

# Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/27/2017	DCPREZ-2017-11128
Public Hearing Date	C.U.P. Number
05/23/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAWN M EVERT	PHONE (with Area Code) 608-767-2271	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 9515 STATE HIGHWAY 19		ADDRESS (Number & Street)	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS sdevert@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
west of 5631 Hodgson Road					
TOWNSHIP MAZOMANIE	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-183-9910-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 Agriculture District	RH-2 Rural Homes District	5		
A-2 Agriculture District	RH-2 Rural Homes District	7.3		

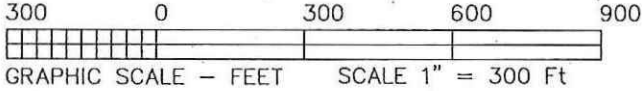
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>DE</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  RWL1	SIGNATURE:(Owner or Agent) 
COMMENTS: TRANSFER OF 2 SPLITS FROM OWNER'S PROPERTY IN SEC 12 ON HWY 19				PRINT NAME: DAWN EVERT
				DATE: 4/27/2017

# CERTIFIED SURVEY MAP

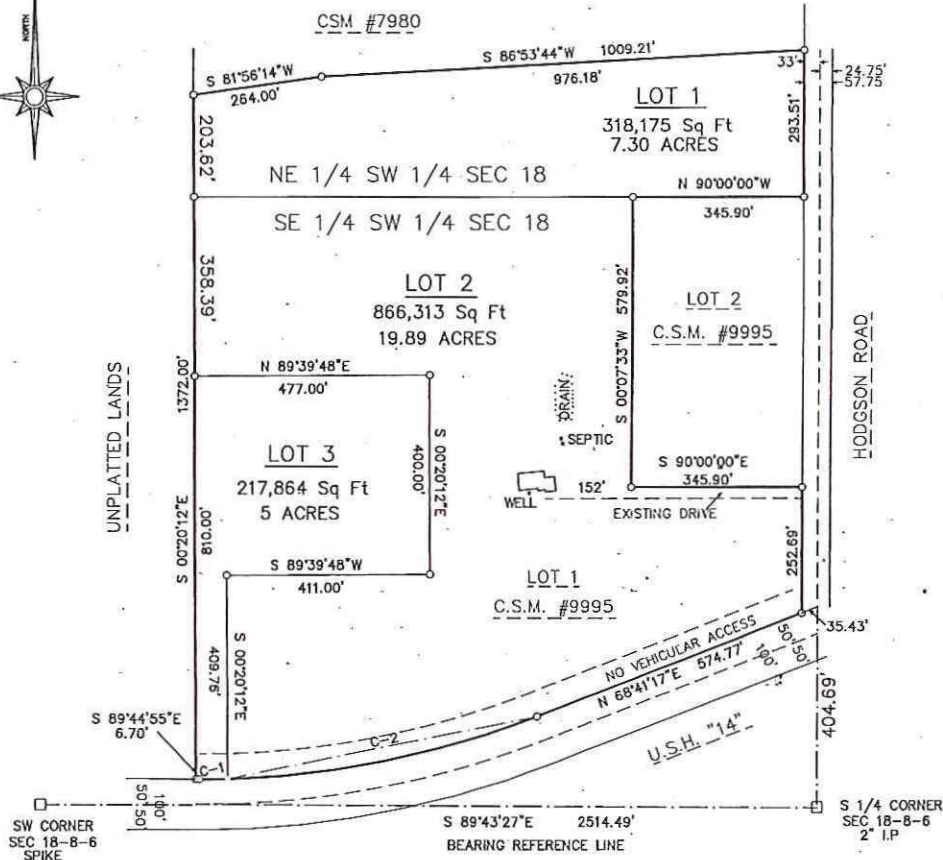
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1, C.S.M. #9995, LOCATED IN THE SE 1/4 OF THE SW 1/4, AND THE NE 1/4 OF THE SW 1/4, SECTION 18, T08N, R06E, TOWN OF MAZOMANIE, DANE COUNTY, WISCONSIN.



SURVEYED FOR:  
SCOTT AND DAWN EVERT  
9515 S.T.H. "19"  
MAZOMANIE, WI 53560



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1855.84'	29.65'	59.30'	1°49'51"	3°05'14"	59.30'	N 89°21'38"E
C-2	1855.84'	323.18'	639.95'	19°45'26"	3°05'14"	636.78'	N 78°33'59"E

NOTES:  
WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED. REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT  
BEARINGS MEASURED TO THE NEAREST 5"

DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

Need lot 2  
description

LOT 1

L E G A L   D E S C R I P T I O N

Part of Lot 1, C.S.M. #9995, located in the NE 1/4 of the SW 1/4, Section 18, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Beginning at the NE corner of said C.S.M. #9995

THENCE South 00 degrees 07 minutes 33 seconds West for a distance of 293.51 feet along the west Right-of-way Hodgson Road

THENCE North 90 degrees 00 minutes 00 seconds West for a distance of 1234.30 feet

THENCE North 00 degrees 20 minutes 12 seconds West for a distance of 203.62 feet

THENCE North 81 degrees 56 minutes 14 seconds East for a distance of 264.00 feet

THENCE North 86 degrees 53 minutes 44 seconds East for a distance of 976.18 feet to the point of beginning

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 7.30 acres more or less.

# LOT 31 REZONE AREA

maz18se

## LEGAL DESCRIPTION

Part of C.S.M. #9995, located in the SE 1/4 of the SW 1/4, Section 18, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows;

Beginning at the SW corner of said C.S.M. #9995

THENCE North 00 degrees 20 minutes 12 seconds West for a distance of 810.00 feet along the West line of said C.S.M. #9995

THENCE North 89 degrees 39 minutes 48 seconds East for a distance of 477.00 feet

THENCE South 00 degrees 20 minutes 12 seconds East for a distance of 400.00 feet

THENCE South 89 degrees 39 minutes 48 seconds West for a distance of 411.00 feet

THENCE South 00 degrees 20 minutes 12 seconds East for a distance of 409.76 feet to the North right-of-way U.S.H. "14"

THENCE along a curve to the right having a radius of 1855.84 feet and an arc length of 59.30 feet, being subtended by a chord of South 89 degrees 21 minutes 38 seconds West for a distance of 59.30 feet along said right-of-way

THENCE North 89 degrees 44 minutes 55 seconds West for a distance of 6.70 feet along said right-of-way to the point of beginning

Together with and subject to covenants, easements, and restrictions of record.

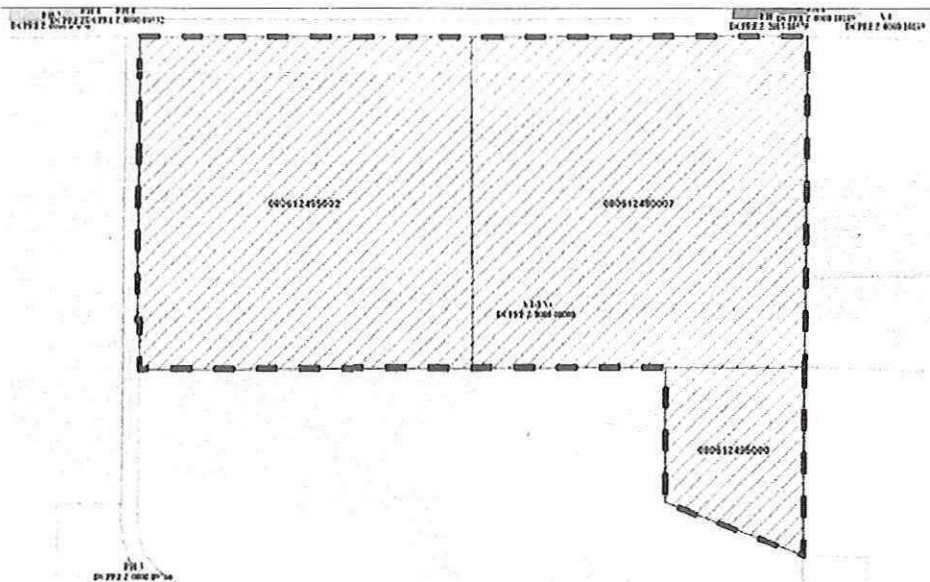
Said property contains 5.00 acres more or less.



