

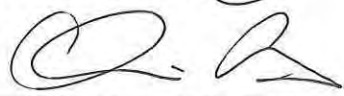
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/10/2020	DCPREZ-2020-11545
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/26/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOWNS LIVING TR, JOSEPH & ELIZABETH	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) ((608) 255-5705
BILLING ADDRESS (Number & Street) 7857 SCHALLER RD		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Waukegan, WI 53597	
E-MAIL ADDRESS downsjd@gmail.com		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	
7857 Schaller Road					
TOWNSHIP MONTROSE	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-063-8500-8		0508-063-9220-0 0508-062-9210-0		0508-063-8720-0 0508-063-8620-0	

REASON FOR REZONE			CUP DESCRIPTION	
SELLING 11.6 ACRES TO AN ADJACENT LANDOWNER				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 (Rural Mixed-Use, 16 acres and up) District	RM-8 (Rural Mixed-Use, 8 to 16 acres) District	10.52		
RM-16 (Rural Mixed-Use, 16 acres and up) District	FP-35 (General Farmland Preservation) District	11.65		
FP-1 (Small Lot Farmland Preservation) District	FP-35 (General Farmland Preservation) District	32.15		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b> 
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<b>PRINT NAME:</b> Chris Adams
<b>DATE:</b> 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
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

APPLICANT INFORMATION	
Property Owner Name: Joseph & Elizabeth Downs Living Trust and Hidendale Trust	Agent Name: Williamson Surveying
Mailing Address: 7857 Schaller Road, Verona, WI 53593	Mailing Address: 104A W. Main St, Waunakee
Email Address: downsjd@gmail.com	Email Address: chirs@williamsonsurveying.com
Phone#: 608-848-9121	Phone#: 608-255-5705

PROPERTY INFORMATION	
Township: <b>Montrose</b>	Parcel Number(s): 040/0508-063-9220-0, 040/0508-062-9210-0, 040/0508-063-8500-8, 040/0508-063-8720-0 and 040/0508-063-8620-0
Section: <b>6</b>	Property Address or Location: SW 1/4 OF THE NW 1/4 AND NW 1/4 AND SW 1/4 OF THE SW 1/4

REZONE DESCRIPTION	
<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>See Attachement</p>	

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-1 (Small Lot Farmland Preservation) Zoning District	FP-35 (General Farmland Preservation) Zoning District	32.15
RM-16 (Rural Mixed Use, 16 Acres) Zoning District	FP-35 (General Farmland Preservation) Zoning District	11.66
RM-16 (Rural Mixed Use, 16 Acres) Zoning District	RM-8 (Rural Mixed Use, 8-16 Acres) Zoning District	10.52

**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 ( <b>non-refundable</b> ), 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 \_\_\_\_\_





# **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**

Joseph Downs is selling Parcel No.'s 040/0508-063-8620-0 and 040/0508-063-8720-0 to the adjacent land owner Hiddendale Trust. Both of these parcels are zoned RM-16. These two parcels are currently being used as a prairie and Hiddendale Trust intends to keep the land in its current state. Joseph Downs is also selling a small portion of land in the southwest corner of Parcel No. 040/0508-063-8500-8 so Hiddendale Trust can use the existing walking bridge over the drainage ditch. Hiddendale Trust's current Parcel No.'s 040/0508-063-9220-0 and 040/0508-062-9210-0 are zoned FP-1. Hiddendale Trust parcels and all of the land that they will be buying from Joseph Downs will be rezoned to FP-35. Hiddendale parcels are currently being used as agriculture and woods and they intend to keep the land at its current state. With selling these lands to Hiddendale Trust, Joseph's remaining parcel with the house and shed will need to be rezoned from RM-16 to RM-8. By doing this rezone there will be no new lots created. A plat of survey is being provided for the Hiddendale Trust properties boundaries and a 1 lot Certified Survey Map will solidify the Downs remaining RM-8 parcel.

