

# Dane County Rezone & Conditional Use Permit

|                            |                        |
|----------------------------|------------------------|
| <b>Application Date</b>    | <b>Petition Number</b> |
| 08/18/2020                 | DCPREZ-2020-11584      |
| <b>Public Hearing Date</b> | <b>C.U.P. Number</b>   |
| 09/22/2020                 |                        |

| OWNER INFORMATION                                      |                                          | AGENT INFORMATION                               |                                          |
|--------------------------------------------------------|------------------------------------------|-------------------------------------------------|------------------------------------------|
| OWNER NAME<br>DL DEANS FARMS LLC                       | PHONE (with Area Code)<br>(608) 516-6272 | AGENT NAME<br>WILLIAMSON SURVEYING              | PHONE (with Area Code)<br>(608) 255-5705 |
| BILLING ADDRESS (Number & Street)<br>212 S MILITARY RD |                                          | ADDRESS (Number & Street)<br>104A W MAIN STREET |                                          |
| (City, State, Zip)<br>DANE, WI 53529                   |                                          | (City, State, Zip)<br>WAUNAKEE, WI 5359         |                                          |
| E-MAIL ADDRESS<br>deanscarl@gmail.com                  |                                          | E-MAIL ADDRESS<br>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 |         |
| East of 5868 Lee Road             |               | North of 7190 US Hwy 113          |               |                                   |         |
| TOWNSHIP<br>DANE                  | SECTION<br>11 | TOWNSHIP<br>Dane                  | SECTION<br>14 | TOWNSHIP                          | SECTION |
| PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |               | PARCEL NUMBERS INVOLVED           |         |
| 0908-112-9001-0                   |               | 0908-143-8000-8                   |               |                                   |         |

| REASON FOR REZONE                                                  |                                                                                     |       | CUP DESCRIPTION                       |       |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------|---------------------------------------|-------|
| CREATING A RESIDENTIAL LOT THROUGH A TRANSFER OF DEVELOPMENT RIGHT |                                                                                     |       |                                       |       |
| FROM DISTRICT:                                                     | TO DISTRICT:                                                                        | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
| FP-35 Farmland Preservation District                               | RR-1 Rural Residential District                                                     | 2.0   |                                       |       |
| FP-35 Farmland Preservation District                               | TDR-S Transfer of Development Rights Sending Area Overlay District Sending Area     | 40    |                                       |       |
| FP-35 Farmland Preservation District                               | TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area | 2.0   |                                       |       |

|                                                                                                                           |                                                                                                                          |                                                                                                                                      |                                         |                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------|
| <b>C.S.M REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>PLAT REQUIRED?</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Applicant Initials _____ | <b>DEED RESTRICTION REQUIRED?</b><br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br>Applicant Initials _____ | <b>INSPECTOR'S INITIALS</b><br><br>RWL1 | <b>SIGNATURE:(Owner or Agent)</b><br><br><br><b>PRINT NAME:</b><br><br><br><b>DATE:</b> |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------|



**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: DL Deans Farms LLC         | Agent Name: Williamsons Surveying & Assoc. LLC   |
| Mailing Address: <b>212 S MILITARY RD, DANE</b> | Mailing Address: <b>104A W Main St, Waunakee</b> |
| Email Address: deanscarl@gmail.com              | Email Address: chris@williamsonsurveying.com     |
| Phone#: 608-516-6272                            | Phone#: 608-255-5705                             |

| PROPERTY INFORMATION  |                                                                                          |
|-----------------------|------------------------------------------------------------------------------------------|
| Township: <b>Dane</b> | Parcel Number(s): 090814395010, 090814390030, 080914385012, 090814380008, & 090811290010 |
| Section: <b>11</b>    | Property Address or Location: <b>SW 1/4 of NW 1/4</b>                                    |

| REZONE DESCRIPTION                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><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.</p> | <p><b>Is this application being submitted to correct a violation?</b><br/>         Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |

DL DEANS FARMS has a buyer that is looking to purchase this requested rezoned area/lot in order to build a new home on the site. The buyer has also made the arrangements with the Zeman Rev. Trust in order to purchase the split necessary to complete a TDR transfer. The included with this application is a draft of the Density Report that shows the Zeman's have 1 remaining split on the farm. This rezone will be follow up by a 1 lot CSM and the TDR will be transferred from the Zeman's to the buyers new Lot.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| FP-35                       | RR-1                        | 2.00  |
|                             |                             |       |
|                             |                             |       |

**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 |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|

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 7-13-2020

Hello all,

Attached is our request for a 1 lot rezone/csm in the Town of Dane. The lot will be located on the Deans land (parcel no. 0908-112-9001-0) and is pretty straight forward. it was a patch of non-farmable land that can be utilized for a residential home site.