# 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: Scott & Dawn Evert					
Town	Mazomanie	A-1EX Adoption	3/29/1979	Orig Farm Owner	Rolland Niendorf
Section:	12	Density Number	40	Original Farm Acres	85.65
Density Study Date	10/29/2014	Original Splits	2.14	Available Density Unit(s)	2



## Reasons/Notes:

[2] Original Splits  
None Taken  
[2] Splits Remaining  
Per Town Plan: "one (1) building site per 40 acres owned as of March 29, 1979, exclusive of the original farm residence."  
Resource Protection will limit the buildable area of the site.

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	CSM
080612495000	7.87	DAWN M EVERT & SCOTT EVERT	
080612485002	38.82	DAWN M EVERT & SCOTT EVERT	
080612480007	38.96	DAWN M EVERT & SCOTT EVERT	

## SITE PLAN APPROVAL FORM

NAME: Scott and Dawn Evert

ADDRESS: 5631 Hodgson Rd


PARCEL NUMBER: 034/0806-183-9910-0

ZONING: A-2 DCPREZ-0000-08033

ACRES: 32.170

### SITE PLAN APPROVAL:

By Land Plan Commission:  Date: April 3, 2017  
Rick Wipperfurth, Chairman

By Town Board:  Date: April 10, 2017  
Fred Wolf, Chairman

### Conditions:

Density study for TDR attached

The applicant will receive two copies of this form. The form must be completed prior to application for a county zoning permit and submitted both to Dane County Zoning and to the Town of Mazomanie Building Inspector when applying for building permit.

Dane County Zoning: (608) 266-9083 [www.countyofdane.com/plandev/zoning](http://www.countyofdane.com/plandev/zoning)

Tracy Johnson, Building Inspector: (608) 444-0372

Town of Mazomanie  
711 W Hudson St  
Mazomanie, WI 53560

Phone: (608) 795-2920  
E-mail: [townmazo@gmail.com](mailto:townmazo@gmail.com)  
Website: [townofmazomanie.org](http://townofmazomanie.org)

## SITE PLAN APPROVAL FORM

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PARCEL NUMBER: 034/0806-183-9910-0

ZONING: A-2 DCPREZ-0000-08033

ACRES: 32.170

### SITE PLAN APPROVAL:

By Land Plan Commission:  Date: April 3, 2017  
*Rick Wipperfurth, Chairman*

By Town Board:  Date: April 10, 2017  
*Fred Wolf, Chairman*

Conditions:

Re-zone application attached

The applicant will receive two copies of this form. The form must be completed prior to application for a county zoning permit and submitted both to Dane County Zoning and to the Town of Mazomanie Building Inspector when applying for building permit.

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Mazomanie, WI 53560

Phone: (608) 795-2920  
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Website: [townofmazomanie.org](http://townofmazomanie.org)

## SITE PLAN APPROVAL FORM

NAME: Scott and Dawn Evert

ADDRESS: 9515 State Rd 19/5631 Hodgson Rd

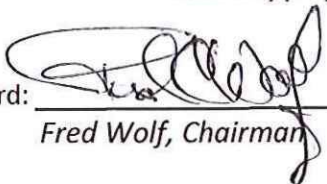
PARCEL NUMBER: 034/0806-183-9910-0

ZONING: A-2 DCPREZ-0000-08033

ACRES: 32.170

### SITE PLAN APPROVAL:

By Land Plan Commission:  Date: March ~~February~~ 7, 2016  
Rick Wipperfurth, Chairman

By Town Board:  Date: March ~~February~~ 14, 2016  
Fred Wolf, Chairman

### Conditions:

Transfer development rights from parcel 034/0806-124-8000-7 to 034/0806-183-9910-0. Density study attached.