NORTHWEST CORNER  
SECTION 6-5-8  
FD. 1 1/4" REBAR

LANDS

LOT 1 C.S.M. No. 8038

**PREPARED FOR:**  
JOE DOWNS  
7857 SCHALLER ROAD  
VERONA, WI 53593

**LEGEND**

- = SET 3/4"x24" REBAR  
VT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊖ = FOUND 1" IRON PIPE
- ⊙ = FOUND DANE COUNTY  
SECTION CORNER  
AS NOTED



WCCS-DANE ZONE  
BEARINGS ARE REFERENCED TO THE WEST  
LINE OF THE SW 1/4 OF SECTION 6-5-8  
LINE TO BEAR S 60°01'40" E

SCALE 1" = 300'



TOTAL SECTION LINE N 00°01'47" V 2580.27  
TOWN OF PROMROSE  
N 00°01'47" W 778.46  
TOWN OF MONTROSE

WEST 1/4 CORNER  
SECTION 6-5-8  
FD. 1 1/4" IRON PIPE

EAST 1/4 CORNER  
SECTION 1-5-7  
FD. 3/4" REBAR

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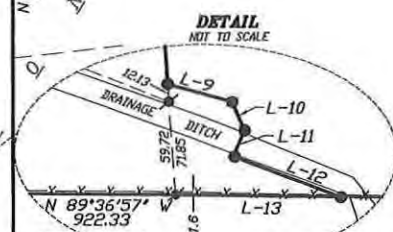
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TOTAL SECTION LINE  
N 89°00'32" E 2696.66

CENTER OF SECTION  
SECTION 6-5-8  
FD. 3/4" REBAR

**NOTES:**  
1.) SEE SHEET 2 FOR LINE AND CURVE TABLES.

TOTAL SECTION LINE  
N 88°13'41" V 2712.38

SOUTH 1/4 CORNER  
SECTION 6-5-8  
FD. RAILROAD SPIKE

**REZONE MAP**

A parcel of land located in part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6, T5N, R8E, Town of Montrose, Dane County, Wisconsin.

DATE	FEBRUARY 27TH, 2020	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 300'		DRAWING NO.	19W-443
DRAWN BY	NEIL BORTZ		SHEET	1 OF 2

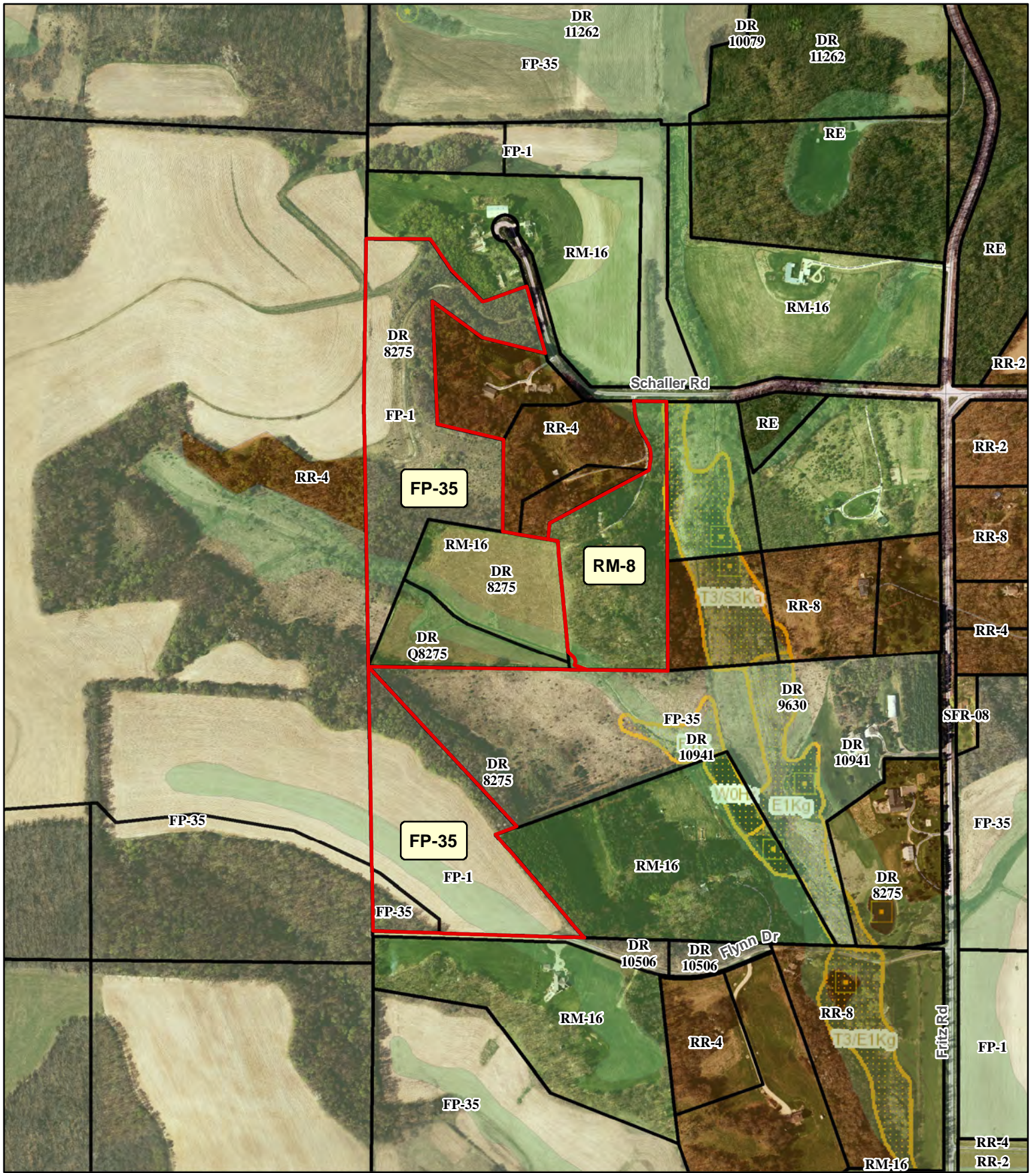


**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.  
NOA T. PRIEVE & CHRIS W. ADAMS  
PROFESSIONAL LAND SURVEYORS  
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM









**Significant Soils**

- Class 1
- Class 2
- Wetland

**Flood Hazard Zones**

**Zone Type**

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

0 140 280 560 Feet



**Petition 11545**  
**DOWNES LIVING TR,**  
**JOSEPH & ELIZABETH**





# 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

## FP-1 TO FP-35

A parcel of land located in part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6, T5N, R8E, Town of Montrose, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the West 1/4 Corner of said Section 6; thence N 00°01'47" W along the West Line of the said Southwest 1/4 of the Northwest 1/4, 778.46 feet to the Southwest Corner of Lot 1, Certified Survey Map No. 8039; thence along said Lot 1, Certified Survey Map No. 8039 for the next 5 courses N 89°56'51" E, 300.16 feet; thence S 35°35'46" E, 178.42 feet; thence S 45°32'29" E, 208.65 feet; thence N 70°27'55" E, 219.08 feet to the centerline of Schaller Road; thence S 14°36'46" E along the said centerline of Schaller Road, 335.40 feet; thence N 75°48'09" W, 334.49 feet; thence N 53°55'38" W, 289.83 feet; thence S 01°54'23" E, 575.45 feet; thence S 77°09'59" E, 318.63 feet; thence S 00°14'25" W, 431.41 feet; thence S 82°21'47" E, 266.25 feet; thence S 04°14'37" E, 548.51 feet; thence S 74°27'39" E, 43.28 feet; thence S 24°15'25" E, 20.21 feet; thence S 24°40'25" W, 18.24 feet; thence S 69°08'18" E, 73.78 feet to a point on Lot 1, Certified Survey Map No. 14241; thence along said Lot 1, Certified Survey Map No. 14241 for the next 3 courses N 89°20'35" W, 106.02 feet; thence N 89°36'57" W, 922.33 feet; thence S 42°43'00" E, 1010.73 feet; thence S 70°19'46" W, 90.08 feet; thence S 37°46'42" E, 624.50 feet to a point on the South Line of the said Southwest 1/4 of the Southwest 1/4, thence N 88°13'41" W along the said South Line of the Southwest 1/4 of the Southwest 1/4, 983.27 feet to the Southwest Corner of said Section 6; thence along the West Line of said Southwest 1/4 for the next 3 courses N 00°01'40" W, 1236.12 feet; thence N 00°01'40" W, 1175.64 feet to the East 1/4 Corner of Section 1, T5N, R7E; thence N 00°00'07" E, 60.62 feet to the point of beginning. This parcel contains 1,908,638 sq. ft. or 43.82 acres and is subject to a road right-of-way along the easterly and southerly sides thereof.

## **RM-16 TO FP-35**

A parcel of land being located in part of the Northwest 1/4 of the Southwest 1/4 of Section 6, T5N, R8E, Town on Montrose, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 6; thence along the West Line of the said Northwest 1/4 of the Southwest 1/4 for the next two course S 00°00'07" W, 60.62 feet to the East 1/4 Corner of Section 1, T5N, R7E; thence S 00°01'40" E, 1175.64 feet to Lot 1, Certified Survey Map No. 14241 and the point of beginning.

Thence N 21°58'12" E, 436.35 feet; thence N 19°58'54" E, 197.06 feet; thence N 20°20'10" E, 109.31 feet; thence S 82°37'38" E, 346.81 feet; thence S 82°21'47" E, 266.25 feet; thence S 04°14'37" E, 548.51 feet; thence S 74°27'39" E, 43.28 feet; thence S 24°15'25" E, 20.21 feet; thence S 24°40'25" W, 18.24 feet; thence S 69°08'18" E, 73.78 feet to a point on Lot 1, Certified Survey Map No. 14241; thence along said Lot 1, Certified Survey Map No. 14241 for the next 2 courses N 89°20'35" W, 106.02 feet; thence N 89°36'57" W, 922.33 feet to the point of beginning. This parcel contains 508,021 sq. ft. or 11.66 acres thereof.

## **RM-16 TO RM-8**

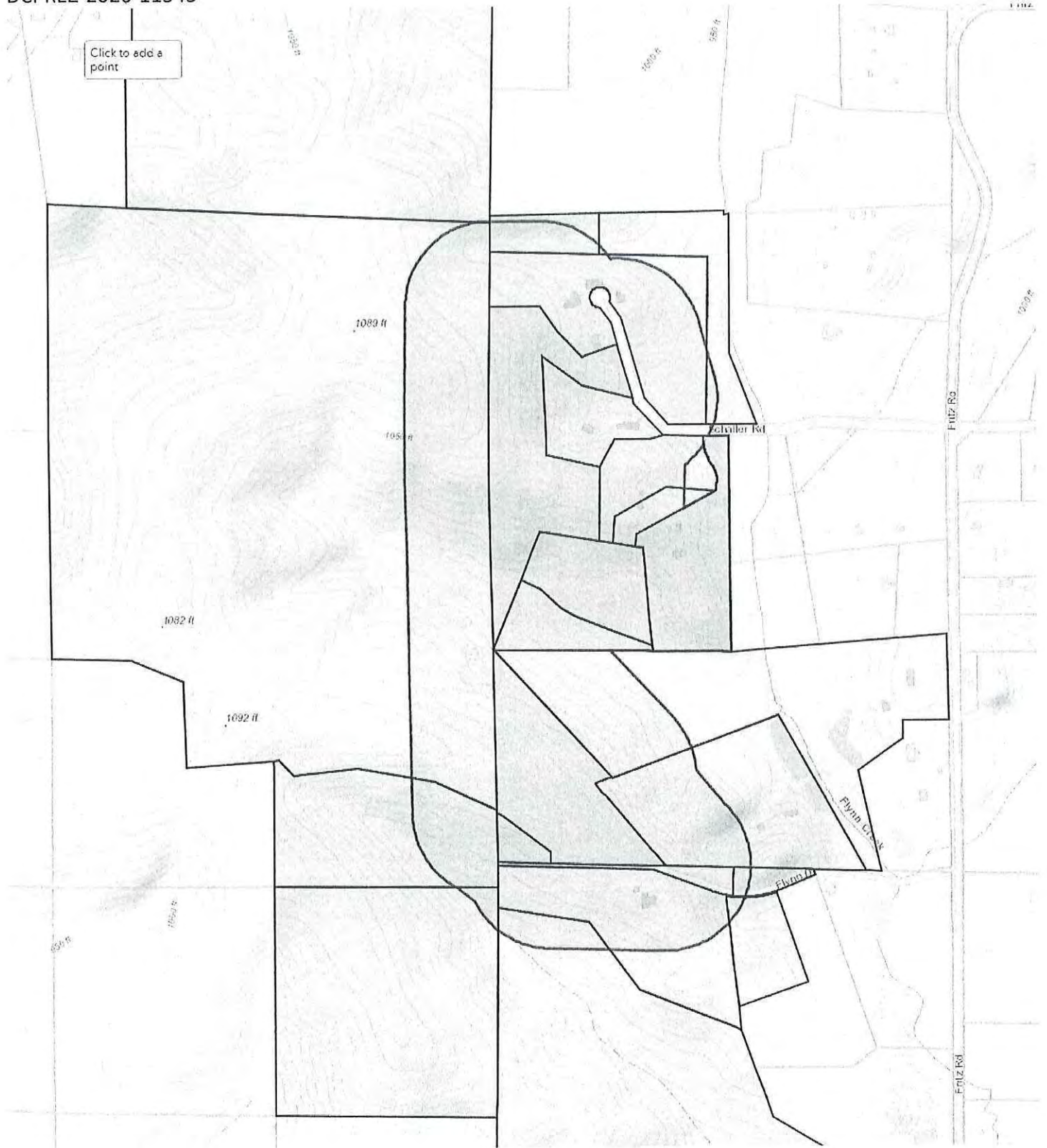
A parcel of land being located in part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 6, T5N, R8E, Town on Montrose, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 6; thence along the West Line of the said Northwest 1/4 of the Southwest 1/4 for the next two course S 00°00'07" W, 60.62 feet to the East 1/4 Corner of Section 1, T5N, R7E; thence S 00°01'40" E, 1175.64 feet to Lot 1, Certified Survey Map No. 14241; thence along said Lot 1, Certified Survey Map No. 14241 for the next two course S 89°36'57" E, 922.33 feet; thence S 89°20'35" E, 106.02 feet to the point of beginning.

Thence continue along said Lot 1, Certified Survey Map No. 14241 S 89°20'35" E, 354.56 feet; thence N 00°19'56" W, 1271.37 feet to the South right-of-way of Schaller Road; thence N 89°44'39" W along said South right-of-way of Schaller Road, 154.12 feet; thence S 02°52'15" E, 15.94 feet; thence along an arc of a curve concaved easterly having a radius of 303.84 feet and a long chord bearing of S 15°17'15" E, 128.26 feet; thence along an arc of a curve concaved westerly having a radius of 271.87 feet and a long chord bearing of S 09°08'42" E, 170.89 feet; thence S 09°06'46" W, 17.25 feet; thence S 62°21'10" W, 517.66 feet; thence S 05°00'44" W, 74.60 feet; thence S 82°21'47" E, 61.61 feet; thence S 04°14'37" E, 548.51 feet; thence S 74°27'39" E, 43.28 feet; thence S 24°15'25" E, 20.21 feet; thence S 24°40'25" W, 18.24 feet; thence S 69°08'18" E, 73.78 feet to the point of beginning. This parcel contains 458,198 sq. ft. or 10.52 acres thereof.



Click to edit a point



DEAN E FORSETH  
1630 SPRING ROSE RD  
VERONA, WI 53593

MICHAEL D PETERSON  
7861 SCHALLER RD  
VERONA, WI 53593

THOMAS A DEMKE  
MARILYN A DREGER  
7879 FLYNN DR  
VERONA, WI 53593

Current Owner  
2002 E BLUE MOUNDS RD  
MOUNT HOREB, WI 53572

ZIMMERMAN REV LIVING TR, M...  
1401 FRITZ RD  
VERONA, WI 53593

SUNBURST LAND LLC  
1003 CTH PB  
BELLEVILLE, WI 53508

Current Owner  
2002 BLUE MOUNDS RD  
MOUNT HOREB, WI 53572

KATHARINE M MILLER  
7834 FLYNN DR  
VERONA, WI 53593

STEVEN F OCONNOR  
SHERRY L OCONNOR  
8126 COUNTY HIGHWAY A  
VERONA, WI 53593

DOWNS LIVING TR, JOSEPH & ...  
7857 SCHALLER RD  
VERONA, WI 53593

CHRISTENSEN REV TR  
5706 DORSETT DR  
MADISON, WI 53711

DOWNS LIVING TR, JOSEPH & ...  
7857 SCHALLER RD  
VERONA, WI 53593

CHRISTENSEN REV TR  
5706 DORSETT DR  
MADISON, WI 53711

MICHAEL D PETERSON  
7861 SCHALLER RD  
VERONA, WI 53593

Current Owner  
Current Owner  
7890 SCHALLER RD  
VERONA, WI 53593

Current Owner  
2002 E BLUE MOUNDS RD  
MOUNT HOREB, WI 53572

Current Owner  
2002 E BLUE MOUND RD  
MOUNT HOREB, WI 53572

THOMAS A DEMKE  
MARILYN A DREGER  
7879 FLYNN DR  
VERONA, WI 53593

JOHN G MORTON  
CHRISTINE A MORTON  
7877 SCHALLER RD  
VERONA, WI 53593

TENGLER LIVING TR  
W11442 BREYER RD  
COLUMBUS, WI 53925

DOWNS LIVING TR, JOSEPH & ...  
7857 SCHALLER RD  
VERONA, WI 53593

THOMAS A DEMKE  
MARILYN A DREGER  
7879 FLYNN DR  
VERONA, WI 53593