

Dane County Rezone Petition

Application Date	Petition Number
03/20/2024	DCPREZ-2024-12046
Public Hearing Date	
05/28/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SUSAN K POWERS	PHONE (with Area Code) (608) 622-9213	AGENT NAME DANIEL FRAME	PHONE (with Area Code) (608) 767-2602
BILLING ADDRESS (Number & Street) 7146 Hayward Crossing		ADDRESS (Number & Street) 4620 COUNTY HWY F	
(City, State, Zip) Arena, WI 53517		(City, State, Zip) Black Earth, WI 53515	
E-MAIL ADDRESS powersjr@tds.net		E-MAIL ADDRESS djfram1957@gmail.com	

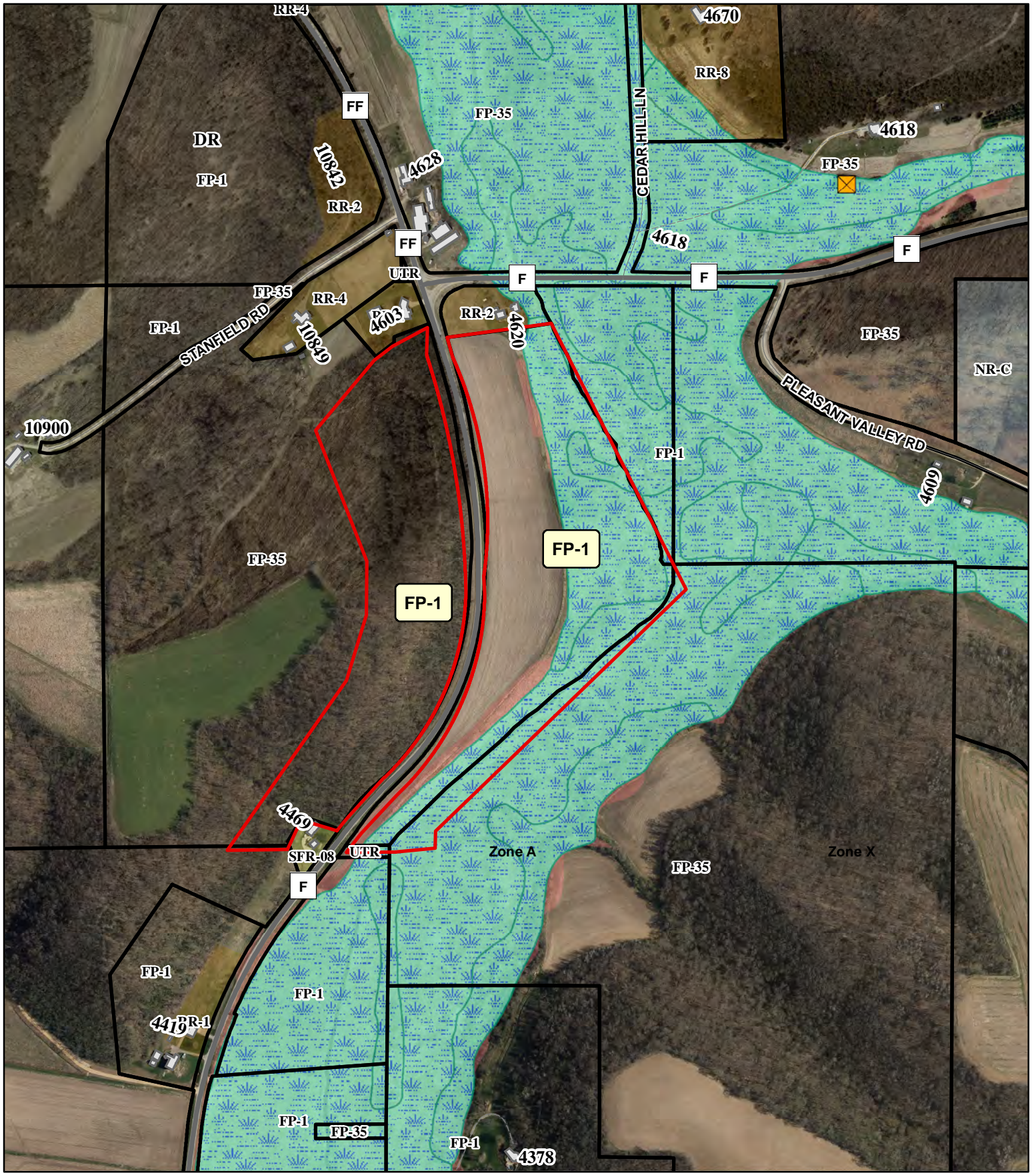
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
south and west of 4620 County Hwy F					
TOWNSHIP VERMONT	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-053-9150-2 0706-064-9601-0		0706-071-8000-3 0706-082-8510-3			

