

Dane County Rezone & Conditional Use Permit

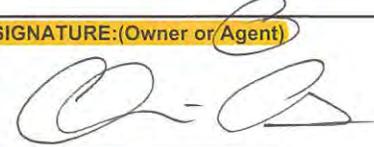
Application Date	Petition Number
09/04/2020	DCPREZ-2020-11610
Public Hearing Date	C.U.P. Number
11/24/2020	

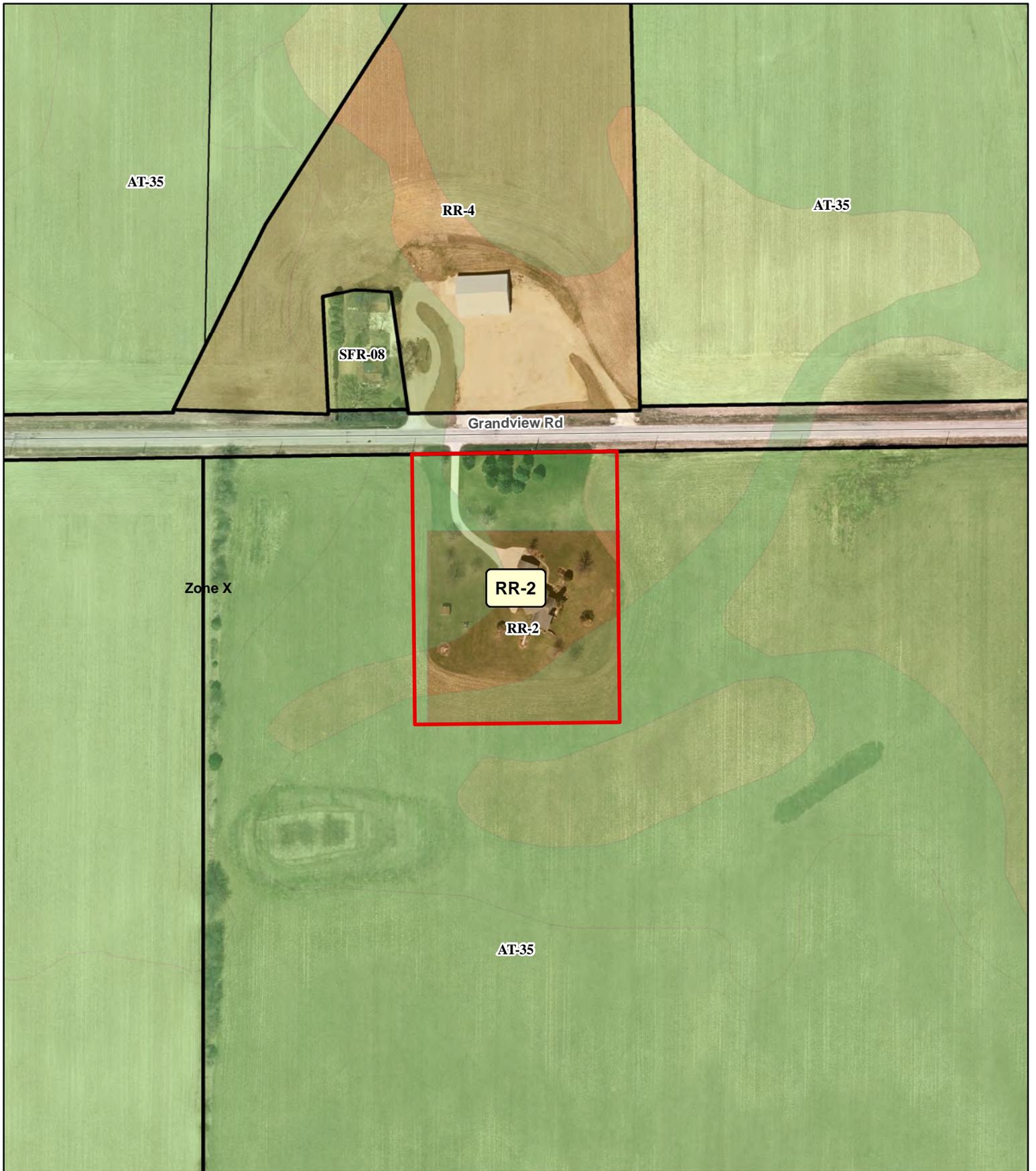
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SUDDETH LIVING TR, ROBERT F	PHONE (with Area Code) (608) 575-1609	AGENT NAME WILLIAMSON SURVEYING & ASSOC.	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 6535 GRANDVIEW RD		ADDRESS (Number & Street) 104A W MAIN ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) WAUNAKEE, WI 53597	
E-MAIL ADDRESS GWIS264@GMAIL.COM		E-MAIL ADDRESS CHRIS@WILLIAMSONSURVEYING.COM	

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	
6535 GRANDVIEW ROAD					
TOWNSHIP VERONA	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-242-8000-4					

REASON FOR REZONE	CUP DESCRIPTION
ADD LAND TO RR-2 ZONED AREA (CURRENTLY SPOT ZONED) AND SEPARATE RESIDENCE FROM AGRICULTURAL LAND	

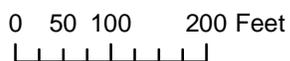
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
AT-35 Agriculture Transition District	RR-2 Rural Residential District			

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>CA</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CA</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS SLJ3	SIGNATURE: (Owner or Agent) 
				PRINT NAME: Chris Adams
				DATE: 9-9-2020



Legend

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



Petition 11610
 SUDDETH LIVING TR,
 ROBERT F



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:	SUDDETH LIVING TRUST	Agent Name:	WILLIAMSONS SURVEYING & ASSOC
Address (Number & Street):	1010 E. WASHINGTON AVE #1003	Address (Number & Street):	104A W MAIN ST
Address (City, State, Zip):	MADISON, WI 53703	Address (City, State, Zip):	WAUNAKEE, WI 53597
Email Address:	GWIS264@GMAIL.COM	Email Address:	CHRIS@WILLIAMSONSURVEYING.C
Phone#:	608-575-1609	Phone#:	608-255-5705

PROPERTY INFORMATION	
Township: VERONA	Parcel Number(s): 0608-242-8000-4
Section: 24	Property Address or Location: 6535 GRANDVIEW RD

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 checked="" type="checkbox"/></p>

THE OWNERS ARE LOOKING TO ADD SOME LAND TO AN EXISTING RR-2 ZONED SPOT REZONE AND THEN SEPARATE THE RESIDENTIAL LAND FROM THE AGRICULTURAL LAND. THEY WOULD LIKE TO SELL THE HOUSE AND KEEP THE AG LAND WHICH WILL RETAIN JUST OVER 35 ACRES.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-35	RR-2	1.24

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 (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 9-4-2020

