## Dane County Rezone Petition

| Application Date | Petition Number |
| :---: | :---: |
| $03 / 20 / 2024$ |  |
| Public Hearing Date | DCPREZ-2024-12046 |
|  |  |

OWNER INFORMATION
AGENT INFORMATION

| OWNER NAME SUSAN K POWERS | PHONE (with Area Code) <br> (608) 622-9213 | AGENT NAME DANIEL FRAME |  | PHONE (with Area Code) $(608) 767-2602$ |
| :---: | :---: | :---: | :---: | :---: |
| BILLING ADDRESS (Number \& Street) 7146 Hayward Crossing |  | ADDRESS (Number \& Street) 4620 COUNTY HWY F |  |  |
| (City, State, Zip) Arena, WI 53517 |  | $\begin{aligned} & (\text { City, State, Zip) } \\ & \text { Black Earth, WI } 53515 \end{aligned}$ |  |  |
| E-MAIL ADDRESS powersjr@tds.net |  | E-MAIL ADDRESSdjfram1957@gmail.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 |  |
| south and west of 4620 County Hwy F |  |  |  |  |
| TOWNSHIP VECTION <br> VERMONT 5 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | PARCEL NUMBERS INVOLVED |  | PARCEL NUMBERS INVOLVED |  |
| 0706-053-9150-2 0706-064-9601-0 | 0706-071-8000-3 0706-082-8510-3 |  |  |  |
| REASON FOR REZONE |  |  |  |  |



Form Version 04.00.00


## REZONE 12046

$\square$ Wetland
Floodway Areas in Zone AE
$\square$ 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: | $\mathbf{\$ 3 9 5}$ |
| Farmland Preservation: | $\$ 495$ |
| Commercial: | $\$ 545$ |
| - 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:
Address (Number \& Street):
Address (City, State, Zip):
Email Address:
Phone\#:

|  |  |
| :--- | :--- |
| Township: | Vermont |
| Section: | $5,6,7,8$ |


| Agent Name: |
| :--- |
| Address (Number \& Street): |
| Address (City, State, Zip): |
| Email Address: |
| Phone\#: |

## PROPERTY INFORMATION

$$
0706-082-8510-3
$$

Parcel Numbers): 0706-064-9601-0 0706-071-8000-3 0706-053-9150-2
Property Address or Location: Vermont Township Near the corner of Hwys F \& FF

## 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 $\square$ No $\square$

Property owned by Susan and Daniel is being divided equally between them. The land has been surveyed and this resulted in parcels formerly zoned FP-35 needing to be rezoned to FP-1. One parcel will be 30.53 acres and the other parcel will be 26.28 acres. And 5.33 acres will be dedicated Public. The remaining 56.81 acres will remain FP 35 and not need to be rezoned. The land will remain wooded land in the MFL program and cropland. A density study shows 2 HDRs which will be split between Susan and Daniel. There will be no changes in the properties use.

| Existing Zoning <br> Districts) | Proposed Zoning <br> Districts) | Acres |
| :---: | :---: | :---: |
| FP 35 | FP 1 | 30.53 |
| FP 35 | FP 1 | 26.28 |
|  |  |  |

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.
$\square$ Scaled drawing of proposed property boundaries
$\square$ Legal description of zoning boundaries
$\square$ Information for commercial development (if applicable)
$\square$ Pre-application consultation with town and department staff
$\square$ Application fee (nonrefundable), payable to the Dane County Treasurer

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.


Date $3-14-24$



## PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN


## PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

## Legend and Notes

Denotes PLSS Monument found. (Witness ties verified)

- Denotes $3 / 4^{\prime \prime} \times 24^{\prime \prime}$ solid round iron rod weighing 1.50 lbs . per lineal foot set.

O Denotes $3 / 4$ " solid round iron rod found.
© Denotes 1" inside diameter iron pipe found.
-x- Denotes fence line.
1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The east line of the NE1/4 of Section 7 bears N $02^{\circ} 31^{\prime} 46^{\prime \prime} E$.
2.) Recorded bearings and distances are shown in parentheses.
3.) Lots 1 and 2 are subject to Conveyance of Land for Highway Purposes, Volume 231, Page 40, Document No. 799841.
4.) Lot 2 is subject to Managed Forest Law-Order of Designation issued by Wisconsin Department of Natural Resources, Effective Date of January 1, 2023, and recorded November 9, 2022, as Document No. 5872945.

## Description of Proposed Lot 1 to be rezoned to FP-1

A parcel of land located in the SW1/4 of the SW1/4 of Section 5, NE1/4 of the NE1/4 of Section 7 and NW1/4 of the NW1/4 of Section 8, All in T7N, R6E, Town of Vermont, Dane County, Wisconsin more particularly described as follows:
Commencing at a $11 / 2^{\prime \prime}$ inside diameter iron pipe at the east $1 / 4$ corner of said Section 7 ; thence $N 02^{\circ} 31^{\prime} 46^{\prime \prime} \mathrm{E}$ along the east line of the SE1/4 of the NE1/4 of said Section $7,1,320.81 \mathrm{ft}$. to a $3 / 4$ " solid round iron rod at the southeast corner of the NE1/4 of the NE1/4 of said Section 7 at the point of beginning; thence $\mathrm{S} 89^{\circ} 24^{\prime} 21^{\prime \prime} \mathrm{W}$ along the south line of said NE1/4 of the NE1/4, 229.94 ft . to a $3 / 4$ " solid round iron rod on the east right of way line of County Highway $\mathrm{F}^{\prime \prime}$; thence $\mathrm{N} 38^{\circ} 01^{\prime} 14^{\prime \prime}$ E along said east right of way, 90.55 ft . to a $3 / 4^{\prime \prime}$ solid round iron rod at the point of curvature of a curve to the right having a radius of 328.00 ft . and a central angle of $04^{\circ} 28^{\prime} 48^{\prime \prime}$; thence northeasterly along said east right of way and the arc of said curve, 25.65 ft . to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing $\mathrm{N} 40^{\circ} 15^{\prime} 38^{\prime \prime} \mathrm{E}$, 25.64 ft .; thence $\mathrm{N} 42^{\circ} 30^{\prime} 02^{\prime \prime} \mathrm{E}$ along said east right of way, 237.26 ft . to a $3 / 4^{\prime \prime}$ solid round iron rod at the point of curvature of a curve to the left having a radius of $1,313.30 \mathrm{ft}$. and a central angle of $46^{\circ} 26^{\prime} 18^{\prime \prime}$; thence northeasterly along said east right of way and said the arc of said curve, $1,064.42 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod at the end of said curve, said curve having a long chord bearing $\mathrm{N} 23^{\circ} 36^{\prime} 29^{\prime \prime} \mathrm{E}$, $1,035.53 \mathrm{ft}$.; thence $\mathrm{N} 02^{\circ} 05^{\prime} 54^{\prime \prime} \mathrm{W}$ along said east right of way, 80.18 ft . to a $3 / 4$ " solid round iron rod at the point of curvature of a curve to the left having a radius of $3,860.00 \mathrm{ft}$. and a central angle of $15^{\circ} 52^{\prime} 00^{\prime \prime}$; thence northerly along said east right of way and the arc of said curve, $1,068.93 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod at the point of tangency thereof, said curve having a long chord bearing $\mathrm{N} 10^{\circ} 01^{\prime} 54^{\prime \prime} \mathrm{W}, 1,065.52 \mathrm{ft}$.; thence $\mathrm{N} 17^{\circ} 57^{\prime} 54^{\prime \prime} \mathrm{W}$ along said east right of way, 34.34 ft . to a $3 / 4$ " solid round iron rod on the south line of Lot 1 of Dane County Certified Survey Map No. 5026; thence $N 84^{\circ} 10^{\prime} 06^{\prime \prime} E$ (recorded as $S 83^{\circ} 38^{\prime} \mathrm{W}$ ) along the south line of said Lot $1,366.97 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod hereinafter referred to as Point $A^{\prime \prime}$ at the beginning of a meander line along Blue Mounds Creek, said point $A "$ being located $S 84^{\circ} 10^{\prime} 06^{\prime \prime} \mathrm{W}, 122 \mathrm{ft}$. more or less from the center of said creek; thence $S 26^{\circ} 21^{\prime} 23^{\prime \prime} E$ along said meander line, $1,335.45 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod; thence $\mathrm{S} 45^{\circ} 56^{\prime} 05^{\prime \prime} \mathrm{W}$ along said meander line, $1,632.05 \mathrm{ft}$. to a $3 / 4$ " solid round iron rod on the east line of the NE1/4 of the NE1/4 of said Section 7 herein after referred to as Point B" at the end of the meander line along the creek being located $\mathrm{NO} 2^{\circ} 31^{\prime} 46^{\prime \prime} \mathrm{E}, 44.5 \mathrm{ft}$. more or less from the center of the creek; thence $\mathrm{S} 02^{\circ} 31^{\prime} 46^{\prime \prime} \mathrm{W}$ along the east line of the NE1/4 of the NE1/4 of said Section $7,80.00 \mathrm{ft}$. to the point of beginning.
...INCLUDING all lands lying between the meander line described above and the centerline of the creek lying south of an extension of the line from POINT "A", N84 ${ }^{\circ} 10^{\prime} 06^{\prime \prime} \mathrm{E}, 122 \mathrm{ft}$. more or less to centerline of the creek and north and east of an extension of the line from POINT "B", SO2 ${ }^{\circ} 31^{\prime} 46 " \mathrm{~W}, 44.5 \mathrm{ft}$. more or less to the centerline of the creek.


