

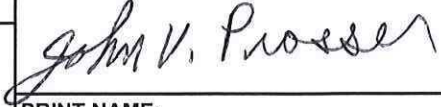
# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/19/2018	DCPREZ-2018-11363
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN PROSSER	PHONE (with Area Code) (920) 296-5001	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 7762 STATE HWY 89		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) COLUMBUS, WI 53925		(City, State, Zip)	
E-MAIL ADDRESS johnprosser7762@gmail.com		E-MAIL ADDRESS	

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	
intersection of Marshall Rd and York Center Rd					
TOWNSHIP YORK	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-143-9000-7					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING ONE RESIDENTIAL LOT AND ONE SMALL AGRICULTURE LOT				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-4 Agriculture District	24.36		
A-1Ex Exclusive Ag District	RH-4 Rural Homes District	18.5		

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>JVP</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JVP</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>JVP</u>	<b>INSPECTOR'S INITIALS</b>  SSA1	<b>SIGNATURE:(Owner or Agent)</b> 
<b>PRINT NAME:</b> John V. Prosser				
<b>DATE:</b> 9-19-2018				



DANE COUNTY  
**PLANNING & DEVELOPMENT**

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

*Housing &  
Economic Development*  
(608)266-4270, Rm. 362

*Planning*  
(608)266-4251, Rm. 116

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

*Zoning*  
(608)266-4266, Rm. 116

October 16, 2017

Dan Bowden  
4114 E. Washington Ave.  
Madison, WI 53704

Dear Mr. Bowden,

You requested a determination as to the potential density units or "splits" available to property located at 7169 Marshall Road in Sections 14, 15 and 22 of the Town of York. The property is within an agricultural preservation area which limits non-farm development to 1 development right per 75 acres of land owned as of September 10, 1979. At that time this property totaled approximately 270 net acres.

As you can see in the attached density study report, there were three development rights, a.k.a. "splits" associated with this property, one of which was used for a 2.38 acre home site (P#09122219940). Per town policy, the separation of the original farmhouse (rezone petition #11171) does not count against the total number of splits, therefore 2 splits are remaining. The Eugene Lowe Estate is the majority land owner of the remaining farm, with 114 acres. Timothy Kovalaske owns 83 acres and David & Paula Lenius own 73 acres.

If you have any questions about this density analysis, or questions about the rezoning process, please feel free to contact me by phone at 261-9780, or email at [andros@countyofdane.com](mailto:andros@countyofdane.com).

Sincerely,

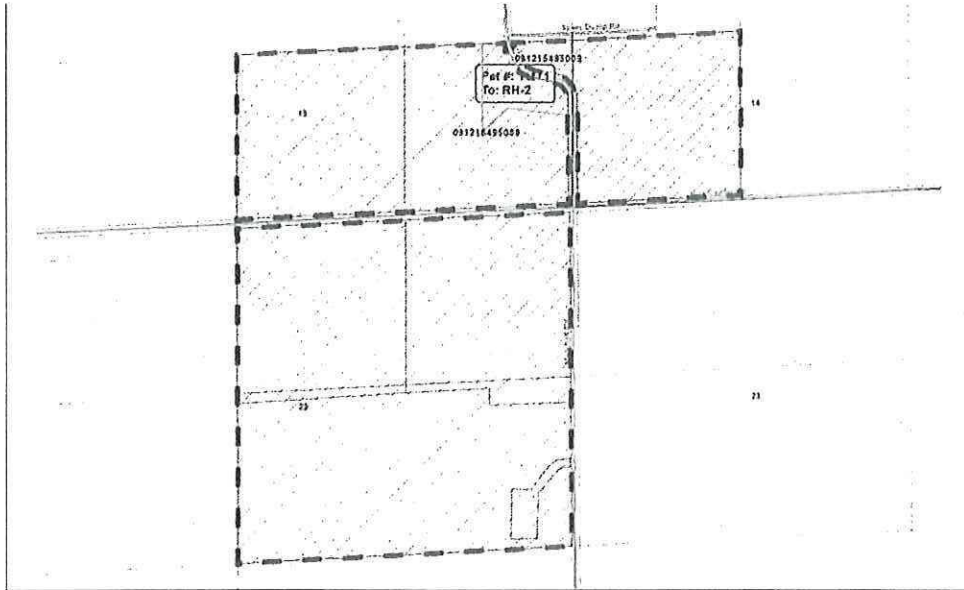
Pamela A. Andros, AICP  
Senior Planner

cc: Nicole Bronkhorst, Town of York Clerk  
John Prosser, Town of York Chairman

# 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>Applicant:</b> Dan Bowden					
<b>Town</b>	York	<b>A-1EX Adoption</b>	9/10/1979	<b>Orig Farm Owner</b>	Eugene Lowe
<b>Section:</b>	14, 15, 22	<b>Density Number</b>	75	<b>Original Farm Acres</b>	269.61
<b>Density Study Date</b>	10/11/2017	<b>Original Splits</b>	3.59	<b>Available Density Unit(s)</b>	2



**Reasons/Notes:**

Total original farm acreage/75 acres results in 3 original splits. CSM 8504 accounts for 1 of these 3. Separation of the original farm house (rez#11171) does not count against the total number of splits used. There are now two remaining splits.

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
091222199405	2.38	DAVID A LENIUS & PAULA L LENIUS	08504
091222196319	70.95	DAVID A LENIUS & PAULA L LENIUS	
091215495009	36.74	EUGENE LOWE	
091215490004	38.66	EUGENE LOWE	
091214390007	38.12	EUGENE LOWE	
091222195016	3.75	TIMOTHY R KOVALASKE	
091222190011	2.1	TIMOTHY R KOVALASKE	
091222185009	38.99	TIMOTHY R KOVALASKE	
091222180004	37.99	TIMOTHY R KOVALASKE	





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 John + Jim Prosser Agent's Name
Address 7762 Hwy 89 G1 Address
Phone 920-296-5001 Phone
Email john.prosser.7762@gmail.com, com Email

Town: York Parcel numbers affected: 070/0912-143-9000-7
Section: 14 Property address or location: Marshall + York Center Rd.
Zoning District change: (To / From / # of acres) RH4 from A1EX 18.5 Acres
AG4 from A-1EX 2.5 acres

Soil classifications of area (percentages) Class I soils: % Class II soils: % Other: %

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: Creating a residential lot

