

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/17/2022	DCPREZ-2022-11921
<b>Public Hearing Date</b>	
01/24/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LEAH J BOELTE (LANGE)	PHONE (with Area Code) (608) 501-5668	AGENT NAME MATTHEW FLEMING	PHONE (with Area Code) (608) 257-7181
BILLING ADDRESS (Number & Street) 550 LEXINGTON DR		ADDRESS (Number & Street) 33 E. MAIN STREET #500	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Madison, WI 53703	
E-MAIL ADDRESS leahmazing007@gmail.com		E-MAIL ADDRESS mfleming@murphydesmond.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	
3094 Sunnyside Street and 2398 Fairview Street					
TOWNSHIP PLEASANT SPRINGS	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-183-7441-8		0611-183-7472-1			

## REASON FOR REZONE

BRING EXISTING RESIDENTIAL DEVELOPMENT INTO COMPLIANCE WITH CURRENT ZONING ORDINANCES

FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	MFR-08 Multi-Family Residential District	0.298

<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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**CUP 2451**  
 183  
 Recreational  
 camps,  
 campgrounds,  
 and camping  
 resorts  
 along with the  
 services  
 and facilities  
 necessary to  
 serve the  
 premises

**CUP 1988**  
 Outdoor Entertainment

**MFR-08**

Wetland  
 Floodplain

**Significant Soils**  
**Class**

Class 1  
 Class 2



0 20 40 80 Feet  
 [Scale bar with tick marks]

**REZONE 11921**  
**LEAH J BOELTE (LANGE)**



**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:	Leah J. Boelte (now, Lange)	Agent Name:	Matthew J. Fleming
Address (Number & Street):	5872 Lincoln Road	Address (Number & Street):	33 E. Main Street #500
Address (City, State, Zip):	Oregon, WI 53575	Address (City, State, Zip):	Madison, WI 53703
Email Address:	leahmazing007@gmail.com	Email Address:	mfleming@murphydesmond.com
Phone#:	608-501-5668	Phone#:	608-257-7181

PROPERTY INFORMATION			
Township:	Pleasant Springs	Parcel Number(s):	0611-183-7441-8; 0611-183-7472-1
Section:	18	Property Address or Location:	3094 Sunnyside Street; 2398 Fairview Street

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 checked="" type="checkbox"/> No <input type="checkbox"/></p>	
<p>Ms. Lange purchased two lots (Lots 1 and 2, Block 3 Monson Park) in 2005. At the time of purchase Lot 2 contained two dwellings, one of which had been rented out for many years by the owners. Both structures have existed as far back as the 1930's and the use may be legal nonconforming. Ms. Lange continued to rent the second dwelling without incident or complaint until earlier this year. A tenant whose lease was not renewed believed the two dwellings were illegal made a report to Dane County. Since receiving a notice of violation, Ms. Lange has not rented the second dwelling and is thus not currently in violation of the zoning code. This application is submitted to permit her to resume rental of the second dwelling in the same manner as it has been rented for the many, many years she and her predecessor in title let the apartment for rent. Ms. Lange is willing to agree to restrictions to limit number of dwelling units to what exists.</p>		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-8	MFR-08	.302 ac

**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 Matthew J Fleming  
Digitally signed by Matthew J Fleming  
 Date: 2022.11.16 15:49:06 -06'00'

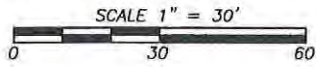
Date 11/16/22



# BIRRENKOTT SURVEYING

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

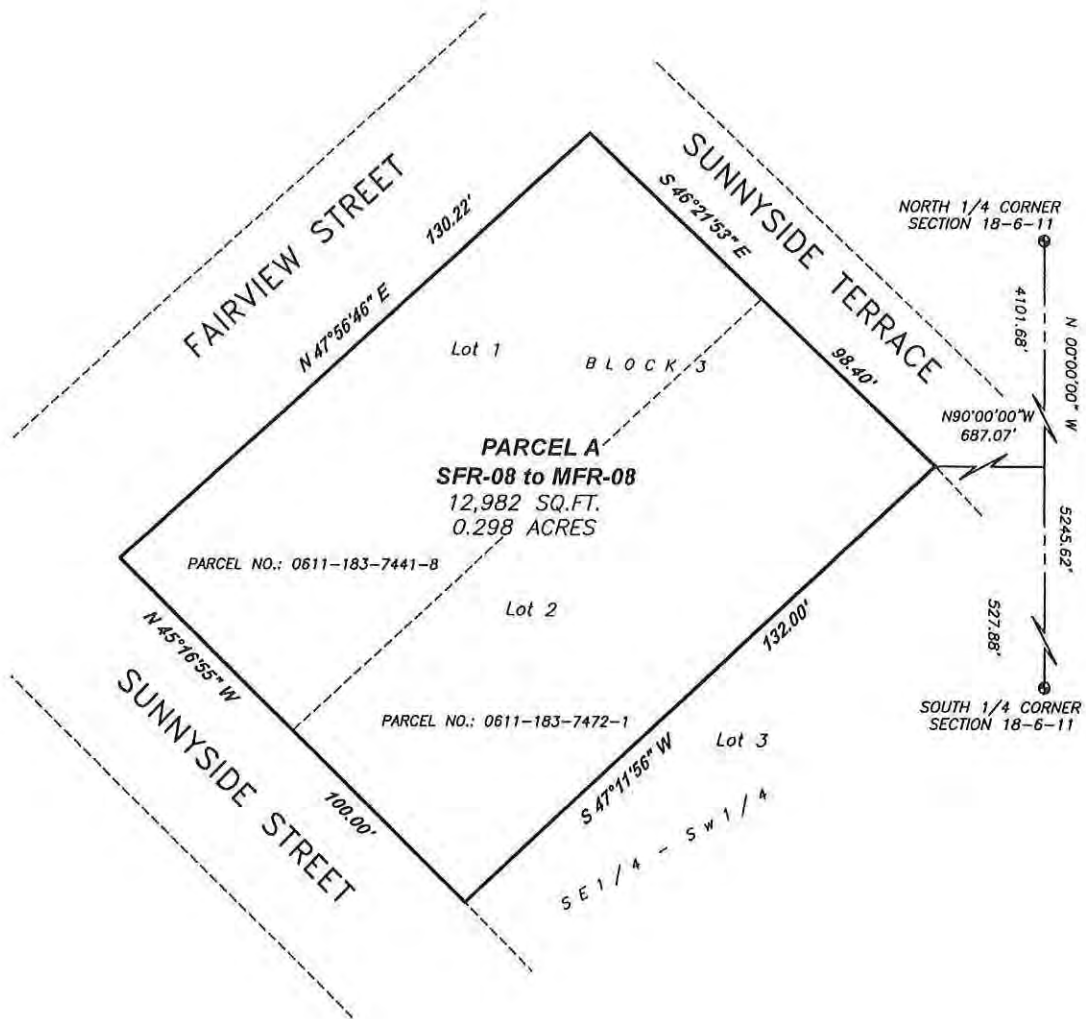
# ZONING MAP



Prepared For:  
Leah Lange  
5872 Lincoln Road  
Oregon, WI 53575  
(608)-501-5668

### Parcel A Zoning Description:

Lot 1 and 2, Block 3, Monson's Park, located in the Southeast 1/4 of the Southwest 1/4 of Section 18, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin. Containing 12,982 square feet or 0.298 acres.



**SFR-08 to MFR-08**

Lot 1 and 2, Block 3, Monson's Park Subdivision, Section 18, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin