

Dane County Rezone Petition

Application Date	Petition Number
11/17/2022	DCPREZ-2022-11920
Public Hearing Date	
01/24/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME SCHUSTER FAMILY TR, DAVID & RUTH	PHONE (with Area Code) (608) 628-1405	AGENT NAME RUTH SCHUSTER	PHONE (with Area Code) (608) 628-1405
BILLING ADDRESS (Number & Street) 1462 STATE HIGHWAY 19		ADDRESS (Number & Street) 1462 STATE HIGHWAY 19	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) MARSHALL, WI 53559	
E-MAIL ADDRESS schufarm@live.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
West of 1462 State Hwy 19					
TOWNSHIP MEDINA	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-073-8000-6					

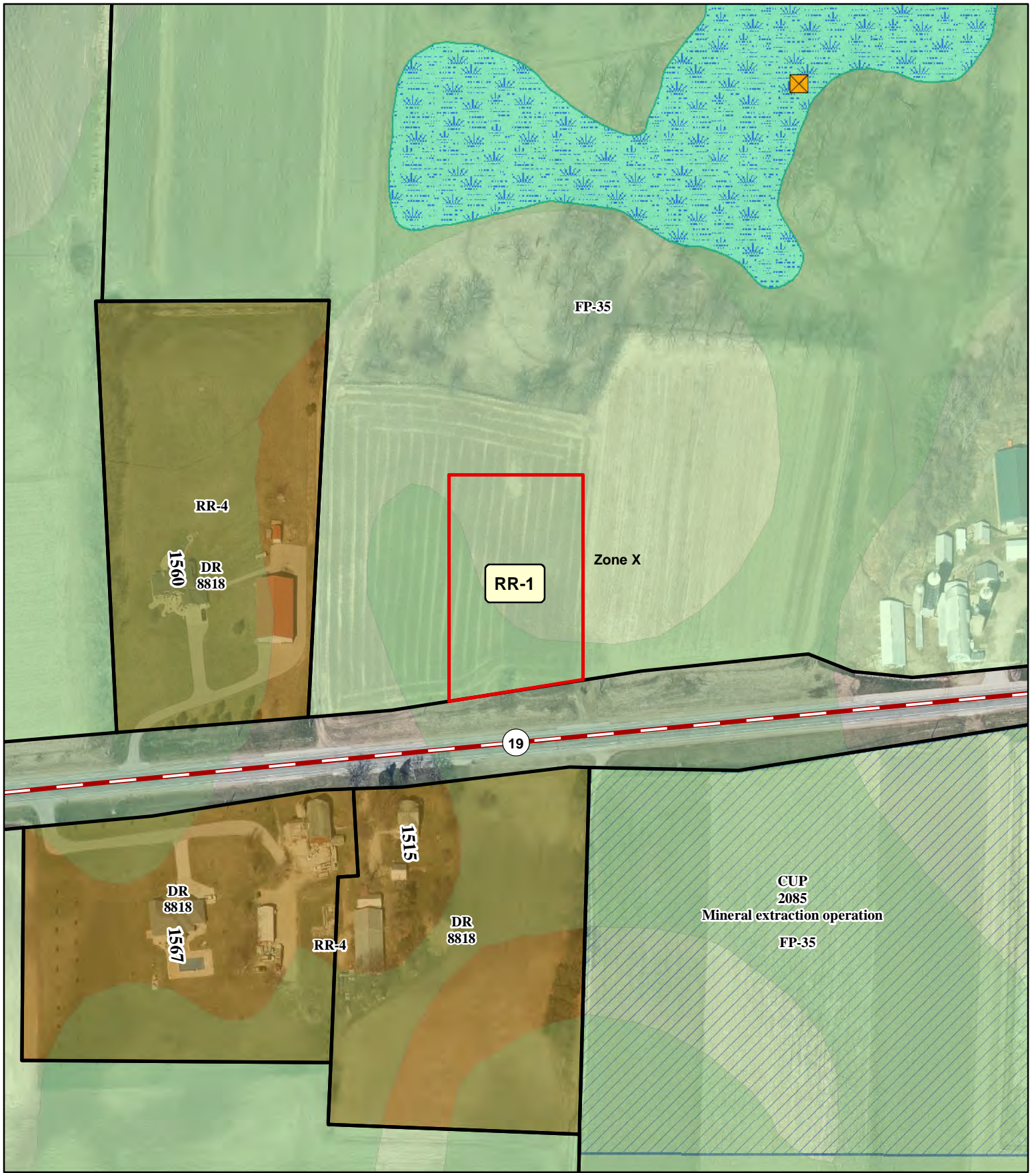
REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-1 Rural Residential District	1.6

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: DATE:
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COMMENTS: LAND OWNER REQUIRED TO SUBMIT WDOT HIGHWAY ACCESS PERMIT PRIOR TO APPROVAL.