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

Date: 9-18-2018

MARCELLA M SPIEGELHOFF  
HARVEY L SPIEGELHOFF  
285 MULLER RD  
COLUMBUS WI 53925

JERROLD R WILLIAMSON  
KAREN A MEINHOLZ  
7098 MARSHALL RD  
WATERLOO WI 53594

TIMOTHY PROSSER  
JOHN PROSSER  
7762 STATE HWY 89  
COLUMBUS WI 53925

HARVEY L SPIEGELHOFF JR  
285 MULLER RD  
COLUMBUS WI 53925

HARVEY L SPIEGELHOFF JR  
285 MULLER RD  
COLUMBUS WI 53925

YORK TOWN OF  
6415 HENNING RD  
MARSHALL WI 53559

MARCELLA M SPIEGELHOFF  
HARVEY L SPIEGELHOFF  
285 MULLER RD  
COLUMBUS WI 53925

PATRICK E FRITZ  
JUDITH A FRITZ  
803 YORK CENTER RD  
MARSHALL WI 53559

TIMOTHY PROSSER  
JOHN PROSSER  
7762 STATE HWY 89  
COLUMBUS WI 53925

TIMOTHY R KOVALASKE  
7103 MARSHALL RD  
WATERLOO WI 53594

JERROLD R WILLIAMSON  
KAREN A MEINHOLZ  
W4468 BRADLEY RD  
RIO WI 53960



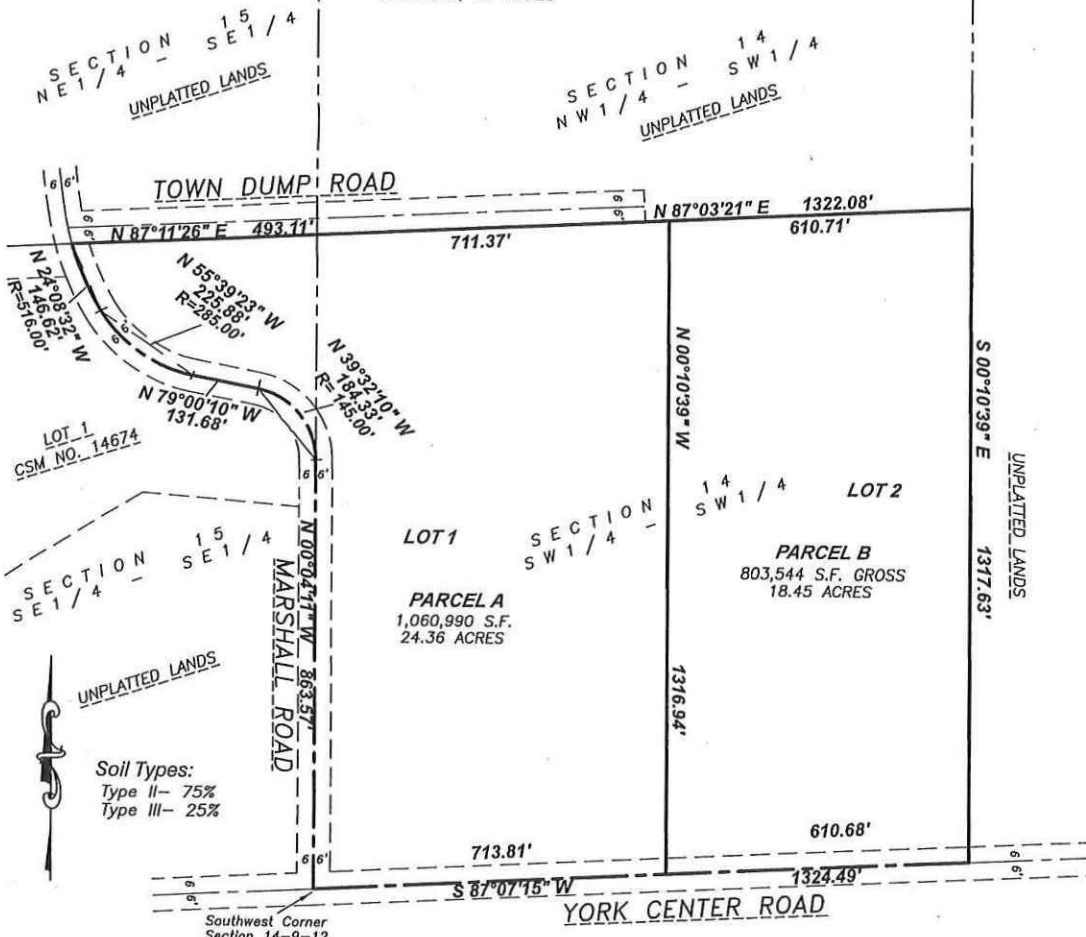
**BIRRENKOTT  
SURVEYING, INC.**

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

**ZONING MAP**

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 15 AND PART OF THE SOUTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 16, T9N, R12E, TOWN OF YORK,  
DANE COUNTY, WISCONSIN

Prepared For:  
John V. and Timothy J. Prosser  
7762 State Hwy 89  
Columbus, WI 53925



