

Dane County Rezone Petition

Application Date	Petition Number
08/06/2024	DCPREZ-2024-12102
Public Hearing Date	
10/22/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOUGLAS A & MARY E PORTER JT REV LIVING TR	PHONE (with Area Code) (608) 400-3606	AGENT NAME SNYDER ASSOCIATES	PHONE (with Area Code) (608) 838-0444
BILLING ADDRESS (Number & Street) 731 COUNTY HIGHWAY A		ADDRESS (Number & Street) 5010 VOGES RD	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip) Madison, WI 53718	
E-MAIL ADDRESS 721swans@gmail.com		E-MAIL ADDRESS agross@snyder-associates.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	
721, 731, 741 County Highway A					
TOWNSHIP ALBION	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-041-8170-0		0512-041-8210-0		0512-041-8110-7	

REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS (MODIFY TWO EXISTING RESIDENTIAL LOTS)

FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-1 Rural Residential District	1.0
RR-2 Rural Residential District	FP-35 Farmland Preservation District	0.66

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: 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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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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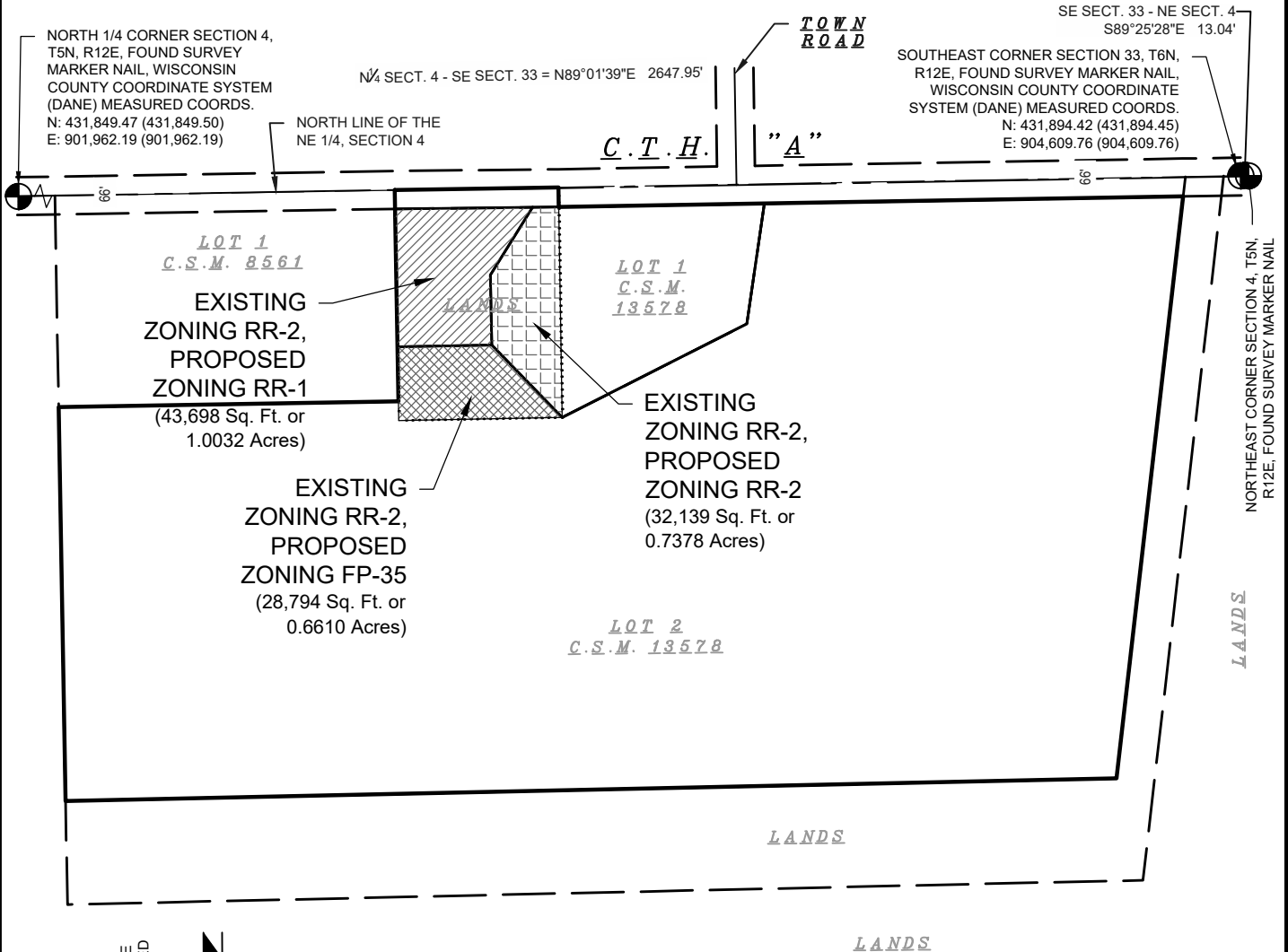
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 _____

Date _____

REZONE EXHIBIT

LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 13578, AS RECORDED IN VOLUME 89 OF CERTIFIED SURVEY MAPS, ON PAGES 14-16, DOCUMENT NUMBER 5022446, DANE COUNTY REGISTRY, AND INCLUDING LANDS LOCATED IN THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 12 EAST, TOWN OF ALBION, DANE COUNTY, WISCONSIN.



BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NE 1/4 OF SECTION 04-06-12, MEASURED AS BEARING N89°01'39"E



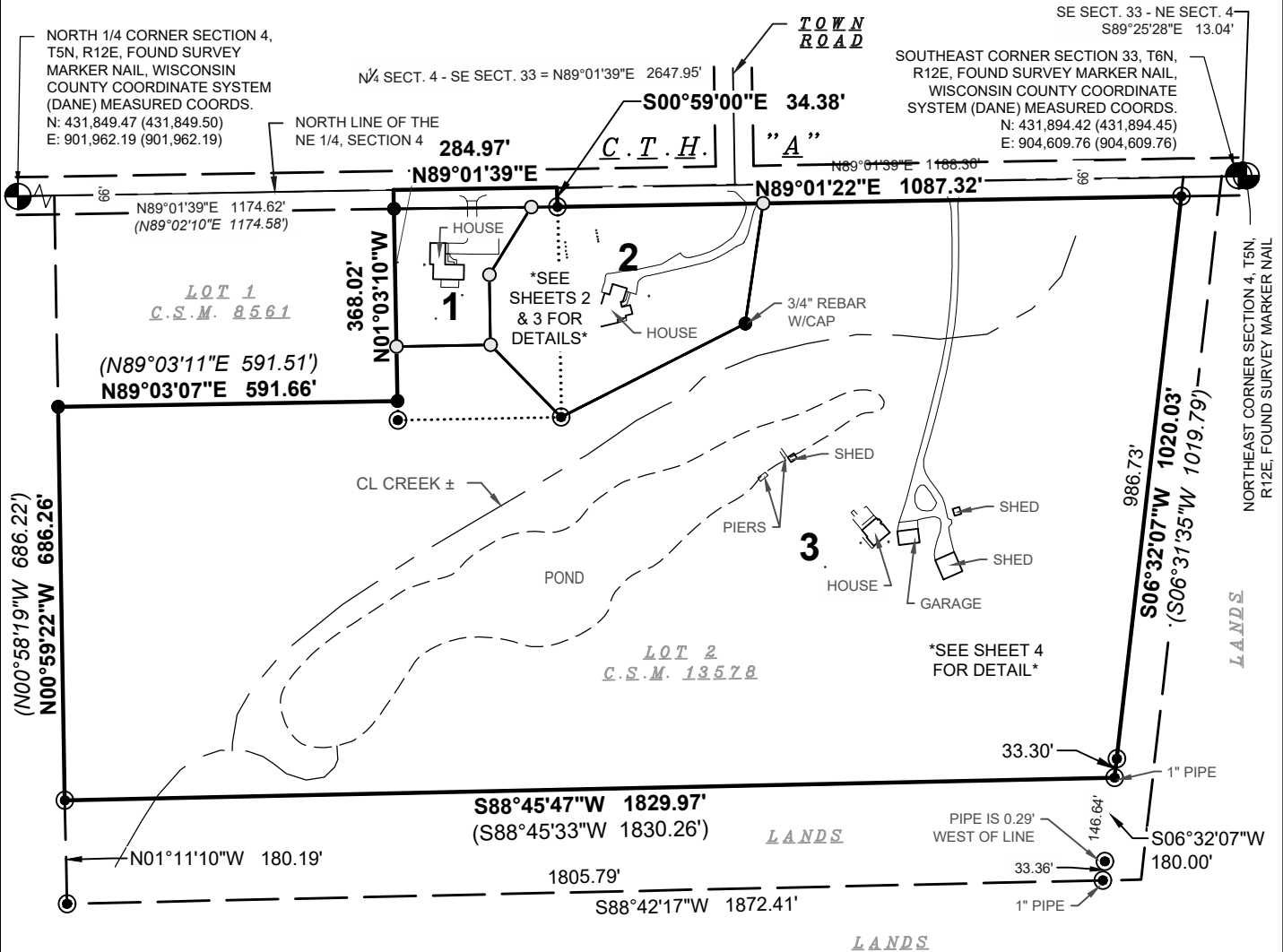
SURVEYED FOR:
Doug Porter
731 County Hwy A
Edgerton, WI 53534

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 124.0847.30
DATE: 07-22-24
REVISIONS
REV1: 07-29-30
REV2
REV3

CERTIFIED SURVEY MAP No. _____

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LEGEND	
●	3/4" SOLID IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
⊙	1-1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
○	3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
⊕	SECTION MONUMENT
()	INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT	

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (ACRES)
1	43,698	1.00
2	128,924	2.96
3	1,556,110	35.72

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN NAD83 (2011), THE NORTH LINE OF THE NE 1/4 OF SECTION 04-05-12, MEASURED AS BEARING N89°01'39"E



NOTES:

- Date of Field Work: April 26, 2024
- Total Area of Survey: 1,738,282 Sq. Ft. (39.9055 Acres)
- This survey was prepared without the benefit of a Title Report for the subject tract or adjoiners and is therefore subject to any and all easements, agreements, restrictions and statements of facts revealed by examination of such documents.

C.S.M. NO. _____
 DOC. NO. _____
 VOL. _____ PAGE _____



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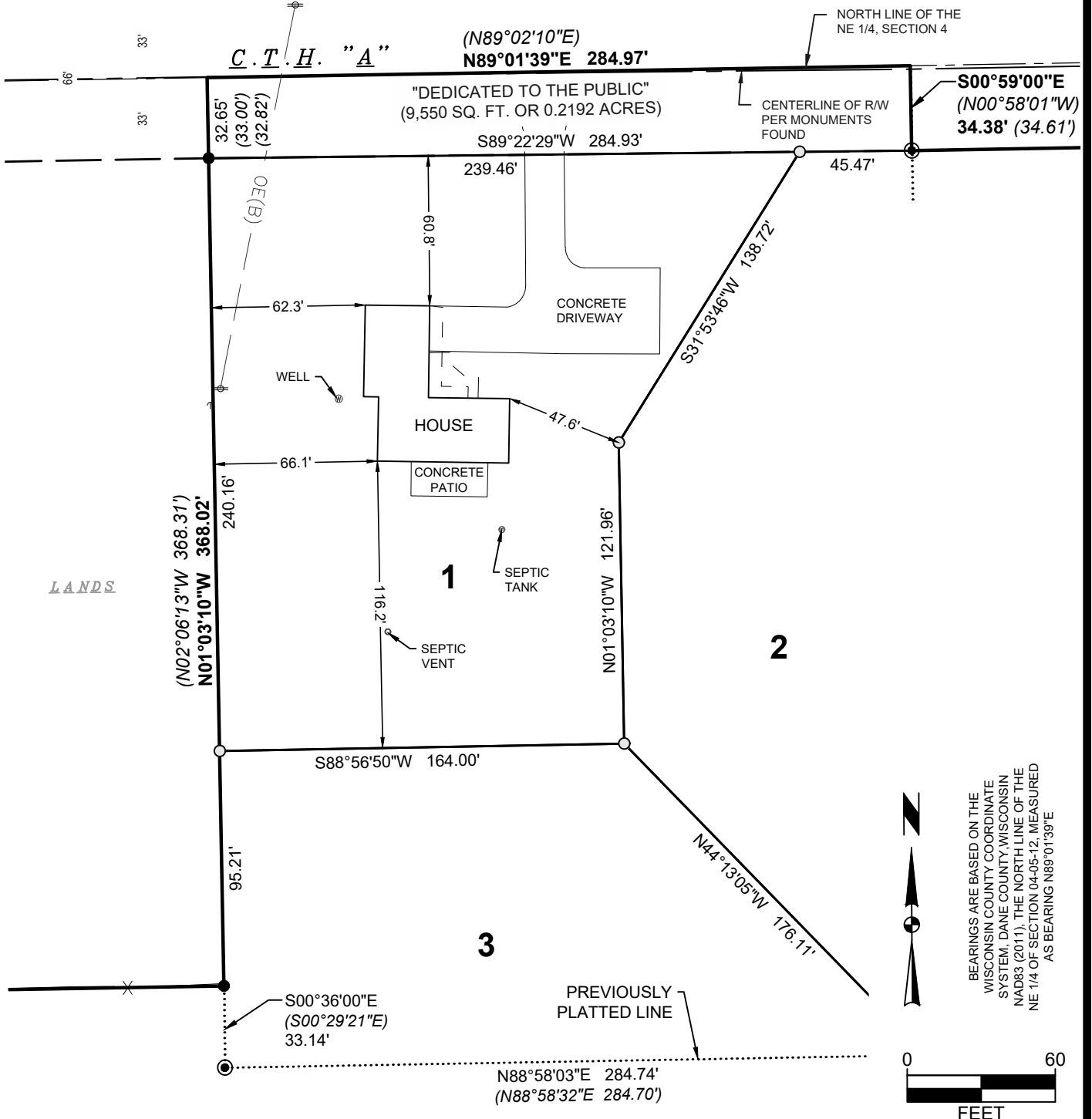
FN: 124.0847.30
 DATE: 07-22-24
 REVISIONS
 REV1
 REV2
 REV3

SHEET 1 OF 7

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N¼ SECT. 4 - SE SECT. 33 = N89°01'39"E 2647.95'



