

# Dane County Rezone Petition

Revised: May 27, 2025



<b>Application Date</b>	<b>Petition Number</b>
05/15/2025	DCPREZ-2025-12186
<b>Public Hearing Date</b>	
07/22/2025	

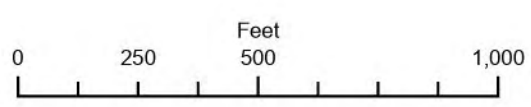
OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME TODD AND CYNTHIA LEECE		PHONE (with Area Code) (608) 772-7101		AGENT NAME WYSER ENGINEERING		PHONE (with Area Code) (608) 437-1980	
BILLING ADDRESS (Number & Street) 9517 HOWERY RD				ADDRESS (Number & Street) 300 EAST FRONT STREET			
(City, State, Zip) MT HOREB, WI 53572				(City, State, Zip) Mount Horeb, WI 53572			
E-MAIL ADDRESS tleece@tds.net				E-MAIL ADDRESS adam.watkins@wyserengineering.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			
9517 Howery Rd							
TOWNSHIP VERMONT	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0706-241-8000-7							
REASON FOR REZONE							
CREATING ONE RESIDENTIAL LOT							
FROM DISTRICT:				TO DISTRICT:			ACRES
FP-35 Farmland Preservation District				RR-2 Rural Residential District			3.22
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:			

Form Version 04.00.00





-  Proposed Zoning Boundary
-  Tax Parcel Boundary



**Rezone 12186  
LEECE**





**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:	Todd & Cynthia Leece	Agent Name:	Adam Watkins, Wyser Engineering
Address (Number & Street):	9517 Howery Road	Address (Number & Street):	300 East Front Street
Address (City, State, Zip):	Mount Horeb, WI 53572	Address (City, State, Zip):	Mount Horeb, WI 53572
Email Address:	tleece@tds.net	Email Address:	adam.watkins@wyserengineering.com
Phone#:	608-772-7101	Phone#:	608-437-1980

PROPERTY INFORMATION			
Township:	Vermont	Parcel Number(s):	060/0706-241-8000-7
Section:	24	Property Address or Location:	9517 Howery Road

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"/>	
Create one new two-acre residential lot with RR-2 zoning for construction of single-family residence; current owners will retain two-acre parcel for their new residence and remainder of existing parcel will be sold to their daughter. Current land use on property is single-family residence with associated agricultural/farming. The proposed land use will not change the use on remainder of the existing property. Area of RR-2 zoning will create a landlocked parcel with no public street frontage, and a variance to Dane County s. 75.19(6)(b) is requested. A shared driveway easement through the existing property will be provided to access the proposed parcel.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	<del>2.01</del> 3.22

