

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/17/2020	DCPREZ-2020-11600
Public Hearing Date	C.U.P. Number
10/27/2020	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JEFFERY D BELL	PHONE (with Area Code) (608) 235-5334	AGENT NAME WILLIAMSON SURVEYING	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 9701 UNION VALLEY RD		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS bellhouse@tds.net		E-MAIL ADDRESS noa@williamsonsurveying.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
West of 4464 Old Indian Trail					
TOWNSHIP VERMONT	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-044-8500-1					

REASON FOR REZONE	CUP DESCRIPTION
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CREATING ONE RESIDENTIAL LOT	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.51		

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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:	Jeff & Nancy Bell	Agent Name:	Williamson Surveying
Address (Number & Street):	9701 Union Valley Road	Address (Number & Street):	104a West Main St.
Address (City, State, Zip):	Black Earth, WI 53515	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	bellhouse@tds.net	Email Address:	noa@williamsonsurveying.com
Phone#:	608-235-5334 / 608-767-4280 (cell)	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Vermont	Parcel Number(s):	070604485001
Section:	4	Property Address or Location:	NW 1/4 of SE 1/4

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

Applicant owns 70.56 acres and would like to rezone 2.51 acres excluding road right of way to RR-2 to build a new home for them.

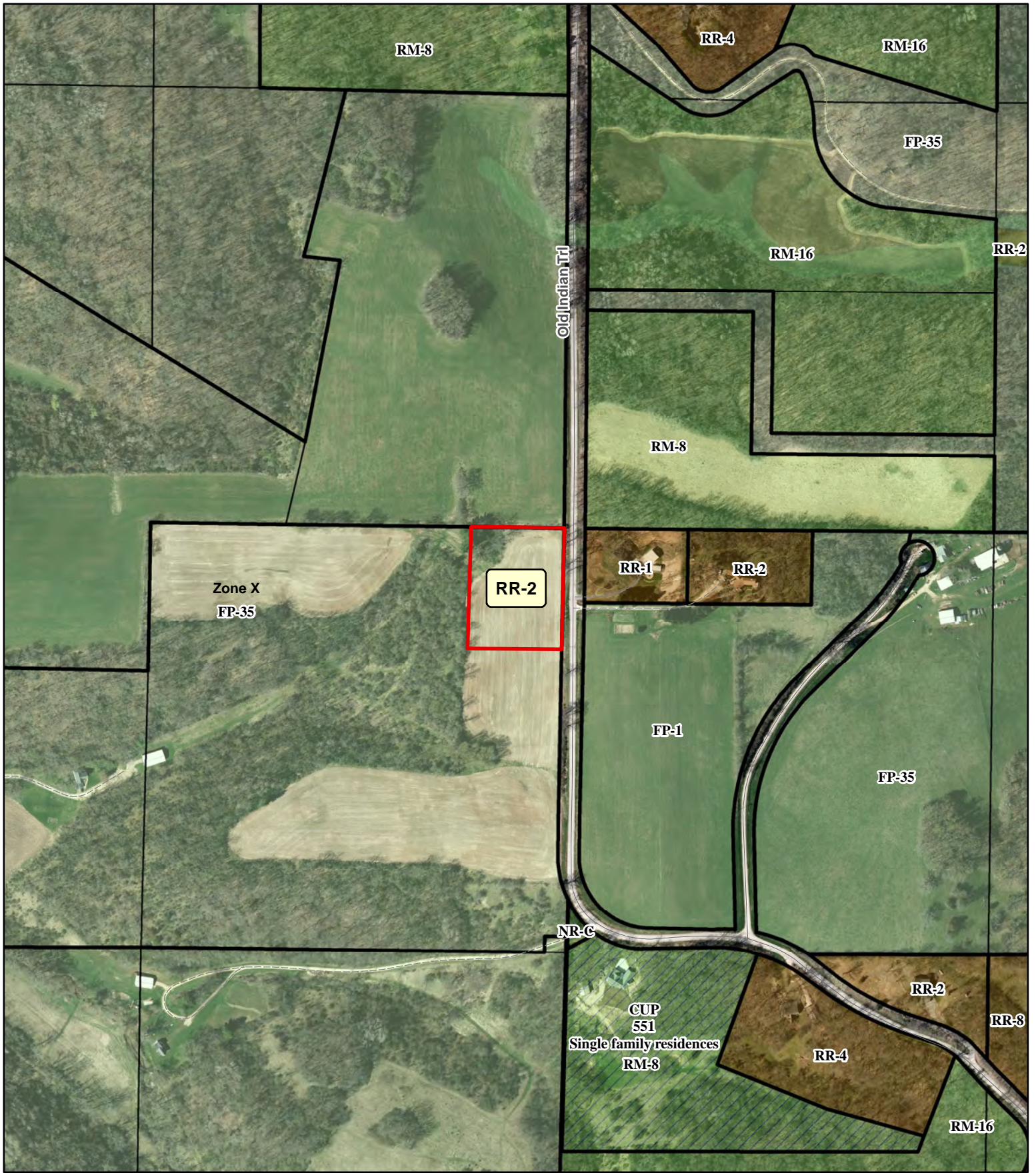
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP - 35	RR-2	

