

Dane County Rezone Petition

Application Date	Petition Number
08/05/2022	DCPREZ-2022-11892
Public Hearing Date	
10/25/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SALLY STUESSY	PHONE (with Area Code) (608) 516-7090	AGENT NAME ED SHORT	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 6444 FRENCHTOWN RD		ADDRESS (Number & Street) N8096 BUOL ROAD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS thomasstuessy@yahoo.com		E-MAIL ADDRESS exeterdesign@yahoo.com	

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	
Frenchtown Road west of 6227 COUNTY HIGHWAY D					
TOWNSHIP OREGON	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-192-8500-0					

REASON FOR REZONE

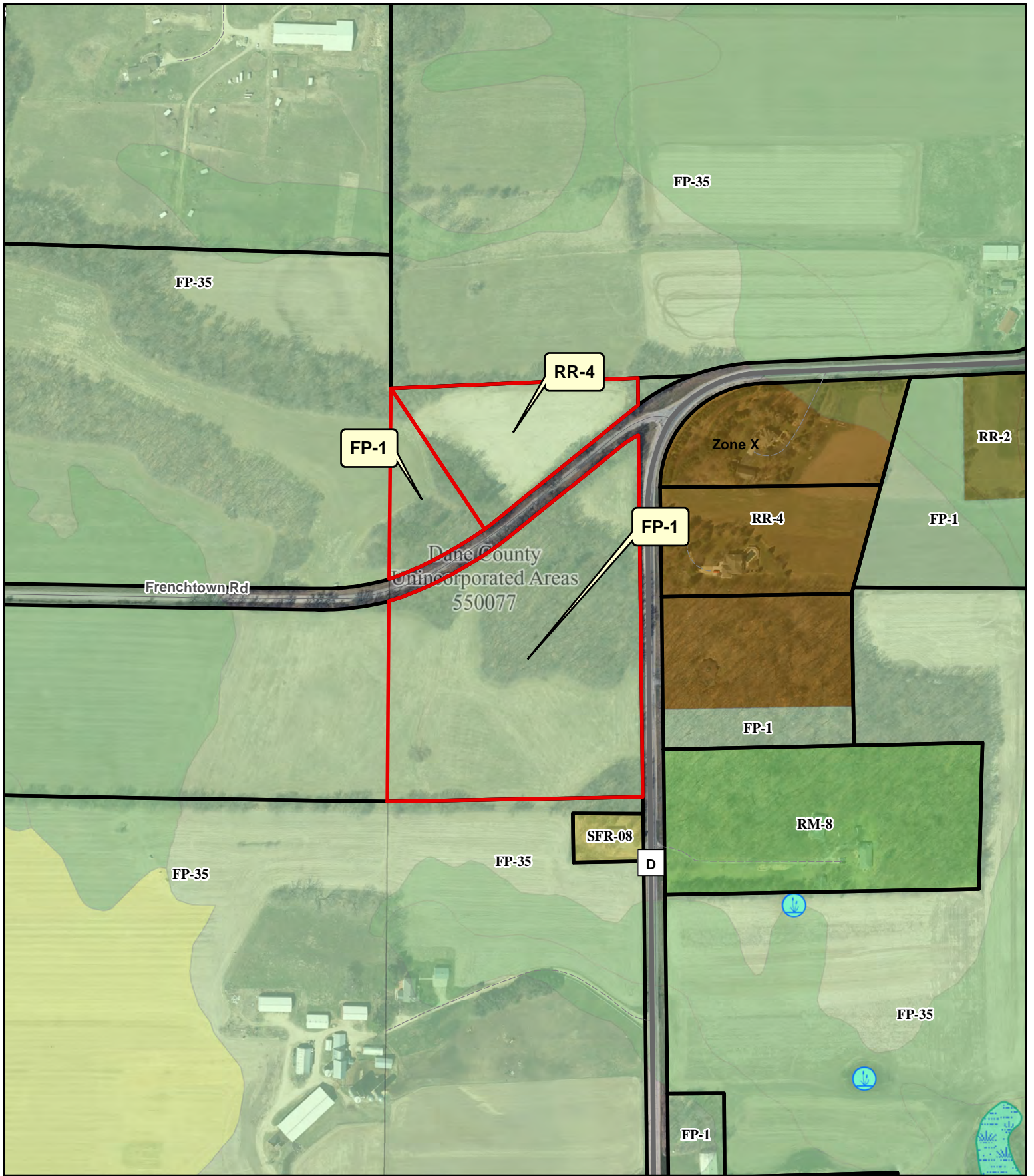
CREATE NEW RESIDENTIAL LOT WITH 3-LOT CSM

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.9
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	2.4
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	16.4





