

Dane County Rezone Petition

Application Date	Petition Number
01/18/2022	DCPREZ-2022-11810
Public Hearing Date	
03/22/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME PAULSON INVESTMENTS LLC	PHONE (with Area Code) (608) 846-5172	AGENT NAME PAULSON AND ASSOCIATES	PHONE (with Area Code) (608) 846-2523
BILLING ADDRESS (Number & Street) 4607 OAK SPRINGS CIR		ADDRESS (Number & Street) 136 W. HOLUM STREET	
(City, State, Zip) DEFOREST, WI 53532		(City, State, Zip) DeForest, WI 53532	
E-MAIL ADDRESS wmp@centurytel.net		E-MAIL ADDRESS dan@paulsonllc.net	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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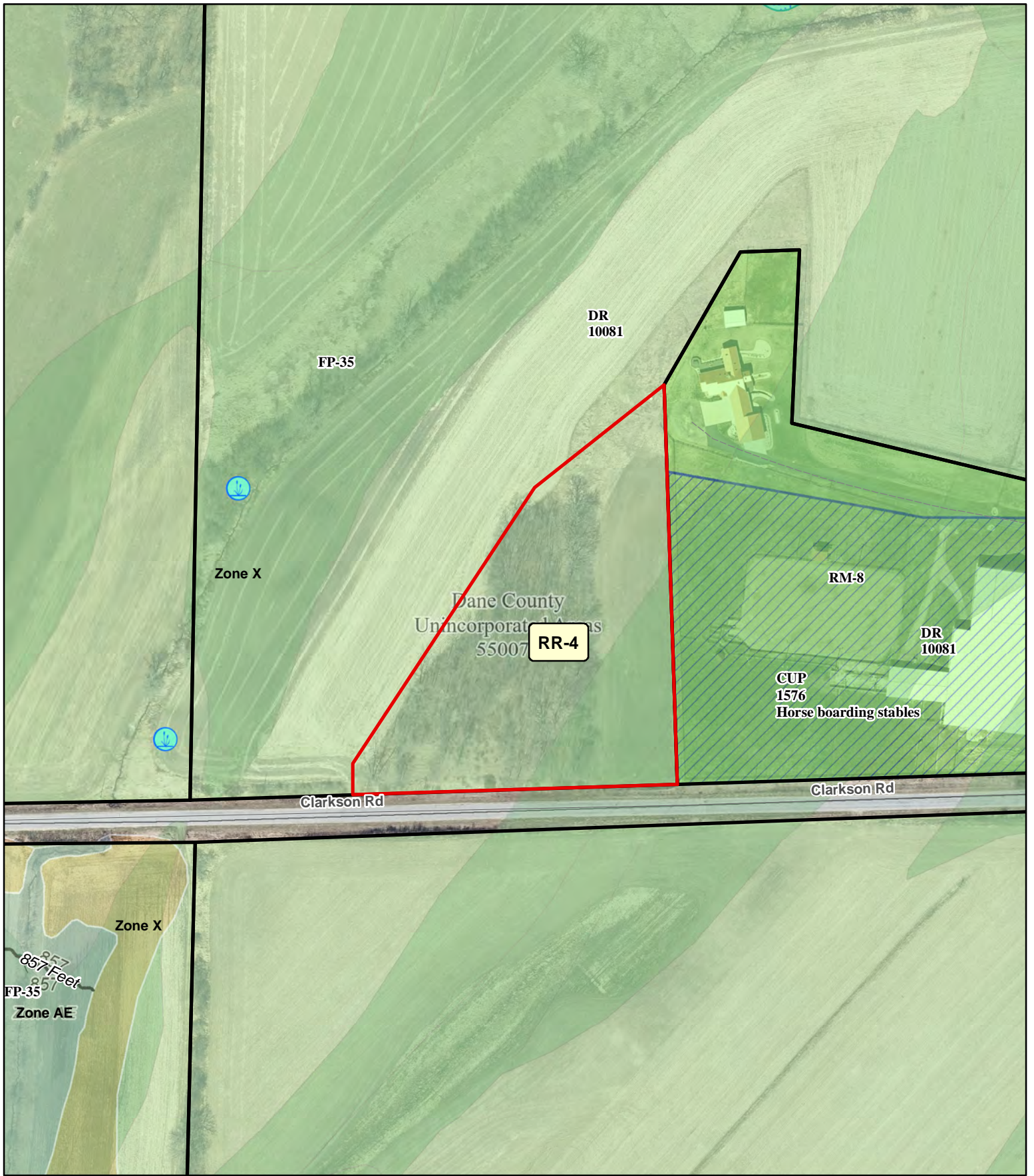
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 852 Clarkson Road					
TOWNSHIP YORK	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-334-9003-0					

REASON FOR REZONE





CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.53

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Legend

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

Petition 11810
**PAULSON INVESTMENTS
 LLC**



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee (non-refundable), 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.

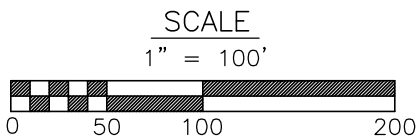
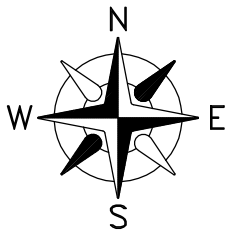
Owner/Agent Signature _____ Date _____

ZONING CHANGE MAP

LOCATED IN THE SW 1/4 OF THE SE 1/4, SECTION 33,
T9N, R12E, TOWN OF YORK, DANE COUNTY WISCONSIN



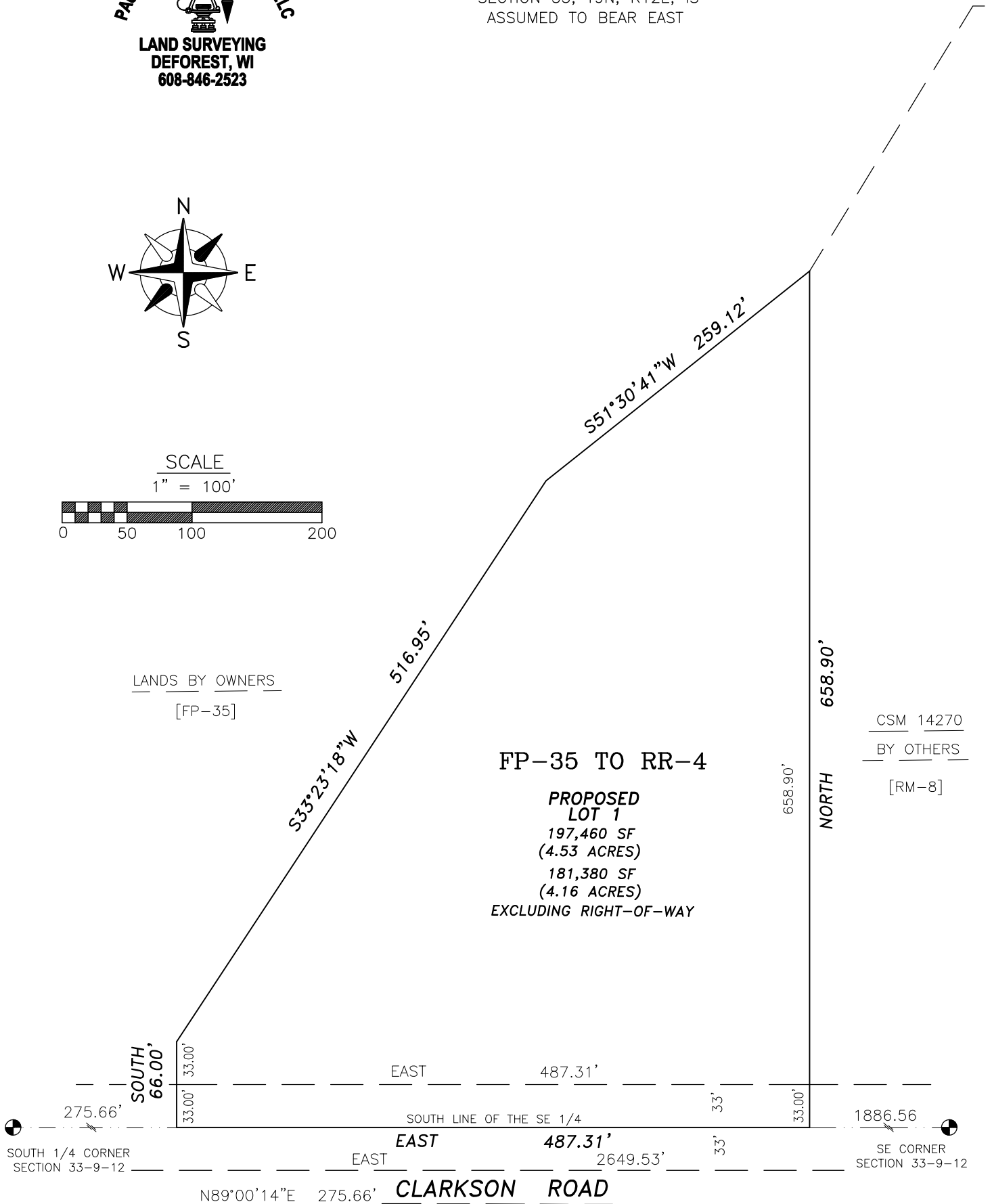
BASIS OF BEARINGS
THE SOUTH LINE OF THE SE 1/4 OF
SECTION 33, T9N, R12E, IS
ASSUMED TO BEAR EAST



LANDS BY OWNERS
[FP-35]

CSM 14270
BY OTHERS
[RM-8]

FP-35 TO RR-4
PROPOSED LOT 1
197,460 SF
(4.53 ACRES)
181,380 SF
(4.16 ACRES)
EXCLUDING RIGHT-OF-WAY



SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

OWNER-SUBDIVIDER
PAULSON INVESTMENTS, LLC
William M. Paulson
4607 Oak Springs Circle
DeForest, WI 53532

LANDS BY OTHERS

ZONING CHANGE DESCRIPTION

Paulson Investments Properties

Located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 33, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

FP-35 TO RR-4

Commencing at the South Quarter Corner of Section 33;

thence East, 275.66 feet along the south line of the SE $\frac{1}{4}$ of Section 33 to the **POINT OF BEGINNING**;

thence continuing East, 487.31 feet along the south line of the SE $\frac{1}{4}$ to the southwest corner of CSM No. 14270;

thence North, 658.90 feet along the west line of CSM No. 14270;

thence S51°30'41"W, 259.12 feet;

thence S33°23'18"W, 516.95 feet;

thence South, 66.00 feet to the **POINT OF BEGINNING**.

Containing 197,460 square feet, (4.53 acres), 181,380 square feet (4.16 acres) excluding Clarkson Road Right-of-Way.

Subject to all easements of record.

This description prepared from recorded information and is not the results of an actual field survey.

SEE ZONING CHANGE MAP:

This Description Prepared by:
Paulson & Associates, LLC
Daniel A. Paulson
Professional Land Surveyor

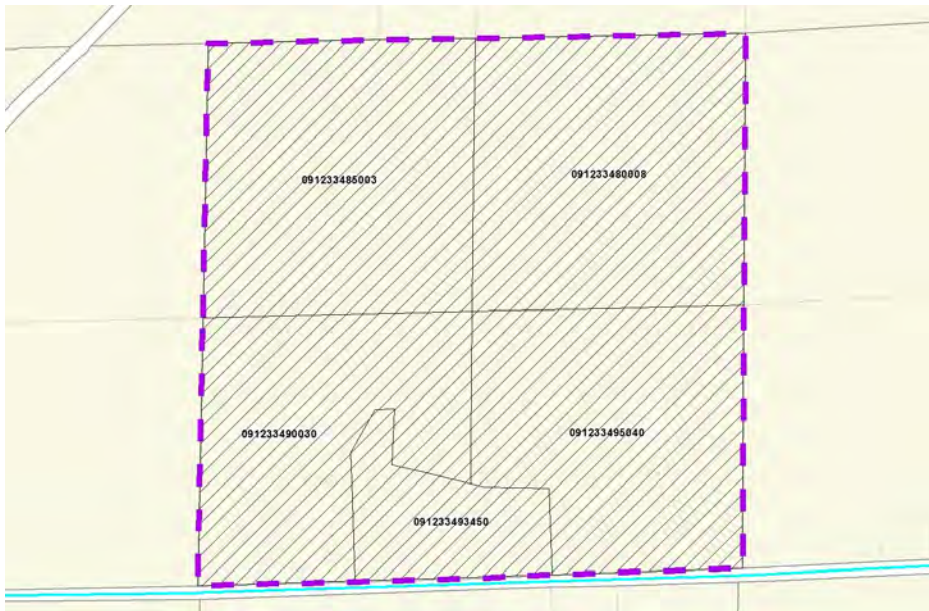
January 14, 2022

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.

Applicant: Dan Paulson

Town	York	A-1EX Adoption	9/10/1979	Orig Farm Owner	Tubbs, Slattery & Aulik
Section:	33	Density Number	75	Original Farm Acres	158.54
Density Study Date	12/30/2021	Original Splits	2.11	Available Density Unit(s)	1



Reasons/Notes:

York uses a density policy of 1 split per 75 acres owned as of 9-10-1979. 1 split remains. The existing farm residence was constructed in 1995, long before 8-28-1980, and counts against the density limit.

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.

Parcel #	Acres	Owner Name	CSM
091233495040	35.25	GARY A GRUNDAHL	
091233490030	31.37	GARY A GRUNDAHL	
091233485003	39.86	GARY A GRUNDAHL	
091233480008	40.13	GARY A GRUNDAHL	
091233493450	11.75	MICHAEL S FILKOUSKI & JILL M FILKOUSKI	14270