

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/20/2022	DCPREZ-2022-11847
<b>Public Hearing Date</b>	
06/28/2022	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME ROBERT & JULIE STRASBURG	PHONE (with Area Code) (608) 445-7736	AGENT NAME WISCONSIN MAPPING	PHONE (with Area Code) (608) 764-5602
BILLING ADDRESS (Number & Street) 5546 LANGER RD		ADDRESS (Number & Street) 306 WEST QUARRY STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS rjs.6363@yahoo.com		E-MAIL ADDRESS wismapping@charter.net	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
5546 Langer Road					
TOWNSHIP MEDINA	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-202-8000-9					

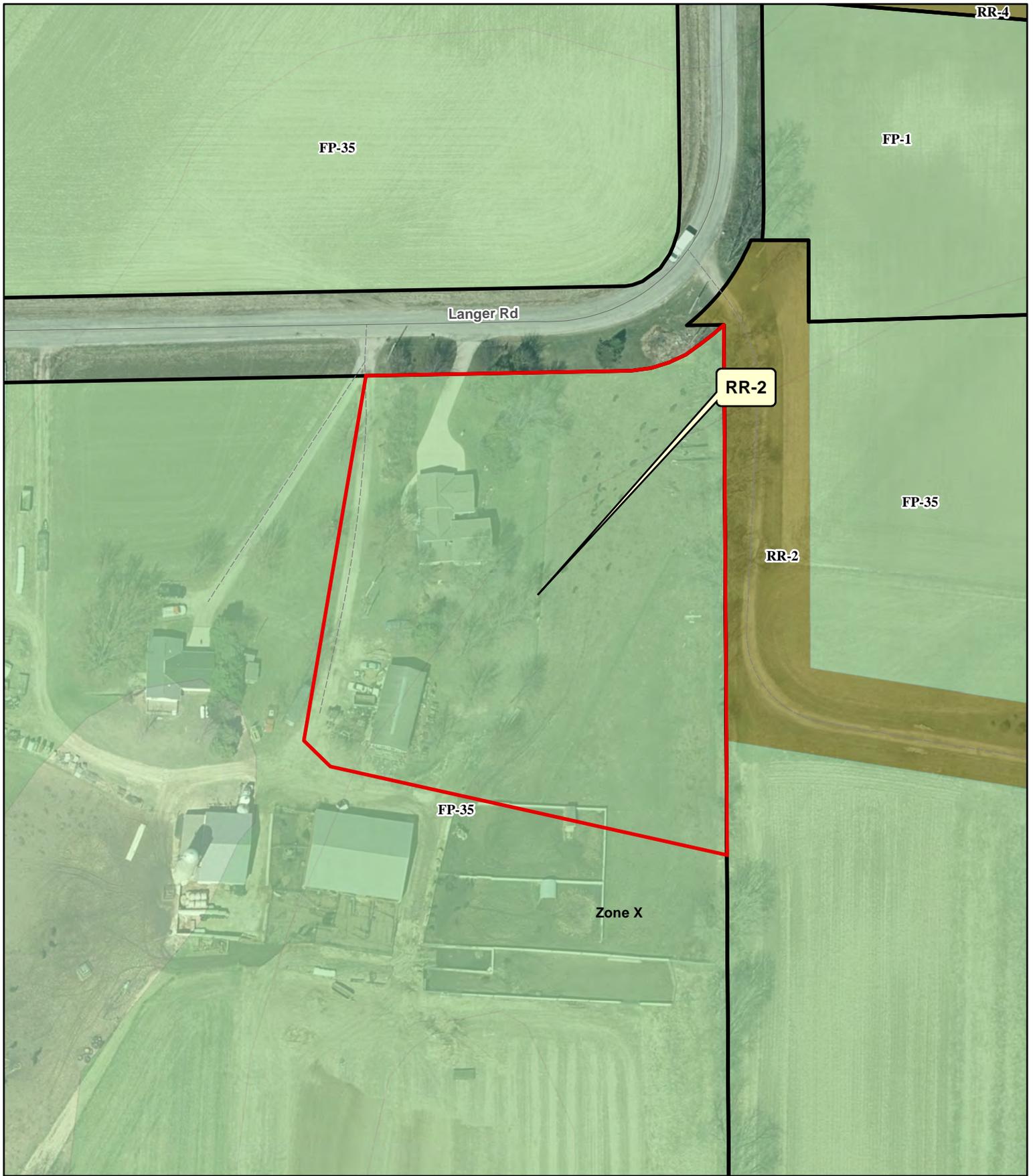
### REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.6

<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: THE REMAINING PROPERTY WILL NEED TO BE AT LEAST 35 ACRES NET IN SIZE. SURVEYOR SHALL CONFIRM SIZE OF REMAINING LANDS.



**Legend**

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



Petition 11847  
**ROBERT & JULIE  
 STRASBURG**



**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:	Robert & Julie Strasburg	Agent Name:	David Riesop
Address (Number & Street):	5546 Langer Rd	Address (Number & Street):	306 West Quarry
Address (City, State, Zip):	Marshall, Wi 53559	Address (City, State, Zip):	Deerfield, Wi. 53531
Email Address:	rjs.6363@yahooo.com	Email Address:	wismapping@charter.net
Phone#:	608-445-7736	Phone#:	608-764-5602

### PROPERTY INFORMATION

Township:	Medina	Parcel Number(s):	036/0812-202-8000-9
Section:	20	Property Address or Location:	5546 Langer Road

### 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

Create a parcel around existing home on farm

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
Fp-35	RR-2	2.6

**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

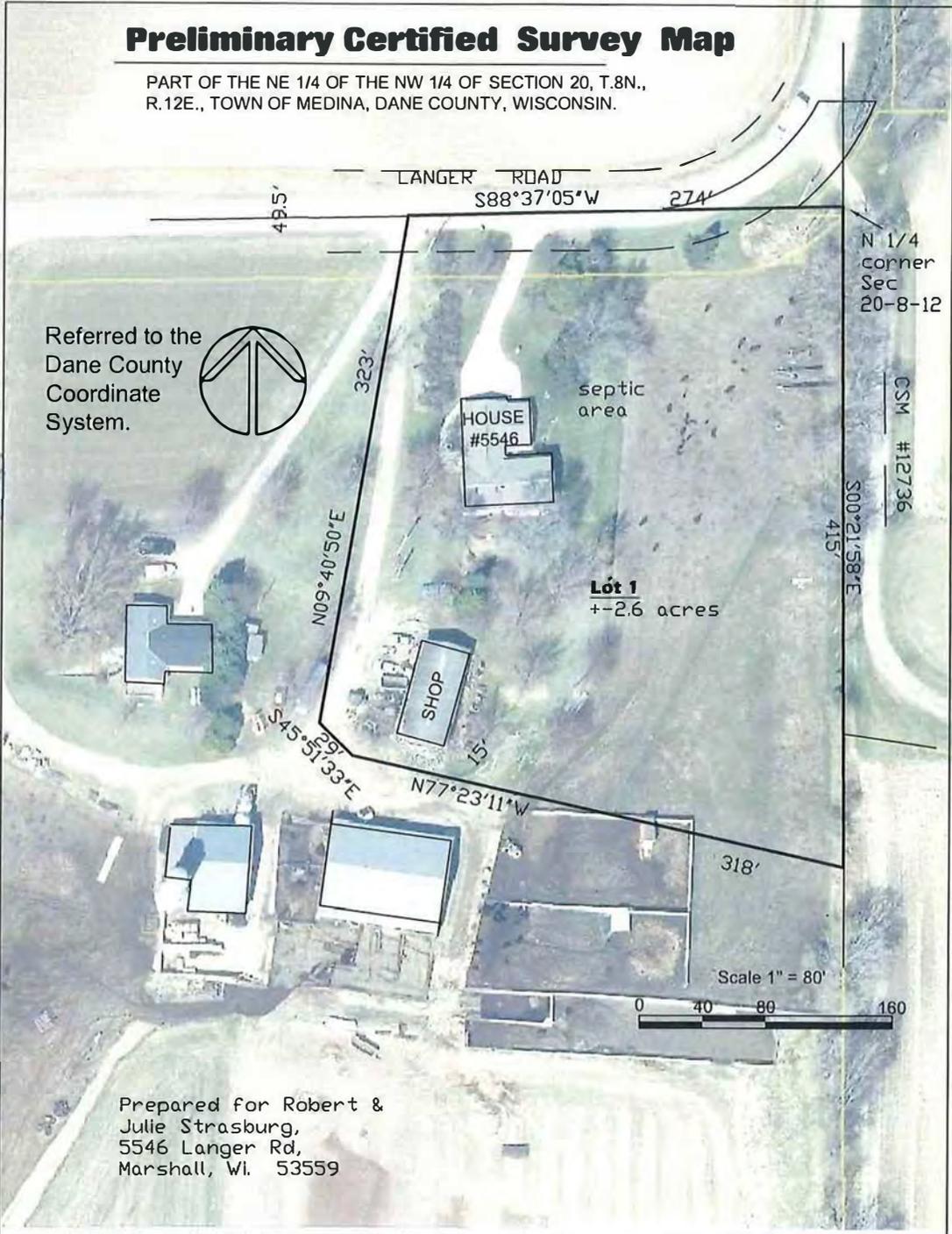
*Julie Strasburg*  
 Julie Strasburg

Date

*4/18/2022*  
 4/18/2022

# Preliminary Certified Survey Map

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.8N.,  
R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.



Prepared for Robert &  
Julie Strasburg,  
5546 Langer Rd,  
Marshall, WI. 53559

Part of the NE 1/4 of the NW 1/4 of Section 20, Town 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, described as follows:  
Beginning at the North 1/4 corner of Section 20; thence S00°21'58"E along the East line of the 1/4 - 1/4, 415 feet; thence N77°23'11"W, 318 feet; thence N45°51'33"W, 29 feet; thence N09°40'50"E, 323 feet to the North line of the 1/4 - 1/4; thence N88°37'05"E, 274 feet to the point of beginning.  
Containing 2.6 acres more or less, being subject to a right of way for Langer Road.

**Wisconsin Mapping, LLC**  
*surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 5909-22 Date 4/12/2022  
Sheet 1 of 1  
Document No. \_\_\_\_\_  
C. S. M. No. \_\_\_\_\_ V. \_\_\_\_\_ P. \_\_\_\_\_



Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

## DANE COUNTY PLANNING DEVELOPMENT

*Planning*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning*  
(608)266-4266, Rm. 116

Robert & Julie Strasburg  
5544 & 5546 Langer Road  
Marshall, WI 53559

March 7, 2022

Dear Robert,

Attached is a density study report for property located in section 20 in the town of Medina. The property is located in the Town's Agricultural Preservation Area, where development is limited to 1 density unit (a.k.a. "split") per 35 acres of contiguous land owned as of February 4, 1981. At that time the property was owned by David Nelson and totaled 38 acres.

The town of Medina counts *all* residences toward the 1 per 35 density limitation. The property remains eligible for one (1) possible split.

Please note that this density study analysis does not guarantee or preclude Town or County approval of a particular land division, rezone, or development proposal. The town of Medina Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval.

Please feel free to contact me with any questions you may have about this density analysis, or other planning or zoning related questions. I can be reached by phone at 608-261-9780 or mobile phone at 608-720-0168.

Sincerely,

*Pamela A. Andros*

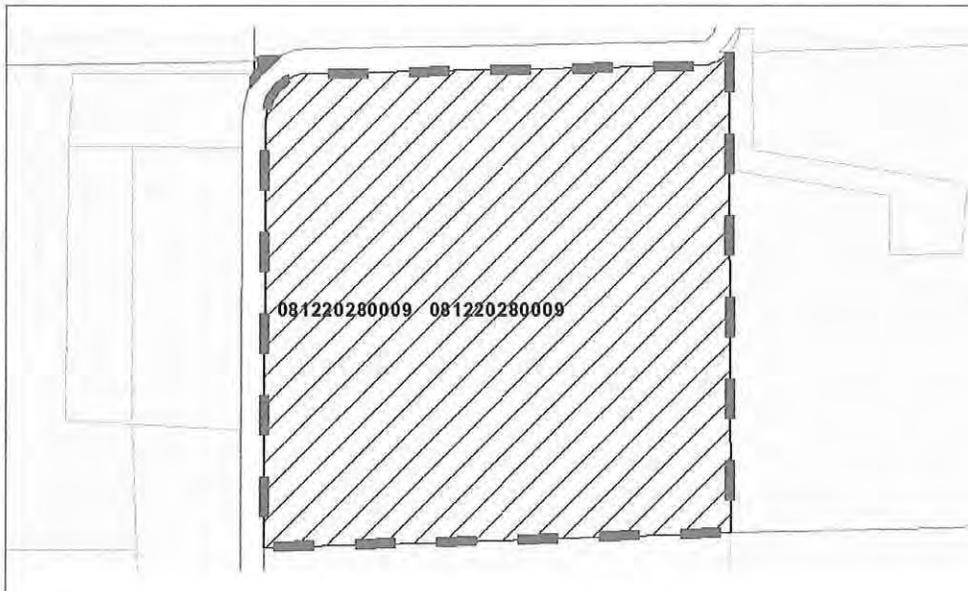
Pamela A. Andros, AICP  
Senior Planner, Dane County

cc: Town of Medina Clerk

# 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> Robert Strasburg					
<b>Town</b>	Medina	<b>A-1EX Adoption</b>	10/2/1980	<b>Orig Farm Owner</b>	Nelson, David
<b>Section:</b>	20	<b>Density Number</b>	35	<b>Original Farm Acres</b>	38.29
<b>Density Study Date</b>	3/7/2022	<b>Original Splits</b>	1.09	<b>Available Density Unit(s)</b>	1



**Reasons/Notes:**

The town of Medina uses a density policy of one development right per 35 acres owned as of February 4, 1981. There is one development right remaining from the original farm.

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.

<u>Parcel #</u>	<u>Acres</u>	<u>Owner Name</u>	<u>CSM</u>
081220280009	38.29	ROBERT J STRASBURG & JULIE A STRASBURG	