

Dane County Rezone Petition

Application Date	Petition Number
05/20/2024	DCPREZ-2024-12072
Public Hearing Date	
07/23/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME VALKYRIE FARM LLC (KERRI PHILLIPS)	PHONE (with Area Code) (608) 516-8091	AGENT NAME SILVER WOOD HOMES (JODY REICH)	PHONE (with Area Code) (608) 588-4288
BILLING ADDRESS (Number & Street) 1586 COUNTY HIGHWAY D		ADDRESS (Number & Street) 301 N. SHERMAN AVE., SUITE 201	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Madison, WI 53704	
E-MAIL ADDRESS valkerri@gmail.com		E-MAIL ADDRESS jody@silverwood-homes.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	
1580 & 1586 County Hwy D					
TOWNSHIP OREGON	SECTION 4	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-041-8502-0					

REASON FOR REZONE

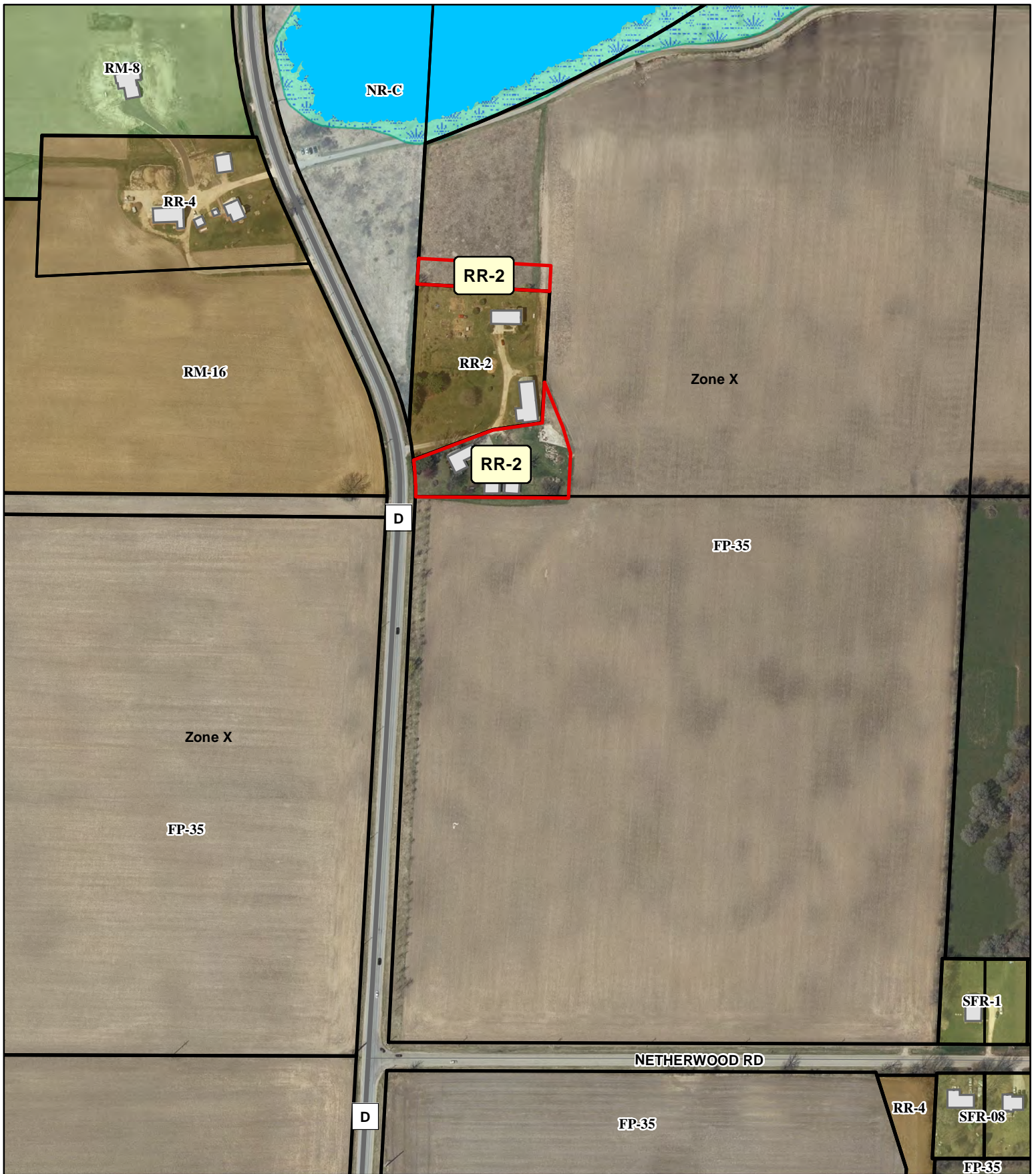
CREATE ONE NEW RESIDENTIAL LOT AND MODIFY AN EXISTING RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	1.67




