

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/22/2024	DCPREZ-2024-12134
<b>Public Hearing Date</b>	
01/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARY RAUTMANN AND MARC MORRICK (C/O JENNY DELORME)	PHONE (with Area Code) (608) 219-0465	AGENT NAME EXETER DESIGN INC.	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 556 KELLY DR		ADDRESS (Number & Street) N8096 BUOL RD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS jennyd4393@gmail.com		E-MAIL ADDRESS exeterdesign@yahoo.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	
South of 539 County Highway PB					
TOWNSHIP MONTROSE	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-282-8570-9		0508-282-8190-9			

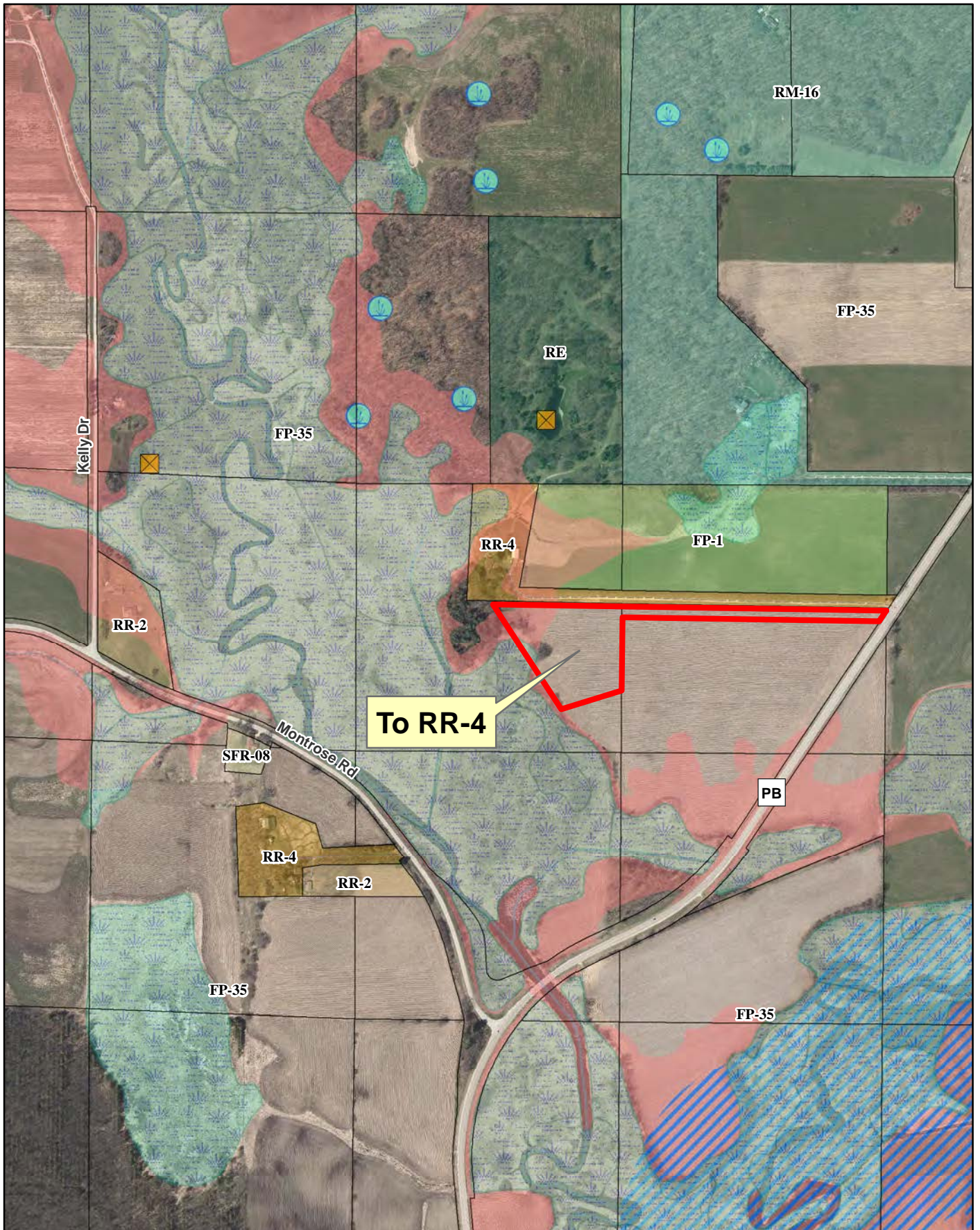
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-4 Rural Residential District	7.3

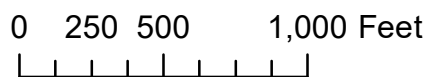
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: DANE COUNTY HIGHWAY DEPT PERMIT OR APPROVAL NEEDED FOR THE SHARED ACCESS PRIOR TO REZONING. DEVELOPMENT OF THE LOT TO COMPLY WITH FLOODPLAIN REQUIREMENTS TO THE EXTENT APPLICABLE.



**Legend**

-  Wetland
-  Floodplain



**Petition 12134**  
**Rautmann/Morrick**



**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:	Jenny Delorme	Agent Name:	Ed Short
Address (Number & Street):	556 Kelly Dr.	Address (Number & Street):	
Address (City, State, Zip):	Belleville, WI 53508	Address (City, State, Zip):	
Email Address:	Jennyd4393@gmail.com	Email Address:	exeterdesign@yahoo.com
Phone#:	6082190465	Phone#:	608-712-1040

PROPERTY INFORMATION			
Township:	Montrose	Parcel Number(s):	0508-282-8570-9 & 0508-282-8190-9
Section:	28	Property Address or Location:	539 CTH PB, Belleville, WI 53508

REZONE DESCRIPTION	
<p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Creation of a residential lot with flag access out to CTH PB. Proposed Lot will share driveway with adjacent landowner (Edward McSherry) on Lot 1 of CSM #5265 (parcel # 0508-282-8540-5) with the recording of a Shared Driveway Agreement and Ingress/Egress easement.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-4	7.3

<p><b>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. <u>Only complete applications will be accepted.</u> 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.</b></p>				
<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 ( <b>non-refundable</b> ), 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 11/22/24

## 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.

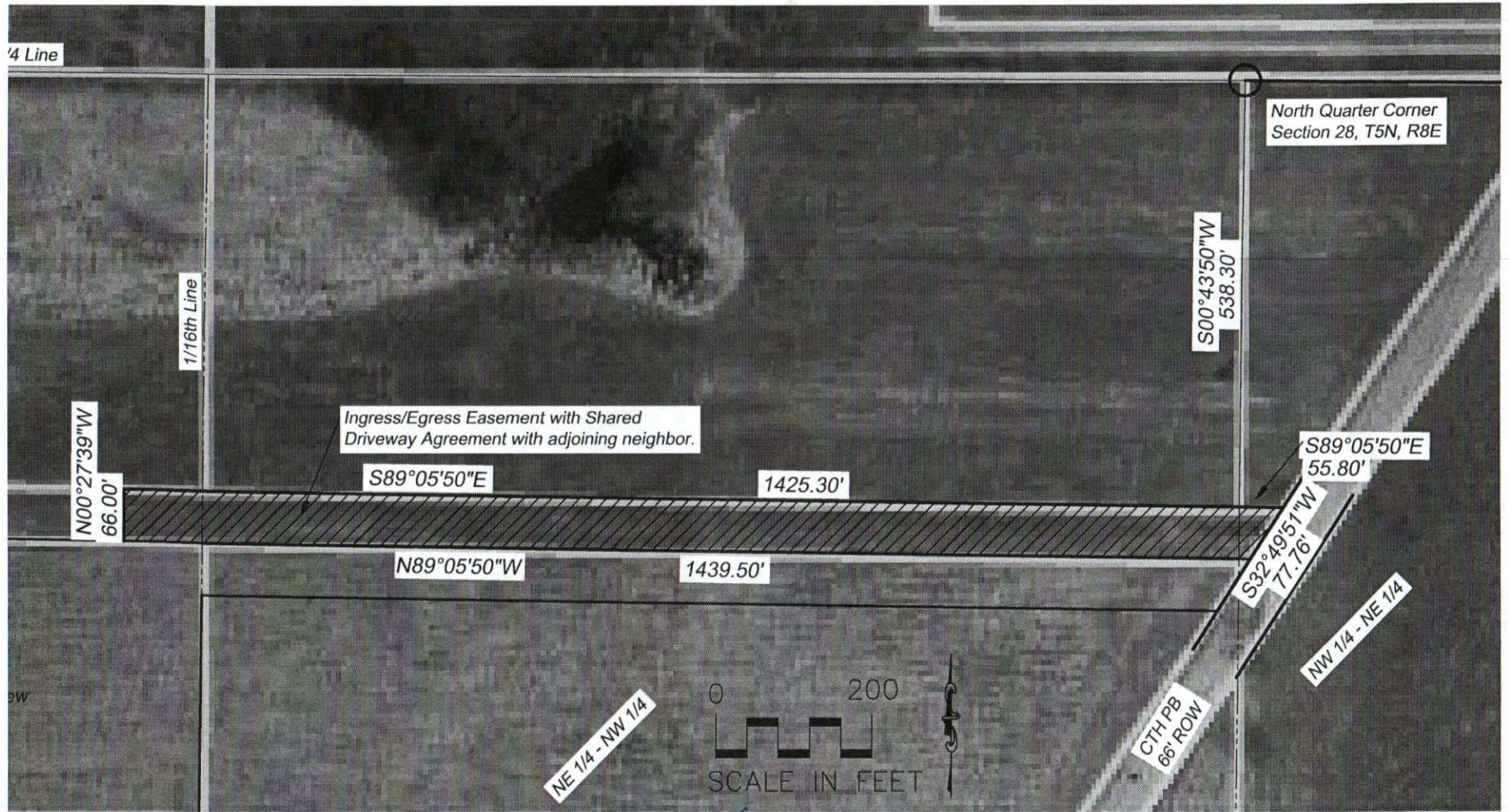
**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- 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](#)

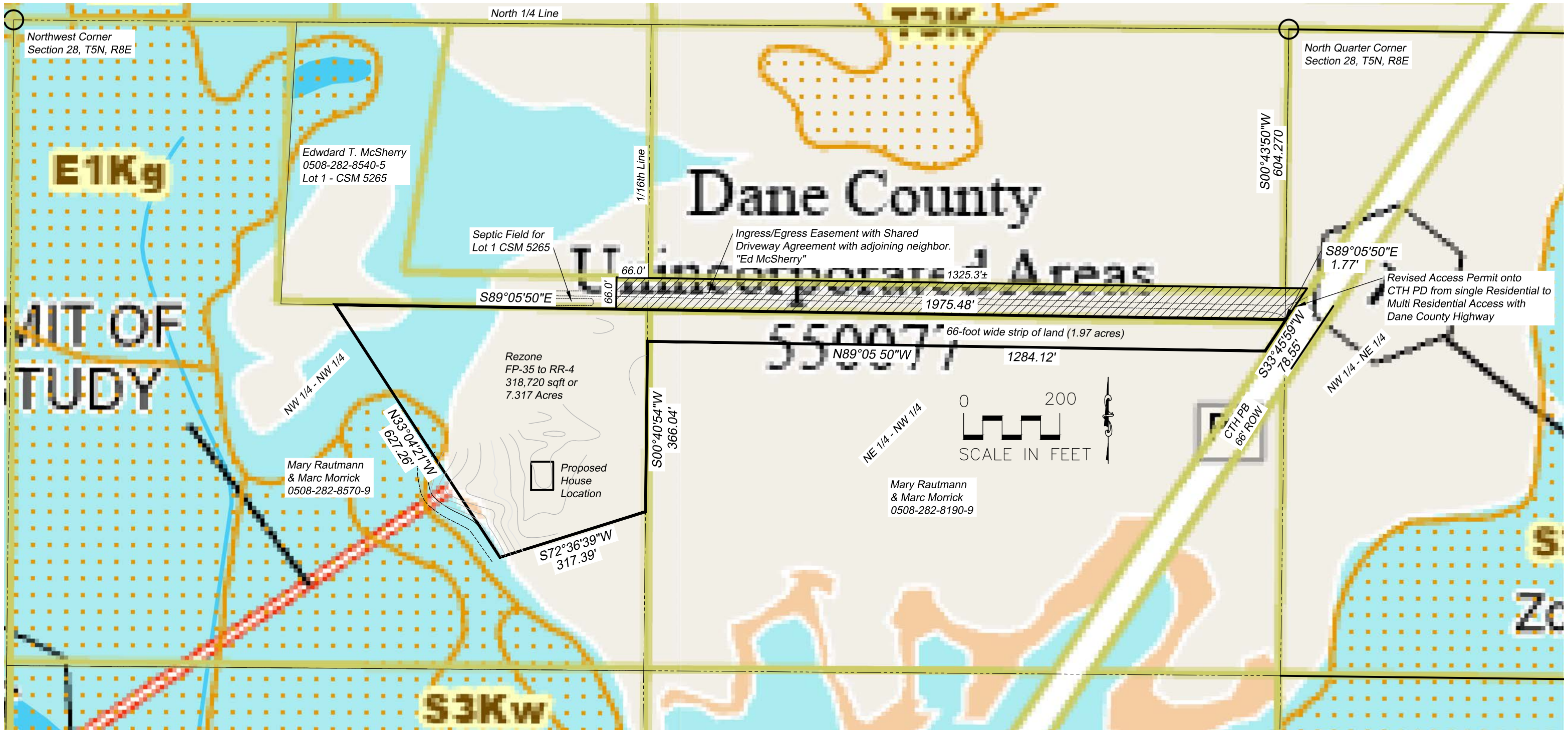
**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

<b>Additional Property Owner Name(s):</b>	Heidi and Mitchell Delorme
<b>Address (Number &amp; Street):</b>	733 Gastby Glen Dr.
<b>Address (City, State, Zip):</b>	Verona, WI 53593
<b>Email Address:</b>	Heidimitchelld@gmail.com
<b>Phone Number:</b>	608-487-1231

Agreed to By ED Mc Sherry 11-18-24  
 Jennifer J. Widam Trustee to Glenn F. & Elaine M. Monrick R/WOC Trust  
 11-18-24



Shaded Driveway Ex.



North 1/4 Line

Northwest Corner  
Section 28, T5N, R8E

North Quarter Corner  
Section 28, T5N, R8E

**E1Kg**

Edward T. McSherry  
0508-282-8540-5  
Lot 1 - CSM 5265

Dane County  
Unincorporated Areas

Septic Field for  
Lot 1 CSM 5265

Ingress/Egress Easement with Shared  
Driveway Agreement with adjoining neighbor.  
"Ed McSherry"

S00°43'50"W  
604.270

S89°05'50"E  
66.0'

1/16th Line

66.0'

1325.3±

1975.48'

S89°05'50"E  
1.77'

Revised Access Permit onto  
CTH PD from single Residential to  
Multi Residential Access with  
Dane County Highway

MIT OF  
STUDY

66-foot wide strip of land (1.97 acres)

Rezone  
FP-35 to RR-4  
318,720 sqft or  
7.317 Acres

N89°05'50"W  
1284.12'

NW 1/4 - NW 1/4

N33°04'21"W  
627.26'

Mary Rautmann  
& Marc Morrck  
0508-282-8570-9

Proposed  
House  
Location

S72°36'39"W  
317.39'

S00°40'54"W  
366.04'

NE 1/4 - NW 1/4

0 200  
SCALE IN FEET

Mary Rautmann  
& Marc Morrck  
0508-282-8190-9

CTH PB  
66' ROW

S33°45'59"W  
78.55'

NW 1/4 - NE 1/4

**S3Kw**

# 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.

<b>Public Hearing Date</b>	5/28/2024	<b>Petition Number</b>	12044	<b>Applicant:</b>	MORRICK REV TR
<b>Town</b>	Montrose	<b>A-1EX Adoption</b>	9/11/1978	<b>Orig Farm Owner</b>	Morrick, Glenn Jr.
<b>Section:</b>	28, 29	<b>Density Number</b>	35	<b>Original Farm Acres</b>	281.78
<b>Density Study Date</b>	4/4/2024	<b>Original Splits</b>	8.05	<b>Available Density Unit(s)</b>	3



**Reasons/Notes:**

Homesites created to date: 3 per CSMs 11245, 14198 & 14320.

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
050829199550	4.68	BART A MORRICK & ANGELA M MORRICK	14198
050829181800	3.84	KEVIN DE LORME & JENNIFER S DE LORME	11245
050829495007	20	MORRICK REV TR, GLENN F JR & ELAINE M	
050829485009	41.12	MORRICK REV TR, GLENN F JR & ELAINE M	
050829480004	40.68	MORRICK REV TR, GLENN F JR & ELAINE M	
050829195020	35.49	MORRICK REV TR, GLENN F JR & ELAINE M	
050829180020	34.22	MORRICK REV TR, GLENN F JR & ELAINE M	
050828295001	17.45	MORRICK REV TR, GLENN F JR & ELAINE M	
050828290010	31.52	MORRICK REV TR, GLENN F JR & ELAINE M	
050828285709	30.65	MORRICK REV TR, GLENN F JR & ELAINE M	

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.

050828281909	21.26	MORRICK REV TR, GLENN F JR & ELAINE M	
050829183250	0.88	PAUL R KIENITZ & SUSAN LOCKERT-KIENITZ	14320



Legal Description Morrisk Section 28

FP-35 to RR-4

Part of the NW1/4 of the NW1/4 and part of the NE1/4 of the NW1/4, Section 28, and Part of the NW1/4 of the NE1/4, Section 28. Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter Corner of said Section 28, Thence along the N-S quarter line,  $S00^{\circ}43'50''W$ , 604.27 feet to a point known as the Point of Beginning; Thence  $S89^{\circ}05'30''E$ , 1.77 feet to the westerly Right of Way of CTH PB; Thence along said Right of Way,  $S33^{\circ}45'59''W$ , 78.55 feet; Thence  $N89^{\circ}05'30''W$ , 1284.12 feet to the east 1/16 line of the NW1/4 of the NW1/4; Thence along said east line,  $S00^{\circ}40'54''W$ , 366.04 feet; Thence  $S72^{\circ}36'39''W$ , 317.39 feet; Thence  $N33^{\circ}04'21''W$ , 627.26 feet; Thence  $S89^{\circ}05'50''E$ , 1975.48 feet to the Point of Beginning.

Said Parcel contains 318,720 sqft or 7.3 acres

Parcel subject to Shared Driveway Agreement with Ingress/Egress easement on Lot 1 of Certified Survey Map #5265 (by separate document).