

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
07/10/2025	DCPREZ-2025-12197
<b>Public Hearing Date</b>	
09/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RICHARD A ANDERSON	PHONE (with Area Code) (608) 279-0749	AGENT NAME WILLIAMSON SURVEYING & ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4551 PLEASANT 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 richardanders@gmail.com		E-MAIL ADDRESS noa@williamsonsurveying.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
south of 4551 Pleasant Valley Road					
TOWNSHIP VERMONT	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-081-8600-0					

REASON FOR REZONE
CREATING <del>FOUR</del> THREE RESIDENTIAL LOTS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	34.3

<b>C.S.M REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b>  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b>  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>  
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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"><li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li><li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li></ul>	

## REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Richard Anderson	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	4551 Pleasant Valley Road	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Black Earth, WI 53515	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:	richardaanders@gmail.com	Email Address:	noa@williamsonsurveying.com
Phone#:	608-279-0749	Phone#:	608-255-5705

PROPERTY INFORMATION			
Township:	Vermont	Parcel Number(s):	0706-081-8600-0
Section:	8	Property Address or Location:	4551 Pleasant Valley Road - Adjacent

REZONE DESCRIPTION	
<b>Reason for the request.</b> 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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The Anderson Family is requesting a land division to facilitate a phased land donation to a conservation organization. The proposed rezone is being requested to maximize the potential value with including density units but no new homes will be built. We are proposing certified survey map and a deed restriction to be recorded if this rezone petition is approved.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8	34.30

**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 ( <b>non-refundable</b> ), 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 Noa Prieve

