

Dane County Rezone Petition

Application Date	Petition Number
02/27/2024	DCPREZ-2024-12036
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DENNIS & LISA NOLDEN	PHONE (with Area Code) (608) 445-7548	AGENT NAME EXETER DESIGN	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 484 FRITZ RD		ADDRESS (Number & Street) □	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip)	
E-MAIL ADDRESS nolridge@hughes.net		E-MAIL ADDRESS exeterdesign@yahoo.com	

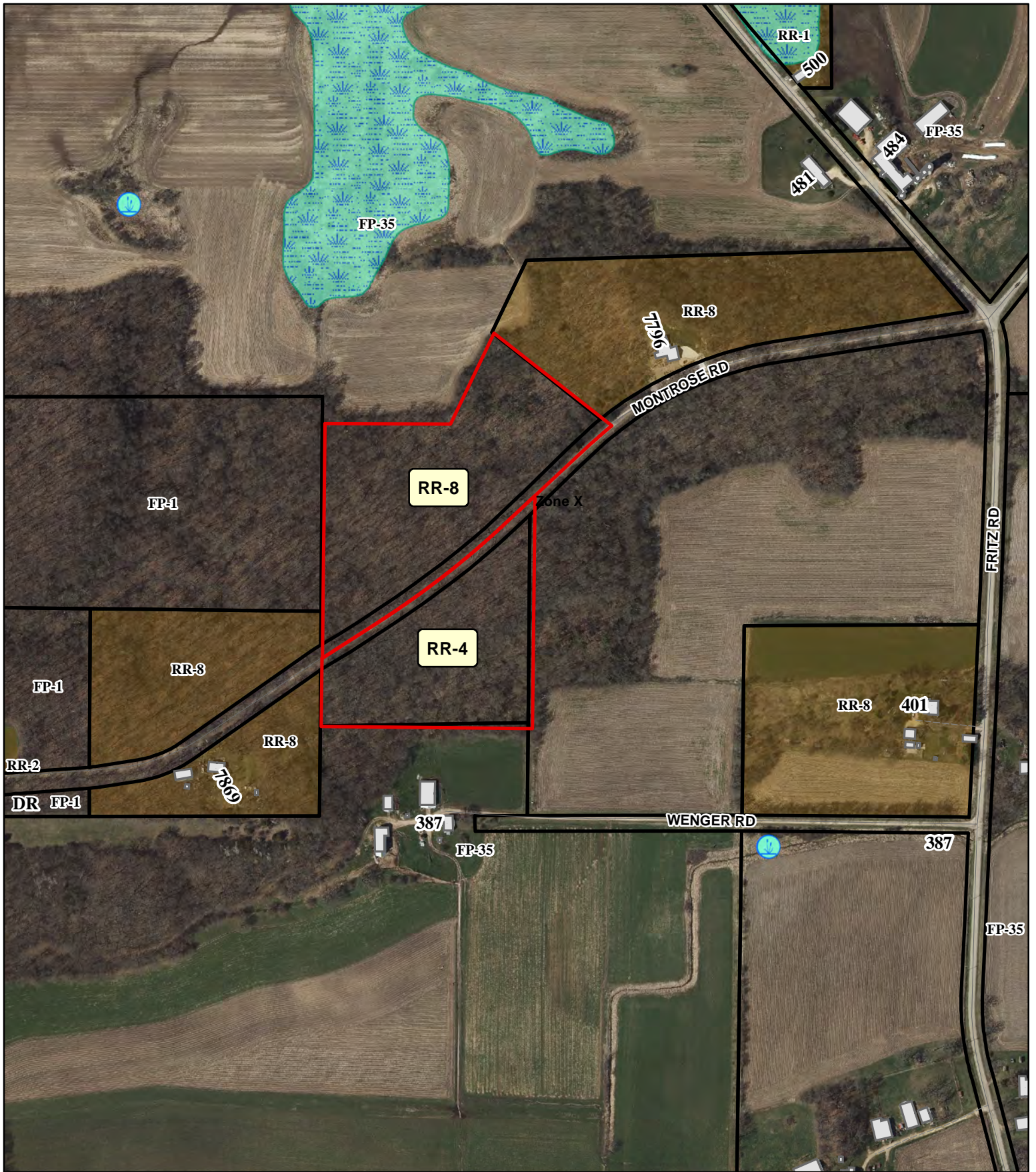
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
Southwest of 7796 Montrose Road					
TOWNSHIP MONTROSE	SECTION 30	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-303-8041-3					

