

Dane County Rezone Petition

Application Date	Petition Number
12/10/2021	DCPREZ-2021-11800
Public Hearing Date	
02/22/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CRAIG & RENAE SHERVEN	PHONE (with Area Code)	AGENT NAME GROUNDSWELL CONSERVANCY	PHONE (with Area Code) (608) 258-9797
BILLING ADDRESS (Number & Street) 3985 MAHONEY RD		ADDRESS (Number & Street) 303 S. PATERSON STREET, STE#6	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS		E-MAIL ADDRESS jim@groundswellwisconsin.org	

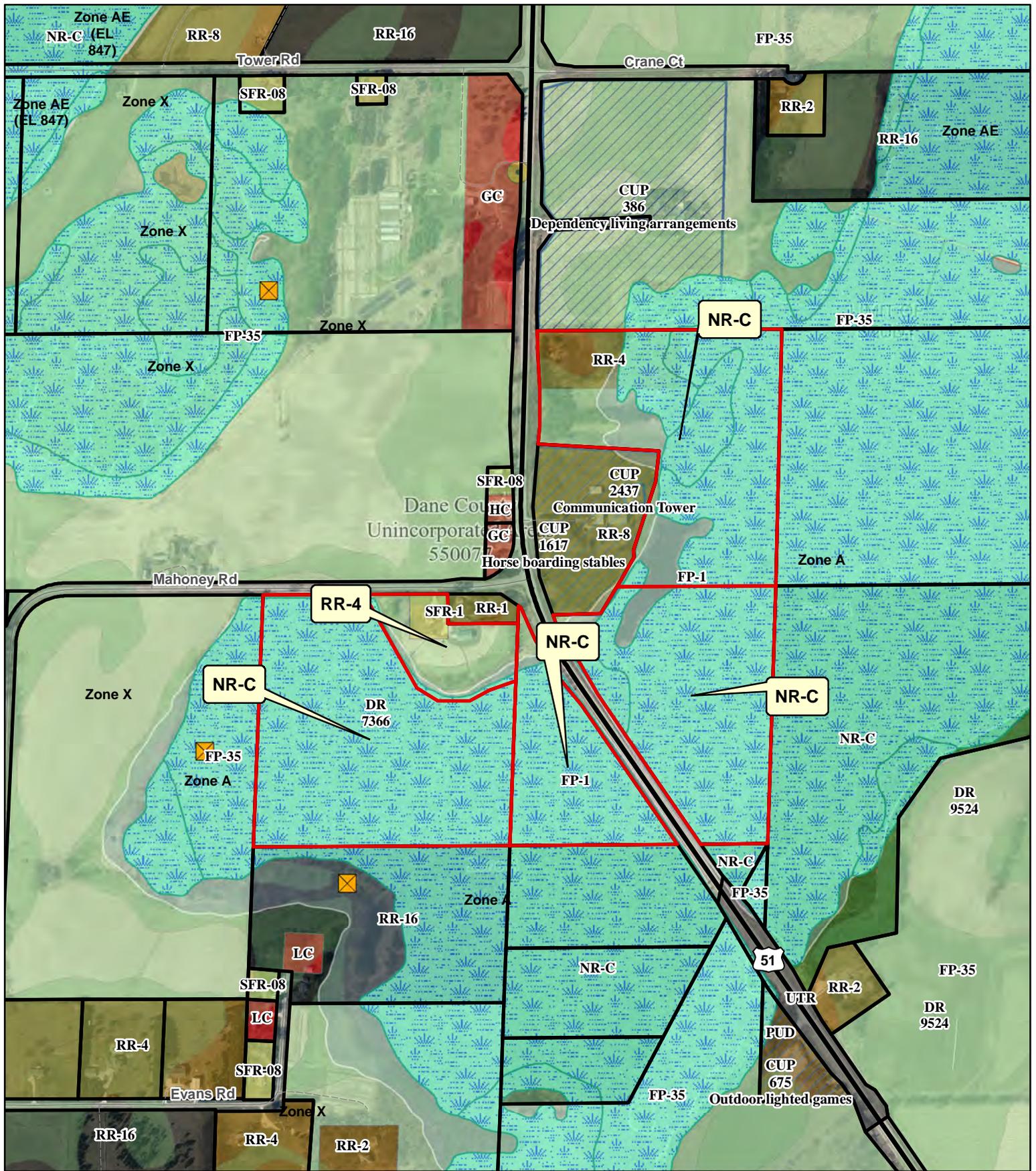
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
the southwest corner and the west side of the US 51 and Mahoney Road intersection					
TOWNSHIP DUNN	SECTION 10, 15, 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-161-8030-1		0610-103-9002-3		0610-152-8501-2	