REASON FOR REZONE




CREATING TWO AGRICULTURAL LOTS

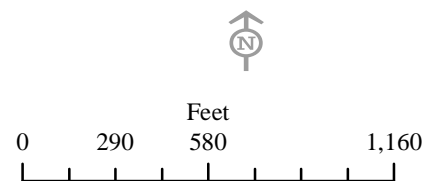
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	56.8

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:



REZONE 12046

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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:	Susan Powers & Daniel Frame	Agent Name:	
Address (Number & Street):	7146 Hayward Crossing Rd	Address (Number & Street):	
Address (City, State, Zip):	Arena WI 53503	Address (City, State, Zip):	
Email Address:	powersjr@tds.net	Email Address:	
Phone#:	608-622-9213	Phone#:	

PROPERTY INFORMATION

Township:	Vermont	Parcel Number(s):	0706-064-9601-0 0706-071-8000-3 0706-053-9150-2
Section:	5, 6, 7, 8	Property Address or Location:	Vermont Township Near the corner of Hwys F & FF

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

Property owned by Susan and Daniel is being divided equally between them. The land has been surveyed and this resulted in parcels formerly zoned FP-35 needing to be rezoned to FP-1. One parcel will be 30.53 acres and the other parcel will be 26.28 acres. And 5.33 acres will be dedicated Public. The remaining 56.81 acres will remain FP 35 and not need to be rezoned. The land will remain wooded land in the MFL program and cropland. A density study shows 2 HDRs which will be split between Susan and Daniel. There will be no changes in the properties use.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP 35	FP 1	30.53
FP 35	FP 1	26.28

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
-------------------------------------------------------------------------	-----------------------------------------------------------------	---------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