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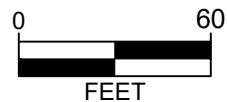
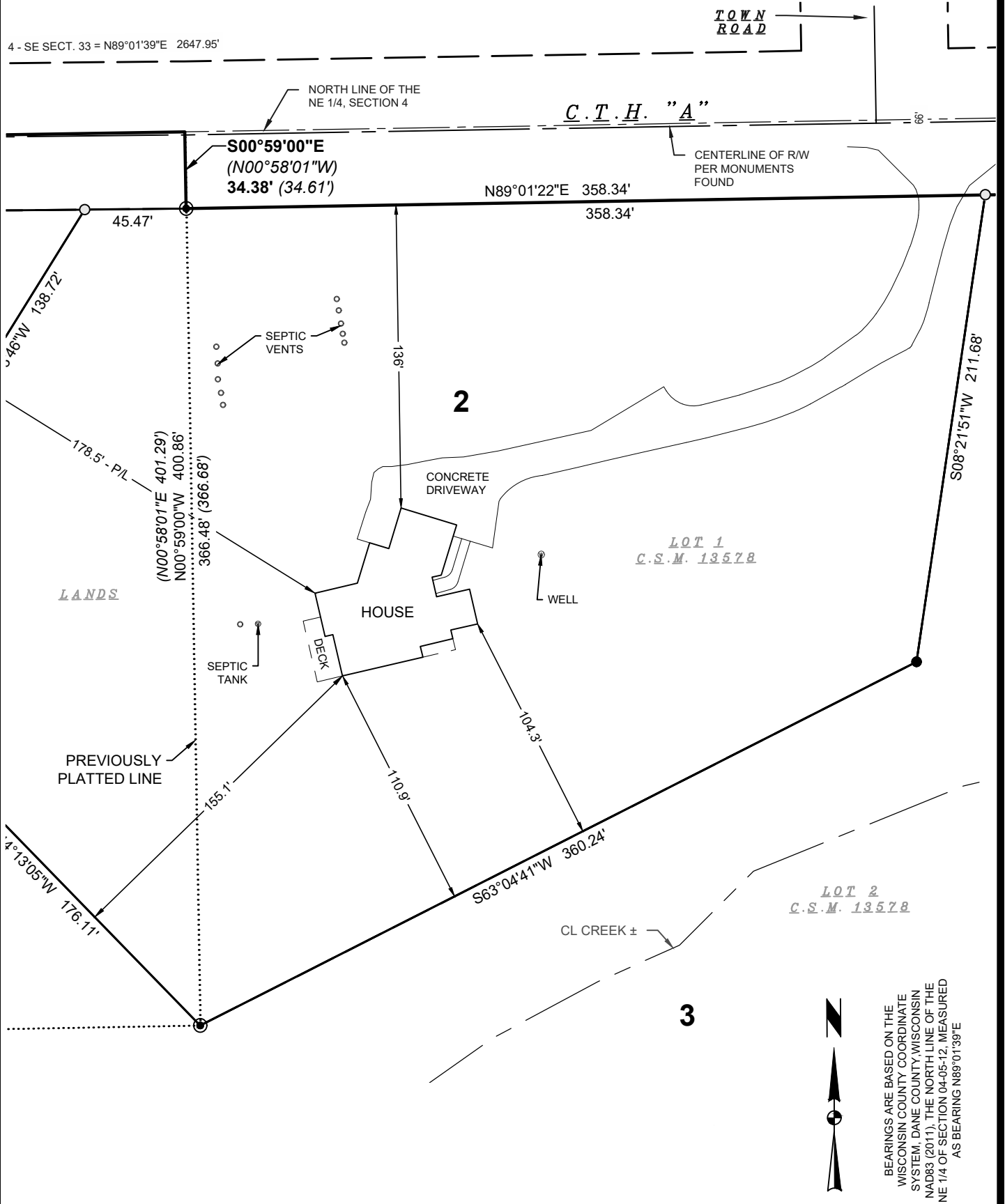
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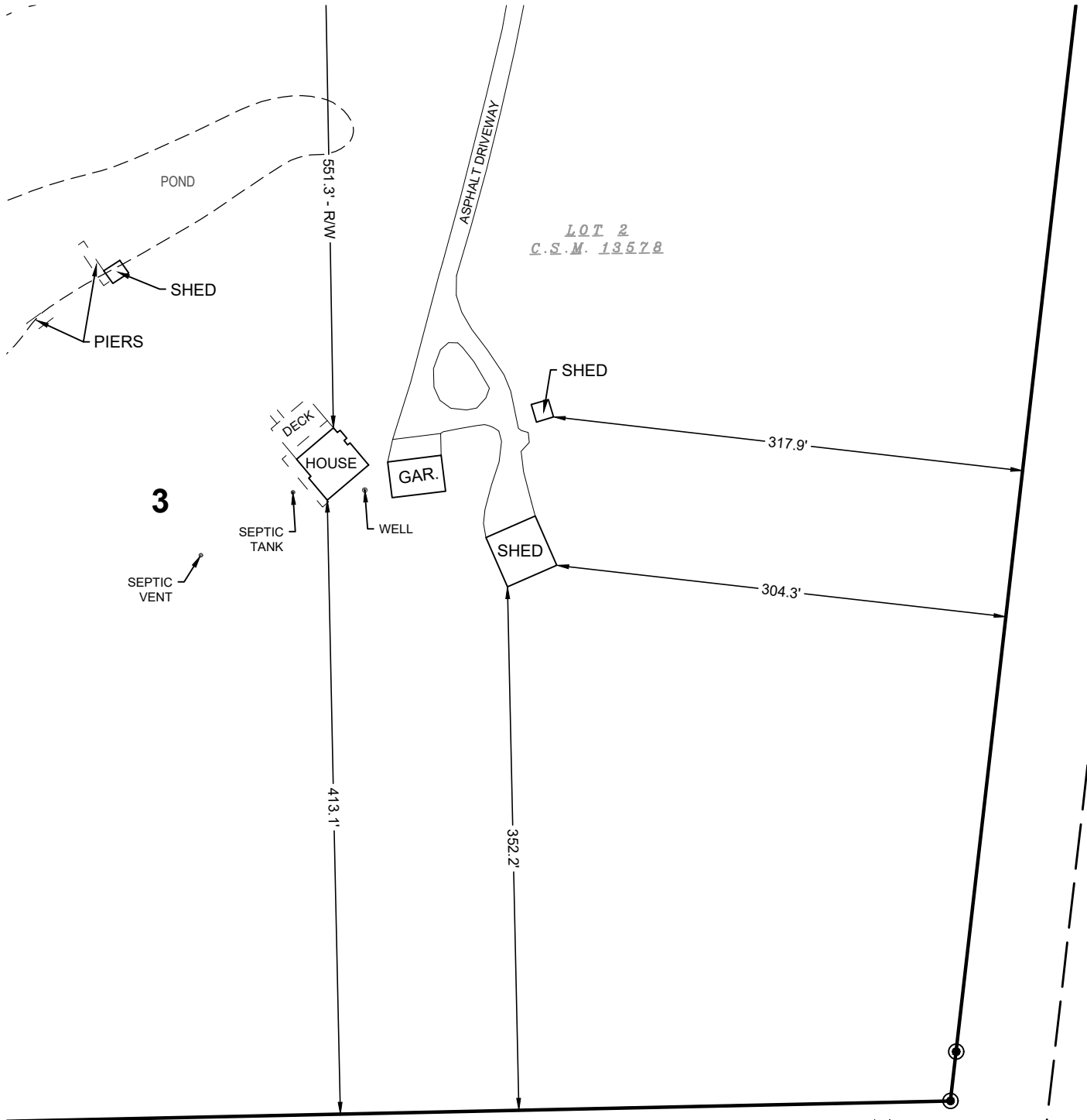
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 NAD83 (2011), THE NORTH LINE OF THE
 NE 1/4 OF SECTION 04-05-12, MEASURED
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OWNER'S CERTIFICATE

