

Dane County Rezone Petition

Application Date	Petition Number
01/19/2022	DCPREZ-2022-11811
Public Hearing Date	
03/22/2022	

OWNER INFORMATION

AGENT INFORMATION

OWNER NAME SARAH L LEONG AND PATRICK HAGER	PHONE (with Area Code) (608) 832-1597	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1129 LAFOLLETTE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS squashingtonfarm@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1

ADDRESS/LOCATION 2

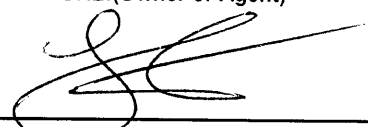
ADDRESS/LOCATION 3

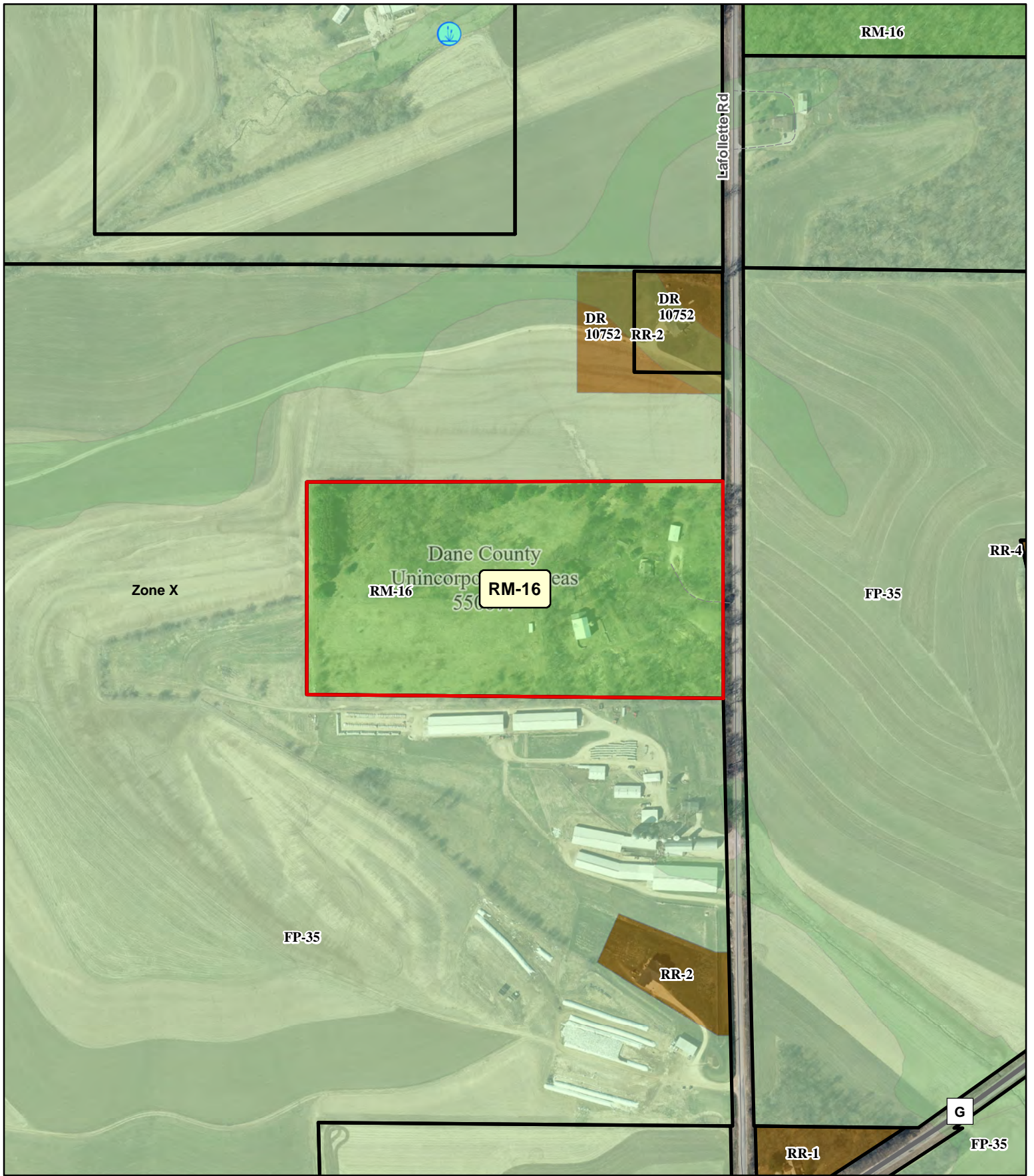
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
129 LaFollette Road					
TOWNSHIP PRIMROSE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-074-9690-6					

REASON FOR REZONE



REMOVE DEED RESTRICTION FROM PROPERTY - PART OF PREVIOUS REZONING PETITION # 7443

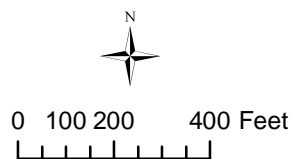
FROM DISTRICT:	TO DISTRICT:	ACRES
RM-16 Rural Mixed-Use District		20

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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: Sarah Leong
				DATE: 1/19/2022



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11811
 SARAH L LEONG and
 PATRICK HAGER

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BILLING ADDRESS (Number & Street) 1129 LAFOLLETTE RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip)	
E-MAIL ADDRESS squashingtonfarm@gmail.com		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	
1129 LaFollette Road					
TOWNSHIP PRIMROSE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0507-074-9690-6					

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0 100 200 400 Feet

Squashington Farm

Rezone/C.U.P. Application Information

NUMBER 7443/1537

GENERAL INFORMATION PUBLIC HEARING DATE: JAN 26, 1999

1. TOWN, VILLAGE, OR CITY: PRIMROSE COUNTY: DANE D.E.D.: NO RML

2. THIS NOTICE IS FOR: REZONING CONDITIONAL USE / SPECIAL EXCEPTION

3. OWNER'S NAME AT TIME OF REZONING: RONALD M & EDA B. PASSNER TELEPHONE: () 832-6663

OWNER ADDRESS: 1129 LA FOLLETTE RD, MT HOZERS, WI 53572

AGENT: TELEPHONE: ()

AGENT ADDRESS:

4. DESCRIPTION OF PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE / SPECIAL EXCEPTION PERMIT

1/4 1/4 Sec. SESE | Sec. 7 | Town 5N | Range 7E
 PARCEL NUMBER(S) BEFORE REZONING: 0507-074-9690-6 PREVIOUS ZONING DISTRICT: A-1Ex NEW ZONING DISTRICT: A-2u/CUP

PARCEL ADDRESS: 1129 LA FOLLETTE RD

INTENT / PURPOSE: PROVIDE ZONING COMPLIANCE FOR AN EXISTING LIMITED FAMILY BUSINESS

LAND AREA AND IMPROVEMENTS

5. TOTAL ACRES IN PARCEL BEFORE REZONING: 20.0 TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING: 20.0

a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception? 20.0

b. How many acres were rezoned INTO exclusive agricultural district?

c. Were there improvements on the original parcel? YES NO

d. What percentage of the improvements was rezoned or granted a conditional use/special exception? 0%

REZONE

6. REASON FOR REZONING

a. Develop land for non-Ag. residential use.

How far is the land from a city or village boundary? 2.5 MILES How far is the land from an existing residential area? 2.5 MILES

Is the land served by public sewer? YES NO Is the land within a sanitary district? YES NO

Is the land served by public water? YES NO Is the land within a planning transition area? YES NO

If more than one lot was developed - number of lots: Average lot size:

b. Develop land for industrial use f. Farm consolidation

c. Develop land for commercial use g. Residence for parent or child of farm operator

d. Develop land for recreational use h. Other (please specify) LIMITED FAMILY BUSINESS

e. Pre-existing use, substandard or nonconforming parcel

DEED RESTRICTION
PAGE 1

3110537

05-07-1999 3:41 PM

Trans. Fee

Rec. Fee 14.00
Pages 3

RETURN TO:

RONALD RASSNER
1179 LaFollette Rd
Mt. Norris, WI 53572

001200

PIN: 24-0507-074-9690-6

RESTRICTIONS

I. WHEREAS, RONALD & EDA RASSNER
is/are the owner/s of the following described land in the
Town of PRIMROSE Dane County, Wisconsin,
to-wit:

The S 1/2 of the SE 1/4 of the SE 1/4 Section 7, Town of
Primrose.

II. WHEREAS said owner desires to place certain restrictions thereon,
to bind the owner and those who may acquire title hereafter.

III. NOW, THEREFORE, in consideration of the mutual benefits passing to
and from the owner and those who may hereafter purchase said land
and the parties named as beneficiaries of these restrictions, the
following restrictions are hereby imposed:

1. That the rezone area be restricted to business for massage
therapy/sauna only.

REZ EFF
5/7/99

3/14

These restrictions shall constitute covenants running with the land and shall be binding upon all parties now owning any part of said land, their successors, heirs and assigns, and all parties holding under them unless, pursuant to paragraphs 5 or 6 of this instrument, said restrictions are amended or terminated.

IV. The restrictions provided for herein shall be enforceable at law or equity against any party who has or acquires an interest in the land subject to the restriction by the following parties who are named as grantees, promisees and beneficiaries with enforcement rights:

- (a) The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of zoning ordinance of said County at the time the enforcement action is commenced; and
- (b) The Town Government of the Town Primrose Dane County, Wisconsin provided that the lands are within the governmental jurisdiction of said Town at the time the enforcement action is commenced.
- (c) The owner(s) of record of any land/s which are located within 300 feet of the subject site.

V. The restrictions set forth in paragraph 3 above may be amended in the following manner:

- (a) A written petition calling for the amendment of the restrictions may be made by the persons who are, at the time of the petition, owner/s of the lands subject to the restriction. Such petition shall be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning & Natural Resources Committee (or successor committee) which committee shall schedule and hold a public hearing on the petition in the same manner as public hearings for zoning amendment petitions are noticed and scheduled.

Following such hearing, the committee shall issue a written report on the petition to the County Board of Supervisors which shall, by majority vote, approve or reject the petition. If approved, the petitioner/s shall draft the amendatory covenant instrument, have same executed by the owner/s of the lands subject to the restrictions and record same.

COMPOSITE REPORT

Dane County Zoning & Natural Resources Committee

Dane County Application for Change in Zoning or CUP

HEARING DATE: 01/26/99 **ITEM#:** 3.

