

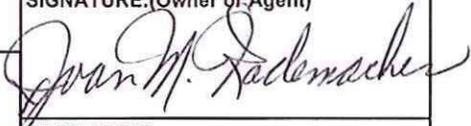
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/05/2016	DCPREZ-2016-11086
Public Hearing Date	C.U.P. Number
02/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RADEMACHER LIVING TR, BRIAN K & NICHOLE R	PHONE (with Area Code) (608) 219-7711	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4930 TOWN HALL DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS r.acres@live.net		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
TOWNSHIP MEDINA	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED 0812-291-8000-2		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND ↓ Create 1 Lot for sale Create 1 Lot for Bldgs.				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1 Rural Home District	Ad		
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	4.0 5.3		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) 
Applicant Initials: <i>BJMR</i>	Applicant Initials: <i>BJMR</i>	Applicant Initials: <i>BJMR</i>		PRINT NAME: Brian M. Rademacher
				DATE: 12-13-2016

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/14/2016	DCPREZ-2016-11086
Public Hearing Date	C.U.P. Number
02/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RADEMACHER LIVING TR, BRIAN K & NICHOLE R	PHONE (with Area Code) (608) 219-7711	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4930 TOWN HALL DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) COTTAGE GROVE, WI 53527		(City, State, Zip)	
E-MAIL ADDRESS r.acres@live.net		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5273 Oak Park Road					
TOWNSHIP MEDINA	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-291-8000-2					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	5.3		

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 RLB	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
--	---	---	--	---



Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name BRIAN & Nichole RADEMACHER Agent's Name JOAN RADEMACHER
 Address 4930 Town Hall Dr Address 5010 Town Hall Dr Cottage Grove
 Phone 608-219-8551 Cottage Grove WI Phone 608-219-4411
 Email r.farms4930@gmail.com Email r.acres@live.com

Town: Medina Parcel numbers affected: 0812-291-8000-2

Section: 01 Property address or location: 5273 OAK PARK Rd MARSHALL WI

Zoning District change: (To / From / # of acres) A-1 Ex Ag to A-2(1) and A-1 Ex Ag to A-2(1)

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %

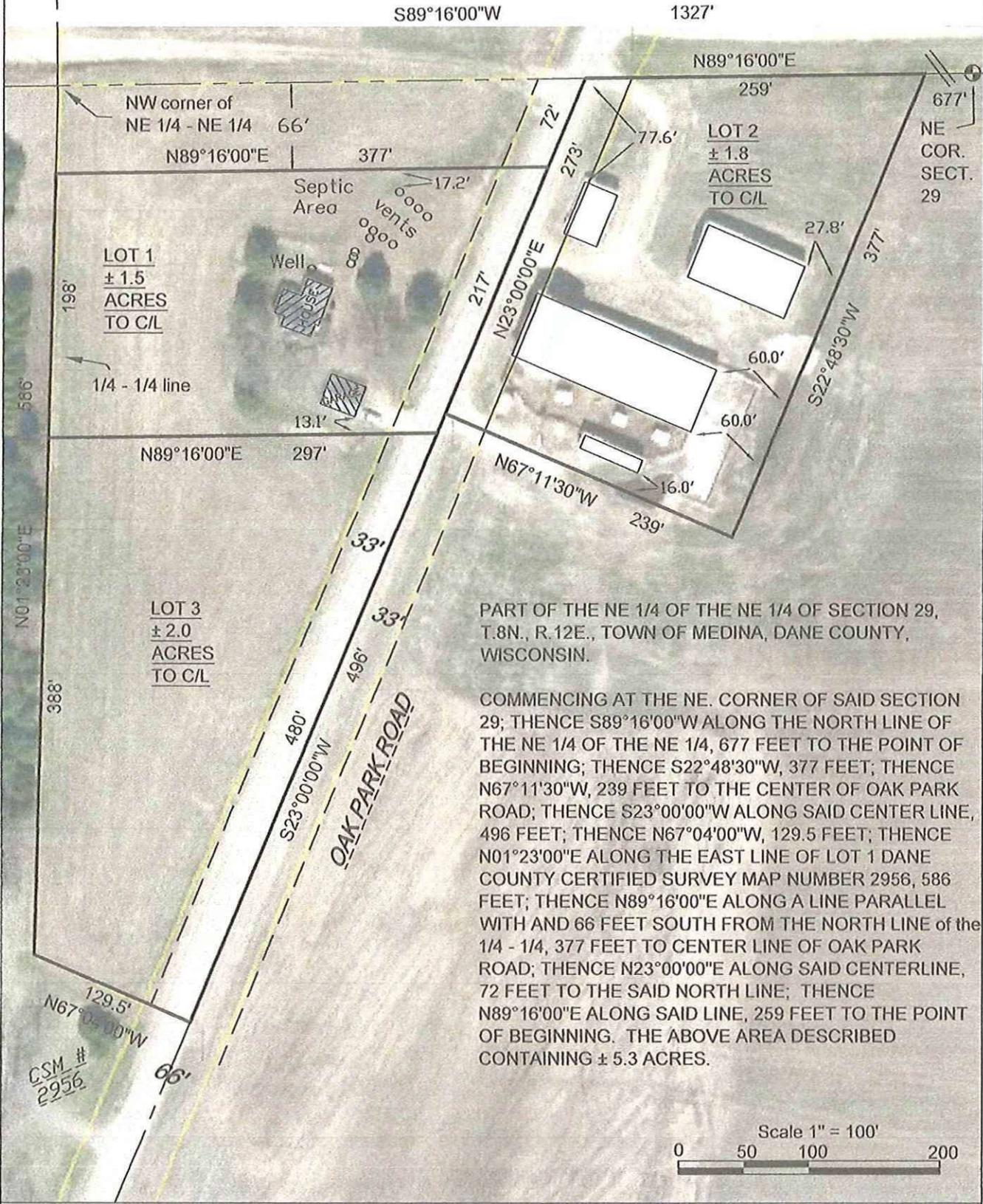
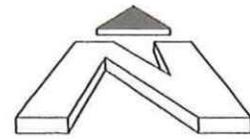
Narrative: (reason for change, intended land use, size of farm, time schedule)

Separation of buildings from farmland
 Creation of a residential lot
 Compliance for existing structures and/or land uses
 Other:

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Joan M. Rademacher Date: 12-13-2016

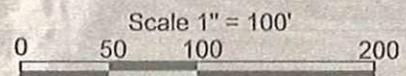
PRELIMINARY CERTIFIED SURVEY

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T.8N., R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.



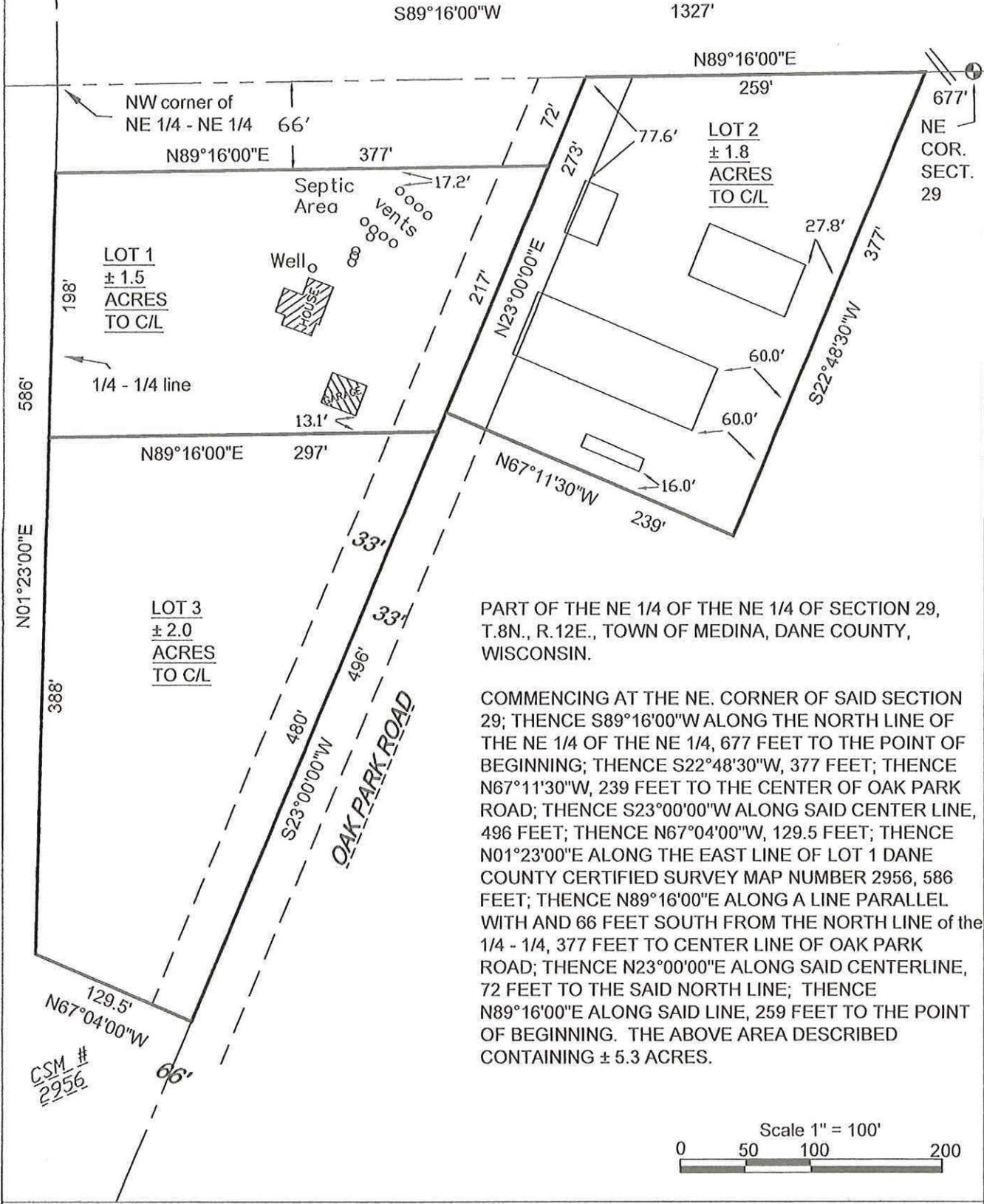
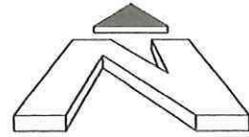
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T.8N., R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.

COMMENCING AT THE NE. CORNER OF SAID SECTION 29; THENCE S89°16'00"W ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4, 677 FEET TO THE POINT OF BEGINNING; THENCE S22°48'30"W, 377 FEET; THENCE N67°11'30"W, 239 FEET TO THE CENTER OF OAK PARK ROAD; THENCE S23°00'00"W ALONG SAID CENTER LINE, 496 FEET; THENCE N67°04'00"W, 129.5 FEET; THENCE N01°23'00"E ALONG THE EAST LINE OF LOT 1 DANE COUNTY CERTIFIED SURVEY MAP NUMBER 2956, 586 FEET; THENCE N89°16'00"E ALONG A LINE PARALLEL WITH AND 66 FEET SOUTH FROM THE NORTH LINE OF THE 1/4 - 1/4, 377 FEET TO CENTER LINE OF OAK PARK ROAD; THENCE N23°00'00"E ALONG SAID CENTERLINE, 72 FEET TO THE SAID NORTH LINE; THENCE N89°16'00"E ALONG SAID LINE, 259 FEET TO THE POINT OF BEGINNING. THE ABOVE AREA DESCRIBED CONTAINING ± 5.3 ACRES.



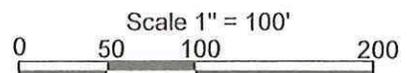
PRELIMINARY CERTIFIED SURVEY

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T.8N., R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.



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CSM #
2956

December 12, 2016

To Whom It May Concern:

Re: Zoning Change Application

We would like to divide parcel #0812-291-8000-2 from A-1 Ex Ag to A-2(1).

Lots 1 & 2 would be sold together with no house allowed on Lot 2. Lot 2 on the new map includes all the farm buildings. Lot 1 and Lot 2 are divided by Oak Park Road.

Lot 3 also a part of parcel #0812-291-8000-2 would be +/- 2 acres to be re-zoned to A-2(1) to be sold as a separate lot.

Thank you for your consideration.



Brian K. Rademacher, Owner



Agent: Joan M. Rademacher

Effective A-2(4)
DCPREZ-0000-02568-10828

Not Effective
ETZ DCPREZ-0000-00000

Not Effective
ETZ DCPREZ-0000-00000

Not Effective
A-2 DCPREZ-2016-10985

Zone A

RH-2
DCPREZ-0000-09805
DR
5374
9805

A-1(EX)
DCPREZ-1980-02568

5343

5317

5314

5278

Not Effective
RH-1 DCPREZ-0000-10293

Not Effective
RH-1 DCPREZ-0000-8716

Zone X

A-2
DCPREZ-0000-06663
Not Effective
CUP 1332

Schenck Rd

1203

11191

RH-1

DCPREZ-0000-10273

1143

DR

10273

A-1(EX)
DCPREZ-1980-02568

RH-1
DCPREZ-0000-08899

A-4
DCPREZ-0000-10273

Not Effective
A-1(EX) DCPREZ-0000-00000

DR
10273

DR
10273

RH-2
DCPREZ-0000-08899

Not Effective
RH-2 DCPREZ-0000-8716

DR
10273

DR
10273

DR
10273

A-2
DCPREZ-0000-04600

5144

5142

DR
10273

Zone A

RH-2
DCPREZ-0000-08540

5114

Not Effective
A-1(EX) DCPREZ-1980-02568

RH-2
DCPREZ-0000-04600

5102

5081

5088

5075

984

Not Effective A-2(4)
DCPREZ-0000-02568-10828

Not Effective
ETZ/DCPREZ-0000-00000

Not Effective
ETZ/DCPREZ-0000-00000

Not Effective
A-2/DCPREZ-2016-10985

RH-2
DCPREZ-0000-09805
5374
DR
9805

Zone A

5343

A-1(EX)
DCPREZ-1980-02568

5317

5314

5278

Not Effective
RH-1/DCPREZ-0000-10293

Zone X

984

Not Effective
RH-1/DCPREZ-0000-8716

5235

A-2
DCPREZ-0000-06663

Not Effective
CUP/1339

Schenck Rd

A-1(EX)
DCPREZ-1980-02568

1203

11191

RH-1

1143

DCPREZ-0000-10273 10273

RH-1
DCPREZ-0000-08899

A-4

DCPREZ-0000-10273

Not Effective
A-1(EX) DCPREZ-0000-00000

DR
10273

RH-2
DCPREZ-0000-08899

Not Effective

RH-2/DCPREZ-0000-8716

Oak Park Rd

DR
10273

DR
10273

DR
10273

DR
10273

A-2
DCPREZ-0000-04600

5144

5142

Zone A

RH-2
DCPREZ-0000-08540

5114

A-1(EX)
DCPREZ-1980-02568

RH-2
DCPREZ-0000-04600

5102

5081

5088

DR
10273

5075

A-1(EX)
DCPREZ-1980-02568

5273

Not Effective
RH-1 DCPREZ-0000-10293

5278

A-1(EX)
DCPREZ-1980-02568

5235

Oak Park Rd

Not Effective
CUP1339
A-2
DCPREZ-0000-06623

5225

Parcel Number - 036/0812-291-8000-2

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less 
Municipality Name	TOWN OF MEDINA	
State Municipality Code	036	
PLSS (T,R,S,QQ,Q)	08N 12E 29 NE NE (Click link above to access images for Qtr-Qtr)	
Section	08N 12E 29 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 29-8-12 NE1/4 NE1/4 EXC CSM 2956 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	RADEMACHER LIVING TR, BRIAN K & NICHOLE R	
Primary Address	5273 OAK PARK RD	
Billing Address	4930 TOWN HALL DR COTTAGE GROVE WI 53527-9748	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G4 G5 G7	
Assessment Acres	39.100	
Land Value	\$65,800.00	
Improved Value	\$110,300.00	
Total Value	\$176,100.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~04/26/2016~~ 06:00 PM

Ends: ~~04/26/2016~~ 08:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/20/2016~~ 06:00 PM

Ends: ~~06/20/2016~~ 10:00 PM

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX) DCPREZ-1980-02568

[Zoning District Fact Sheets](#)

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

Dane County is currently processing tax bills. During this time, current year tax information is not available on AccessDane. Please contact your local municipality for up to date tax information.

District Information

Type	State Code	Description
REGULAR SCHOOL	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DD28	DRAINAGE DISTRICT 28
OTHER DISTRICT	1801	FIRE/EMS DISTRICT

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
PRD	04/01/2011	4755028		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0812-291-8000-2

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Dane County Rezone & Conditional Use Permit Application

219-8551

Application Date	Preliminary Application Number	
1/20/11	RECU25821	
Public Hearing Date	Petition Number	C.U.P. Number
[REDACTED]	10293	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ARLIN LANGE	PHONE with Area Code (920)648-2284	AGENT NAME DAVID DINKEL	PHONE with Area Code (608)695-6262
BILLING ADDRESS (Number, Street) 5273 OAK PARK RD	834-8551	ADDRESS (Number, Street) 33 N. MAIN STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) DEERFIELD, WI 53531-3531	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
ADDRESS OR LOCATION OF REZONE/CUP: 5273 OAK PARK RD	ADDRESS OR LOCATION OF REZONE/CUP:	ADDRESS OR LOCATION OF REZONE/CUP:
TOWNSHIP MEDINA	TOWNSHIP	TOWNSHIP
SECTION 29	SECTION	SECTION
PARCEL NUMBERS INVOLVED 081229180002	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATION OF EXISTING RESIDENCE				
FROM DISTRICT: A-1EX	TO DISTRICT: RH-1	ACRES 4.1	DANE COUNTY CODE OF ORDINANCES SECTION	ACRES

The undersigned, hereby acknowledges to Dane County Planning & Development that they will pay the modified DATCP conversion fee in the amount of approximately \$3977, upon approval of the zoning map amendment.

C.S.M. REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) <i>David R. Dinkel</i>
Applicant: [REDACTED]	Applicant: [REDACTED]	Applicant: [REDACTED]		PRINT NAME: David R. Dinkel
COMMENTS:				DATE: 1/20/2011



Dane County Planning and Development Department

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

Community Development
(608)261-9781, Rm. 421

3/29/2012

Planning
(608)266-4251, Rm. 116

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

BRIAN RADENMACHER
5593 COUNTY HIGHWAY 55
MARSHALL WI 53559

Zoning
(608)266-4266, Rm. 116

RE: Rezone No. 10293 – EXPIRED

This letter is to inform you that your Dane County Zoning Rezone Petition No. 10293, in the Town of Medina, has been rendered null & void. The petition became null & void as of March 29, 2012, due to no action by the Zoning and Land Regulation Committee within one year of application.

Please keep a copy of this letter for your records. If you have additional questions about the status of Rezone application, please contact the Dane County Zoning Division at 266-4266.

Sincerely,

Roger W. Lane, III
Zoning Administrator

Atch

Cc: Jean Johnson, Clerk, Town of Medina
David Dinkel, 33 N Main St, Deerfield WI 53531-3531

DANE COUNTY ORDINANCE AMENDMENT NO: 10293 Null/Void: Mar. 29, 2012

Town of Medina Ordinance No. 10293

Amending Section 10.03 relating to Zoning Districts in the Town of Medina.

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Medina be amended to include in the RH-1 Rural Homes district(s) following described land:

PETITION NUMBER: 10293

Part of Section 29, Town of Medina described as follows:

A-1EX TO RH-1

Part of the NE ¼ of the NE ¼ of Section 29, T.8N., R.12E., Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the N ¼ corner of Section 29; thence N87°42'E, 1325.5 feet to the Northwest corner of the NE ¼ of the NE ¼, the Northeast corner of Dane County Certified Survey Map number 2956, and the point of beginning; thence continue N87°42'E along the North line of said ¼ - ¼, 404 feet more or less to the centerline of Oak Park Road; thence S22°56'W along said centerline, 754 feet more or less to the East line of the aforesaid Dane County Certified Survey Map number 2956; thence N67°04'W along said East line, 129.49 feet; thence N01°17'E along said East line, 642.40 feet to the point of beginning. Containing 4.1 acres more or less to the centerline of Oak Park Road.

CONDITIONAL ZONING

Conditional zoning is hereby imposed pursuant to Section 10.255(3)(a)2.(b) of the Dane County Code of Ordinances. The rezoned area shall be subject to the following conditions.

CERTIFIED SURVEY REQUIRED

The above listed description/s is/are intended to describe land for which a certified survey map will be prepared for approval and recorded. This amendment will become effective, if within 90 days of its approval by Dane County, a certified survey map that describes the land to be rezoned is recorded in the office of the Dane County Register of Deeds. **Failure to record the survey will cause the rezone to be null and void. Two copies of the recorded survey shall be submitted to Dane County Zoning.**

***STATE OF WISCONSIN REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 91.48(1)(b) of Wisconsin Statutes, the above described land(s) being rezoned out of a certified farmland preservation zoning district is/are subject to a conversion fee equal to three times the per acre value, for the year in which the land is rezoned, of the highest value category of tillable cropland in the town in which the rezoned land is located, as specified by the Wisconsin department of revenue under Section 73.03 (2a) Wisconsin Statutes. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified under the applicable state statutes. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Section 91.48(1)(a), Wisconsin State Statutes.

***DANE COUNTY REZONING CONVERSION FEE REQUIRED**

Pursuant to Section 12.05(1)(e) Dane County Code of Ordinances, the above described land(s) being rezoned out of the A-1EX Exclusive Agriculture District or A-3 Agriculture District is/are subject to a Farmland Preservation Zoning conversion fee equal to \$55 per acre. This amendment will become effective, if within 90 days of its approval by Dane County, the applicant provides payment of the conversion fee to the Dane County Treasurer in the amount specified in Section 12.05(1)(e) Dane County Code of Ordinances. **Failure to pay the rezoning conversion fee in the allotted time period will cause the rezone to be null and void.**

The Dane County Board of Supervisors does ordain that this amendment, based upon their findings, to be consistent with the provisions of Section 91.38(1)(a), Wisconsin State Statutes.

Lane, Roger

From: Mike Rumpf [mrumpf@rumpfllaw.com]
Sent: Friday, February 11, 2011 3:30 PM
To: Lane, Roger
Subject: Petition # 10293

Mr. Lane:

I represent the Estate of Arlin Lange. David Dinkel, on behalf of the Estate, submitted petition number 10293.

I would appreciate your adjourning the hearing on this petition for one month as the Estate will need to appear before the Town of Medina Plan Commission and the Town of Medina Board.

Thank you.

If you have any questions or desire additional information, please contact me.

Michael D. Rumpf

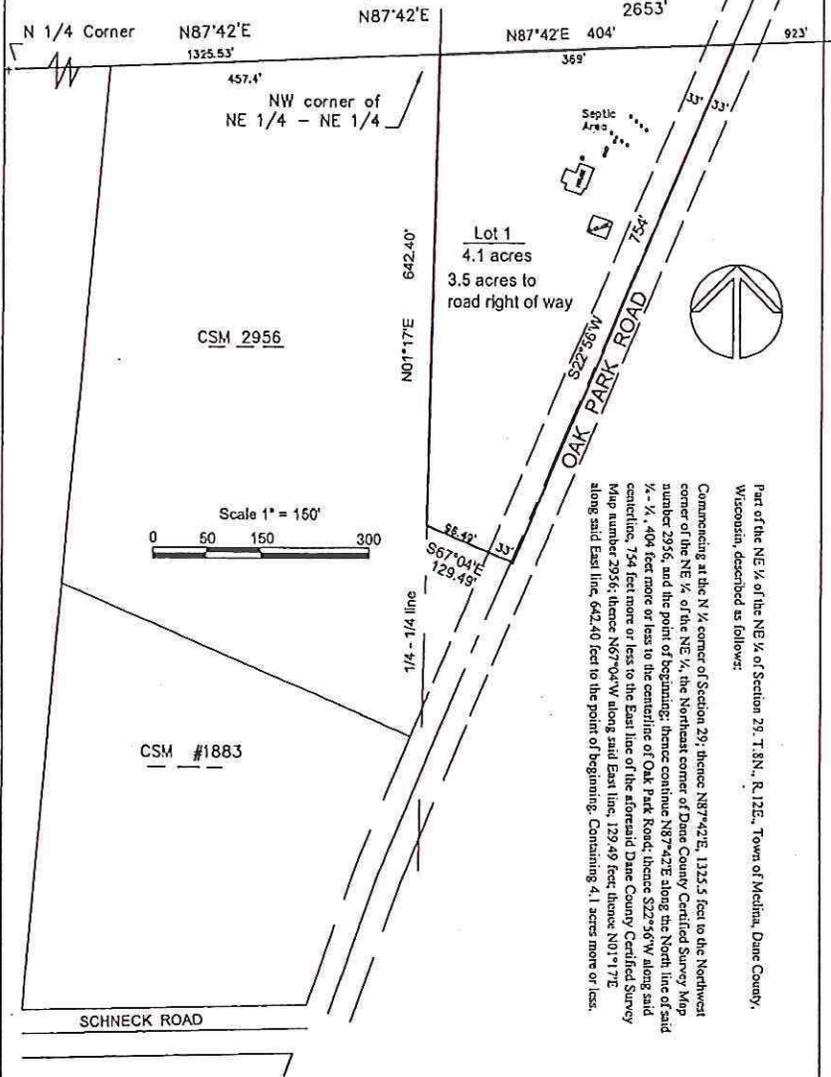
Michael D. Rumpf
Attorney at Law
P.O. Box 1
Cambridge, WI 53523
608-423-3254
mrumpf@rumpfllaw.com

2/14/2011

2-12-11

Preliminary Certified Survey Map

A part of the NE 1/4 NE 1/4 of Section 29, T8N, R12E,
Town of Medina, Dane County, Wisconsin



Part of the NE 1/4 of the NE 1/4 of Section 29, T. 8N., R. 12E., Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the N 1/2 corner of Section 29; thence N87°42'E, 1325.5 feet to the Northwest corner of the NE 1/4 of the NE 1/4, the Northeast corner of Dane County Certified Survey Map number 2956; thence continue N87°42'E along the North line of said 1/4 - 1/4, 494 feet more or less to the centerline of Oak Park Road; thence S22°36'W along said centerline, 734 feet more or less to the East line of the aforesaid Dane County Certified Survey Map number 2956; thence N67°04'W along said East line, 129.49 feet; thence N01°17'E along said East line, 642.40 feet to the point of beginning. Containing 4.1 acres more or less.

Wisconsin Mapping, LLC <i>surveying and mapping services</i> 306 West Quarry Street, Deerfield, Wisconsin 53531 (608) 764-5602	Dwg. No. 4024-11	Date 1/20/11
	Sheet 1 of 1	
	Document No.	
	C. S. M. No.	V. P.

Public Access System

[Public Access](#) | [Public Agency Access](#) | [Subscription Access](#) | [Log Out](#)

Thursday, January 20, 2011

Parcel Information updated on Thursday, January 20, 2011 unless otherwise noted.

Parcel Number - 036/0812-291-8000-2

[Return to Previous Page](#)

Parcel Status: *Active Parcel*

 [Show Map](#)
[Map Questions?](#)

Parcel Information

Municipality TOWN OF MEDINA
State Municipality Code 036
Township 08
Township Direction N
Range 12
Range Direction E
Section 29
Quarter NE
Quarter-Quarter NE
Plat Name METES AND BOUNDS
Block/Building

Assessment Information

Assessment Year	2011	2010
Valuation Classification	G4 G5 G7	G4 G5 G7
Assessment Acres	39.1	39.1
Land Value	\$67,100.00	\$67,100.00
Improved Value	\$125,200.00	\$125,200.00
Total Value	\$192,300.00	\$192,300.00
Valuation Date	01/15/2011	07/19/2010
Show Valuation Breakout		

Zoning Information

Zoning information updated on Sunday, January 16, 2011

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)
[Zoning District Fact Sheets](#)

Owner Name and Address

Owner Status CURRENT OWNER
Name ARLIN LANGE
Property Address 5273 OAK PARK RD
City State Zip MARSHALL, WI 53559
Country USA

Parcel Address

Primary Address  5273 OAK PARK RD

Billing Address

Attention
Street 5273 OAK PARK RD
City State Zip MARSHALL, WI 53559
Country USA

About Annual Assessments

Tax Information

2010 Tax Values

Category	Assessed Value	Average Assessment Ratio	Estimated Fair Market Value
Land	\$67,100.00 /	N/A	N/A
Improvement	\$125,200.00 /	N/A	N/A
Total	\$192,300.00 /	N/A	N/A

2010 Taxes: \$3,159.92
2010 Lottery Credit(-): \$85.71
2010 First Dollar Credit(-): \$87.98
2010 Specials(+): \$8.67
2010 Amount: \$3,014.90

[Show Tax Information Details](#)

[Show Tax Payment History](#)

District Information

Type	State Code	Description
SCHOOL DISTRICT	3332	MARSHALL SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
DRAINAGE DISTRICT	DD28 -	DRAINAGE DISTRICT 28
OTHER DISTRICT	1801 - F	FIRE/EMS DISTRICT

Tax Property Description

For a complete legal description, see the recorded documents SEC 29-8-12 NE1/4 NE1/4 EXC CSM 2956

Recorded Documents

Doc.Type	Date Recorded	Doc. Number	Volume	Page
WD			29572	37
LC			11250	86

295-0262

Document Types and their Abbreviations

19 January 2011

Re: Application to re-zone property in the Town Of Medina, Dane County WI

To: Dane County Zoning

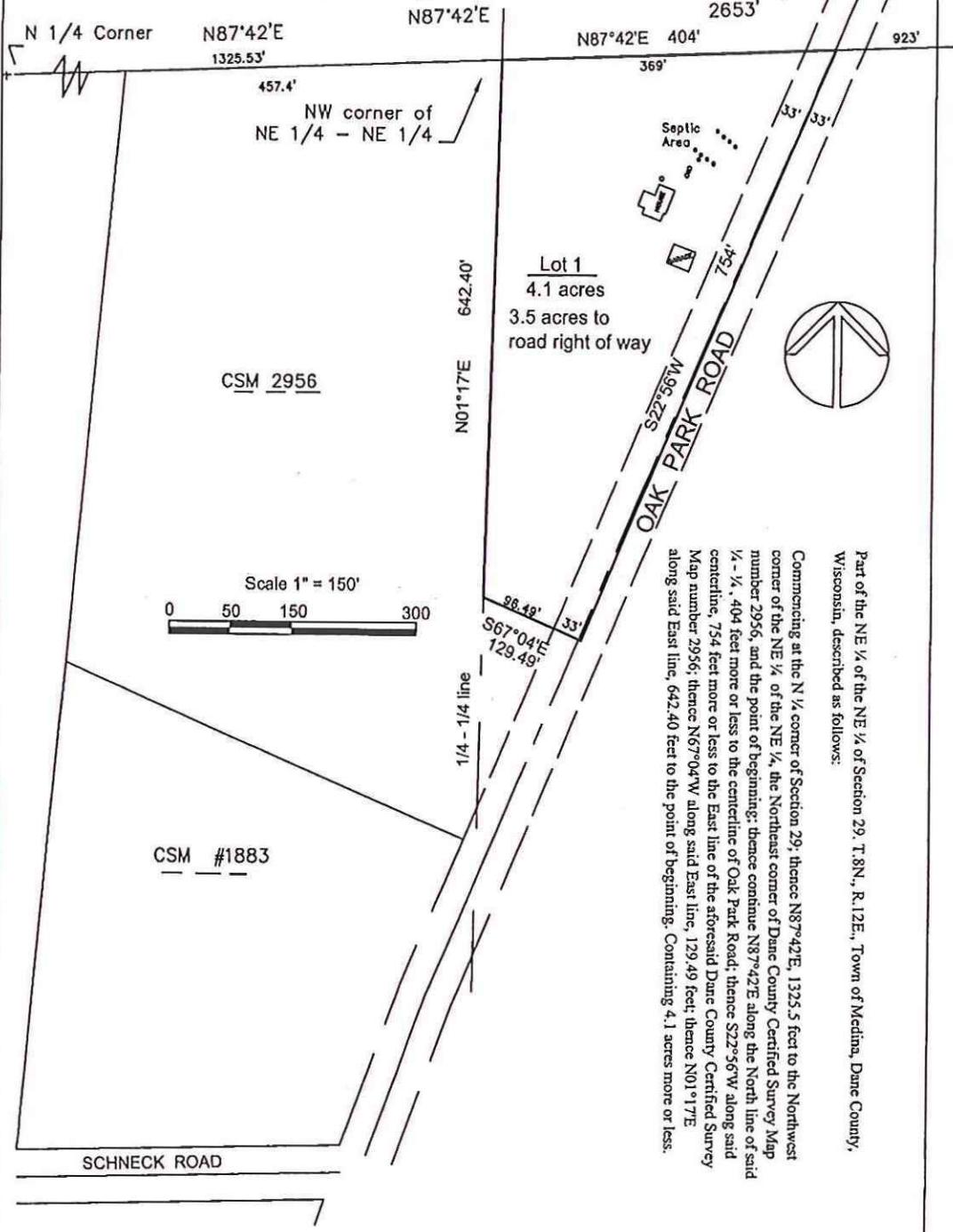
Arlin Lange owned an approximately 120 acre farm in Sections 20,28, and 29 in the Town of Medina, Dane County, WI. Mr. Lange passed away this last summer, and the farm is being sold to settle the estate. His former residence is 527 Oak Park Road consisting of a single family home and detached garage on 3.5 acres parcel which lies westerly of Oak Park Road. This 3.5 acre parcel is part of a larger tract of land which lies easterly of Oak Park Road. The zoning request is to re-zone the aforementioned 3.5 acre parcel to the RH-1 district to allow a sale to a third party. The farm enjoys a total of three dwelling units, of which the subject home counts as one of those three. The pertinent parcel number is :0812-291-8000-2(part of).

D. R. Dinkel
David R. Dinkel as
Authorized Agent

Det 10293

Preliminary Certified Survey Map

A part of the NE 1/4 NE 1/4 of Section 29, T8N, R12E,
Town of Medina, Dane County, Wisconsin



Part of the NE 1/4 of the NE 1/4 of Section 29, T. 8N., R. 12E., Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the N 1/4 corner of Section 29, thence N87°42'E, 1325.5 feet to the Northwest corner of the NE 1/4 of the NE 1/4, the Northeast corner of Dane County Certified Survey Map number 2956, and the point of beginning; thence continue N87°42'E along the North line of said 1/4 - 1/4, 404 feet more or less to the centerline of Oak Park Road; thence S22°56'W along said centerline, 75.4 feet more or less to the East line of the aforesaid Dane County Certified Survey Map number 2956; thence N67°04'W along said East line, 129.49 feet; thence N01°17'E along said East line, 642.40 feet to the point of beginning. Containing 4.1 acres more or less.

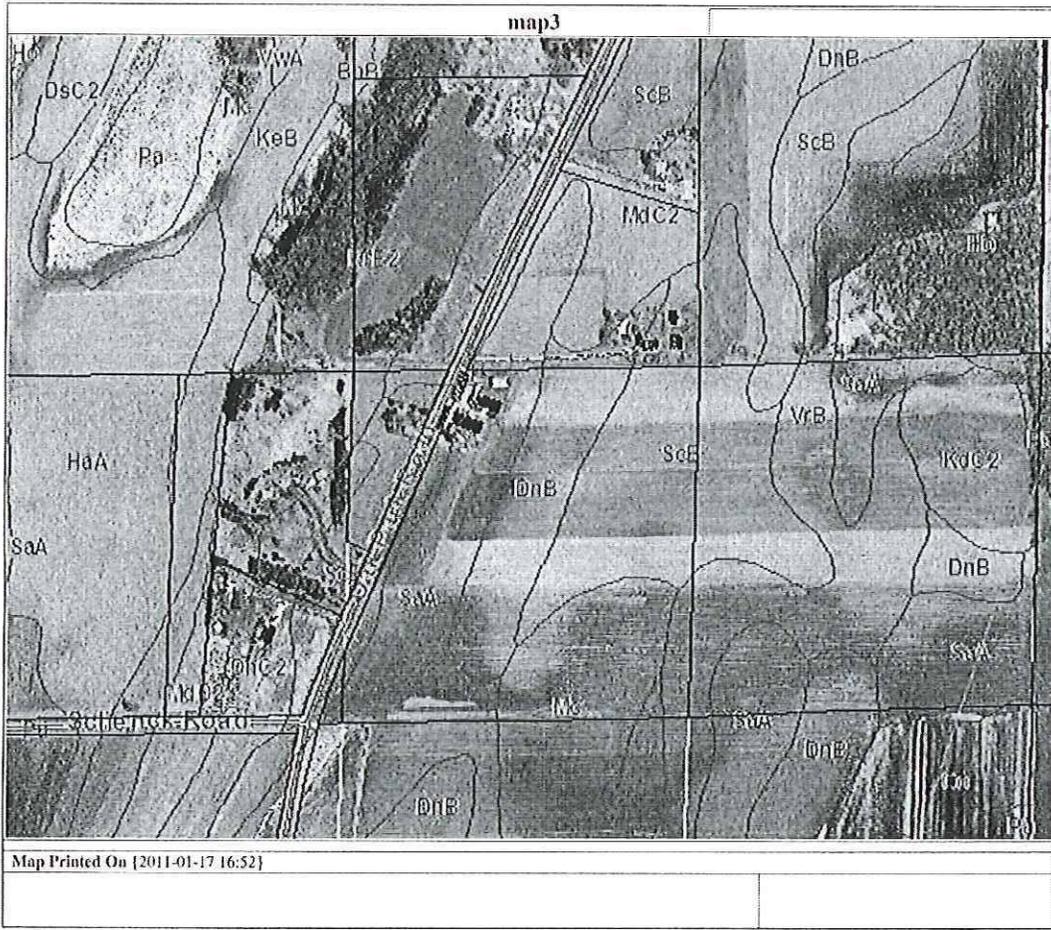
Scale 1" = 150'

0 50 150 300

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

Dwg. No. 4024-11 Date 1/20/11
 Sheet 1 of 1
 Document No. _____
 C. S. M. No. _____ V. _____ P. _____





STAFF REPORT
DANE COUNTY ZONING & LAND REGULATION COMMITTEE

Dane County Application for Change in Zoning or CUP	Hearing Date: 2/22/2011 Item #: 7
Zoning Petition #: 10293 C.U.P. #: None Internal Tracking Number: RECU25821	Town/Section: Town of Medina/29
Applicant: ARLIN LANGE	Location: 5273 OAK PARK RD
Area: 4.1 acres Delayed Effective Date: YES Change: From A-1EX Exclusive Agricultural To RH-1 Rural Homes	Rezone Reason: SEPARATION OF EXISTING RESIDENCE

Description: Applicant proposes to separate the existing residence from the farm.

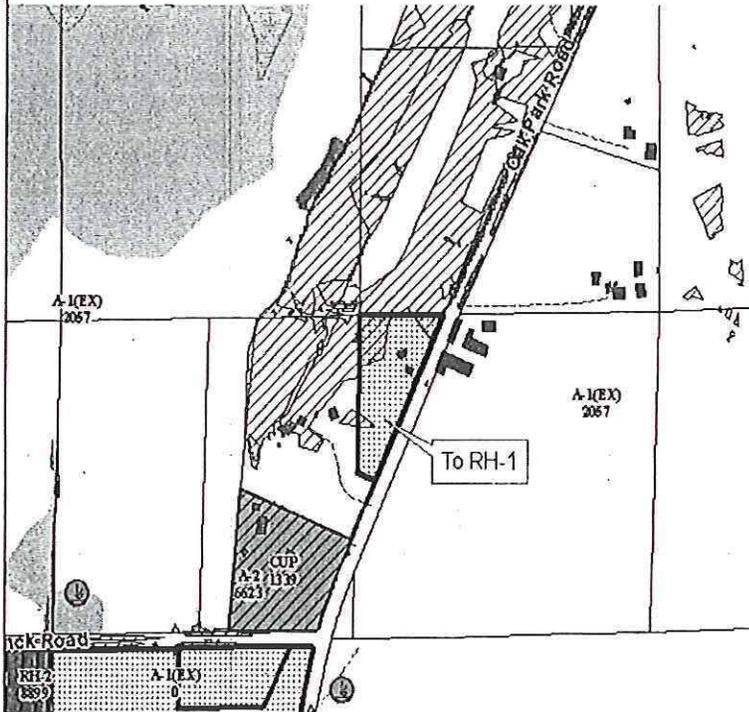
Observations: No significant environmental features observed.

Town Plan: The subject property is in the "Agricultural Preservation Area" land use district. This district allows for a limited amount of residential development.

Staff: There are 3 development rights associated with the original farm. This petition will use one of the 3 development rights (see *density study*).

Town: Pending.

Note: Petitioner's agent requests that the petition be postponed for a month.



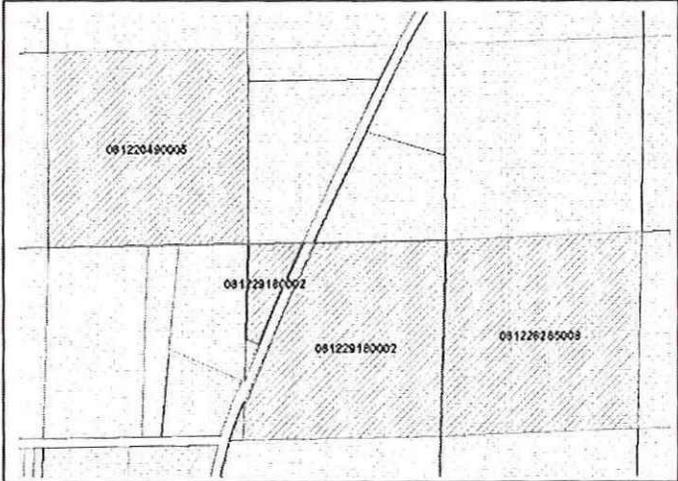
<p align="center">TOWN ACTION RECOMMENDATION</p> <p><input type="checkbox"/> Approved _____</p> <p><input type="checkbox"/> Denied _____</p> <p>Subject To:</p> <p><input type="checkbox"/> Conditions <input type="checkbox"/> Amendments</p> <p>IF CUP:</p> <p><input type="checkbox"/> Conditions <input type="checkbox"/> None</p>	<p align="center">ZLR COMMITTEE ACTION - REZONING</p> <p><input checked="" type="checkbox"/> Postponed <u>2-22-11</u></p> <p><input type="checkbox"/> Approve <input type="checkbox"/> Cond/Amnd Town <input type="checkbox"/> Cond/Amnd Comm</p> <p><input type="checkbox"/> As Conditioned _____</p> <p><input type="checkbox"/> Amended <input type="checkbox"/> Changed Zone Dist. _____</p> <p><input type="checkbox"/> Changed Boundary Description _____</p> <p><input type="checkbox"/> DENY _____</p> <p>Action Date _____</p> <p align="right">Vote _____</p>	<p align="center">ZLR CUP APPROVAL</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> As Specified by Town</p> <p><input type="checkbox"/> Con by ZLR <input type="checkbox"/> DENY</p> <p>Date _____</p> <hr/> <p align="center">COUNTY BOARD ACTION REZONING</p> <p>Date _____</p> <p><input type="checkbox"/> Referred <input type="checkbox"/> Amended on Floor</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> County Board Agenda Item</p> <p><input type="checkbox"/> DENY _____</p>
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DRAFT: FOR DISCUSSION PURPOSE 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.

Applicant: Arlin Lange (rezone petition no. 10293)			
Town: Medina	A1-EX Adoption: 10/2/1980	Orig. Farm Owner:	Holbach, Carl
Section: 29	1 Split Per 35 Acres Owned	Original Farm Acres:	119.02
Previous Density Study: 2/10/2011	Original Splits: [119.02 / 35 = 3.40]	Available Splits:	3

Reasons/Notes:



<There are 3 development rights (aka "splits") associated with this property. Petition no. 10293, to rezone to RH-1, will use one of the 3 splits.

paa>

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 this original farm acreage, *not* acreage currently owned

Parcel #	Acres	Owner Name	CSM
081229180002	38.36	ARLIN LANGE	
081228285008	39.95	ARLIN LANGE	
081220490005	40.56	ARLIN LANGE	