

Dane County Rezone Petition

Application Date	Petition Number
12/15/2025	DCPREZ-2025-12249
Public Hearing Date	
02/24/2026	

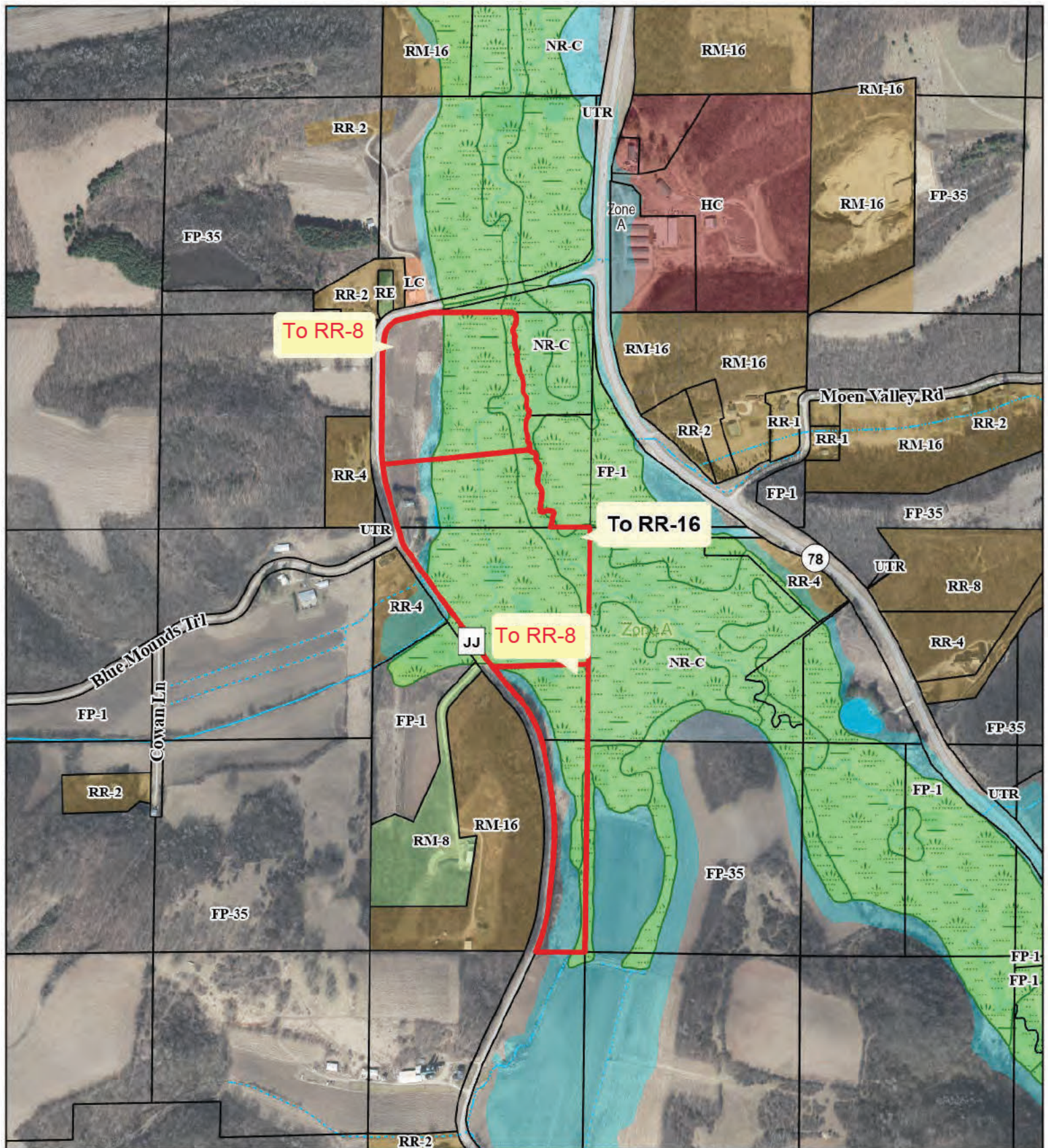
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN N AND JAN COWAN	PHONE (with Area Code)	AGENT NAME WILLAMSON SURVEYING & ASSOCIATES LLC	PHONE (with Area Code) (608) 255-5705
BILLING ADDRESS (Number & Street) 4503 COWAN LN		ADDRESS (Number & Street) 104A W MAIN STREET	
(City, State, Zip) BLACK EARTH, WI 53515		(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	
4416 County Hwy JJ					
TOWNSHIP VERMONT	SECTION 2&11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-023-8560-4		0706-023-9000-9		0706-112-8500-8	

REASON FOR REZONE
CREATING ONE AGRICULTURAL LOT AND 3 RESIDENTIAL LOTS (ONE FOR EXISTING RESIDENCE) Petition amended to combine lots 3 and 4 as one lot, and propose lot 1 (southernmost lot) for residential use, based on soil tests / site suitability studies. Still proposing 3 total home sites.

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District RR-8 Rural Residential District	13.03
FP-35 Farmland Preservation District	RR-4 RR-8 Rural Residential District	13.56
FP-35 Farmland Preservation District	RR-16 Rural Residential District	32.58

C.S.M REQUIRED? ☒ Yes ☐ No	PLAT REQUIRED? ☐ Yes ☒ No	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:
COMMENTS: 1. THE LANDOWNER SHALL OBTAIN COUNTY HWY ACCESS PERMITS PRIOR TO THE ZLR COMMITTEE PUBLIC HEARING. 2. BASEMENT FLOOR ELEVATION WILL BE REQUIRED TO BE ESTABLISHED DUE TO THE HIGHWATER TABLE AND NEARBY FLOODPLAIN				DATE:



PETITION 12249
STEVEN N AND JAN COWAN

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas
- 1% Annual Chance Flood Hazard





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:	Steven and Jan Cowan	Agent Name:	Williamson Surveying & Assoc. LLC
Address (Number & Street):	4503 Cowan Lane	Address (Number & Street):	104A W. Main St
Address (City, State, Zip):	Black Earth, WI 53515	Address (City, State, Zip):	Waunakee, WI 53597
Email Address:		Email Address:	
Phone#:		Phone#:	608-255-5705

PROPERTY INFORMATION

Township:	Vermont	Parcel Number(s):	060/0706-023-8560-4, 060/0706-023-9000-9 and 060/0706-11
Section:	2 and 11	Property Address or Location:	4416 County Highway "JJ", Black Earth, WI 53515

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 ☒

Steven and Jan are creating one residential lot on the north end of their property which will be zoned ~~RR-4~~ RR-8. The current house will be zoned to RR-16 and the remaining lot to the south will be zoned ~~RR-8 FP-1~~ and will be deed restricted to for no future development.

Petition amended to combine lots 3 and 4 as one lot, and propose lot 1 (southernmost lot) for residential use, based on soil tests / site suitability studies. Proposal is still for 3 total home sites.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	FP-1 RR-8	13.03
FP-35	RR-4 RR-8	13.56
FP-35	RR-16	32.58

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.

☒ Scaled drawing of proposed property boundaries	☒ Legal description of zoning boundaries	☐ Information for commercial development (if applicable)	☒ Pre-application consultation with town and department staff	☒ 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 Noa Prieve

