

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/20/2023	DCPREZ-2023-11954
<b>Public Hearing Date</b>	
06/27/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SRR PROPERTIES LLC	PHONE (with Area Code) (608) 852-7240	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 2003 CENTER ST		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS rett@tds.net		E-MAIL ADDRESS chris@williamsonsurveying.com	

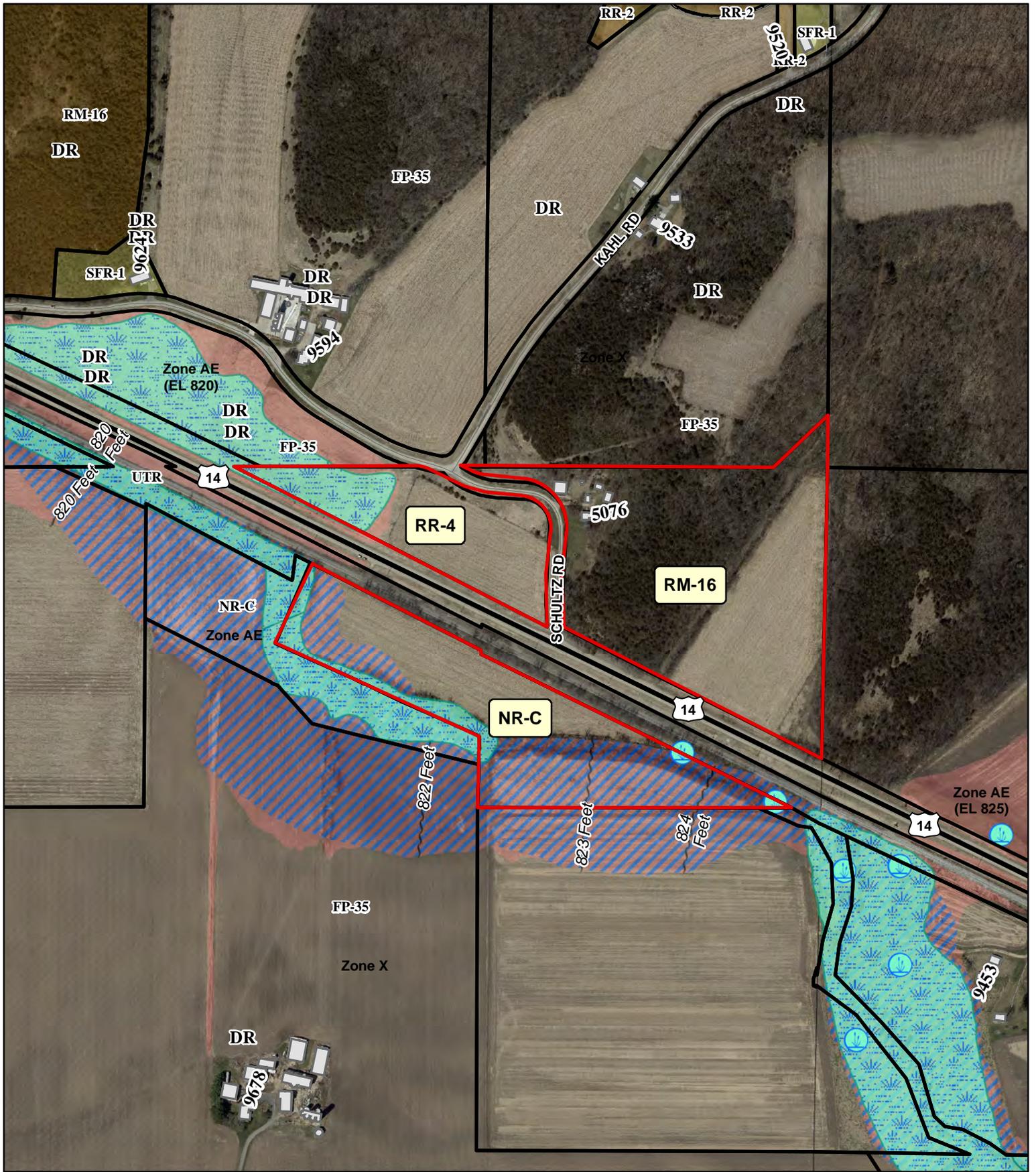
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5076 Schultz Road					
TOWNSHIP BLACK EARTH	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-361-8000-0		0806-254-9850-0			

## REASON FOR REZONE

CREATING 2 RESIDENTIAL LOTS (ONE FOR EXISTING RESIDENCE) AND CREATING A CONSERVATION LOT

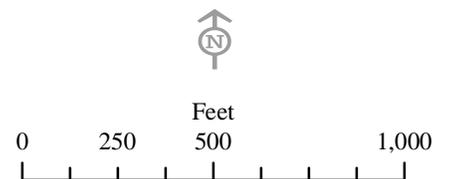
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7.9
FP-35 Farmland Preservation District	RM-16 Rural Mixed-Use District	21.31
FP-35 Farmland Preservation District	NR-C Natural Resource Conservation District	14.93

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



# REZONE 11954

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





**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"> <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:	SRR PROPERTIES, LLC	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	2003 CENTER ST	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	BLACK EARTH, WI 53515	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	rett@tds.net	Email Address:	chris@williamsonsurveying.com
Phone#:	608-852-7240	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	BLACK EARTH	Parcel Number(s):	0806-361-8000-0 & 0806-254-9850-0
Section:	36 & 25	Property Address or Location:	5076 SCHULTZ RD

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>Is this application being submitted to correct a violation?          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

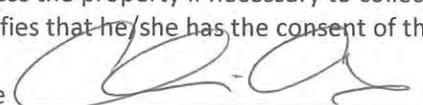
SRR PROPERTIES, LLC IS SELLING THE LAND TO THE SOUTH OF HIGHWAY 14 TO DANE COUNTY PARKS. AS PART OF THIS SALE, THE PARCEL NEEDS TO BE REZONED AND BROUGHT UP TO STANDARD ZONING/CSM REGULATIONS FOR THE REMAINDER OF LAND THEY OWN.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	7.90
FP-35	RM-16	21.31
FP-35	NR-C	14.93

**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 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"/> Pre-application consultation with town and department staff	<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 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 4-20-2023



# REZONE 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 & NW ¼'S of the NE ¼ of Section 36 & in the SE ¼ of the SE ¼ of Section 25, all in T8N, R6E, Town of Black Earth, Dane County, Wisconsin