REASON FOR REZONE

SEPARATING THE EXISTING RESIDENCE FROM THE FARMLAND AND REZONING THE REMAINING LANDS FOR CONSERVATION PURPOSES

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-1 Single Family Residential District	RR-4 Rural Residential District	1.0
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.7
FP-35 Farmland Preservation District	NR-C Natural Resource Conservation District	31.3
FP-1 Farmland Preservation District	NR-C Natural Resource Conservation District	57.4

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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Legend

- | | | | |
|--|------------|---|---------|
|  | Wetland | Significant Soils | |
|  | Floodplain |  | Class 1 |
| | |  | Class 2 |



0 230 460 920 Feet


Petition 11800
**CRAIG & RENAE
 SHERVEN**



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 _____

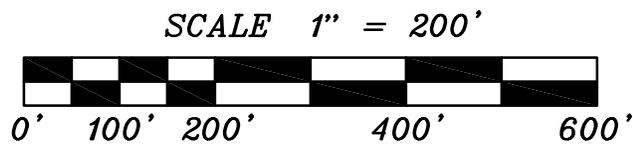
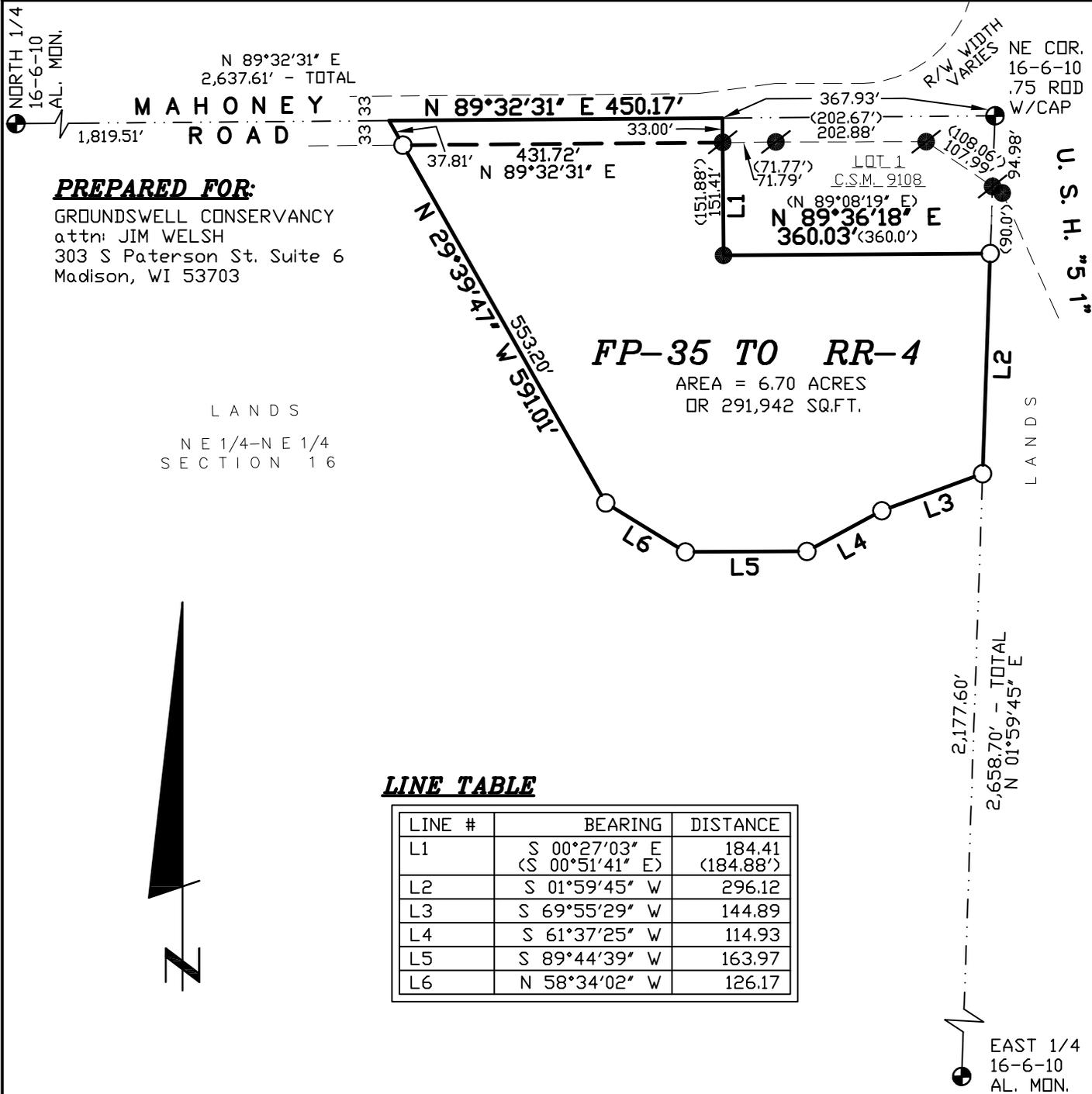


