

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/09/2016	DCPREZ-2016-11043
Public Hearing Date	C.U.P. Number
10/25/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PERTZBORN JT REV TR, JOHN F & CHRISTING M	PHONE (with Area Code)	AGENT NAME TOWN OF SPRINGFIELD	PHONE (with Area Code) (608) 849-7887
BILLING ADDRESS (Number & Street)		ADDRESS (Number & Street) 6157 COUNTY HIGHWAY P	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) DANE, WI 53529-9760	
E-MAIL ADDRESS		E-MAIL ADDRESS chacker@town.springfield.wi.us	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
6157 COUNTY HIGHWAY P					
TOWNSHIP SPRINGFIELD	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0808-073-8030-9					

REASON FOR REZONE	CUP DESCRIPTION
BLANKET REZONING ASSOCIATED WITH COUNTY FARMLAND PRESERVATION PLAN	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	R-1 Residence District	195.794		

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" 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 SSA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>See attached parcel list</u>	Agent's Name	<u>Town of Springfield</u>
Address	_____	Address	<u>6157 County Highway P; Dane, WI</u>
Phone	_____	Phone	<u>53529-9760</u>
Email	_____	Email	<u>(608) 849-7887</u>
			<u>chacker@town.springfield.wi.us</u>

Town: Springfield Parcel numbers affected: See attached parcel list

Section: 07, 26, 27 Property address or location: See attached parcel list and map exhibits

Zoning District change: (To / From / # of acres) Various districts to A-1 (Ex); total of 195.794 acres. See attached parcel list for details

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %
See attached soils map from Town plan

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Ⓐ Separation of buildings from farmland
- Ⓑ Creation of a residential lot
- Ⓒ Compliance for existing structures and/or land uses
- Ⓓ Other:

Parcels rezoned from A-1 (Ex) to other districts in 2014 as part of blanket rezoning associated with County Farmland Preservation Plan and ordinance certification.
Parcel were planned, at the time, as within planned transitional or development area in Town Comprehensive Plan. At the request of the property owners, Town Board on January 4, 2016 amended the Town Comprehensive Plan, redesignating these parcels to the "Agricultural Preservation Area." On August 2, 2016, Town Board voted to ask for associated County plan change and rezoning to A-1 (Ex).

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: _____

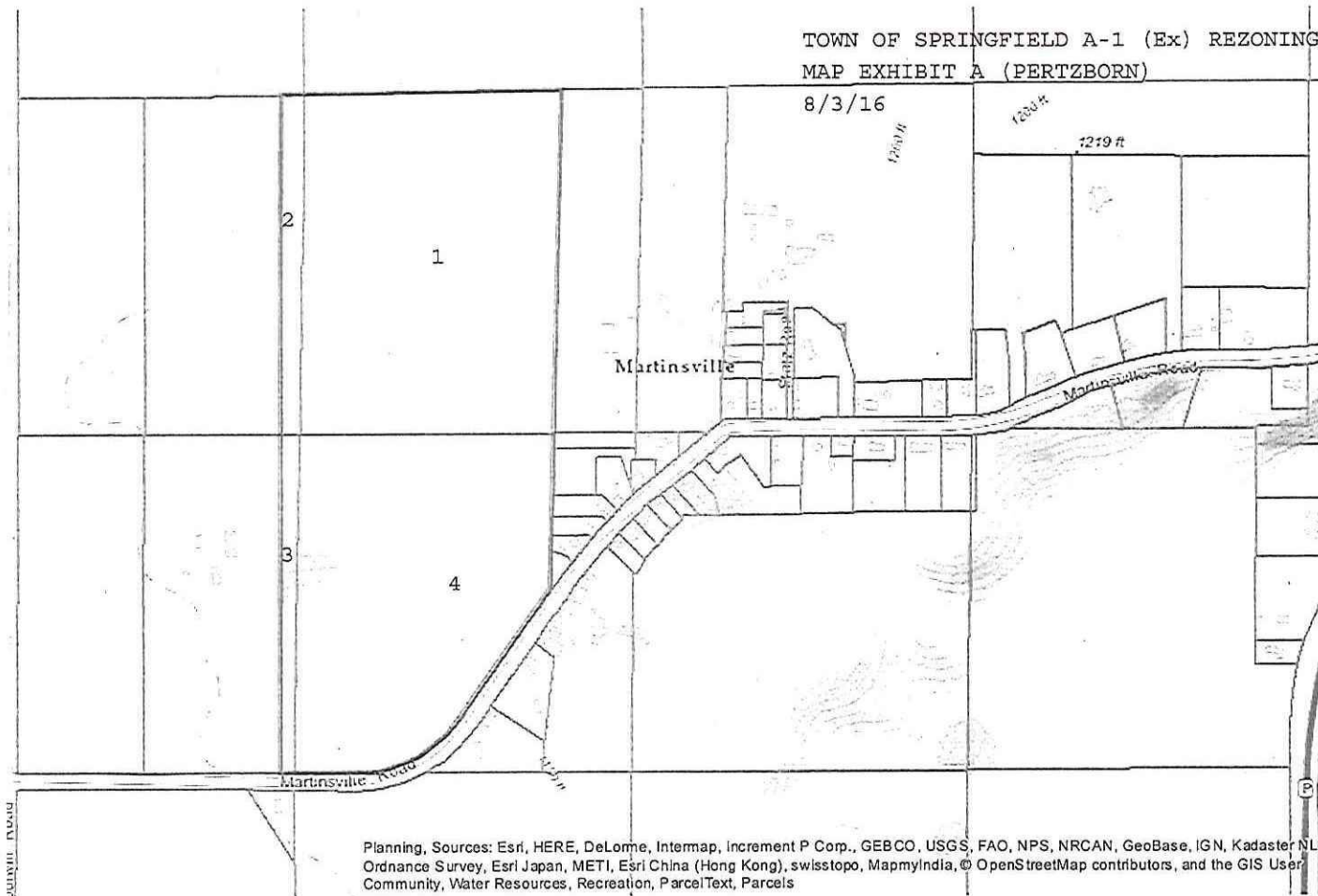
Date: _____

Town of Springfield A-1 (Ex) Rezoning, Parcel List (8/3/16)

Map Ref. Number	Parcel Number	Requested Zoning District	Current Zoning District	Geographic Area	Owner	Property Address	Owner Address	Column1	Legal Description	Acres
1	080807380309	A-1(EX)	A-3	Martinsville	PERTZBORN JT REV TR, JOHN F & CHRISTINE M	NONE	7801 MARTINSVILLE RD	CROSS PLAINS WI 53528	SEC 7-8-8 W 990 FT OF NE1/4 SW1/4	30
2	080807385000	A-1(EX)	A-3	Martinsville	PERTZBORN JT REV TR, JOHN F & CHRISTINE M	NONE	7801 MARTINSVILLE RD	CROSS PLAINS WI 53528	SEC 7-8-8 PRT NW1/4 SW1/4 EXC W 1067 FT	2.7
3	080807390003	A-1(EX)	A-3	Martinsville	PERTZBORN JT REV TR, JOHN F & CHRISTINE M	NONE	7801 MARTINSVILLE RD	CROSS PLAINS WI 53528	SEC 7-8-8 PRT SW1/4 SW1/4 EXC W 1067 FT	2.2
4	080807395302	A-1(EX)	A-3	Martinsville	PERTZBORN JT REV TR, JOHN F & CHRISTINE M	7801 MARTINSVILLE RD	7801 MARTINSVILLE RD	CROSS PLAINS WI 53528	SEC 7-8-8 SE1/4 SW1/4 EXC E 330 FT NW OF HWY ALSO EXC D645/2 72, D624/576, D624/568 (ALSO EXC LANDS SOUTH OF MARTINSVILLE RD)	29.5
5	080826386800	A-1(EX)	A-2(8)	Ashton Corners	KTC FARMS LLC	6663 COUNTY HIGHWAY K	6717 COUNTY HIGHWAY K	WAUNAKEE WI 53597	SEC 26-8-8 NW1/4 SW1/4 LYG W OF USH 12 EXC BEG NW COR TH S 214.8 FT TH E 89.1 FT TH S 165.2 FT TH E TO C/L USH 12 TH NWLY ALG C/L HWY TO N LN TH W 268.52 FT TO POB ALSO EXC CSM 3420 & EXC TO DOT IN DOC 3540219 & ALSO EXC DOC #3856774	7.76
6	080827195311	A-1(EX)	A-2(4)	Ashton Corners	KTC FARMS LLC	NONE	6717 COUNTY HIGHWAY K	WAUNAKEE WI 53597	SEC 27-8-8 SE1/4 NE1/4 WLY OF HWY EXC COM SE COR TH W 159.9 FT N1DEGE 540.89 FT TH E TO 1/4 LN TH S TO POB EXC R1895/40 & EXC DOC 2900790 & EXC TO DOT IN DOC 3540219	35.1
7	080827290010	A-1(EX)	A-2	Ashton	DOUGLAS S KALSCHUEER & ERIKA L KALSCHUEER	NONE	7054 COUNTY HIGHWAY K	MIDDLETON WI 53562	SEC 27-8-8 SW1/4 NW1/4 EXC WLY OF HWY ALSO EXC COM SW COR TH E 453.6 FT N 214.5 FT W TO W LN S TO POB EXC D839/234, 26985/64, D601/210, 29199/17, 16938/42 & EXC CSM 10353	33.17
8	080827385008	A-1(EX)	R-1	Ashton	DOUGLAS S KALSCHUEER & ERIKA L KALSCHUEER	NONE	7054 COUNTY HIGHWAY K	MIDDLETON WI 53562	SEC 27-8-8 E 2/3 NW1/4 SW1/4 EXC COM 440 FT W OF NE COR TH S 440 FT W 99 FT N 219.75 FT W 137.7 FT N 14 FT W 72 FT N 42.75 FT W 66 FT S 59 FT W 68 FT 4 IN N 221.25 FT TO C/L HWY E ALG C/L TO POB & EXC S 100 FT OF W 82.5 FT ALSO EXC PCL 28-27-631.2	23.76
9	080827481510	A-1(EX)	A-2(8)	Ashton Corners	KTC FARMS LLC	NONE	6717 COUNTY HIGHWAY K	WAUNAKEE WI 53597	SEC 27-8-8 NE1/4 SE1/4 EXC MEINHOLZ ADDN MEINHOLZ SECOND ADDN & CSM 3420 & EXC TO DOT IN DOC 3540219 & ALSO EXC DOC #3856774	31.604
TOTAL										195.794

TOWN OF SPRINGFIELD A-1 (Ex) REZONING
MAP EXHIBIT A (PERTZBORN)

8/3/16



Planning, Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Water Resources, Recreation, ParcelText, Parcels

August 3, 2016

Todd Violante
Dane County Planning and Development Director
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear Todd:

At its meeting on August 2, 2016, the Town of Springfield Board voted to request that the County amend its farmland preservation plan and zoning map to enable the owners of nine parcels covering 196 acres to once again become eligible for farmland preservation tax credits, beginning in the 2016 tax year.

In support of the associated County plan amendment request, I have enclosed a map titled "Future Land Use/Recommended County Farmland Preservation Plan Map Changes." This map shows generally the areas where the Town, on January 4, 2016, amended its comprehensive plan to redesignate nine parcels to be within the "Agricultural Preservation Area." The exact boundaries of the nine parcels are shown in other map attachments included with the rezoning petition. It is not the Town's desire at this time for the County to amend its plans in the full manner that was envisioned by Ordinance 2015-034. Instead, the Town requests that County to amend its plan(s) to the minimum extent necessary to make these nine parcels eligible for A-1 (Ex) zoning once again. We understand that the County is undertaking amendments to its Farmland Preservation Plan this fall, with the intent of DATCP certification before the end of the year. It is the Town's hope that its requested amendments can be included in that package.

In support of the zoning map amendment request to rezone these parcels to A-1 (Ex), I have enclosed:

1. A completed rezoning petition.
2. A complete list of the nine parcels to be rezoned, including all requested data.
3. Two map exhibits, showing the boundaries of the nine parcels, with references to the list.
4. A soils map from the Town plan which indicates the quality of the soils over the parcels.

The Town requests that the County process this request internally and with DATCP in a timeframe that will enable farmland preservation tax credits for the 2016 tax year. Please contact us with any questions or clarifications regarding these Town requests.

Sincerely,

Carolyn Hacker
Town of Springfield Clerk

TOWN OF SPRINGFIELD A-1 (Ex) REZONING
MAP EXHIBIT B (ASHTON & ASHTON CORNERS)
8/3/16

7

1067 ft

6

Ashton
Corners

8

9

5