

Dane County Rezone Petition

Application Date	Petition Number
08/19/2022	DCPREZ-2022-11898
Public Hearing Date	
10/25/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN & PAUL WOLFE	PHONE (with Area Code) (920) 763-2293	AGENT NAME WILKINSON AUCTIONS	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	
7557 STATE HWY 73					
TOWNSHIP YORK	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-091-9500-5					

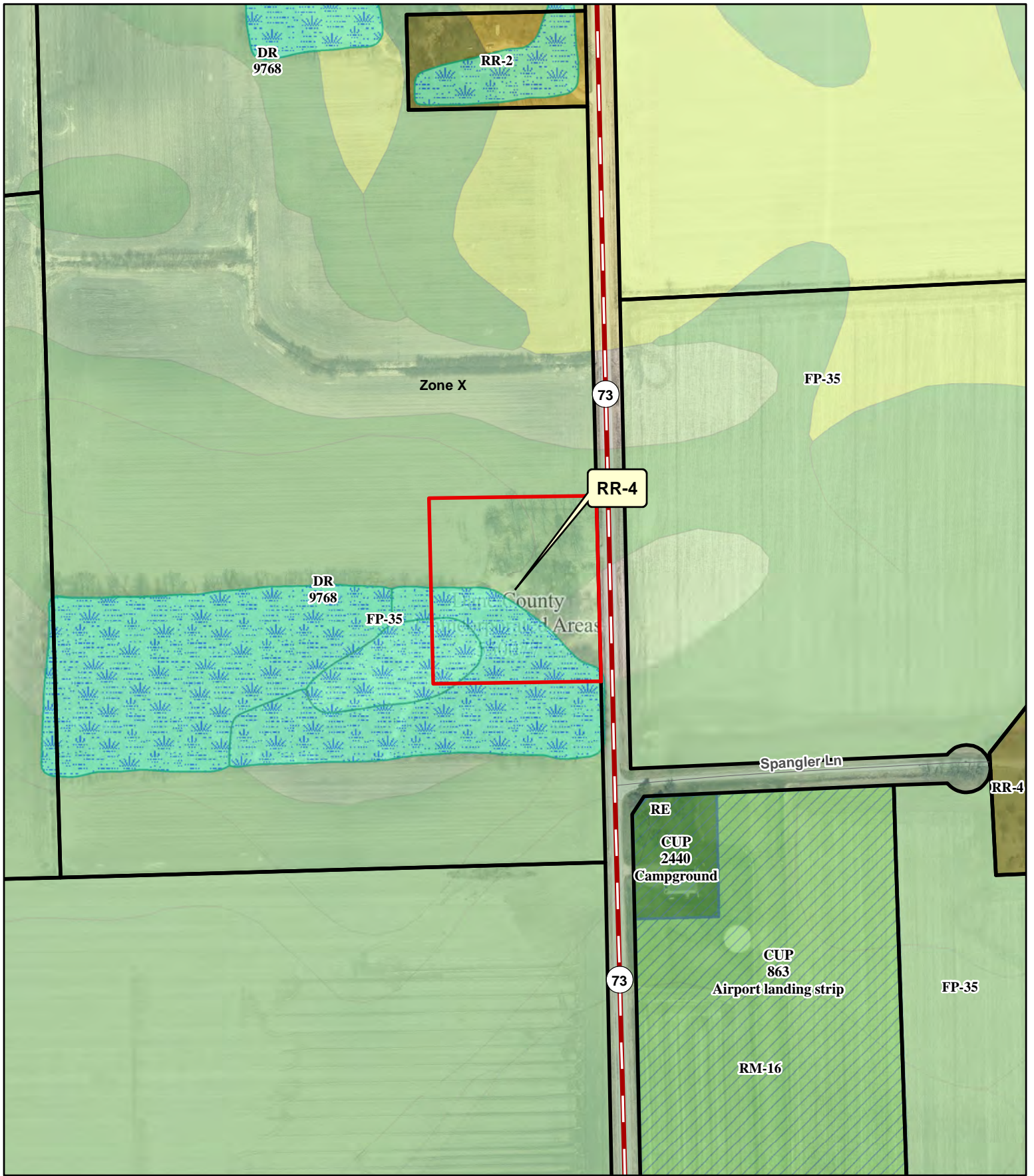
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT




FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	4.25

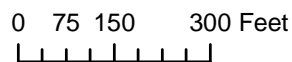
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/>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

COMMENTS: NEW LOT REQUIRES USE OF TDR (RIGHTS FROM PARCEL 091204495002). PROPERTY CONTAINS WETLANDS (WITH 75' SETBACK REQUIRED), HYDRIC SOILS AND CLASS 2 SOILS.



Legend

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



Petition 11898
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"> • 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>
---	---

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
---	---	---	--	--

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.

Additional Property Owner Name(s):	
Address (Number & Street):	
Address (City, State, Zip):	
Email Address:	
Phone Number:	

As prepared by:

GA GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES

625 EAST SUFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 844-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 622-305

DRAFTED BY: A. JEROME

CHECKED BY: TG

PROJ. 622-305

DWG. 622-305

SHEET 1 OF 3

SEAL:



DANE COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

BEING PART OF THE SE1/4 OF THE NE1/4, SECTION 9, T. 9 N, R. 12 E, TOWN OF YORK, DANE COUNTY, WISCONSIN.



SCALE: 1" = 100'

BASIS OF BEARINGS:
IS THE EAST LINE OF THE NE1/4, SECTION 9, WHICH BEARS S01°14'40"E AS REFERENCED TO GRID NORTH DANE CO. COORDINATE SYSTEM NAD83(2011).

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

UNPLATTED LANDS

BY OWNER

SE1/4-NE1/4

UNPLATTED LANDS
BY OWNER

N01°14'40"W
435.61'

N89°09'38"E - 424.75'
400.00'

E. LINE NE1/4
EXISTING FIELD DRIVE

LOT 1

185,021 SQ.FT.
4.25 ACRES INCL. R/W
174,240 SQ.FT.
4.00 ACRES EXCL. R/W
PARCEL 0912-091-9500-5

400.00'
589°09'38"W - 424.75'

UNPLATTED LANDS

BY OWNER

NE COR. SEC. 9

SECTION 9

SECTION 10

73'

S.T.H.

SW1/4-NW1/4

UNPLATTED LANDS
BY OTHERS

S01°14'40"E - 435.61'
S01°14'40"E - 2643.70' (2643.75')
(S00°00'00"E) (2643.52') (2643.78')
(S10°12'E) (S1°54'57"W)

E1/4 COR. SEC. 9

LEGEND

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- ⊙ 5/8" IRON ROD FND.
- △ MAG NAIL SET
- ▲ RAILROAD SPIKE FND.
- () PREVIOUS SURVEY OR RECORD INFO.

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

Commencing at the Northeast corner of Section 9;
thence South 01°14'40" East along the East line of the Northeast Quarter of Section 9 and the centerline of State Trunk Highway 73, 1,783.11 feet to the point of beginning;
thence continuing South 01°14'40" East along the East line of the Northeast Quarter of Section 9 and the centerline of State Trunk Highway 73, 435.61 feet;
thence South 89°09'38" West, 424.75 feet;
thence North 01°14'40" West, 435.61 feet;
thence North 89°09'38" East, 424.75 feet to the point of beginning.
Containing 185,021 square feet, (4.25 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.: 622-305

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