

Dane County Rezone Petition

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 08/18/2021 | DCPREZ-2021-11756 |
| Public Hearing Date | |
| 10/26/2021 | |


| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|--|--|
| OWNER NAME NORMAN & SUSAN PECK | PHONE (with Area Code) (608) 669-0396 | AGENT NAME WISCONSIN MAPPING LLC | PHONE (with Area Code) (608) 764-5602 |
| BILLING ADDRESS (Number & Street) 579 RIVERVIEW DR | | ADDRESS (Number & Street) 306 W QUARRY ST | |
| (City, State, Zip) MARSHALL, WI 53559 | | (City, State, Zip) Deerfield, WI 53531 | |
| E-MAIL ADDRESS snpeck@outlook.com | | E-MAIL ADDRESS wismapping@charter.net | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|-------------------------------|---------------|-------------------------------|---------|-------------------------------|---------|
| ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | | ADDRESS OR LOCATION OF REZONE | |
| 1184 Otter Lane | | | | | |
| TOWNSHIP YORK | SECTION 32 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0912-322-9500-5 | | 0912-321-9600-5 | | | |

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM THE FARMLAND ~~AND CREATING A RESIDENTIAL LOT~~

| FROM DISTRICT: | TO DISTRICT: | ACRES |
|--------------------------------------|---------------------------------|------------|
| FP-35 Farmland Preservation District | RR-2 Rural Residential District | 4.2 2.1 |

| | | | | |
|---|--|--|---|---|
| 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)  |
|---|--|--|---|---|

COMMENTS:
 1. THERE ARE WETLANDS ON THE PROPERTY. THE WETLANDS MAY NEED TO BE DELINEATED.
 2. THERE IS NO DRYLAND ACCESS. FEMA FLOODPLAIN MAPS SHOW THE AREA BEING SURROUNDED BY FLOODPLAIN.
 3. PROPERTY SUBJECT TO SHORELAND REGULATIONS.
 4. ONE OF THE NEW LOTS CONTAINS ONLY THE EXISTING ACCESSORY BUILDINGS. ACCESSORY BUILDINGS SHALL NO BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE.

PRINT NAME:
Susan Peck

DATE:
8-30-2021

COMMENT: Petition revised on August 30th.



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: Norman & Susan Peck
 Address (Number & Street): 579 Riverview Drive
 Address (City, State, Zip): Marshall, Wi. 53559
 Email Address: snpeck@outlook.com
 Phone#: 608-669-0398

Agent Name: David Riesop
 Address (Number & Street): 306 W Quarry
 Address (City, State, Zip): Deerfield, Wi 53531
 Email Address: wismapping@charter.net
 Phone#: 608-764-5602

PROPERTY INFORMATION

Township: York

Parcel Number(s): 0912-322-9500-5 : 0912-321-9600-5

Section: 32

Property Address or Location: 1184 Otter Lane, Marshall

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

Intent is to divide a parcel containing existing home for son of owner, and create new building lot containing remaining farm building for owner

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|-----------------------------|-----------------------------|-------|
| fp-35 | RR-2 a2-2 | 4.2 |

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.

- Scaled drawing of proposed property boundaries
 Legal description of zoning boundaries
 Information for commercial development (if applicable)
 Pre-application consultation with town and department staff
 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 Norman & Susan Peck