Soil Types:  
Type II - 75%  
Type III - 25%

**Description of Parcel A: - LOT 1**

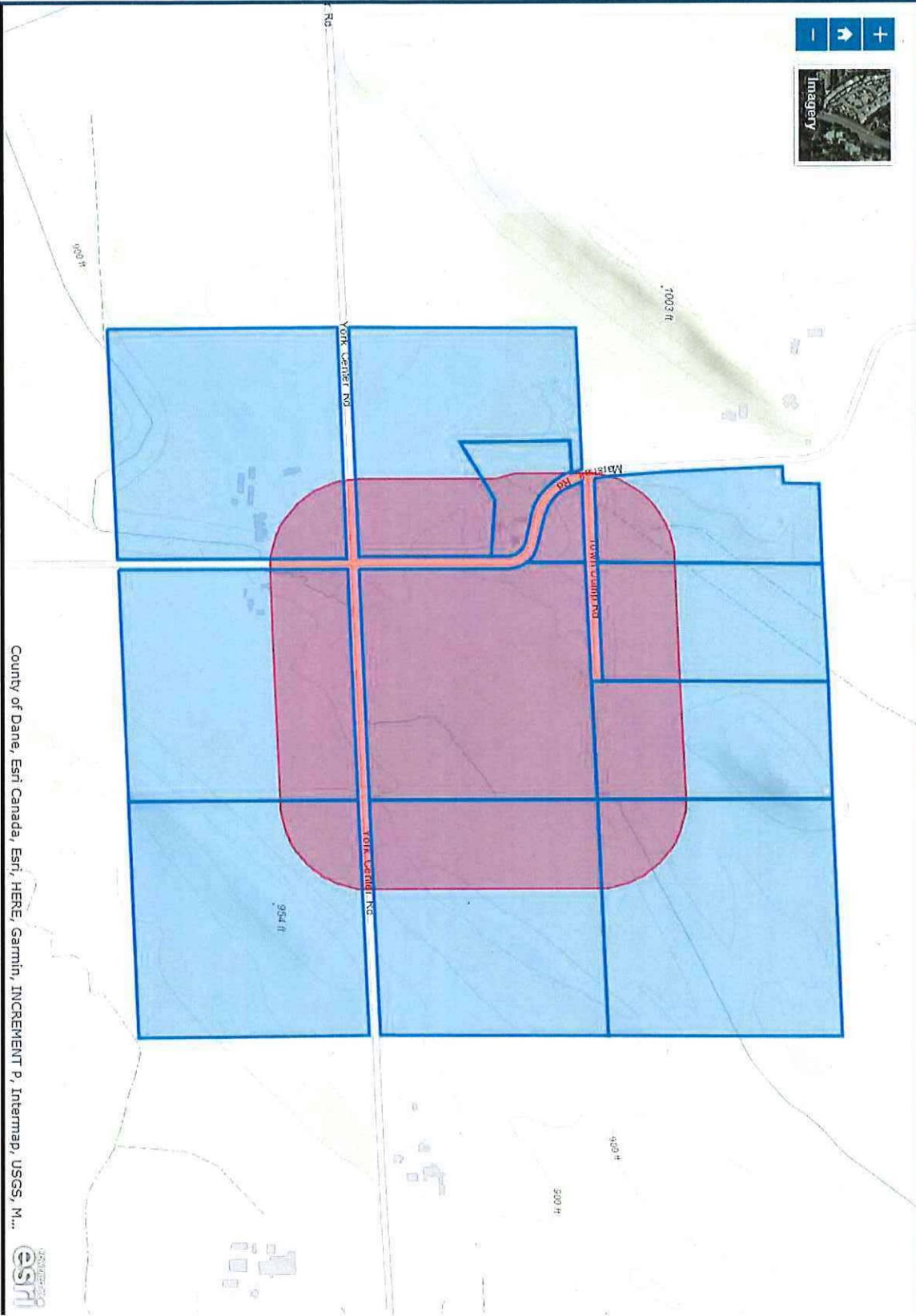
Part of the Southeast 1/4 of the Southeast 1/4 of Section 15 and Part of the Southwest 1/4 of the Southwest 1/4 of Section 14, T9N, R12E, Town of York, Dane County, Wisconsin more particularly described as follows. Beginning at the Southwest Corner of Section 14, thence N00°04'11"W along the West line of Section 14 also known as the centerline of Marshall Road, 863.57 feet; thence along the arc of a curve to the left having a radius of 145.00 feet and a long chord bearing and distance of N39°32'10"W, 184.33 feet along the centerline of Marshall Road; thence N79°00'10"W, 131.68 feet along the centerline of Marshall Road; thence along the arc of a curve to the right having a radius of 285.00 feet and a long chord bearing and distance of N55°39'23"W, 225.88 feet along the centerline of Marshall Road; thence along the arc of a curve to the right having a radius of 516.00 feet and a long chord bearing and distance of N24°08'32"W, 146.62 feet along the centerline of Marshall Road; thence N87°11'26"E, 493.11 feet along the South right-of-way of Town Dump Road also being the North line of said SE 1/4 - SE 1/4 Section 15; thence N87°03'21"E along the North line of said SW 1/4 - SW 1/4 Section 14, 711.37 feet; thence S00°10'39"E, 1316.94 feet; thence S87°07'15"W along the South line of Section 14 also known as the centerline of York Center Road, 713.81 feet to the point of beginning. Containing 1,060,990 square feet or 24.36 acres gross.

