

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
08/25/2022	DCPREZ-2022-11899
<b>Public Hearing Date</b>	
10/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN & PAUL WOLFE	PHONE (with Area Code) (920) 763-2293	AGENT NAME WILKINSON AUCTION & REALTY	PHONE (with Area Code) (608) 553-6500
BILLING ADDRESS (Number & Street) 996 MULLER RD		ADDRESS (Number & Street) 285 S. WINSTED STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Spring Green, WI 53588	
E-MAIL ADDRESS 22572steve@gmail.com		E-MAIL ADDRESS tyler@wilkinsonauctions.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	
7663 State Highway 73					
TOWNSHIP YORK	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-044-9500-2					

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

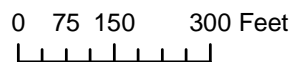
FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	FP-B Farmland Preservation Business District	

<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
---	--	--	---	---



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



**Petition 11899**  
**STEVEN & PAUL WOLFE**



**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:		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><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 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 ( <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 \_\_\_\_\_

Date \_\_\_\_\_

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

# **WILKINSON**

## **AUCTION & REALTY**

August 24, 2022

Rachel Holloway  
Dane County Planning and Development  
City-County Building, Room 116  
210 MLK Jr. Boulevard  
Madison, WI 53703

RE: Wolfe Petition to Rezone Buildings at 7663 State Highway 73

Ms. Holloway:

I represent Steven and Paul Wolfe, who own the buildings located at 7663 State Highway 73 in the Town of York. I submitted a Rezone Application last week on their behalf for this property to be rezoned from FP-35 to AT-B.

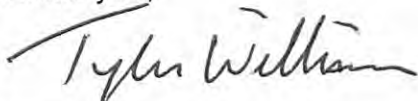
After consultation with you, the Wolfes have decided to amend their Rezone Application to change the sought-after zoning classification from AT-B to FP-B. Also, the Wolfes agree to the following permitted uses for the site (as these uses are defined and used in the Dane County Zoning Ordinance):

- 1) Agricultural uses
- 2) Agricultural accessory uses (which includes the existing residence if it remains in residential use)
- 3) Seasonal storage of recreational equipment and motor vehicles in existing buildings.

These limited uses will be included in a deed restriction on the property as well. We understand that these limited uses are not permanent; the Wolfes or a new owner could petition for a new zoning classification or a conditional use permit that, if granted, would void the deed restriction.

Please amend the Rezone Application accordingly. I have issued a new check for \$495 to Dane County Zoning for the Rezone Application fee.

Thank you,



Tyler Wilkinson

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53601  
PHONE PORTAGE: (800) 742-7788 SAUK: (800) 944-3577  
FAX: (800) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 622-305

DRAFTED BY: A. JEROME  
CHECKED BY: IG  
PROJ. 622-305  
DWG. 622-305 OPT2 SHEET 1 OF 4

SEAL:



## DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

BEING PART OF THE SE1/4 OF THE SE1/4 SECTION 4, T. 9 N, R. 12 E, TOWN OF YORK,  
DANE COUNTY, WISCONSIN CONTAINING: 430,362 SQ.FT. (9.88 ACRES)

### LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ▲ MAG NAIL FND.
- ⊙ 5/8" IRON ROD FND.
- ⊕ WELL
- ⊙ SEPTIC TANK COVER
- ⊙ POWER POLE
- OHE— OVERHEAD UTILITY LINE
- ( ) PREVIOUS SURVEY OR RECORD INFO.



### BASIS OF BEARINGS:

IS THE EAST LINE OF THE SE1/4, SECTION 4, WHICH BEARS S01°26'18"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

SCALE: 1" = 200'



UNPLATTED LANDS BY OWNER

SE1/4-SE1/4

**LOT 1**  
388,165 SQ.FT.  
8.91 ACRES INCL. R/W  
373,627 SQ.FT.  
8.58 ACRES EXCL. R/W

**DEDICATED TO THE PUBLIC**  
42,197 SQ.FT.  
0.97 ACRES

S1/4 COR. SEC. 4

24.75'  
1632.73'  
24.75'

C.T.H.

SECTION 4

SECTION 9

PROPOSED C.S.M.

NE1/4-NE1/4

UNPLATTED LANDS BY OWNER

UNPLATTED LANDS BY OWNER

COUNTY HIGHWAY REGISTRY TOWN OF YORK BOOK PAGE 30 IN DANE COUNTY SURVEYOR'S OFFICE

40'  
S88°46'26"W 1007.55'  
S88°46'26"W 2640.28'  
S. LINE SE1/4

803.00'  
N41°45'50"E 748.32'

860.11'

982.80'

54.68'

40'

433.08'

N88°46'26"E 457.83'

114.0'

92.0'

24.75'

24.75'

49.50'

587.38'

462.13'

587.38'

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

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501°26'18"E

E1/4 COR. SEC. 4

E. LINE SE1/4

2051.73'

24.75'

24.75'

49.50'

587.38'

462.13'

587.38'

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

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501°26'18"E

501°26'18"E

2639.11'

(2638.10')

(2639.25')

24.75'

24.75'

49.50'

587.38'

462.13'

587.38'

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

501°26'18"E

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SW1/4-SW1/4

UNPLATTED LANDS BY OTHERS

UNPLATTED LANDS BY OTHERS

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As prepared by:

# GROTHMAN & ASSOCIATES S.C.

PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI 53901  
PHONE: PORTAGE (800) 742-7799 SAUK (800) 544-5877  
FAX: (800) 742-0434 E-MAIL: survey@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 622-305

DRAFTED BY: A. JEROME  
CHECKED BY: JG  
PROJ. 622-305  
DWG. 622-305 OPT2 SHEET 2 OF 4

SEAL:

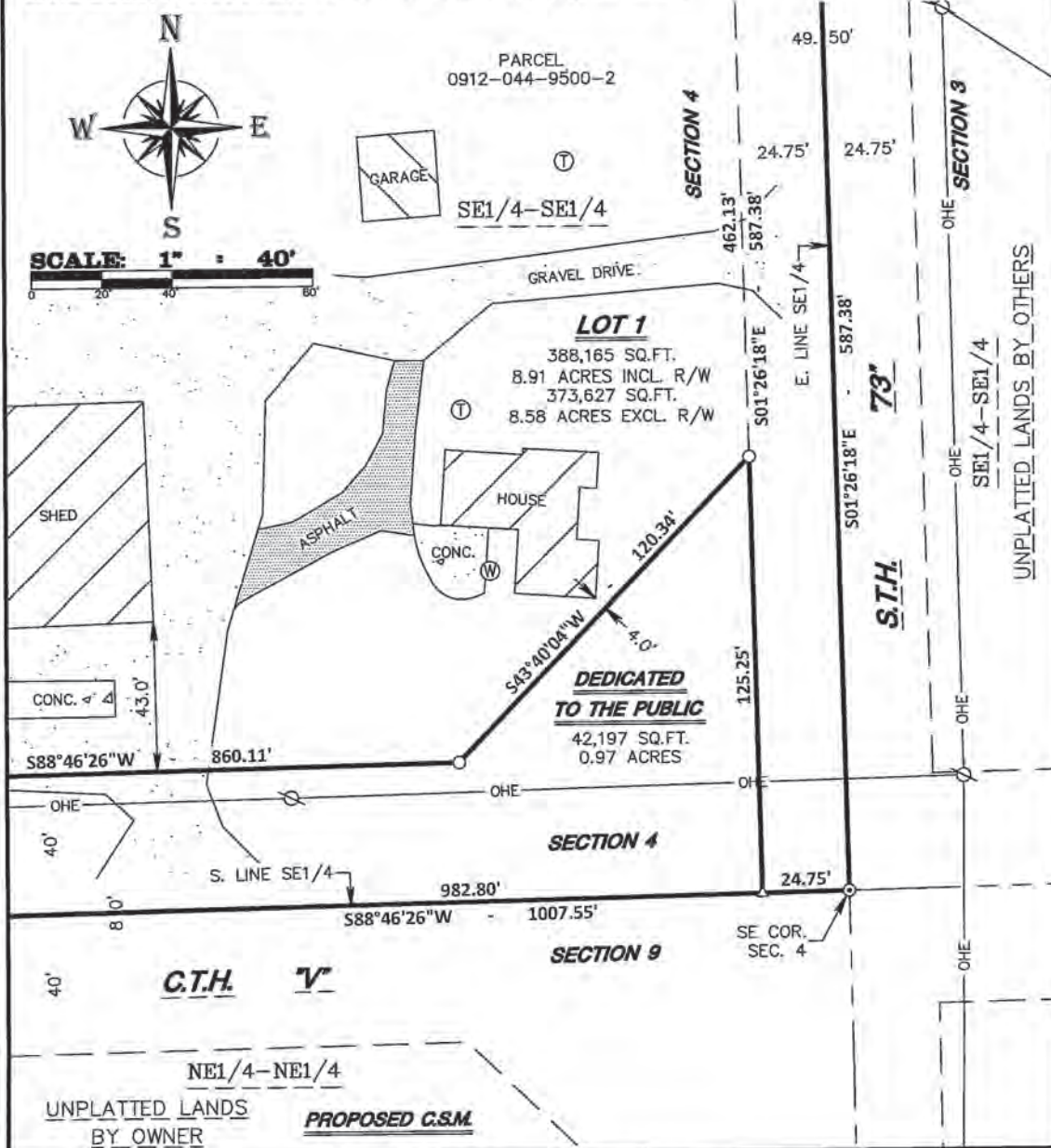


## DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_


GENERAL LOCATION

Volume \_\_\_\_\_, Page \_\_\_\_\_

BEING PART OF THE SE1/4 OF THE SE1/4 SECTION 4, T. 9 N., R. 12 E., TOWN OF YORK,  
DANE COUNTY, WISCONSIN CONTAINING: 430,362 SQ.FT. (9.88 ACRES)



CLIENT/OWNER: STEVEN M. AND PAUL C. WOLFE  
996 MULLER ROAD  
MARSHALL, WI 53559

<p>As prepared by:</p> <p><b>GA GROTHMAN &amp; ASSOCIATES S.C.</b> PROFESSIONAL SERVICES</p> <p>823 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901 PHONE: PORTAGE (800) 742-7788 SAUK (800) 844-8877 FAX: (800) 742-8434 E-MAIL: surveying@grothman.com (RED LOGO REPRESENTS THE ORIGINAL MAP)</p> <p><b>G &amp; A FILE NO. 622-305</b></p> <p>DRAFTED BY: <u>A. JEROME</u></p> <p>CHECKED BY: <u>IG</u></p> <p>PROJ. <u>622-305</u></p> <p>DWG. <u>622-305 OPT2</u> SHEET <u>3</u> OF <u>4</u></p>	<p>SEAL:</p> 
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**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION** Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING PART OF THE SE1/4 OF THE SE1/4 SECTION 4, T. 9 N., R. 12 E., TOWN OF YORK, DANE COUNTY, WISCONSIN** CONTAINING: 430,362 SQ.FT. (9.88 ACRES)

**SURVEYOR'S CERTIFICATE**

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of **Steven M. and Paul C. Wolfe**, I have surveyed, monumented, mapped and divided part of the Southeast Quarter of the Southeast Quarter of Section 4, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Beginning at the Southeast corner of Section 4;  
thence South 88°46'26" West along the South line of the Southeast Quarter of Section 4 and the centerline of County Trunk Highway V, 1,007.55 feet;  
thence North 41°45'50" East, 803.00 feet;  
thence North 88°46'26" East, 457.83 feet to a point in the East line of the Southeast Quarter of Section 4 and the centerline of State Trunk Highway 73;  
thence South 01°26'18" East along the East line of the Southeast Quarter of Section 4 and the centerline of State Trunk Highway 73, 587.38 feet to the point of beginning.

Containing 430,362 square feet, (9.88 acres), more or less. Being subject to State Trunk Highway 73 right-of-way along the Easterly side thereof and servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance and the Town of York Subdivision Ordinance to the best of my knowledge and belief.

\_\_\_\_\_  
**SCOTT P. HEWITT**  
Professional Land Surveyor, No. 2229  
Dated: July 19, 2022  
File No. 622-306

**CLIENT/OWNER:** STEVEN M. AND PAUL C. WOLFE  
996 MULLER ROAD  
MARSHALL, WI 53559



As prepared by:

**CA GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 544-8877  
FAX: (808) 742-0434 E-MAIL: surveylog@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 622-305**

DRAFTED BY: A. JEROME  
CHECKED BY: IG  
PROJ. 622-305  
DWG. 622-305 OPT2 SHEET 4 OF 4

SEAL:



**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING PART OF THE SE1/4 OF THE SE1/4 SECTION 4, T. 9 N., R. 12 E., TOWN OF YORK,  
DANE COUNTY, WISCONSIN. CONTAINING: 430,362 SQ.FT. (9.88 ACRES)**

**OWNER'S CERTIFICATE of DEDICATION**

As Owners, we hereby certify that we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

Witness the hand and seal of said Owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Steven M. Wolfe

\_\_\_\_\_  
Paul C. Wolfe

STATE of WISCONSIN)

SS)

COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named **Steven M. & Paul C. Wolfe** to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Wisconsin My commission expires: \_\_\_\_\_

**TOWN BOARD RESOLUTION**

**RESOLVED** that this certified survey map in the **Town of York, Steven M. & Paul C. Wolfe**, Owners, is hereby approved and dedication of right-of-way accepted by the Town Board.

\_\_\_\_\_  
Town Chairperson Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Town Clerk Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**REGISTER of DEEDS CERTIFICATE**

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, Pages \_\_\_\_\_

\_\_\_\_\_  
Kristi Chlebowski, Register of Deeds, Dane County

**CLIENT/OWNER:** STEVEN M. AND PAUL C. WOLFE  
996 MULLER ROAD  
MARSHALL, WI 53559

**LEGAL DESCRIPTION**

**Steven M. Wolfe and Paul C. Wolfe Property  
Town of York, Dane County, WI**

**Lands to be Rezoned:**

Being the Southeast Quarter of the Southeast Quarter of Section 4, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Beginning at the Southeast corner of Section 4;  
thence South 88°46'26" West along the South line of the Southeast Quarter of Section 4 and the centerline of County Trunk Highway V, 24.75 feet;  
thence North 01°26'18" West, 125.25 feet;  
thence South 43°40'04" West, 120.34 feet;  
thence South 88°46'26" West, 860.11 feet;  
thence North 41°45'50" East, 748.32 feet;  
thence North 88°46'26" East, 457.83 feet to a point in the East line of the Southeast Quarter of Section 4 and the centerline of State Trunk Highway 73;  
thence South 01°26'18" East along the East line of the Southeast Quarter of Section 4 and the centerline of State Trunk Highway 73, 587.38 feet to the point of beginning.  
Containing 388,165 square feet, (8.91 acres), more or less.

**THIS DESCRIPTION WAS PREPARED BY:** **GROTHMAN & ASSOCIATES, S.C.**  
**SCOTT P. HEWITT**  
Professional Land Surveyor, No. 2229  
Dated: August 15, 2022  
*File No.: 622-306*

**THIS DESCRIPTION WAS PREPARED FOR:** **Mr. Steven M. Wolfe**  
**Mr. Paul C. Wolfe**  
996 Muller Road  
Marshall, WI 53559