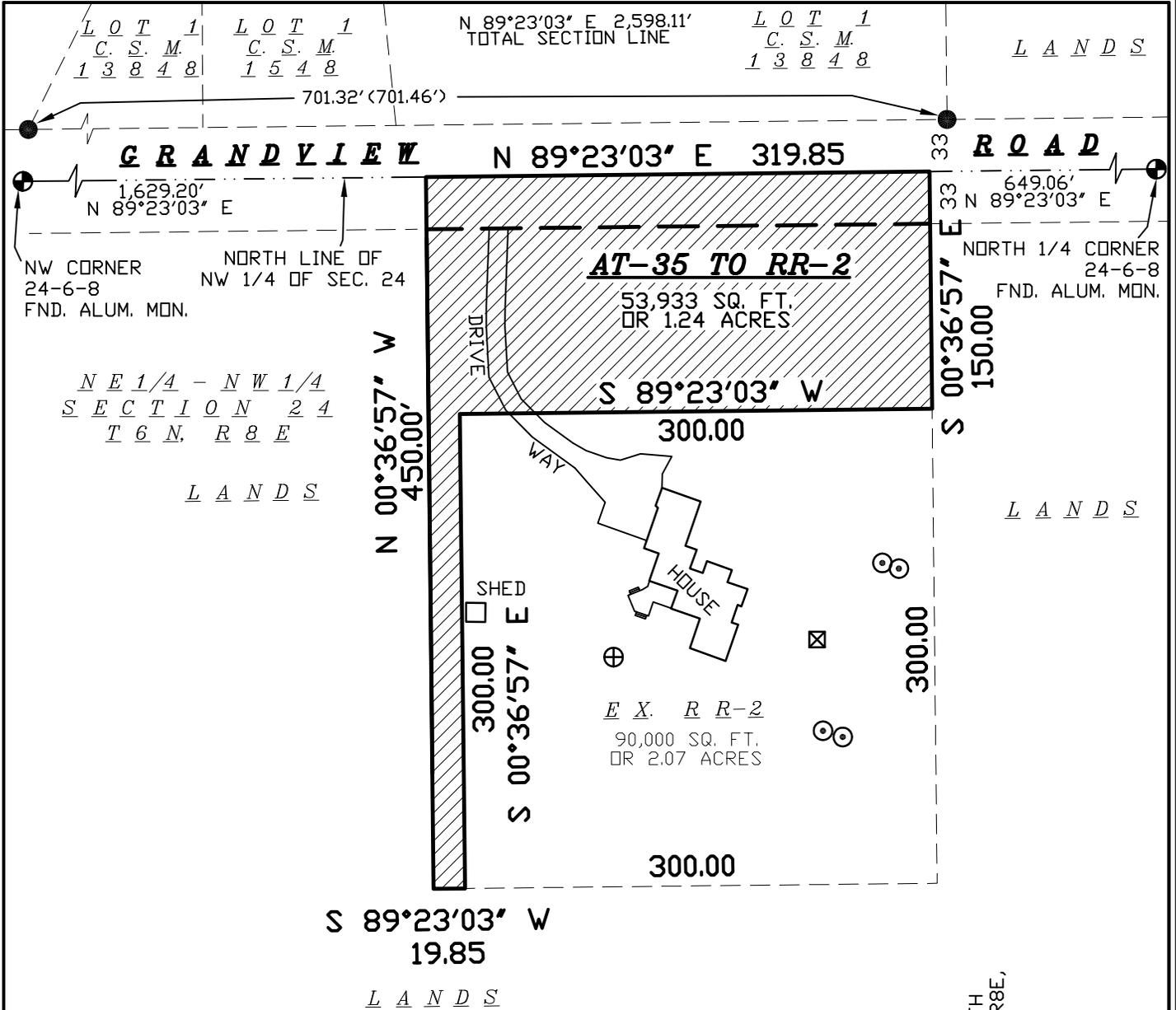


REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

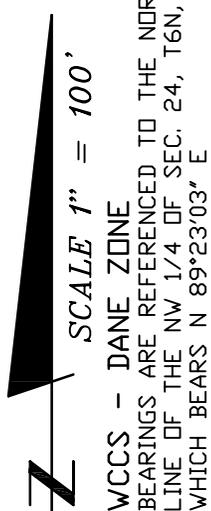
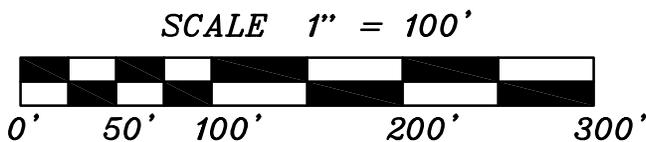
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the NE 1/4 of the NW 1/4 of Section 24, T6N, R8E, Town of Verona, Dane County, Wisconsin.



PREPARED FOR:

GREG SUDDETH
1010 E. WASHINGTON AVE #1003
MADISON, WI 53703





WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

AT-35 TO RR-2

Located in the NE 1/4 of the NW 1/4 of Section 24, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of said Section 24; thence N 89°23'03" E along the north line of the NW 1/4 of said Section 24, 1,629.20 feet to the point of beginning.

Thence continuing N 89°23'03" E along said north line, 319.85 feet; thence S 00°36'57" E, 150.00 feet; thence S 89°23'03" W, 300.00 feet; thence S 00°36'57" E, 300.00 feet; thence S 89°23'03" W, 19.85 feet; thence N 00°36'57" W, 450.00 feet to the point of beginning. This description contains 1.24 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

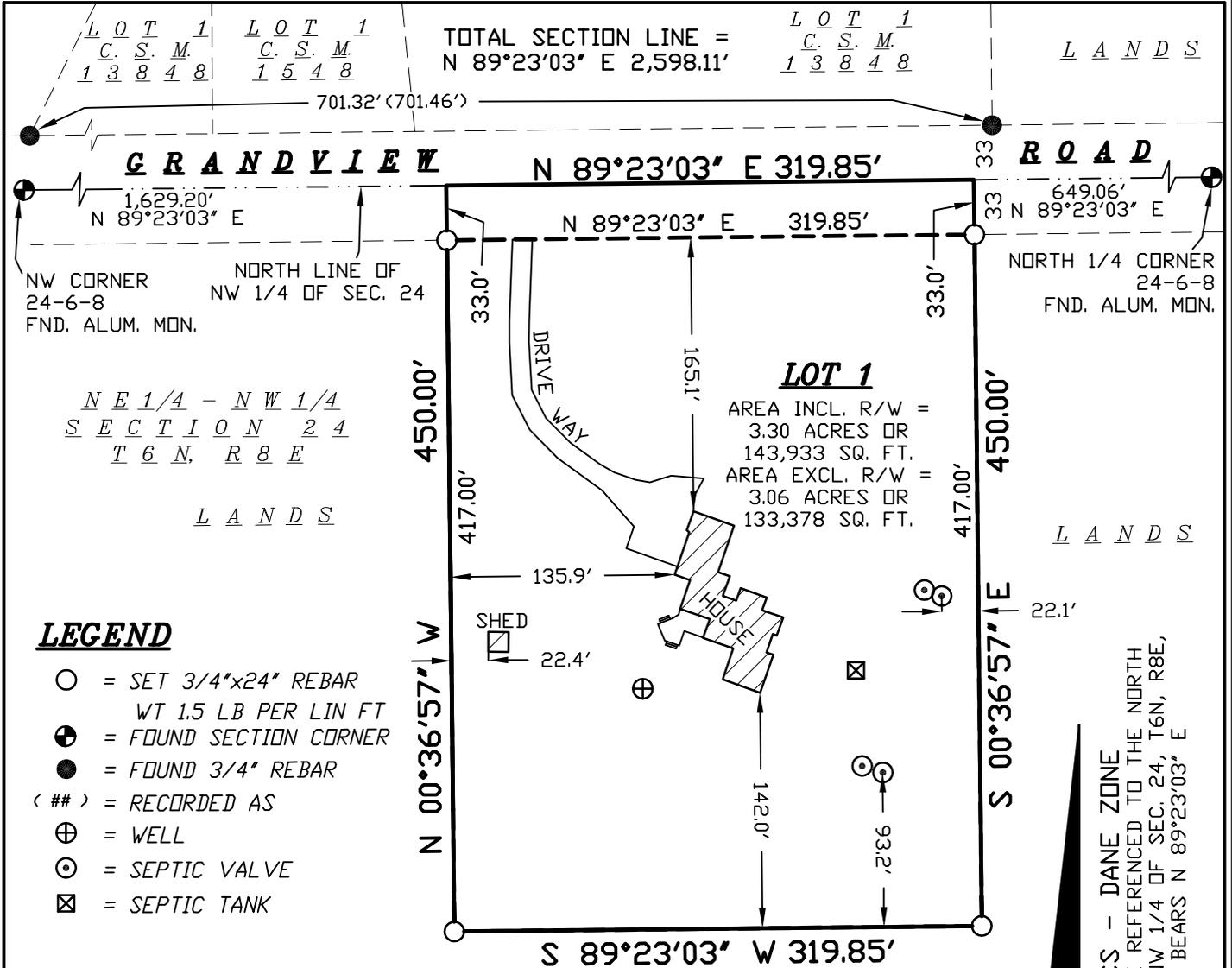


CERTIFIED SURVEY MAP

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 NE 1/4 of the NW 1/4 of Section 24, T6N, R8E, Town of Verona, Dane County, Wisconsin.



LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- ⊕ = FOUND SECTION CORNER
- = FOUND 3/4" REBAR
- (##) = RECORDED AS
- ⊕ = WELL
- ⊙ = SEPTIC VALVE
- ⊠ = SEPTIC TANK

NOTES:

- 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.
- WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- ALL SECTION CORNER TIES FOR THE NW CORNER AND THE NORTH 1/4 OF SECTION 24 WERE FOUND AND VERIFIED.

LANDS

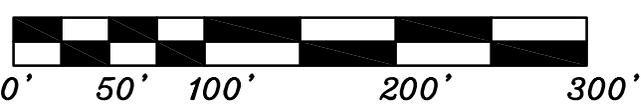
PREPARED FOR:

GREG SUDDETH
1010 E. WASHINGTON AVE #1003
MADISON, WI 53703

WCCS - DANE ZONE
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 24, T6N, R8E, WHICH BEARS N 89°23'03" E

SURVEYORS SEAL

SCALE 1" = 100'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the NE 1/4 of the NW 1/4 of Section 24, T6N, R8E, Town of Verona, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Chris W. Adams, Professional Land Surveyor hereby certify that this survey is correct to the best of the professional surveyor's knowledge and belief and is in full compliance with the provisions of Chapter A-E 7 and Chapter 236.34 Wisconsin Statutes, the subdivision regulations of Dane County, and by the direction of the owner listed below, I have surveyed, divided, and mapped a correct representation of the exterior boundaries of the land surveyed and the division of that land, being part of the NE 1/4 of the NW 1/4 of Section 24, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of said Section 24; thence N 89°23'03" E along the north line of the NW 1/4 of said Section 24, 1,629.20 feet to the point of beginning.

Thence continuing N 89°23'03" E along said north line, 319.85 feet; thence S 00°36'57" E, 450.00 feet; thence S 89°23'03" W, 319.85 feet; thence N 00°36'57" W, 450.00 feet to the point of beginning. This parcel contains 3.30 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams

Date _____

Chris W. Adams S-2748
Professional Land Surveyor

OWNERS' CERTIFICATE:

As owner, I hereby certify that I caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

WITNESS the hand seal of said owner this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Authorized Representative
Robert F. Suddeth Living Trust

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

_____ County, Wisconsin.

My commission expires _____

Notary Public

Print Name

SURVEYORS SEAL



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 NE 1/4 of the NW 1/4 of Section 24, T6N,
R8E, Town of Verona, Dane County, Wisconsin.

TOWN BOARD RESOLUTION

Resolved that this certified survey map is hereby acknowledged and approved by the Town of Verona on this _____ day of _____, 20__.

Teresa Withee
Town Clerk

DANE COUNTY APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action on _____.

NOTE:

REFER TO BUILDING SITE
INFORMATION CONTAINED
IN THE DANE COUNTY
SOIL SURVEY.

Daniel Everson
Assistant Zoning Administrator

REGISTER OF DEEDS:

Received for recording this ___ day of _____, 20__ at ___ o'clock ___M. and recorded in Volume _____ of Dane County Certified Surveys on pages _____ through _____.

