

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/08/2021	DCPREZ-2021-11787
<b>Public Hearing Date</b>	
01/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANIEL MARSHALL	PHONE (with Area Code) (608) 225-4250	AGENT NAME LAWRENCE GLUSMAN	PHONE (with Area Code) (414) 225-1488
BILLING ADDRESS (Number & Street) 253 UNION RD		ADDRESS (Number & Street) 111 E KILBOURN AVENUE, SUITE 1400	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) Milwaukee, WI 53202	
E-MAIL ADDRESS		E-MAIL ADDRESS lglusman@dkattorneys.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	
253 Union Road					
TOWNSHIP OREGON	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-351-8510-0		0509-351-8501-1		0509-351-9001-0	

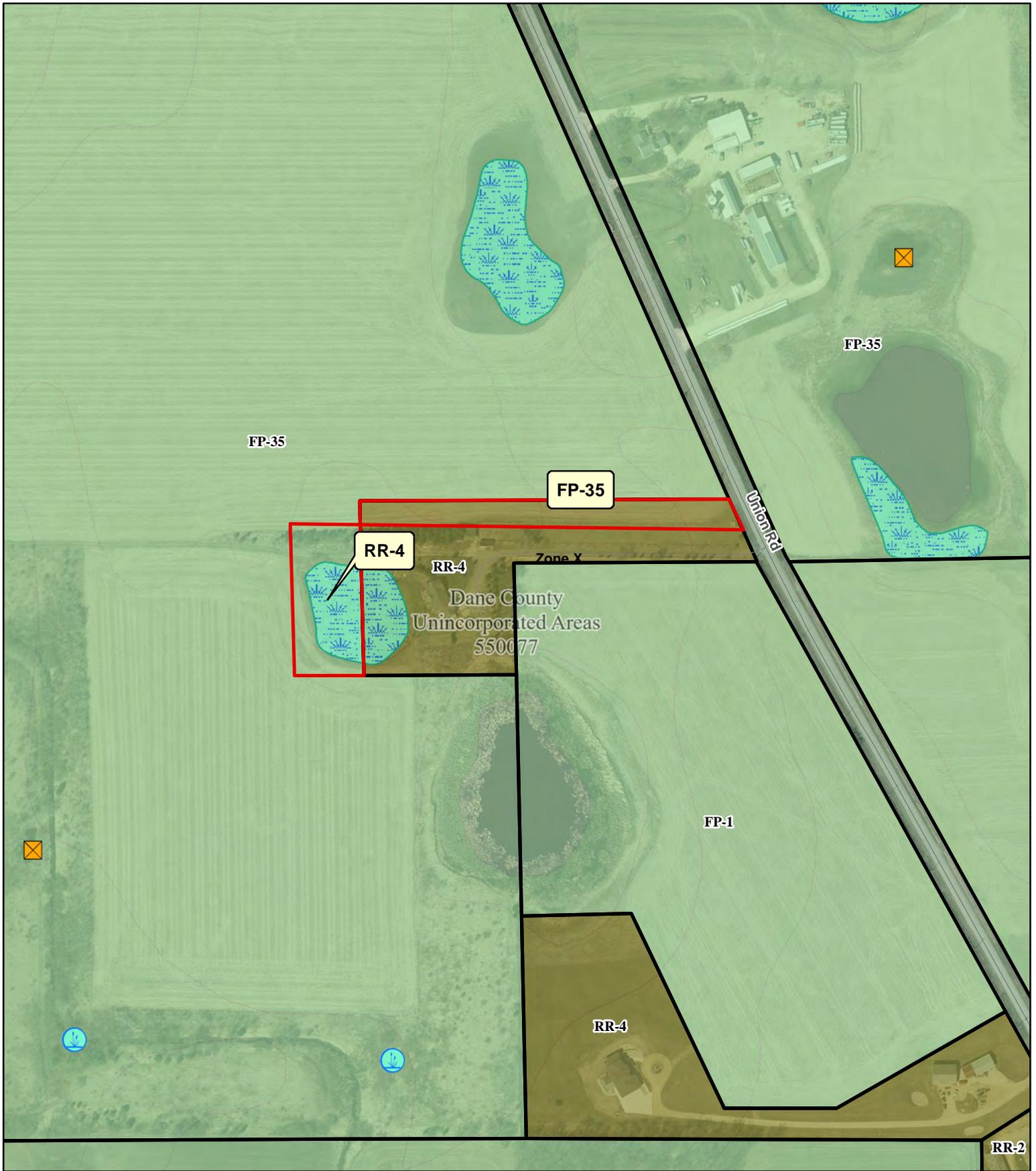
## REASON FOR REZONE

SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	1.27
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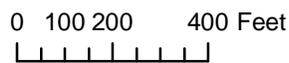
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: A SECOND LOT WILL NEED TO BE RECREATED FOR THE PORTION OF PROPERTY BEING TAKEN AWAY FROM THE EXISTING CERTIFIED SURVEY MAP.