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 RUH1	SIGNATURE:(Owner or Agent) _____
PRINT NAME: _____				

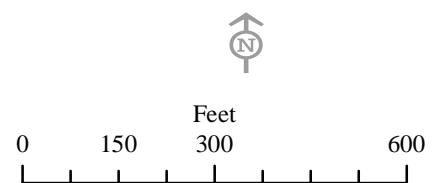
COMMENTS: CSM IS IN CITY OF FITCHBURG'S EXTRATERRITORIAL JURISDICTION. DANE COUNTY HIGHWAY DEPT APPROVAL FOR THE SHARED ACCESS MAY BE NEEDED.

DATE:



REZONE 12072

-  Wetland
-  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"> • 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 Jody Reich Date _____

SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

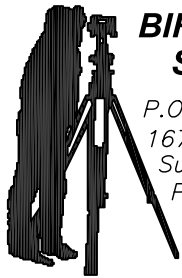
A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

<input type="checkbox"/> SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:
<input type="checkbox"/> Scale and north arrow
<input type="checkbox"/> Date the site plan was created
<input type="checkbox"/> Existing subject property lot lines and dimensions
<input type="checkbox"/> Existing and proposed wastewater treatment systems and wells
<input type="checkbox"/> All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
<input type="checkbox"/> All dimension and required setbacks, side yards and rear yards
<input type="checkbox"/> Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
<input type="checkbox"/> Location and dimensions of any existing utilities, easements or rights-of-way
<input type="checkbox"/> Parking lot layout in compliance with s. 10.102(8)
<input type="checkbox"/> Proposed loading/unloading areas
<input type="checkbox"/> Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
<input type="checkbox"/> 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
<input type="checkbox"/> Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
<input type="checkbox"/> Any lighting, signs, refuse dumpsters, and possible future expansion areas.

<input type="checkbox"/> NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.
<input type="checkbox"/> Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
<input type="checkbox"/> Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

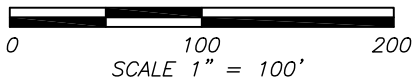
<input type="checkbox"/> OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:
<input type="checkbox"/> Hours of operation
<input type="checkbox"/> Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
<input type="checkbox"/> Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
<input type="checkbox"/> Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
<input type="checkbox"/> Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14 , Dane County Code
<input type="checkbox"/> 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.
<input type="checkbox"/> Facilities for managing and removal of trash, solid waste and recyclable materials.
<input type="checkbox"/> Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
<input type="checkbox"/> A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
<input type="checkbox"/> Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
<input type="checkbox"/> Signage, consistent with section 10.800

<input type="checkbox"/> 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:	



BIRRENKOTT SURVEYING

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081



ZONING MAP

Part of the Northwest 1/4 of the Northeast 1/4 of Section 4,
T5N, R9E, Town of Oregon, Dane County, Wisconsin.