Date 7/8/25

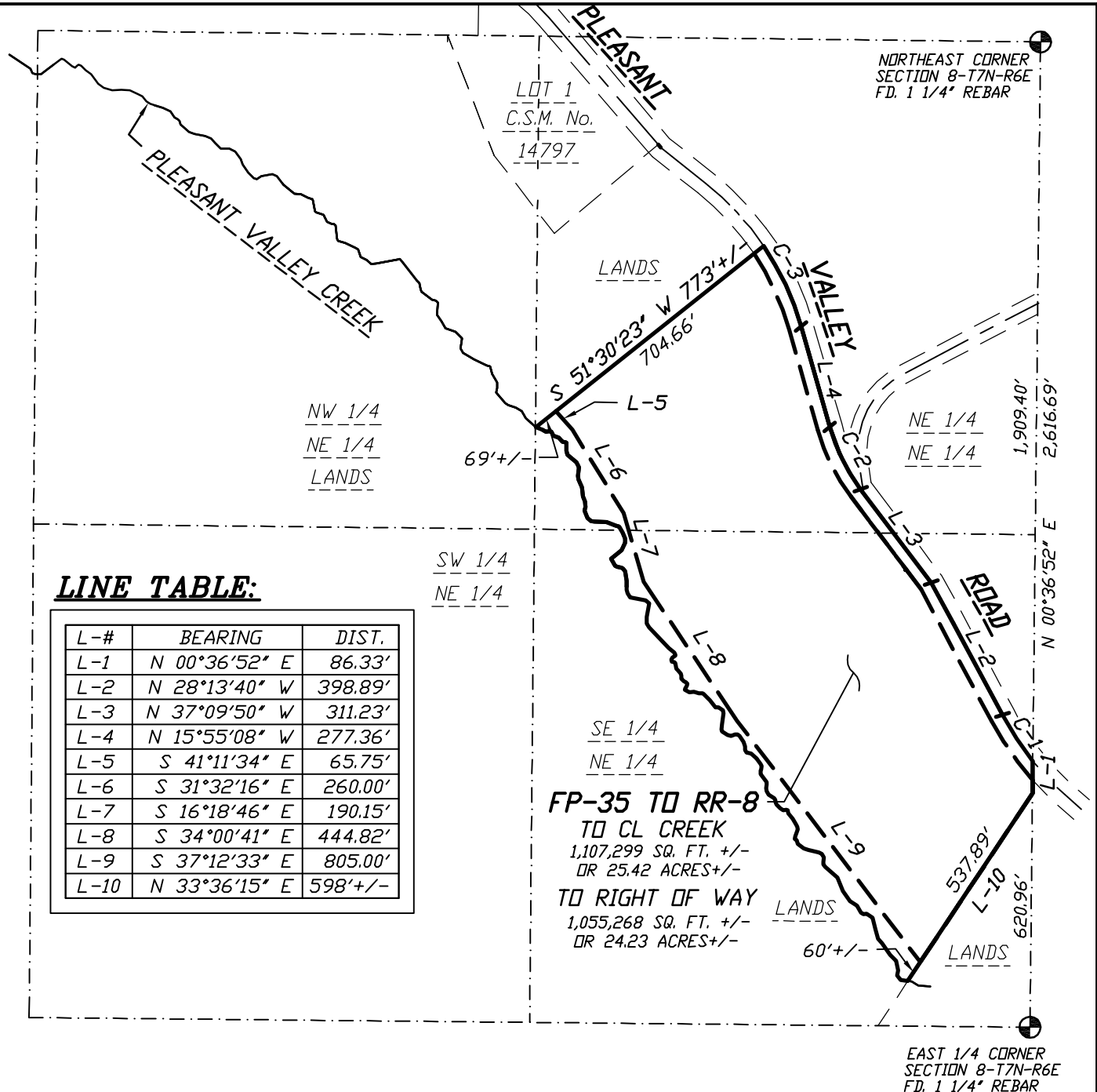


# REZONE

## 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 in part of the Southeast and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin.



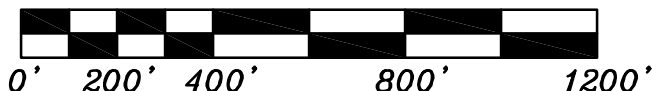
### LINE TABLE:

L-#	BEARING	DIST.
L-1	N 00°36'52" E	86.33'
L-2	N 28°13'40" W	398.89'
L-3	N 37°09'50" W	311.23'
L-4	N 15°55'08" W	277.36'
L-5	S 41°11'34" E	65.75'
L-6	S 31°32'16" E	260.00'
L-7	S 16°18'46" E	190.15'
L-8	S 34°00'41" E	444.82'
L-9	S 37°12'33" E	805.00'
L-10	N 33°36'15" E	598'+/-

### CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	800.00'	N 33°25'25" W 146.32'	146.53'	10°29'39"
C-2	500.00'	N 26°27'33" W 184.52'	185.59'	21°16'00"
C-3	750.00'	N 24°59'52" W 236.31'	237.30'	18°07'43"

SCALE 1" = 400'



W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NE 1/4 OF SECTION 8.  
LINE TO BEAR N 00°36'52" E

## **FP-35 TO RR-8**

A parcel of land being part of the Southeast, Northwest and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner said Section 8; thence N 00°36'52" E along the east line of the Northeast 1/4, 620.96 feet to the point of beginning.

Thence continue N 00°36'52" E along said east line, 86.33 feet to the centerline of Pleasant Valley Road; thence along said centerline for the next 8 courses along an arc of a curve concaved northeasterly having a radius of 800.00 feet and a long chord bearing and distance of N 33°25'25" W, 146.32 feet; thence N 28°13'40" W, 398.89 feet; thence N 37°09'50" W, 311.23 feet; thence along an arc of a curve concaved northeasterly having a radius of 500.00 feet and a long chord bearing and distance of N 26°27'33" W, 184.52 feet; thence N 15°55'08" W, 277.36 feet; thence along an arc of a curve concaved southwesterly having a radius of 750.00 feet and a long chord bearing and distance of N 24°59'52" W, 236.31 feet; thence S 51°30'23" W, 704.66 feet to the meander line of Pleasant Valley Creek; thence along said meander line of the next 5 courses S 41°11'34" E, 65.75 feet; thence S 31°32'16" E, 260.00 feet; thence S 16°18'46" E, 190.15 feet; thence S 34°00'41" E, 444.82 feet; thence S 37°12'33" E, 805.00 feet; thence N 33°36'15" E, 537.89 feet to the point of beginning. This parcel contains 1,107,299 sq. ft.+/- or 25.42 acres+/- and includes all the land lying between the meander line and the centerline of Pleasant Valley Creek and is subject to a 33 foot public road right of way over the easterly side thereof.

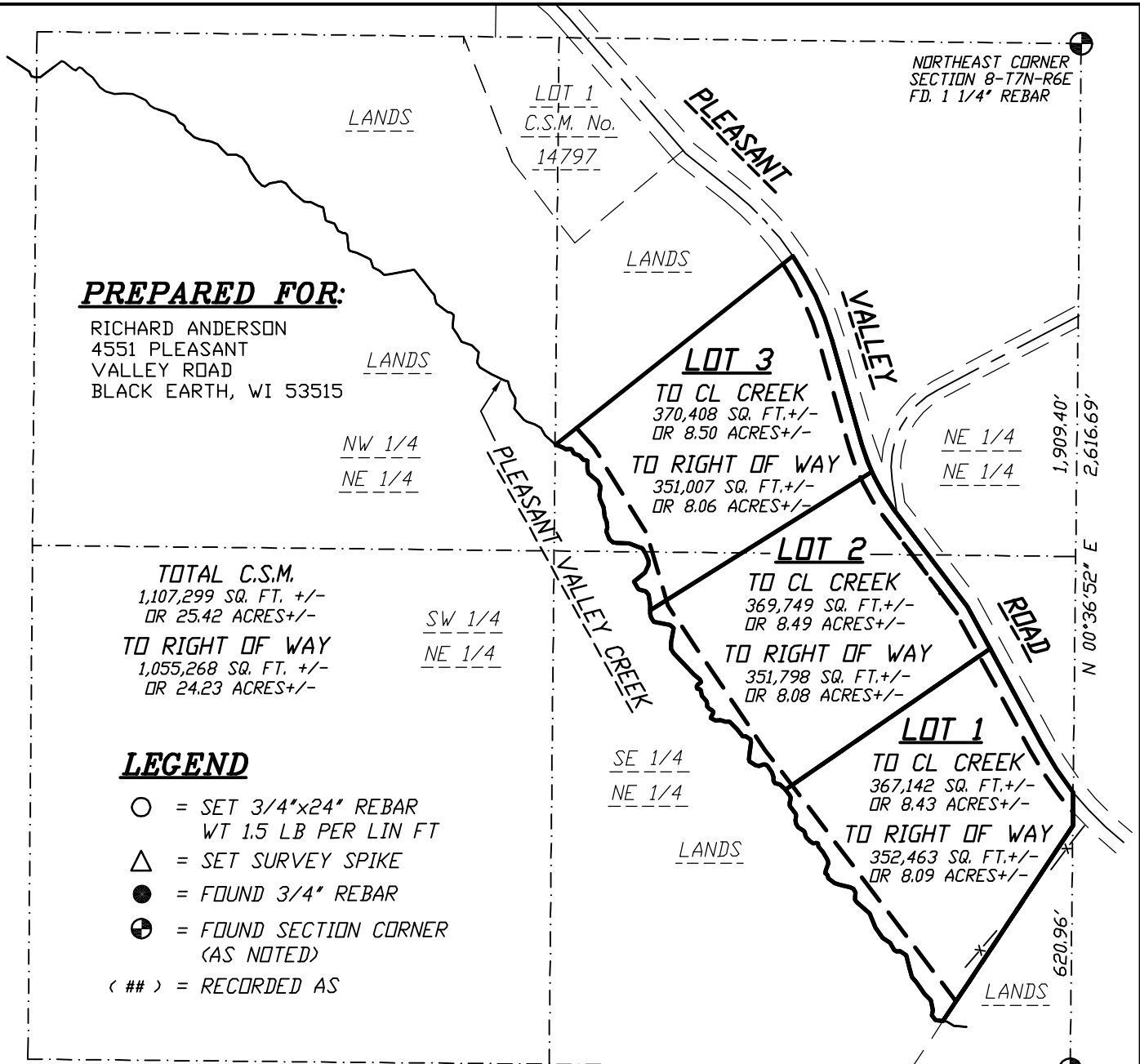


# CERTIFIED SURVEY MAP

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 in part of the Southeast and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin.





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WILLIAMSON SURVEYING AND ASSOCIATES, LLC

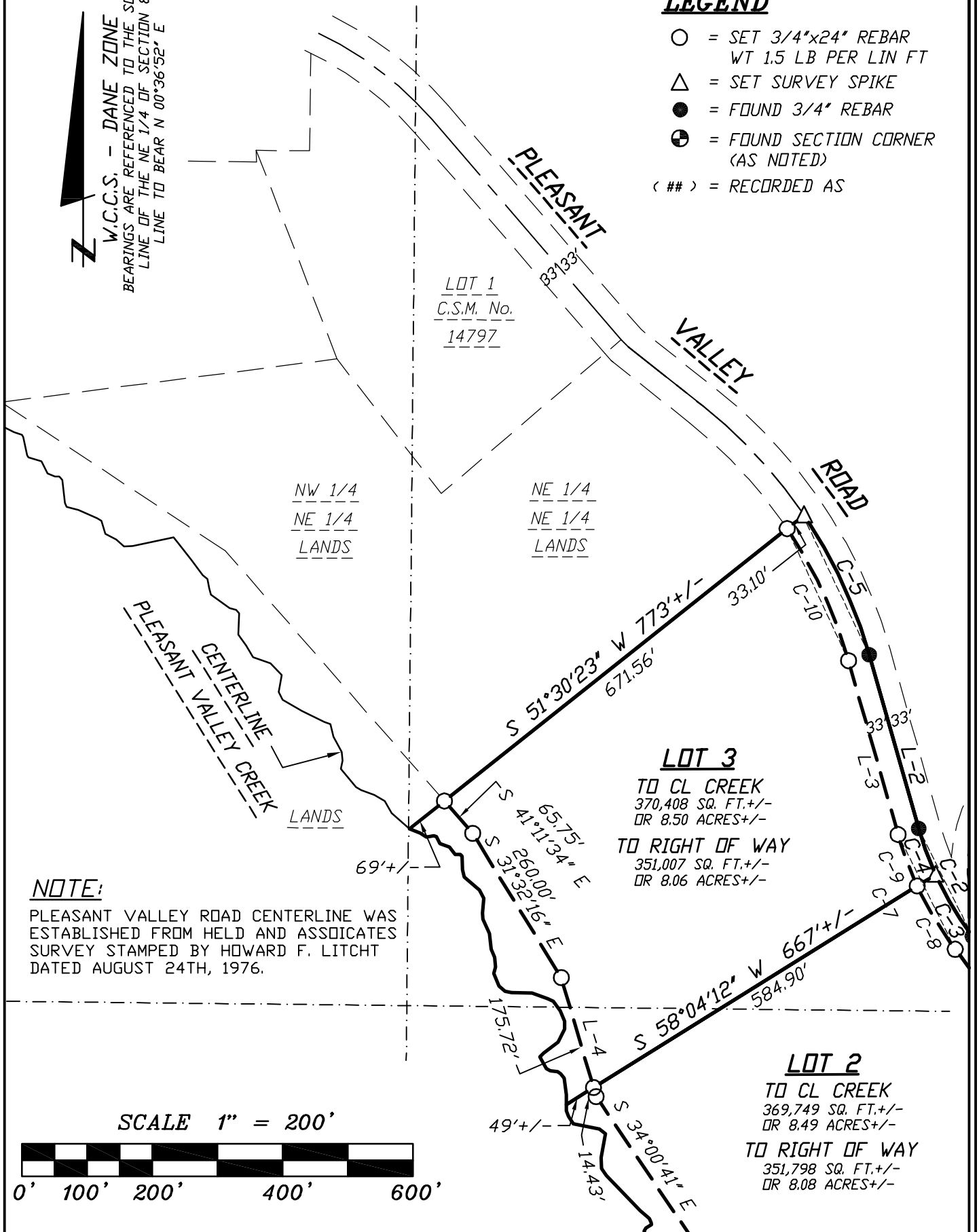
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Located in the in part of the Southeast and Northeast 1/4's of the  
Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