The applicant will receive two copies of this form. The form must be completed prior to application for a county zoning permit and submitted both to Dane County Zoning and to the Town of Mazomanie Building Inspector when applying for building permit.

Dane County Zoning: (608) 266-9083 [www.countyofdane.com/plandev/zoning](http://www.countyofdane.com/plandev/zoning)

Tracy Johnson, Building Inspector: (608) 444-0372

Town of Mazomanie  
711 W Hudson St  
Mazomanie, WI 53560

Phone: (608) 795-2120  
E-mail: [townmazo@gmail.com](mailto:townmazo@gmail.com)  
Website: [townofmazomanie.org](http://townofmazomanie.org)



## TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 11228

Dane County Zoning & Land Regulation Committee Public Hearing Date 5/8/2017

Whereas, the Town Board of the Town of Mazomanie having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): ☒ Approved ☐ Denied ☐ Postponed

Town Planning Commission Vote: 5 in favor 0 opposed 0 abstained

Town Board Vote: 5 in favor 0 opposed 0 abstained

### THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

1. ☐ Deed restriction limiting use(s) in the \_\_\_\_\_ zoning district to only the following:
2. ☐ Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):
3. ☐ Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
4. ☐ Condition that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):
5. ☐ Other Condition(s). Please specify:

Please note: The following space is reserved for comment by the minority voter(s), OR, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Melissa Lohre, as Town Clerk of the Town of Mazomanie, County of Dane, hereby  
certify that the above resolution was adopted in a lawful meeting of the Town Board on 4/10/2017  
Town Clerk Melissa Lohre Date: 4/10/2017

Petition # 11128

Public Hearing Date 5/23/17

### Application

- ☒ Application filled out and signed
- ☒ Metes and bounds description
- ☒ Scaled map
- ☒ Letter of intent
- ☐ If commercial, plan showing proposed improvements (building, parking, landscape)

### Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No ✓
- 5. Do the existing structures meet the height limitations? Yes / No ✓
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No ✓
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No ✓
- 8. Existing building heights conform to district? Yes / No ✓
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No ✓
- 12. Screening requirements met? Yes / No ✓
- 13. Outside lighting requirements? Yes / No ✓

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Planning Review

- 1. Density Study Needed? Yes / No Splits 2
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contacts / Correspondence: (date: issue)

## Parcel Summary

Municipality Name	TOWN OF MAZOMANIE
Parcel Description	SEC 12-8-6 NW1/4 SE1/4 EXC COM SW COR TH...
Owner Names	DAWN M EVERT SCOTT EVERT
Primary Address	No parcel address available.
Mailing Address	9515 STATE HIGHWAY 19 MAZOMANIE WI 53560

## Current Year Assessment

Assessment Year	2016
Valuation Classification	G4 G5
Assessment Acres	39.100
Land Value	\$9,500.00
Improved Value	\$0.00
Total Value	\$9,500.00

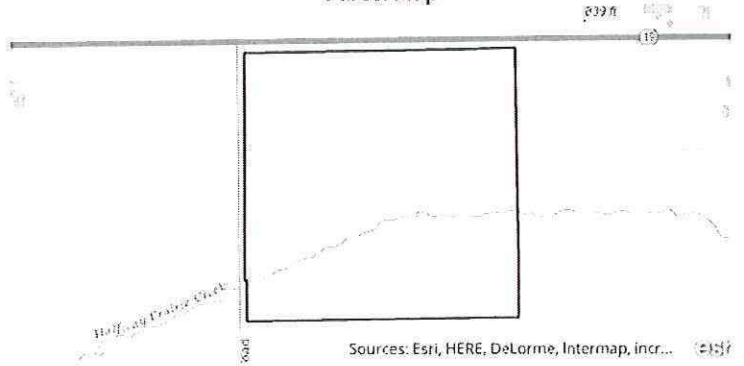
## Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
EX

Zoning District Fact Sheets

## Parcel Map



## Current Year Taxes

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$9,400.00	\$0.00	\$9,400.00
Taxes:		\$154.55
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$154.55

## Districts

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TDI	04/17/2007	4299965		
QCD	02/13/2001	3287579		
WD	04/02/1998	2945264		
PRD	01/26/1998	2915770		
	06/03/1996		D538	503



## Parcel Summary

Municipality Name	TOWN OF DEERFIELD
Parcel Description	SEC 8-7-12 W1/2 NW1/4SW1/4 EXC W 208.94 ...
Owner Name	GLENN E THOMPSON
Primary Address	4324 SMITH DR
Mailing Address	4324 SMITH DR DEERFIELD WI 53531

## Current Year Assessment

Assessment Year	2016
Valuation Classification	G4 G5 G7
Assessment Acres	19.000
Land Value	\$113,900.00
Improved Value	\$213,000.00
Total Value	\$326,900.00

## Zoning Information

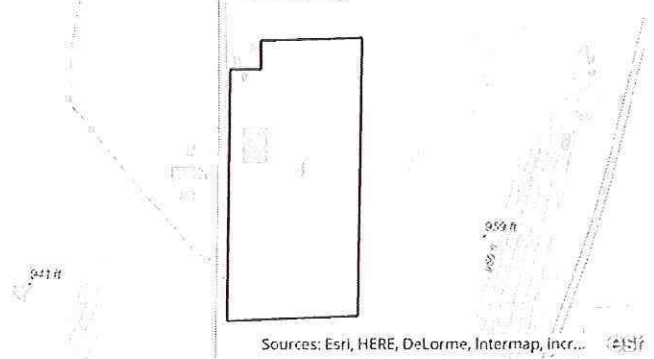
For the most current and complete zoning information, contact the Division of Zoning.

## Zoning

1(EX) DCPREZ-1978-02057

Zoning District Fact Sheets

## Parcel Map



## Current Year Taxes

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$113,900.00	\$213,000.00	\$326,900.00
Taxes:		\$6,089.39
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$81.24
Specials(+):		\$168.67
Amount:		\$6,176.82

## Districts


Type	State Code	Description
REGULAR SCHOOL	1309	DEERFIELD SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	12DF	DEERFIELD FIRE

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	06/11/2004	3927186		
SD	09/02/2003	3800379		
WD	05/31/2000	3217047		
WD	07/10/1998	2977214		
WD	04/25/1996		32361	60
WD	03/28/1996		32157	69
QCD	12/21/1995		30908	73
LC	04/12/1994		14602	22



**Parcel Number - 034/0806-183-9910-0****Current**[◀ Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF MAZOMANIE	
Parcel Description	LOT 1 CSM 9995 CS58/172&173-3/27/2001 DE...	
Owner Names	SCOTT A EVERT DAWN M EVERT	
Primary Address	5631 HODGSON RD	
Billing Address	9515 STATE HIGHWAY 19 MAZOMANIE WI 53560	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	G1 G4	
Assessment Acres	32.170	
Land Value	\$104,900.00	
Improved Value	\$183,200.00	
Total Value	\$288,100.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

**Zoning**

A-2 DCPREZ-0000-08033

[Zoning District Fact Sheets](#)

## Parcel Maps



DCiMap

Google Map

Bing Map

## Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$104,900.00	\$183,200.00	\$288,100.00
<b>Taxes:</b>		\$4,810.84
<b>Lottery Credit(-):</b>		\$150.24
<b>First Dollar Credit(-):</b>		\$79.89
<b>Specials(+):</b>		\$8.67
<b>Amount:</b>		\$4,589.38

## District Information

Type	State Code	Description
REGULAR SCHOOL	0469	WIS HEIGHTS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	17BE	BLACK EARTH FIRE

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	07/02/2014	5081249		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0806-183-9910-0