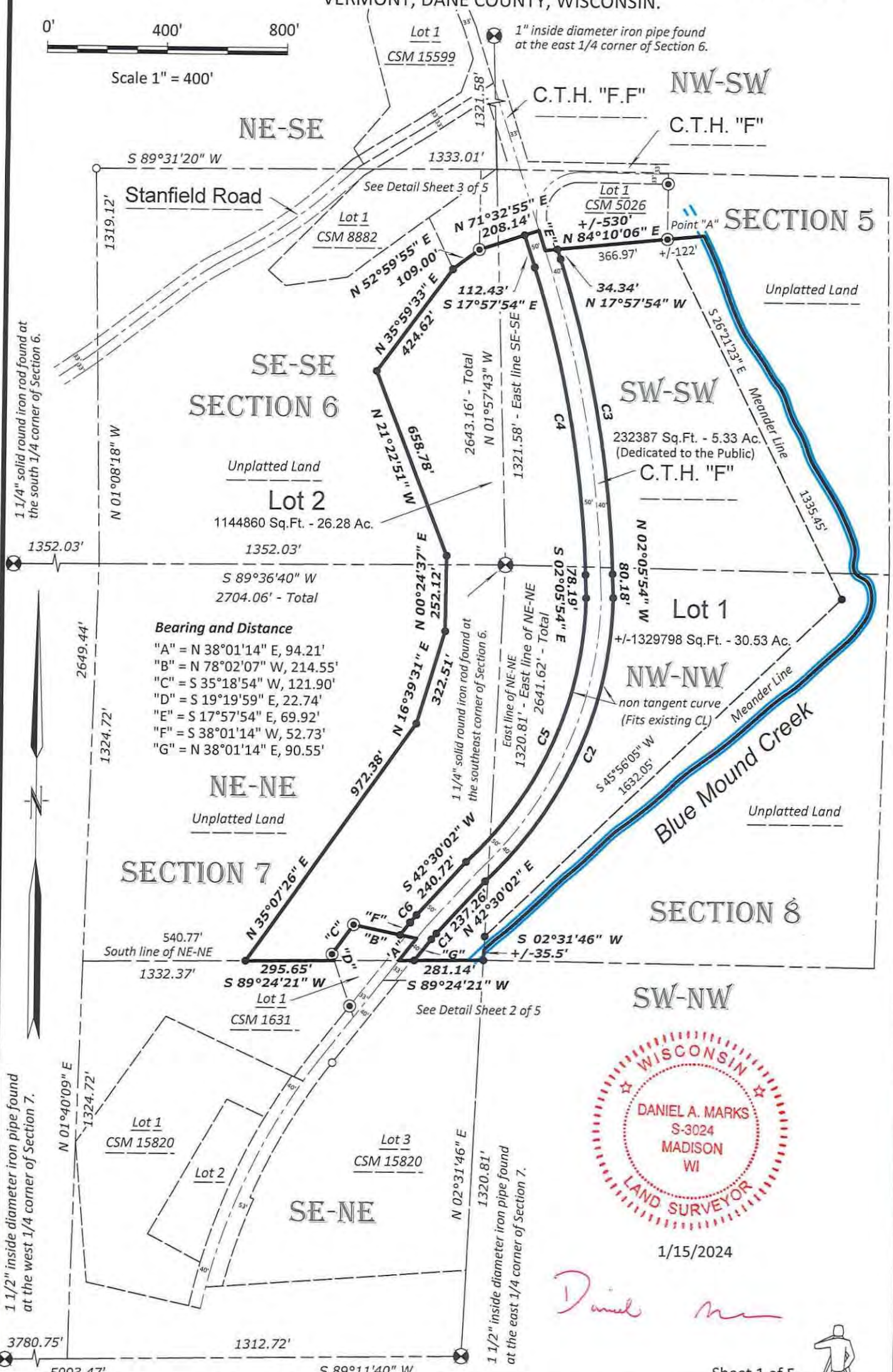
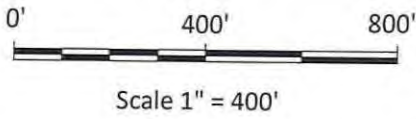
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Date 3-14-24

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



Bearing and Distance
 "A" = N 38°01'14" E, 94.21'
 "B" = N 78°02'07" W, 214.55'
 "C" = S 35°18'54" W, 121.90'
 "D" = S 19°19'59" E, 22.74'
 "E" = S 17°57'54" E, 69.92'
 "F" = S 38°01'14" W, 52.73'
 "G" = N 38°01'14" E, 90.55'