<p>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. <u>Only complete applications will be accepted.</u> 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.</p>				
<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 checked="" type="checkbox"/> Application fee (non-refundable), 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.

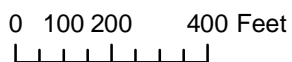
Owner/Agent Signature **Noa Prieve** Digitally signed by Noa Prieve
Date: 2020.08.17 13:19:04 -05'00'

Date 8/17/20



Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11600
JEFFERY D BELL

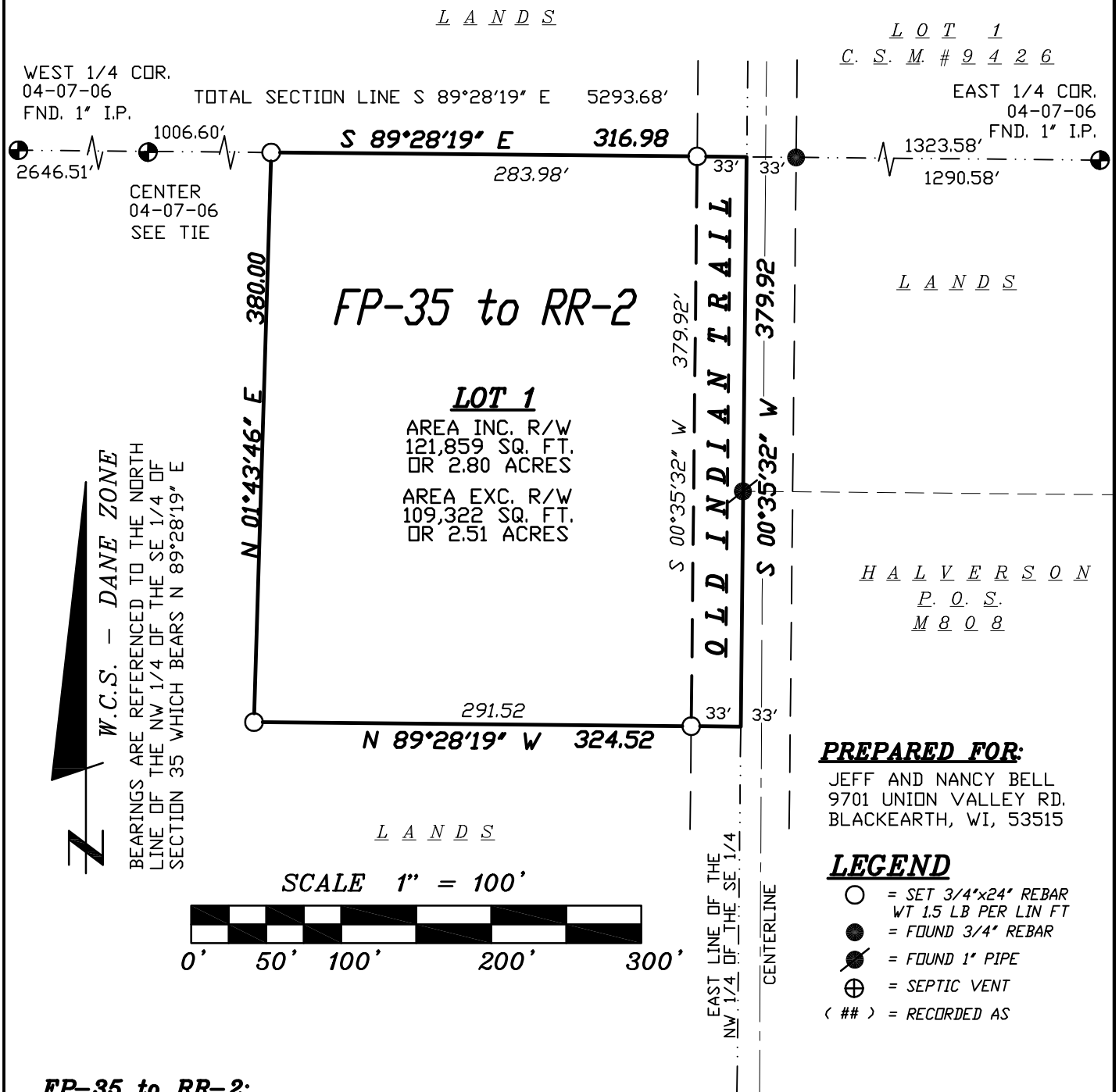


REZONING MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the SE 1/4 of Section 4, T7N, R6E,
Town of Vermont, Dane County, Wisconsin.



FP-35 to RR-2:

Being part of the NW 1/4 of the SE 1/4 of Section 04, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 04; thence S 89°28'19" E along the East-West 1/4 section line, 2646.51 feet; these continue S 89°28'19" E, 1006.60 feet to the point of beginning.

Thence continuing S 89°28'19" E, 316.98 feet to the east line of said NW 1/4 of the SE 1/4; thence S 00°35'32" W, along said line 379.92 feet; thence N 89°28'19" W, 324.52 feet; thence N 01°43'46" E, 380.00 feet to the point of beginning. The above described parcel contains 121,859 square feet or 2.16 acres and is subject to a road right of way over the most easterly part thereof.

