

Dane County Rezone Petition

Application Date	Petition Number
07/15/2021	DCPREZ-2021-11742
Public Hearing Date	
09/28/2021	


OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MEIER REV LIVING TR, ROGER J	PHONE (with Area Code) (608) 513-7278	AGENT NAME DONOFRIO KOTTKE & ASSOCIATES	PHONE (with Area Code) (608) 833-7530
BILLING ADDRESS (Number & Street) 7616 W MINERAL POINT RD		ADDRESS (Number & Street) 7530 WESTWARD WAY	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Madison, WI 53717	
E-MAIL ADDRESS bdelabarre@charter.net		E-MAIL ADDRESS bstoffregan@donofrio.cc	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7616 and 7628 Mineral Point Road					
TOWNSHIP MIDDLETON	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-203-9301-3		0708-203-9351-3			

REASON FOR REZONE

CREATE 7 RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
AT-5 Agriculture Transition District	SFR-08 Single Family Residential District	10.625
	NR-C Natural Resource Conservation	11.72 1.092

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input checked="" type="checkbox"/> Yes <input 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: Bruce Hollar		
DATE: 9-22-21				



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:	Roger J Meier Rev. Living Trust	Agent Name:	D'Onofrio Kottke - Brett Stoffregan
Address (Number & Street):	7616 W. Mineral Point Road	Address (Number & Street):	7530 Westward Way
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Madison, WI 53717
Email Address:	bdelabarre@servprodanecountywest.	Email Address:	bstoffregan@donofrio.cc
Phone#:	(608) 513-7278	Phone#:	(608) 833-7530

PROPERTY INFORMATION

Township:	Middleton	Parcel Number(s):	0708-203-9301-3 and 0708-203-9351-3
Section:	20	Property Address or Location:	7616 and 7628 W. Mineral Point Rd

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
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A preliminary plat is being submitted for the property. The proposed zoning for the new lots is SFR-08

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
AT-5	SFR-08	10.625 11.72
AT-5	NR-C	1.092

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.

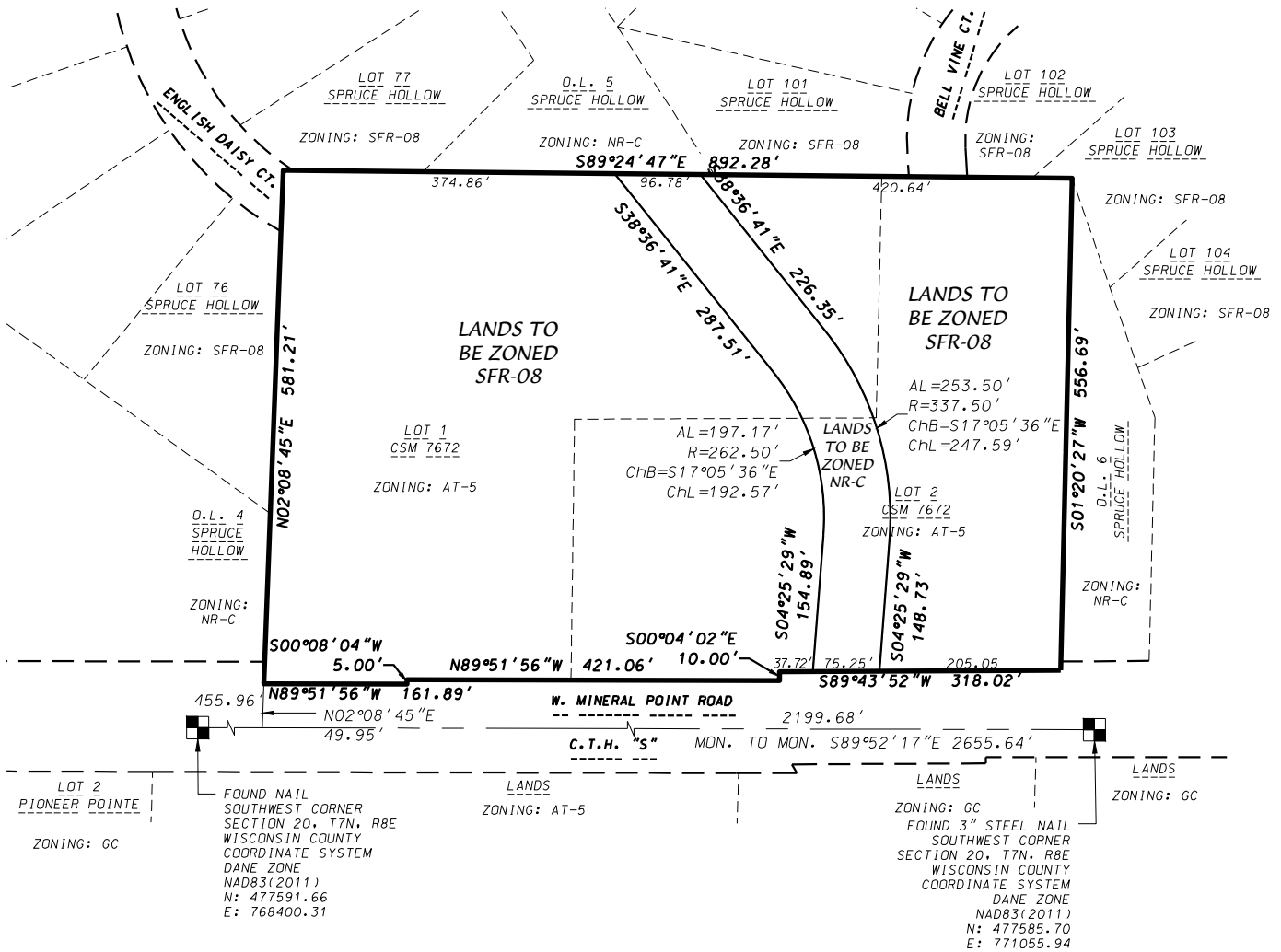
<input type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input 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 Brett Stoffregan

Date 7/14/21

MEIER ZONING MAP



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: 09-22-21

F.N.: 21-04-103

SHEET: Zoning Map

MEIER REZONING

LEGAL DESCRIPTIONS

AT-5 to SFR-08 (WEST)

Part of Lot 1 and part of Lot 2 of Certified Survey Map No. 7672 recorded in Volume 40 of Certified Survey Maps on pages 100-101 as Document Number in the Dane County register of Deeds Office, being part of the SW 1/4 of the SW 1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, containing 320,457 square feet (7.357 acres), described as follows:

Commencing at the SW corner of said Section 20; thence along the south line of said SW 1/4, S89°52'17"E, 455.96 feet; thence N02°08'45"E, 49.95 feet to the southwest corner of said Lot 1 being the POINT OF BEGINNING; thence along the West line of said Lot 1, N02°08'45"E, 581.21 feet to the NW corner of said Lot 1; thence along the North line of said Lot 1, S89°24'47"E, 374.86 feet; thence S38°36'41"E, 287.51 feet; thence 197.17 feet along the arc of a curve to the right with a radius of 262.50 feet and chord of S17°05'36"E, 192.57 feet; thence S04°25'29"W, 154.89 feet to the North Right-of-Way line of West Mineral Point Road; thence along said North Right-of-Way line, S89°43'52"W, 37.72 feet; thence continuing along said North Right-of-Way line, S00°04'02"E, 10.00 feet; thence continuing along said North Right-of-Way line, N89°51'56"W, 421.06 feet; thence continuing along said North Right-of-Way line, S00°08'04"W, 5.00 feet; thence continuing along said North Right-of-Way line N89°51'56"W, 161.89 feet to the POINT OF BEGINNING.

AT-5 to NR-C

Part of Lot 1 and part of Lot 2 of Certified Survey Map No. 7672 recorded in Volume 40 of Certified Survey Maps on pages 100-101 as Document Number in the Dane County register of Deeds Office, being part of the SW 1/4 of the SW 1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, containing 47,556 square feet (1.092 acres), described as follows:

Commencing at the SW corner of said Section 20; thence along the south line of said SW 1/4, S89°52'17"E, 455.96 feet; thence N02°08'45"E, 49.95 feet to the southwest corner of said Lot 1; thence along the West line of said Lot 1, N02°08'45"E, 581.21 feet to the NW corner of said Lot 1; thence along the North line of said Lot 1, S89°24'47"E, 374.86 feet to the POINT OF BEGINNING; thence continuing the North line of said Lot 1, S89°24'47"E, 96.78 feet; thence S38°36'41"E, 226.35 feet; thence 253.50 feet along the arc of a curve to the right with a radius