## LEGEND

- = SET 3/4"x24" REBAR  
WT 1.5 LB PER LIN FT
- △ = SET SURVEY SPIKE
- = FOUND 3/4" REBAR
- ⊕ = FOUND SECTION CORNER  
(AS NOTED)
- ( ## ) = RECORDED AS

W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE SOUTH  
LINE OF THE NE 1/4 OF SECTION 8.  
LINE TO BEAR N 00°36'52" E



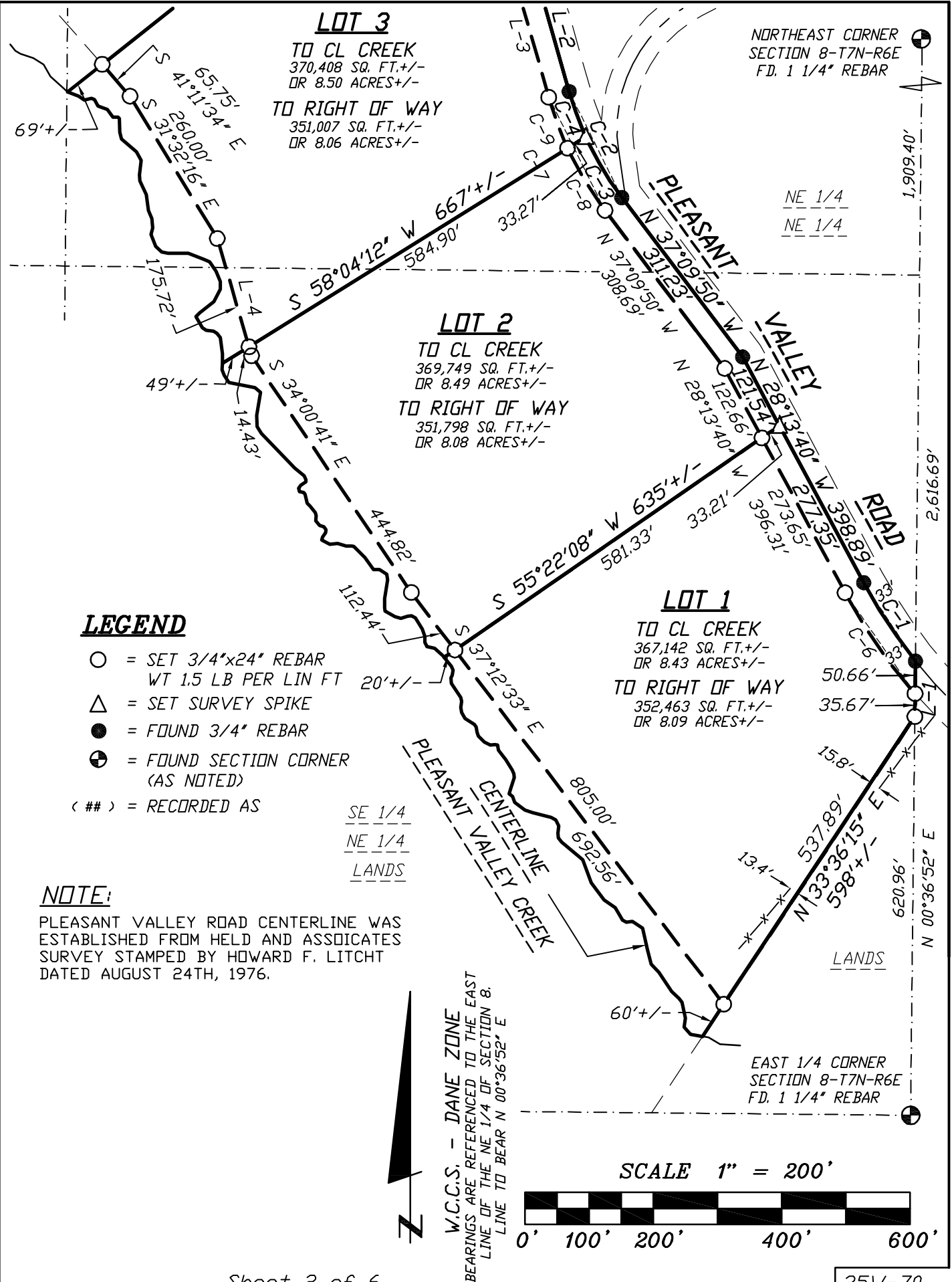


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Located in the in part of the Southeast and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

NOTES CONTINUED:

- 3.) 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.
- 4.) WETLANDS AND FLOOD PLAIN, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 5.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD FOR THE EAST 1/4 CORNER AND NORTHEAST CORNER OF SECTION 8, T7N, R6E.

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	800.00'	N 33°25'25" W 146.32'	146.53'	10°29'39"
C-2	500.00'	N 26°27'33" W 184.52'	185.59'	21°16'00"
C-3	500.00'	N 30°45'51" W 110.22'	110.45'	12°39'24"
C-4	500.00'	N 20°07'51" W 75.07'	75.14'	08°36'37"
C-5	750.00'	N 24°59'52" W 236.31'	237.30'	18°07'43"
C-6	833.00'	N 34°46'25" W 191.34'	191.77'	13°11'25"
C-7	533.00'	N 26°27'44" W 196.65'	197.78'	21°15'39"
C-8	533.00'	N 30°59'51" W 113.19'	113.40'	12°11'24"
C-9	533.00'	N 20°22'01" W 84.29'	84.38'	09°04'15"
C-10	717.00'	N 24°53'44" W 223.39'	224.30'	17°55'27"

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 00°36'52" E	86.33'
L-2	N 15°55'08" W	277.36'
L-3	N 15°55'08" W	277.36'
L-4	S 16°18'46" E	190.15'

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 in part of the Southeast and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

