

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
05/17/2024	DCPREZ-2024-12067
<b>Public Hearing Date</b>	
07/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROY AND LANA ALDERMAN	PHONE (with Area Code)	AGENT NAME EXETER DESIGN (ED SHORT)	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 689 COUNTY HIGHWAY U		ADDRESS (Number & Street) N8096 BUOL ROAD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS lana.marie55@gmail.com		E-MAIL ADDRESS exeterdesign@yahoo.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	
689 COUNTY HIGHWAY U					
TOWNSHIP PRIMROSE	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-223-8003-0		0507-223-9550-0		0507-223-9570-0	

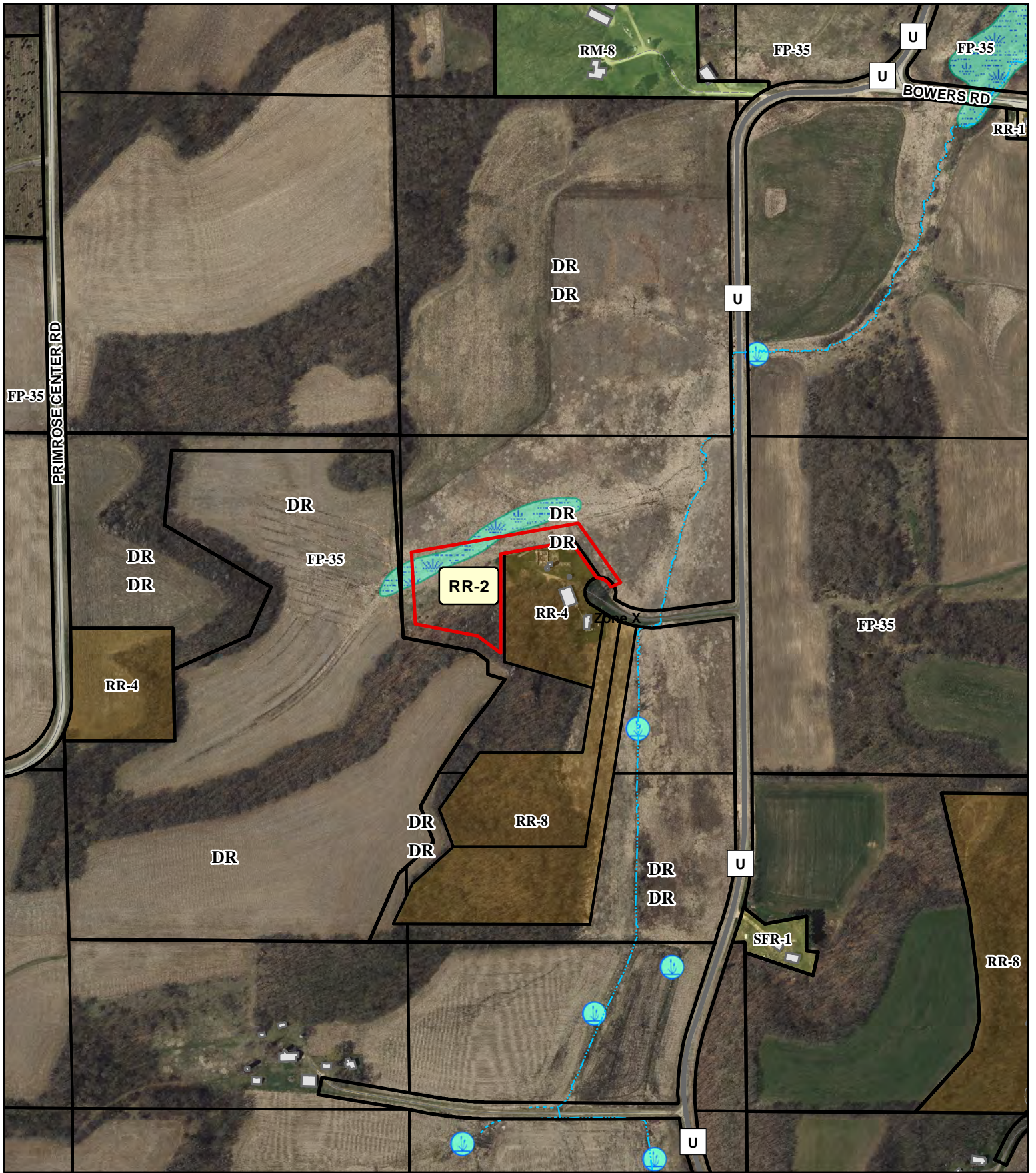
### REASON FOR REZONE

COMBINING TWO RESIDENTIAL LOTS AND CREATING ONE NEW RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	3.5

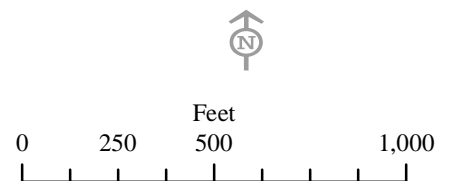
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
---	--	--	---	---

COMMENTS: PROPERTY CONTAINS WETLANDS; A WETLAND DELINEATION WILL BE REQUIRED PRIOR TO DEVELOPMENT



# REZONE 12067

-  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
<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:		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><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.</p>	<p><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input type="checkbox"/></p>
---	---

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 ( <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.

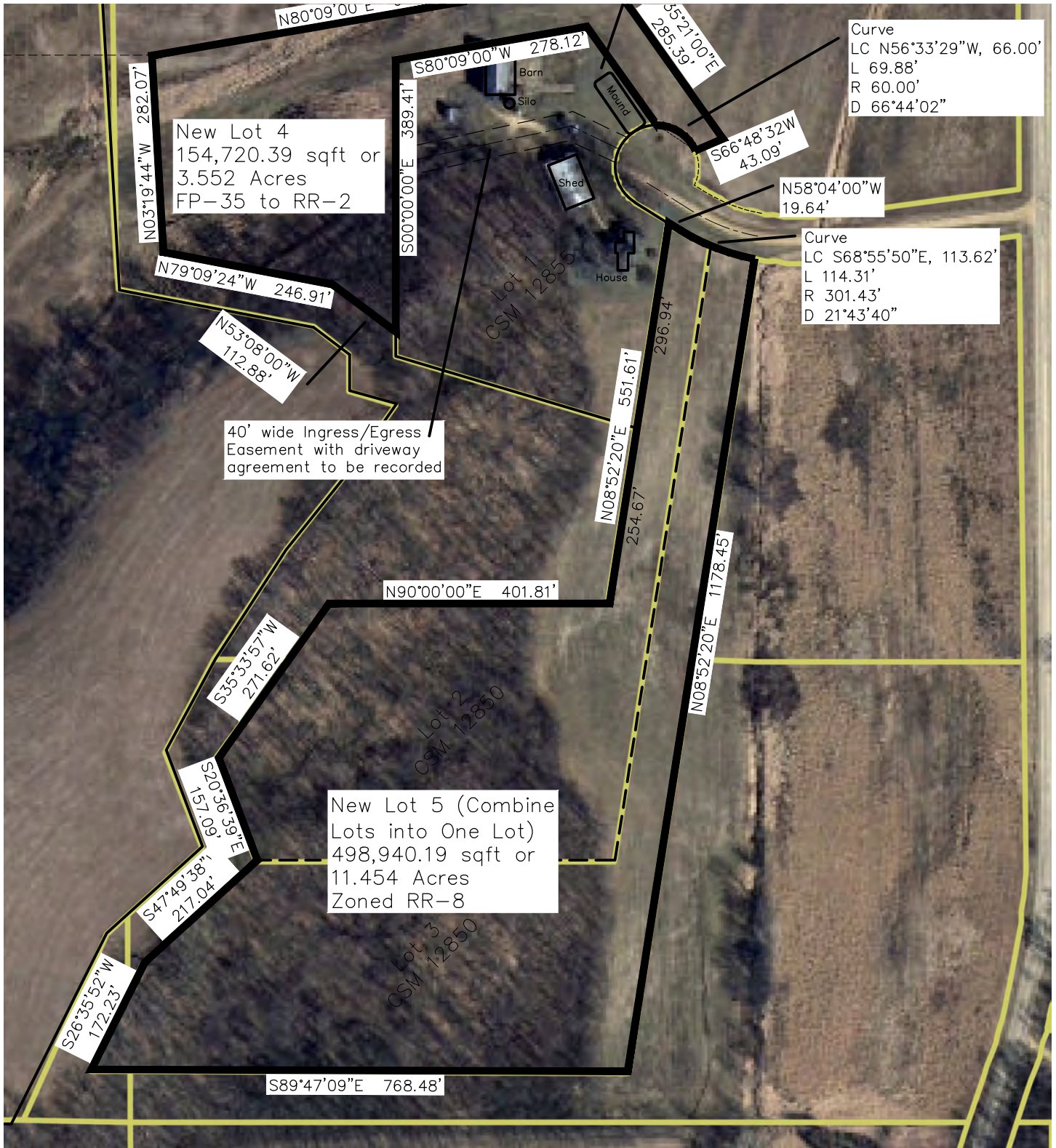
Owner/Agent Signature \_\_\_\_\_

Date \_\_\_\_\_

S00°53'29"W 465.24'







**New Lot 4**  
 154,720.39 sqft or  
 3.552 Acres  
 FP-35 to RR-2

**New Lot 5 (Combine  
 Lots into One Lot)**  
 498,940.19 sqft or  
 11.454 Acres  
 Zoned RR-8

Curve  
 LC N56°33'29"W, 66.00'  
 L 69.88'  
 R 60.00'  
 D 66°44'02"

Curve  
 LC S68°55'50"E, 113.62'  
 L 114.31'  
 R 301.43'  
 D 21°43'40"

40' wide Ingress/Egress  
 Easement with driveway  
 agreement to be recorded



The Alderman's have an agreement with the Town of Primrose to create a residential lot (New Lot 4) adjacent to the existing Lot 1, CSM 12850. To do so, the Alderman's will have to combine Lots 2 & 3 of CSM 12850 into One Lot (New Lot 5) thus providing the last residential development right of the farm for the New Lot 4.

The new Lot 4 will need a rezone from FP-35 to RR-2. The new Lot 5 zoning will remain RR-8.

Lot 4 rezone Legal Description:

Part of the NE1/4 of the SW1/4, Section 22, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 22, Thence along the West Line of Said SW1/4, S00°53'29"W, 465.24 feet; Thence S90°00'00"E, 1390.86 feet to a Point known as the Point of Beginning; Thence N80°09'00"E, 662.72 feet; Thence S52°21'00"E, 285.39 feet; Thence S66°48'32"W, 43.09 