Date 12/15/2025

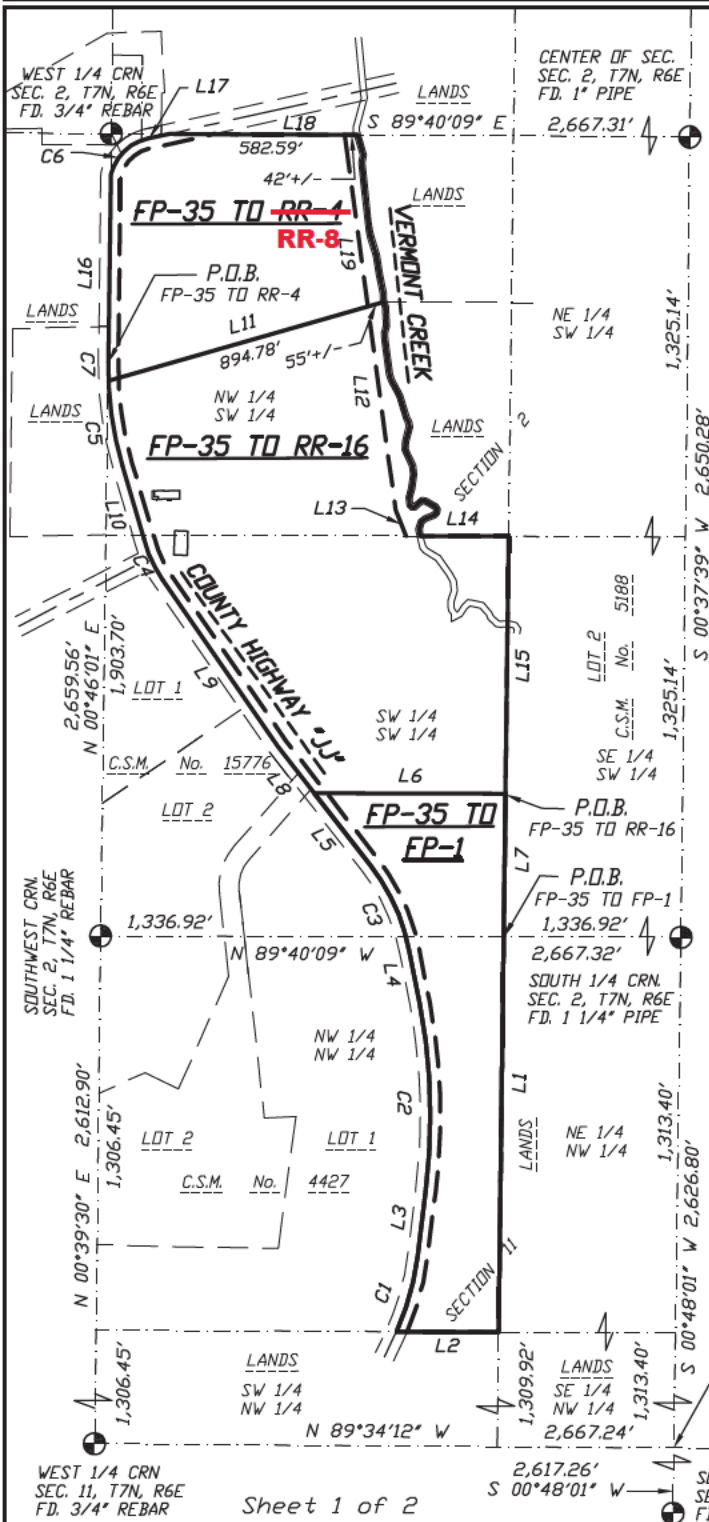


REZONE

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 part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.



PREPARED FOR:

JAN & STEVE COWAN
4616 COUNTY HIGHWAY "JJ"
BLACK EARTH, WI 53515

LEGEND

⊕ = FOUND SECTION CORNER
(##) = RECORDED AS

AREA:

FP-35 TO FP-1

567,587 SQ. FT. OR 13.03 ACRES

FP-35 TO RR-16

1,419,069 SQ. FT. +/- OR 32.58 ACRES +/-

FP-35 TO RR-4 RR-8

590,789 SQ. FT. +/- OR 13.56 ACRES +/-



W.C.S.S. - DANE ZONE
BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 2.
LINE TO BEAR N 89°40'09" W



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 part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.

LINE TABLE:

L#	BEARING	DIST.
L1	S 00°43'46" W	1,309.92'
L2	N 89°43'08" W	339.44'
L3	N 07°05'06" E	220.10'
L4	N 11°10'36" W	178.33'
L5	N 37°55'44" W	299.85'
L6	S 89°46'06" E	634.91'
L7	S 00°41'51" W	853.22'
L8	N 37°55'44" W	195.00'
L9	N 34°39'55" W	671.42'
L10	N 16°26'55" W	253.75'
L11	S 74°04'06" W	950'+/-
L12	S 07°42'14" E	679.72'
L13	S 22°00'35" E	93.57'
L14	S 89°46'06" E	340.14'
L15	S 00°41'51" W	853.22'
L16	N 00°46'01" E	620.73'
L17	N 77°35'06" E	73.07'
L18	S 89°40'09" E	325'+/-
L19	S 07°42'14" E	574.06'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C1	871.50'	N 15°38'57" E 259.57'	260.54'	17°07'44"
C2	1,976.00'	N 01°48'59" W 619.30'	621.87'	18°01'54"
C3	675.00'	N 24°42'49" W 314.95'	317.88'	26°58'56"
C4	415.40'	N 24°25'54" W 147.60'	148.39'	20°28'03"
C5	1,167.00'	N 09°23'31" W 286.74'	287.46'	14°06'48"
C6	161.80'	N 45°53'50" E 169.98'	178.96'	63°22'25"
C7	1,167.00'	N 00°47'03" W 63.18'	63.19'	03°06'08"



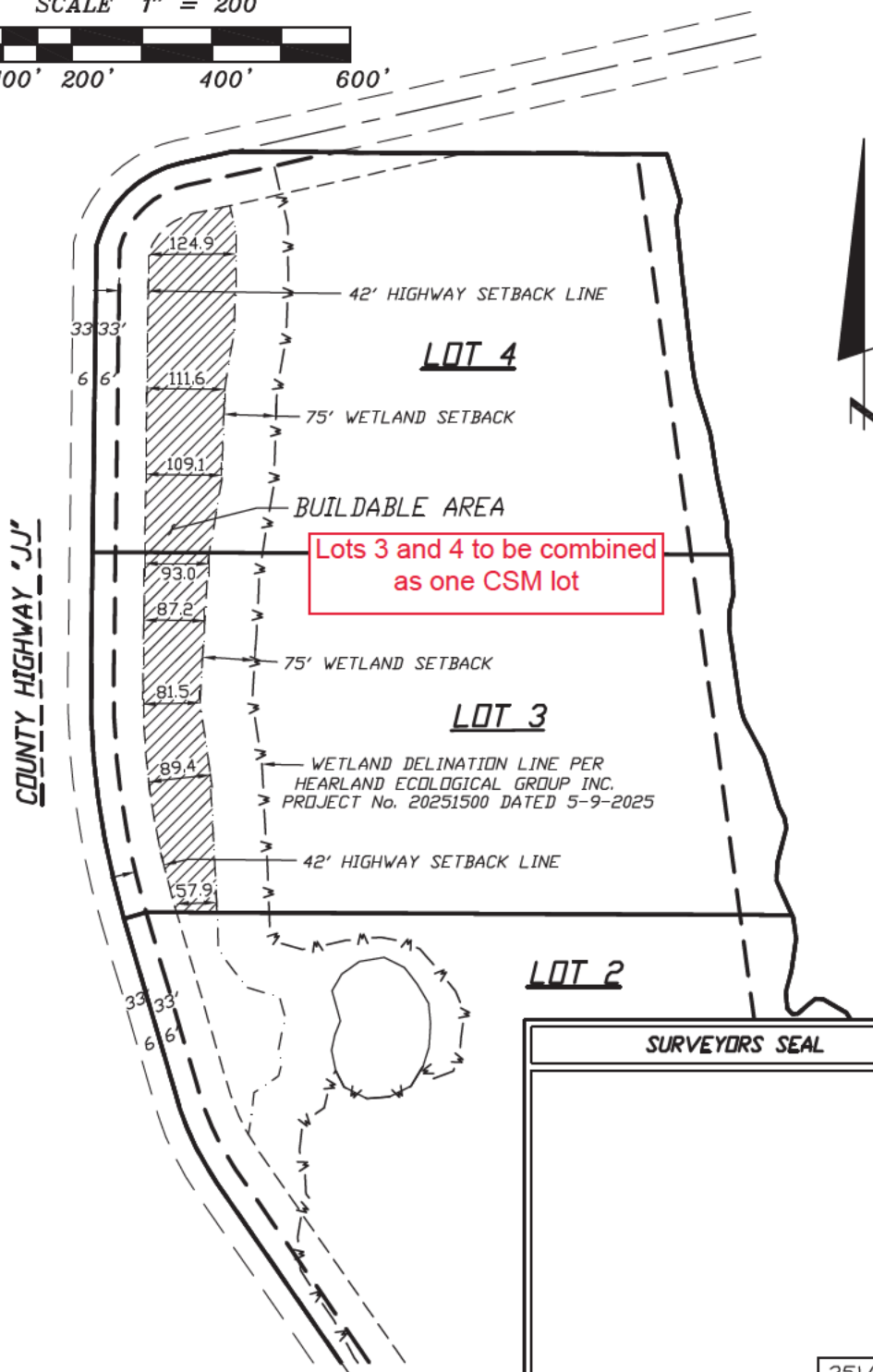
BUILDABLE AREA EXHIBIT MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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

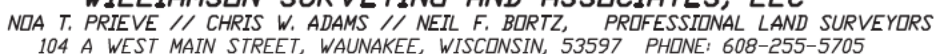
Located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.

