

Dane County Rezone Petition

Application Date	Petition Number
08/10/2021	DCPREZ-2021-11753
Public Hearing Date	
10/26/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RAPHAEL R GROB (RAY)	PHONE (with Area Code) (608) 345-9630	AGENT NAME COREY DEAN & SUSAN FARNSWORTH	PHONE (with Area Code) (608) 220-6547
BILLING ADDRESS (Number & Street) 4244 S MISSOURI LN		ADDRESS (Number & Street) 658 LONDON ROAD	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Deerfield, WI 53531	
E-MAIL ADDRESS		E-MAIL ADDRESS	

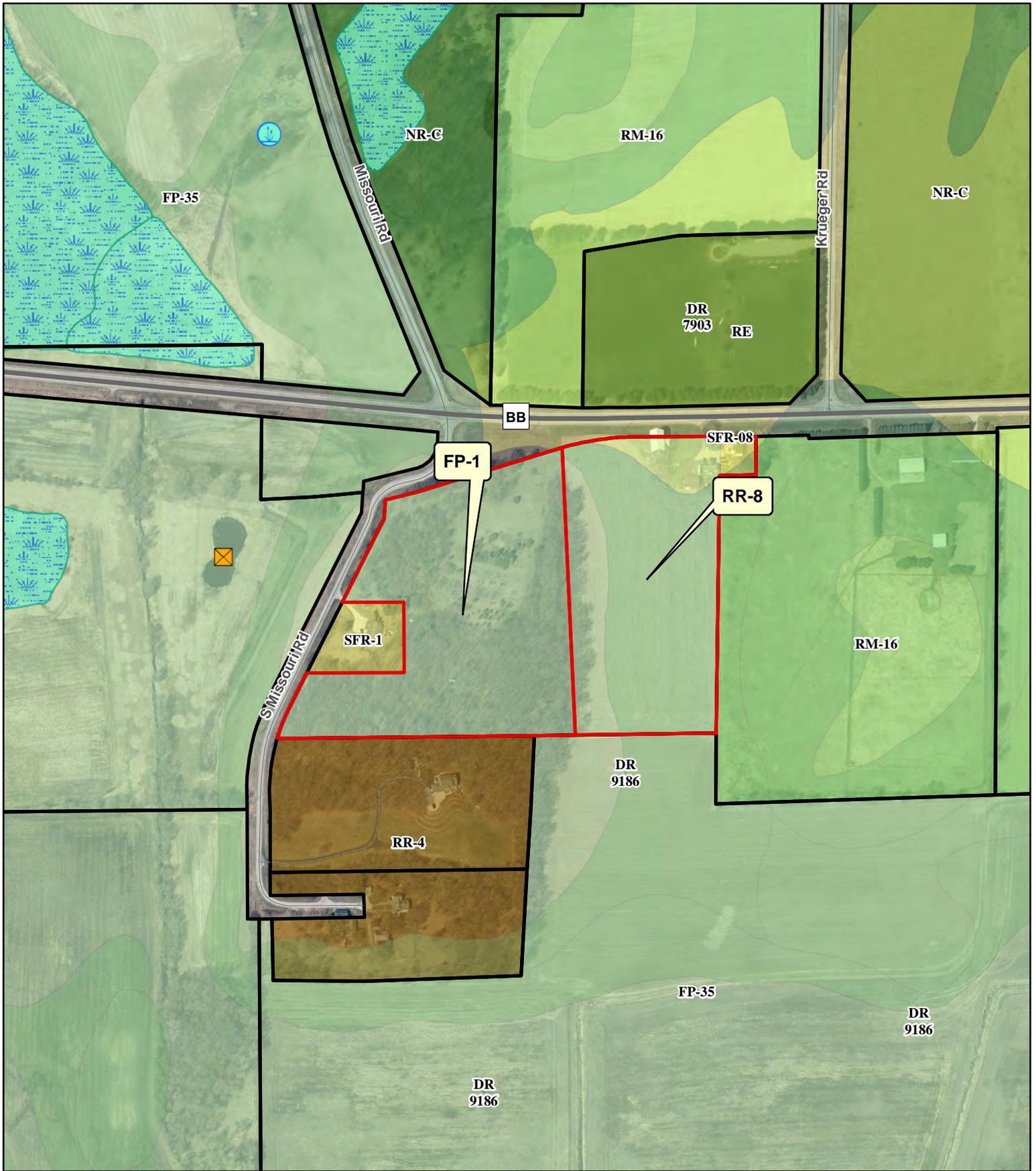
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
525 County Highway BB					
TOWNSHIP DEERFIELD	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-113-9160-4		0712-104-9651-1			

REASON FOR REZONE

SEPARATING THE EXISTING RESIDENCE FROM THE FARMLAND AND CREATING AN AGRICULTURAL LOT

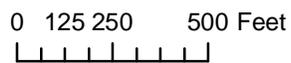
FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	RR-8 Rural Residential District	0.4
FP-35 Farmland Preservation District	RR-8 Rural Residential District	8.1 8.6
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	10.8 10.3

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 RWL1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:
				DATE:



Legend

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



Petition 11753
RAPHAEL R GROB (Ray)



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"> • PERMIT FEES DOUBLE FOR VIOLATIONS. • ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION. 	

REZONE APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Rapheal Grob (Ray)	Agent Name:	Corey Dean & Susan Farnsworth
Address (Number & Street):	4244 S Missouri Lane	Address (Number & Street):	658 London Rd
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	Deerfield, WI 53531
Email Address:		Email Address:	
Phone#:	608-345-9630	Phone#:	608-220-6547

PROPERTY INFORMATION			
Township:	Deerfield	Parcel Number(s):	0712-113-9160-4 & 0712-104-9651-1
Section:	10 & 11	Property Address or Location:	525 COUNTY HIGHWAY BB, MARSHALL WI 53559

REZONE DESCRIPTION	
<p>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.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Mr. Grob would like to add some ag land to the existing residential lot at 525 CTH BB for sale to a family member. The lot would increase in size from about 1/2 acre to 8.5 acres. RR-8 zoning is requested for the expanded parcel. The remaining ~10.8 acres of land on the east side of Missouri Ln would need to be rezoned to the FP-1 zoning district for zoning compliance and included as lot 2 of the Certified Survey Map. No new development is proposed.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	RR-8	0.4
FP-35	RR-8	8.1
FP-35	FP-1	10.8

<p>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. <u>Only complete applications will be accepted.</u> 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.</p>				
<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 (non-refundable), payable to the Dane County Treasurer

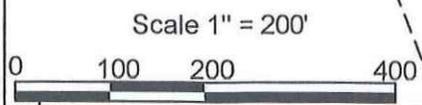
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary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

Preliminary Certified Survey Map

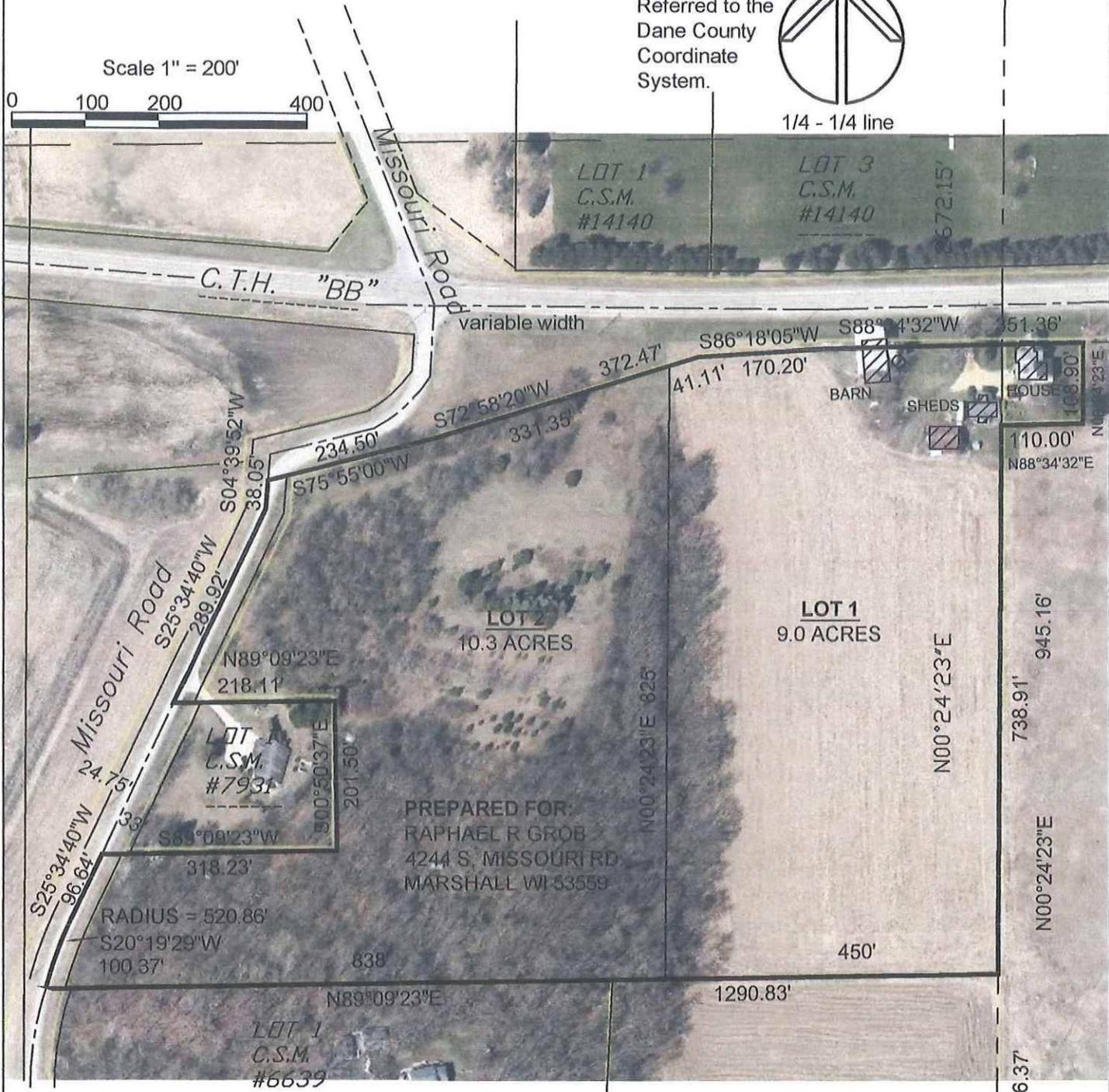
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, AND PARTS OF THE NW 1/4 OF THE SW 1/4 OF THE SW OF THE NW 1/4 OF SECTION 11, ALL IN T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.



Referred to the Dane County Coordinate System.



1/4 - 1/4 line



PREPARED FOR:
 RAPHAEL R GROB
 4244 S. MISSOURI RD
 MARSHALL WI 53559

LOT 2
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, N00°24'23"E, 316.37'; THENCE S89°09'23"W, 403' TO THE POINT OF BEGINNING; THENCE N00°24'23"E, 825'; THENCE S72°58'20"W, 331.35'; THENCE S75°55'00"W, 234.50'; THENCE S04°39'52"W, 38.05'; THENCE S25°34'40"W, 289.92'; THENCE N89°09'23"E, 218.11'; THENCE S00°50'37"E, 201.50'; THENCE S89°09'23"W, 318.23'; THENCE S25°34'40"W, 96.64'; THENCE S20°19'29"W, 100.37'; THENCE N89°09'23"E, 838' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 10.3 ACRES MORE OR LESS.

LOT 1
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, N00°24'23"E, 316.37' TO THE POINT OF BEGINNING; THENCE CONTINUE N00°24'23"E, 738.91'; THENCE N88°34'32"E, 110.00'; THENCE N00°24'23"E, 108.90'; THENCE S88°34'32"W, 351.36'; THENCE S86°18'05"W, 170.20'; THENCE S72°58'20"W, 41.11'; THENCE S00°24'23"W, 825'; THENCE N89°09'23"E, 450' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 9.0 ACRES MORE OR LESS.

SOUTHEAST COR., SECTION 10

FP-35 to FP-1

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, AND PARTS OF THE NW 1/4 OF THE SW 1/4 OF THE SW OF THE NW 1/4 OF SECTION 11, ALL IN T7N, R12E, TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, N00°24'23"E, 316.37'; THENCE S89°09'23"W, 403' TO THE POINT OF BEGINNING; THENCE N00°24'23"E, 825'; THENCE S72°58'20"W, 331.35'; THENCE S75°55'00"W, 234.50'; THENCE S04°39'52"W, 38.05'; THENCE S25°34'40"W, 289.92'; THENCE N89°09'23"E, 218.11'; THENCE S00°50'37"E, 201.50'; THENCE S89°09'23"W, 318.23'; THENCE S25°34'40"W, 96.64'; THENCE S20°19'29"W, 100.37'; THENCE N89°09'23"E, 838' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 10.3 ACRES MORE OR LESS.

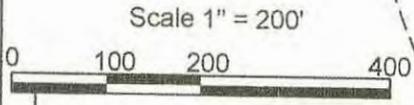
SFR-08 and FP-35 to RR-8

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, AND PARTS OF THE NW 1/4 OF THE SW 1/4 OF THE SW OF THE NW 1/4 OF SECTION 11, ALL IN T7N, R12E, TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, N00°24'23"E, 316.37' TO THE POINT OF BEGINNING; THENCE CONTINUE N00°24'23"E, 738.91'; THENCE N88°34'32"E, 110.00'; THENCE N00°24'23"E, 108.90'; THENCE S88°34'32"W, 351.36'; THENCE S86°18'05"W, 170.20'; THENCE S72°58'20"W, 41.11'; THENCE S00°24'23"W, 825'; THENCE N89°09'23"E, 450' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 9.0 ACRES MORE OR LESS.

Preliminary Certified Survey Map

EAST 1/4 COR.,
SECTION 10

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, AND PARTS OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 11, ALL IN T.7N., R.12E., TOWN OF DEERFIELD, DANE COUNTY, WISCONSIN.



Referred to the
Dane County
Coordinate
System.



1/4 - 1/4 line

LOT 1
C.S.M.
#14140

LOT 3
C.S.M.
#14140

2672.15'

C.T.H. "BB"

variable width

See Revised

LOT 2
10.8 ACRES OR
471,393 SQ. FT.

LOT 1
8.5 ACRES OR
372,055 SQ. FT.

PREPARED FOR:
RAPHAEL R GROB
4244 S, MISSOURI RD.,
MARSHALL WI 53559

LOT 1
C.S.M.
#7931

LOT 1
C.S.M.
#6639

LOT 2
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, N00°24'23"E, 316.37'; THENCE S89°09'23"W, 403' TO THE POINT OF BEGINNING; THENCE N02°52'45"W, 825.74'; THENCE S72°58'20"W, 331.35'; THENCE S75°55'00"W, 234.50'; THENCE S04°39'52"W, 38.05'; THENCE S25°34'40"W, 289.92'; THENCE N89°09'23"E, 218.11'; THENCE S00°50'37"E, 201.50'; THENCE S89°09'23"W, 318.23'; THENCE S25°34'40"W, 96.64'; THENCE S20°19'29"W, 100.37'; THENCE N89°09'23"E, 889' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 10.8 ACRES MORE OR LESS.

LOT 1
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, N00°24'23"E, 316.37' TO THE POINT OF BEGINNING; THENCE CONTINUE N00°24'23"E, 738.91'; THENCE N88°34'32"E, 110.00'; THENCE N00°24'23"E, 108.90'; THENCE S88°34'32"W, 351.36'; THENCE S86°18'05"W, 170.20'; THENCE S72°58'20"W, 41.11'; THENCE S02°52'45"E, 825.74'; THENCE N89°09'23"E, 403' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINING 8.5 ACRES MORE OR LESS.

SOUTHEAST COR.,
SECTION 10

Missouri Road
S25°34'40"W
S25°34'40"W
S25°34'40"W
S25°34'40"W

Missouri Road

BARN
SHEDS
HOUSE

110.00'
N88°34'32"E

945.16'

738.91'

316.37'

N00°24'23"E

N00°24'23"E

S02°52'45"E

N89°09'23"E

1290.83'

889'

403'

S89°09'23"W

RADIUS = 520.86'

S20°19'29"W
100.37'

24.75'

96.64'

33'

N89°09'23"E
218.11'

S00°50'37"E
201.50'

S89°09'23"W
318.23'

S25°34'40"W
96.64'

S20°19'29"W
100.37'

LOT 1
C.S.M.
#6639

PREPARED FOR:
RAPHAEL R GROB
4244 S, MISSOURI RD.,
MARSHALL WI 53559

LOT 2
10.8 ACRES OR
471,393 SQ. FT.

LOT 1
8.5 ACRES OR
372,055 SQ. FT.

LOT 1
C.S.M.
#7931

LOT 1
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SOUTHEAST COR.,
SECTION 10

Missouri Road
S25°34'40"W
S25°34'40"W
S25°34'40"W
S25°34'40"W

Missouri Road

BARN
SHEDS
HOUSE

110.00'
N88°34'32"E

945.16'

738.91'

316.37'

N00°24'23"E

N00°24'23"E

S02°52'45"E

N89°09'23"E

1290.83'

889'

403'

S89°09'23"W

RADIUS = 520.86'

S20°19'29"W
100.37'

24.75'

96.64'

33'

N89°09'23"E
218.11'

S00°50'37"E
201.50'

S89°09'23"W
318.23'

S25°34'40"W
96.64'

S20°19'29"W
100.37'

LOT 1
C.S.M.
#6639