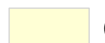
Wetland



Floodplain

Significant Soils

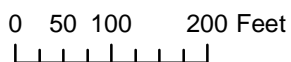
Class



Class 1



Class 2



Petition 11920
 SCHUSTER FAMILY TR,
 DAVID & RUTH



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

- 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: <u>David & Ruth Schuster</u>	Agent Name:
Address (Number & Street): <u>1462 State Rd 19</u>	Address (Number & Street):
Address (City, State, Zip): <u>Marshall WI 53559</u>	Address (City, State, Zip):
Email Address: <u>Schustfarm@live.com</u>	Email Address:
Phone#: <u>608 628-1406 or 628-1405</u>	Phone#:

PROPERTY INFORMATION

Township: <u>Medina</u>	Parcel Number(s): <u>0812-0738-000-6</u>
Section: <u>7</u>	Property Address or Location: <u>West of 1462 Hwy 19 Marshall</u>

REZONE DESCRIPTION

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.

Is this application being submitted to correct a violation?
 Yes No

To build a house on our farm. It is farm land right now. One lot to build a house.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
<u>FP-35</u>	<u>RR-1</u>	<u>1.6</u>

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
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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 Ruth Schuster

Date 11-15-22



Dane County Department of Planning & Development
Application for Density Study Report

Date: 7-18-2022

Landowner information:

Name: David & Ruth Schuster
Address: 1462 State Hwy 19 City: Marshall Zip Code: 53559
Daytime phone: 608-628-1405 or 608-628-1406
Fax: E-mail: schufarm@live.com

Applicant information (if different from landowner):

Name: David & Ruth Schuster
Address: 1462 State Hwy 19 City: Marshall Zip Code: 53559
Daytime phone: 608-628-1405 or 608-628-1406
Fax: E-mail: schufarm@live.com

Relationship to landowner:

Are you submitting this application as an authorized agent for the landowner? Yes [X] No []

(Don't use much) text if putting something on it.

Property information:

Property address: 1462 State Hwy 19 Marshall 53559
Parcel ID #: 08120738000-6

Legal description of property:

1/4 of 1/4, Section, Town of Medina

OR
Certified Survey Map ID: Form 2408 Tract 2722 Lot #3/4

Sketch map provided? Yes [X] No []

Additional information (optional):

Name of owner of original farm (if known): David Schuster

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes [] No [X] Don't know []
Reg. of Deeds Doc. No. (if known)

Comments: Not sure exact Acres. Square it off Between 2 & 3 acres. But the #3 is the area we are looking at. May Square it off Between #3 & #4.

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.



Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

DANE COUNTY PLANNING DEVELOPMENT

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

David and Ruth Schuster
1462 State Hwy 19
Marshall, WI 53559

August 18, 2022

Dear David and Ruth,

Attached is a density study report for property located in section 7 in the town of Medina. The property is located in the Town's Agricultural Preservation Area, where development is limited to 1 density unit (a.k.a. "split") per 35 acres of contiguous land owned as of February 4, 1981. At that time the property was owned by Eugene Schuster and totaled 96 acres.

The town of Medina counts *all* residences toward the 1 per 35 density limitation. The property remains eligible for three (3) development rights, a.k.a. "splits".

Please note that this density study analysis does not guarantee or preclude Town or County approval of a particular land division, rezone, or development proposal. The town of Medina Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval.

Please feel free to contact me with any questions you may have about this density analysis, or other planning or zoning related questions. I can be reached by phone at 608-261-9780 or mobile phone at 608-720-0168.

Sincerely,

Alexandra Andros

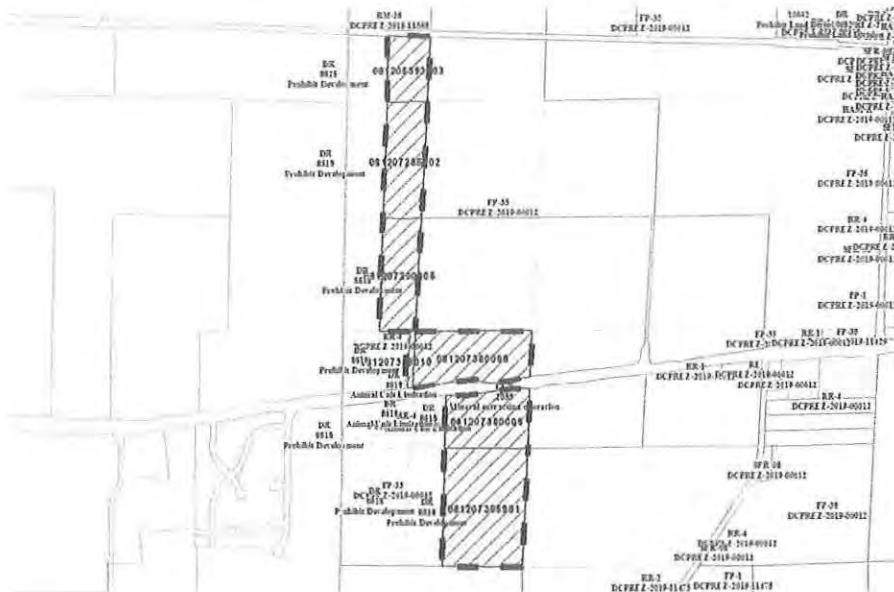
Alexandra Andros, AICP
Senior Planner, Dane County

cc: Town of Medina Clerk

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: David and Ruth Schuster	
Town	Medina	A-1EX Adoption	10/2/1980
Section:	06, 07	Orig Farm Owner	Schuster, Eugene
Density Study Date	8/18/2022	Density Number	35
		Original Farm Acres	95.95
		Original Splits	2.74
		Available Density Unit(s)	3



Reasons/Notes:

The town of Medina uses a density policy of 1 development right per 35 acres owned as of 2-4-1981. Applying rounding, there are 3 development rights associated with the original Eugene Schuster farm.

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
081207395901	28.33	SCHUSTER FAMILY TR, DAVID & RUTH	
081207385010	0.84	SCHUSTER FAMILY TR, DAVID & RUTH	
081207380006	31.86	SCHUSTER FAMILY TR, DAVID & RUTH	
081207290005	12.81	SCHUSTER FAMILY TR, DAVID & RUTH	
081207285002	13.65	SCHUSTER FAMILY TR, DAVID & RUTH	
081206393003	8.13	SCHUSTER FAMILY TR, DAVID & RUTH	