REZONE MAP

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 NE 1/4 of the NE 1/4 of Section 16, T6N,
 R10E, Town of Dunn, Dane County, Wisconsin.





WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

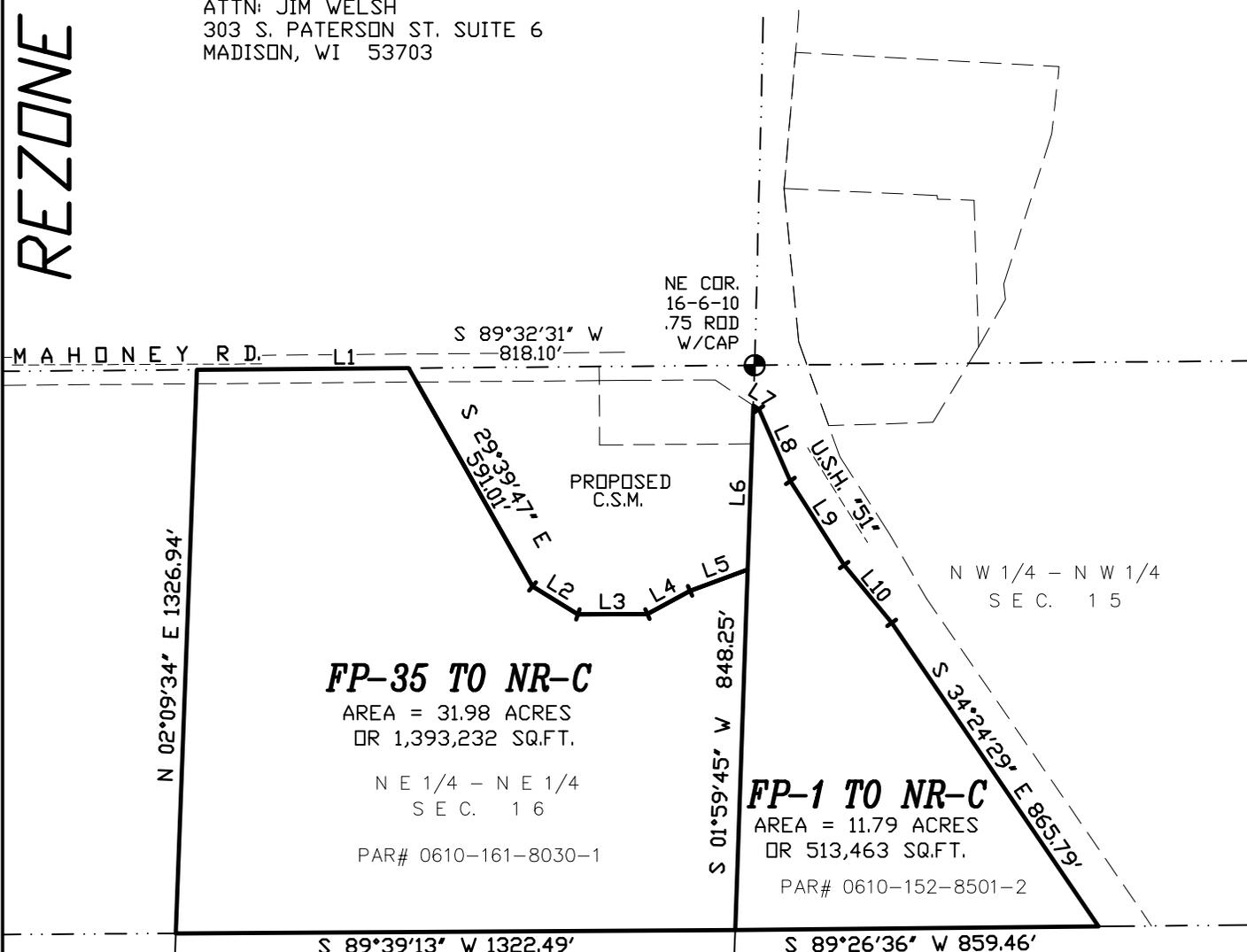
REZONE MAP

PREPARED FOR:

GROUNDWELL CONSERVANCY
 ATTN: JIM WELSH
 303 S. PATERSON ST. SUITE 6
 MADISON, WI 53703

LEGEND

⊕ = FOUND SECTION CORNER



FP-35 TO NR-C

AREA = 31.98 ACRES
 OR 1,393,232 SQ.FT.

NE 1/4 - NE 1/4
 SEC. 16

PAR# 0610-161-8030-1

FP-1 TO NR-C

AREA = 11.79 ACRES
 OR 513,463 SQ.FT.

PAR# 0610-152-8501-2

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 89°32'31" E	500.71
L2	S 58°34'02" E	126.17
L3	N 89°44'39" E	163.97
L4	N 61°37'25" E	114.93
L5	N 69°55'29" E	144.89
L6	N 01°59'45" E	386.12
L7	S 56°55'00" E	15.62
L8	S 23°50'21" E	184.42
L9	S 32°42'03" E	234.92
L10	S 39°37'12" E	176.64