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

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 \_\_\_\_\_

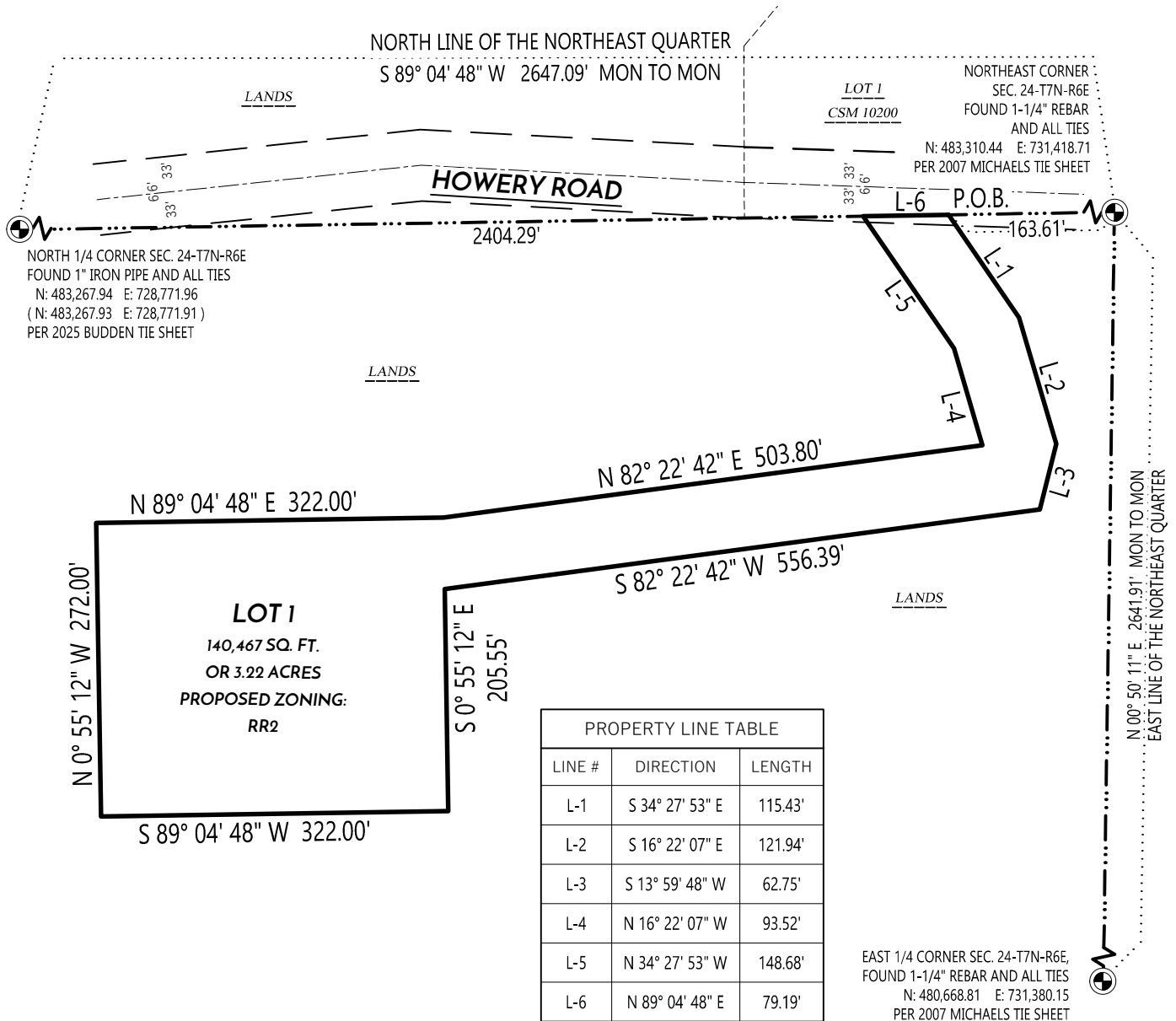
Date 5/15/25



# EXHIBIT "A"

## REZONE EXHIBIT

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



File: W:\2024\241349\_dlm Sutter - 9517 Howerly Rd Driveway, Town of Vermont\dwg\241349\_Exhibit.dwg Layout: Exhibit User: shearn Plotted: May 21, 2025 - 12:22pm