TOWN OF MEDINA

MARSHALL, WI 53559

REZONE APPLICATION

APPLICANT NAME David & Ruth Schuster

APPLICANT PHONE # 608 628-1405 or 628-1406

APPLICANT MAILING ADDRESS

1462 State Rd 19

Marshall, WI 53559

APPLICANT EMAIL ADDRESS schufarm@live.com

PROPERTY OWNER'S NAME IF NOT THE APPLICANT

David & Ruth Schuster

PARCEL NUMBER(S) 08120738000 - 6

PARCEL ADDRESS 1462 State Rd 19 Marshall

EXISTING ZONING Aq EXISTING TOTAL ACRES On home Farm 96 acres

PROPOSED ZONING RR1 ACRES TO BE REZONED 1.6244

INTENDED USE(S) Residential Home

OWNER/AGENT SIGNATURE Ruth Schuster

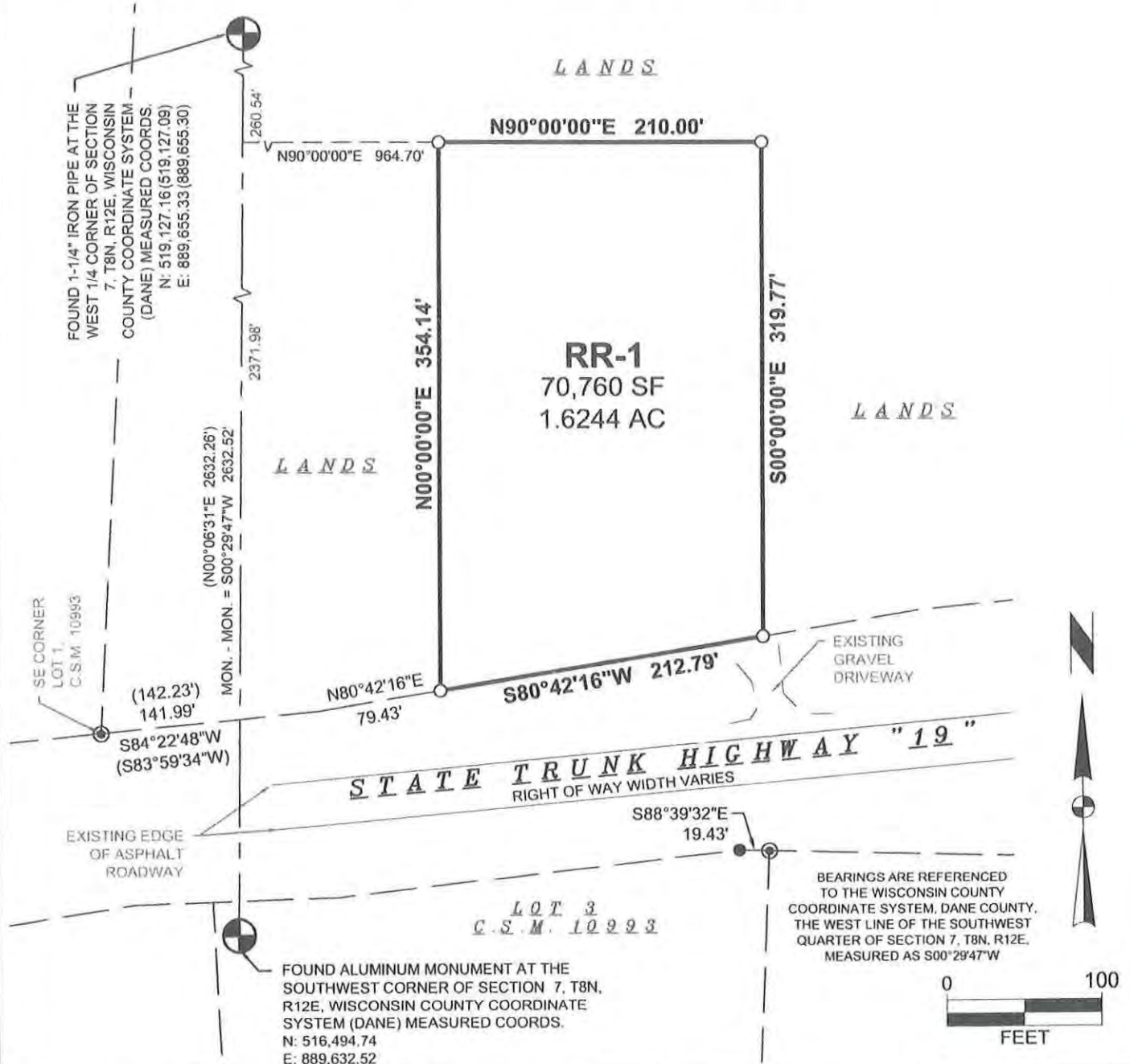
DATE 11-15-22

REZONE EXHIBIT MAP

LEGAL DESCRIPTION FOR LANDS TO BE ZONED RR-1

Part of the Northeast Quarter of the Southwest Quarter of Section 7, Township 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter Corner of said Section 7, thence S00°29'47"W along the west line of the Southwest Quarter of said Section 7, 260.54 feet; thence N90°00'00"E, 964.70 feet to the point of beginning; thence continuing N90°00'00"E, 210.00 feet; thence S00°00'00"E, 319.77 feet to the Northerly right-of-way line of State Trunk Highway "19"; thence along said Northerly right-of-way line, S80°42'16"W, 212.79 feet; thence N00°00'00"E, 354.14 feet to the point of beginning. This description contains approximately 70,760 square feet or 1.6244 acres.



SURVEYED FOR:
David and Ruth Shuster
1462 Slate Highway 19
Marshall, WI 53559

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 122.1578.30
DATE: 11-14-22
REVISIONS:
REV1
REV2
REV3

SHEET 1 OF 1

FP-35 to RR-1

Part of the Northeast Quarter of the Southwest Quarter of Section 7, Township 8 North, Range 12 East, Town of Medina, Dane County, Wisconsin, more fully described as follows:
Commencing at the West Quarter Corner of said Section 7, thence $S00^{\circ}29'47''W$ along the west line of the Southwest Quarter of said Section 7, 260.54 feet; thence $N90^{\circ}00'00''E$, 964.70 feet to the point of beginning; thence continuing $N90^{\circ}00'00''E$, 210.00 feet; thence $S00^{\circ}00'00''E$, 319.77 feet to the Northerly right-of-way line of State Trunk Highway "19"; thence along said Northerly right-of-way line, $S80^{\circ}42'16''W$, 212.79 feet; thence $N00^{\circ}00'00''E$, 354.14 feet to the point of beginning.

This description contains approximately 70,760 square feet or 1.6244 acres.