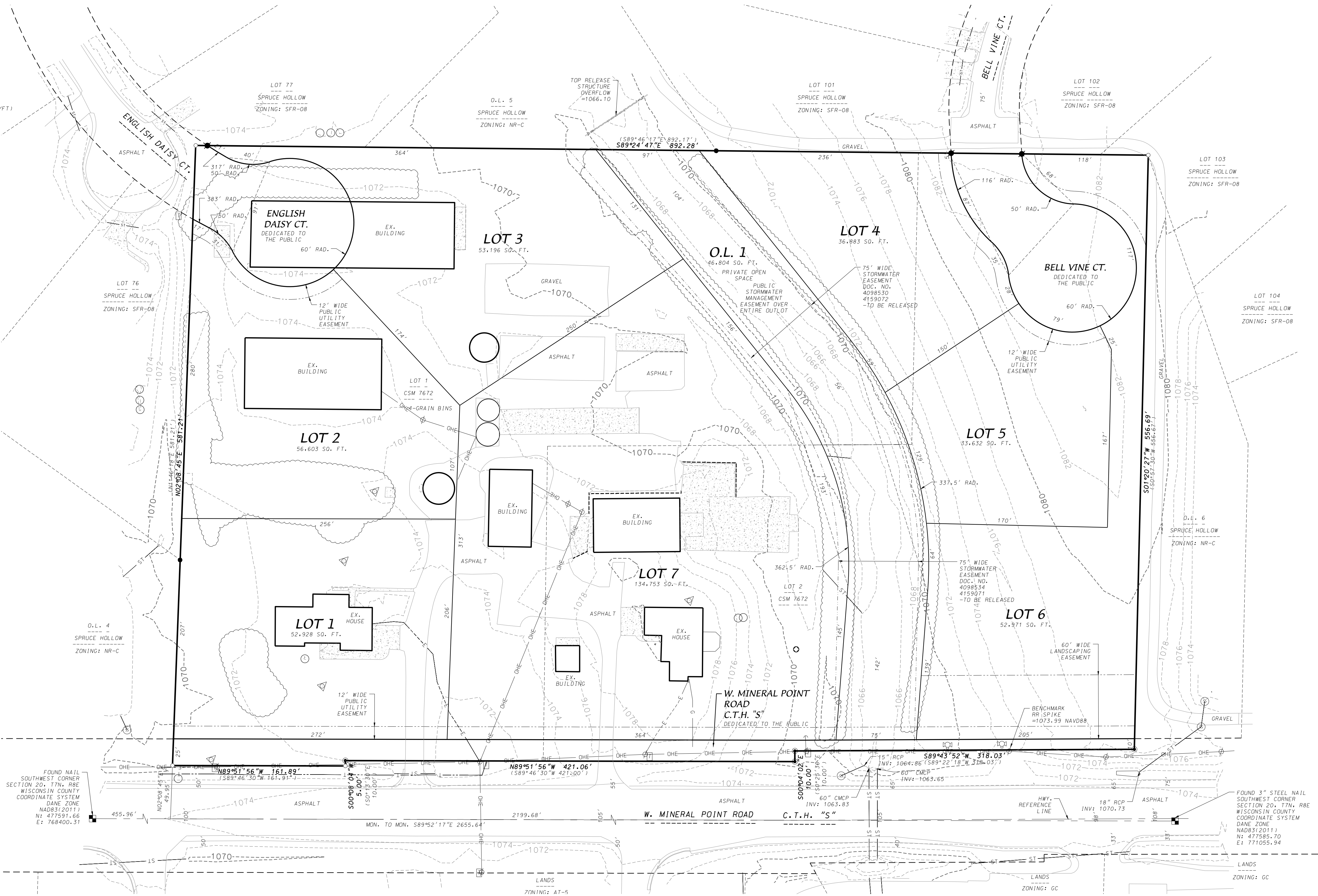
of 337.50 feet and chord of S17°05'36"E, 247.59 feet; thence S04°25'29"W, 148.73 feet to the North Right-of-Way line of West Mineral Point Road; thence along said North Right-of-Way line, S89°43'52"W, 75.25 feet; thence N04°25'29"E, 154.89 feet; thence 197.17 feet along the arc of a curve to the left with a radius of 262.50 feet and chord of N17°05'36"W, 192.57 feet; thence N38°36'41"W, 287.51 feet; to the POINT OF BEGINNING.

AT-5 to SFR-08 (EAST)

Part of Lot 1 and part of Lot 2 of Certified Survey Map No. 7672 recorded in Volume 40 of Certified Survey Maps on pages 100-101 as Document Number in the Dane County register of Deeds Office, being part of the SW 1/4 of the SW 1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, containing 142,340 square feet (3.268 acres), described as follows:

Commencing at the SW corner of said Section 20; thence along the south line of said SW 1/4, S89°52'17"E, 455.96 feet; thence N02°08'45"E, 49.95 feet to the southwest corner of said Lot 1; thence along the West line of said Lot 1, N02°08'45"E, 581.21 feet to the NW corner of said Lot 1; thence along the North line of said Lot 1, S89°24'47"E, 471.64 feet to the POINT OF BEGINNING; thence continuing the North line of said Lot 1 and extending along the North line of Lot 2, S89°24'47"E, 420.64 feet to the NE corner of said Lot 2; thence along the East line of said Lot 2, S01°20'27"W, 556.69 feet to the North Right-of-Way line of West Mineral Point Road; thence along said North Right-of-Way line, S89°43'52"W, 205.05 feet; thence N04°25'29"E, 148.73 feet; thence 253.50 feet along the arc of a curve to the left with a radius of 337.50 feet and chord of N17°05'36"W, 247.59 feet; thence N38°36'41"W, 226.35 feet to the POINT OF BEGINNING.