**Legend**

- |                                                                                    |            |                                                                                             |
|------------------------------------------------------------------------------------|------------|---------------------------------------------------------------------------------------------|
|  | Wetland    | <b>Significant Soils</b>                                                                    |
|  | Floodplain |  Class 1 |
|                                                                                    |            |  Class 2 |



Petition 11787  
**DANIEL MARSHALL**



**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:	Daniel Marshall	Agent Name:	Lawrence Glusman, Davis Kuelthau s.c.
Address (Number & Street):	235 Union Road	Address (Number & Street):	111 E. Kilbourn Avenue, Suite 1400
Address (City, State, Zip):	Brooklyn, WI 53521	Address (City, State, Zip):	Milwaukee, WI 53202
Email Address:	none	Email Address:	lglusman@dkattorneys.com
Phone#:	608-225-4250	Phone#:	414-225-1488

PROPERTY INFORMATION			
Township:	Oregon/T05N, R09E	Parcel Number(s):	0509-351-8510-0; 0509-351-8501-1; 0509-351-9001-0
Section:	35	Property Address or Location:	235 Union Road, Brooklyn, WI 53521

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>Is this application being submitted to correct a violation?            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>This rezoning request is made for the purpose of including a water well serving the existing residential structure within Lot 1 of a proposed Certified Survey Map, for the purpose of a conveyance lands contiguous to the proposed Lot 1. Applicant submitted the proposed CSM, which was returned as premature, as it contained two different zoning districts on one proposed lot. To remedy this, Applicant proposes to rezone 1.2719 acres of FP-35 to RR-4 and in exchange rezone 1.2349 acres of RR-4 to FP-35 all as shown on the attached Rezone Exhibit. The current proposed land uses will remain the same, and Lot 1 is the only parcel to be created.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	1.2719
RR-4	FP-35	1.2349

**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
------------------------------------------------------------------------------------	----------------------------------------------------------------------------	---------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

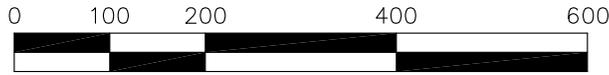
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

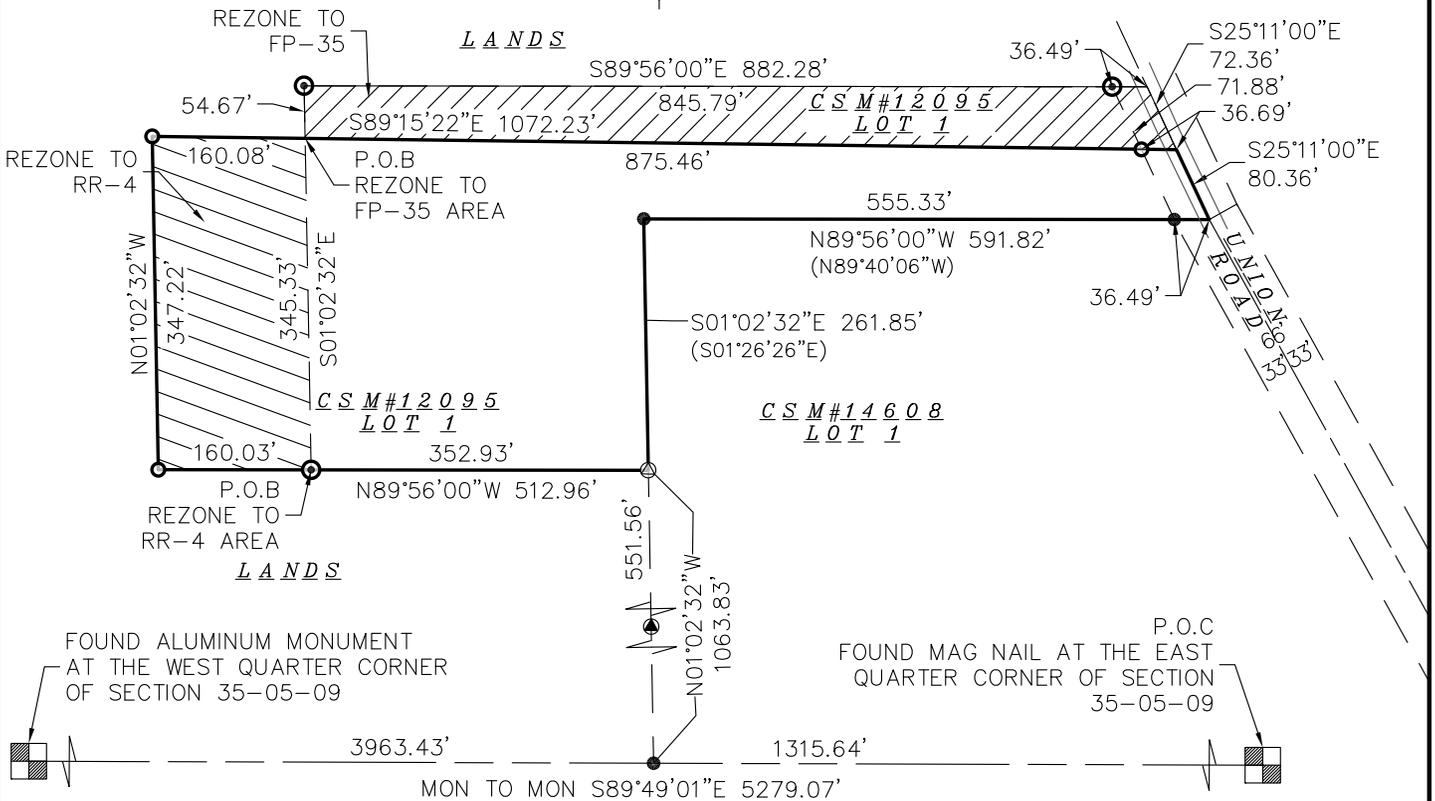
Date 11/3/21

# REZONE EXHIBIT

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12095, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEYS, ON PAGES 286 AND 287, AS DOCUMENT NUMBER 4291566, DANE COUNTY REGISTRY AND PART OF THE NW AND SW QUARTERS OF THE NE QUARTER OF SECTION 35, TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = TWO HUNDRED FEET



**NOTES:**

- 1) REZONE AREAS:  
 RR-4=55,404 SQ. FT. OR 1.2719 AC.  
 FP-35=53,792 SQ. FT. OR 1.2349 AC.

**SURVEYED FOR :**  
 DANIEL MARSHALL

**SURVEYED BY :**

**Burse**

surveying & engineering INC.

2801 International Lane, Suite 101  
 Madison, WI 53704 608.250.9263  
 Fax: 608.250.9266  
 email: mburse@bse-inc.net  
 www.bursesurveyengr.com

LEGEND	
	1-1/4" IRON PIPE FOUND
	3/4" SOLID IRON ROD FOUND
	1" IRON PIPE FOUND
	3/4" SOLID IRON ROD WITH CAP FOUND
	3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
( )	INDICATES RECORDED AS

# REZONE EXHIBIT

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12095, AS RECORDED IN VOLUME 74 OF CERTIFIED SURVEYS, ON PAGES 286 AND 287, AS DOCUMENT NUMBER 4291566, DANE COUNTY REGISTRY AND PART OF THE NW AND SW QUARTERS OF THE NE QUARTER OF SECTION 35, TOWNSHIP 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN

## REZONE TO RR-4:

Part of the Northwest and Southwest Quarters of the Northeast Quarter of Section 35, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 35;  
thence North 89 degrees 49 minutes 01 second West along the south line of said Northeast Quarter of Section 35, 1315.64 feet;  
thence North 01 degree 02 minutes 32 seconds West, 1063.83 feet to the most southerly southeast corner of Lot 1, Certified Survey Map 12095;  
thence North 89 degrees 56 minutes 00 seconds West, along the south line of said Lot 1, 352.93 feet to the Southwest corner of said Lot 1 and the Point of Beginning;  
thence, along the westerly extension of said south line, North 89 degrees 56 minutes 00 seconds West, 160.03 feet;  
thence North 01 degree 02 minutes 32 seconds West, 347.22 feet;  
thence South 89 degrees 15 minutes 22 seconds East, 160.08 feet to the west line of said Lot 1;  
thence South 01 degree 02 minutes 32 seconds East, along said West line, 345.33 feet to the Point of Beginning.

This description contains 55,403.7755 square feet or 1.2719 acres, more or less.

## REZONE TO FP-35:

Part of Lot 1, Certified Survey Map Number 12095, as recorded in Volume 74 of Certified Surveys, on pages 286 and 287, as Document Number 4291566, Dane County Registry, being located in the Northwest and Southwest Quarters of the Northeast Quarter of Section 35, Township 05 North, Range 09 East, Town of Oregon, Dane County, Wisconsin, more fully described as follows:

Commencing at the East quarter corner of said Section 35;  
thence North 89 degrees 49 minutes 01 second West along the south line of said Northeast Quarter of Section 35, 1315.64 feet;  
thence North 01 degree 02 minutes 32 seconds West, 1063.83 feet to the most southerly southeast corner of Lot 1, Certified Survey Map 12095;  
thence North 89 degrees 56 minutes 00 seconds West, along the south line of said Lot 1, 352.93 feet to the Southwest corner of said Lot 1;  
thence North 01 degree 02 minutes 32 seconds west, along the west line of said Lot 1, 345.33 feet to the Point of Beginning;  
thence, continuing along said west line, North 01 degree 02 minutes 32 seconds West, 54.67 feet to the northwest corner of said Lot 1;  
thence South 89 degrees 56 minutes 00 seconds East, along the north line of said Lot 1, 882.28 feet to the center line of Union Road;  
thence South 25 degrees 11 minutes 00 seconds East, along said centerline, 72.36 feet;  
thence North 89 degrees 15 minutes 22 seconds West 912.15 feet to the Point of Beginning.

This description contains 53,792.1533 square feet or 1.2349 acres, more or less

SURVEYED BY :

**Burse**

surveying & engineering INC

2801 International Lane, Suite 101

Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@bse-inc.net

www.bursesurveyengr.com