C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent)
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME:

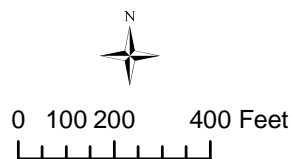
COMMENTS: PROPERTY CONTAINS STEEP SLOPES AND RESOURCE PROTECTION CORRIDORS

DATE:



Legend

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



Petition 11892
SALLY STUESSY



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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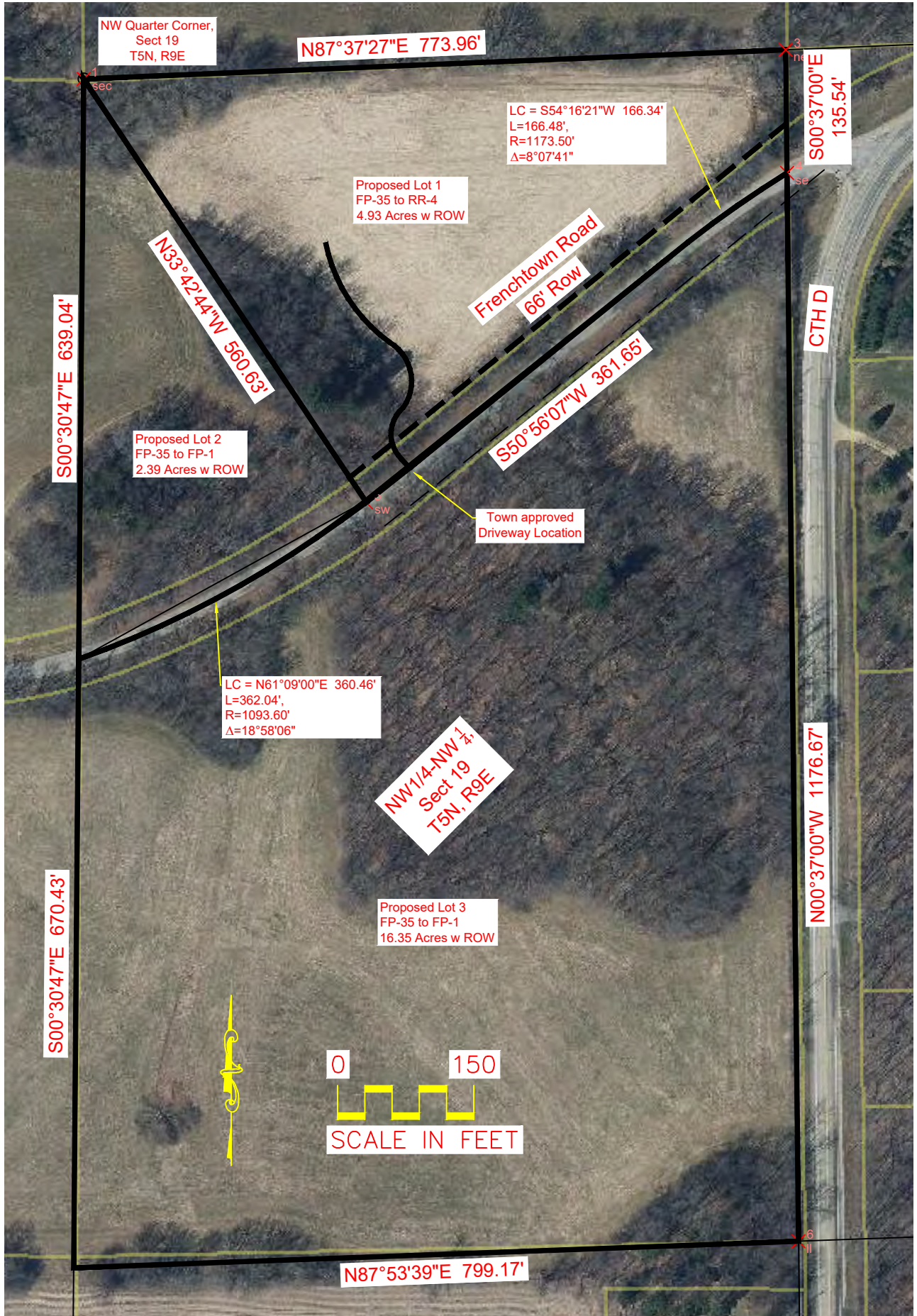
Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 _____