1/15/2024

Daniel Marks

RIVER VALLEY LAND SURVEYING

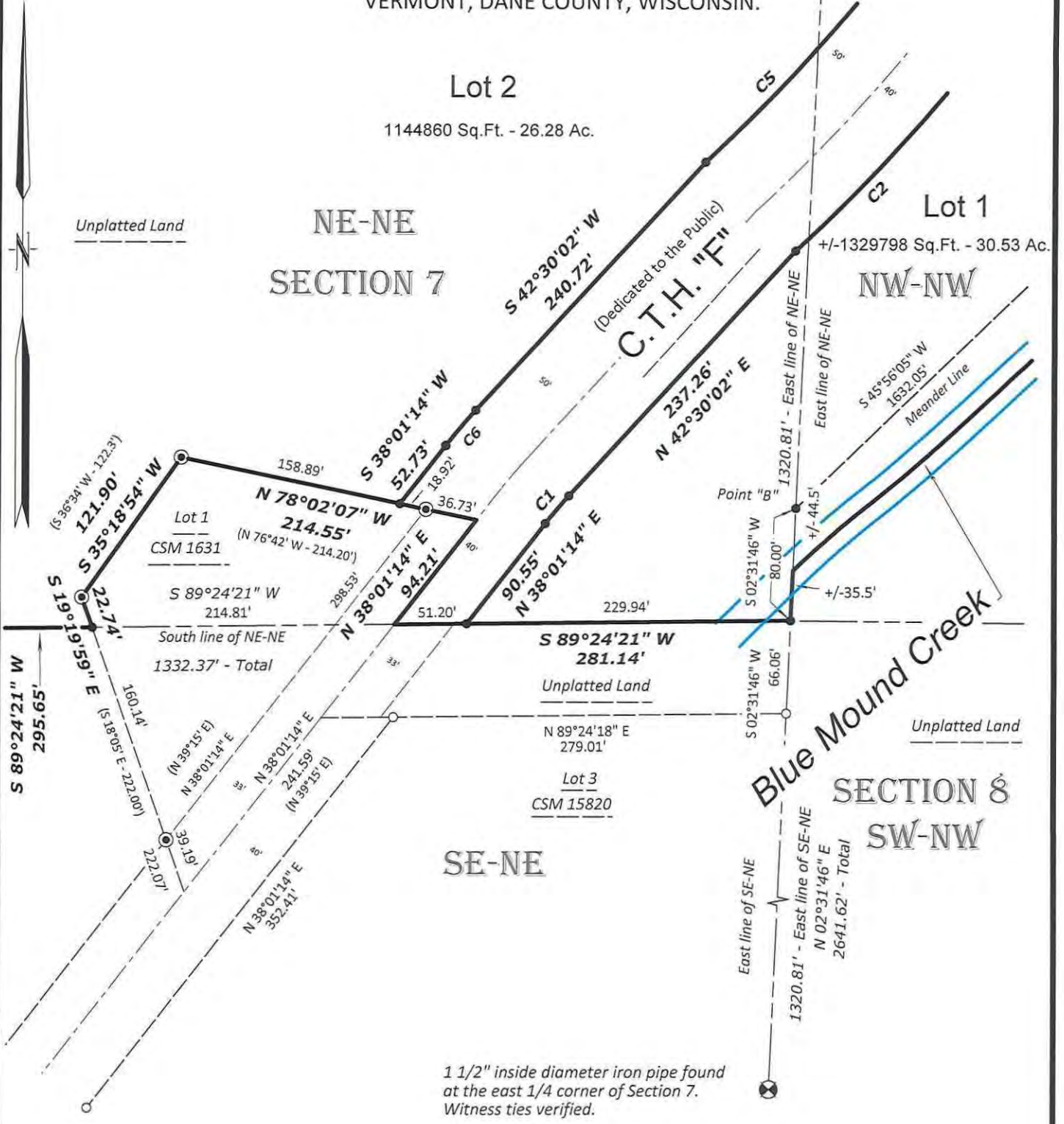
721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391

Sheet 1 of 5



PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



1 1/2" inside diameter iron pipe found at the east 1/4 corner of Section 7. Witness ties verified.

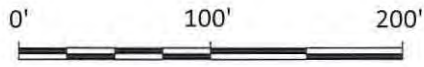
Curve Data

#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	328.00'	04°28'48"	25.65'	25.64'	N 40°15'38" E	N 38°01'14" E	N 42°30'02" E
2	1313.30'	46°26'18"	1064.42'	1035.53'	N 23°36'29" E	N 46°49'38" E	N 00°23'20" E
3	3860.00'	15°52'00"	1068.93'	1065.52'	N 10°01'54" W	N 02°05'54" W	N 17°57'54" W
4	3770.00'	15°52'00"	1044.01'	1040.68'	S 10°01'54" E	S 17°57'54" E	S 02°05'54" E
5	1223.30'	46°30'16"	992.90'	965.87'	S 23°43'53" W	S 00°28'45" W	S 46°59'01" W
6	418.00'	04°28'48"	32.68'	32.68'	S 40°15'38" W	S 42°30'02" W	S 38°01'14" W



1/15/2024

Daniel Marks



Scale 1" = 100'