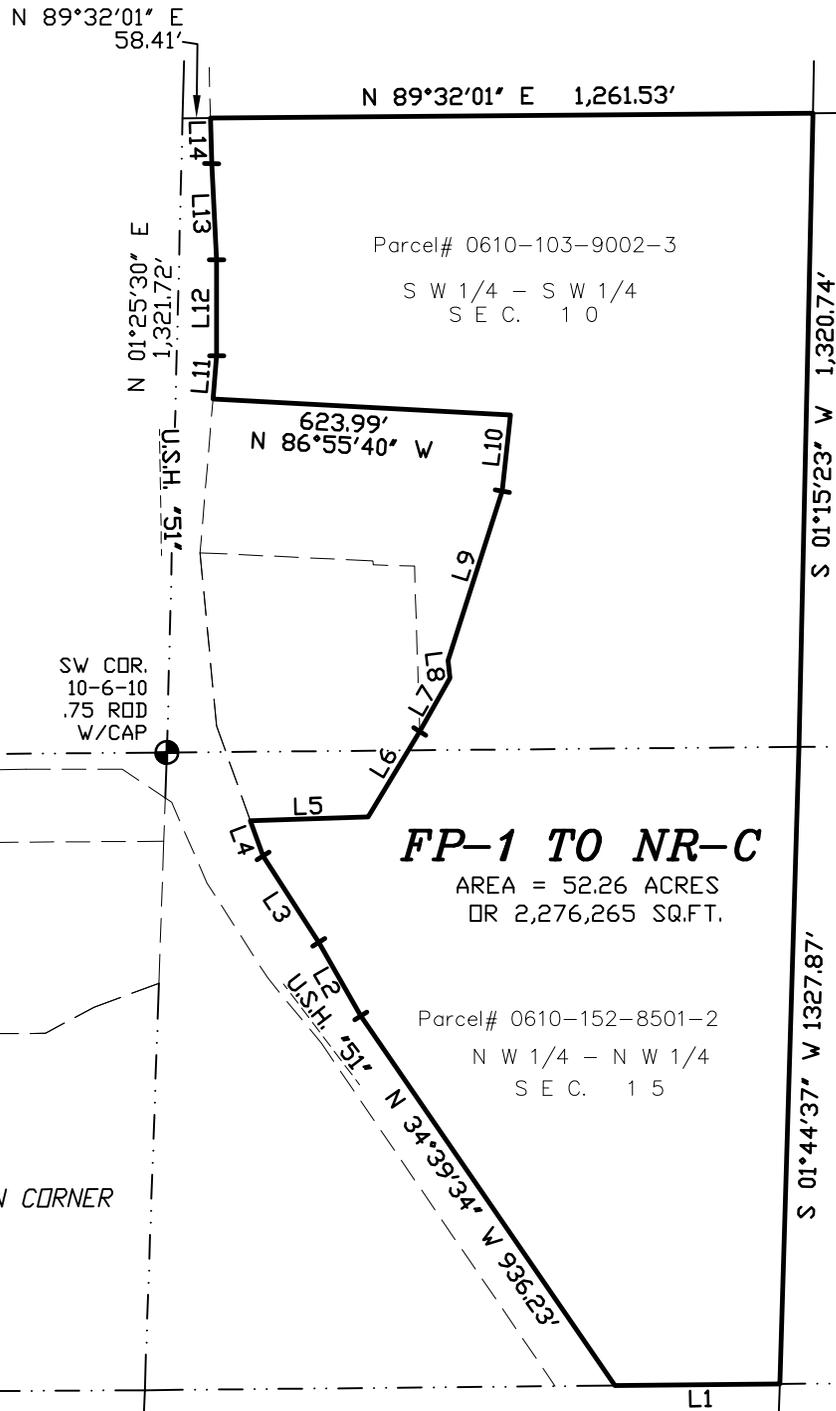




WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

REZONE MAP



FP-1 TO NR-C

AREA = 52.26 ACRES
 OR 2,276,265 SQ.FT.

LEGEND

⊕ = FOUND SECTION CORNER

LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 89°26'36" W	344.94
L2	N 29°52'38" W	176.64
L3	N 32°55'51" W	214.63
L4	N 19°47'19" W	78.16
L5	N 88°10'40" E	246.85
L6	N 31°14'49" E	207.90
L7	N 29°40'41" E	128.14
L8	N 06°40'35" W	36.97
L9	N 17°52'07" E	371.06
L10	N 06°14'24" E	159.03
L11	N 04°50'16" E	90.48
L12	N 00°04'31" W	200.06
L13	N 02°55'56" W	200.56
L14	N 01°30'20" W	95.00

PREPARED FOR:

GROUNDWELL CONSERVANCY
 ATTN: JIM WELSH
 303 S. PATERSON ST. SUITE 6
 MADISON, WI 53703



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

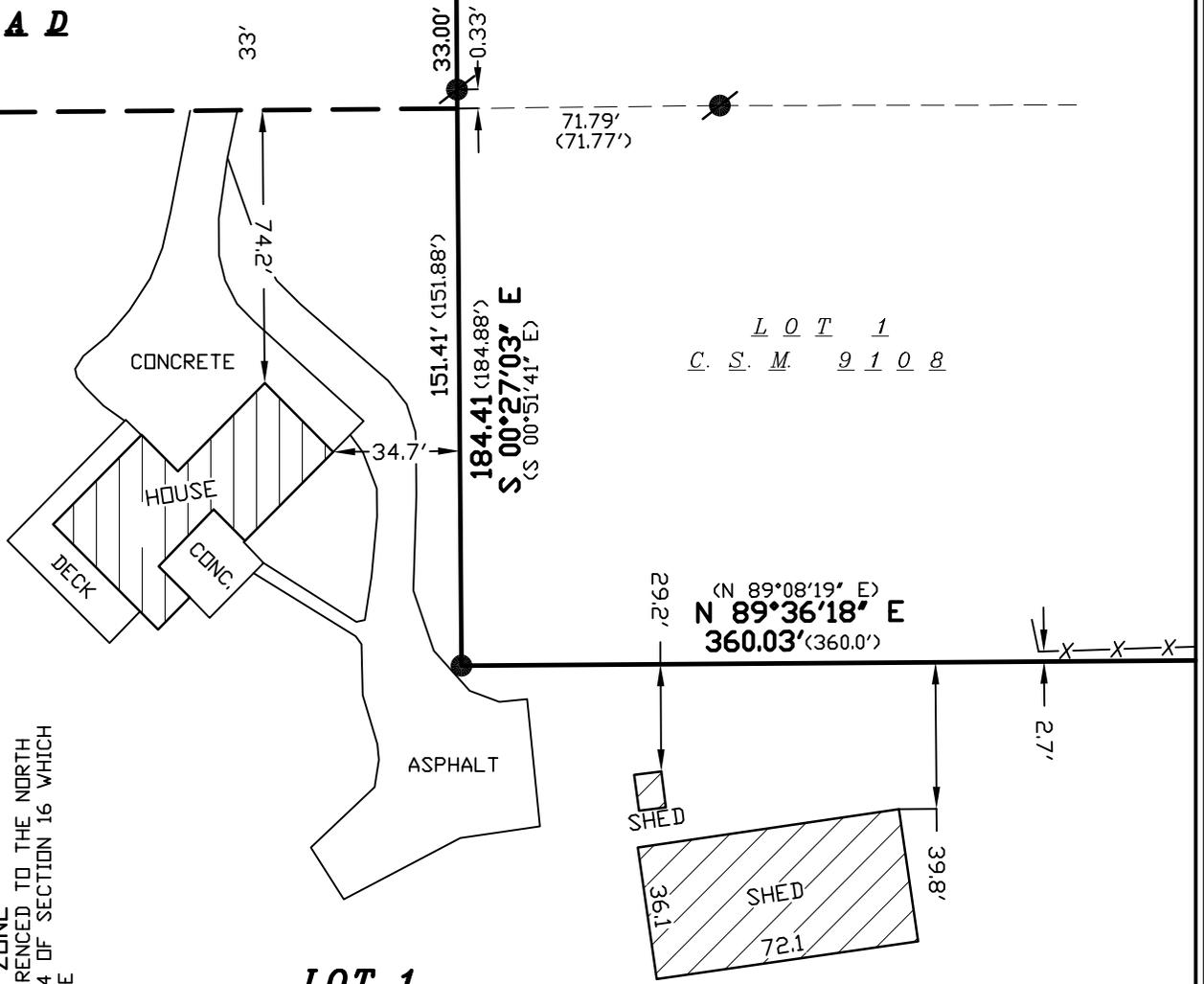
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NE 1/4 of Section 16, T6N, R10E, Town of Dunn, Dane County, Wisconsin.

MAHONEY

ROAD

R/W WIDTH VARIES



LOT 1
C. S. M. 9 1 0 8

N

W.C.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NE 1/4 OF SECTION 16 WHICH
BEARS N 89°32'31" E

LOT 1

AREA INC. R/W	AREA EXC. R/W
291,942 SQ. FT.	277,391 SQ. FT.
OR 6.70 ACRES	OR 6.37 ACRES

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" PIPE
- ⊕ = FOUND SECTION CORNER
(TYPE NOTED)
- (##) = RECORDED AS

SCALE 1" = 50'



SURVEYORS SEAL



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 NR-C (west side of 51)

A portion of land located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northwest Corner of said Section 15; thence S $01^{\circ}59'45''$ W along the west line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15, 94.98 feet to the point of beginning. Thence N $01^{\circ}59'45''$ E along said east line, 386.12 feet to the westerly right of way line of United States Highway "51"; thence along said westerly right of way line for the next 5 courses; thence S $56^{\circ}55'00''$ E, 15.62 feet; thence S $23^{\circ}50'21''$ E, 184.42 feet; thence S $32^{\circ}42'03''$ E, 234.92 feet; thence S $39^{\circ}37'12''$ E, 176.64 feet; thence S $34^{\circ}24'29''$ E, 865.79 feet to the south line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15; thence S $89^{\circ}26'36''$ W along said south line, 859.46 feet to the west line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15; thence N $01^{\circ}59'45''$ E along said line, 1,234.37 feet to the point of beginning. The above-described parcel contains 513,463 square feet or 11.79 acres.