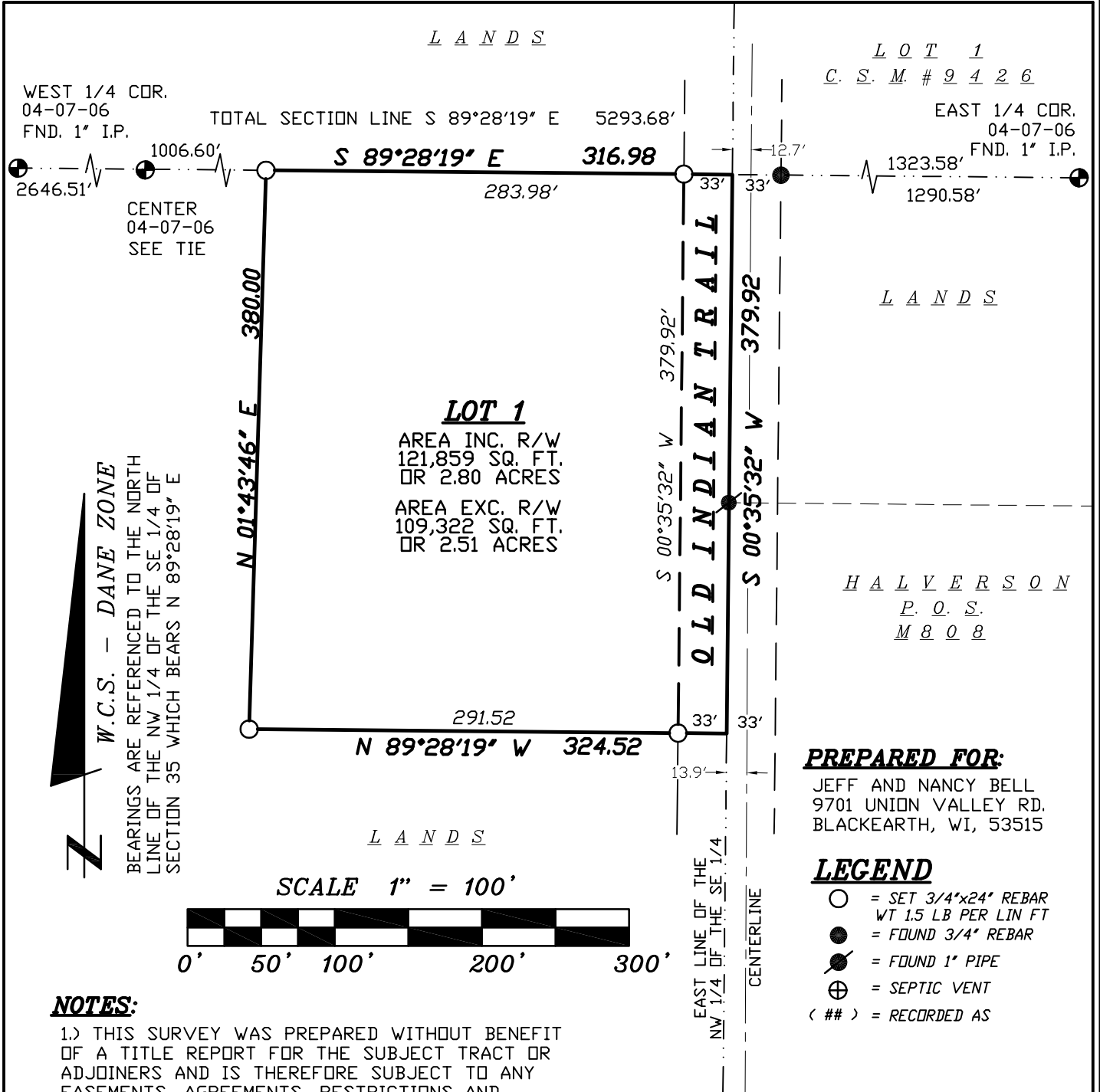


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NW 1/4 of the SE 1/4 of Section 4, T7N, R6E,
Town of Vermont, Dane County, Wisconsin.



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 AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) ALL OF THE SECTION TIES FOR THE EAST 1/4 AND WEST 1/4 CORNER OF SECTION 04 HAVE BEEN FOUND AND VERIFIED. THE CENTER WAS SET BY BEARING-BEARING INTERSECTION SEE NEW TIE SHEET.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

SURVEYORS SEAL

FP-35 to RR-2

Being part of the NW 1/4 of the SE 1/4 of Section 04, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 04; thence S 89°28'19" E along the East-West 1/4 section line, 2646.51 feet; thence continue S 89°28'19" E, 1006.60 feet to the point of beginning.

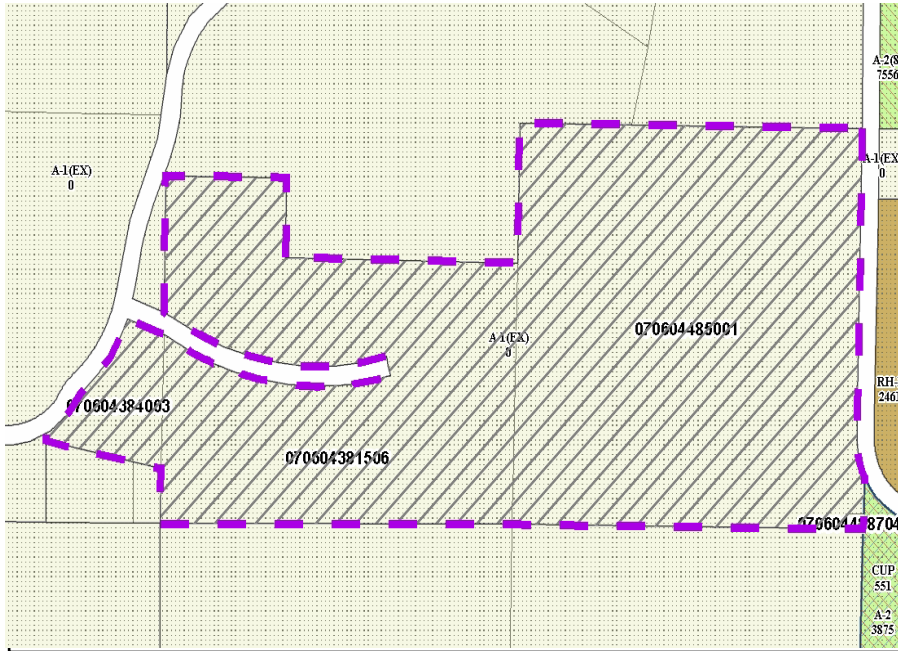
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DRAFT: FOR DISCUSSION PURPOSE ONLY

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: Virginia M. Bartelt

Town: Vermont	A1-EX Adoption: 10/12/79	Orig. Farm Owner: Lickel, George & Doris	
Section: 04	1 Split Per 35 Acres Owned	Original Farm Acres: 70.56	
Previous Density Study: 2/23/12	Original Splits: [70.56 / 35 = 2.02]	Remaining Splits: 2	



Reasons/Notes:

Homesites created to date:
NONE

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 this original farm acreage, *not* acreage currently owned

<u>Parcel #</u>	<u>Acres</u>	<u>Owner Name</u>	<u>CSM</u>
070604485001	39.45	GEORGE E LICKEL & DORIS M LICKEL	
070604384003	2.90	GEORGE E LICKEL & DORIS M LICKEL	
070604488704	0.08	RICHARD H SONNENBERG & BEVERLY A SONNENBERG	
070604381506	28.13	GEORGE E LICKEL & DORIS M LICKEL	