Sheet 2 of 5

RIVER VALLEY LAND SURVEYING

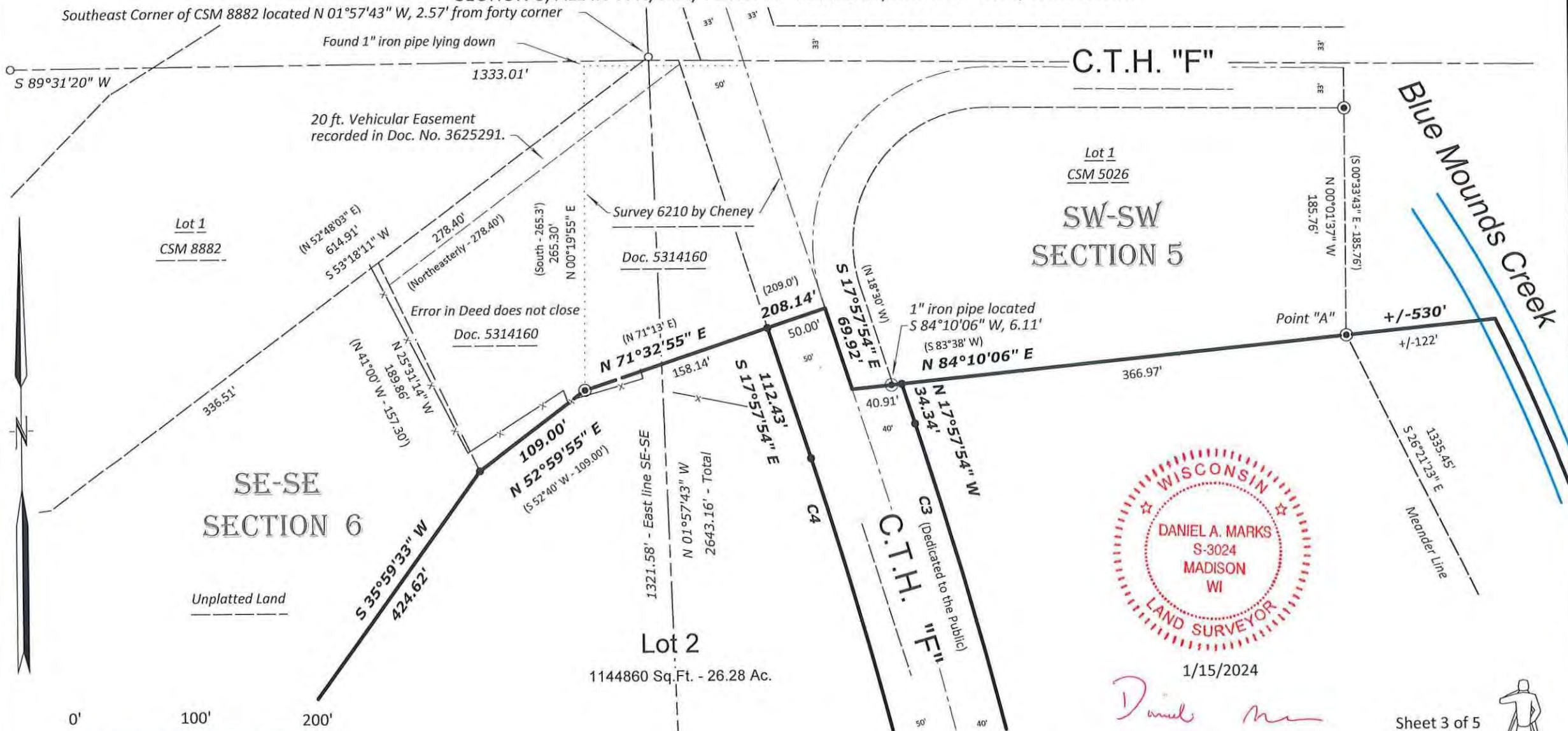
721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

Southeast Corner of CSM 8882 located N 01°57'43" W, 2.57' from forty corner



1/15/2024

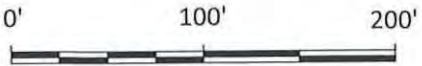
Daniel Marks

Sheet 3 of 5



RIVER VALLEY LAND SURVEYING

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



Scale 1" = 100'

PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

Legend and Notes

- ⊗ Denotes PLSS Monument found.
(Witness ties verified)
- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.
- ⊙ Denotes 1" inside diameter iron pipe found.
- x— Denotes fence line.