**WYSER**  
ENGINEERING

PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
TODD & CYNTHIA LEECE  
9517 HOWERY ROAD  
MOUNT HOREB, WI 53572

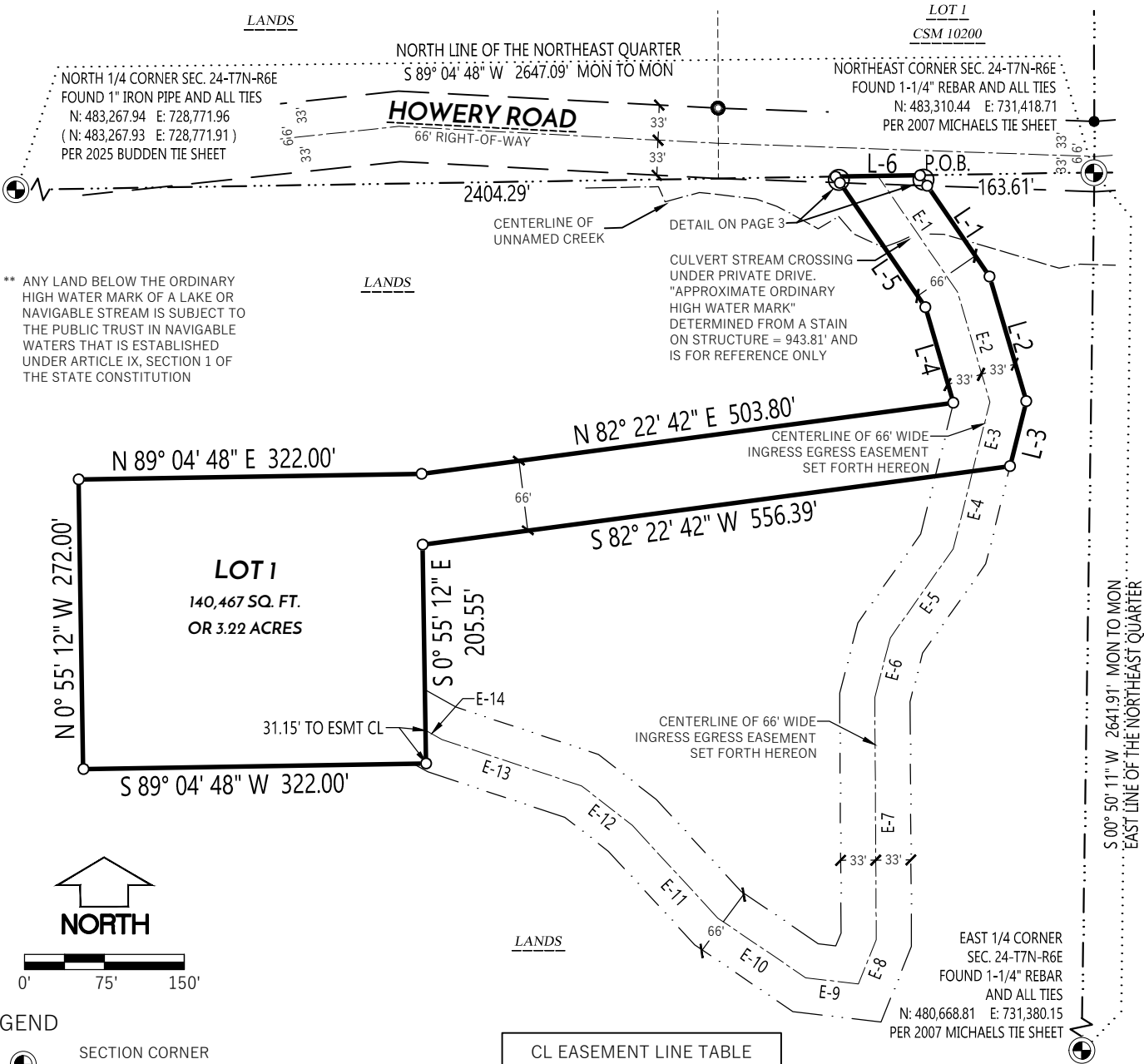
SURVEYED BY: MAL  
DRAWN BY: SCH  
APPROVED BY: ZMR

PROJECT NO: 241349  
SHEET NO: 1 of 1



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



\*\* ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION



0' 75' 150'

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- 3/4" x 18" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- PLATTED LINE
- CENTERLINE
- EASEMENT SET FORTH ON THIS CSM
- CREEK CENTERLINE

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF APRIL 7TH, 2025.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- NORTH REFERENCE FOR THIS EXHIBIT IS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 WAS MEASURED TO BEAR S 89°04'48" W
- SEE SHEET 2 FOR EXISTING IMPROVEMENTS & FEATURES
- SEE SHEET 3 FOR DETAIL OF HOWERY ROAD RIGHT OF WAY

