

Dane County Rezone Petition

Application Date	Petition Number
07/07/2023	DCPREZ-2023-11971
Public Hearing Date	
09/26/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JAMES T COONS	PHONE (with Area Code) (604) 444-4407	AGENT NAME JAMES COONS	PHONE (with Area Code) (604) 444-4407
BILLING ADDRESS (Number & Street) 1827 LOCUST DR		ADDRESS (Number & Street) 1827 LOCUST DR	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS jcoonsconstruction@gmail.com		E-MAIL ADDRESS jcoonsconstruction@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1552 State Hwy 92					
TOWNSHIP PRIMROSE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-022-9002-0					

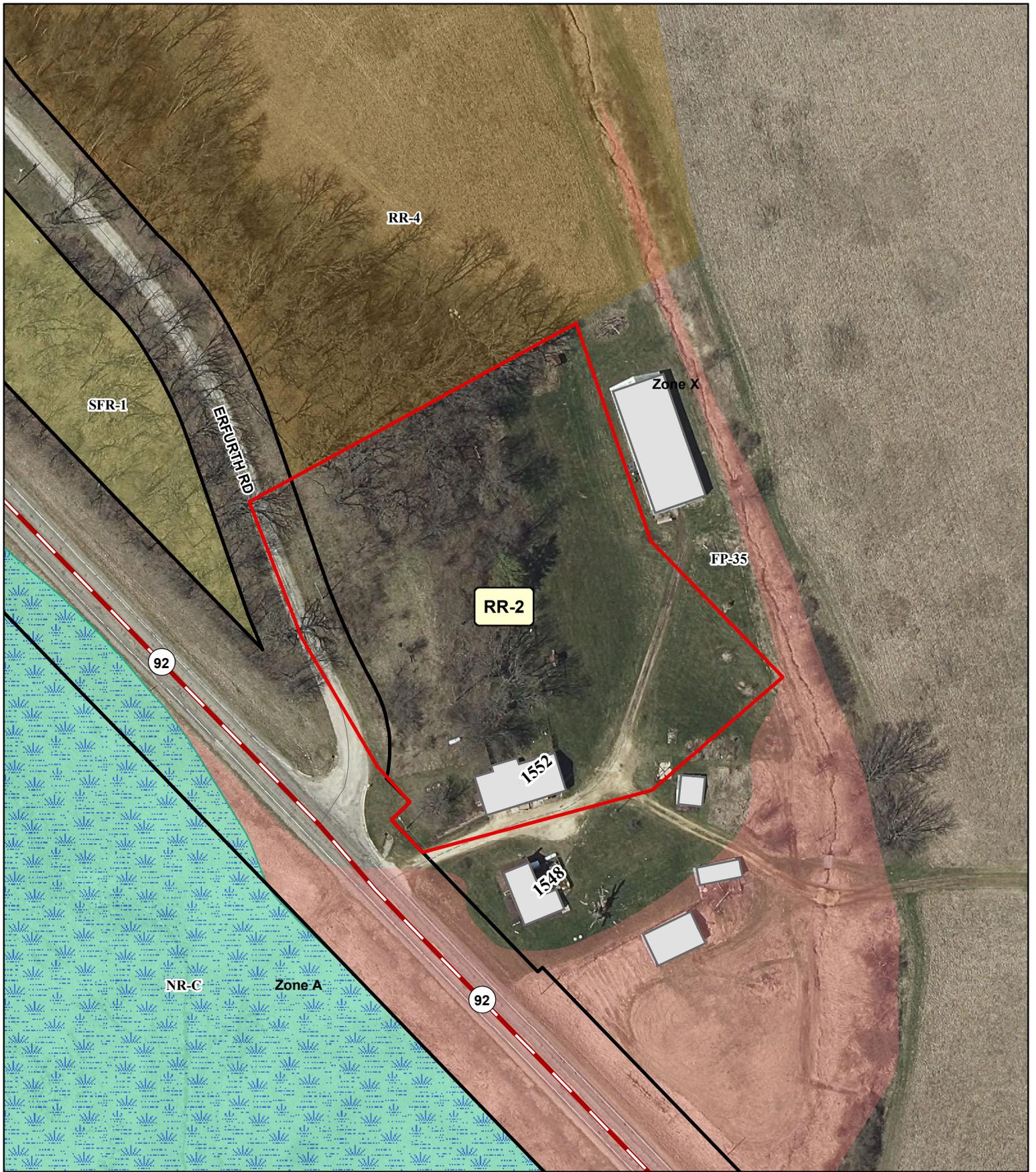
REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.1