SCALE 1" = 200'



SURVEYORS SEAL

25W-321

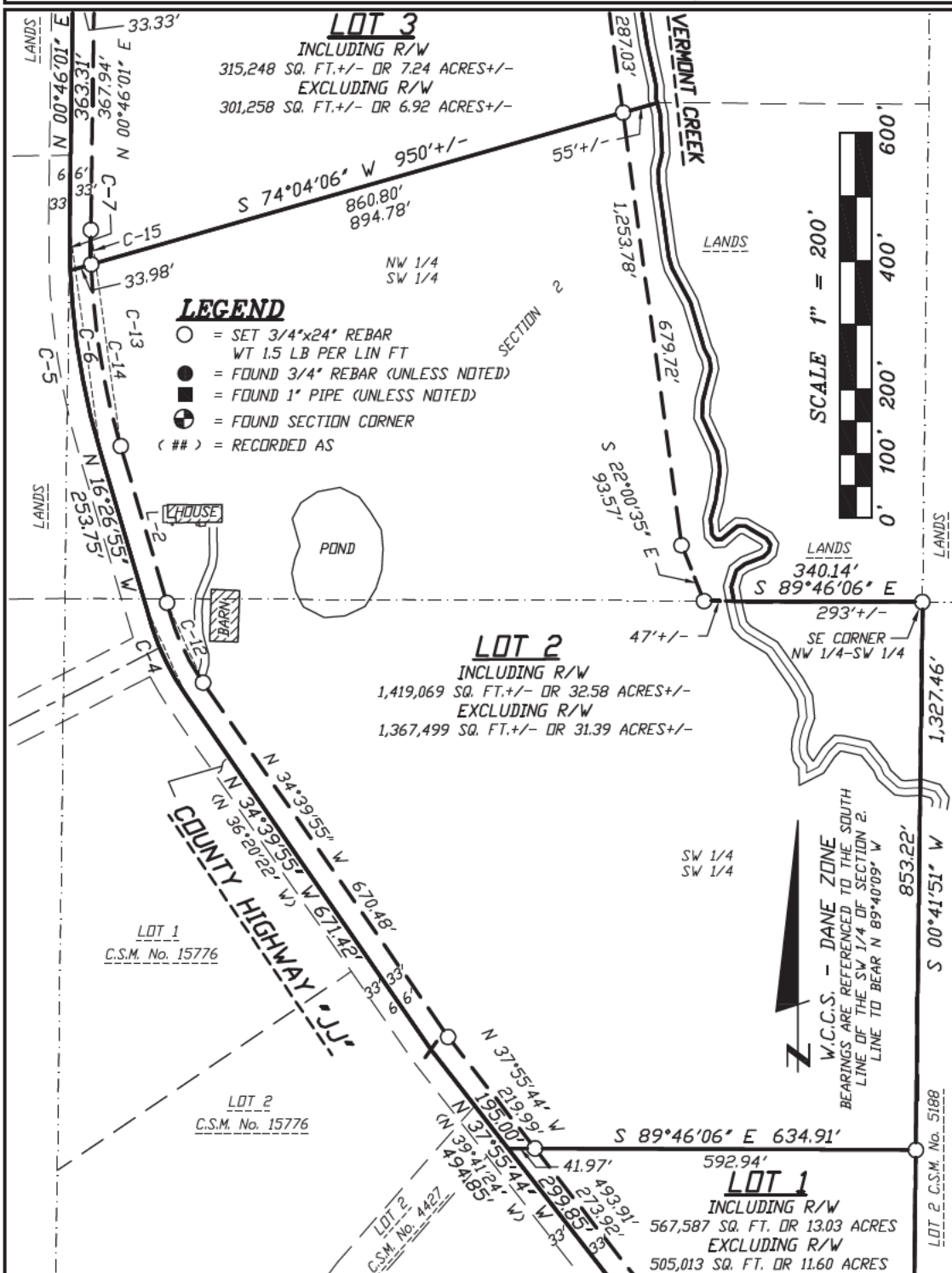


25W-321

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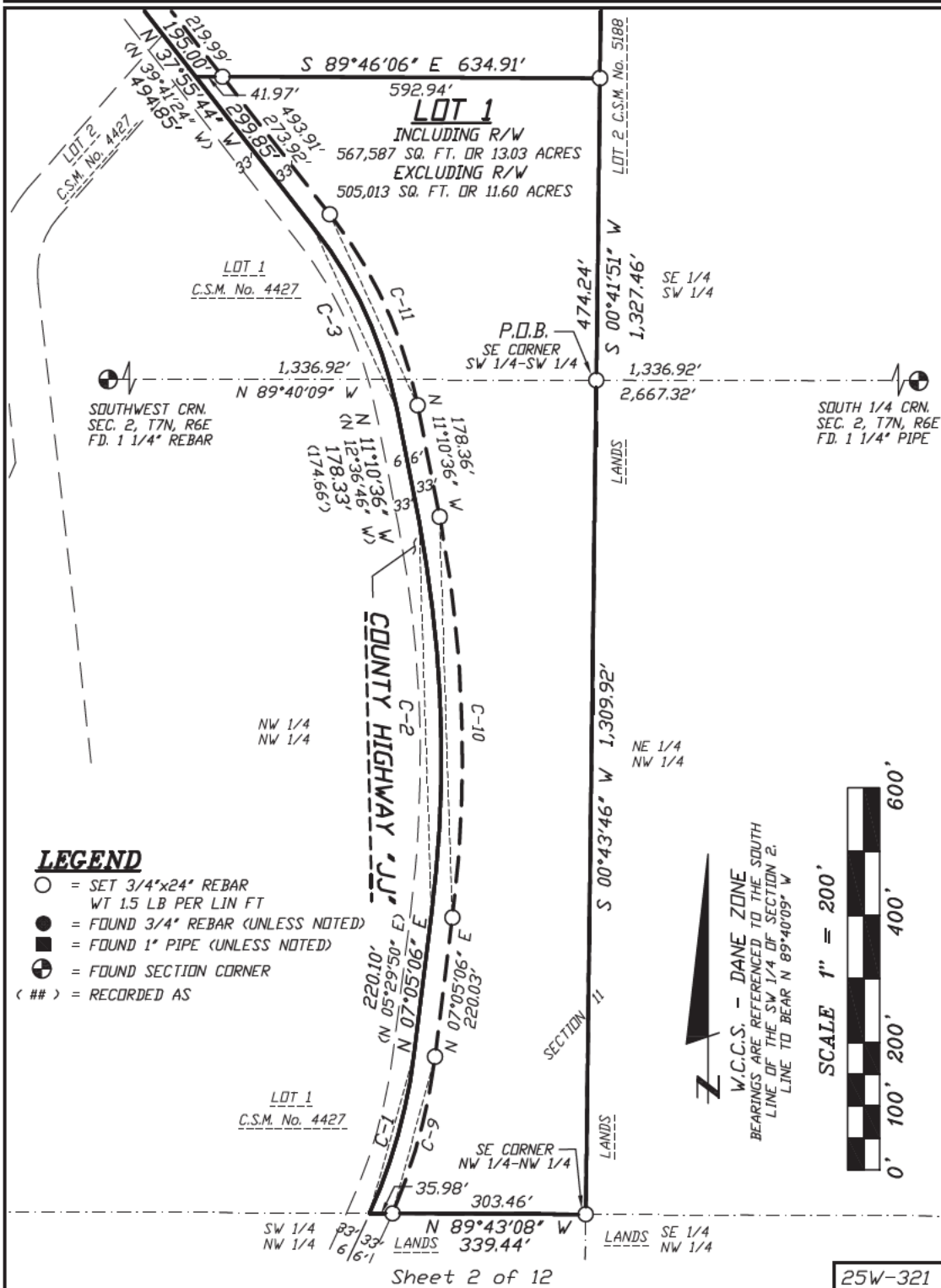


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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CERTIFIED SURVEY MAP

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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 part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in 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 Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 2; thence N 89°40'09" W along the south line of the said Southwest 1/4 of Section 2, 1,336.92 feet to the Southeast Corner of said Southwest 1/4 of the Southwest 1/4 of Section 2, also being the point of beginning.

Thence S 00°43'46" W along the east line of said Northwest 1/4 of the Northwest 1/4 of Section 11, 1,309.92 feet to the Southeast Corner of said Northwest 1/4 of the Northwest 1/4; thence N 89°43'08" W along the south line of said Northwest 1/4 of the Northwest 1/4, 339.44 feet to the centerline of County Highway "JJ" also being the Southeast Corner of Certified Survey Map No. 4427; thence along said centerline of County Highway "JJ" for the next 13 courses and along the east line of Certified Survey Map No. 4427 and Certified Survey Map No. 15776 for the next 7 courses along an arc of a curve concaved northwesterly having a radius of 871.50 feet and a long chord bearing and distance of N 15°38'57" E, 259.57 feet; thence N 07°05'06" E, 220.10 feet; thence along an arc of a curve concaved westerly having a radius of 1,976.00 feet and a long chord bearing and distance of N 01°48'59" W, 619.30 feet; thence N 11°10'36" W, 178.33 feet; thence along an arc of a curve concaved southwesterly having a radius of 675.00 feet and a long chord bearing and distance of N 24°42'49" W, 314.95 feet; thence N 37°55'44" W, 494.85 feet; thence N 34°39'55" W, 671.42 feet; thence along an arc of a curve concaved northeasterly having a radius of 415.40 feet and a long chord bearing and distance of N 24°25'54" W, 147.60 feet; thence N 16°26'55" W, 253.75 feet; thence along an arc of a curve concaved northeasterly having a radius of 1,167.00 feet and a long chord bearing and distance of N 07°50'27" W, 349.33 feet to the west line of said Northwest 1/4 of the Southwest 1/4 of Section 2; thence N 00°46'01" E, along said west line, 620.73 feet; thence along Certified Survey Map No. 5726 and Certified Survey Map No. 13832 for the next two courses on an arc of a curve concaved southeasterly having a radius of 161.80 feet and a long chord bearing and distance of N 45°53'50" E, 169.98 feet; thence N 77°35'06" E, 73.07 feet to the north line of said Northwest 1/4 of the Southwest 1/4 of Section 2; thence S 89°40'09" E along the said north line, 582.59 feet to the meander line of Vermont Creek; thence along said meander line of Vermont Creek for the next 3 courses S 07°42'14" E, 1,253.78 feet; thence S 22°00'35" E, 93.57 feet to the south line of said Northwest 1/4 of the Southwest 1/4 of Section 2; thence S 89°46'06" E along said south line, 340.14 feet to the Southeast Corner of said Northwest 1/4 of the Southwest 1/4 of Section 2; thence S 00°41'51" W along the east line of said Southwest 1/4 of the Southwest 1/4, 1,327.46 feet to the point of beginning. This parcel contains 2,577,445 sq. ft.+/- or 59.17 acres+/- and includes all the land lying between the meander line and the centerline of Vermont Creek and is subject to a 33 foot road right of way over the westerly 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

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 part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.

LINE TABLE:

L-#	BEARING	DIST.
L-1	N 77°35'06" E	73.07'
L-2	N 16°26'55" W	254.42'
L-3	N 77°35'07" E	100.06'
L-4	N 77°23'36" E	117.18'

CURVE TABLE:

C-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
C-1	871.50'	(N 14°12'10" E) (263.82') N 15°38'57" E 259.57'	260.54'	(17°24'40") 17°07'44"
C-2	1,976.00'	(N 03°33'28" W) (621.98') N 01°48'59" W 619.30'	621.87'	(18°06'36") 18°01'54"
C-3	675.00'	(N 26°09'05" W) (316.04') N 24°42'49" W 314.95'	317.88'	(27°04'38") 26°58'56"
C-4	415.40'	N 24°25'54" W 147.60'	148.39'	20°28'03"
C-5	1,167.00'	N 07°50'27" W 349.33'	350.65'	17°12'56"
C-6	1,167.00'	N 09°23'31" W 286.74'	287.46'	14°06'48"
C-7	1,167.00'	N 00°47'03" W 63.18'	63.19'	03°06'08"
C-8	161.80'	N 45°53'50" E 169.98'	178.96'	63°22'25"
C-9	904.50'	N 15°11'13" E 254.96'	255.81'	16°12'16"
C-10	2,009.00'	N 01°49'09" W 629.84'	632.45'	18°02'14"
C-11	708.00'	N 24°42'27" W 330.19'	333.26'	26°58'10"
C-12	382.40'	N 24°23'05" W 136.49'	137.22'	20°33'39"
C-13	1,134.00'	N 07°50'27" W 339.45'	340.73'	17°12'56"
C-14	1,134.00'	N 09°11'24" W 286.55'	287.32'	14°31'01"
C-15	1,134.00'	N 00°34'56" W 53.41'	53.41'	02°41'55"
C-16	128.80'	N 46°42'50" E 132.17'	138.79'	61°44'24"

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.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

3.) SECTION CORNER TIES HAVE BEEN CHECKED AND VERIFIED FOR THE WEST 1/4 CORNER AND SOUTHWEST CORNER OF SECTION 2, AND THE WEST 1/4 CORNER AND SOUTH 1/4 CORNER OF SECTION 11. NEW TIE SHEETS HAVE BEEN FILED AT FOR THE SOUTH 1/4 CORNER OF SECTION 2 AND THE EAST 1/4 CORNER OF SECTION 11.



CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

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Located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.

WETLAND LINE TABLE:

W-#	BEARING	DIST.
W-1	N 12°58'43" W	55.05'
W-2	N 12°04'27" E	49.83'
W-3	N 23°32'54" E	91.19'
W-4	N 24°41'56" E	71.89'
W-5	N 34°54'36" E	64.35'
W-6	N 12°14'36" E	47.69'
W-7	N 17°04'05" W	41.73'
W-8	N 16°44'07" W	85.36'
W-9	N 09°51'25" W	71.99'
W-10	N 05°29'58" E	24.96'
W-11	N 03°46'25" E	46.66'
W-12	N 03°17'06" W	67.02'
W-13	N 13°58'17" W	43.63'
W-14	N 30°21'47" E	5.04'
W-15	N 02°54'31" W	12.96'
W-16	N 14°32'06" W	40.33'
W-17	N 07°22'16" E	87.90'
W-18	N 55°32'53" E	42.43'
W-19	N 14°24'42" E	16.93'
W-20	N 10°50'58" W	21.43'
W-21	N 11°13'20" E	44.07'
W-22	N 21°44'47" E	3.01'
W-23	N 15°38'36" W	30.65'
W-24	N 72°50'38" W	50.63'
W-25	N 36°35'19" W	66.15'
W-26	N 02°13'19" W	102.85'
W-27	N 02°58'34" W	156.21'
W-28	N 08°34'06" W	96.64'
W-29	N 03°26'23" E	109.08'
W-30	N 02°57'20" E	92.94'
W-31	N 09°32'19" E	120.49'
W-32	N 01°52'02" E	130.02'
W-33	N 09°15'50" E	84.87'
W-34	N 01°57'00" E	72.99'
W-35	N 00°20'22" W	69.23'
W-36	N 12°47'33" W	80.20'

WETLAND CURVE TABLE:

WC-#	RADIUS	CHORD BEARING AND DIST.	ARC	DELTA
WC-1	904.50'	N 16°13'10" E 5.83'	5.83'	00°22'09"
WC-2	2009.00'	N 02°16'14" E 176.25'	176.31'	05°01'42"
WC-3	2009.00'	N 08°07'16" W 190.46'	190.53'	05°26'02"

VILLAGE OF BLACK EARTH APPROVAL:

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

Beth Marty
Village Clerk



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 part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.

OWNERS' CERTIFICATE:

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented on the certified survey map. We 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____.

