

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/12/2020	DCPREZ-2020-11621
Public Hearing Date	C.U.P. Number
12/22/2020	

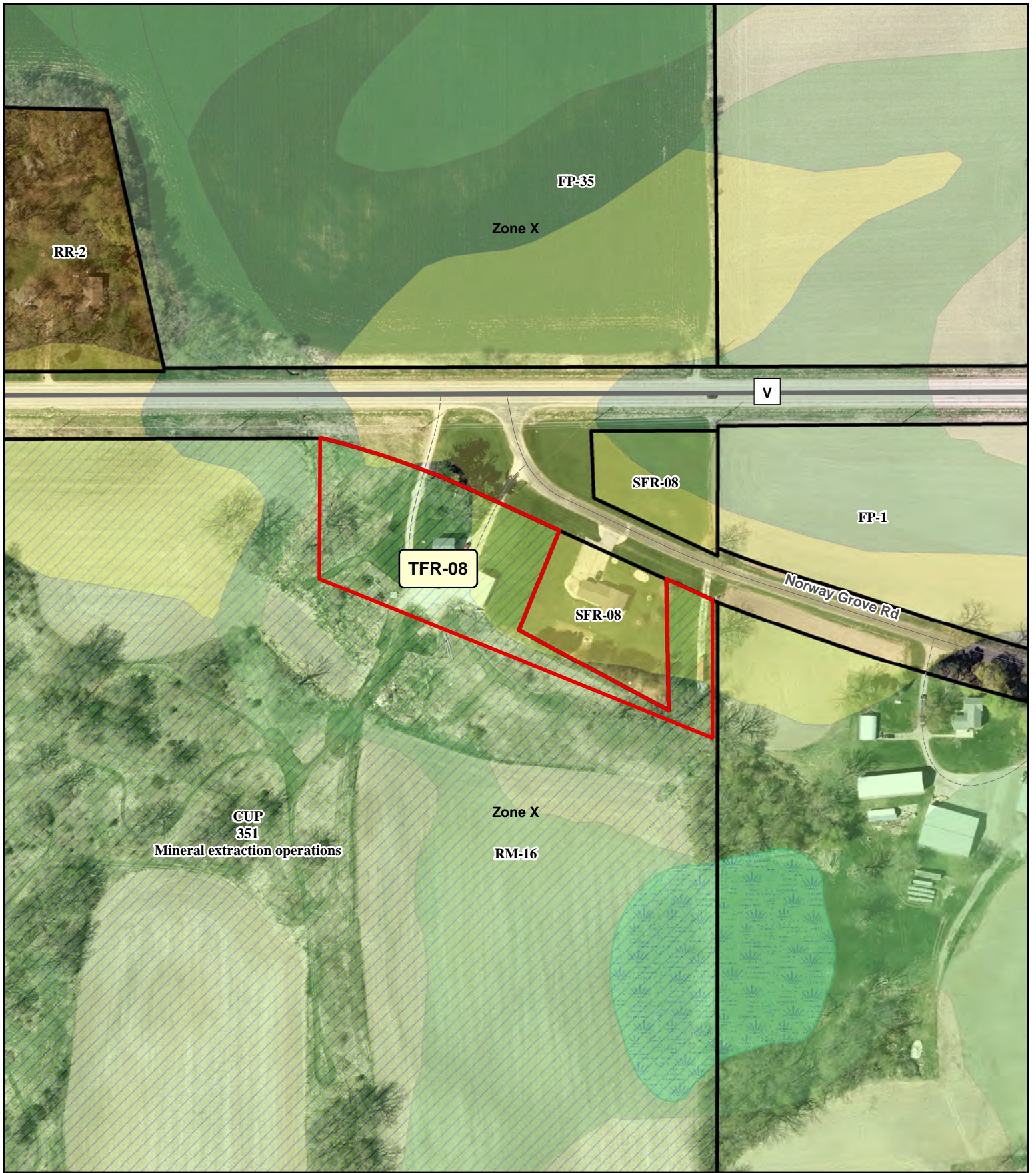
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME 4 D FARMS LLC	PHONE (with Area Code)	AGENT NAME SNYDER AND ASSOCIATES	PHONE (with Area Code) (608) 732-7105
BILLING ADDRESS (Number & Street) 6756 OLD 113 RD		ADDRESS (Number & Street) 5010 VOGES ROAD	
(City, State, Zip) DANE, WI 53529		(City, State, Zip) Madison, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS sanderson@snyder-associates.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	
5379 County Hwy V					
TOWNSHIP VIENNA	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-221-8560-4					




REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE (DUPLEX) FROM THE FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RM-16 Rural Mixed-Use District	TFR-08 Two Family Residential District	2.96		

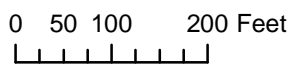
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: A 2-LOT CERTIFIED SURVEY MAP WILL BE REQUIRED DUE TO THE REMNANT LAND.



Legend

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



Petition 11621
4 D FARMS LLC



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

- 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:	4D Farms, LLC	Agent Name:	Scott Anderson
Address (Number & Street):	6756 Old 113 Rd	Address (Number & Street):	5010 Voges Road
Address (City, State, Zip):	Dane, WI 53529	Address (City, State, Zip):	Madison, WI 53597
Email Address:		Email Address:	sanderson@snyder-associates.com
Phone#:		Phone#:	608-732-7105

PROPERTY INFORMATION

Township:	Vienna	Parcel Number(s):	090922185604
Section:		Property Address or Location:	5379 County Highway V

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

The parcel with the existing duplex will be split off from the main parcel that is currently going through a non-metallic mining permit application with Dane County. The split off parcel doesn't conform to the current zoning specifications for RM-16

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16	TFR-08	2.96

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 Donnis Kellay

Date 10-6-20

\\sams01\Volume\Projects\1911080\360\ADD\191080 - PLAN.dwg SCOTT ANDERSON, 11/10/20 - PLAN - C 201, 2020/10/12, 12:40 PM, ANSI FULL BLEED D (34.0 X 22.00 INCHES)

MADISON GAS & ELECTRIC
COUNTY HWY V
ZONING FP-35

MELISSA HAHN
5404 COUNTY HWY V
ZONING RR-1

STEVEN FOX
5394 COUNTY HWY V
ZONING RR-2

4D FARMS, LLC
COUNTY HWY V
ZONING FP-35

DOUGLAS MIDTHUN
7233 WIBU RD

COUNTY HIGHWAY V

WETLAND
± 21,250 SQ.FT.

BRENT KELLEY
COUNTY HWY V

DOUGLAS MIDTHUN
COUNTY HWY V
ZONING FP-1

NORWAY GROVE ROAD

BRENT KELLEY
5339 NORWAY GROVE RD
ZONING SFR-08

PARCEL TO BE REZONED

MADISON SAND &
GRAVEL CO. INC
ZONING FP-35

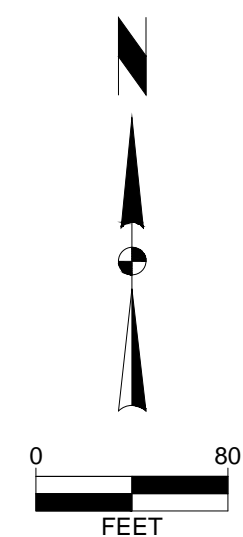
4D FARMS, LLC
5379 COUNTY HIGHWAY V
ZONING RM-16

DOUGLAS MIDTHUN
5323 NORWAY GROVE RD
ZONING RM-16

WETLAND
± 69,000 SQ.FT.

MADISON SAND &
GRAVEL CO. INC
ZONING FP-35

LB LAND INVESTMENTS INC
ZONING RI



KELLEY PIT ADDITION
PROPERTY OWNERSHIP MAP

TOWN OF VIENNA, WISCONSIN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: 1" = 80'	
Technician: MW	Date: SEPT 29, 2020	T-R-S: 9N 9E 22	
Project No: 119.1080.30			Sheet C600



Project No: 119.1080.30
Sheet C600

RM-16 to TFR-08

Being part of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin more fully described as follows: Commencing at the North 1/4 corner of said Section 22, Town 9 North, Range 9 East; Thence N89°50'30"E, 1301.88 feet along the North line of the Northeast 1/4 to the East line of the Northwest 1/4 of the Northeast 1/4; Thence S00°06'02"E, 223.59 feet along the said East line to the centerline of Norway Grove Road being the Point of Beginning; Thence continuing S00°06'02"E, 302.35 feet; Thence N67°57'43"W, 663.02 feet; Thence N00°22'40"E, 263.10 feet to the South right of way of C.T.H. "N"; Thence along an arc of curve 400.13 feet with a radius of 2115.00 feet whose cord bears S69°29'27"E, 399.53 feet to the Northeast Corner of Lot 2, CSM 5197; Thence S25°18'23"W, 193.76 feet along the Westerly line of said Lot 2; Thence S70°29'29"E, 264.49 feet along the Southerly line of said Lot 2; Thence N00°40'32"E, 223.46 feet along the Easterly line of said Lot 2 to the Centerline of said Norway Grove Road; Thence along an arc of curve 75.05 feet with a radius of 1375.74 feet whose cord bears S66°51'16"E, 75.04 feet to the Point of Beginning; This description contains 129,092 square feet or 2.96 acres more or less.