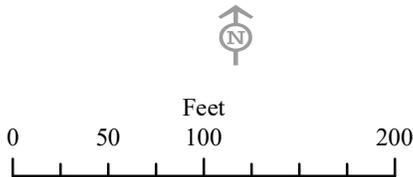
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: ANY CONSTRUCTION ON THE PROPERTY IS SUBJECT TO SHORELAND ZONING



Rezone 11971

-  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"> • 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:	James T Coons	Agent Name:	
Address (Number & Street):	1827 Locust drive	Address (Number & Street):	
Address (City, State, Zip):	Verona WI 53593	Address (City, State, Zip):	
Email Address:	jcoonsconstruction@gmail.com	Email Address:	
Phone#:	608-444-4407	Phone#:	

PROPERTY INFORMATION

Township:	Primrose	Parcel Number(s):	0507-022-9002-0
Section:	2	Property Address or Location:	1552

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

I want to split this piece off , it has a house on it and I would like it to be it's own parcel , not part of the lager parcel

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Fp 35	RR-2	2.1

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 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.

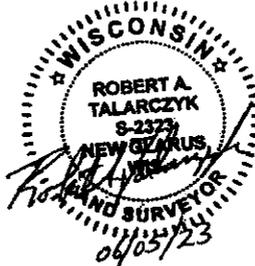
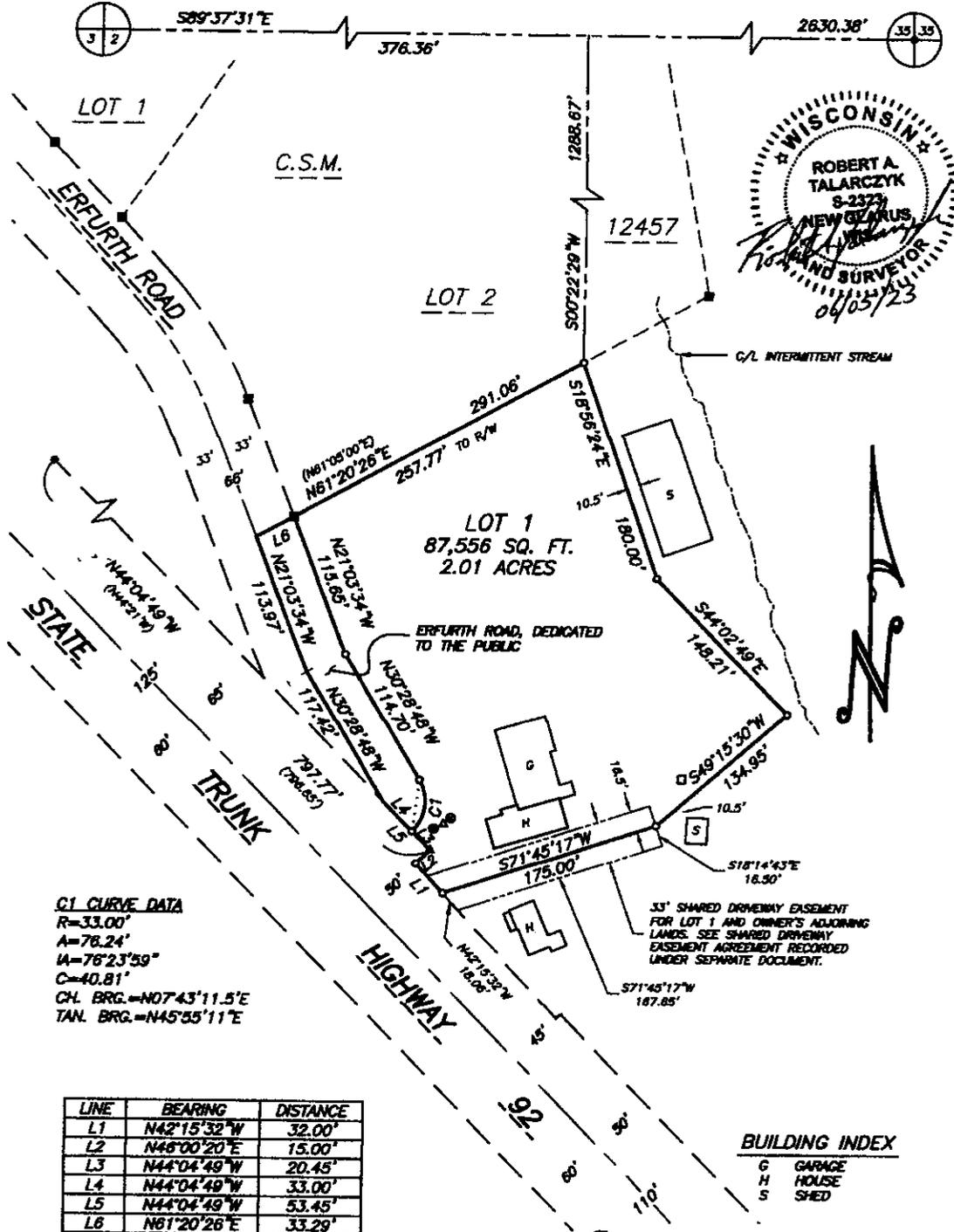
Owner/Agent Signature _____