Steven N. Cowan

Jan W. Cowan

STATE OF WISCONSIN
DANE COUNTY

Personally came before me this _____ day of _____, 20____ the above names Steven N. Cowan and Jan W. Cowan 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 12 of 12

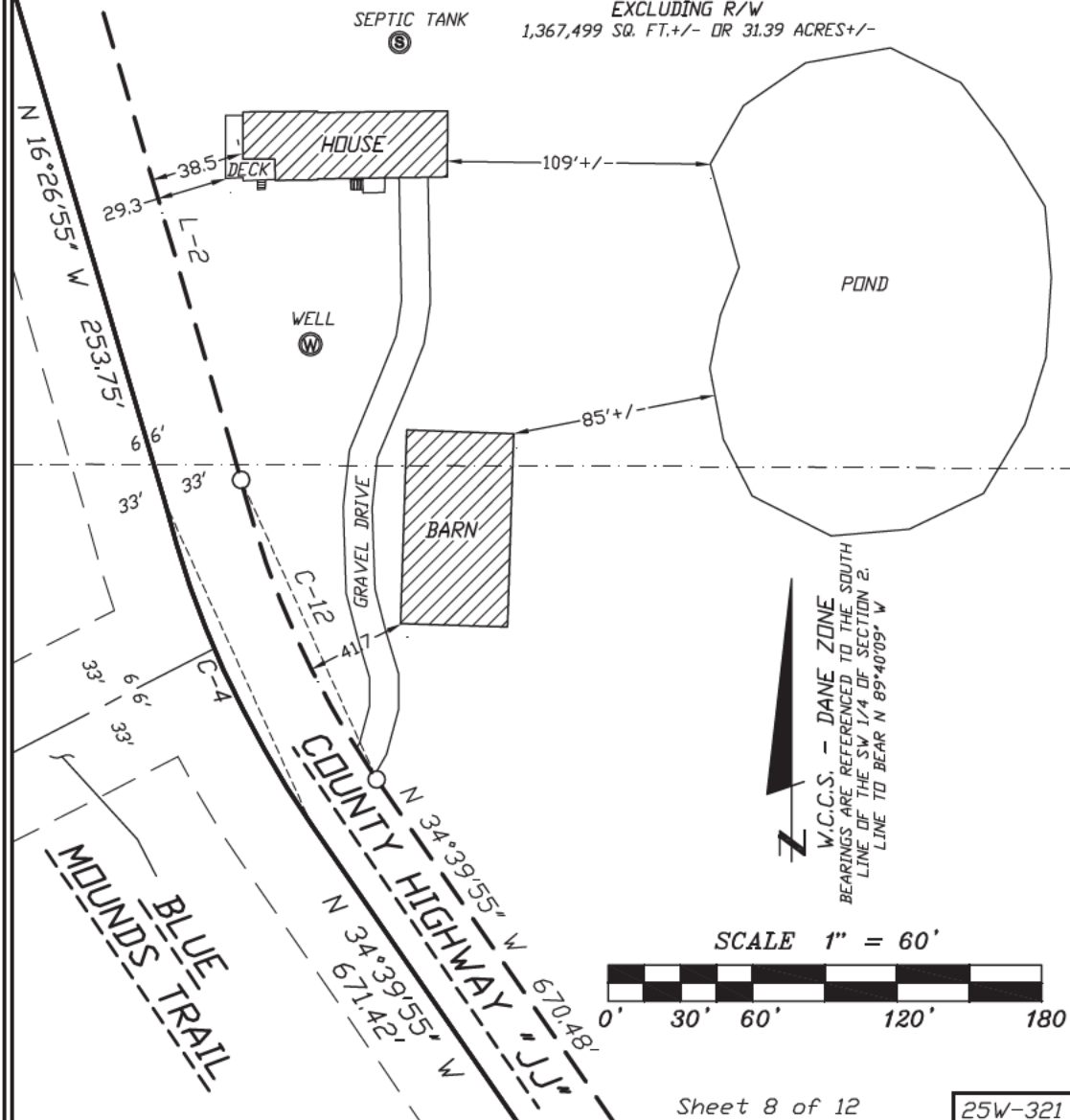
SURVEYORS SEAL

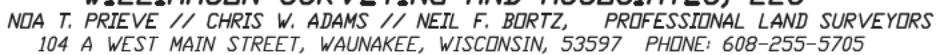
25W-321



○ = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
● = FOUND 3/4" REBAR (UNLESS NOTED)
■ = FOUND 1" PIPE (UNLESS NOTED)
⊕ = FOUND SECTION CORNER
(##) = RECORDED AS

INCLUDING R/W
1,419,069 SQ. FT.+/- OR 32.58 ACRES+/-
EXCLUDING R/W
1,367,499 SQ. FT.+/- OR 31.39 ACRES+/-





25W-321

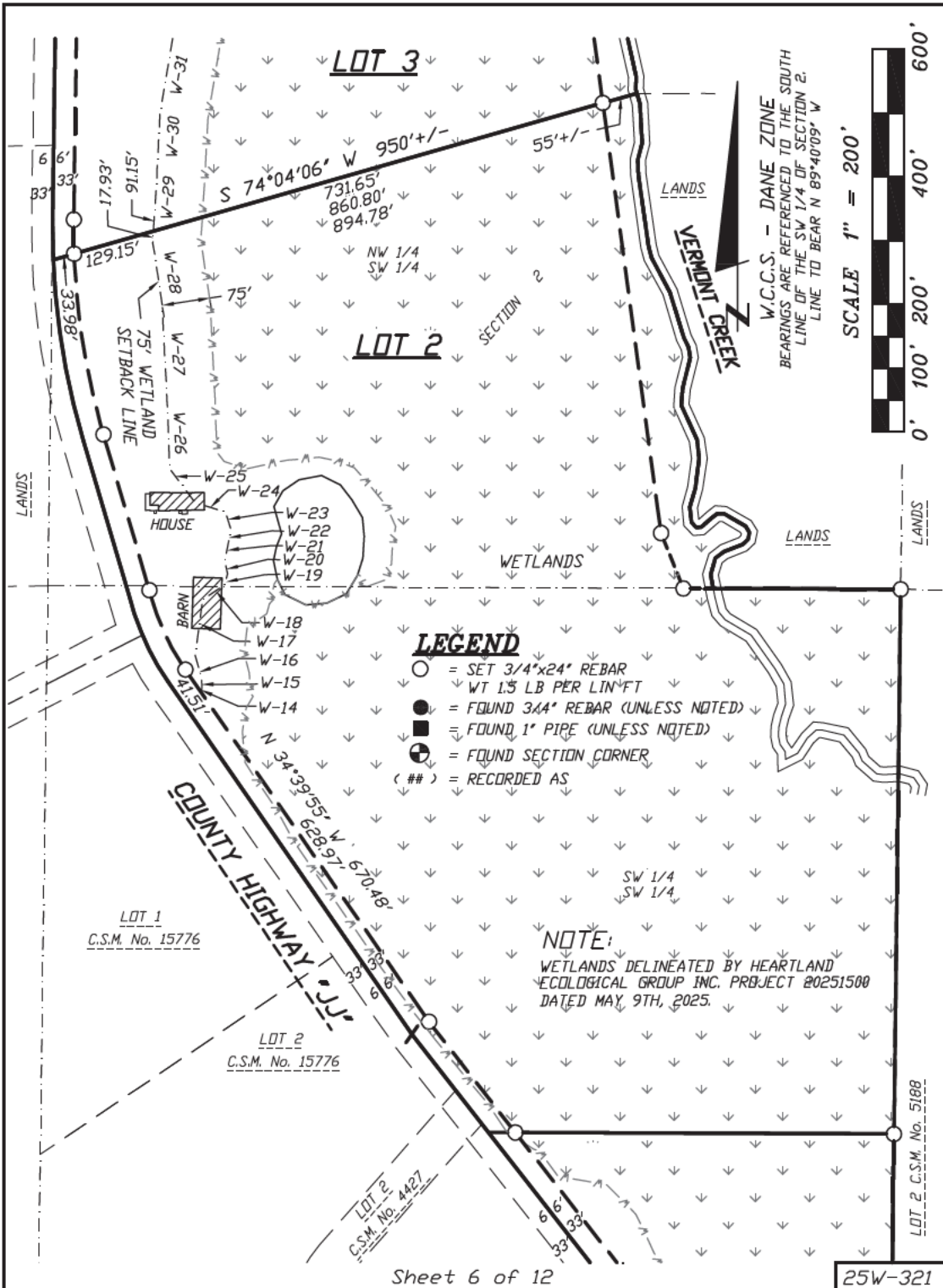


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

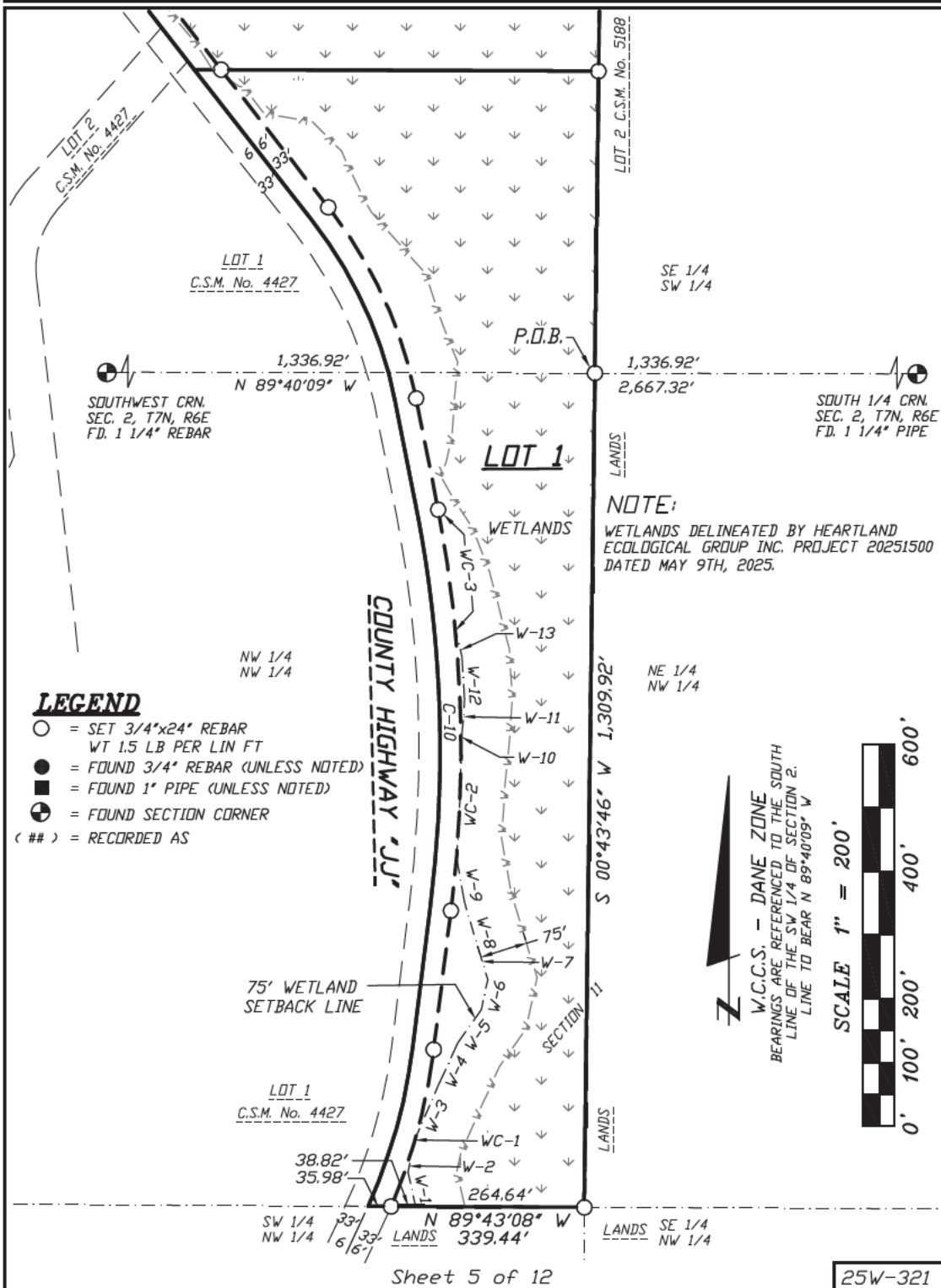
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

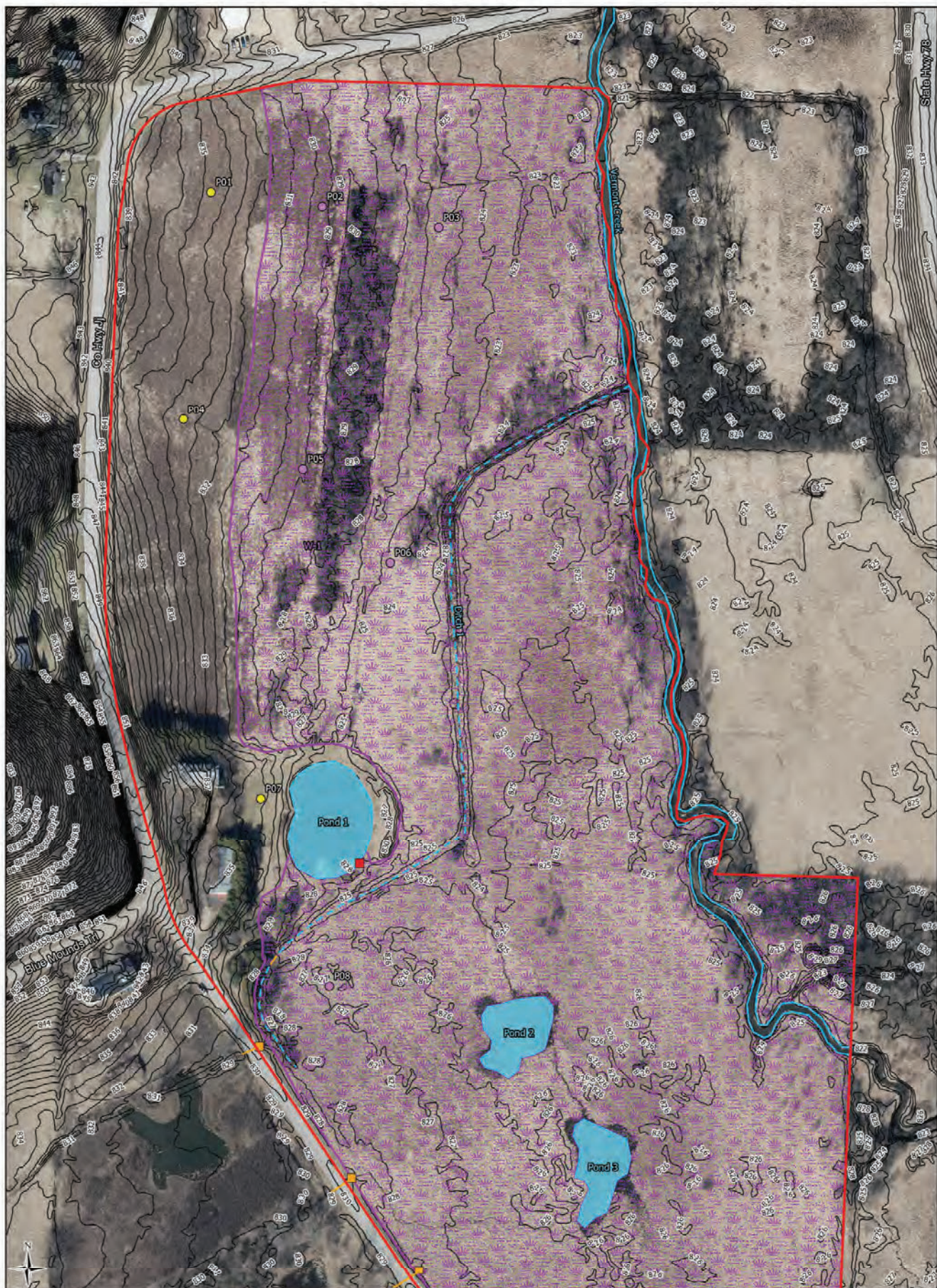
Located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.





Located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin.





- ▭ Study Area (56.11 ac)
- ▭ Field Delineated Wetlands (42.58 ac)
- ▭ Ponds
- Approximate Ditch Centerline
- Approximate OHWM
- Culverts

- Dane Co 1' Contours
- ▭ Culvert Outlets
- ▭ PVC Overflow
- Sample Points**
- Upland
- Wetland

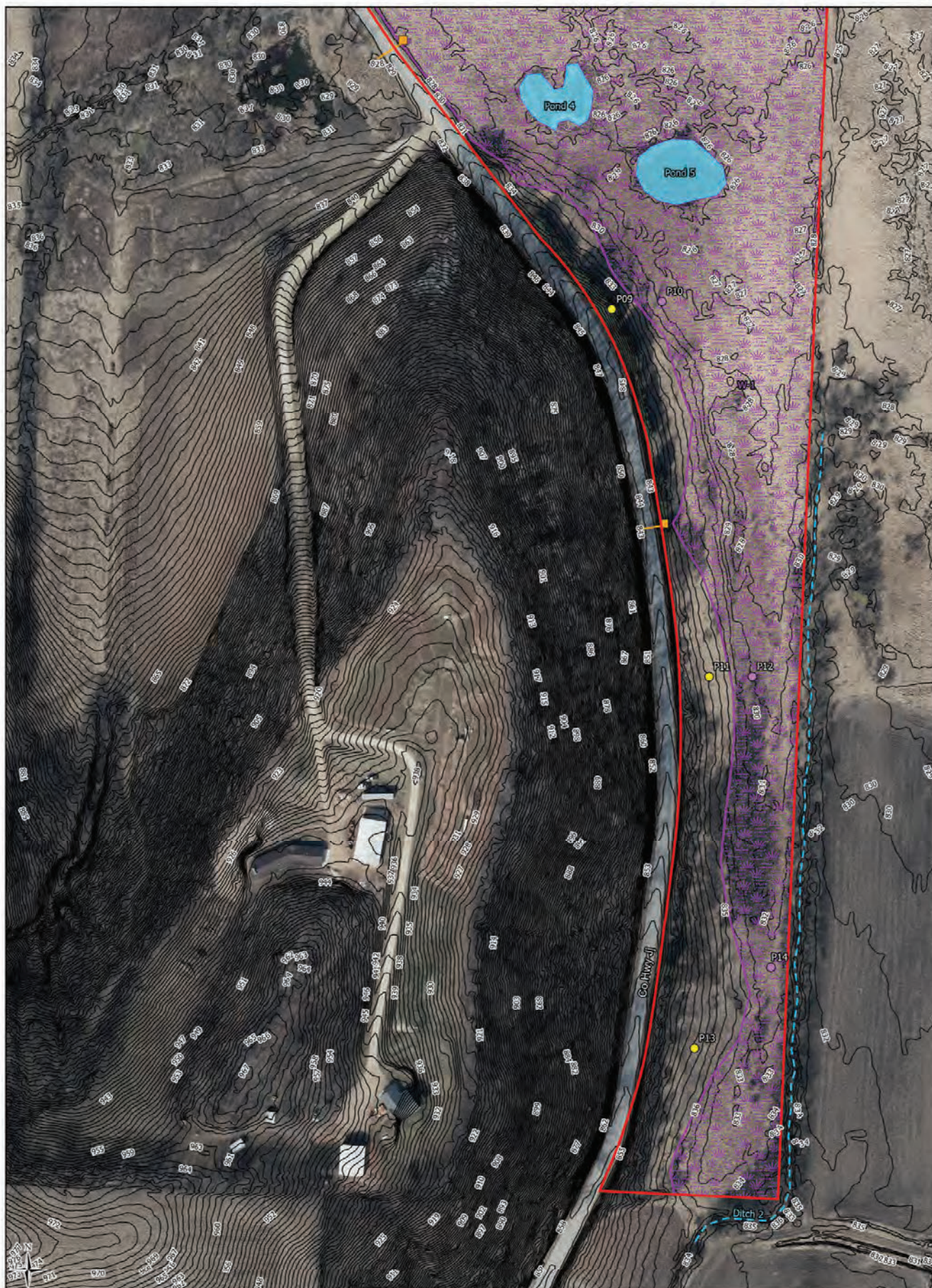
0 150
Ft

Heartland
ECOLOGICAL GROUP INC

Figure 7a. Field
Delineated Wetlands

Cowan Parcels
Project 20251500
T7N, R6E, S2, S11
T Vermont, Dane Co

2024 Orthophoto
Dane Co, HEG
ERR: Midwest
Figure Created: 5/9/2025



- Study Area (56.11 ac)
- Field Delineated Wetlands (42.58 ac)
- Ponds
- Approximate Ditch Centerline
- Approximate OHWM
- Culverts

- Dane Co 1' Contours
- Culvert Outlets
- PVC Overflow
- Sample Points**
- Upland
- Wetland

0 150
Ft

Heartland
ECOLOGICAL GROUP INC

Figure 7b. Field Delineated Wetlands
Cowan Parcels
Project 20251500
T7N, R6E, S2, S11
T Vermont, Dane Co

2024 Orthophoto
Dane Co, HEG LRR: Midwest
Figure Created: 3/9/2025

FP-35 TO RR-8 ~~FP-1~~

A parcel of land located in part of the Northwest 1/4 of the Northwest 1/4 of Section 11 and part of the Southwest 1/4 of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 2; thence N 89°40'09" W along the south line of the said Southwest 1/4 of Section 2, 1,336.92 feet to the Southeast Corner of said Southwest 1/4 of the Southwest 1/4 of Section 2, also being the point of beginning.

Thence S 00°43'46" W along the east line of said Northwest 1/4 of the Northwest 1/4 of Section 11, 1,309.92 feet to the Southeast Corner of said Northwest 1/4 of the Northwest 1/4; thence N 89°43'08" W along the south line of said Northwest 1/4 of the Northwest 1/4, 339.44 feet to the centerline of County Highway "JJ" also being the Southeast Corner of Certified Survey Map No. 4427; thence along said centerline of County Highway "JJ" and the east line of Certified Survey Map No. 4427 for the next 6 courses along an arc of a curve concaved northwesterly having a radius of 871.50 feet and a long chord bearing and distance of N 15°38'57" E, 259.57 feet; thence N 07°05'06" E, 220.10 feet; thence along an arc of a curve concaved westerly having a radius of 1,976.00 feet and a long chord bearing and distance of N 01°48'59" W, 619.30 feet; thence N 11°10'36" W, 178.33 feet; thence along an arc of a curve concaved southwesterly having a radius of 675.00 feet and a long chord bearing and distance of N 24°42'49" W, 314.95 feet; thence N 37°55'44" W, 299.85 feet; thence S 89°46'06" E, 634.91 feet to the east line of said Southwest 1/4 of the Southwest 1/4; thence S 00°41'51" W along the said east line, 474.24 feet to the point of beginning. This parcel contains 567,587 sq. ft. or 13.03 acres and is subject to a 33 foot road right of way over the westerly side.

FP-35 TO ~~RR-4~~ RR-8

A parcel of land located in part of the Northwest 1/4 of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 2; thence N 00°46'01" E along the west line of the said Southwest 1/4, 1,903.70 feet to the centerline of County Highway "JJ" also being the point of beginning.

Thence continue N 00°46'01" E, along said west line, 620.73 feet; thence along Certified Survey Map No. 5726 and Certified Survey Map No. 13832 for the next two courses on an arc of a curve concaved southeasterly having a radius of 161.80 feet and a long chord bearing and distance of N 45°53'50" E, 169.98 feet; thence N 77°35'06" E, 73.07 feet to the north line of said Northwest 1/4 of the Southwest 1/4 of Section 2; thence S 89°40'09" E along said north line, 582.59 feet to the meander line of Vermont Creek; thence S 07°42'14" E along said meander line, 574.06 feet; thence S 74°04'06" W, 894.78 feet to the said centerline of County Highway "JJ"; thence along said centerline along an arc of a curve concaved northeasterly having a radius of 1,167.00 feet and a long chord bearing of N 00°47'03" W, 63.18 feet to the point of beginning. This parcel contains 590,789 sq. ft. +/- or 13.56 acres +/- and includes all the land lying between the meander line and the centerline of Vermont Creek and is subject to a 33 foot public road right of way over the westerly side.

FP-35 TO RR-16

A parcel of land being located in part of the Southwest and Northwest 1/4's of the Southwest 1/4 of Section 2, all in T7N, R6E, Town of Vermont, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 2; thence N 89°40'09" W along the south line of the said Southwest 1/4, 1,336.92 feet to the Southeast Corner of said Southwest 1/4 of the Southwest 1/4; thence N 00°41'51" E along the east line of said Southwest 1/4 of the southwest 1/4, 853.22 feet to the point of beginning.

Thence N 89°46'06" W, 634.91 feet to the centerline of County Highway "JJ" also being the east line of Certified Survey Map No. 4427; thence along said centerline for the next 5 courses and the said east line of Certified Survey Map No. 4427 and Certified Survey Map No. 15776 for the next 2 courses N 37°55'44" W, 195.00 feet; thence N 34°39'55" W, 671.42 feet; thence along an arc of a curve concaved northeasterly having a radius of 415.40 feet and a long chord bearing and distance of N 24°25'54" W, 147.60 feet; thence N 16°26'55" W, 253.75 feet; thence along an arc of a curve concaved northeasterly having a radius of 1,167.00 feet and a long chord bearing and distance of N 09°23'31" W, 286.74 feet; thence N 74°04'06" E, 894.78 feet to the meander line of Vermont Creek; thence along said meander line of Vermont Creek for the next 3 courses S 07°42'14" E, 679.72 feet; thence S 22°00'35" E, 93.57 feet to the south line of said Northwest 1/4 of the Southwest 1/4; thence S 89°46'06" E along said south line, 340.14 feet to the Southeast Corner of said Northwest 1/4 of the Southwest 1/4; thence S 00°41'51" W along the east line of said Southwest 1/4 of the Southwest 1/4, 853.22 feet to the point of beginning. This parcel contains 1,419,069 sq. ft.+/- or 32.58 acres+/- and includes all the land lying between the meander line and the centerline of Vermont Creek and is subject to a 33 foot public road right of way over the westerly side.