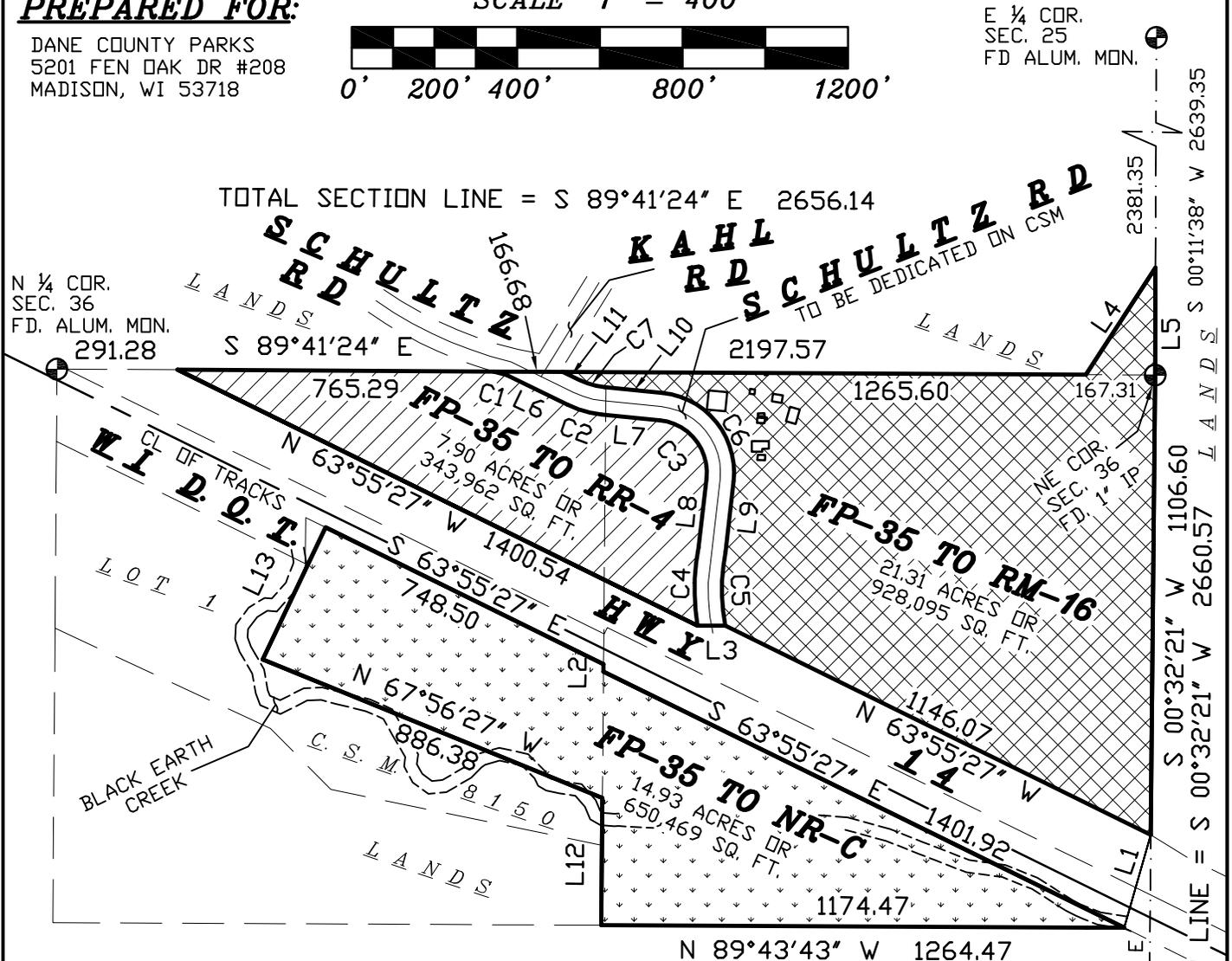
**PREPARED FOR:**

DANE COUNTY PARKS  
5201 FEN OAK DR #208  
MADISON, WI 53718

SCALE 1" = 400'



E ¼ COR.  
SEC. 25  
FD ALUM. MON.



N ¼ COR.  
SEC. 36  
FD. ALUM. MON.  
291.28

2381.35  
S 00°11'38" W 2639.35  
L4  
L5  
L1  
L2  
L3  
L6  
L7  
L8  
L9  
L10  
L11  
L12  
L13  
S 00°32'21" W 1106.60  
S 00°32'21" W 2660.57  
N 00°32'21" E 1553.98  
TOTAL SECTION LINE = S 00°32'21" W 2660.57

W.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NE ¼ OF SECTION 36  
LINE TO BEAR S 00°32'21" W

LINE	BEARING	DISTANCE
L1	S 16°06'26" W	232.51
L2	S 00°29'03" W	18.29
L3	S 89°57'30" W	67.01
L4	N 33°11'26" E	307.21
L5	S 00°11'38" W	258.00
L6	S 64°02'58" E	164.06
L7	S 84°19'08" E	140.75
L8	S 06°30'22" W	167.32
L9	N 06°30'22" E	169.99
L10	N 84°19'08" W	140.75
L11	N 64°02'58" W	44.67
L12	N 00°29'57" E	306.53
L13	N 25°31'27" E	352.54

E ¼ COR.  
SEC. 36  
FD. ALUM. MON.