**Description of Parcel B: - LOT 2**

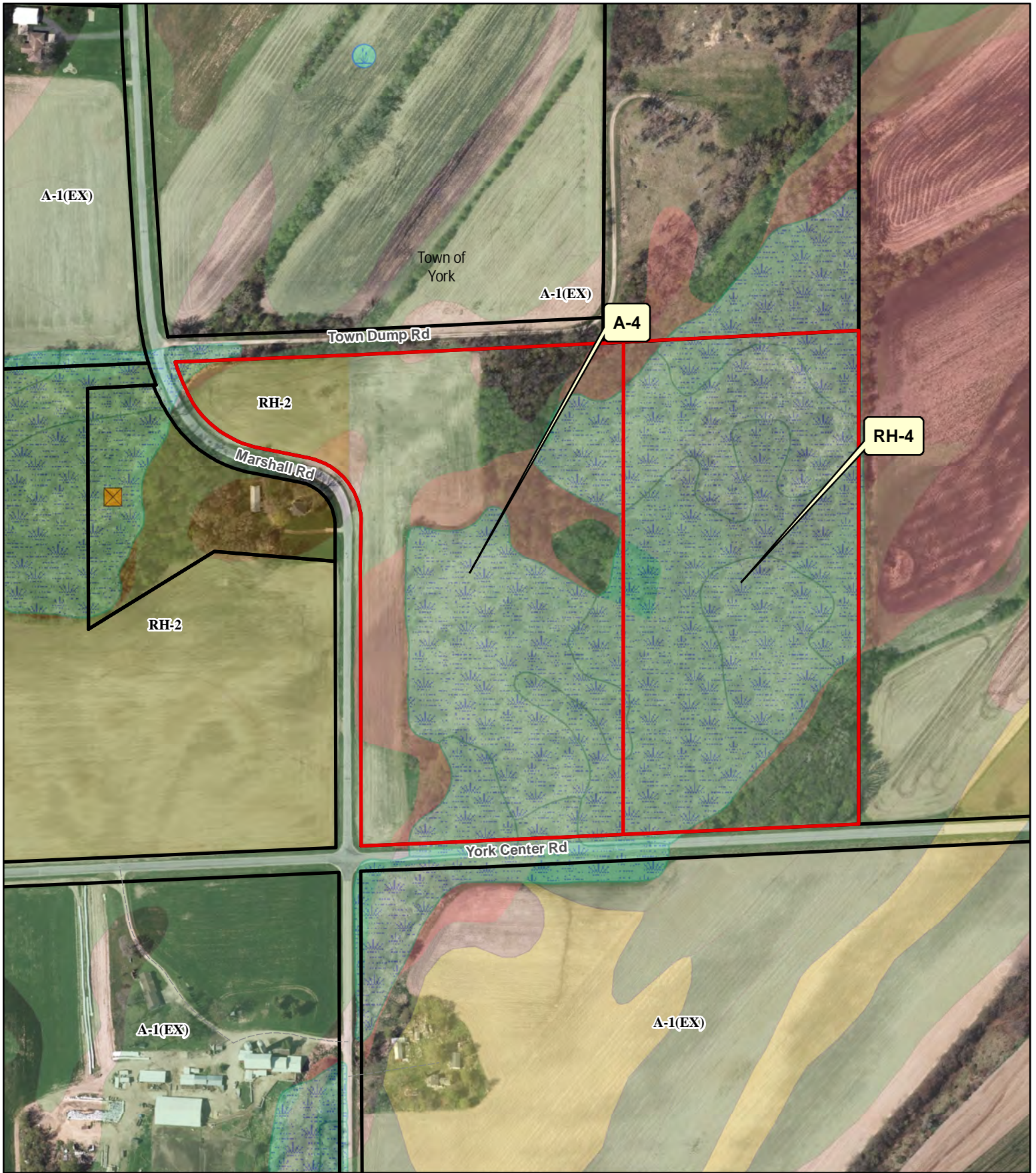
Part of the Southwest 1/4 of the Southwest 1/4 of Section 14, T9N, R12E, Town of York, Dane County, Wisconsin more particularly described as follows. Commencing at the Southwest Corner of Section 14, thence N87°07'15"E along the South line of Section 14 also known as the centerline of York Center Road, 713.81 feet to the point of beginning. thence N00°10'39"W, 1316.94 feet; thence N87°03'21"E along the North line of said SW 1/4 - SW 1/4 Section 14, 610.71 feet; thence S00°10'39"E along the East line of said SW 1/4 - SW 1/4 Section 14, 1317.63 feet; thence S87°07'15"W along the South line of Section 14 also known as the centerline of York Center Road, 610.68 feet to the point of beginning. Containing 803,544 square feet or 18.45 acres gross.



# Dane County Public Notification

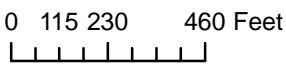






**Legend**

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



Petition 11363  
JOHN PROSSER