

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
09/21/2023	DCPREZ-2023-11988
<b>Public Hearing Date</b>	
11/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MAIER FARMS REAL ESTATE LLC	PHONE (with Area Code) (608) 843-4516	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7085 SCHUMACHER RD		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip)	
E-MAIL ADDRESS maierfarms.patrick@hotmail.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	
6545 Patton Road <del>and north thereof</del>					
TOWNSHIP VIENNA	SECTION 33	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0909-331-9501-0		0909-331-8190-9		0909-331-9900-0	

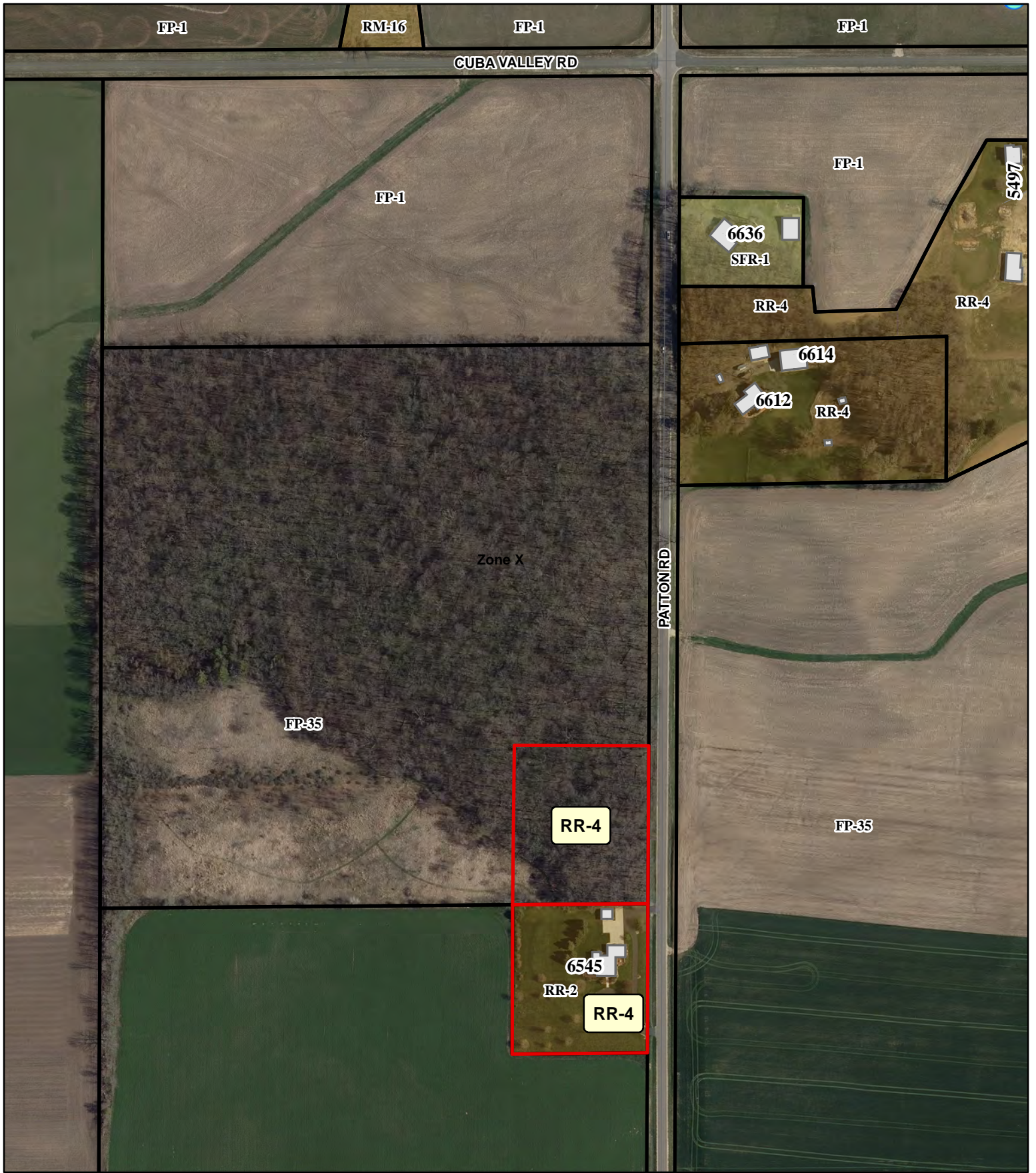
**REASON FOR REZONE**

~~CREATING ONE RESIDENTIAL LOT, CREATING ONE AGRICULTURAL LOT, AND EXPANDING AN EXISTING RESIDENTIAL LOT~~



FROM DISTRICT:	TO DISTRICT:	ACRES
RR-2 Rural Residential District	RR-4 Rural Residential District	2.55
<del>FP-35 Farmland Preservation District</del>	<del>FP-1 Farmland Preservation District</del>	<del>31.7</del>
FP-35 Farmland Preservation District	RR-4 Rural Residential District	<del>8</del> 2.0

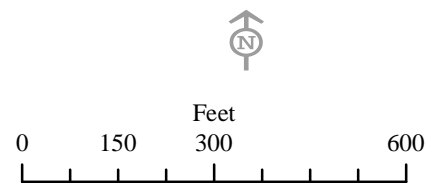
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>INSPECTOR'S INITIALS</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		<b>PRINT NAME:</b>  
				<b>DATE:</b>  

**NOTE: The rezoning petition has been revised to remove the proposed new residential lot.**



# REZONE 11988

-  Floodway Areas in Zone AE
-  Floodplain





**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:	Maier Farms Real Estate LLC	Agent Name:	
Address (Number & Street):	7085 Schumacher Rd.	Address (Number & Street):	
