

Dane County Rezone & Conditional Use Permit

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|----------------------------|------------------------|
| Application Date | Petition Number |
| 10/02/2020 | DCPREZ-2020-11618 |
| Public Hearing Date | C.U.P. Number |
| 12/22/2020 | |

| OWNER INFORMATION | AGENT INFORMATION |
|-------------------|-------------------|
|-------------------|-------------------|

| | | | |
|---|--|--|--|
| OWNER NAME EBERT STONEY ACRES LLC | PHONE (with Area Code) (608) 655-3271 | AGENT NAME GREG EBERT | PHONE (with Area Code) (704) 657-0038 |
| BILLING ADDRESS (Number & Street) 5292 COUNTY HIGHWAY TT | | ADDRESS (Number & Street) 414 NORTH RIVERSIDE DRIVE | |
| (City, State, Zip) MARSHALL, WI 53559 | | (City, State, Zip) Waterloo, WI 53594 | |
| E-MAIL ADDRESS ebert09061717@yahoo.com | | E-MAIL ADDRESS gregebert87@hotmail.com | |

| 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 | |
|-----------------------------------|---------------|-----------------------------------|---------|-----------------------------------|---------|
| North of 6523 State Hwy 73 | | | | | |
| TOWNSHIP YORK | SECTION 34 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0912-341-9500-2 | | | | | |

| REASON FOR REZONE | CUP DESCRIPTION |
|-------------------|-----------------|
|-------------------|-----------------|

| | |
|------------------------------|--|
| CREATING ONE RESIDENTIAL LOT | |
|------------------------------|--|

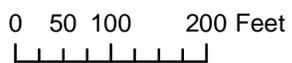
| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|--------------------------------------|---------------------------------|-------|---------------------------------------|-------|
| FP-35 Farmland Preservation District | RR-2 Rural Residential District | 2.3 | | |

| | | | | |
|---|--|--|---|---|
| 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: |
|---|--|--|---|---|



Legend

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



Petition 11618
EBERT STONEY ACRES
LLC



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: | Gerald & Susan Ebert | Agent Name: | Greg Ebert |
| Address (Number & Street): | 5292 CTH TT | Address (Number & Street): | 414 North Riverside Drive |
| Address (City, State, Zip): | Marshall, WI 53559 | Address (City, State, Zip): | Waterloo, WI 53594 |
| Email Address: | ebert09061717@yahoo.com | Email Address: | Gregebert87@hotmail.com |
| Phone#: | (608) 655-3271 | Phone#: | (704) 657-0038 |

PROPERTY INFORMATION

| | | | |
|-----------|------|-------------------------------|---------------------------------|
| Township: | York | Parcel Number(s): | 070/0912-341-9500-2 |
| Section: | 34 | Property Address or Location: | 6523 STH 73, Marshall, WI 53559 |

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 checked="" type="checkbox"/></p> |
|---|--|

The owners, Gerald & Susan Ebert (Ebert Stoney Acres, LLC) would like to rezone 2.333 acres from FP-35 (General Farmland Preservation) Zoning District to RR-2 Rural Residential Zoning District.

The land is currently used for agriculture, whereas the proposed use would be residential. Following the rezoning, the owners wish to create a lot by Certified Survey Map. This lot would be sold to Greg (their son) & Chelsea Ebert. Greg & Chelsea would like to build a new house on the lot, with construction to begin late spring of 2021.

| Existing Zoning District(s) | Proposed Zoning District(s) | Acres |
|---------------------------------------|-----------------------------|-------|
| FP-35 (General Farmland Preservation) | RR-2 Rural Residential | 2.333 |
| | | |
| | | |

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 checked="" type="checkbox"/> Pre-application consultation with town and department staff | <input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|--|--|---|---|---|

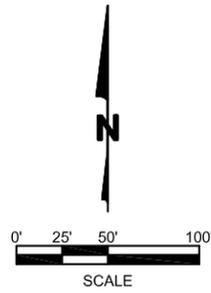
I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary 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 _____

REZONING MAP

BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, T9N, R12E, TOWN OF YORK, DANE COUNTY, WISCONSIN



Bearings referenced to the Wisconsin County Coordinate System (WCCS), Dane County Zone, NAD83 (2011), where the east line of the Northeast 1/4 of Section 34, T9N, R12E has a grid bearing of S00°38'45"W.

FP-35 (GENERAL FARMLAND PRESERVATION)

