

Dane County Rezone Petition

Application Date	Petition Number
02/24/2026	DCPREZ-2026-12266
Public Hearing Date	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARK SHERVEN REV TRUST	PHONE (with Area Code) (608) 438-4466	AGENT NAME WILLIAMSON SURVEYING AND ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 5304 COUNTY HIGHWAY J		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) Waunakee, WI 53597	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5304 County Hwy J and area south of Hwy J					
TOWNSHIP VERMONT	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-362-9000-9		0706-363-8500-5			

REASON FOR REZONE

CREATING TWO RESIDENTIAL LOTS; ANOTHER LOT FOR AN EXISTING HOUSE; AND A RESIDENTIAL SPOT ZONE ON A 90-ACRE PROPERTY.

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	16.53
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7.66
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.01

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

COMMENTS: APPLICANT SHALL OBTAIN A HIGHWAY ACCESS PERMIT PRIOR TO THE ZLR COMMITTEE DECISION

DATE:



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:	Mark Sherven Revocable Trust	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	5304 Cty Hwy J	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Mt Horeb, WI 53572	Address (City, State, Zip):	Wausaukee, WI 53597
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION	
Township: vermont	Parcel Number(s): 0706-363-8500-5, 0706-362-9000-9, 0706-362-8750-0
Section: 36	Property Address or Location: 5304 Cty Hwy J

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>

Mark is looking to sell the majority of his land along with 2 buildable sites while keeping his existing home and buildings and creating 1 additional home site for himself in the future. This proposal would divide the land on the north side of the road into 2 lots just over 8 acres (RR-8 zoning) and all the land on the south side of the road into 1 lot being 7.66 acres (RR-4 zoning) and the remaining lands will be combined into a CSM lot with spot rezone of 3.01 acres (RR-2 zoning) for the building site with 90.36 acres remaining in the FP-35 zoning.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	16.53
FP-35	RR-4	7.66
FP-35	RR-2	3.01

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 |
|--|--|---|---|---|

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 2-17-26



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.

NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ

PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

REZONE

SCALE 1" = 200'



NW 1/4
NW 1/4

LOT 2 CSM 15167

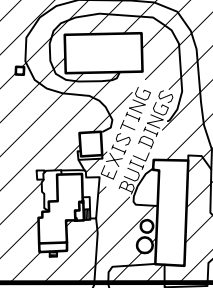
N 89°41'50" E 1313.13

FP-35 TO RR-8

AREA = 16.53 ACRES
OR 720,218 SQ. FT.

EXISTING CULVERT
FOR FIELD DRIVEWAY

100'-X-150'
BLD.
ENVELOPE



SEPTIC

BLUTO BLVD
N 01°08'59" E 462.14
82.21

432.75
N 77°00'15" W

N 89°45'40" W 491.82 S 89°55'43" W 399.71

CTY HWY J

FP-35 TO RR-4

AREA = 7.66 ACRES OR
333,646 SQ. FT.

S 73°41'31" E 286.70
RAD. 510.50
ARC 290.61
S 89°45'40" E 391.53

100'-X-150'
BLD.
ENVELOPE

SW 1/4
SW 1/4

FP-35 TO RR-2

AREA = 3.01 ACRES OR
131,010 SQ. FT.

N 01°08'59" E 569.54

S 89°52'04" E 666.20
336.20

N 01°08'59" E 213.94

WEST 1/4 CDR.
SECTION 36

N 00°07'56" E 397.00

100'-X-150'
BLD.
ENVELOPE

N 00°07'56" E 397.00

N 89°52'04" W

REMAINING FP-35

AREA = 90.36 ACRES OR
3,936,240 SQ. FT.

NW 1/4
SW 1/4

N
W.C.S.-DANE ZONE (NAD83-2012)
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE NW 1/4 OF SECTION 36
LINE TO BEAR N 01°08'59" E

JOB NO: 26W-06

FP-35 TO RR-2

A parcel of land located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 36; thence N 01°08'59" E along the west line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, 213.94 feet; thence S 89°52'04" E, 336.20 feet to the point of beginning.

Thence continue S 89°52'04" E, 330.00 feet; thence S 00°07'56" W, 397.00 feet; thence N 89°52'04" W, 330.00 feet; thence N 00°07'56" E, 397.00 feet to the point of beginning. This description contains 3.01 acres or 131,010 sq. ft.

FP-35 TO RR-4

A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 36; thence N 01°08'59" E along the west line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, 213.94 feet to the point of beginning.

Thence continue N 01°08'59" E along said west line, 569.54 feet to the southerly right of way line of County Highway J; thence along said southerly right of way and the arc of a curve concaved northeasterly having a radius of 510.50 feet and a long chord bearing S 73°41'13" E, a distance of 286.70 feet; thence S 89°45'40" E continuing along said southerly right of way, 391.53 feet; thence S 01°23'48" W, 488.97 feet; thence N 89°52'04" W, 666.20 feet to the point of beginning. This description contains 7.66 acres or 333,646 sq. ft.

FP-35 TO RR-8

A parcel of land located in the SW & NW $\frac{1}{4}$'s of the NW $\frac{1}{4}$, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 36; thence N 01°08'59" E along the west line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, 865.69 feet to the northerly right of way line of County Highway J and the point of beginning.

Thence continue N 01°08'59" E along said west line and the east right of way line of Bluto Blvd., 462.14 feet to the south line of CSM 15167; thence N 89°41'50" E along said south line, 1313.13 feet to the east line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S 00°55'37" W along said east line and the east line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, 567.93 feet to the northerly right of way line of County Highway J; thence along said northerly right of way line for the next 3 courses: S 89°55'43" W, 399.71 feet; thence N 89°45'40" W, 491.82 feet; thence N 77°00'15" W, 432.75 feet to the point of beginning. This description contains 16.53 acres or 720,218 sq. ft.



CERTIFIED SURVEY MAP

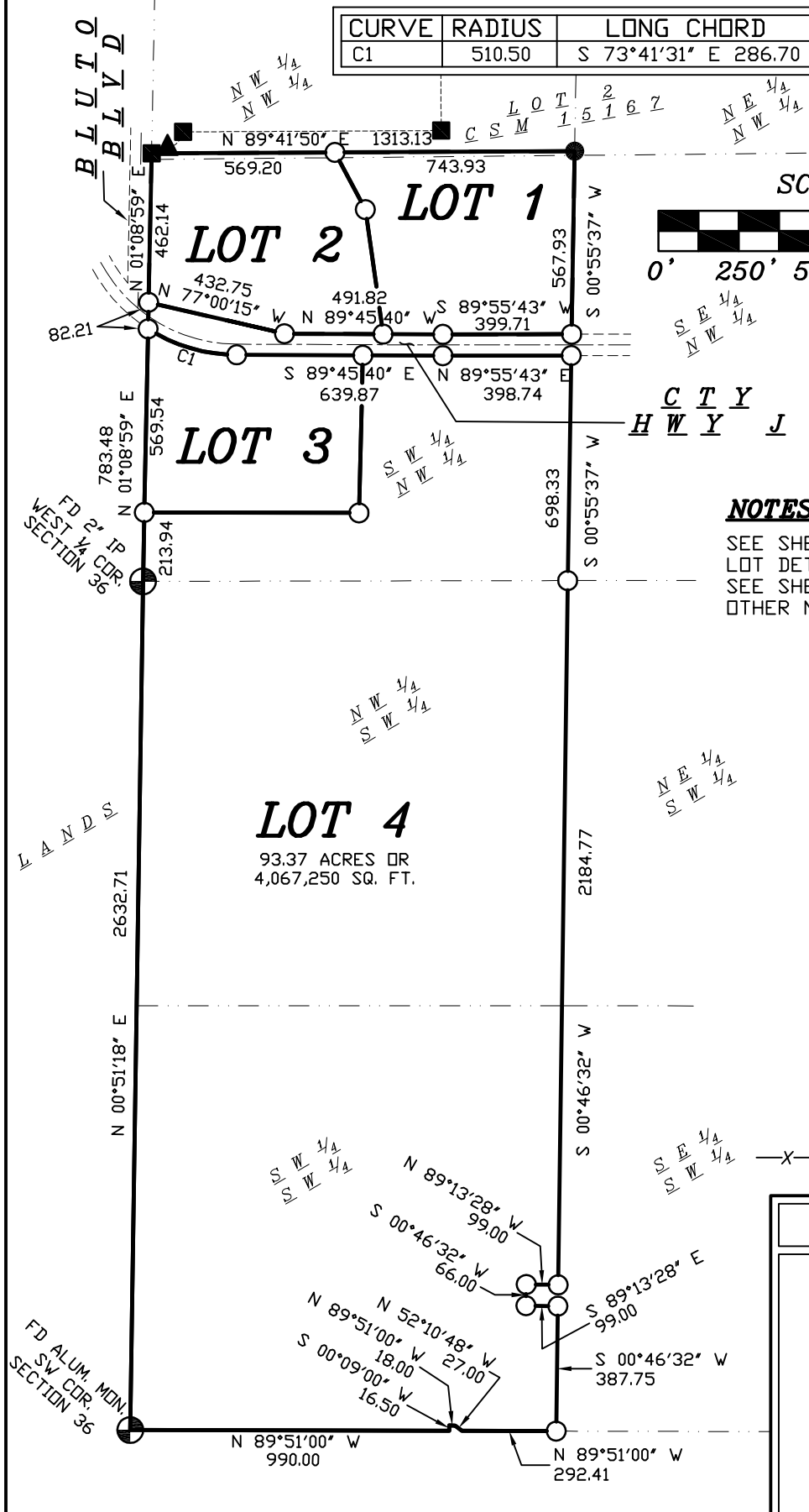
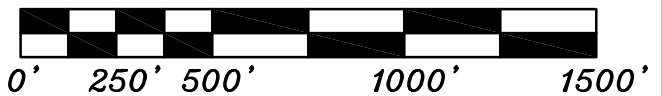
WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SW & NW 1/4's of the SW 1/4 and in the SW & NW 1/4's of the NW 1/4, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin

CURVE	RADIUS	LONG CHORD	DELTA	ARC	TANGENT
C1	510.50	S 73°41'31" E 286.70	32°36'58"	290.61	S 57°23'02" E

SCALE 1" = 500'



NOTES:

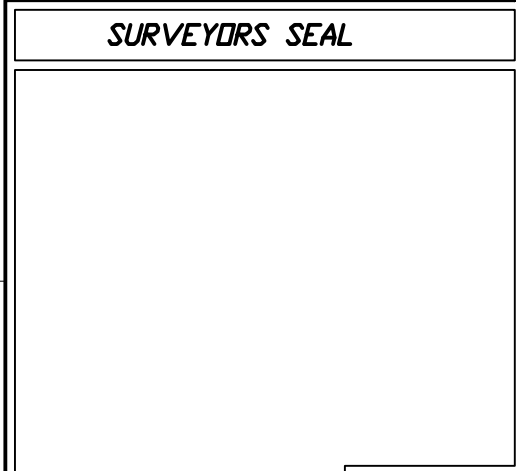
SEE SHEET 2 & 3 FOR LOT DETAILS
SEE SHEET 5 FOR ALL OTHER NOTES

W.C.S.-DANE ZONE (NAD83-2012)
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE NW 1/4 OF SECTION 36
LINE TO BEAR N 01°08'59" E

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ▲ = FOUND RAILROAD SPIKE
- ⊙ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊕ = WELL
- ⊗ = SEPTIC TANK
- X-X- = FENCE

SURVEYORS SEAL



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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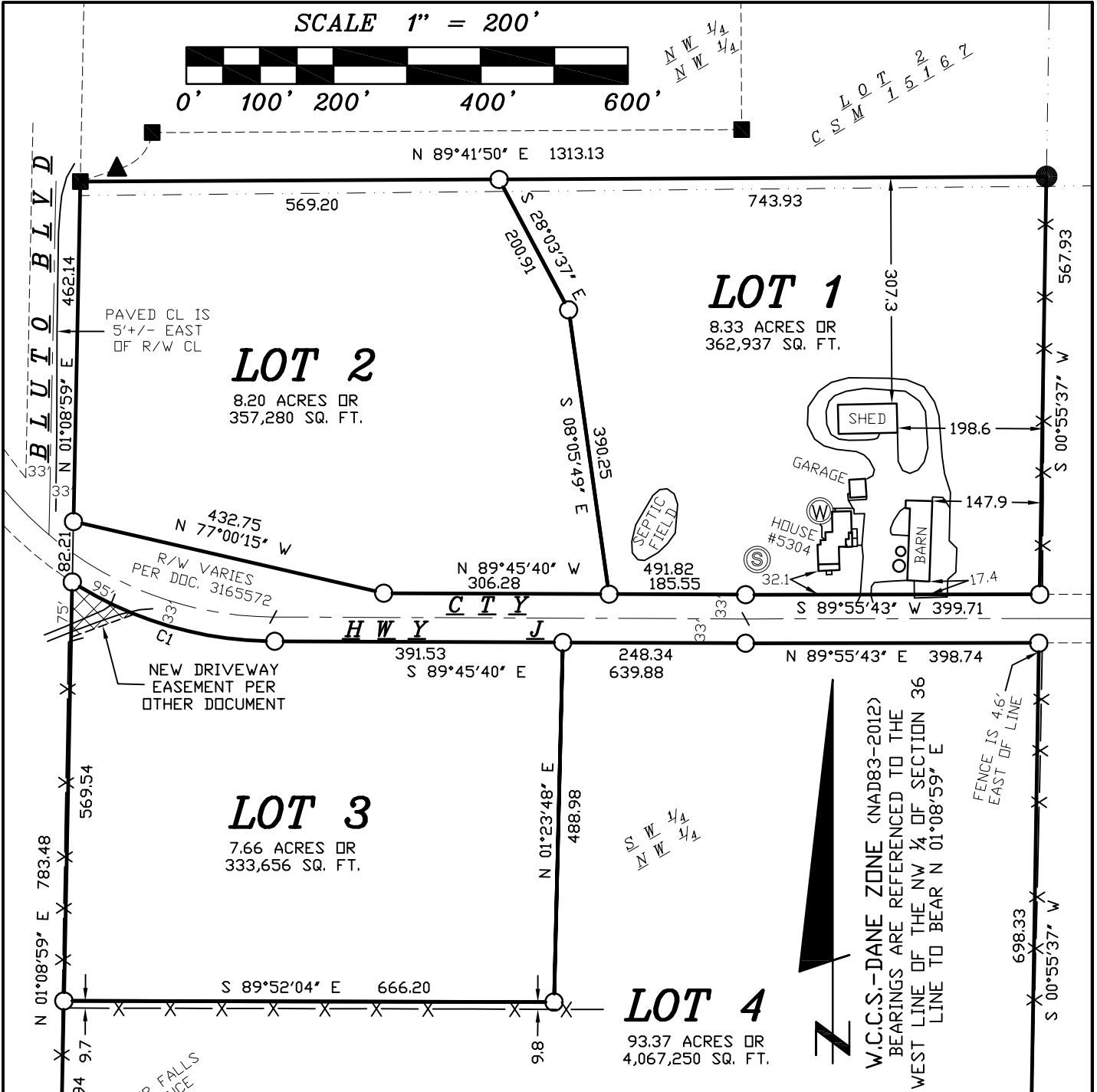
Located in the SW & NW 1/4's of the SW 1/4 and in the SW & NW 1/4's of the NW 1/4, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin

SCALE 1" = 200'



NW 1/4
NW 1/4

C.S.M. 15167



LOT 2

8.20 ACRES OR
357,280 SQ. FT.

LOT 1

8.33 ACRES OR
362,937 SQ. FT.

LOT 3

7.66 ACRES OR
333,656 SQ. FT.

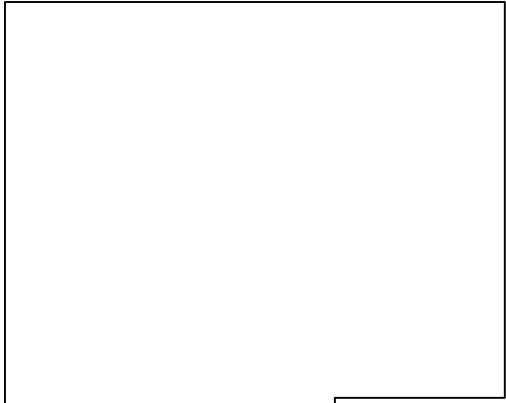
LOT 4

93.37 ACRES OR
4,067,250 SQ. FT.

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ▲ = FOUND RAILROAD SPIKE
- ⊙ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- = FENCE

SURVEYORS SEAL





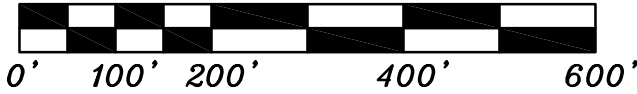
CERTIFIED SURVEY MAP

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104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in the SW & NW 1/4's of the SW 1/4 and in the SW & NW 1/4's of the NW 1/4, all in Section 36, T7N, R6E, Town of Vermont, Dane County, Wisconsin