CURVE	ARC	DELTA	RADIUS	LONG CHORD	TANGENT BEARING
C1	31.48	01°47'14"	1009.02	S 75°16'21" E 31.47	S 74°22'43" E
C2	87.35	20°16'11"	246.91	S 74°11'03" E 86.89	
C3	199.72	90°49'31"	125.99	S 38°54'23" E 179.45	
C4	189.20	20°21'55"	532.29	S 00°48'40" W 188.20	S 10°59'37" W
C5	179.10	22°00'27"	466.29	N 00°17'50" E 178.00	N 10°42'24" W
C6	304.34	90°49'31"	191.99	N 38°54'23" W 273.46	
C7	64.00	20°16'11"	180.91	N 74°11'03" W 63.67	

## **FP-35 TO RR-4**

being part of the NW ¼'s of the NE ¼ of Section 36, T8N, R6E, Town of Black Earth, Dane County, Wisconsin more particularly described as follows:

commencing at the Northeast corner of said Section 36; thence S 00°32'21" W along the east line of said section, 1106.60 feet to the northerly right of way of Highway 14; thence N 63°55'27" W along said northerly line, 1146.07 feet to the easterly right of way of Schultz Road; ; thence S 89°57'30" W, 67.01 feet to the westerly right of way of said Schultz Road and the northerly right of way of Highway 14; thence N 63°55'27" W along said northerly line, 1400.54 feet to the north line of said NW ¼ of the NE ¼; thence S 89°41'24" E along said north line, 765.29 feet to the westerly right of way of Schultz Road; thence along said westerly right of way for the next 7 courses, S 75°16'21" E, 31.47 feet; thence S 64°02'58" E, 164.06 feet; thence S 74°11'03" E, 86.89 feet; thence S 84°19'08" E, 140.75 feet; thence S 38°54'23" E, 179.45 feet; thence S 06°30'22" W, 167.32 feet; thence S 00°48'40" W, 188.20 feet to the point of beginning. This description contains 7.90 acres or 343,962 sq. ft.

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

being part of the NE & NW ¼'s of the NE ¼ of Section 36, and part of the SE ¼ of the SE ¼ of Section 25, all in T8N, R6E, Town of Black Earth, Dane County, Wisconsin more particularly described as follows:

Beginning at the Northeast corner of said Section 36; thence S 00°32'21" W along the east line of said section, 1106.60 feet to the northerly right of way of Highway 14; thence N 63°55'27" W along said northerly line, 1146.07 feet to the easterly right of way of Schultz Road; thence along said easterly right of way for the next 6 courses, N 00°17'50" E, 178.00 feet; thence N 06°30'22" E, 169.99 feet; thence N 38°54'23" W, 273.46 feet; thence N 84°19'08" W, 140.75 feet; thence N 74°11'03" W, 63.67 feet; thence N 64°02'58" W, 44.67 feet to the north line of said NE ¼ of the NE ¼ of Section 36; thence S 89°41'24" E along said north line, 1265.60 feet; thence N 33°11'26" E, 307.21 feet to the east line of said SE ¼ of the SE ¼ of Section 25; thence S 00°11'38" W along said east line 258.00 feet to the point of beginning. This description contains 21.31 acres or 928,095 sq. ft.

## **FP-35 TO NR-C**

being part of the NE & NW ¼'s of the NE ¼ of Section 36, T8N, R6E, Town of Black Earth, Dane County, Wisconsin more particularly described as follows:

Commencing at the Northeast corner of said Section 36; thence S 00°32'21" W along the east line of said section, 1106.60 feet to the northerly right of way of Highway 14; thence S 16°06'26" W, 232.51 feet to the southerly right of way of railroad and the point of beginning.

thence N 89°43'43" W, 1264.47 feet; thence N 00°29'57" E, 306.53 feet to the northeasterly corner of Lot 1, CSM 8150; thence N 67°56'27" W along said northeasterly line, 886.38 feet; thence N 25°31'27" E, 352.54 feet to the southerly right of way of the rail road; thence S 63°55'27" E, 748.50 feet to the east line of the northwest ¼ of the northeast ¼; thence S 00°29'03" W along said east line, 18.29 feet; thence S 63°55'27" E along said southerly right of way line, 1401.92 feet to the point of beginning. This description contains 14.93 acres or 650,469 sq. ft.