## **SURVEYOR'S CERTIFICATE**

I, Noa T. Prieve, 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 Southeast and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 Corner said Section 8; thence N 00°36'52" E along the east line of the Northeast 1/4, 620.96 feet to the point of beginning.

Thence continue N 00°36'52" E along said east line, 86.33 feet to the centerline of Pleasant Valley Road; thence along said centerline for the next 8 courses along an arc of a curve concaved northeasterly having a radius of 800.00 feet and a long chord bearing and distance of N 33°25'25" W, 146.32 feet; thence N 28°13'40" W, 398.89 feet; thence N 37°09'50" W, 311.23 feet; thence along an arc of a curve concaved northeasterly having a radius of 500.00 feet and a long chord bearing and distance of N 26°27'33" W, 184.52 feet; thence N 15°55'08" W, 277.36 feet; thence along an arc of a curve concaved southwesterly having a radius of 750.00 feet and a long chord bearing and distance of N 24°59'52" W, 236.31 feet; thence S 51°30'23" W, 704.66 feet to the meander line of Pleasant Valley Creek; thence along said meander line of the next 5 courses S 41°11'34" E, 65.75 feet; thence S 31°32'16" E, 260.00 feet; thence S 16°18'46" E, 190.15 feet; thence S 34°00'41" E, 444.82 feet; thence S 37°12'33" E, 805.00 feet; thence N 33°36'15" E, 537.89 feet to the point of beginning. This parcel contains 1,107,299 sq. ft.+/- or 25.42 acres+/- and includes all the land lying between the meander line and the centerline of Pleasant Valley Creek and is subject to a 33 foot public road right of way over the easterly side thereof.