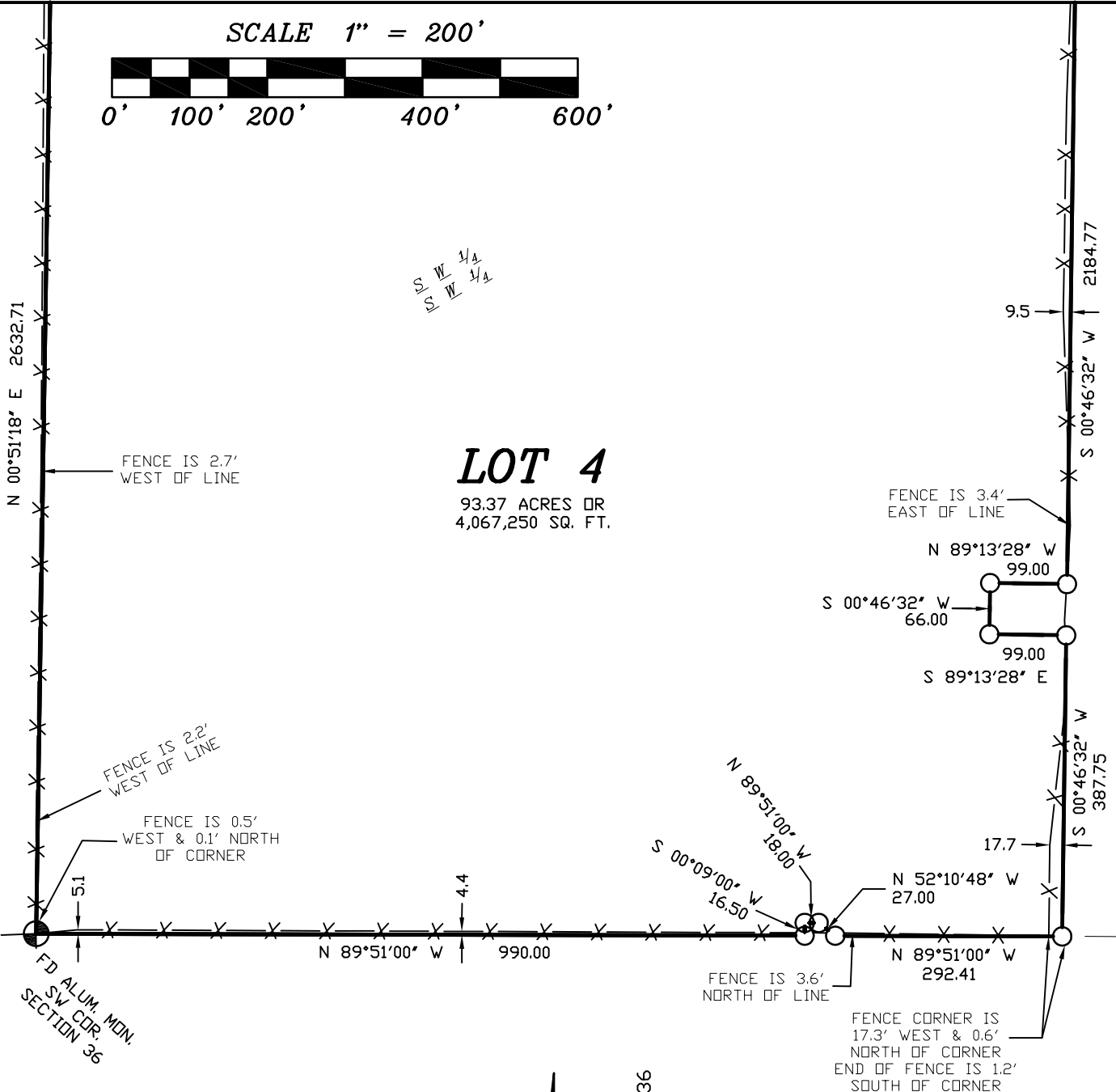
SCALE 1" = 200'



SW 1/4
NW 1/4

LOT 4

93.37 ACRES OR
4,067,250 SQ. FT.



LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- = FOUND 1" PIPE
- ▲ = FOUND RAILROAD SPIKE
- ⊕ = FOUND SECTION CORNER
- (##) = RECORDED AS
- ⊙ = WELL
- ⊙ = SEPTIC TANK
- = FENCE