CL EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
E-1	S 34° 27' 53" E	132.06'
E-2	S 16° 22' 07" E	107.73'
E-3	S 13° 59' 48" W	66.87'
E-4	S 13° 59' 48" W	75.33'
E-5	S 35° 18' 33" W	102.36'
E-6	S 14° 30' 41" W	57.61'
E-7	S 0° 20' 10" E	227.63'
E-8	S 21° 53' 46" W	44.77'
E-9	N 83° 14' 16" W	49.96'
E-10	N 55° 48' 06" W	99.60'
E-11	N 42° 42' 01" W	118.40'
E-12	N 52° 01' 21" W	60.41'
E-13	N 71° 38' 51" W	138.04'
E-14	N 60° 49' 24" W	17.62'

PROPERTY LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 34° 27' 53" E	115.43'
L-2	S 16° 22' 07" E	121.94'
L-3	S 13° 59' 48" W	62.75'
L-4	N 16° 22' 07" W	93.52'
L-5	N 34° 27' 53" W	148.68'
L-6	N 89° 04' 48" E	79.19'

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PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
TODD & CYNTHIA LEECE  
9517 HOWERY ROAD  
MOUNT HOREB, WI 53572

SURVEYED BY: MAL  
DRAWN BY: SCH  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 241349  
SHEET NO: 1 of 4

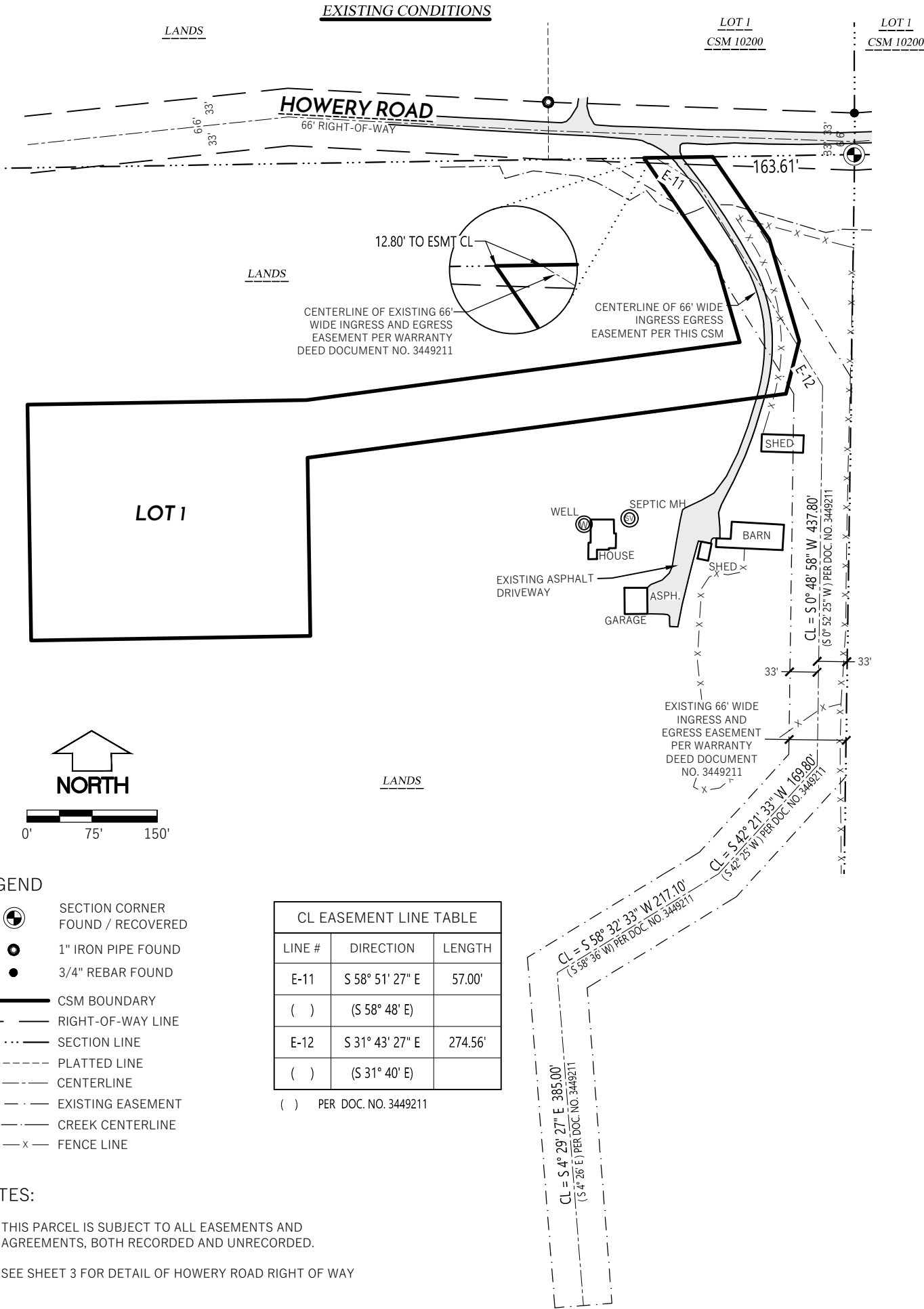
VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.



