

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
04/22/2014	DCPREZ-2014-10705
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
07/22/2014	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ERIC O GROVER	PHONE (with Area Code) (608) 444-2900	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 561 CONCORD DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS grovere@firstweber.com		E-MAIL ADDRESS	

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	
4612 BLUE MOUNDS TRAIL					
TOWNSHIP VERMONT	SECTION 3	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-033-9741-1					

REASON FOR REZONE	CUP DESCRIPTION			
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
<b>FROM DISTRICT:</b>	<b>TO DISTRICT:</b>	<b>ACRES</b>	<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
A-1Ex Exclusive Ag District	RH-1 Rural Homes District			

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initial: <i>Eog</i>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initial: <i>Eog</i>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initial: <i>Eog</i>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE: (Owner or Agent)</b> <i>Eric O. Grover</i> <b>PRINT NAME:</b> ERIC O. GROVER <b>DATE:</b> 4/22/14
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DANE COUNTY  
**PLANNING & DEVELOPMENT**

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

**Zoning Change Application**

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 ERIC GROVER Agent's Name \_\_\_\_\_  
 Address 561 CONCORD DR Address \_\_\_\_\_  
 Phone 608-444-2900 Phone \_\_\_\_\_  
 Email grovera@FIRSTWEBER.COM Email \_\_\_\_\_

Town: VERMONT Parcel numbers affected: 070603397411

Section: 01 Property address or location: ~~070603397411~~ 4612 BLUE MOUNDS TRAIL

Zoning District change: (To / From / # of acres) A1-EX TO R4-1

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: 100%

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:  
WOULD LIKE TO SEPARATE HOME AND  
AG. BUILDING OFF THE FARM TO SELL.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: Eric O. Grover Date: 4/22/14