REASON FOR REZONE




CREATING TWO RESIDENTIAL LOTS

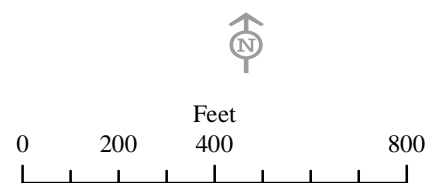
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	8.9
FP-35 Farmland Preservation District	RR-4 Rural Residential District	6.4

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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REZONE 12036

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	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 _____

W 1/4 Corner,
Section 30
T5N, R8E



S89°46'34"E
1438.57'

1/16 line

S00°36'57"W
104.5'

E-W 1/4 line

S89°46'34"E 392.8'

Lot 1
426,941 sqft or
9.8 acres incl ROW
389,368 sqft or
8.9 acres excl ROW
FP-35 to RR-8

Norden Property
0508-303-8041.3

The NW 1/4
of the NE 1/4
of the SW 1/4

CURVE DATA
R - 2750'
LC - S52°06'35"W, 494.2'
L - 495'
D - 10°18'37"

0508-303-8500-7

N00°36'57"E

Impress. Egress Easement
Doc. #5884611

Montrose Road
66' ROW

1/16 line

0508-303-8820-0

N00°36'57"E
213.7'

S57°15'54"W 212.7'

Norden Property
0508-0303-8041.3

Lot 2
297,108 sqft or
6.8 acres incl ROW
FP-35 to RR-4

N89°27'31"W

660.0'

1/16 line

1/16 line

728.0'

S00°36'57"W

1/16 line

LOT 1
CSM 5957

Norden Property
0508-302-9521-1

N25°38'21"E 315.3'

1/16 line

S51°47'56"E 467.5'

S89°46'34"E
528.77'

CURVE DATA
R - 1100'
LC - S48°57'40"W, 78.6'
L - 78.6'
D - 4°05'42"

Center,
Section 30
T5N, R8E



SCALE IN FEET

Legal Description

Lot 1 - FP-35 to RR-8

Part of the NE 1/4 of the SW 1/4 and Part of the SE 1/4 of the NW 1/4, Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 30; Thence along the North line of the SW 1/4, S89°46'34"E, 1438.57 feet; Thence S00°36'57"W, 104.5 feet to a point known as the Point of Beginning; Thence S89°46'34"E, 392.8 feet; Thence N25°38'21"E, 315.3 feet to West line of Lot 1, Certified Survey Map No. 5957; Thence along said West line, S51°47'56"E, 467.5 feet to the Centerline of Montrose Road; Thence along said Centerline on a curve left 78.6 feet, said curve having a radius of 1100 feet and a long chord of S48°57'40"W, 78.6 feet; Thence S46°57'16"W, 377.1 feet; Thence continuing along said Centerline on a curve right 495 feet, said curve having a radius of 2750 feet and a long chord of S52°06'35"W, 494.2 feet; Thence continuing along said Centerline, S57°15'54"W, 212.7 feet; Thence N00°36'57"E, 734.0 feet to the Point of Beginning.

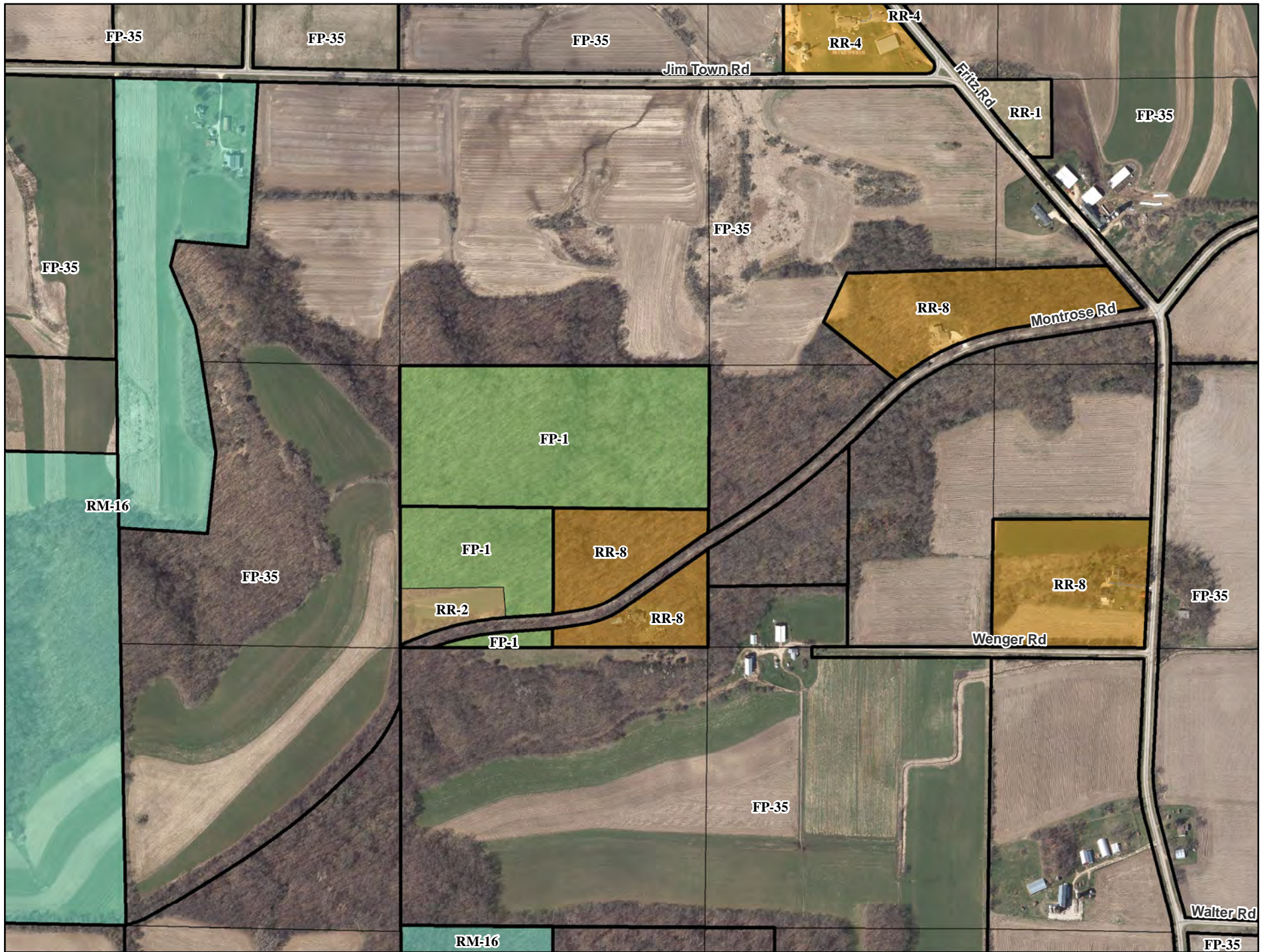
Said parcel contains 426,941 sqft or 9.8 acres including Right of Way. Subject to Driveway Easement, Document No. 5884811.

Lot 2 - FP-35 to RR-4

Part of the NE 1/4 of the SW 1/4, Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 30; Thence along the North line of the SW 1/4, S89°46'34"E, 1438.57 feet; Thence S00°36'57"W, 838.4 to the Centerline of Montrose Road, also known as the Point of Beginning; Thence along said Centerline, N57°15'54"E, 212.7 feet; Thence continuing along said Centerline on a curve left 495.0 feet, said curve having a radius of 2750 feet and a long chord of N52°06'35"E, 494.2 feet; Thence continuing along said Centerline, N46°57'16"E, 131.7 feet; Thence S00°36'57"W, 728.0 feet; Thence N89°27'31"W, 660.0 feet; Thence N00°36'57"E, 213.7 feet to the Point of Beginning.

Said parcel contains 297,108 sqft or 6.8 acres including Right of Way.



Legal Description

Lot 1 - FP-35 to RR-8

Part of the NE^{1/4} of the SW^{1/4} and Part of the SE^{1/4} of the NW^{1/4}, Section 30, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

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