feet to the Right of Way of Alderman Road; Thence along said Right of Way on a curve left 69.88 feet, said curve having a radius of 60.00 feet and a long chord of N56°33'29"W, 66.00 feet; Thence N35°21'00"W, 173.14 feet; Thence S80°09'00"W, 278.12 feet; Thence S00°00'00"E, 389.41 feet; Thence N53°08'00"W, 246.91 feet; Thence N03°19'44"W, 282.07 feet to the Point of Beginning.

Said Parcel contains 154,720.39 sqft or 3.552 Acres. Rezone from FP-35 to RR-2.

## **FP-35 to RR-2**

Part of the NE1/4 of the SW1/4, Section 22, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of said Section 22, Thence along the West Line of Said SW1/4, S00°53'29"W, 465.24 feet; Thence S90°00'00"E, 1390.86 feet to a Point known as the Point of Beginning; Thence N80°09'00"E, 662.72 feet; Thence S35°21'00"E, 285.39 feet; Thence S66°48'32"W, 43.09 feet to the Right of Way of Alderman Road; Thence along said Right of Way on a curve left 69.88 feet, said curve having a radius of 60.00 feet and a long chord of N56°33'29"W, 66.00 feet; Thence N35°21'00"W, 173.14 feet; Thence S80°09'00"W, 278.12 feet; Thence S00°00'00"E, 389.41 feet; Thence N53°08'00"W, 112.88 feet; Thence N79°09'24"W 246.91 feet; Thence N03°19'44"W, 282.07 feet to the Point of Beginning.

Said Parcel contains 154,720.39 sqft or 3.552 Acres.