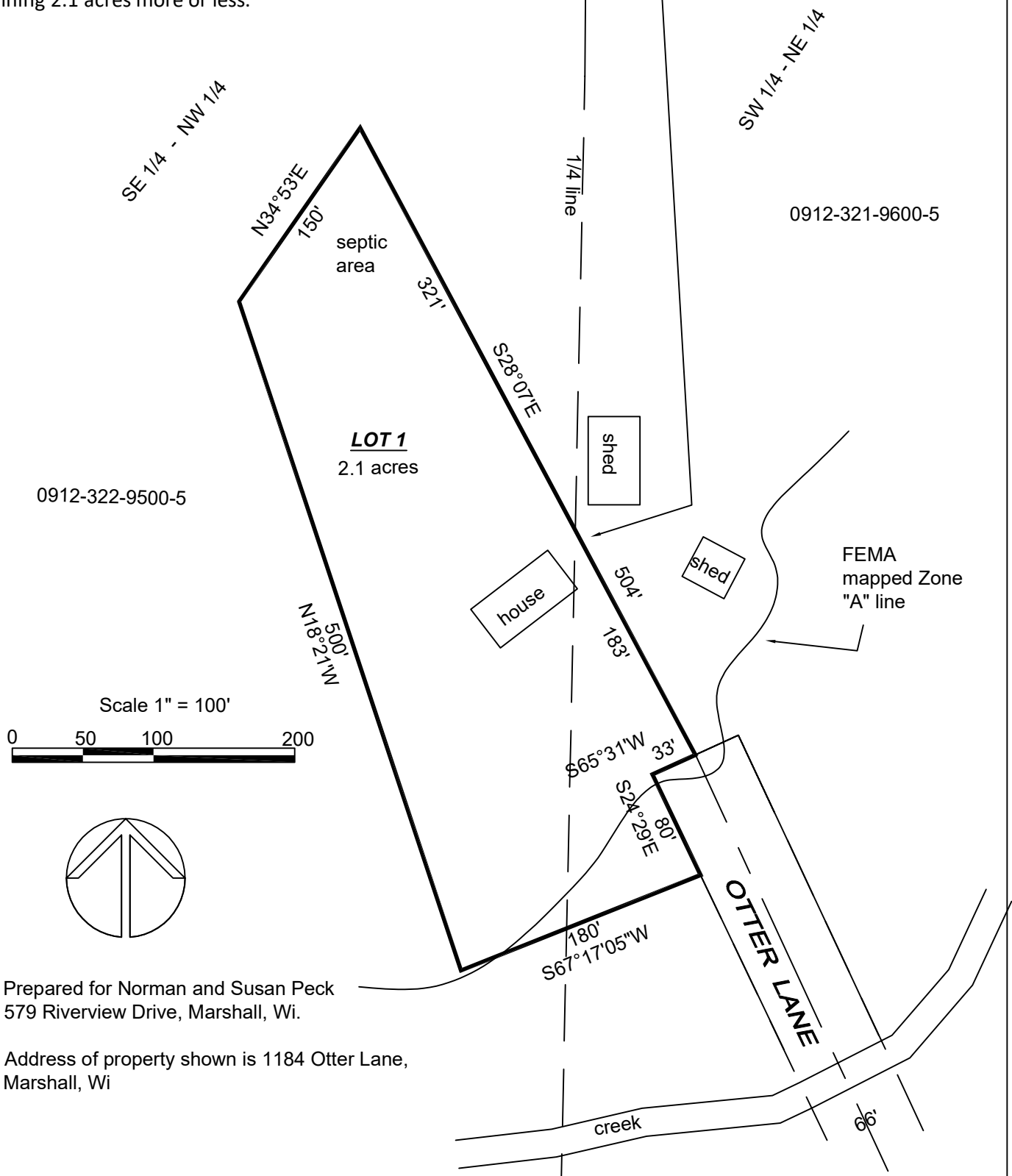
Date 8-14-2021

Preliminary Certified Survey Map

Part of the SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ of Section 32, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the North ¼ corner of Section 32; thence S00°05'47"W, 1932 feet to the point of beginning; thence S28°07'E, 183 feet to Otter Lane; thence S65°31'W, 33 feet; thence S24°29'E, 80 feet; thence S67°17'W, 180 feet; thence N18°21'W, 500 feet; thence N34°53'E, 150 feet; thence S28°07'E, 321 feet to the point of beginning.

Containing 2.1 acres more or less.

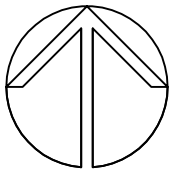


0912-322-9500-5

0912-321-9600-5

Scale 1" = 100'

0 50 100 200



Prepared for Norman and Susan Peck
579 Riverview Drive, Marshall, Wi.