Douglas & Mary Porter, as owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Town of Albion for approval. Witness the hand and seal of said owner this _____ day of _____, 20__.

Douglas & Mary Porter

By: _____
Douglas Porter

By: _____
Mary Porter

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20__, the above named Douglas and Mary Porter to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Summit Credit Union, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Summit Credit Union, has caused these presents to be signed by _____, its _____ (title), at _____, Wisconsin, on this ___ day of _____, 20__.

Summit Credit Union

By: _____

State of Wisconsin)
)ss.
County of _____)

Personally came before me this ___ day of _____, 20__, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



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Edgerton, WI 53534

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REV2
REV3

SHEET 5 OF 7

CERTIFIED SURVEY MAP No. _____

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OWNER'S CERTIFICATE

Andrew and Meredith Stensven, as owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the Town of Albion for approval. Witness the hand and seal of said owner this _____ day of _____, 20__.

Andrew & Meredith Stensven

By: _____
Andrew Stensven

By: _____
Meredith Stensven

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20__, the above named Douglas and Mary Porter to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Summit Credit Union, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Summit Credit Union, has caused these presents to be signed by _____, its _____ (title), at _____, Wisconsin, on this ____ day of _____, 20__.

Summit Credit Union

By: _____

State of Wisconsin)
)ss.
County of _____)

Personally came before me this ____ day of _____, 20__, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____
Notary Public, State of Wisconsin

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



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SHEET 6 OF 7

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SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the subdivision regulations of Dane County and under the direction of Douglas and Mary Porter and Andrew and Meredith Stensven, owners of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Lots 1 & 2, Certified Survey Map (C.S.M.) Number 13578, as recorded in Volume 89 of Certified Survey Maps, on pages 14-16, Document Number 5022446, Dane County Registry, and including lands located in the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 04, Township 5 North, Range 12 East, Town of Albion, Dane County, Wisconsin; more fully described as follows:

Commencing at the North Quarter corner of said Section 4, thence along the North line of the Northeast Quarter of said Section 4, N89°01'39"E, 1174.62 feet to the point of beginning; thence continuing along said North line, N89°01'39"E, 284.97 feet; thence S00°59'00"E, 34.38 feet to the southerly right-of-way line of C.T.H. "A", point also being the Northwesterly corner of said Lot 1, C.S.M. 13578; thence N89°01'39"E along the southerly right-of-way line of C.T.H. "A", 1087.32 feet to the Northeasterly corner of said Lot 2, C.S.M. 13578; thence S06°32'07"W, 1020.03 feet to the Southeasterly corner of said Lot 2, C.S.M. 13578; thence along the southerly line of said Lot 2, S88°45'47"W, 1829.97 feet to the southwesterly corner of said Lot 2, C.S.M. 13578; thence N00°59'22"W along the westerly line of said Lot 2, C.S.M. 13578, 686.26 feet to the southwesterly corner of Lot 1, C.S.M. 8561, Dane County Registry; thence N89°03'07"E along the southerly line of said C.S.M. 8561, 591.66 feet to the southeasterly corner of said Lot 1, C.S.M. 8561; thence N01°03'10"W along the easterly line of said Lot 1, C.S.M. 8561, 368.02 feet to the point of beginning. This description contains 1,738,282 square feet or 39.9055 acres more or less.

Dated this _____ day of _____, 2024.

Signed:

Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

TOWN OF ALBION APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map is hereby acknowledged and approved by the Town of Albion on this ____ day of _____, 2024.

By: _____ Date: _____
Julie Hanewall, Town Clerk/Treasurer

DANE COUNTY APPROVAL CERTIFICATE:

Approved for recording by the Dane County Zoning and Land Regulation Committee on this _____ day of _____, 2024.

By: _____ Date: _____
Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at _____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



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FN: 124.0847.30
DATE: 07-22-24
REVISIONS:
REV1
REV2
REV3

SHEET 7 OF 7

RR-2 to RR-1

(Proposed Lot 1)

Lands located in the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 04, Township 5 North, Range 12 East, Town of Albion, Dane County, Wisconsin; more fully described as follows:

Commencing at the North Quarter corner of said Section 4, thence N89°01'39"E along the North line of the Northeast Quarter of said Section 4, 1174.62 feet; thence S01°03'10"E, 32.65 feet to the southerly right-of-way line of C.T.H. "A" and the point of beginning; thence N89°22'29"E, 239.46 feet; thence S31°53'46"W, 138.72 feet; thence S01°03'10"E, 121.96 feet; thence S88°56'50"W, 164.00 feet to the Easterly line of Lot 1, Certified Survey Map Number 8561, Dane County Register of Deeds, Dane County, Wisconsin; thence along said Easterly line, N01°03'10"W, 240.16 feet to the point of beginning. This description contains 43,698 square feet or 1.0032 acres more or less.

RR-2 to FP-35

Lands located in part of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 04, Township 5 North, Range 12 East, Town of Albion, Dane County, Wisconsin; more fully described as follows:

Commencing at the North Quarter corner of said Section 4, thence N89°01'39"E along the North line of the Northeast Quarter of said Section 4, 1174.62 feet; thence S01°03'10"E, 32.65 feet to the southerly right-of-way line of C.T.H. "A" and the Northeast corner of Lot 1, Certified Survey Map (C.S.M.) Number 8561, Dane County Register of Deeds, Dane County, Wisconsin;; thence continuing S01°03'10"E along the Easterly line of said Lot 1, C.S.M. 8561, 240.16 feet to the point of beginning; thence N88°56'50"E, 164.00 feet; thence S44°13'05"E, 176.11 feet; thence S88°58'03"W, 284.74 feet; thence N00°36'00"W, 33.14 feet to the Southeast corner of said Lot 1, C.S.M. 8561; thence N01°03'10"W along the Easterly line of said Lot 1, C.S.M. 8561, 95.21 feet to the point of beginning. This description contains 28,794 square feet or 0.6610 acres more or less.