- LEGEND
- FOUND 2" IRON PIPE
 - FOUND 1-1/4" REBAR
 - FOUND 3/4" REBAR
 - PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
 - ST — ST — STORM SEWER
 - G — G — GAS MAIN
 - OHE — OHE — OVERHEAD ELECTRIC
 - E — E — UNDERGROUND ELECTRIC
 - T — T — UNDERGROUND TELECOMMUNICATION
 - TELECOMMUNICATION PEDESTAL
 - SEPTIC MANHOLE
 - CATCH BASIN
 - POWER POLE
 - YARD HYDRANT
 - WELL
 - SEPTIC VENT
 - GUY WIRE
 - ☁ EDGE OF TREES
 - — — RETAINING WALL
 - — — CONCRETE CURB AND GUTTER
 - CONCRETE
 - 918 — EXISTING CONTOUR
 - () "RECORDED AS" INFORMATION



FOUND NAIL
SOUTHWEST CORNER
SECTION 20, T7N, R8E
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
NAD83(2011)
N: 477591.66
E: 768400.31

FOUND 3" STEEL NAIL
SOUTHWEST CORNER
SECTION 20, T7N, R8E
WISCONSIN COUNTY
COORDINATE SYSTEM
DANE ZONE
NAD83(2011)
N: 477585.70
E: 771055.94

NOTES

1. Current Zoning: AT-5
Proposed Zoning: Lots 1-6: SFR-08
Outlot 1: NR-C
-Existing properties to the West, North and East are zoned SFR-08.
2. County Highway "S" is a controlled access highway.
3. Elevations shown hereon are referenced to NAVD83(2012) datum.
4. Surveyed for: Roger J Meier Revocable Living Trust

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor, S-2742, hereby certify that I have surveyed the land described hereon and that the map hereon is a correct representation of that survey to the best of my knowledge and belief.

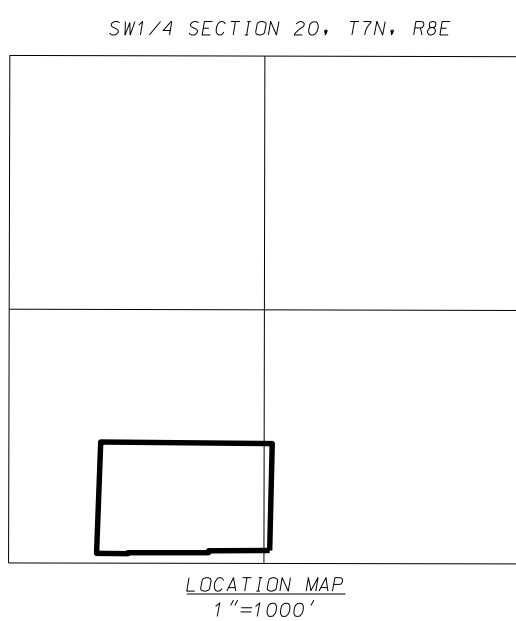
Dated this 12th day of July, 2021.
Revised this 7th day of September, 2021.

Brett T. Stoffregan
Brett T. Stoffregan, Professional Land Surveyor, S-2742



LEGAL DESCRIPTION

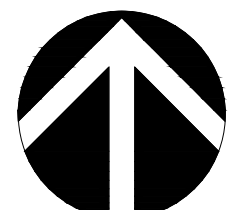
Lots 1 and 2, Certified Survey Map No. 7672, recorded in Volume 40 of Certified Survey Maps on pages 100-101 as Document Number 2649296 in the Dane County Register of Deeds Office, located in the SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 20, T7N, R8E, Town of Middleton, Dane County, Wisconsin, containing 11,716 acres.



PRELIMINARY PLAT

MEIER FARM

LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 7672,
LOCATED IN THE SW1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 SECTION 20, T7N, R8E,
TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN



GRID NORTH
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE)
THE SOUTH LINE OF THE SW1/4 OF
SECTION 20, T7N, R8E BEARS
S89°52'17"E

SCALE: 1"= 50'



DATE: 07-12-21

REVISED: 09-07-21

X

FN: 21-04-103

Sheet Number:

1 of 1

D'ONOFRIO KOTHE AND ASSOCIATES, INC.
7530 Westwood Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT