

Dane County Rezone Petition

Application Date	Petition Number
03/09/2023	DCPREZ-2023-11944
Public Hearing Date	
05/23/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FAUST IRREV TR (SHARON FAUST)	PHONE (with Area Code) (608) 217-6248	AGENT NAME WILLIAMSON SURVEYING & ASSOC. LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4551 MEADOWVIEW RD		ADDRESS (Number & Street) 104A W. MAIN ST.	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS sharon.faust@lumicera.com		E-MAIL ADDRESS chris@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
East of 4551 Meadowview Road					
TOWNSHIP DUNN	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-061-8030-2					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0

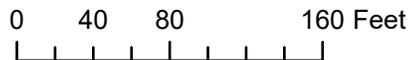
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: LAND DIVISION SUBJECT TO CITY OF MADISON EXTRATERRITORIAL JURISDICTION



Legend

-  Floodplain
-  Wetland



Petition 11944
**FAUST IRREV TR (SHARON
FAUST)**

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 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 immediate 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 screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, 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 County Code
- 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:	
Phone Number:	



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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 NE 1/4 of the NE 1/4 of Section 6, T6N, R10E,
Town of Dunn, Dane County, Wisconsin.

NORTH 1/4
SEC. 6-6-10
SET SPIKE

TOTAL SECTION LINE IS N 89°56'21" E 2,434.63'

SE CORNER
SEC. 31-7-10
SET SPIKE

MEADOWVIEW

N 89°56'21" E 237.87'

N 89°56'21" E 1,638.85' **ROAD**

DEDICATED
TO THE PUBLIC
237.87'

557.91'

LOT 1

AREA INC. R/W
94,971 SQ. FT.
OR 2.18 ACRES

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

LANDS
BY OTHER

LANDS
BY OWNER

PREPARED FOR:

SHARON FAUST
4551 MEADOWVIEW RD.
MADISON, WI 53711

LANDS
BY OWNER

S 89°56'21" W 237.87'

S 03°26'16" W 400.00'

S 03°26'16" W 400.00'

LANDS
BY OWNER

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
- < ## > = RECORDED AS
- ⊠ = WELL
- ⊕ = SEPTIC TANKS
- ⊙ = SEPTIC VENTS

SCALE 1" = 100'



W.C.S. - DANE ZONE
BEARINGS ARE REFERENCED TO
THE NORTH LINE OF SECTION 6
WHICH BEARS N 89°56'21" E

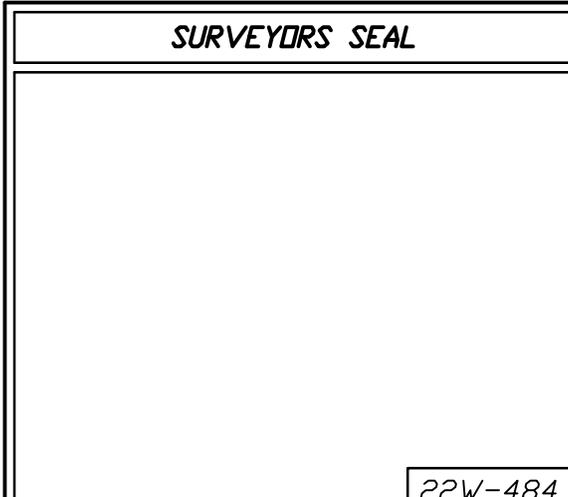
NOTES:

- 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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NOA 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 NE 1/4 of the NE 1/4 of Section 6, T6N, R10E,
Town of Dunn, 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, mapped and dedicated a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE 1/4 of the NE 1/4 of Section 6, T6N, R10E, Town of Dunn, Dane County, Wisconsin. More particularly described as follows:

Commencing at the North 1/4 Corner of said Section 6; thence N 89°56'21" E along the centerline of Meadowview Road and also the north line of said Section 6, 1,638.85 feet to the point of beginning.

Thence continue N 89°56'21" E on said north line, 237.87 feet; thence S 03°26'16" W, 400.00 feet; thence S 89°56'21" W, 237.87 feet; thence N 03°26'16" E, 400.00 feet to the point of beginning. The above described parcel contains 94,971 square feet or 2.18 acres and is subject to a road right of way dedication of 33.00 feet over the most northerly part thereof. Field work was completed on February 6, 2023.

Williamson Surveying and Associates, LLC
by Noa T. Prieve

Date _____

Noa T. Prieve S-2499
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, mapped and dedicated 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____.

STATE OF WISCONSIN)
DANE COUNTY)

Faust Irrevocable Trust
Authorized Representative

Personally came before me this _____ day of _____, 20____ the

above named _____ to me
known to be the person who executed the
foregoing instrument and acknowledge
the same.

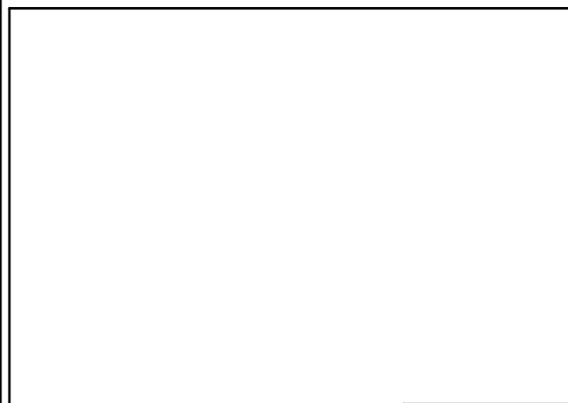
_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL





CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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 NE 1/4 of the NE 1/4 of Section 6, T6N, R10E,
Town of Dunn, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map and dedication of right of way is hereby acknowledged and approved by the Town of Dunn on this

_____ day of _____,

20__.

Cathy Hasslinger
Town Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation
Committee action on _____.

Daniel Everson
Assistant Zoning Administrator

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

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: Faust Irrevocable Trust

Town	Dunn	A-1EX Adoption	9/1/1979	Orig Farm Owner	Jeff Faust
Section:	06	Density Number	35	Original Farm Acres	51.94
Density Study Date	3/7/2023	Original Splits	1.48	Available Density Unit(s)	1



Reasons/Notes:

One density unit or "split" remains available to the Faust property.

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	<u>CSM</u>
061006195305	25.38	FAUST IRREV TR	
061006180302	26.55	FAUST IRREV TR	

FP-35 to RR-2

A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, T6N, R10E, Town of Dunn, Dane County, Wisconsin. More particularly described as follows.

Commencing at the North $\frac{1}{4}$ Corner of said Section 6; thence N 89°56'21" E along the centerline of Meadowview Road and the north line of the NE $\frac{1}{4}$ of said Section 6, 1,638.85 feet to the point of beginning.

Thence continue N 89°56'21" E along said north line, 237.87 feet; thence S 03°26'16" W, 400.00 feet; thence S 89°56'21" W, 237.87 feet; thence N 03°26'16" E, 400.00 feet to the point of beginning. The above-described parcel contains 94,971 square feet or 2.18 acres and is subject to a 33.00 foot wide right of way over the most northerly portion thereof.