Williamson Surveying and Associates, LLC  
by Noa T. Prieve

Date \_\_\_\_\_

\_\_\_\_\_  
Noa T. Prieve S-2499  
Professional Land Surveyor

**SURVEYORS SEAL**



# 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 in part of the Southeast and Northeast 1/4's of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin.

## **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\_\_\_\_.

\_\_\_\_\_  
Richard A. Anderson

\_\_\_\_\_  
Kelle C. Anderson

STATE OF WISCONSIN  
DANE COUNTY

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named Richard A. and Kelle C. Anderson 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

## **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

## **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. \_\_\_\_\_

Sheet 6 of 6

**SURVEYORS SEAL**

25W-70

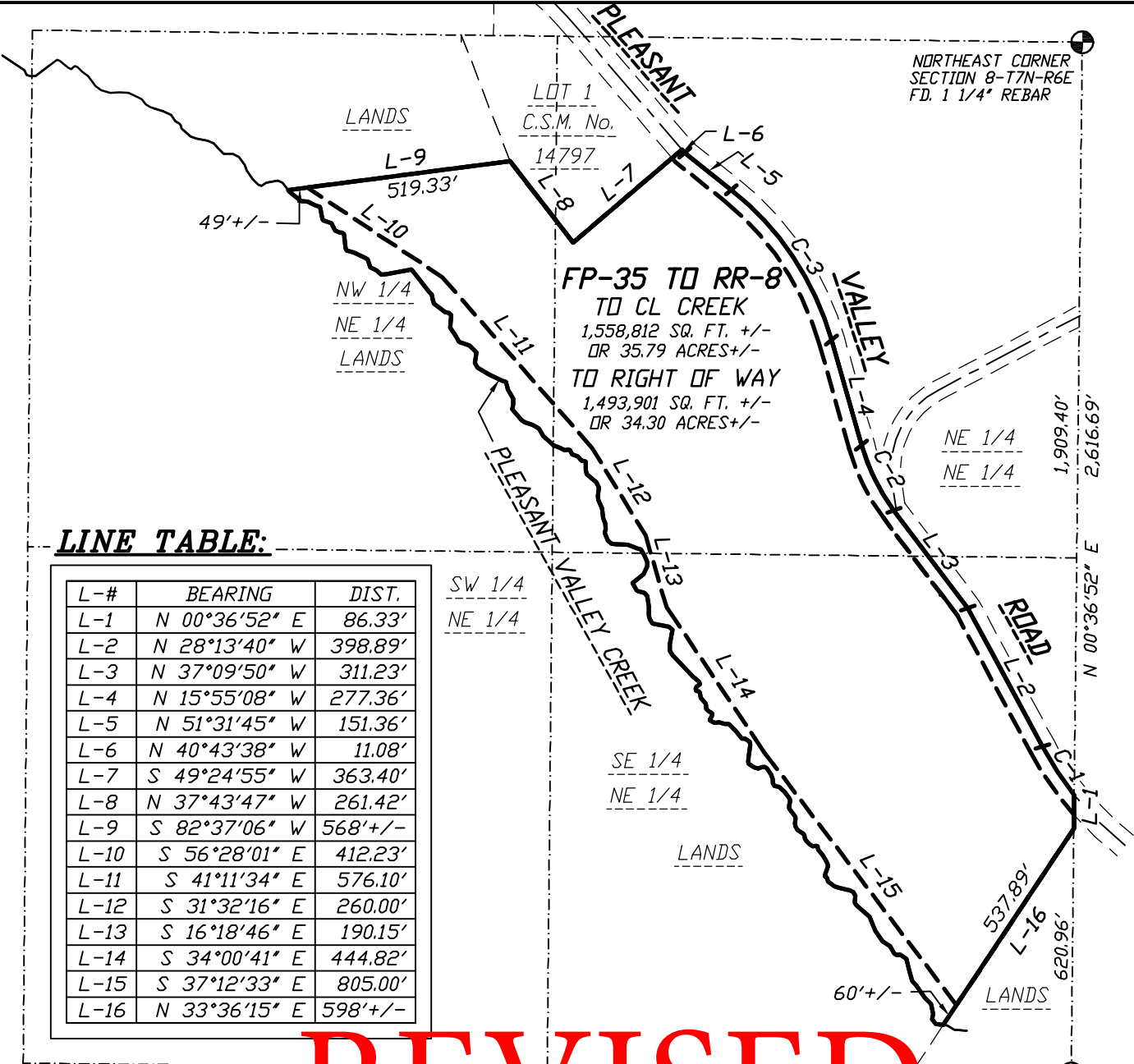


# REZONE

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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Located in the in part of the Southeast, Northwest and Northeast 1/4's of the  
Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin.



## LINE TABLE:

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L-3	N 37°09'50" W	311.23'
L-4	N 15°55'08" W	277.36'
L-5	N 51°31'45" W	151.36'
L-6	N 40°43'38" W	11.08'
L-7	S 49°24'55" W	363.40'
L-8	N 37°43'47" W	261.42'
L-9	S 82°37'06" W	568'+/-
L-10	S 56°28'01" E	412.23'
L-11	S 41°11'34" E	576.10'
L-12	S 31°32'16" E	260.00'
L-13	S 16°18'46" E	190.15'
L-14	S 34°00'41" E	444.82'
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REVISED

## CURVE TABLE:

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C-3	750.00'	N 33°43'20" W 458.27'	465.71'	35°34'40"

SCALE 1" = 400'



W.C.C.S. - DANE ZONE  
BEARINGS ARE REFERENCED TO THE EAST  
LINE OF THE NE 1/4 OF SECTION 8.  
LINE TO BEAR N 00°36'52" E

## DEED RESTRICTIONS

Use black ink & print legibly