Adam Kundert is the buyer of this proposed new lot. The Deans do not have remaining splits located on this particular farm, so Adam has made an agreement to purchase a split from Mark Zeman (see attached density study for parcels).

Attached is the proposed CSM/rezone map, description, County rezone application, Density Study, and check. I will mail or drop off the paper copy with the check to the county. Please let me know if anyone has any questions about any of this or needs anything else in order to get this request submittal moving forward.

Angie, please let me know what the date will be for the town meetings that someone will need to attend.

Thanks

*Chris Adams*

Member & Professional Land Surveyor  
Williamson Surveying and Assoc. LLC  
104 A W. Main St  
Waunakee, WI 53597  
608-255-5705



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the NW 1/4 of Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin.

SW 1/4-NW 1/4  
S.E.C. 11

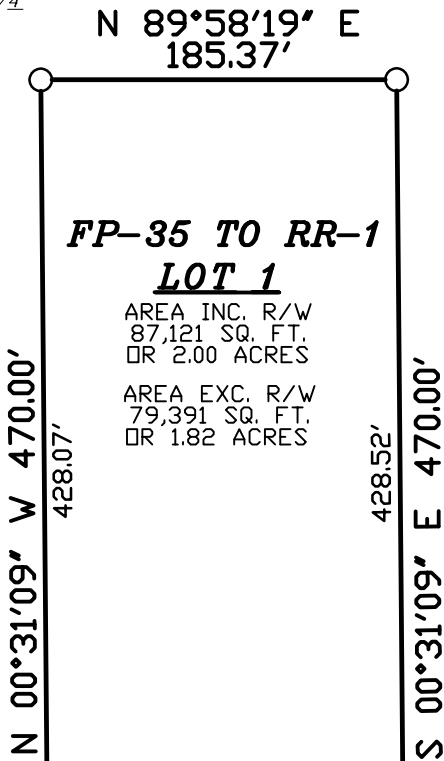
SE 1/4-NW 1/4  
S.E.C. 11

**PREPARED FOR:**  
DL DEANS FARMS LLC  
ATTN: CARL DEANS  
S. MILITARY RD.  
DANE, WI 53529

## FP-35 TO RR-1 LOT 1

AREA INC. R/W  
87,121 SQ. FT.  
OR 2.00 ACRES

AREA EXC. R/W  
79,391 SQ. FT.  
OR 1.82 ACRES

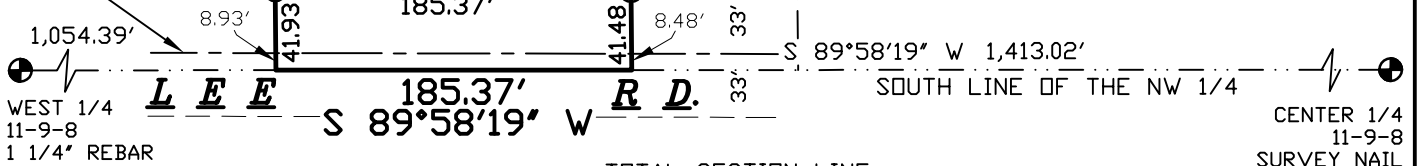


EAST LINE OF THE SW 1/4 OF THE NW 1/4



WCCS - DANE ZONE  
BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF THE NW 1/4 OF SECTION 11 WHICH  
BEARS S 89°58'19" W

PHYSICAL  
CENTERLINE



TOTAL SECTION LINE  
N 89°58'19" E 2,652.77'

### NOTES:

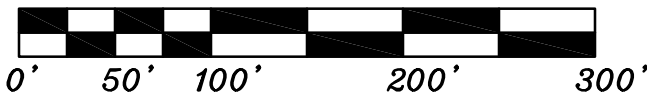
- 1.) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) SECTION CORNER TIES HAVE BEEN FOUND AND VERIFIED FOR THE WEST 1/4 AND CENTER 1/4 OF SECTION 11, T9N, R8E, TOWN OF DANE, DANE COUNTY, WISCONSIN.

### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
- ( ## ) = RECORDED AS

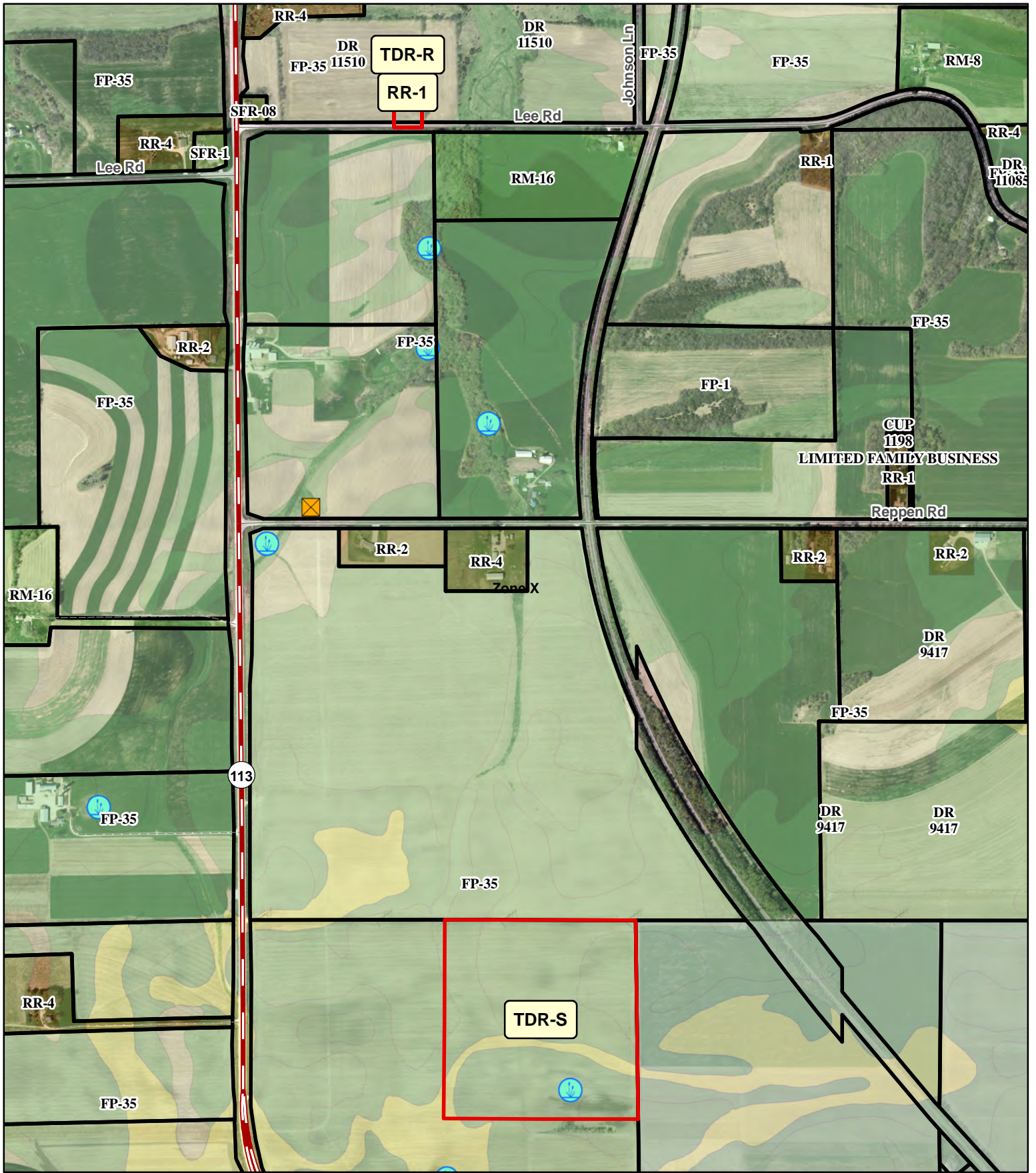
### SURVEYORS SEAL

SCALE 1" = 100'



