

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
01/31/2022	DCPREZ-2022-11813
<b>Public Hearing Date</b>	
05/10/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRYCE & AMBER SIME	PHONE (with Area Code) (608) 576-3569	AGENT NAME BRUCE SIME	PHONE (with Area Code) 68-333-1385
BILLING ADDRESS (Number & Street) 307 GREIG TRL		ADDRESS (Number & Street) 1192 STARR SCHOOL ROAD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS veuma21@gmail.com		E-MAIL ADDRESS kimsime62@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	
936 Starr School Road					
TOWNSHIP RUTLAND	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-131-9300-0					

## REASON FOR REZONE

REZONING PROPERTY TO BE USED AS A RESIDENTIAL LOT

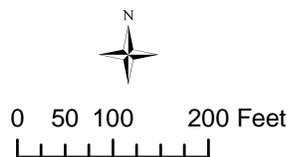
FROM DISTRICT:	TO DISTRICT:	ACRES
GC General Commercial District	RR-4 Rural Residential District	5.05
GC General Commercial District	TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area	5.05

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  



**Legend**

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



Petition 11813  
 BRYCE & AMBER SIME



**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:	Bryce & Amber Sime	Agent Name:	Bruce Sime
Address (Number & Street):	936 Starr School Rd	Address (Number & Street):	1192 Starr School Rd
Address (City, State, Zip):	Stoughton WI 53589	Address (City, State, Zip):	Stoughton WI 53589
Email Address:	veuma21@gmail.com	Email Address:	kimsime62@gmail.com
Phone#:	608-576-3569	Phone#:	608-333-1385

PROPERTY INFORMATION	
Township: Rutland	Parcel Number(s): 052-0510-131-9300-0
Section: 13	Property Address or Location: 936 Starr School Rd Stoughton WI

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 checked="" type="checkbox"/></p>	
<p>Remove Commercial Zoning and return to Residential Zoning in order to create new residence. There is currently a deed restriction on the property prohibiting residential development. We propose to transfer a development right from Parcel #052-0510-111-9000-7 to allow the property to be used as a residential site. There is an existing dwelling on this property but had been turned into offices. We would be returning existing dwelling to a residence. A density study of the "sending" property is attached. No land division is proposed.            Legal description of the property is Lot 1, Certified Survey Map #2565, located in the SW 1/4 of the NE 1/4, Section 13, Township 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin. A copy of the CSM is attached.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
General Commercial	RR4	5.05

**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
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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.

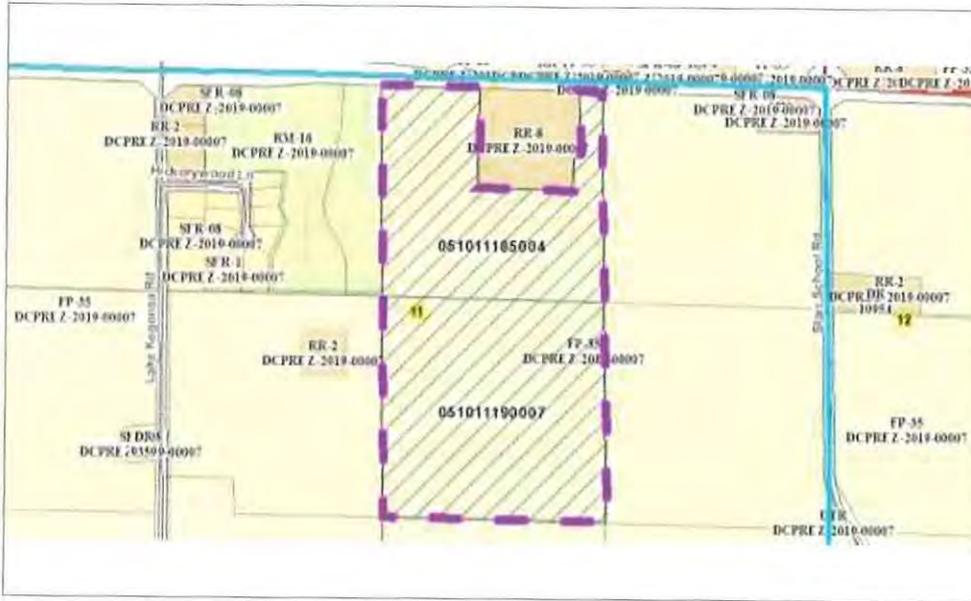
Owner/Agent Signature Bruce Sime

Date 1/16/22

# DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		<b>Applicant:</b> Bruce Sime			
<b>Town</b>	Rutland	<b>A-1EX Adoption</b>	6/7/1978	<b>Orig Farm Owner</b>	Ralph Nelson
<b>Section:</b>	11	<b>Density Number</b>	35	<b>Original Farm Acres</b>	73.43
<b>Density Study Date</b>	12/21/2021	<b>Original Splits</b>	2.1	<b>Available Density Unit(s)</b>	2



Reasons/Notes:  
Two (2) density units ("splits") remain available to the property.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
051011190007	41.92	BRUCE SIME	
051011185004	31.34	BRUCE SIME	

Bruce & Kim Sime  
1192 Starr School Rd  
Stoughton WI 53588



Town of Rutland Planning Commission

This meeting will be held via zoom and in person at the Rutland Town Hall, 785 Center Rd.  
January 3, 2021 – 6:30 p.m.

Agenda:

- 1. Call meeting to order.
- 2. Roll Call.
- 3. Approval of December meeting minutes.
- 4. Preliminary inquiry by Elijah Skalsky regarding a request for rezoning of property located at 1161 US Highway 14 from RR-8 to Commercial.
- 5. Preliminary inquiry by Bruce Sime for a rezone of 936 Starr School from Commercial to residential with a transfer of development right from Bruce and Kim Sime..
- 6. Discussion and possible action on Conditional Use Permit process including public hearings.
- 7. Future meeting dates.
- 8. Adjournment.

Dawn George is inviting you to a scheduled Zoom meeting.

Topic: Rutland Planning Commission

Time: Jan 3, 2022 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85925840722?pwd=R1A2VDIKOGIUbJFvbU16WUFyQVJxUT09>

Meeting ID: 859 2584 0722

Passcode: 994661

One tap mobile

+19292056099,,85925840722#,,,,\*994661# US (New York)

+13017158592,,85925840722#,,,,\*994661# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 859 2584 0722

Passcode: 994661

Bruce & Kim Sime  
1192 Starr School Rd  
Stoughton WI 53589

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## Town of Rutland Planning Commission

This meeting was held via zoom and in person at the Rutland Town Hall, 785 Center Rd.  
January 3, 2022 – 6:30 p.m.

Agenda:

1. Call meeting to order. Meeting was called to order by PC Chair Leeser
2. Roll Call. Travis Leeser, Bruce Sime, Joe Conant, Nancy Nedveck were present. Dale Arndt was absent. Kim Sime and Dawn George also in attendance.  
Residents in attendance in person or via Zoom were Henry Spelter, Deana Zentner, Elijah Skalsky, Sue Williams, Mary Celley, Sharon Seffrood, Bob Postel, Jayne Siebel, Jerry Booth, Gail Simpson, Maureen Rowe and Kevin Hahn.
3. Approval of December meeting minutes.  
Motion/2<sup>nd</sup> to approve the November minutes by Nedveck/Sime Motion carried 4-0
4. Preliminary inquiry by Elijah Skalsky regarding a request for rezoning of property located at 1161 US Highway 14 from RR-8 to Commercial.  
Elijah Skalsky would like to purchase this property and move his landscaping company there. PC member's main concern is the heavy traffic on Hwy 14 and the safety of employees entering and exiting the property. PC member's informed him the pros and cons of rezoning all acres to commercial verses leaving some Residential. Elijah was going to check in again with DOT on traffic concerns and driveway placement. No Action taken.
5. Preliminary inquiry by Bruce Sime for a rezone of 936 Starr School from Commercial to residential with a transfer of development right from Bruce and Kim Sime.  
Would like to return a Commercially zoned property back to residential. No Action Taken
6. Discussion and possible action on Conditional Use Permit process including public hearings. This proposed Conditional Use Permit procedure was formatted after Dane County and Town of Burkes current Procedures. This procedure will bring consistency and fairness to all CUP Applicants. The CUP Procedure guideline was read and there was an open discussion with any questions, comments and/or concerns. A few corrections were made and will be posted on Town of Rutland Website.  
Sime made the motion to recommend Town Board approve with corrections made.  
2<sup>nd</sup> by Conant. Motion passed 4-0
5. Future meeting dates.  
February 7, 2022 @ 6:30 PM
7. Adjournment.  
Motion made by Sime, 2<sup>nd</sup> by Nedveck. Motion passed 4-0

Bruce & Kim Sime  
1192 Starr School Rd  
Stoughton WI 53589

Respectfully Submitted by, Kim Sime