Address (City, State, Zip):	Waunakee, WI 53597	Address (City, State, Zip):	
Email Address:	maierfarms.patrick@hotmail.com	Email Address:	
Phone#:	6088434516	Phone#:	

### PROPERTY INFORMATION

Township:	Vienna	Parcel Number(s):	064/0909-331-9501-0 and 064/0909-331-8190-9
Section:	33	Property Address or Location:	Pattion Rd.

### 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

~~The rezoning request is for a new parcel being create (RR-4). A lot line adjustment on other existing parcel currently zone RR-2. Increasing the lot size by 3 acres with cause lot to be rezoned to RR-4. Remaining roughly 31 acres will be zoned FP-1.~~

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-2	RR-4	3
<del>FP-35</del>	<del>FP-1</del>	<del>30.6</del>
FP-35	RR-4	<del>5</del> <del>8</del> 2.0

**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 checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input checked="" type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" 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 *Min Juss HL*

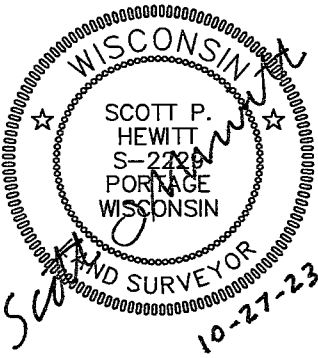
Date 9/13/23

As prepared by:

# GA GROTHMAN & ASSOCIATES S.C. PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 823-400



DRAFTED BY: L. DEBOER

CHECKED BY: SPH

PROJ. 722-373

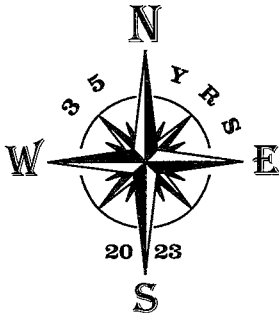
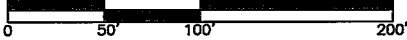
DWG. 823-400 SHEET 1 OF 3

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

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

BEING LOT 1, C.S.M. NO. 9556 AS RECORDED IN VOL 54 OF C.S.M.S, PAGES 301 AND 302 AS DOCUMENT NO. 3179886, AND PART OF THE SE1/4 OF THE NE1/4, SECTION 33, T. 9 N, R. 9 E, TOWN OF VIENNA, DANE COUNTY, WISCONSIN.