## PRELIMINARY CERTIFIED SURVEY MAP

## LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

## Description of Proposed Lot 2 to be rezoned to FP-1

A parcel of land located in the SW1/4 of the SW1/4 of Section 5, SE1/4 of the SE1/4 of Section 6, NE1/4 of the NE1/4 of Section 7 and NW1/4 of the NW1/4 of Section 8, All in T7N, R6E, Town of Vermont, Dane County, Wisconsin more particularly described as follows:
Commencing at a $11 / 2^{\prime \prime}$ inside diameter iron pipe at the east $1 / 4$ corner of said Section 7 ; thence $\mathrm{NO} 2^{\circ} 31^{\prime} 46^{\prime \prime} \mathrm{E}$ along the east line of the SE1/4 of the NE1/4 of said Section 7, 1,320.81 ft. to a $3 / 4$ " solid round iron rod at the southeast corner of the NE1/4 of the NE1/4 of said Section 7; thence S89 $24^{\prime} 21^{\prime \prime} \mathrm{W}$ along the south line of said NE1/4 of the NE1/4, 281.14 ft . to the centerline of County Highway $\mathrm{F}^{\prime \prime}$; thence $\mathrm{N} 38^{\circ} 01^{\prime} 14^{\prime \prime} \mathrm{E}$ along said centerline, 94.21 ft . to the northeast corner of Lot 1 of Dane County Certified Survey Map No. 1631; thence $\mathrm{N} 78^{\circ} 02^{\prime} 07^{\prime \prime} \mathrm{W}$ (recorded as $\mathrm{N} 76^{\circ} 42^{\prime} \mathrm{W}$ ) along the north line of said Lot $1,55.65 \mathrm{ft}$. to a $3 / 4$ " solid round iron rod at the point of beginning; thence continuing $\mathrm{N} 78^{\circ} 02^{\prime} 07^{\prime \prime} \mathrm{W}$ (recorded as $\mathrm{N} 76^{\circ} 42^{\prime} \mathrm{W}$ ) along the north line of said Lot $1,158.89 \mathrm{ft}$. to a $1^{\prime \prime}$ inside diameter iron pipe at the northwest corner of said Lot 1 ; thence $\mathrm{S} 35^{\circ} 18^{\prime} 54^{\prime \prime} \mathrm{W}$ along the west line of said Lot $1,121.90 \mathrm{ft}$. (recorded as $\mathrm{S} 36^{\circ} 34^{\prime} \mathrm{W}, 122.3 \mathrm{ft}$.) to a $1^{\prime \prime}$ inside diameter iron pipe; thence $\mathrm{S} 19^{\circ} 19^{\prime} 59^{\prime \prime} \mathrm{E}$ (recorded as $\mathrm{S} 18^{\circ} 05^{\prime} \mathrm{E}$ ) along the west line of said Lot $1,22.74 \mathrm{ft}$. to a $3 / 4$ " solid round iron rod on the south line of the NE1/4 of the NE1/4 of said Section 7 ; thence $589^{\circ} 24^{\prime} 21^{\prime \prime} \mathrm{W}$ along said south line, 295.65 ft . to a $3 / 4^{\prime \prime}$ solid round iron rod; thence $\mathrm{N} 35^{\circ} 07^{\prime} 26^{\prime \prime} \mathrm{E}, 972.38 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod; thence N16 ${ }^{\circ} 39^{\prime} 31^{\prime \prime}$ E, 322.51 ft . to a $3 / 4^{\prime \prime}$ solid round iron rod; thence $N 00^{\circ} 24^{\prime} 37^{\prime \prime} \mathrm{E}, 252.12 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod; thence $\mathrm{N} 21^{\circ} 22^{\prime} 51^{\prime \prime} \mathrm{W}, 658.78 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod; thence $\mathrm{N} 35^{\circ} 59^{\prime} 33^{\prime \prime} \mathrm{E}, 424.62 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod; thence $\mathrm{N} 52^{\circ} 59^{\prime} 55^{\prime \prime} \mathrm{E}$ (recorded as $\mathrm{S5} 2^{\circ} 40^{\prime} \mathrm{W}$ ), 109.00 ft . to a $1^{\prime \prime}$ inside diameter iron pipe; thence $\mathrm{N} 71^{\circ} 32^{\prime} 55^{\prime \prime} \mathrm{E}$ (recorded as $\mathrm{N} 71^{\circ} 13^{\prime} \mathrm{E}$ ), 158.14 ft . to a $3 / 4^{\prime \prime}$ solid round iron rod on the west right of way line of County Highway F"; thence $S 17^{\circ} 57^{\prime} 54^{\prime \prime}$ E along said west right of way, 112.43 ft . to a $3 / 4^{\prime \prime}$ solid round iron rod at the point of curvature of a curve to the right having a radius of $3,770.00 \mathrm{ft}$. and a central angle of $15^{\circ} 52^{\prime} 00^{\prime \prime}$; thence southerly along said west right of way and the arc of said curve, $1,044.01 \mathrm{ft}$. to a $3 / 4^{\prime \prime}$ solid round iron rod at the point of tangency thereof, said curve having a long chord bearing $\mathrm{S} 10^{\circ} 01^{\prime} 54^{\prime \prime} \mathrm{E}, 1,040.68 \mathrm{ft}$.; thence $S 02^{\circ} 05^{\prime} 54$ "E along said west right of way, 78.19 ft . to a $3 / 4^{\prime \prime}$ solid round iron rod at the point of curvature of a curve to the right having a radius of $1,223.30 \mathrm{ft}$. and a central angle of $46^{\circ} 30^{\prime} 16^{\prime \prime}$; thence southwesterly along said west right of way and the arc of said curve, 992.90 ft . to a $3 / 4$ " solid round iron rod at the end of said curve, said curve having a long chord bearing $523^{\circ} 43^{\prime} 53^{\prime \prime} \mathrm{W}, 965.87 \mathrm{ft}$.; thence $\mathrm{S} 42^{\circ} 30^{\prime} 02^{\prime \prime} \mathrm{W}$ along said west right of way, 240.72 ft . to a $3 / 4$ " solid round iron rod at the point of tangency of a curve to the left having a radius of 418.00 ft . and a central angle of $04^{\circ} 28^{\prime} 48^{\prime \prime}$; thence southwesterly along said west right of way and the arc of said curve, 32.68 ft . to a $3 / 4$ " solid round iron rod at the point of tangency thereof, said curve having a long chord bearing $540^{\circ} 15^{\prime} 38^{\prime \prime} \mathrm{W}, 32.68 \mathrm{ft}$.; thence $\mathrm{S} 38^{\circ} 01^{\prime} 14^{\prime \prime} \mathrm{W}$ along said west right of way, 52.73 ft . to the point of beginning.

## Surveyor's Certificate

I, Daniel Marks, Professional Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of Daniel Frame and Susan Powers and that such map is a correct representation of all the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made in compliance with Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.

Dated this 15th day of January 2023


M
Daniel Marks
Professional Land Surveyor S-3024
Field work completed 12/22/2023