1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The east line of the NE1/4 of Section 7 bears N 02°31'46" E.

2.) Recorded bearings and distances are shown in parentheses.

3.) Lots 1 and 2 are subject to Conveyance of Land for Highway Purposes, Volume 231, Page 40, Document No. 799841.

4.) Lot 2 is subject to Managed Forest Law-Order of Designation issued by Wisconsin Department of Natural Resources, Effective Date of January 1, 2023, and recorded November 9, 2022, as Document No. 5872945.

Description of Proposed Lot 1 to be rezoned to FP-1

A parcel of land located in the SW1/4 of the SW1/4 of Section 5, NE1/4 of the NE1/4 of Section 7 and NW1/4 of the NW1/4 of Section 8, All in T7N, R6E, Town of Vermont, Dane County, Wisconsin more particularly described as follows:

Commencing at a 1 1/2" inside diameter iron pipe at the east 1/4 corner of said Section 7; thence N02°31'46"E along the east line of the SE1/4 of the NE1/4 of said Section 7, 1,320.81 ft. to a 3/4" solid round iron rod at the southeast corner of the NE1/4 of the NE1/4 of said Section 7 at the point of beginning; thence S89°24'21"W along the south line of said NE1/4 of the NE1/4, 229.94 ft. to a 3/4" solid round iron rod on the east right of way line of County Highway F"; thence N38°01'14"E along said east right of way, 90.55 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the right having a radius of 328.00 ft. and a central angle of 04°28'48"; thence northeasterly along said east right of way and the arc of said curve, 25.65 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing N40°15'38"E, 25.64 ft.; thence N42°30'02"E along said east right of way, 237.26 ft. to a 3/4" solid round iron rod on the point of curvature of a curve to the left having a radius of 1,313.30 ft. and a central angle of 46°26'18"; thence northeasterly along said east right of way and said the arc of said curve, 1,064.42 ft. to a 3/4" solid round iron rod at the end of said curve, said curve having a long chord bearing N23°36'29"E, 1,035.53 ft.; thence N02°05'54"W along said east right of way, 80.18 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the left having a radius of 3,860.00 ft. and a central angle of 15°52'00"; thence northerly along said east right of way and the arc of said curve, 1,068.93 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing N10°01'54"W, 1,065.52 ft.; thence N17°57'54"W along said east right of way, 34.34 ft. to a 3/4" solid round iron rod on the south line of Lot 1 of Dane County Certified Survey Map No. 5026; thence N84°10'06"E (recorded as S83°38'W) along the south line of said Lot 1, 366.97 ft. to a 3/4" solid round iron rod hereinafter referred to as Point A" at the beginning of a meander line along Blue Mounds Creek, said point A" being located S84°10'06"W, 122 ft. more or less from the center of said creek; thence S26°21'23"E along said meander line, 1,335.45 ft. to a 3/4" solid round iron rod; thence S45°56'05"W along said meander line, 1,632.05 ft. to a 3/4" solid round iron rod on the east line of the NE1/4 of the NE1/4 of said Section 7 herein after referred to as Point B" at the end of the meander line along the creek being located N02°31'46"E, 44.5 ft. more or less from the center of the creek; thence S02°31'46"W along the east line of the NE1/4 of the NE1/4 of said Section 7, 80.00 ft. to the point of beginning.

...INCLUDING all lands lying between the meander line described above and the centerline of the creek lying south of an extension of the line from POINT "A", N84°10'06"E, 122 ft. more or less to centerline of the creek and north and east of an extension of the line from POINT "B", S02°31'46"W, 44.5 ft. more or less to the centerline of the creek.