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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City-County Bldg. Room 116

Madison, WI 53703



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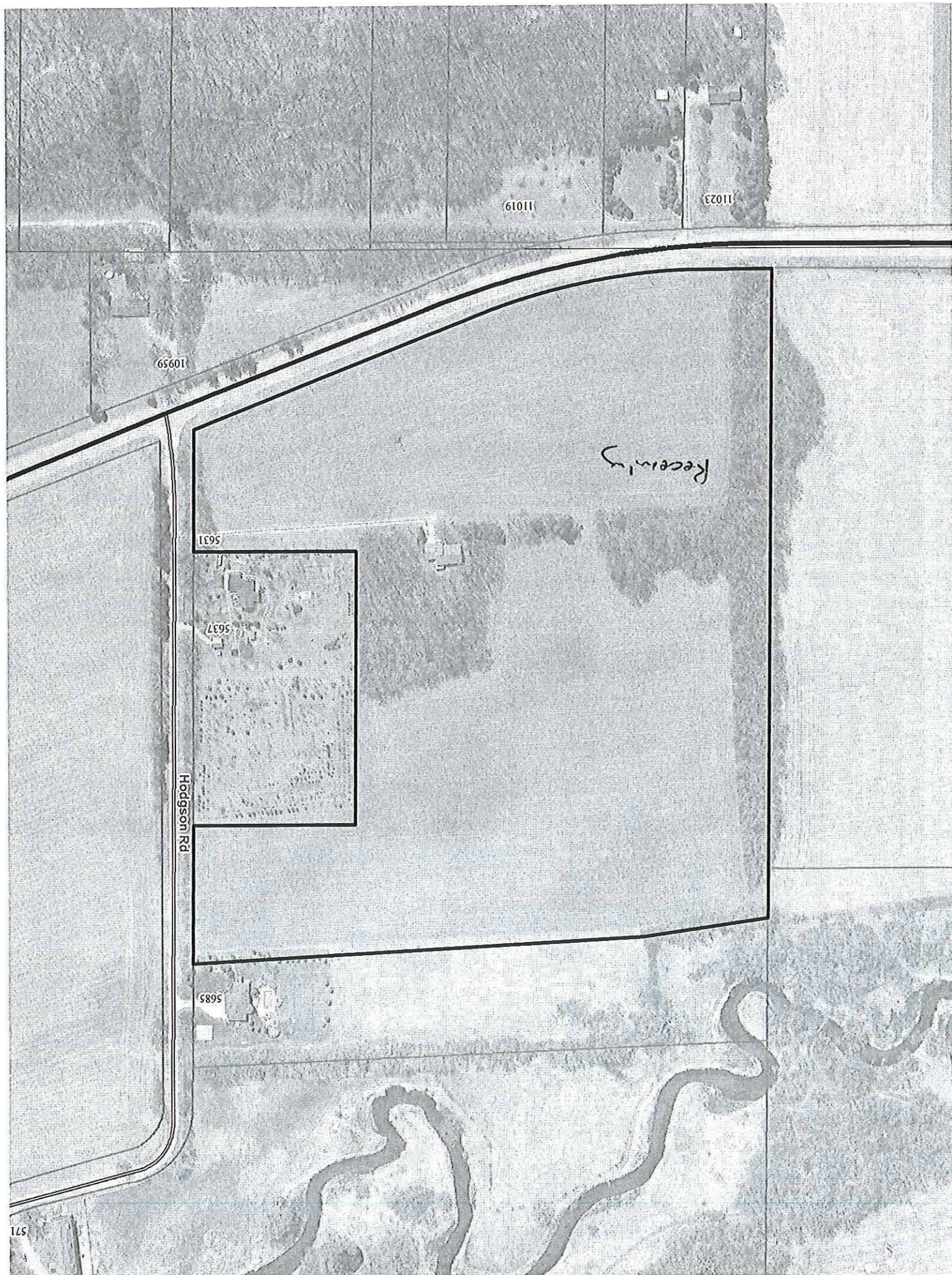
19

Sending

Beuthin Rd

5899








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Public Hearing Date	C.U.P. Number
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(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
west of 5631 Hodgson Road					
TOWNSHIP MAZOMANIE	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0806-183-9910-0					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT				
<div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%) rotate(-45deg); font-size: 100px; color: red; opacity: 0.5;">SEE REVISED</div>				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 Agriculture District	RH-2 Rural Homes District	5		

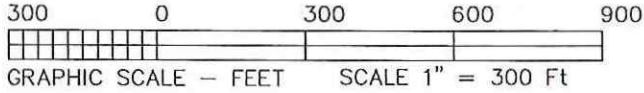
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  RWL1	SIGNATURE:(Owner or Agent) 
				PRINT NAME: DAWN EVERT
				DATE: 3/6/17

# CERTIFIED SURVEY MAP

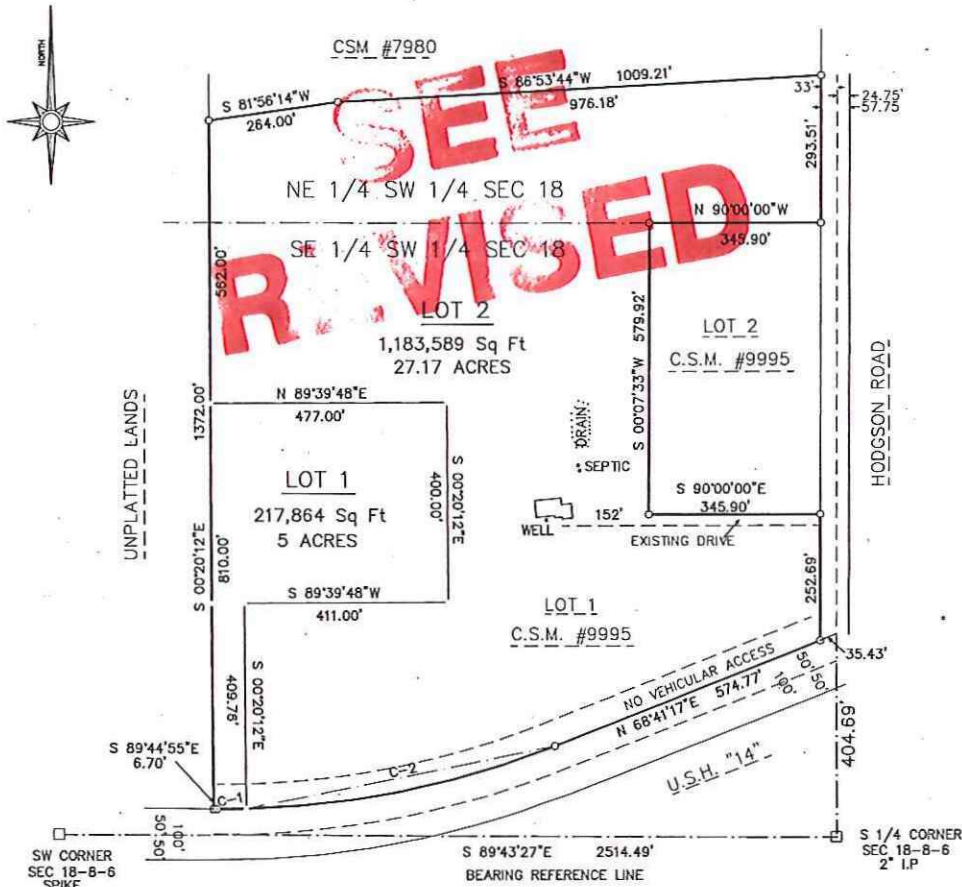
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

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SURVEYED FOR:  
SCOTT AND DAWN EVERT  
9515 S.T.H. "19"  
MAZOMANIE, WI 53560



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
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DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT  
BEARINGS MEASURED TO THE NEAREST 5"

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

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

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_