070603395800  
ANTONIE  
LIVING TR

070603395200  
DONALD L PARRELL &  
MARGUERITE E PARRELL

RH-4  
DCPREZ-0000-09272

A-1(EX)  
DCPREZ-0000-00000

RH-4  
DCPREZ-0000-09272

070603490000  
DAVID E PARRELL &  
CAROL S PARRELL

RH-3  
DCPREZ-0000-09272

Blue Mounds Trl

4579

4612

55025C0005G

07060397411

EMICO GROVER &  
MARTHA M GROVER

070603393004  
KOPRAS JT REV TR,  
ROBERT & REBECCA

A-1(EX)  
DCPREZ-0000-00000

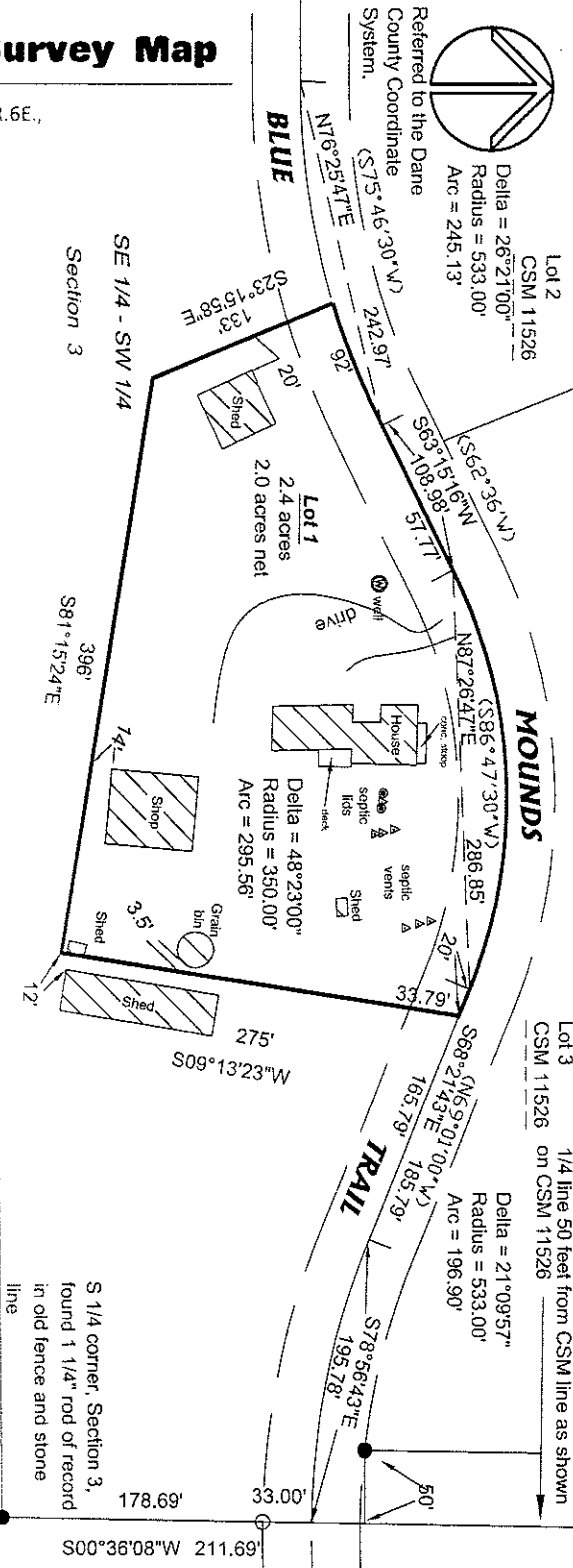
070610285019  
KOPRAS JT REV TR,  
ROBERT & REBECCA

070610280005  
EMICO GROVER &  
MARTHA M GROVER

070610495010  
CHRISTOPHER P BELMAS  
& STEPHANIE E BELMAS

# Preliminary Certified Survey Map

Part of the SE 1/4 of the SW 1/4 of Section 3, T.7N., R.6E.,  
in the Town of Vermont, Dane County, Wisconsin.

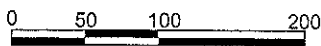


Section line

Prepared for Eric Grover,  
2985 Triverton Pike  
Suite 200  
Madison, WI. 53711

Part of the SE 1/4 of the SW 1/4 of Section 3, T. 7N., R.6E., Town of Vermont, Dane County, Wisconsin,  
described as follows:  
Commencing at the S 1/4 corner of Section 3; thence N00°36'08"E, 211.69 feet to the centerline of  
Blue Mounds Trail; thence N78°56'43"W, 195.78 feet; thence N68°21'43"W along said centerline,  
165.79 feet to the point of beginning; thence S09°13'23"W, 275 feet; thence N81°15'24"W, 396 feet;  
thence N23°15'58"W, 133 feet to the aforesaid centerline of Blue Mounds Trail; thence  
Northeasterly along said centerline, 92 feet; thence N63°15'16"E along said centerline, 57.77 feet;  
thence Easterly along the arc of a 350 foot radius curve, 300 feet; thence S68°21'43"E, 20 feet to the  
point of beginning.  
The above described containing 2.4 acres more or less.

Scale 1" = 100'



## Wisconsin Mapping, LLC

\* *surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 4396-13 Date 10/07/13  
Sheet 1 of 2  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_





# DRAFT: FOR DISCUSSION PURPOSE 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.**

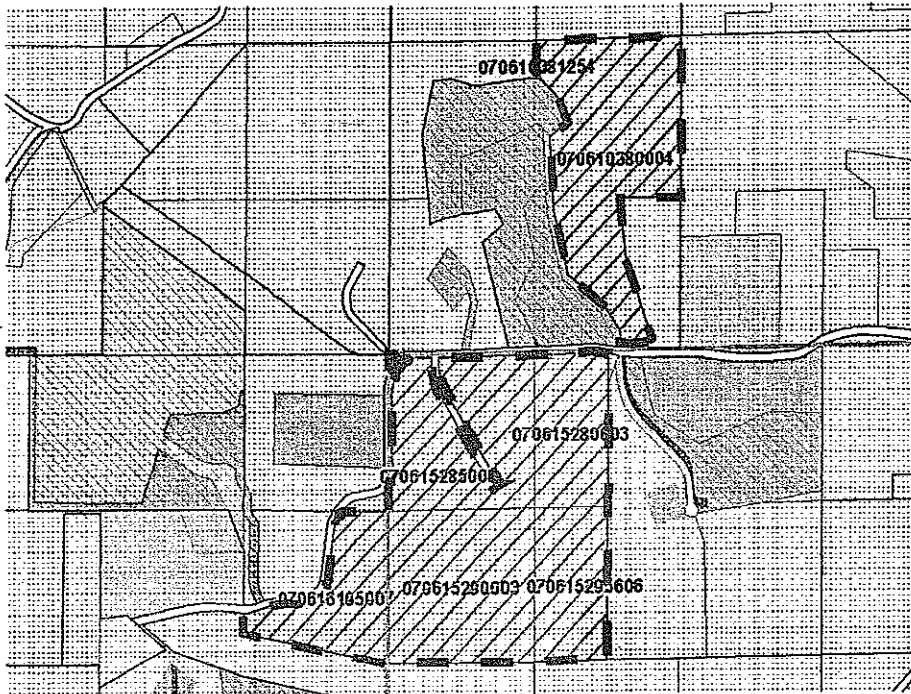
**Applicant: Koprass Irrevocable Trust**

Town: Vermont	A1-EX Adoption: 10/12/79	Orig. Farm Owner: Owen Paulson Trust
Section: 15	1 Split Per 35 Acres Owned	Original Farm Acres: 187.71
Previous Density Study: 7/19/12	Original Splits: [ 187.71 / 35 = 5.36 ]	Remaining Splits: 5

**Reasons/Notes:**

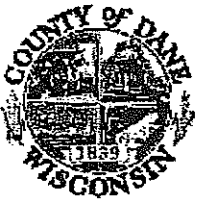
Homesites created to date:  
NONE

NOTES: Owners of 35 acres or more of original farm (Ford, Koprass Trust) should record an agreement regarding allocation of remaining splits.