Address of property shown is 1184 Otter Lane,
Marshall, Wi

Wisconsin Mapping, LLC

* *surveying and mapping services*

306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 5759-21 Date 8/7/2021
Sheet _____ of _____
Document No. _____
C.S.M. No. _____ V. _____ P. _____

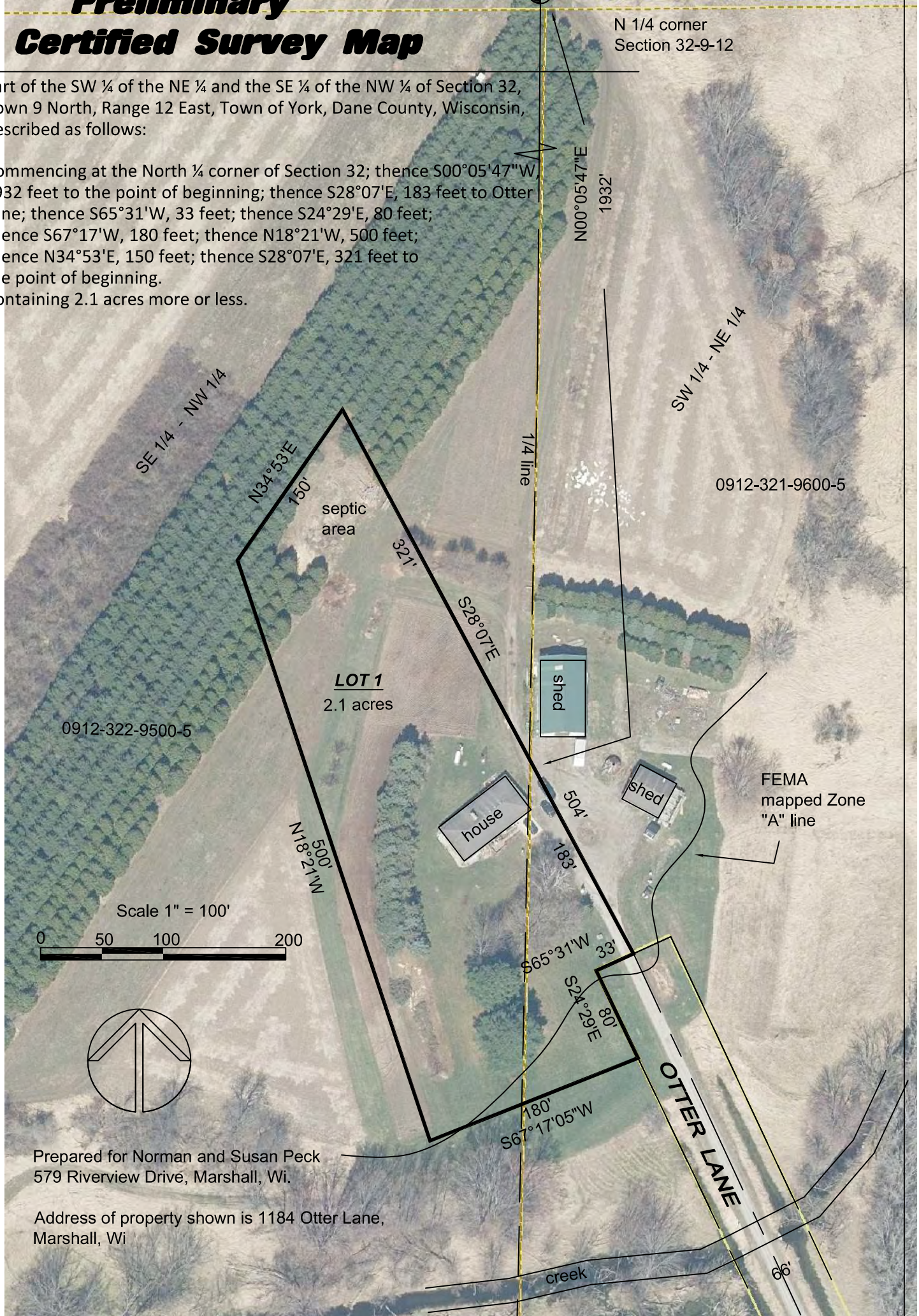
Certified Survey Map

N 1/4 corner
Section 32-9-12

Part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 32,
Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin,
described as follows:

Commencing at the North 1/4 corner of Section 32; thence S00°05'47"W,
1932 feet to the point of beginning; thence S28°07'E, 183 feet to Otter
Lane; thence S65°31'W, 33 feet; thence S24°29'E, 80 feet;
thence S67°17'W, 180 feet; thence N18°21'W, 500 feet;
thence N34°53'E, 150 feet; thence S28°07'E, 321 feet to
the point of beginning.

Containing 2.1 acres more or less.



SE 1/4 - NW 1/4

N34°53'E
150'

septic area

321'

LOT 1
2.1 acres

0912-322-9500-5

N18°21'W
500'

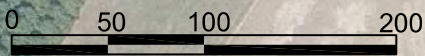
shed

504'

shed

FEMA
mapped Zone
"A" line

Scale 1" = 100'



Prepared for Norman and Susan Peck
579 Riverview Drive, Marshall, Wi.

Address of property shown is 1184 Otter Lane,
Marshall, Wi

OTTER LANE

creek

66'

1/4 line

N00°05'47"E
1932'

SW 1/4 - NE 1/4

0912-321-9600-5

FP-35 TO RR-2

Part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

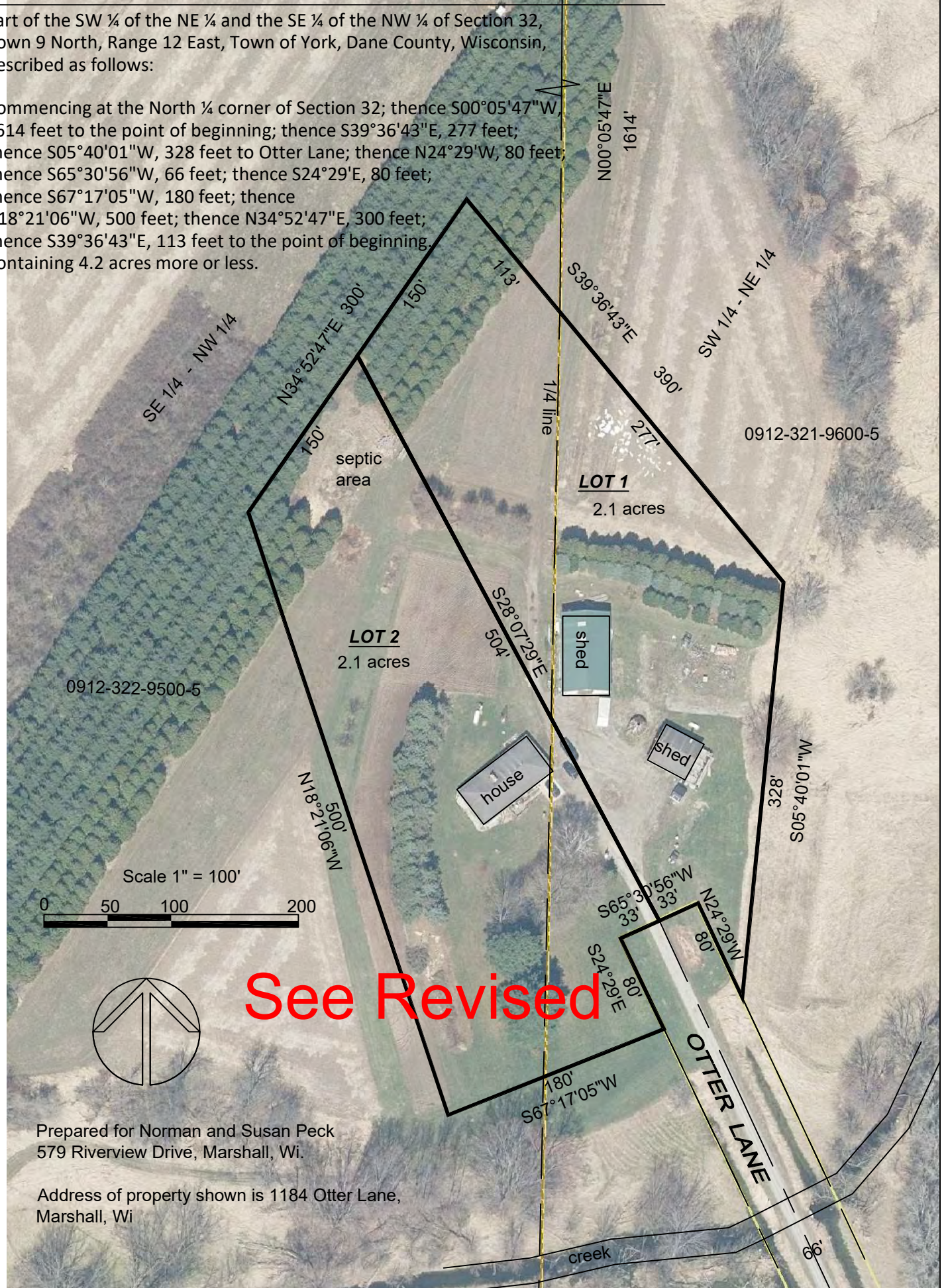
Commencing at the North $\frac{1}{4}$ corner of Section 32; thence S00°05'47"W, 1932 feet to the point of beginning; thence S28°07'E, 183 feet to Otter Lane; thence S65°31'W, 33 feet; thence S24°29'E, 80 feet; thence S67°17'W, 180 feet; thence N18°21'W, 500 feet; thence N34°53'E, 150 feet; thence S28°07'E, 321 feet to the point of beginning. Containing 2.1 acres more or less.

Preliminary Certified Survey Map

N 1/4 corner
Section 32-9-12

Part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 32, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

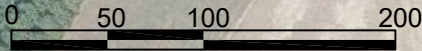
Commencing at the North 1/4 corner of Section 32; thence S00°05'47"W, 1614 feet to the point of beginning; thence S39°36'43"E, 277 feet; thence S05°40'01"W, 328 feet to Otter Lane; thence N24°29'W, 80 feet; thence S65°30'56"W, 66 feet; thence S24°29'E, 80 feet; thence S67°17'05"W, 180 feet; thence N18°21'06"W, 500 feet; thence N34°52'47"E, 300 feet; thence S39°36'43"E, 113 feet to the point of beginning. Containing 4.2 acres more or less.



0912-322-9500-5

0912-321-9600-5

Scale 1" = 100'



See Revised

Prepared for Norman and Susan Peck
579 Riverview Drive, Marshall, Wi.

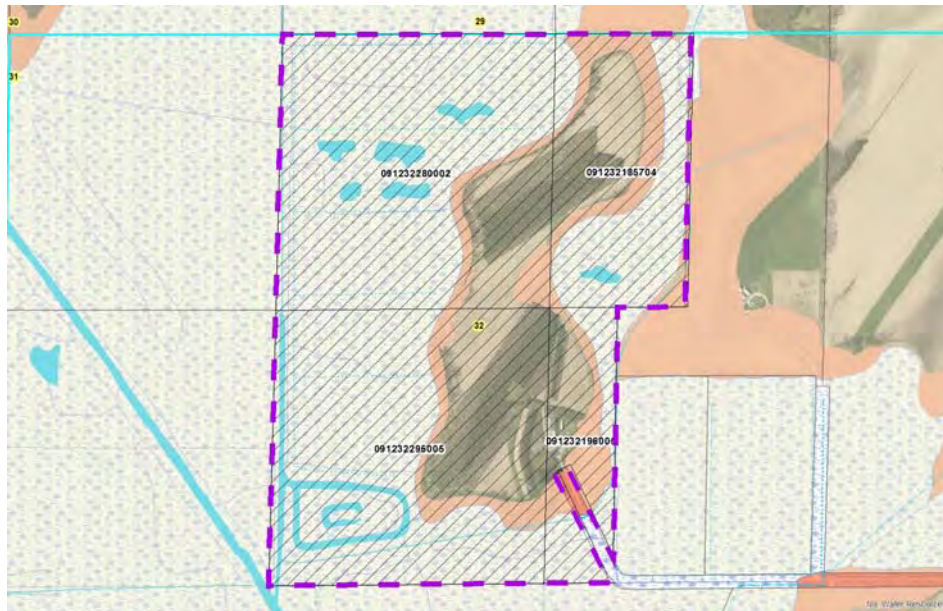
Address of property shown is 1184 Otter Lane,
Marshall, Wi

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: Norman and Sue Peck

| | | | | | |
|---------------------------|-----------|------------------------|-----------|----------------------------------|------------|
| Town | York | A-1EX Adoption | 9/10/1979 | Orig Farm Owner | David Peck |
| Section: | 32 | Density Number | 75 | Original Farm Acres | 110.89 |
| Density Study Date | 1/18/2019 | Original Splits | 1.48 | Available Density Unit(s) | 1 |

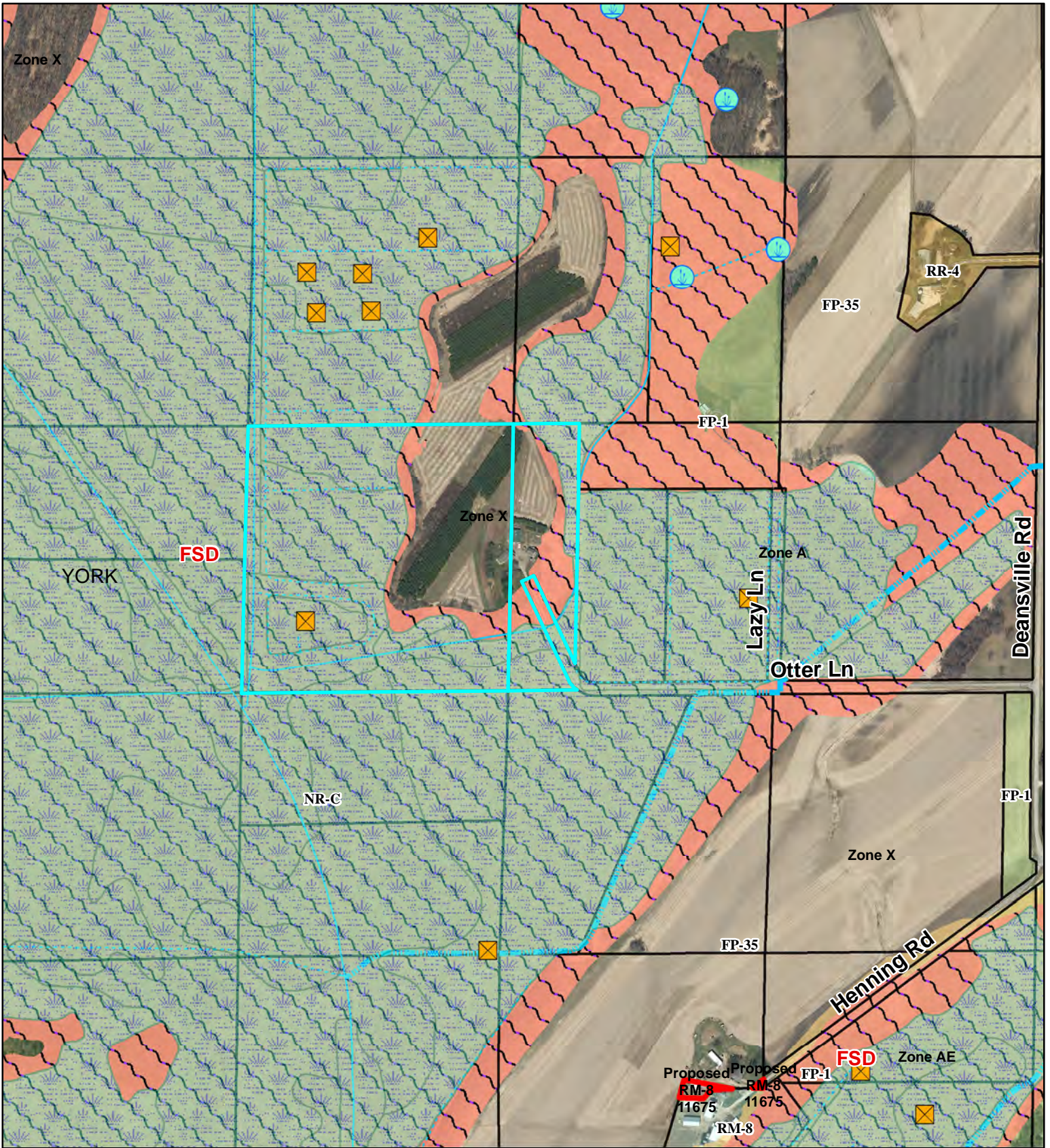


Reasons/Notes:




The town of York uses a density policy of 1 development right (a.k.a. split) per 75 acres owned as of 9-10-1979. The original farm was 112 acres, so there is one split remaining on this property. Note the sensitive environmental features on the property.

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 |
|--------------|-------|------------------------------|-----|
| 091232295005 | 40.85 | NORMAN L PECK & SUSAN A PECK | |
| 091232280002 | 40.69 | NORMAN L PECK & SUSAN A PECK | |
| 091232196005 | 9.34 | NORMAN L PECK & SUSAN A PECK | |
| 091232185704 | 20.49 | NORMAN L PECK & SUSAN A PECK | |



Legend

-  Wetland
-  2016 Flood Storage District
-  1 Percent Annual Flood Chance Area