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->

Applicant: Steven & Jan Cowan

Farmstead Owner: S.N. Cowan

Accela ID:

Farmland Preservation Enacted: 12/31/1984

Density Study Date: 12/16/2025

Density Factor: 1:35 acres

Public Hearing Date: 2/24/2026

Farmstead Acres: 56.22

Town: Vermont

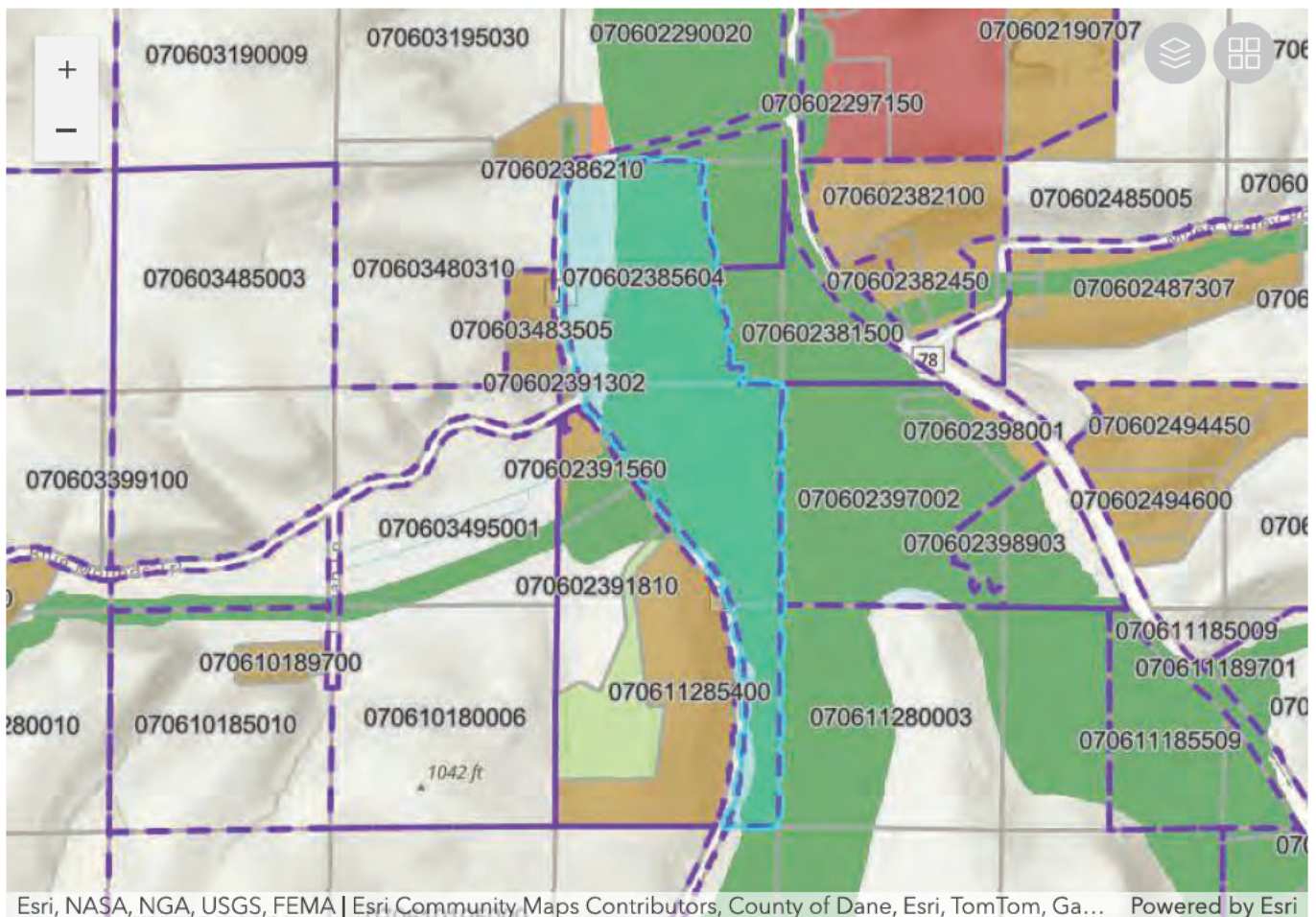
Available Density Unit(s): 2

Section(s): 2, 11

Original Splits: 1.61

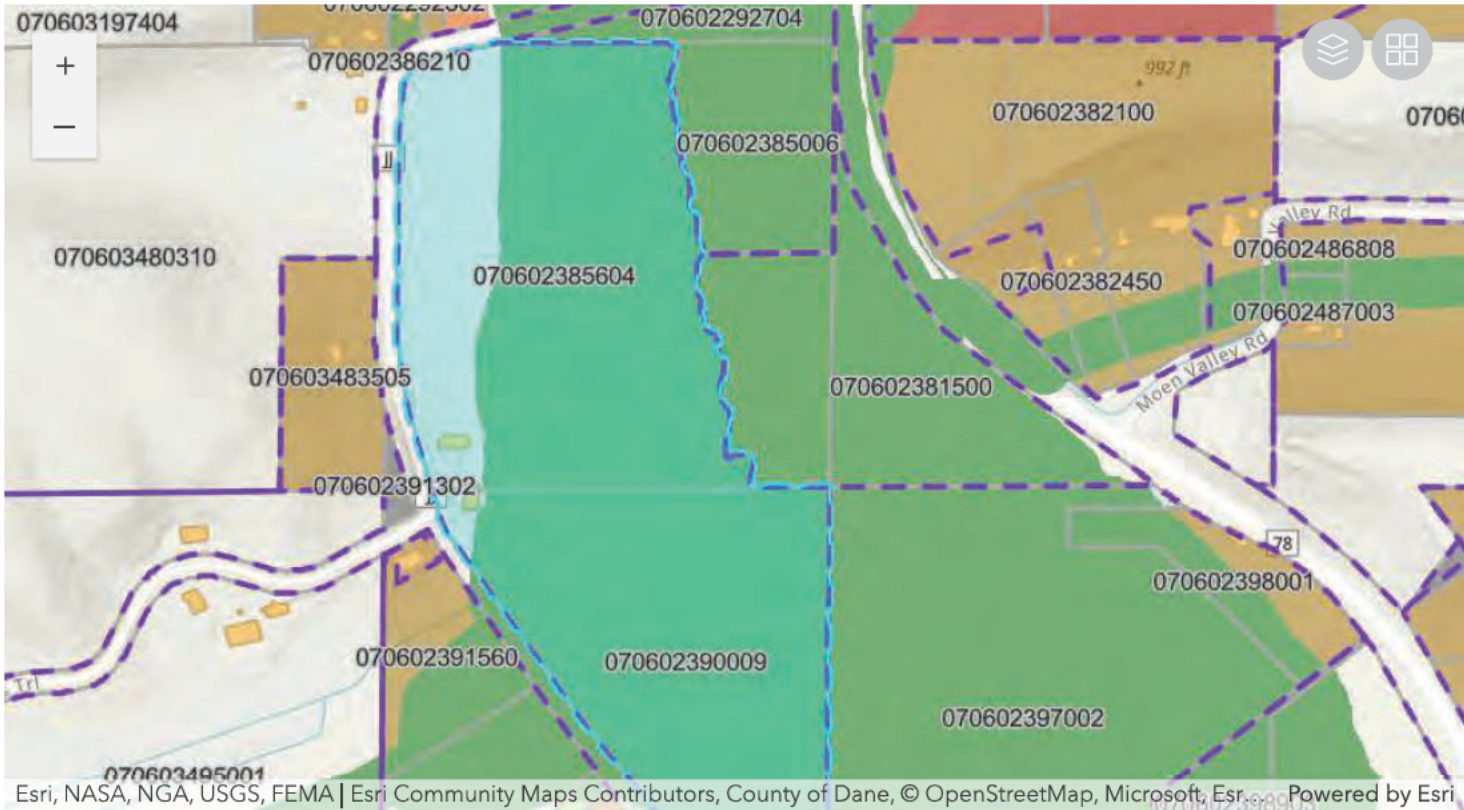
Petition Number: 12249

Justification: Two original density units remain, rounding up. Separating the existing residence does not count as a density unit. New development should avoid resource protection corridors.



FARMLAND PRESERVATION DENSITY STUDY

Applicant: Steven & Jan Cowan



Parcel Number	Acres	Owner	CSM
070602385604	26.83	STEVEN N COWAN & JAN W COWAN	
070602390009	22.48	STEVEN N COWAN & JAN W COWAN	
070611285008	6.9	JANICE W COWAN	