**WHEREAS,**

is owner of the following described real estate in the **Town of Vermont**, Dane County, Wisconsin further described as follows:

*Recording area*

Name and return address:

Parcel Number

LEGAL DESCRIPTION:

Lots 1, 2, and 3 of Certified Survey Map (CSM) \_\_\_\_\_ located in part of the Southeast, Southwest, Northwest, and Northeast 1/4s, of the Northeast 1/4 of Section 8, T7N, R6E, Town of Vermont, Dane County, Wisconsin

**WHEREAS**, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

**WHEREAS**, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Vermont, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 500 feet of the subject property.

**THEREFORE**, the following restrictions are hereby imposed:

1. No development shall take place on the properties until such time as the landowner obtains development approval from the Town of Vermont. The approvals include site development, driveway placement, and ridge-top protection compliance. No zoning permit or building permit shall be obtained until such time as Town development approvals are granted.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

\_\_\_\_\_

Date

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Grantor (owner)

\_\_\_\_\_

Signature of Grantor (owner)

\_\_\_\_\_

\*Name printed

\_\_\_\_\_

\*Name printed

This document was drafted by:  
(print or type name below)

**Dane County**  
**Planning and Development Department**

**STATE OF WISCONSIN, County of \_\_\_\_\_**

Subscribed and sworn to before me on \_\_\_\_\_ by the above named person(s).

Signature of notary or other person  
authorized to administer an oath \_\_\_\_\_  
(as per s. 706.06, 706.07)

\*Names of persons signing in any  
capacity must be typed or printed  
below their signature.

Print or type name: \_\_\_\_\_

Title \_\_\_\_\_ Date commission expires: \_\_\_\_\_