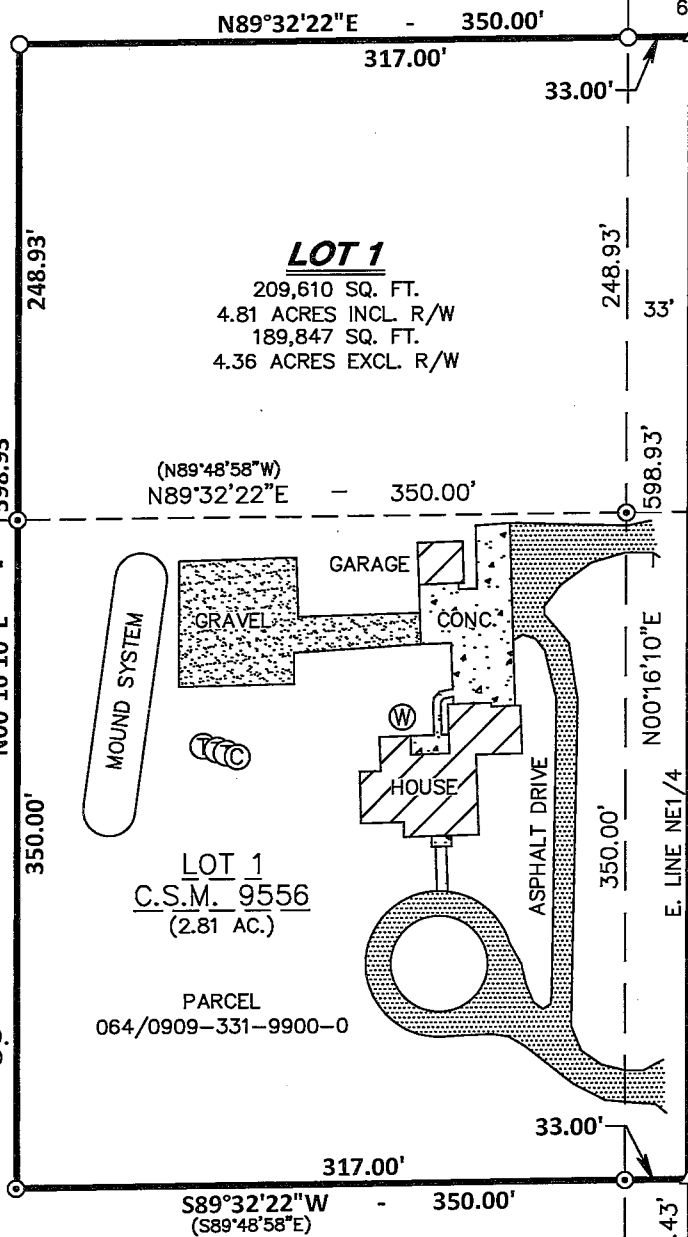
SCALE: 1" = 100'



### BASIS OF BEARINGS:

IS THE EAST LINE OF THE NE1/4, SECTION 33, WHICH BEARS N00°16'10"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

NE COR. SEC. 33



PARCEL 064/0909-331-9501-0

UNPLATTED LANDS BY MAIER FARMS REAL ESTATE LLC

P.O.S.

BY WILLIAMSON

UNPLATTED LANDS BY OTHERS

SE1/4-NE1/4

### LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- △ MAG NAIL SET
- ⊙ 1 1/4" IRON PIPE FND.
- ⊕ SURVEY NAIL W/ WASHER FND. & WITNESSES FND. & VERIFIED

FIELD WORK COMPLETED ON 10-16-2023

E1/4 COR. SEC. 33



ROAD

PATTON

UNPLATTED LANDS BY OTHERS

2651.25' (2651.46')  
N00°16'10"E (N00°54'37"E)

### CLIENT:

PATRICK & COURTNEY MAIER  
5590 EASY STREET  
WAUNAKEE, WI 53597

### OWNER: PARCEL 064/0909-331-9501-0

MAIER FARMS REAL ESTATE LLC  
7085 SCHUMACHER ROAD  
WAUNAKEE, WI 53597

### OWNER: PARCEL 064/0909-331-9900-0

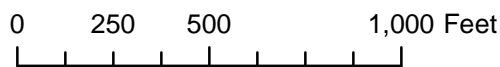
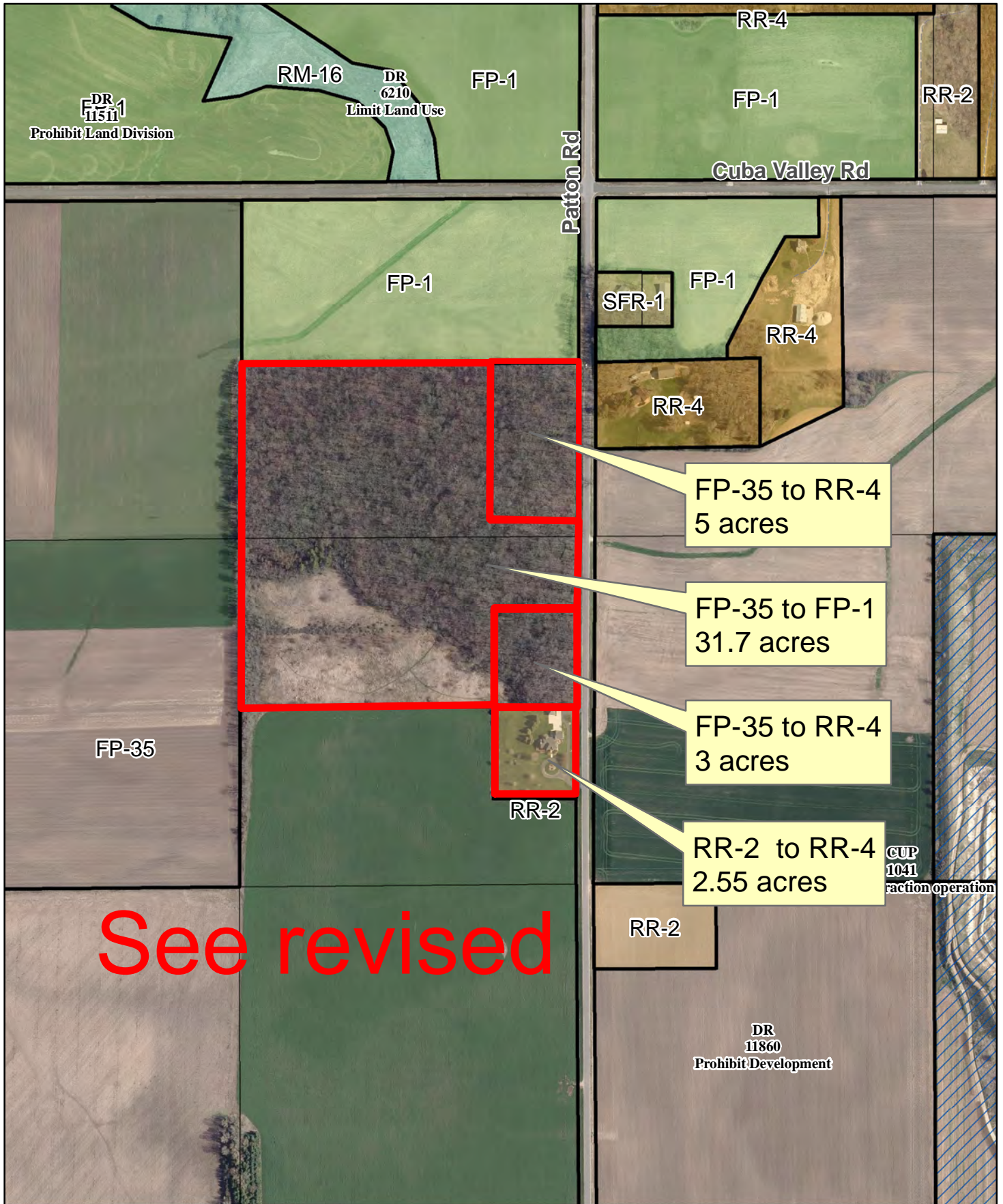
JOSEPH KRABBENHOFT  
6545 PATTON ROAD  
WAUNAKEE, WI 53597

**RR-2 to RR-4**

Being Lot 1, Certified Survey Map, No. 9556 as recorded in Volume 54 of Certified Survey Maps, pages 301 and 302 as Document No. 3179886 located in the Southeast Quarter of the northeast Quarter, Section 33, Town 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin. Containing 2.81 acres, more or less.

