### **Dane County Rezone Petition**

 Application Date
 Petition Number

 10/17/2023
 DCPREZ-2023-11993

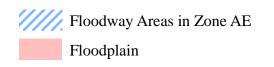
 12/19/2023
 DCPREZ-2023-11993

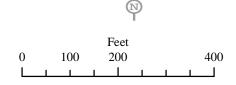
OWNER INFORMATION				AGENT INFORMATION				
OWNER NAME LARRY MANTHEY	PHONE (with Code) (608) 295	WILLIAMSON SUR		VEYING & ASSOC.	PHONE (wit Code) (608) 25:			
BILLING ADDRESS (Numbe 9250 MACK RD	•		ADDRESS (Number & Street) 104A W. MAIN ST.					
(City, State, Zip) SAUK CITY, WI 535			(City, State, Zip) Waunakee, WI 53597					
E-MAIL ADDRESS janlarry2@gmail.con		E-MAIL ADDRESS noa@williamsonsurveying.com						
ADDRESS/L	OCATION 1	AD	DRESS/LC	DRESS/LOCATION 2 ADDRESS/LOCATION 3				
ADDRESS OR LOCA	TION OF REZONE	ADDRESS OR LOCATION OF REZONE			ADDRESS OR LOCATION OF REZONE			
9368 Mack Road								
TOWNSHIP ROXBURY	SECTION T	OWNSHIP		SECTION	TOWNSHIP	SECT	ION	
PARCEL NUMBE	RS INVOLVED	PARC	PARCEL NUMBERS INVOLVED PARCEL NUMBERS INVO			RS INVOLV	/ED	
0907-074	-9000-2							
		RE	ASON FOR	R REZONE				
	OM DISTRICT:			TO DISTRICT: A				
FP-35 Farmland Preservation District			RR-1 Rural Residential District				1.5	
C.S.M REQUIRED?	PLAT REQUIRED?		STRICTION JIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner	or Agent)		
☑ Yes ☐ No	Yes 🗹 No	Yes	☑ No	RUH1				
Applicant Initials   Applicant Initials   Applicant Initials				PRINT NAME:				
COMMENTS: DENS REMAINING	SITY STUDY NEEDE	D TO VEF	RIFY THE S	SPLITS				
					DATE:			

Form Version 04.00.00



### **REZONE 11993**







### **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

Owner/Agent Signature Noa Prieve

Application Fees						
General:	\$395					
Farmland Preservation:	\$495					
Commercial:	\$545					

- PERMIT FEES DOUBLE FOR VIOLATIONS.
   ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.

Date \_\_\_\_\_

REZONE APPLICATION									
APPLICANT INFORMATION									
Property Owner Name:			Agent N	lame:					
Address (Nur	mber & Street):				Address	(Number & Street):			
Address (City	, State, Zip):				Address	(City, State, Zip):			
Email Addres	ss:				Email A	ddress:			
Phone#:					Phone#	:			
PROPERTY INFORMATION									
Township:				Parcel Number(s):					
Section:			Property	Address or Location:					
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									
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.									
☐ Scaled d propose boundar	d property	Legal description Legal description Legal description of zoning boundaries	otion	Information for commercial develop (if applicable)	oment	☐ Pre-application vand departme	vith town	☐ 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.									

#### SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

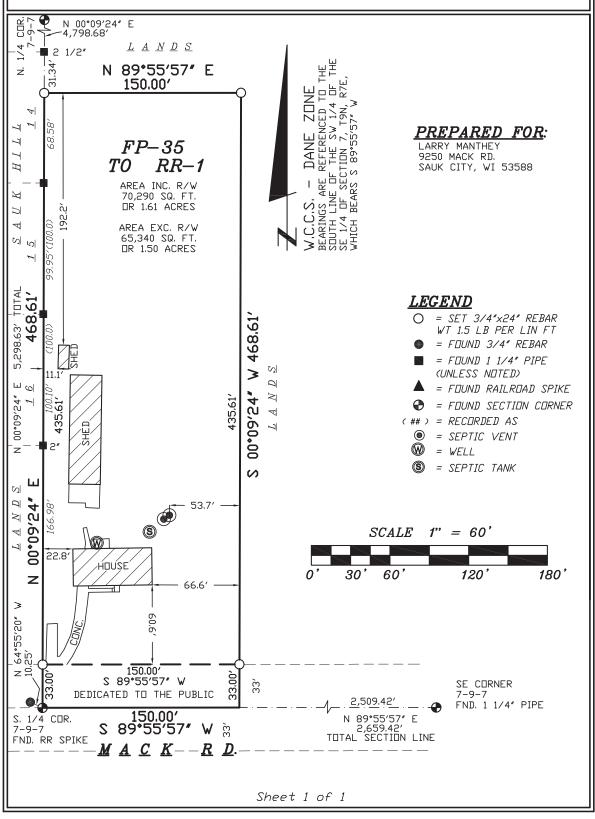
☐ SCALED SITE PLAN. Show sufficien	☐ SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:						
□ Scale and north arrow							
□ Date the site plan was created							
☐ Existing subject property lot lines and dimensions							
☐ Existing and proposed wastewater treatment systems and wells							
☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.							
☐ All dimension and required setbacks, side yards and rear yards							
☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.							
□ Location and dimensions of any existing utilities, easements or rights-of-way							
□ Parking lot layout in compliance with s. 10.102(8)							
□ Proposed loading/unloading areas							
☐ Zoning district boundaries in the imm	nediate area. All districts on the property and on all neighboring properties must be clearly labeled.						
☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade							
☐ Location and type of proposed screen	ning, landscaping, berms or buffer areas if adjacent to a residential area						
☐ Any lighting, signs, refuse dumpsters	s, and possible future expansion areas.						
☐ NEIGHBORHOOD CHARACTERISTIC	CS. Describe existing land uses on the subject and surrounding properties.						
☐ Provide a brief written statement ex	xplaining the current use(s) of the property on which the rezone is proposed.						
☐ Provide a brief written statement do	ocumenting the current uses of surrounding properties in theneighborhood.						
☐ OPERATIONAL NARRATIVE. Descri	ibe in detail the following characteristics of the operation, as applicable:						
☐ Hours of operation							
☐ Number of employees, including both	n full-time equivalents and maximum number of personnel to be on the premises at any time						
☐ Anticipated noise, odors, dust, soot, i	runoff or pollution and measures taken to mitigate impacts to neighboring properties.						
☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building							
☐ Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane CountyCode							
☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.							
□ Facilities for managing and removal of trash, solid waste and recyclable materials.							
☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.							
☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken							
□ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties							
☐ Signage, consistent with section 10.800							
☐ ADDITIONAL PROPERTY OWNERS	. Provide contact information for additional property owners, if applicable.						
Additional Property Owner Name(s):							
Address (Number & Street):							
Address (City, State, Zip):							
Email Address:							

### REZONE MAP

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 SW 1/4 of the SE 1/4 of Section 7, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.

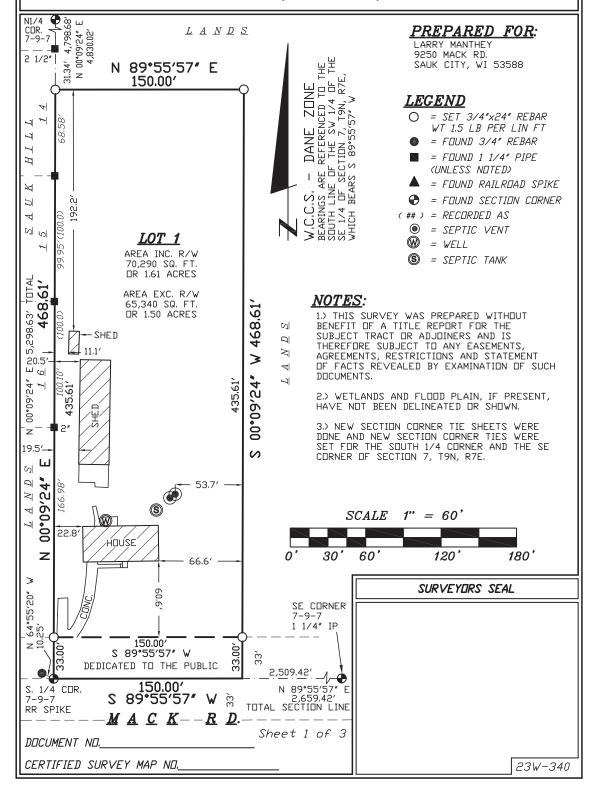




# CERTIFIED SURVEY MAP WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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 SW 1/4 of the SE 1/4 of Section 7, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.





# CERTIFIED SURVEY MAP 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 SW 1/4 of the SE 1/4 of Section 7, T9N, R7E, Town of Roxbury, 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, dedicated and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the SW 1/4 of the SE 1/4 of Section 7, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Beginning at the South 1/4 Corner of said Section 7; thence N  $00^{\circ}09'24''$  E along the west line of the SW 1/4 of the SE 1/4 of said Section 7, 468.61 feet; thence N 89°55′57" E, 150.00 feet; thence S 00°09′24" W, 468.61 feet to the south line of the SW 1/4 of the SE 1/4 of said Section 7; thence S  $89^{\circ}55'57''$  W along said south line, 150.00 feet. The above described parcel contains 70,290 square feet or 1.61 acres and is subject to a 33.00 foot wide right of way over the southerly part thereof. Williamson Surveying and Associates, LLC by Noa T. Prieve Date Noa T. Prieve S-2499 Professional Land Surveyor TOWN BOARD RESOLUTION Resolved that this certified survey map is hereby acknowledged and approved by the Town of Roxbury on this \_\_\_\_\_day of \_\_\_\_, 20\_\_\_, Lisa Meinholz Town Clerk DANE COUNTY APPROVAL Approved for recording per Dane County SURVEYORS SEAL Zoning and Land Regulation Committee action on \_\_\_\_\_. Daniel Everson Assistant Zoning Administrator

Sheet 2 of 3

23W-340



# CERTIFIED SURVEY MAP WILLIAMSON SURVEYING AND ASSOCIATES, LLC NOTA 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 SW 1/4 of the SE 1/4 of Section 7, T9N, R7E, Town of Roxbury, Dane County, Wisconsin.

OWNERS' CERTIFICATE:  As owner, I hereby certify the certified survey map to be surrepresented on the certified survey map is required by secto be submitted to the Dane Cofor approval.	rveyed, divided, survey map. I 75.17(1)(a), Dan	dedicated and mapped also certify that this e County Code of Ordir	as certified nances,
WITNESS the hand seal of said of	owners this	day	
	Larry Autho	y Manthey Trust Agree orized Representative	ment
STATE OF WISCONSIN) DANE COUNTY)			
Personally came before me th	nis day	of, 20	_ the
above named who executed the foregoing i		to me known to be the	
County, Wisco	nsin.		
My commission expires Notary Public			
	_		
<b>REGISTER OF DEEDS:</b> Received for recording thisM. and recorded in Volume _ pages through	day of of Dan	, 20 at e County Certified Sur	oʻclock veys on
		SURVEYORS SEA	L
 Kristi Chlebowski			
Register of Deeds			
DOCUMENT NO	_		
CERTIFIED SURVEY MAP NO			221/ 240
	Sheet 3 of 3		23W-340

## FP-35 TO RR-1

Parcel of land located in the SW 1/4 of the SE 1/4 of Section 7, T9N, R7E, Town of Roxbury, Dane County, Wisconsin, more particularly described as follows:

Beginning at the South 1/4 Corner of said Section 7; thence N 00°09'24" E along the west line of the SW 1/4 of the SE 1/4 of said Section 7, 468.61 feet; thence N 89°55'57" E, 150.00 feet; thence S 00°09'24" W, 468.61 feet to the south line of the SW 1/4 of the SE 1/4 of said Section 7; thence S 89°55'57" W along said south line, 150.00 feet. The above described parcel contains 70,290 square feet or 1.61 acres and is subject to a 33.00 foot wide right of way over the southerly part thereof.