

Dane County Rezone Petition

Application Date	Petition Number
04/23/2021	DCPREZ-2021-11711
Public Hearing Date	
07/27/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME PATRICK J LEMAHIEU / ELOISE ANDERSON	PHONE (with Area Code) (608) 886-8691	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 5347 MISSOURI RD		ADDRESS (Number & Street) 1667 N BRISTOL ST	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS LEMAHIEU@EARTHLINK.NET		E-MAIL ADDRESS mpynnonen@birrenkottsurveying.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	
5347 Missouri Road					
TOWNSHIP MEDINA	SECTION 22	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-224-8000-3					

REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.3

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 RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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:	Patrick Lemahieu / Eloise Anderson	Agent Name:	Birrenkott Surveying, Inc.
Address (Number & Street):	5347 Missouri Road	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	lemahieu@earthlink.net	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-886-8691	Phone#:	608-837-7463

PROPERTY INFORMATION			
Township:	Medina	Parcel Number(s):	0812-224-8000-3
Section:	22	Property Address or Location:	5347 Missouri Road, Marshall

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 style="margin-top: 20px;">Creation of a buildable residential lot.</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.296

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 type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" 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.

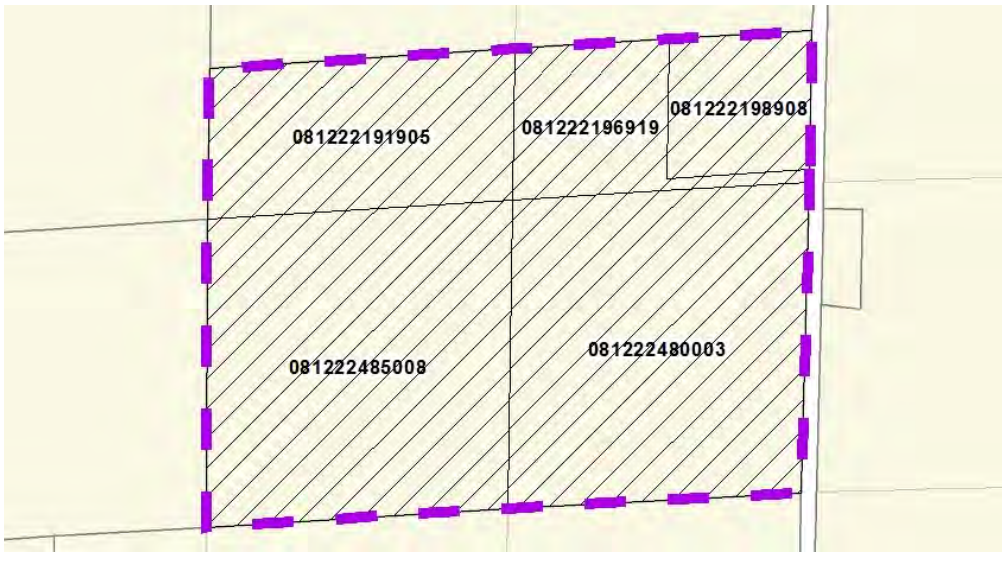
Owner/Agent Signature Mark A. Pynnonen *BIRRENKOTT SURVEYING* Date 4/15/21

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: Patrick LaMahieu

Town	Medina	A-1EX Adoption	10/2/1980	Orig Farm Owner	Johnson, Douglas
Section:	22	Density Number	35	Original Farm Acres	119.39
Density Study Date	3/24/2021	Original Splits	3.41	Available Density Unit(s)	1



Reasons/Notes:

The town of Medina uses a density policy of 1 development right per 35 acres owned as of 2-4-1981. 2 of the 3 development rights have been used - 1 for CSM 7205 and one for the house built in 2010. 1 development right remains.

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
081222485008	40.51	PATRICK J LEMAHIEU & ELOISE ANDERSON	
081222480003	39.4	PATRICK J LEMAHIEU & ELOISE ANDERSON	
081222196919	10.87	PATRICK J LEMAHIEU & ELOISE ANDERSON	
081222191905	20.01	PATRICK J LEMAHIEU & ELOISE ANDERSON	
081222198908	8.6	ZAK S GRAMS	07205

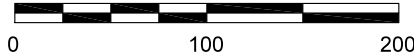


BIRRENKOTT SURVEYING, INC.

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

L:\2021\210363-Zone

ZONING MAP



Scale: 1" = 100'

Bearings referenced to the East line of the Southeast 1/4, Section 22-8-12, bearing S01°29'33"W



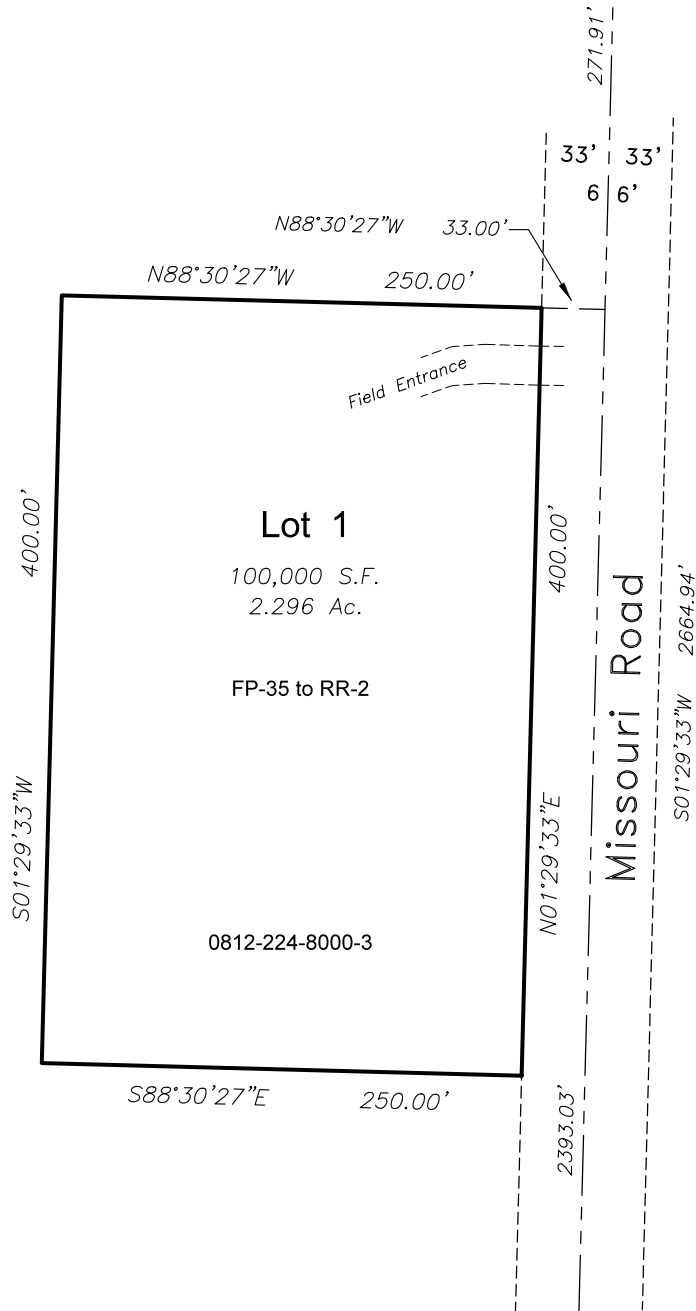
East 1/4 Corner
Section 22-8-12
Found Railroad Spike

APRIL 15, 2021

Zoning Description (FP-35 to RR-2):

Part of the Northeast 1/4 of the Southeast 1/4, Section 22, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:

Commencing at the East 1/4 Corner of said Section 22; thence S01°29'33"W, 271.91 feet along the East line of said Southeast 1/4; thence N88°30'27"W, 33.00 feet to the West right-of-way line of Missouri Road and the point of beginning; thence continuing N88°30'27"W, 250.00 feet; thence S01°29'33"W, 400.00 feet; thence S88°30'27"E, 250.00 feet to said right-of-way line; thence N01°29'33"E, 400.00 feet along said right-of-way line to the point of beginning; Containing 100,000 square feet, or 2.296 acres.



Prepared for:

Pat Lemahieu
5347 Missouri Road
Marshall, WI 53559

Zoning Description (FP-35 to RR-2):

Part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 22, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows: Commencing at the East $\frac{1}{4}$ Corner of said Section 22; thence S01°29'33"W, 271.91 feet along the East line of said Southeast $\frac{1}{4}$; thence N88°30'27"W, 33.00 feet to the West right-of-way line of Missouri Road and the point of beginning; thence continuing N88°30'27"W, 250.00 feet; thence S01°29'33"W, 400.00 feet; thence S88°30'27"E, 250.00 feet to said right-of-way line; thence N01°29'33"E, 400.00 feet along said right-of-way line to the point of beginning; Containing 100,000 square feet, or 2.296 acres.