Parcel Number 0912-341-8000-9

NE-NE

UNPLATTED LANDS BY OTHERS

FOUND NAIL IN 1-1/2" IRON PIPE
NORTHEAST CORNER OF
SECTION 34, T9N, R12E

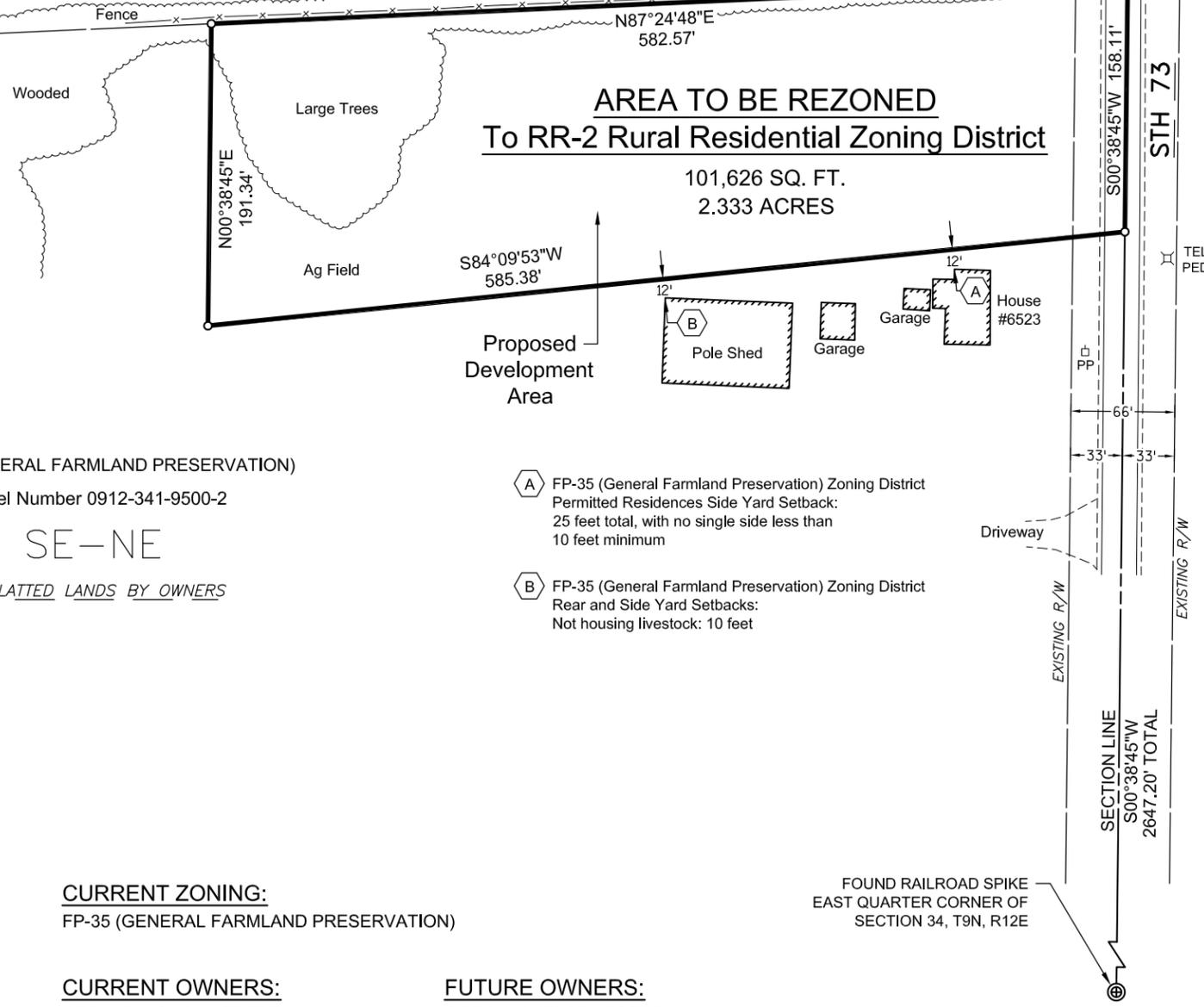
PREPARED BY:

JAY W. PANETTI, PLS
GREMMER AND ASSOCIATES, INC.
93 SOUTH PIONEER ROAD, SUITE 300
FOND DU LAC, WI 54935



**AREA TO BE REZONED
To RR-2 Rural Residential Zoning District**

101,626 SQ. FT.
2.333 ACRES



FP-35 (GENERAL FARMLAND PRESERVATION)

Parcel Number 0912-341-9500-2

SE-NE

UNPLATTED LANDS BY OWNERS

- (A) FP-35 (General Farmland Preservation) Zoning District Permitted Residences Side Yard Setback: 25 feet total, with no single side less than 10 feet minimum
- (B) FP-35 (General Farmland Preservation) Zoning District Rear and Side Yard Setbacks: Not housing livestock: 10 feet

LEGAL DESCRIPTION

A parcel of land being part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 9 North, Range 12 East, Town of York, Dane County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of Section 34, T9N, R12E;
thence S00°38'45"W, along the east line of the Northeast 1/4 of said Section 34, 1323.60 feet to the northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 34 and the point of beginning;
thence S00°38'45"W, along the east line of the Northeast 1/4 of said Section 34, 158.11 feet;
thence S84°09'53"W, 585.38 feet;
thence N00°38'45"E, 191.34 feet to the north line of the Southeast 1/4 of the Northeast 1/4 of said Section 34;
thence N87°24'48"E, along the north line of the Southeast 1/4 of the Northeast 1/4 of said Section 34, 582.57 feet to the point of beginning.

Said parcel contains 2.333 acres (101,626 square feet), more or less.

CURRENT ZONING:

FP-35 (GENERAL FARMLAND PRESERVATION)

CURRENT OWNERS:

GERALD & SUSAN EBERT
(EBERT STONEY ACRES LLC)
5292 CTH TT
MARSHALL, WI 53559

FUTURE OWNERS:

GREG & CHELSEA EBERT
414 NORTH RIVERSIDE DRIVE
WATERLOO, WI 53594

FOUND RAILROAD SPIKE
EAST QUARTER CORNER OF
SECTION 34, T9N, R12E

40 LINE

40 LINE
Property Line

40 LINE

SECTION LINE
S00°38'45"W
2647.20' TOTAL

STH 73

EXISTING R/W

TEL PED

1323.60'

S00°38'45"W

66'

33'

33'

Driveway

EXISTING R/W

EXISTING R/W