1/15/2024

Daniel Marks

Sheet 4 of 5

RIVER VALLEY LAND SURVEYING

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 5, SE1/4 OF THE SE1/4 OF SECTION 6, NE1/4 OF THE NE1/4 OF SECTION 7 AND NW1/4 OF THE NW1/4 OF SECTION 8, ALL IN T7N, R6E, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

Description of Proposed Lot 2 to be rezoned to FP-1

A parcel of land located in the SW1/4 of the SW1/4 of Section 5, SE1/4 of the SE1/4 of Section 6, NE1/4 of the NE1/4 of Section 7 and NW1/4 of the NW1/4 of Section 8, All in T7N, R6E, Town of Vermont, Dane County, Wisconsin more particularly described as follows:

Commencing at a 1 1/2" inside diameter iron pipe at the east 1/4 corner of said Section 7; thence N02°31'46"E along the east line of the SE1/4 of the NE1/4 of said Section 7, 1,320.81 ft. to a 3/4" solid round iron rod at the southeast corner of the NE1/4 of the NE1/4 of said Section 7; thence S89°24'21"W along the south line of said NE1/4 of the NE1/4, 281.14 ft. to the centerline of County Highway F"; thence N38°01'14"E along said centerline, 94.21 ft. to the northeast corner of Lot 1 of Dane County Certified Survey Map No. 1631; thence N78°02'07"W (recorded as N76°42'W) along the north line of said Lot 1, 55.65 ft. to a 3/4" solid round iron rod at the point of beginning; thence continuing N78°02'07"W (recorded as N76°42'W) along the north line of said Lot 1, 158.89 ft. to a 1" inside diameter iron pipe at the northwest corner of said Lot 1; thence S35°18'54"W along the west line of said Lot 1, 121.90 ft. (recorded as S36°34'W, 122.3 ft.) to a 1" inside diameter iron pipe; thence S19°19'59"E (recorded as S18°05'E) along the west line of said Lot 1, 22.74 ft. to a 3/4" solid round iron rod on the south line of the NE1/4 of the NE1/4 of said Section 7; thence S89°24'21"W along said south line, 295.65 ft. to a 3/4" solid round iron rod; thence N35°07'26"E, 972.38 ft. to a 3/4" solid round iron rod; thence N16°39'31"E, 322.51 ft. to a 3/4" solid round iron rod; thence N00°24'37"E, 252.12 ft. to a 3/4" solid round iron rod; thence N21°22'51"W, 658.78 ft. to a 3/4" solid round iron rod; thence N35°59'33"E, 424.62 ft. to a 3/4" solid round iron rod; thence N52°59'55"E (recorded as S52°40'W), 109.00 ft. to a 1" inside diameter iron pipe; thence N71°32'55"E (recorded as N71°13'E), 158.14 ft. to a 3/4" solid round iron rod on the west right of way line of County Highway F"; thence S17°57'54"E along said west right of way, 112.43 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the right having a radius of 3,770.00 ft. and a central angle of 15°52'00"; thence southerly along said west right of way and the arc of said curve, 1,044.01 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing S10°01'54"E, 1,040.68 ft.; thence S02°05'54"E along said west right of way, 78.19 ft. to a 3/4" solid round iron rod at the point of curvature of a curve to the right having a radius of 1,223.30 ft. and a central angle of 46°30'16"; thence southwesterly along said west right of way and the arc of said curve, 992.90 ft. to a 3/4" solid round iron rod at the end of said curve, said curve having a long chord bearing S23°43'53"W, 965.87 ft.; thence S42°30'02"W along said west right of way, 240.72 ft. to a 3/4" solid round iron rod at the point of tangency of a curve to the left having a radius of 418.00 ft. and a central angle of 04°28'48"; thence southwesterly along said west right of way and the arc of said curve, 32.68 ft. to a 3/4" solid round iron rod at the point of tangency thereof, said curve having a long chord bearing S40°15'38"W, 32.68 ft.; thence S38°01'14"W along said west right of way, 52.73 ft. to the point of beginning.

Surveyor's Certificate

I, Daniel Marks, Professional Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of Daniel Frame and Susan Powers and that such map is a correct representation of all the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made in compliance with Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.

Dated this 15th day of January 2023

Daniel Marks
Professional Land Surveyor S-3024
Field work completed 12/22/2023



Sheet 5 of 5

RIVER VALLEY LAND SURVEYING

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