# 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 & NW 1/4'S of the NE 1/4 of Section 36 & in the SE 1/4 of the SE 1/4 of Section 25, all in T8N, R6E, Town of Black Earth, Dane County, Wisconsin

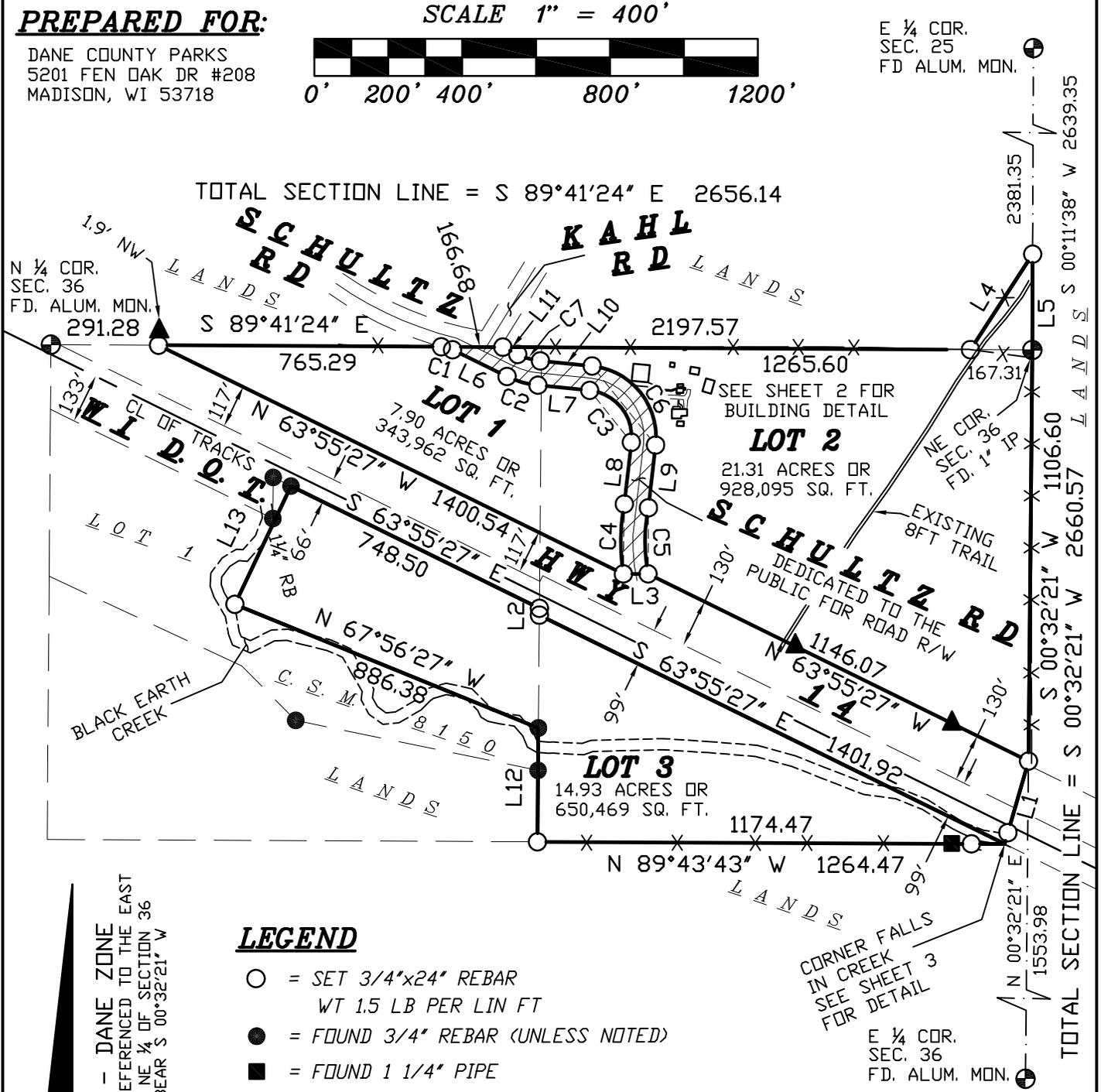
**PREPARED FOR:**

DANE COUNTY PARKS  
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MADISON, WI 53718

SCALE 1" = 400'



E 1/4 COR.  
SEC. 25  
FD ALUM. MON.



### LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR (UNLESS NOTED)
- = FOUND 1 1/4" PIPE
- ▲ = FOUND R/W POST
- ⊕ = FOUND SECTION CORNER
- ( # ) = RECORDED AS

### NOTES:

- SEE SHEET 4 FOR ALL NOTES.
- SEE SHEET 4 FOR LINE AND CURVE TABLES.

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

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

**SURVEYORS SEAL**



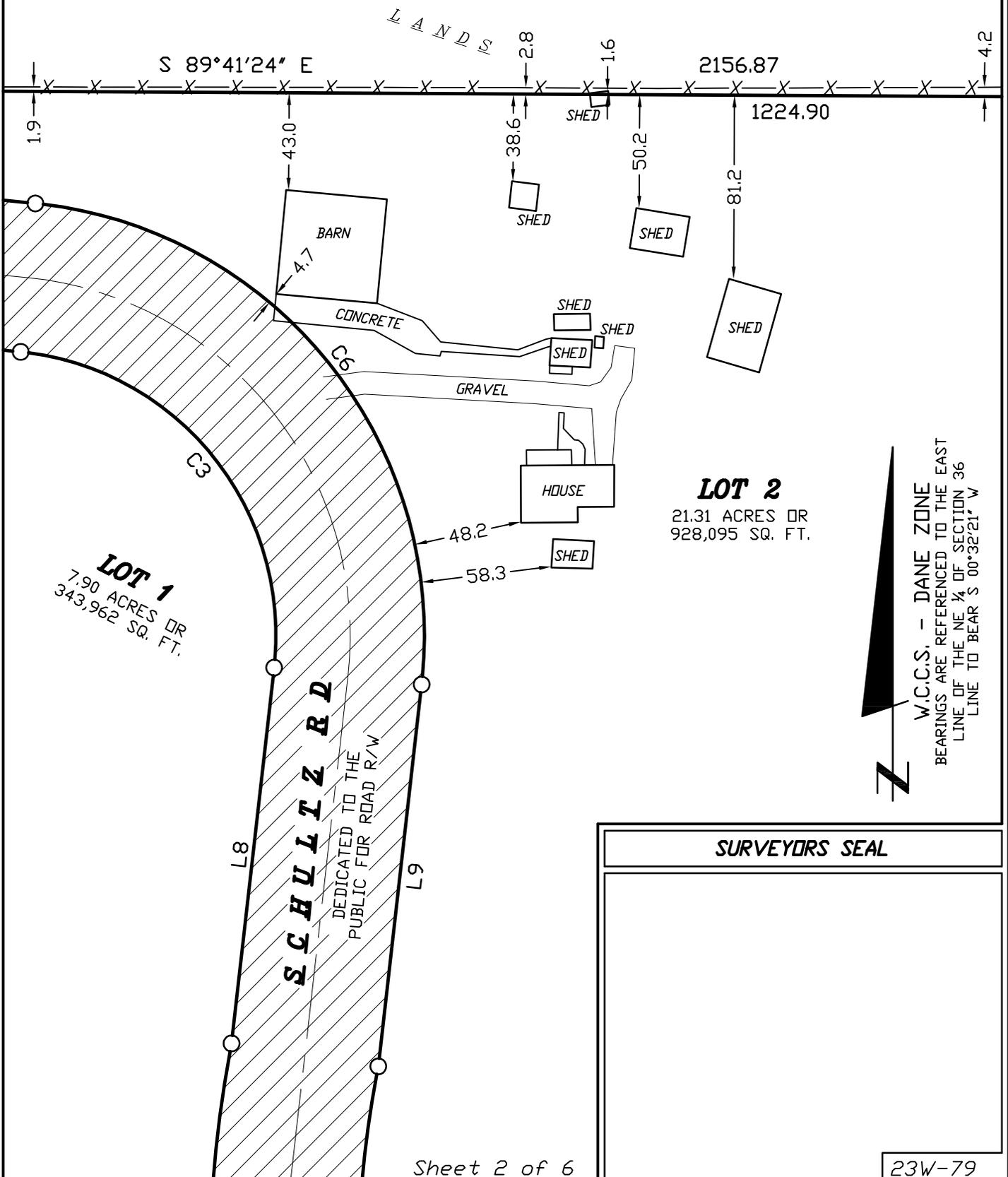
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SCALE 1" = 60'



W.C.C.S. - DANE ZONE  
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LINE TO BEAR S 00°32'21" W

SURVEYORS SEAL



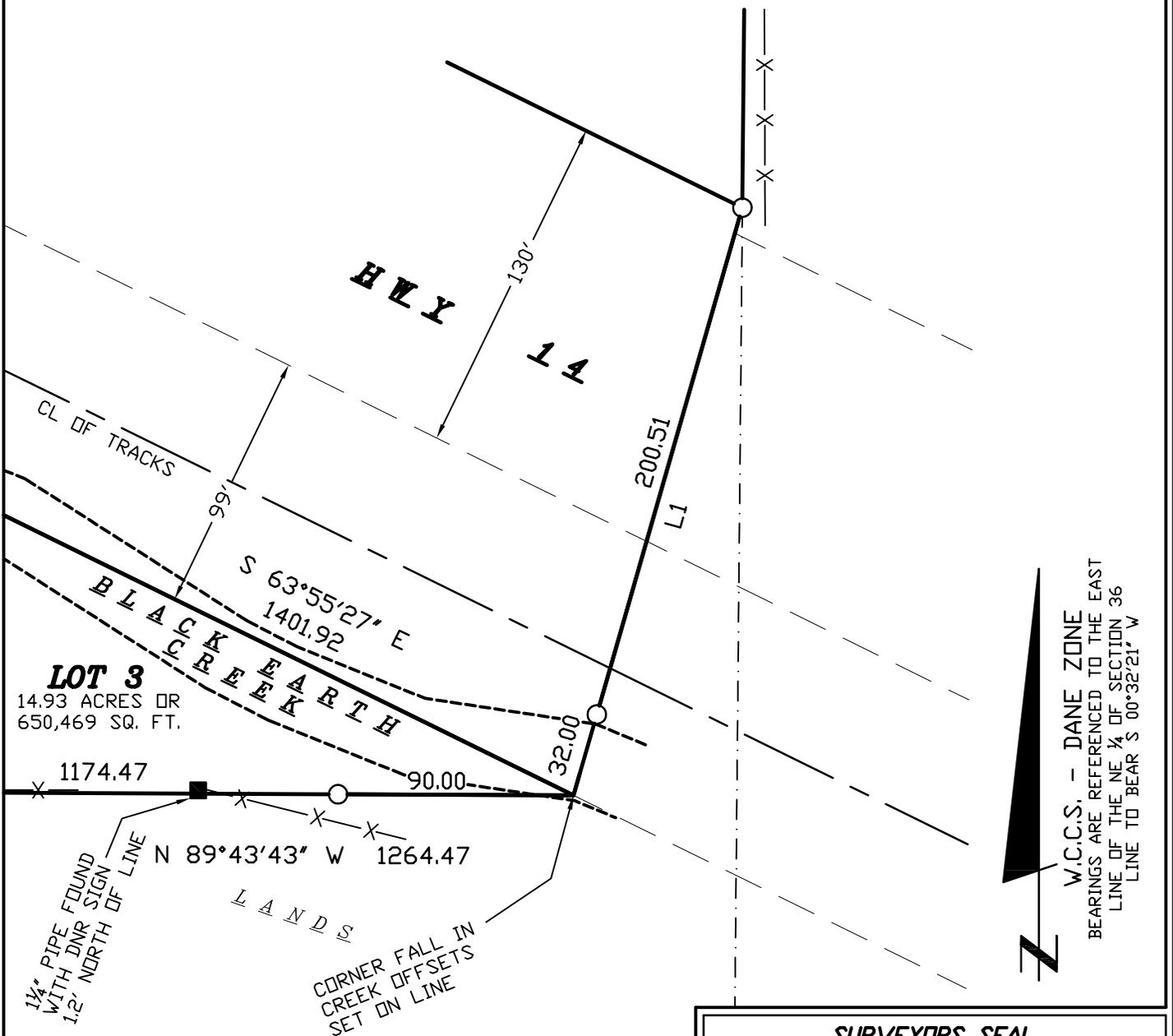
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