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SHEET NO: 2 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_

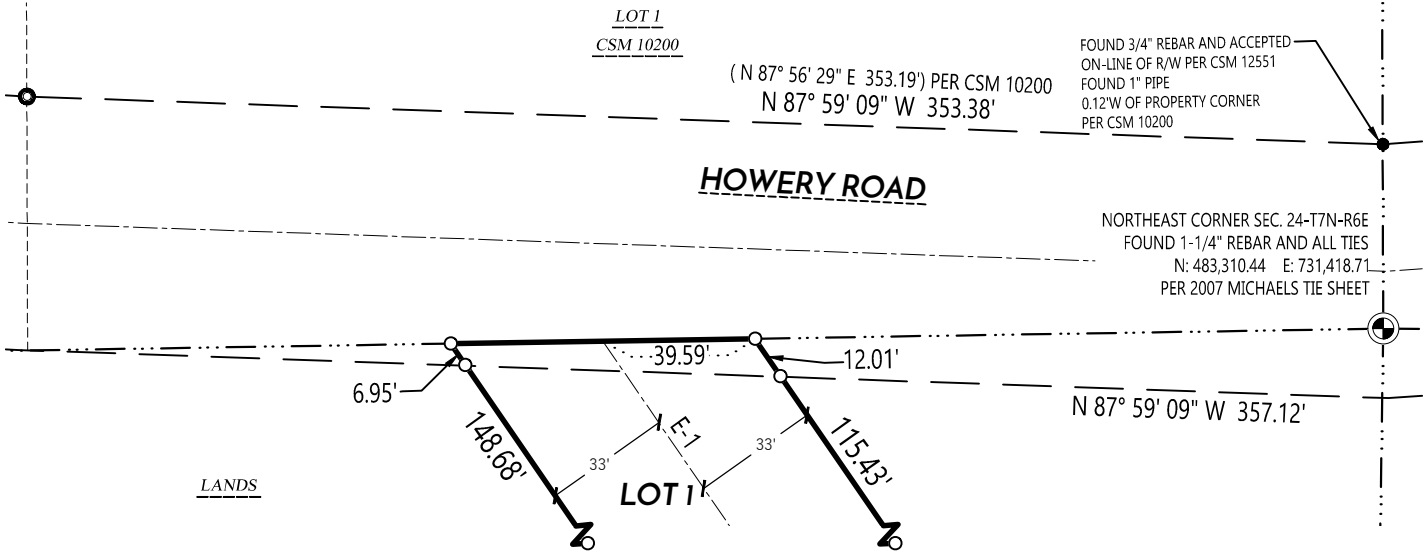


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CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

DETAIL



LEGEND

- |  |                                     |  |                   |  |                               |
|--|-------------------------------------|--|-------------------|--|-------------------------------|
|  | SECTION CORNER<br>FOUND / RECOVERED |  | CSM BOUNDARY      |  | SECTION LINE                  |
|  | 1" IRON PIPE FOUND                  |  | RIGHT-OF-WAY LINE |  | PLATTED LINE                  |
|  | 3/4" REBAR FOUND                    |  | CENTERLINE        |  | EASEMENT CREATED PER THIS CSM |
|  | 3/4" x 18" REBAR SET 1.50 LB/FT     |  |                   |  |                               |

LEGAL DESCRIPTION

A PARCEL OF LAND AS DESCRIBED IN QUIT CLAIM DEED RECORDED ON MAY 25, 2022 AS DOCUMENT NO. 5836123 BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SECTION 24, THENCE, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, SOUTH 89 DEGREES 04 MINUTES 48 SECONDS WEST, 163.61 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 34 DEGREES 27 MINUTES 53 SECONDS EAST, 115.43 FEET;  
THENCE SOUTH 16 DEGREES 22 MINUTES 07 SECONDS EAST, 121.94 FEET;  
THENCE SOUTH 13 DEGREES 59 MINUTES 48 SECONDS WEST, 62.75 FEET;  
THENCE SOUTH 82 DEGREES 22 MINUTES 42 SECONDS WEST, 556.39 FEET;  
THENCE SOUTH 00 DEGREES 55 MINUTES 12 SECONDS EAST, 205.55 FEET;  
THENCE SOUTH 89 DEGREES 04 MINUTES 48 SECONDS WEST, 322.00 FEET;  
THENCE NORTH 00 DEGREES 55 MINUTES 12 SECONDS WEST, 272.00 FEET;  
THENCE NORTH 89 DEGREES 04 MINUTES 48 SECONDS EAST, 322.00 FEET;  
THENCE NORTH 82 DEGREES 22 MINUTES 42 SECONDS EAST, 503.80 FEET;  
THENCE NORTH 16 DEGREES 22 MINUTES 07 SECONDS WEST, 93.52 FEET;  
THENCE NORTH 34 DEGREES 27 MINUTES 53 SECONDS WEST, 148.68 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24;  
THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 04 MINUTES 48 SECONDS EAST, 79.19 FEET BACK TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 140,467 SQUARE FEET OR 3.22 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF TODD & CYNTHIA LEECE, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF VERMONT AND CHAPTER 75, LAND DIVISION AND SUBDIVISION REGULATIONS, DANE COUNTY CODE OF ORDINANCES, DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223  
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



PREPARED BY:  
WYSER ENGINEERING  
300 EAST FRONT STREET  
MOUNT HOREB, WI 53572  
www.wyserengineering.com

PREPARED FOR:  
TODD & CYNTHIA LEECE  
9517 HOWERY ROAD  
MOUNT HOREB, WI 53572

SURVEYED BY: MAL  
DRAWN BY: SCH  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 241349  
SHEET NO: 3 of 4

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
C.S.M. NO. \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 7 NORTH, RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 75.17(1)(A), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

BY: \_\_\_\_\_  
TODD E. LEECE CYNTHIA L. LEECE

STATE OF WISCONSIN) SS  
DANE COUNTY ) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,

THE ABOVE NAMED OWNERS, TODD E. LEECE AND CYNTHIA L. LEECE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES \_\_\_\_\_

TOWN OF VERMONT APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY ACKNOWLEDGED AND APPROVED BY THE TOWN OF VERMONT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
KATIE ZELLE DATE  
TOWN CLERK

DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

ACTION, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
DANIEL EVERSON, DATE:  
AUTHORIZED REPRESENTATIVE

OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_  
COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_,  
20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AS  
DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY  
MAPS ON PAGE(S) \_\_\_\_\_.

\_\_\_\_\_  
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



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MOUNT HOREB, WI 53572

SURVEYED BY: MAL  
DRAWN BY: SCH  
CHECKED BY: ZMR  
APPROVED BY: ZMR

PROJECT NO: 241349  
SHEET NO: 4 of 4



## **REZONE DESCRIPTION**

Unplatted lands being a part of the Northeast Quarter of the Northeast Quarter of Section 24, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Northeast Corner of aforesaid Section 24; thence, along the North line of the Northeast Quarter of said Section 24, South 89 degrees 04 minutes 48 seconds West, 163.61 feet to the Point of Beginning; thence, South 34 degrees 27 minutes 53 seconds East, 115.43 feet; thence, South 16 degrees 22 minutes 07 seconds East, 121.94 feet; thence, South 13 degrees 59 minutes 48 seconds West, 62.75 feet; thence, South 82 degrees 22 minutes 42 seconds West, 556.39 feet; thence, South 00 degrees 55 minutes 12 seconds East, 205.55 feet; thence, South 89 degrees 04 minutes 48 seconds West, 322.00 feet; thence, North 00 degrees 55 minutes 12 seconds West, 272.00 feet; thence, North 89 degrees 04 minutes 48 seconds East, 322.00 feet; thence, North 82 degrees 22 minutes 42 seconds East, 503.80 feet; thence, North 16 degrees 22 minutes 07 seconds West, 93.52 feet; thence, North 34 degrees 27 minutes 53 seconds West, 148.68 feet to a point on the aforesaid North line of the Northwest Quarter of Section 24; thence, along said North Line, North 89 degrees 04 minutes 48 seconds East, 79.19 feet back to the Point of Beginning.

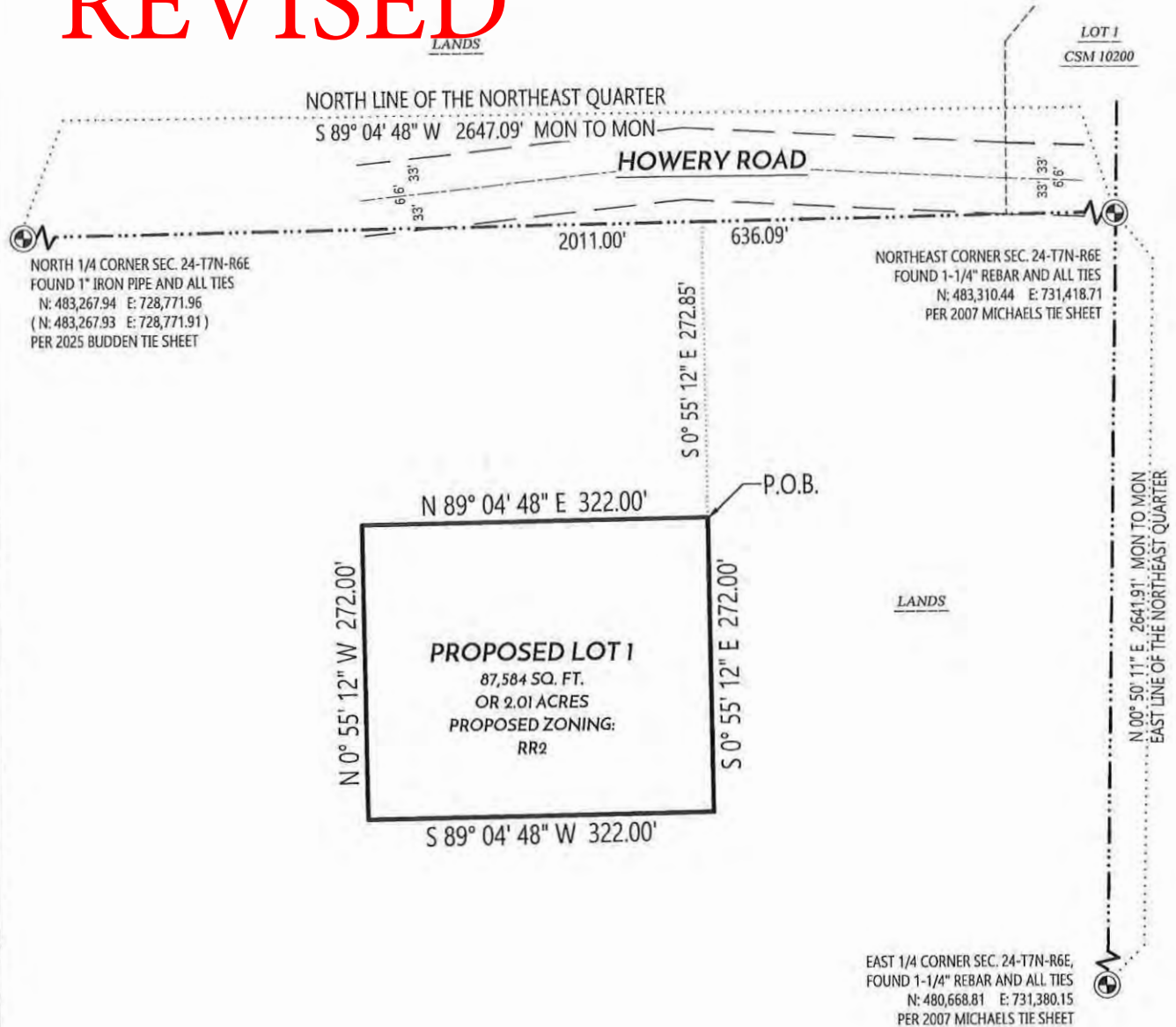
Above-described area to be rezoned contains 140,467 square feet or 3.22 acres.



EXHIBIT "A"  
REZONE EXHIBIT

UNPLATTED LANDS BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWN 7 NORTH,  
RANGE 6 EAST, TOWN OF VERMONT, DANE COUNTY, WISCONSIN.

REVISED

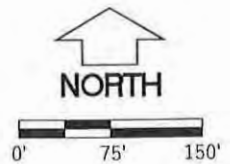


LEGEND

- SECTION LINE
- REZONE BOUNDARY
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CENTERLINE

EXHIBIT NOTES:

1. NORTH REFERENCE FOR THIS EXHIBIT IS BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24 WAS MEASURED TO BEAR S 89° 04' 48" W



File: W:\2024\241349\_Jim Sutter - 8517 Hovery Rd Driveway, Town of Vermont\dwg\241349\_Boundary Comp.dwg Layout: Exhibit User: auser Plotted: May 15, 2025 - 2:00pm

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Unplatted lands being a part of the Northeast Quarter of the Northeast Quarter of Section 24, Town 7 North, Range 6 East, Town of Vermont, Dane County, Wisconsin being more particularly described as follows:

Commencing at the Northeast Corner of aforesaid Section 24; thence along the North line of aforesaid Northeast Quarter of the Northeast Quarter of Section 24, South 89 degrees 04 minutes 48 seconds West, 636.09 feet; thence South 00 degrees 55 minutes 12 seconds East, 272.85 feet to the Point of Beginning; thence South 00 degrees 55 minutes 12 seconds East, 272.00 feet; thence South 89 degrees 04 minutes 48 seconds West, 322.00 feet; thence North 00 degrees 55 minutes 12 seconds West, 272.00 feet; thence North 89 degrees 04 minutes 48 seconds East, 322.00 feet to the Point of Beginning.

Above described area to be rezoned contains 87,584 square feet or 2.01 acres.