Date 6/28/20

James Coons 2023-06-01
 Parcel 0507-022-9002-0

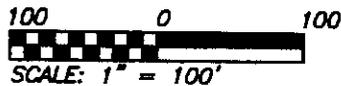
CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



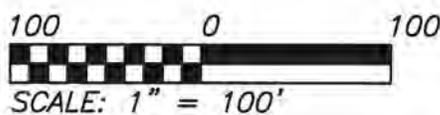
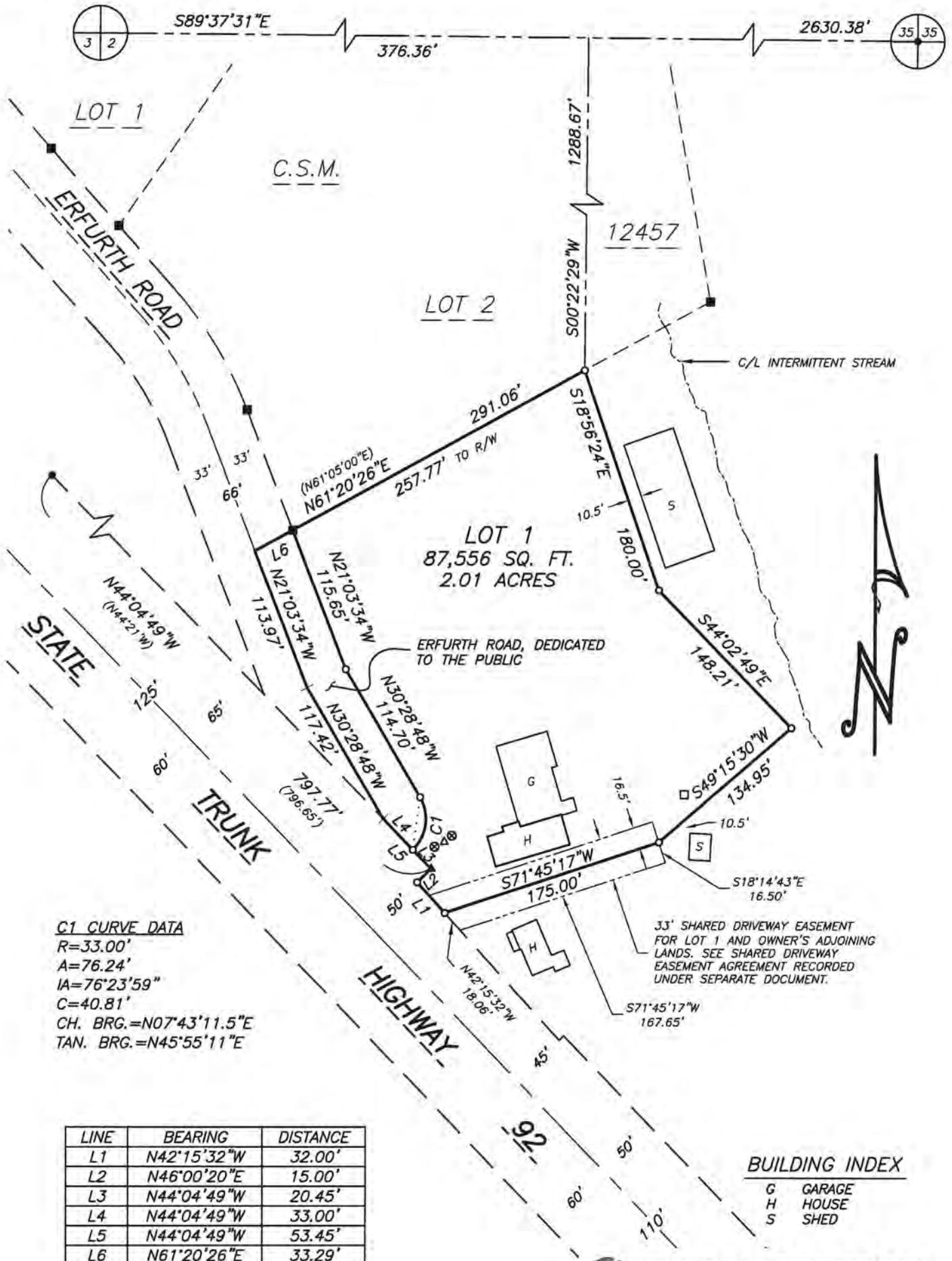
TALARCZYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyk-surveys.com

JOB NO. 22201
 POINTS 22201
 DWG. 22201_1
 DRAWN BY MST



CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.



JOB NO. 22201
 POINTS 22201
 DRWG. 22201_1
 DRAWN BY MST

SHEET 1 OF 3

TALARCZYK
 LAND SURVEYS

517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
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CERTIFIED SURVEY MAP NO. _____

That part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

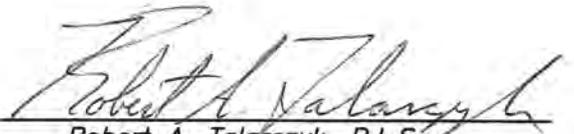
Commencing at the Northwest corner of said Section 2; thence S89°37'31"E along the North line of Section 2, 376.36'; thence S00°22'29"W, 1288.67' to the point of beginning; thence S18°56'24"E, 180.00'; thence S44°02'49"E, 148.21'; thence S49°15'30"W, 134.95'; thence S71°45'17"W, 175.00' to the Northeasterly right of way line of State Trunk Highway 92; thence N42°15'32"W along said right of way line, 32.00'; thence N46°00'20"E along said right of way line, 15.00'; thence N44°04'49"W along said right of way line, 53.45' to the centerline of Erfurth Road; thence N30°28'48"W along said centerline, 117.42'; thence N21°03'34"W along said centerline, 113.97'; thence N61°20'26"E, 291.06' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

Also subject to and together with a driveway easement in favor of Lot 1 and the owner's adjoining lands; said easement being part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Section 2; thence S89°37'31"E along the North line of Section 2, 376.36'; thence S00°22'29"W, 1288.67'; thence S18°56'24"E, 180.00'; thence S44°02'49"E, 148.21'; thence S49°15'30"W, 134.95' to the point of beginning; thence S18°14'43"E, 16.50'; thence S71°45'17"W, 167.65' to the Northeasterly right of way line of State Trunk Highway 92; thence N42°15'32"W along said right of way line, 18.06'; thence N71°45'17"E, 175.00' to the point of beginning.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the Town of Primrose and Dane County, and that under the direction of James T. Coons, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

June 5, 2023




Robert A. Talarczyk, P.L.S.

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 2 bears S89°37'31"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) All PLSS witness monuments were found and verified.

LEGEND:



Cast aluminum monument found



Dane County aluminum pipe monument found

- 1-1/4" iron pipe found
- 3/4" solid round iron rod found
- ▲ 5/8" solid round iron rod found
- 3/4" x 24" solid round iron rod set, weighing 1.50 lbs per lineal foot
- Cistern
- ⊗ Septic manhole
- △ Septic vent

 **TALARCZYK**
LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574
608-527-5216

www.talarczyksurveys.com

JOB NO. 22201
POINTS 22201
DRWG. 22201_1
DRAWN BY MST

SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION:

As owner, I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: Town of Primrose, Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

James T. Coons

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named James T. Coons to me known to be the same person who executed the foregoing instrument and acknowledged the same.



My commission expires _____.

TOWN APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20_____ by the Town of Primrose.

Town Clerk

Town Chairperson

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____ by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20_____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

PREPARED FOR:
Coons Construction of Verona LLC
1827 Locust Drive
Verona, WI 53593
(608) 845-9570

Kristi Chlebowski, Register of Deeds



517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyk-surveys.com

JOB NO. 22201
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FP-35 TO RR-2

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