_ of Dane County Certified Surveys on pages \_\_\_\_ through \_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski  
Register of Deeds

DOCUMENT NO. \_\_\_\_\_

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

SURVEYORS SEAL

PRELIMINARY ONLY  
FOR REVIEW