ZONING PETITION #: 7443 **CUP #:** 1537

TOWN/SECTION: Primrose 07

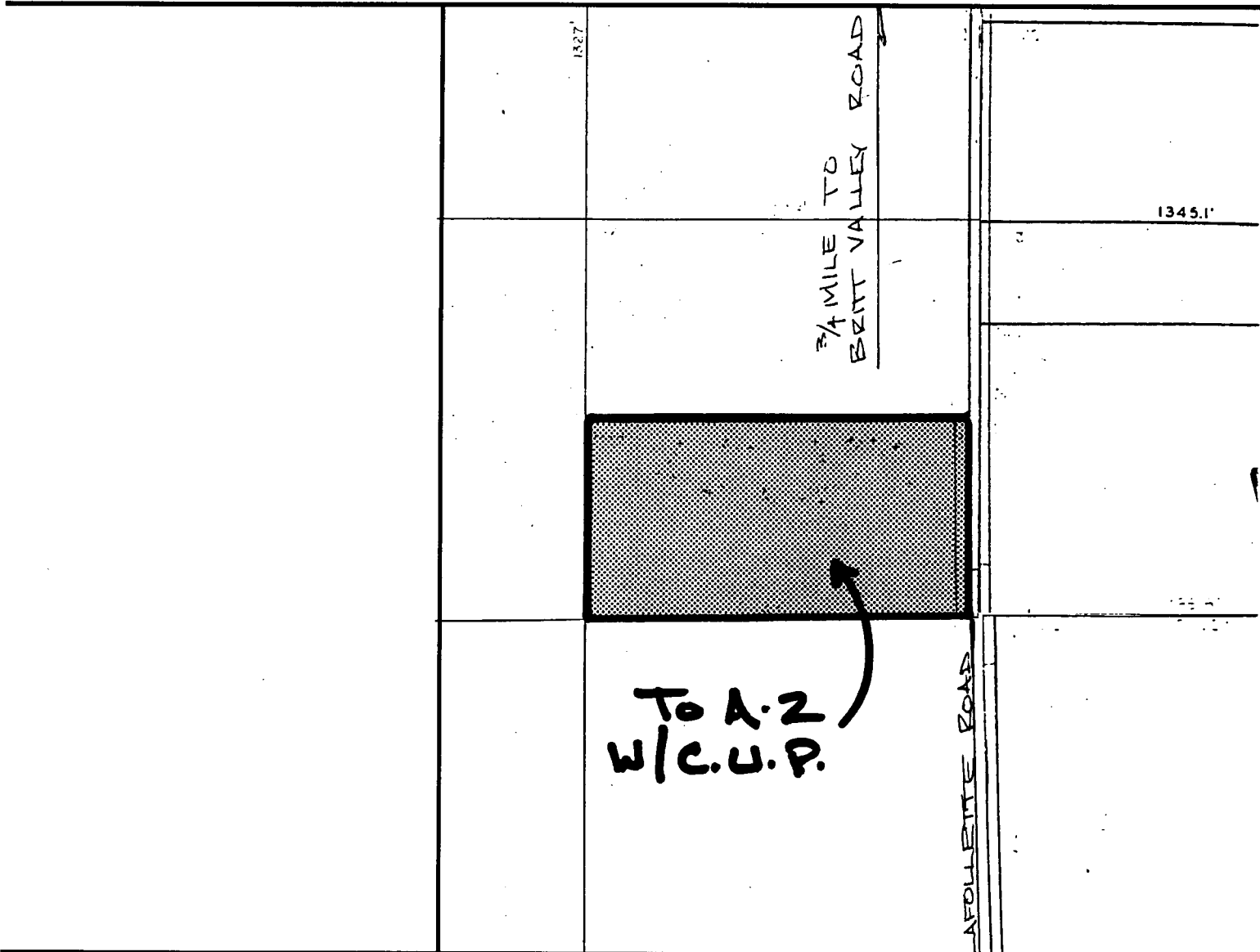
APPLICANT: Ronald & Eda Rassner

LOCATION: at 1129 LaFollette Road

AREA: 20.00 acres **DELAYED EFFECTIVE DATE:** None

CHANGE: From the A-1 EX Exclusive Agricultural to the A-2 Agricultural

PROPOSED USE: limited family business - massage therapy business



<p>TOWN ACTION RECOMMENDATION:</p> <p><input checked="" type="checkbox"/> Approved <u>Dec 15/98</u></p> <p><input type="checkbox"/> DENY</p>	<p>ZNR COMMITTEE ACTION - REZONING</p> <p><input type="checkbox"/> Postponed</p> <p><input checked="" type="checkbox"/> Approve <input checked="" type="checkbox"/> Cond/Amend Town <input type="checkbox"/> Cond/Amend. Comm.</p> <p><input checked="" type="checkbox"/> As Condition <u>MESSAGE therapy</u></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 <u>Feb 9 99</u> Vote <u>0</u></p>	<p>ZNR CUP APPROVAL</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> As Specified by Town</p> <p><input type="checkbox"/> Con by ZNR <input type="checkbox"/> DENY</p> <p>Date _____</p> <hr/> <p>COUNTY BOARD ACTION REZONING</p> <p><input type="checkbox"/> Referred <input type="checkbox"/> Amended on Floor</p> <p><input checked="" type="checkbox"/> Approved <input type="checkbox"/> DENY</p> <p>Date <u>FEB 18, 99</u></p> <p>COUNTY BOARD AGENDA ITEM # _____</p>
<p>SUBJECT TO:</p> <p><input checked="" type="checkbox"/> Conditions <input type="checkbox"/> Amended</p> <p>IF CUP:</p> <p><input type="checkbox"/> Conditions <input type="checkbox"/> None</p>		

DANE COUNTY ORDINANCE AMENDMENT NO. 7443

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

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Primrose be amended to include in the A-2 Agricultural District/s the following described land:

PETITION NUMBER/C.U.P. NUMBER: 7443/1537

The S 1/2 of the SE 1/4 of the SE 1/4 Section 7, Town of Primrose.

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

DEED RESTRICTION REQUIRED

This amendment will be effective, if within 90 days of its adoption by Dane County the owner or owners of the land shall record the following restrictions on said land:

1. That the rezone area be restricted to business for massage therapy/sauna only.

Said restriction shall run in favor of Dane County and the pertinent Town Board as well as the owners of land within 300 feet of the site. **Failure to record the restrictions 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 Wisconsin State Statute 91.77 (1)(a),(b),(c).