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 this original farm acreage, *not* acreage currently owned

Parcel #	Acres	Owner Name	CSM
070616195007	20.76	TIMOTHY L FORD & JONATHAN M FORD	
070615285000	36.72	TIMOTHY L FORD & JONATHAN M FORD	
070615280603	20.13	TIMOTHY L FORD & JONATHAN M FORD	
070610381254	0.20	STEVEN J AESCHLIMANN & TRICIA L AESCHLIMANN	
070610380004	50.64	KOPRAS JT REV TR, ROBERT & REBECCA	



Dane County Department of Planning & Development
Application for Density Study Report

Date: 7/18/12

Landowner information

Name: REBECCA + ROBERT KOPRAS IRREVOCABLE TRUST
Address: 4524 BLUEMOUNDS TRAIL City: BLACK EARTH Zip Code: 53515
Daytime phone: 608-279-6201
Fax: E-mail: becky@dolphinreach.com

Applicant information (if different from landowner):

Name:
Address: City: Zip Code:
Daytime phone:
Fax: E-mail:
Relationship to landowner:
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 4524 BLUEMOUNDS TRAIL BELL RD.
Parcel ID #: 0706-102-8600-94, 0706-102-8601-9, 0706-033-9300-4, 0706-102-9001-2, 0706-103-8000-4, 0706-091-9320-0
Legal description of property: 1/4 of 1/4, Section 9 & 10, Town of VERMONT

OR
Certified Survey Map ID: Lot

Sketch map provided? Yes No

Additional information (optional):

Name of owner of original farm (if known): BILL PARRELL

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes No Don't know
Reg. of Deeds Doc. No. (if known)

Comments:

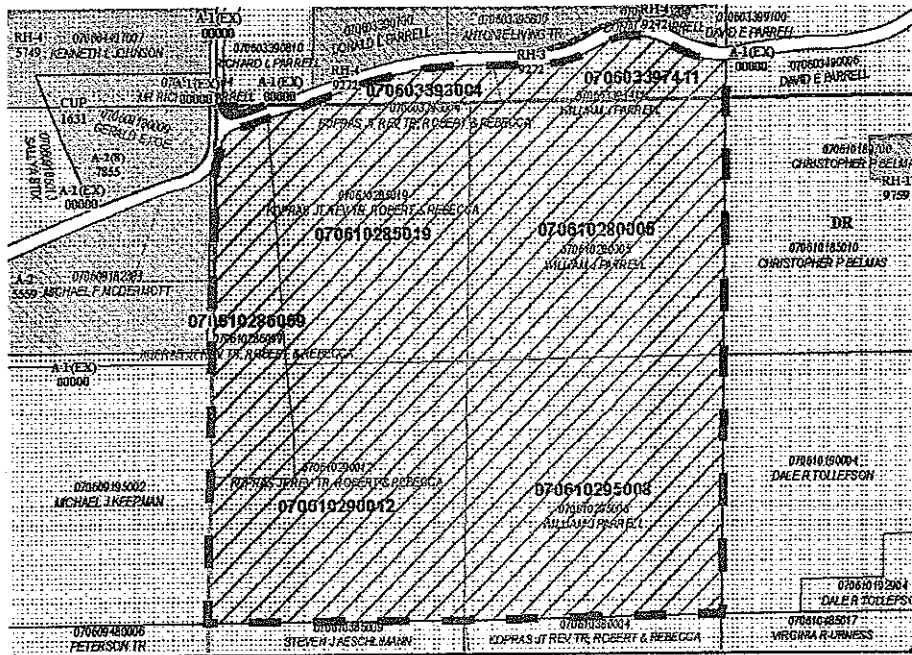
Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.

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Applicant: Koprass Irrevocable Trust

Town: Vermont      A1-EX Adoption: 10/12/79      Orig. Farm Owner: Farrell, William J.  
 Section: 10      1 Split Per 35 Acres Owned      Original Farm Acres: 168.68  
 Previous Density Study: 7/19/12      Original Splits: [ 168.68 / 35 = 4.82 ]      Remaining Splits: 5



**Reasons/Notes:**

Homesites created to date:  
NONE

NOTES: Owners of 35 acres or more of original farm (Koprass Trust, Farrell) should record an agreement regarding allocation of remaining splits.

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 this original farm acreage, *not* acreage currently owned

Parcel #	Acres	Owner Name	CSM
070603397411	6.47	WILLIAM J PARRELL	
070610295008	40.44	WILLIAM J PARRELL	
070610290012	34.53	KOPRAS JT REV TR, ROBERT & REBECCA	
070610286009	14.67	KOPRAS JT REV TR, ROBERT & REBECCA	
070610285019	29.74	KOPRAS JT REV TR, ROBERT & REBECCA	
070610280005	39.89	WILLIAM J PARRELL	
070603393004	2.93	KOPRAS JT REV TR, ROBERT & REBECCA	