Parcel B (FP-35 to RR-2):

Part of the Northwest 1/4 of the Northeast 1/4, Section 4, T5N, R9E, Town of Oregon, Dane County, Wisconsin more fully described as follows: Commencing at the North 1/4 corner of said Section 4; thence S03°14'09"W, 624.50 feet along the West line of said Northeast 1/4; thence S86°46'57"E, 309.65 feet; thence S03°13'52"W, 367.62 feet to the point of beginning; thence S22°08'56"E, 114.03 feet; thence S16°48'07"E, 63.01 feet; thence S02°45'24"W, 105.46 feet; thence N89°32'54"W, 357.63 feet along the South line of said Northeast 1/4 to the Easterly right-of-way line of County Highway D; thence along said right of way line along a curve to the left with a radius of 749.20 feet and a long chord bearing and distance of N03°11'42"W, 86.59 feet to the South line of Lot 1, Certified Survey Map 11479; thence N69°16'58"E, 198.03 feet along said South line; thence N81°56'51"E, 116.85 feet continuing along said South line; thence N03°13'52"E, 95.72 feet along the East line of said Certified Survey Map to the point of beginning. Containing 54,405 sq feet or 1.249 acres.

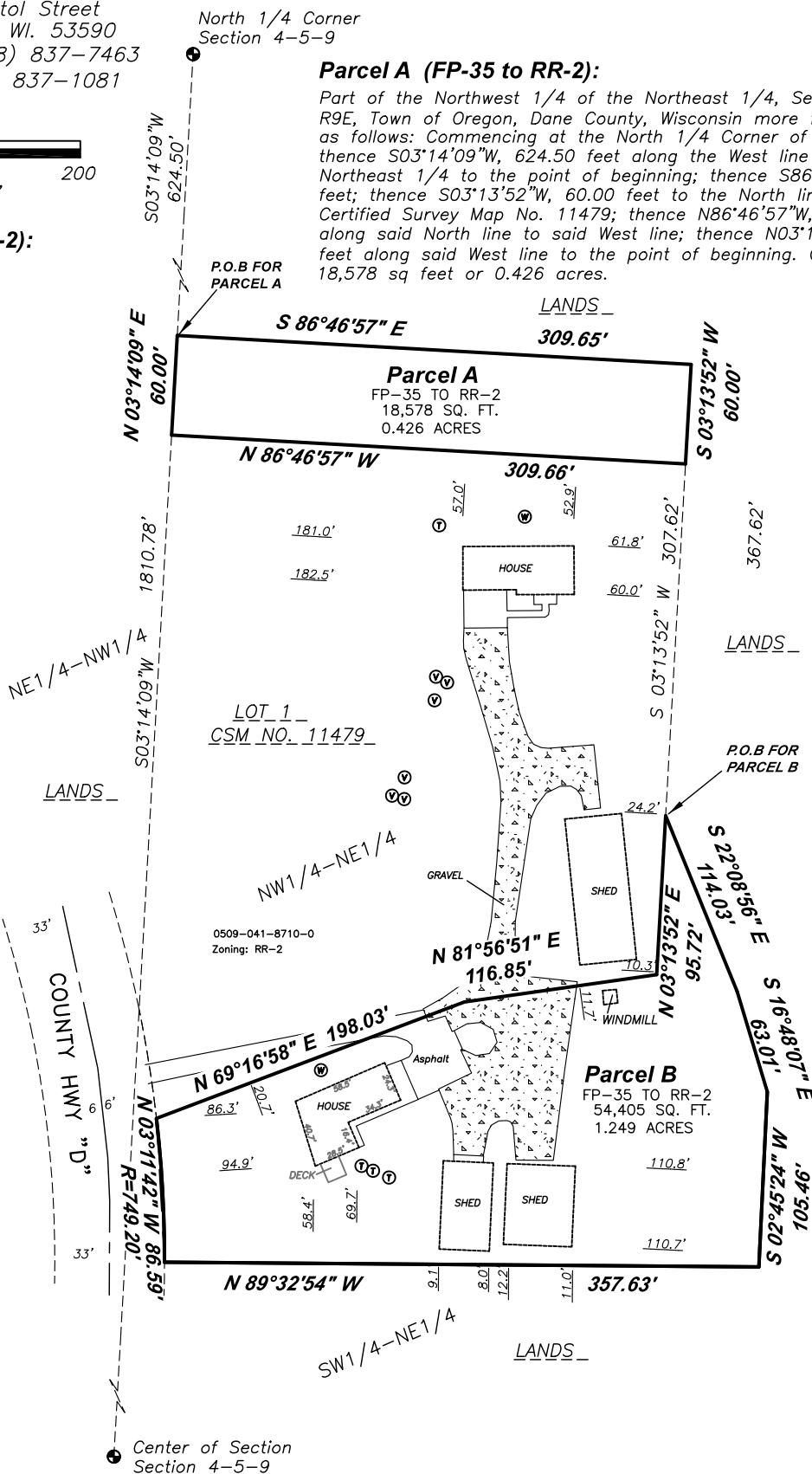
Legend:

⊕ = Section Corner

North 1/4 Corner
Section 4-5-9

Parcel A (FP-35 to RR-2):

Part of the Northwest 1/4 of the Northeast 1/4, Section 4, T5N, R9E, Town of Oregon, Dane County, Wisconsin more fully described as follows: Commencing at the North 1/4 Corner of said Section 4; thence S03°14'09"W, 624.50 feet along the West line of said Northeast 1/4 to the point of beginning; thence S86°46'57"E, 309.65 feet; thence S03°13'52"W, 60.00 feet to the North line of Lot 1, Certified Survey Map No. 11479; thence N86°46'57"W, 309.66 feet along said North line to said West line; thence N03°14'09"E, 60.00 feet along said West line to the point of beginning. Containing 18,578 sq feet or 0.426 acres.



Center of Section
Section 4-5-9



BIRRENKOTT SURVEYING

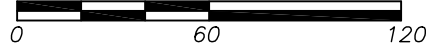
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI 53590
Phone (608) 837-7463
Fax (608) 837-1081

SITE PLAN

Description:

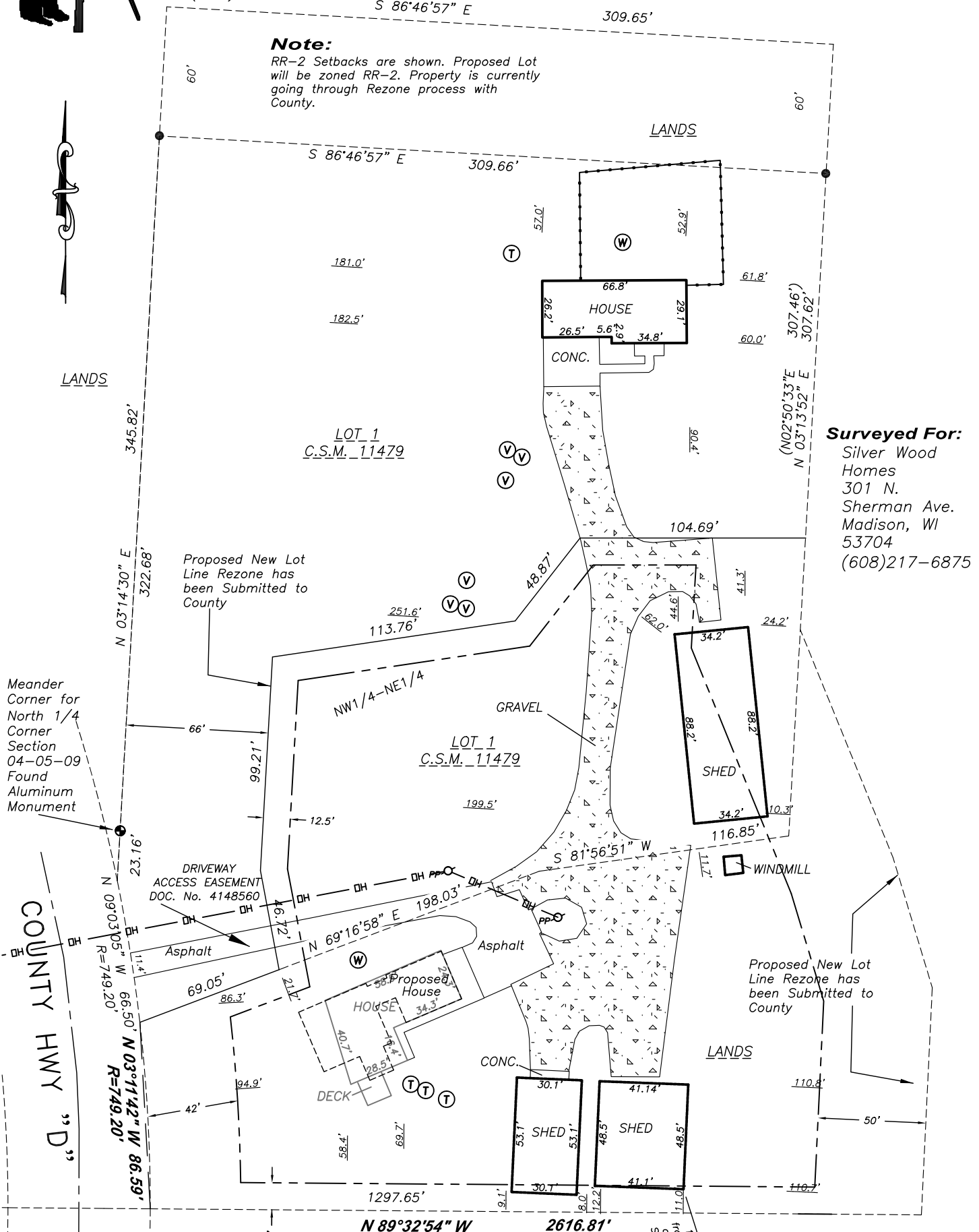
Part of the Northwest 1/4, Northeast 1/4 of Section 4, T5N, R9E, Town of Oregon, Dane County, Wisconsin.

SCALE 1" = 60'



Note:

RR-2 Setbacks are shown. Proposed Lot will be zoned RR-2. Property is currently going through Rezone process with County.



Surveyed For:
Silver Wood Homes
301 N. Sherman Ave.
Madison, WI 53704
(608)217-6875

Legend:

- = Found 3/4" Iron Bar
- = Found 1" Iron Pipe
- = Aluminum Monument
- ⊙ = Well
- ⊙ = Septic Tank
- ⊙ = Septic Vent
- ⊙ = Power Pole
- = Wood Fence
- DH— = Overhead Utilities
- = 3/4"x24" Iron Bar set wt.=1.50#/in.ft.
- - - - = Building Setback Line

Dated: May 15, 2024
Surveyed:
Drawn: B.T.S.
Checked:
Approved: C.K.C.
Field book:
Comp. File: J:\2023\CARLSON
Office Map No. 230997_SitePlan

For your/our protection...have the Building Inspector/Developer sign off on the Plot (site) Plan accepting the Plan as correctly meeting setback and deed restrictions for the parcel PRIOR to staking. Note: Plot Plan MUST BE APPROVED by the governing Municipal Building Authority. ANY staking, without municipal/Developer approval, may be subject to change at the client's expense.

Surveyor has not field verified elevations and can not certify to their accuracy. Elevations have been provided and determined by the client. Contractors and excavators are to field verify and establish site grades.

FP-35 to RR-2

Parcel A:

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