FP-1 TO NR-C (east side of 51)

A portion of land located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10 and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, all within T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows: Commencing at the Southwest Corner of said Section 10; thence N $01^{\circ}25'30''$ E, 1,321.72 feet to the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10; thence N $89^{\circ}32'01''$ E along said north line, 58.41 feet to the easterly right of way of United States Highway "51" and also the point of beginning. Thence continue N $89^{\circ}32'01''$ E along said north line, 1,261.53 feet to the east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10; thence S $01^{\circ}15'23''$ W along said east line, 1,320.74 feet to the south line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10; thence S $01^{\circ}44'37''$ W along the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15, 1,327.87 feet to the south line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 15; thence S $89^{\circ}26'36''$ W along said south line, 344.94 feet to the easterly right of way of United States Highway "51"; thence northwesterly along said easterly right of way for the next 4 courses; thence N $34^{\circ}39'34''$ W, 936.23 feet; thence N $29^{\circ}52'38''$ W, 176.64 feet; thence N $32^{\circ}55'51''$ W, 214.63 feet; thence N $19^{\circ}47'19''$ W, 78.16 feet to the south line of Certified Survey Map No. 6609; thence N $88^{\circ}10'40''$ E, 246.85 feet; thence N $31^{\circ}14'49''$ E, 207.90 feet; thence N $29^{\circ}40'41''$ E, 128.14 feet; thence N $06^{\circ}40'35''$ W, 36.97 feet; thence N $17^{\circ}52'07''$ E, 371.06 feet; thence N $06^{\circ}14'24''$ E, 159.03 feet; thence N $86^{\circ}55'40''$ W, 623.99 feet to the easterly right of way of United States Highway "51"; thence northerly along said easterly right of way for the

next 4 courses; thence N 04°50'16" E, 90.48 feet; thence N 00°04'31" W, 200.06 feet; thence N 02°55'56" W, 200.56 feet; thence N 01°30'20" W, 95.00 feet to the point of beginning. The above described portion contains 2,276,265 square feet or 52.26 acres.

FP-35 TO NR-C

A portion of land located in the NE ¼ of the NE ¼ of Section 16 and the NW ¼ of the NW ¼ of Section 15, all within T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northeast Corner of said Section 16; thence S 89°32'31" W along the north line of the NE ¼ of the NE ¼ of said Section 16, 818.10 feet to the point of beginning. Thence S 29°39'47" E, 591.01 feet; thence S 58°34'02" E, 126.17 feet; thence N 89°44'39" E, 163.97 feet; thence N 61°37'25" E, 114.93 feet; thence N 69°55'29" E, 144.89 feet to the east line of the NE ¼ of the NE ¼ of said Section 16; thence S 01°59'45" W along said east line, 848.25 feet to the south line of the NE ¼ of the NE ¼ of said Section 16; thence S 89°39'13" W, 1,322.49 feet to the west line of the NE ¼ of the NE ¼ of said Section 16; thence N 02°09'34" E along said west line, 1,326.94 feet to the north line of the NE ¼ of the NE ¼ of said Section 16; thence N 89°32'31" E along said north line, 500.71 feet to the point of beginning. The above described parcel contains 1,393,232 square feet or 31.98 acres.

FP-35 and SFR-1 TO RR-4

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 16, T6N, R10E, Town of Dunn, Dane County, Wisconsin, more particularly described as follows: Commencing at the Northeast Corner of said Section 16; thence S 89°32'31" W along the north line of the Northeast 1/4, 367.93 feet to the point of beginning. Thence S 00°27'03" E, 184.41 feet; thence N 89°36'18" E, 360.03 feet; thence S 01°59'45" W, 296.12 feet; thence S 69°55'29" W, 144.89 feet; thence S 61°37'25" W, 114.93 feet; thence S 89°44'39" W, 163.97 feet; thence N 58°34'02" W, 126.17 feet; thence N 29°39'47" W, 591.01 feet to the north line of the Northeast 1/4 of said Section 16 and also the centerline of Mahoney Road; thence N 89°32'31" E, 450.17 feet to the point of beginning. Said parcel contains 291,942 square feet or 6.70 acres and is subject to a 33.0 foot wide right of way over the most northerly part thereof.