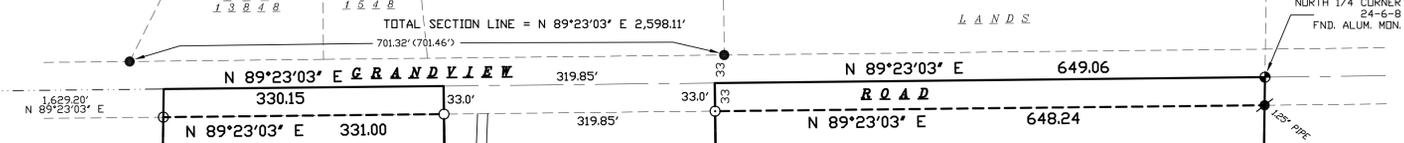
Kristi Chlebowski
Register of Deeds

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

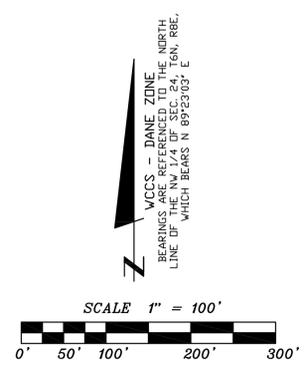
SURVEYORS SEAL

NW CORNER
24-6-8
FND. ALUM. MDN.



NORTH 1/4 CORNER
24-6-8
FND. ALUM. MDN.

PREPARED FOR:
GREG SUDDETH
1010 E. WASHINGTON AVE #1003
MADISON, WI 53703



DESCRIPTION PARCEL "A":

A parcel of land located in part of the NE 1/4 of the NW 1/4 of Section 24, T6N, R8E, Town of Verona, Dane County, Wisconsin, more particularly described as follows:
Commencing at the Northwest corner of said Section 24; thence N 89°23'03" E along the north line of the NW 1/4 of said Section 24, 1299.06 feet to the northwest corner of said NE 1/4 of the NW 1/4 and the point of beginning.
thence continue N 89°23'03" E along said north line and the centerline of Grandview Road, 330.15 feet; thence S 00°36'57" E, 450.00 feet; thence N 89°23'03" E, 319.85 feet; thence N 00°36'57" W, 450.00 feet to the north line of said NW 1/4 and the centerline of Grandview Road; thence N 89°23'03" E along said north line and centerline, 648.24 feet to the North 1/4 corner of said Section 24; thence S 00°48'09" W, 1281.09 feet to a found 1" pipe at the southeast corner of said NE 1/4 of the NW 1/4; thence S 89°29'01" W, 1300.37 feet to the southwest corner of said NE 1/4 of the NW 1/4; thence N 00°51'45" E, 1278.87 feet to the point of beginning. This parcel contains 35.86 acres and is subject to a road right of way of 33.00 feet over the most northerly part thereof.

PARCEL "A"
AREA INCL. R/W = 35.86 ACRES
OR 1,562,070 SQ. FT.
AREA EXCL. R/W = 35.12 ACRES
OR 1,529,756 SQ. FT.

- LEGEND**
- = SET 3/4"x24" REBAR
WT 15 LB PER LIN FT
 - = FOUND SECTION CORNER
 - = FOUND 3/4" REBAR
 - = FOUND PIPE (SIZE NOTED)
 - ## = RECORDED AS
 - ⊕ = WELL
 - ⊙ = SEPTIC VALVE
 - ⊠ = SEPTIC TANK

- 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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
 - 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions of Chapter A-E7 WI Statutes. Field work was completed on August 31, 2020.
Williamson Surveying and Associates, LLC
by Noa T. Prieve & Chris W. Adams
Date _____
Chris W. Adams S-2748
Professional Land Surveyor

PRELIMINARY
NOT TO SCALE

WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NOA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY
Located in the NE 1/4 of the NW 1/4 of Section 24, T6N, R8E,
Town of Verona, Dane County, Wisconsin.

DATE	SEPTEMBER 3, 2020	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 100'		DRAWING NO.	20W-320
DRAWN BY	CHRIS ADAMS		SHEET	1 OF 1