NW Quarter Corner,
Sect 19
T5N, R9E

N87°37'27"E 773.96'

LC = S54°16'21"W 166.34'
L=166.48',
R=1173.50'
Δ=8°07'41"

Proposed Lot 1
FP-35 to RR-4
4.93 Acres w ROW

Frenchtown Road
66' Row

N33°42'44"W 560.63'

Proposed Lot 2
FP-35 to FP-1
2.39 Acres w ROW

S50°56'07"W 361.65'

S00°30'47"E 639.04'

Town approved
Driveway Location

LC = N61°09'00"E 360.46'
L=362.04',
R=1093.60'
Δ=18°58'06"

NW 1/4-NW 1/4
Sect 19
T5N, R9E

Proposed Lot 3
FP-35 to FP-1
16.35 Acres w ROW

S00°30'47"E 670.43'



0 150

SCALE IN FEET

S00°37'00"E
135.54'

CTH D

N00°37'00"W 1176.67'

N87°53'39"E 799.17'

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: Thomas Stuessy

Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	R.W. Stuessy
Section:	19	Density Number	35	Original Farm Acres	22.08
Density Study Date	2/10/2022	Original Splits	0.63	Available Density Unit(s)	1



Reasons/Notes:

Property appears to meet town plan standards for a "substandard parcel" and so is eligible for one 2-4-acre building site. Balance of property should be rezoned to FP-1. New development should avoid resource protection corridors.

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
050919285000	22.08	SALLY STUESSY	

Proposed Lot 1

Part of the fractional NW_{1/4} of the NW_{1/4}, Section 19, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described as follows:

Commencing at the NW Quarter Corner of said Section 19, also known as the Point of Beginning; Thence along the North line of said NW_{1/4}, N87°37'27"E, 773.96 feet to the NE corner of the NW_{1/4} of the NW_{1/4}; Thence along the East Line of said Quarter-Quarter, S00°37'00"E, 135.54 feet to the centerline of Frenchtown Road; Thence along said centerline on a curve to the left 166.48 feet, said curve having a radius of 1173.50 feet and a long chord of N54°16'21"W, 166.34 feet; Thence continuing along said centerline, S50°56'07"W, 361.65 feet; Thence N33°42'44"W, 560.63 feet to the Point of Beginning.

Said parcel contains 214,798.05 sqft or 4.931 Acres including Right of Way.
Said parcel contains 194,035.45 sqft or 4.454 Acres excluding Right of Way.

Rezone from FP-35 to RR-4

Proposed Lot 2

Part of the fractional NW_{1/4} of the NW_{1/4}, Section 19, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described as follows:

Commencing at the NW Quarter Corner of said Section 19, also known as the Point of Beginning; Thence along the West line of said NW_{1/4}, S00°30'47"E, 639.04 feet to the centerline of Frenchtown Road; Thence along said centerline on a curve left, 362.04 feet, said curve having a radius of 1093.60 feet and a long chord of N61°09'00"E, 360.46 feet; Thence N33°42'44"W, 560.63 feet to the Point of Beginning.

Said parcel contains 104,085 sqft or 2.39 Acres including Right of Way.

Rezone from FP-35 to FP-1

Proposed Lot 3

Part of the fractional NW_{1/4} of the NW_{1/4}, Section 19, Town 5 North, Range 9 East, Town of Oregon, Dane County, Wisconsin, described as follows:

Commencing at the NW Quarter Corner of said Section 19, Thence along the west line of said NW_{1/4}, S00°30'47"E, 639.04 feet to the centerline of Frenchtown Road, also known as the Point of Beginning; Thence continuing along the West line of said NW_{1/4}, S00°30'47"E, 670.43 feet to the SW corner of said NW_{1/4} of the NW_{1/4}; Thence along the south line of said quarter-quarter, N87°53'39"E, 799.17 feet to the SE corner of the quarter-quarter; Thence along the east line of said quarter-quarter, N00°37'00"W, 1176.67 feet

to the centerline of Frenchtown Road; Thence along said centerline on a curve left 166.48 feet, said curve having a radius of 1173.50 feet and a long chord of S54°16'21"W, 166.48 feet; Thence continuing along said centerline, S50°56'07"W, 361.65 feet; Thence continuing along centerline on a curve to the right 360.46 feet; said curve having a radius of 1093.60 feet and a long chord of S61°09'00"W, 360.46 feet feet to the Point of Beginning.

Said parcel contains 712,037 sqft or 16.35 Acres including Right of Way.

Rezone from FP-35 to FP-1