W.C.S.-DANE ZONE (NAD83-2012)
BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE NW 1/4 OF SECTION 36
LINE TO BEAR N 01°08'59" E

SURVEYORS SEAL



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

Located in the SW & NW ¼'s of the SW ¼ and in the SW & NW ¼'s of the NW ¼, all in Section 36, T7N, R6E, Town of Vermont, 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 owners 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 SW & NW ¼'s of the SW ¼, and part of the SW & NW ¼'s of the NW ¼, all in Section 36, T7N, R6E, in the Town of Vermont, Dane County, Wisconsin more particularly described as follows:

Beginning at the West ¼ corner of said Section 36; thence N 01°08'59" E, 783.48 feet to the southerly right of way of County Highway J; thence continue N 01°08'59" E, 82.21 feet to the northerly right of way of County Highway J & the easterly right of way of Bluto Blvd.; thence continue N 01°08'59" E along said easterly right of way, 462.14 feet to the south line of Lot 2, Certified Survey Map No. 15167; thence N 89°41'50" E along said south line, 1313.13 feet to the east line of the NE ¼ of the NW ¼ and the northerly extension of the east line of the SE ¼ of the NW ¼ of said Section 36; thence S 00°55'37" W along said easterly lines, 567.93 feet to the northerly right of way of County Highway J; thence along said northerly right of way for the next 3 courses: S 89°55'43" W, 399.71 feet; thence N 89°45'40" W, 491.82 feet; thence N 77°00'15" W, 432.75 feet to the easterly line of Bluto Blvd.; thence S 01°08'59" W, 82.21 feet to the southerly right of way of County Highway J; thence along said southerly right of way for the next 3 courses: along a curve concaved northeasterly have have a radius of 510.50 feet and a long chord bearing S 73°41'31" E, a distance of 286.70 feet; thence S 89°45'40" E, 639.87 feet; thence N 89°55'43" E, 398.74 feet to the easterly line of said SW ¼ of the NW ¼; thence S 00°55'37" W along said east line, 698.33 feet to the NE corner of said NW ¼ of the SW ¼; thence S 00°46'32" W along the east line of said NW & SW ¼'s of the SW ¼, 2184.77 feet; thence N 89°13'28" W, 99.00 feet; thence S 00°46'32" W, 66.00 feet; thence S 89°13'28" E, 99.00 feet to the east line of said SW ¼ of the SW ¼; thence S 00°46'32" W along said east line, 387.75 feet to the south line of said SW ¼ of Section 36; thence N 89°51'00" W along said south line, 292.41 feet; thence N 52°10'48" W, 27.00 feet; thence N 89°51'00" W, 18.00 feet; thence S 00°09'00" W, 16.50 feet to the south line of said SW ¼ of Section 36; thence N 89°51'00" W along said south line, 990.00 feet to the Southwest corner of said Section 36; thence N 00°51'18" E along the west line of said SW ¼ of Section 36, 2632.71 feet to the West ¼ corner of said Section 36 and the point of beginning.

This description contains 117.56 acres or 5,121,114 sq. ft.

Williamson Surveying and Associates, LLC
by 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 owners this _____ day of _____, 20____.

STATE OF WISCONSIN)
DANE COUNTY)

Mark A Sherven Revocable Trust dated December 8, 2022
Mark A Sherven - Trustee

Personally came before me this _____ day of _____, 20____ the above named Mark A. Sherven 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

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

Located in the SW & NW ¼'s of the SW ¼ and in the SW & NW ¼'s of the NW ¼, all in Section 36, 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, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

TOWN BOARD RESOLUTION

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

Katie Zelle
Town Clerk

VILLAGE OF MT HOREB

Resolved that this certified survey map in the Town of Vermont is hereby acknowledged and approved by the Village of Mt Horeb on this _____ day of _____, 20__.

Alyssa Gaffney
Village Clerk

DANE COUNTY APPROVAL:

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

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

FARMLAND PRESERVATION DENSITY STUDY

Note: Density policies vary by town. Farmstead ownership is based on the date farmland preservation zoning. This report is based on the best property information available to staff. Please contact staff with questions at (608) 266-4266. Learn about density studies at <https://danecountyplanning.com/Permits-Applications/Density-Study>

Applicant: Mark Sherven

Farmstead Owner: Leon R. Sherven

Accele ID: 2026-00005

Farmland Preservation Enacted: 12/31/1984

Density Study Date: 1/7/2026

Density Factor: 1:35acres

Town: Vermont

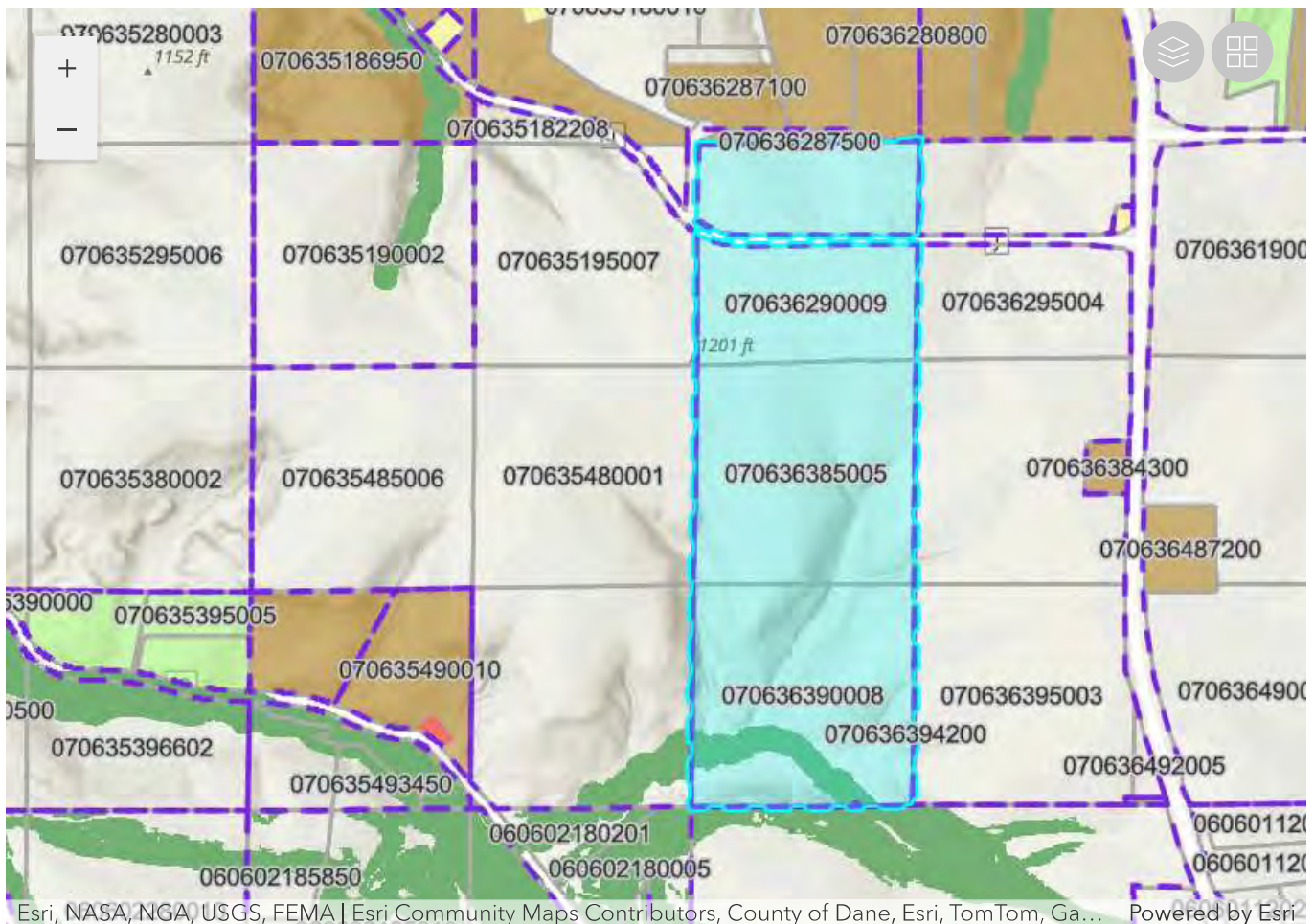
Farmstead Acres: 117.2

Section(s): 36

Available Density Unit(s): 3

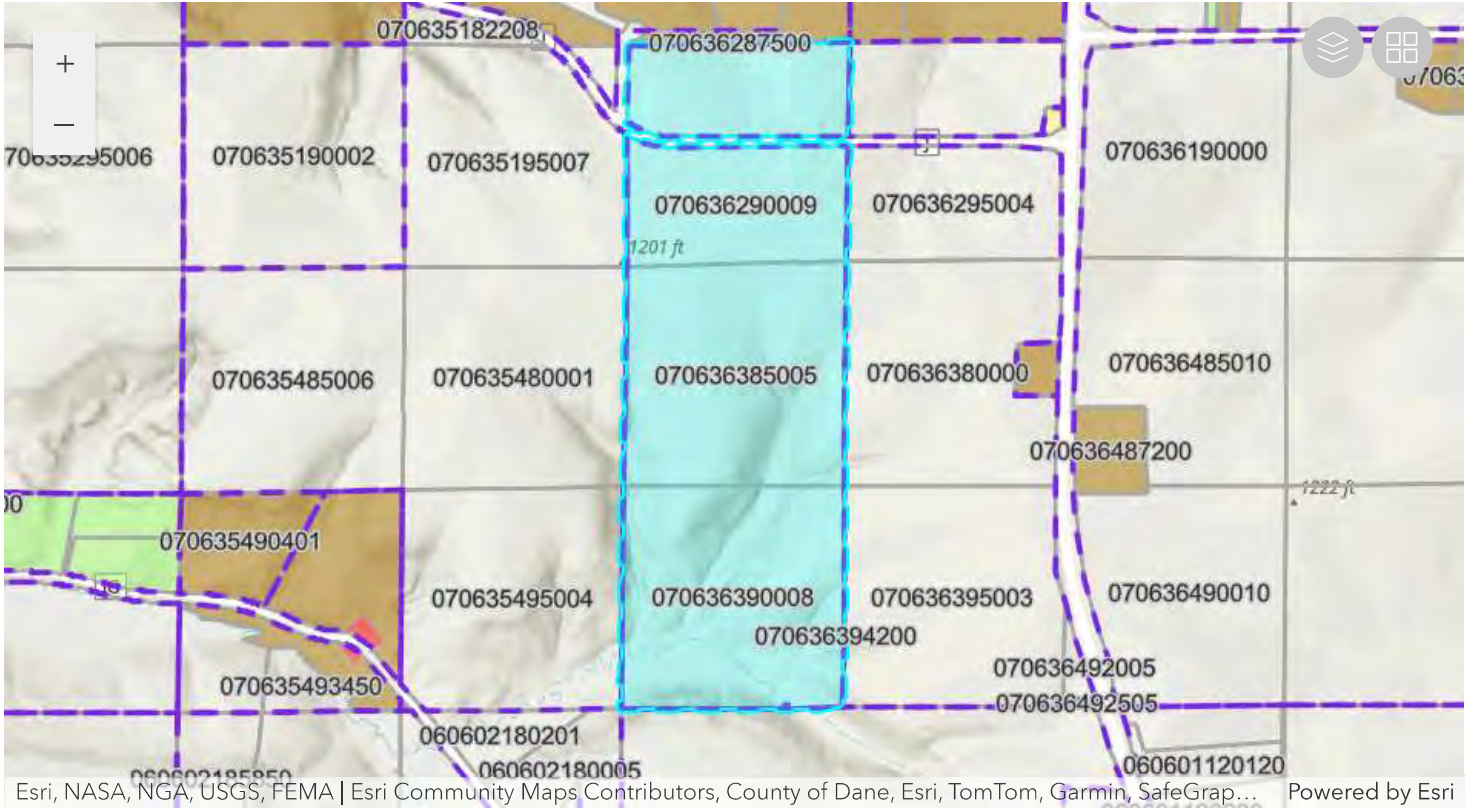
Original Splits: 3.35

Justification: Three (3) original density units. Farmhouse does not count unless separated and rezoned. Note limiting environmental features on southernmost parcel ending 0008.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Mark Sherven



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, County of Dane, Esri, TomTom, Garmin, SafeGrap... Powered by Esri

Parcel Number	Acres	Owner	CSM
070636390008	39.85	SHERVEN REV TR, MARK A	
070636290009	37.44	SHERVEN REV TR, MARK A	
070636385005	39.91	SHERVEN REV TR, MARK A	