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

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



**Legend**

**Wetland > 2 Acres Significant Soils**

- Wetland
- Class 1
- Floodplain
- Class 2



0 215 430 860 Feet

Petition 11584  
 DL DEANS FARMS LLC



# CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS  
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW 1/4 of the NW 1/4 of Section 11, T9N,  
R8E, Town of Dane, Dane County, Wisconsin.

### **SURVEYOR'S CERTIFICATE**

I, Chris W. Adams, 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 SW 1/4 of the NW 1/4 of Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 of said Section 11; thence N 89°58'19" E along the south line of the NW 1/4 of said Section 11, 1,054.39 feet to the point of beginning.

Thence N 00°31'09" W, 470.00 feet; thence N 89°58'19" E, 185.37 feet; thence S 00°31'09" E, 470.00 feet to the south line of said NW 1/4; thence S 89°58'19" W along said south line, 185.37 feet to the point of beginning. The above described parcel contains 87,121 square feet or 2.00 acres and is subject to a road right of way over the most southerly part thereof.

Date \_\_\_\_\_

\_\_\_\_\_  
Chris W. Adams S-2748  
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\_\_\_\_.

\_\_\_\_\_  
David Deans

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_ the above named  
David Deans 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

**SURVEYORS SEAL**



# 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 the SW 1/4 of the NW 1/4 of Section 11, T9N,  
R8E, Town of Dane, Dane County, Wisconsin.

### OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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\_\_.

\_\_\_\_\_  
*Aaron D. Deans*

\_\_\_\_\_  
*Carl J. Deans*

STATE OF WISCONSIN)  
DANE COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_ the above named Aaron D. Deans & Carl J. Deans 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

### DANE COUNTY APPROVAL

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

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

### 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

### 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

## FP-35 TO RR-1

A parcel of land being part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 11, T9N, R8E, Town of Dane, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  of said Section 11; thence N 89°58'19" E along the south line of the NW  $\frac{1}{4}$  of said Section 11, 1,054.39 feet to the point of beginning.

Thence N 00°31'09" W, 470.00 feet; thence N 89°58'19" E, 185.37 feet; thence S 00°31'09" E, 470.00 feet to the south line of said NW  $\frac{1}{4}$ ; thence S 89°58'19" W along said south line, 185.37 feet to the point of beginning. The above described parcel contains 87,121 square feet or 2.00 acres and is subject to a road right of way over the most southerly part thereof.



# 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.

**Applicant:** Mark Zeman

|                           |          |                        |           |                                  |              |
|---------------------------|----------|------------------------|-----------|----------------------------------|--------------|
| <b>Town</b>               | Dane     | <b>A-1EX Adoption</b>  | 6/28/1979 | <b>Orig Farm Owner</b>           | Donald Zeman |
| <b>Section:</b>           | 14       | <b>Density Number</b>  | 35        | <b>Original Farm Acres</b>       | 150.13       |
| <b>Density Study Date</b> | 6/9/2020 | <b>Original Splits</b> | 4.29      | <b>Available Density Unit(s)</b> | 1            |



**Reasons/Notes:**

- [4] Housing Density Rights
- [-1] Parcel 090814392657
- [-1] Parcel 090814395010 home
- [-1] Parcel 090814395010 tire business.
- [1] HDR (split) remains

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   |
|--------------|-------|----------------------------------|-------|
| 090814391600 | 1.93  | BRIAN K SCHMIDT                  |       |
| 090814392657 | 3.36  | GREAT DANE SECURE STORAGE LLC    | 09014 |
| 090814395010 | 38.88 | ZEMAN REV TR, MARK J & BELINDA S |       |
| 090814390030 | 27.64 | ZEMAN REV TR, MARK J & BELINDA S |       |
| 090814385012 | 39.24 | ZEMAN REV TR, MARK J & BELINDA S |       |
| 090814380008 | 39.07 | ZEMAN REV TR, MARK J & BELINDA S |       |