**FP-35 to RR-4**

Being a part of the Southeast Quarter of the Northeast Quarter of Section 33, Town 9 North, Range 9 East, Town of Vienna, Dane County, Wisconsin, described as follows: Commencing at the East Quarter corner of Section 33; thence North  $00^{\circ}16'10''$  East along the East line of the Northeast Quarter, 677.43 feet to the Northeast corner of Lot 1, Certified Survey Map, No. 9556 and the point of beginning; thence South  $89^{\circ}32'22''$  West along the North line of said Lot 1, 350.00 feet to the Northwest corner thereof; thence North  $00^{\circ}16'10''$  East along the Northerly extension of the West line of said Lot 1, 248.93 feet; thence North  $89^{\circ}32'22''$  East, 350.00 feet to the East line of the Northeast Quarter; thence South  $00^{\circ}16'10''$  West along the East line of the Northeast Quarter, 248.93 feet to the point of beginning. Containing 2.00 acres, more or less.



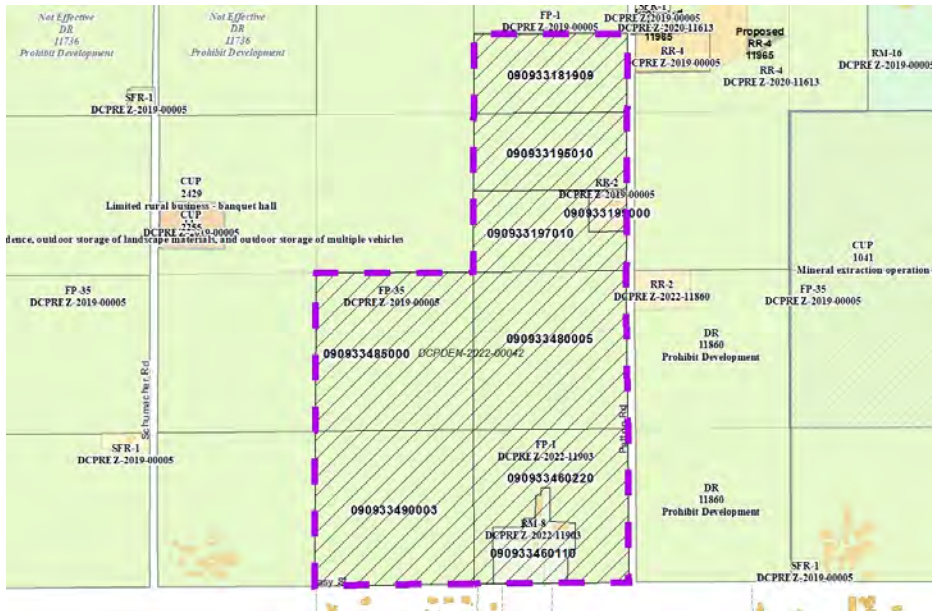
Maier Farms  
Section 33  
Zoning Map

# 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:** Schmidt Farm Trust

<b>Town</b>	Vienna	<b>A-1EX Adoption</b>	1/1/1984	<b>Orig Farm Owner</b>	Schmidt, Thomas C.
<b>Section:</b>	33	<b>Density Number</b>	75	<b>Original Farm Acres</b>	216.14
<b>Density Study Date</b>	8/16/2023	<b>Original Splits</b>	2.88	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

[2] Original Splits.  
None taken to date, by Town rules and policies.  
Landowners need minimum 75 acres to be eligible to claim splits per the Town rules.

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
090933460220	30.12	DD ACRES LLC	16186
090933490003	39.46	KIG PROPERTIES LLC	
090933485000	40.25	KIG PROPERTIES LLC	
090933480005	39.2	KIG PROPERTIES LLC	
090933197010	17.45	KIG PROPERTIES LLC	
090933460110	8.32	MAIER LIVING TR, PATRICK & COURTNEY	16186
090933190000	2.55	SARA A KRABbenhOFT & JOSEPH K KRABbenhOFT	09556
090933195010	19.13	SCHMIDT FARM TR	
090933181909	19.58	SCHMIDT FARM TR	