

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/20/2016	DCPREZ-2016-10985
Public Hearing Date	C.U.P. Number
05/24/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT E MCDOWELL	PHONE (with Area Code) (608) 318-1462	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 5343 OAK PARK RD		ADDRESS (Number & Street)	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS ROWDYMCD@MERR.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	
5343 OAK PARK ROAD		PARCEL EAST OF 5343 OAK PARK ROAD			
TOWNSHIP MEDINA	SECTION 20	TOWNSHIP MEDINA	SECTION 20	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-204-8000-7		0812-204-8500-2			

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	41.29		

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 SJW3	SIGNATURE:(Owner or Agent)
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COMMENTS: CREATION OF RESIDENTIAL LOT

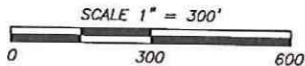
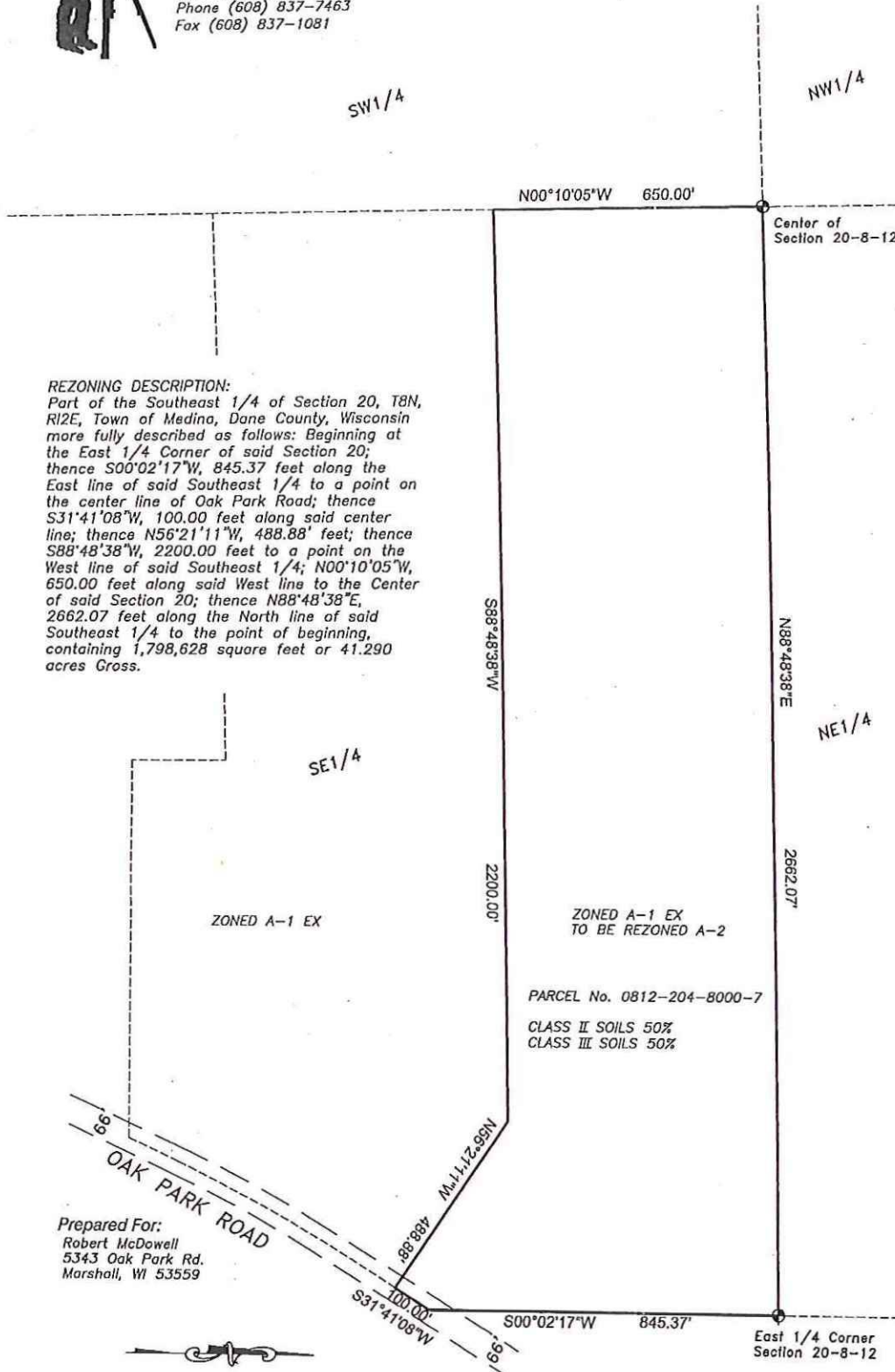
PRINT NAME:
DATE:



**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



REZONING DESCRIPTION: A-1 ex to A-2

Part of the Southeast 1/4 of Section 20, T8N, R12E, Town of Medina, Dane County, Wisconsin more fully described as follows: Beginning at the East 1/4 Corner of said Section 20; thence S00°02'17"W, 845.37 feet along the East line of said Southeast 1/4 to a point on the center line of Oak Park Road; thence S31°41'08"W, 100.00 feet along said center line; thence N56°21'11"W, 488.88' feet; thence S88°48'38"W, 2200.00 feet to a point on the West line of said Southeast 1/4; N00°10'05"W, 650.00 feet along said West line to the Center of said Section 20; thence N88°48'38"E, 2662.07 feet along the North line of said Southeast 1/4 to the point of beginning, containing 1,798,628 square feet or 41.290 acres Gross.

Dane County Rezone & Conditional Use Permit

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03/17/2016	DCPREZ-2016-10985
Public Hearing Date	C.U.P. Number
05/24/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROBERT E MCDOWELL	PHONE (with Area Code) (608) 318-1462	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 5343 OAK PARK RD		ADDRESS (Number & Street)	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS ROWDYMCD@MERR.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	
5343 OAK PARK ROAD		PARCEL EAST OF 5343 OAK PARK ROAD			
TOWNSHIP MEDINA	SECTION 20	TOWNSHIP MEDINA	SECTION 20	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-204-8000-7		0812-204-8500-2			

REASON FOR REZONE	CUP DESCRIPTION
CREATING ONE RESIDENTIAL LOT	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 Agriculture District	42.57		

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 SJW3	SIGNATURE:(Owner or Agent) <i>Robert E McDowell</i>
				PRINT NAME: ROBERT MCDOWELL
				DATE: 3/17/16

COMMENTS: CREATION OF RESIDENTIAL LOT

**SEE
REVISED**

REZONING DESCRIPTION: A-1 ex to A-2

Part of the Southeast 1/4 of Section 20, T8N,R12E, Town of Medina, Dane County, Wisconsin more fully described as follows: Beginning at the East 1/4 Corner of said Section 20; thence S00°02'17"W, 845.37 feet along the East line of said Southeast 1/4 to a point on the center line of Oak Park Road; thence S31°41'08"W, 329.02 feet along said center line; thence N31°36'47"W, 546.92 feet; thence S88°48'38"W, 2200.00 feet to a point on the West line of said Southeast 1/4; N00°10'05"W, 650.00 feet along said West line to the Center of said Section 20; thence N88°48'38"E, 2662.07 feet along the North line of said Southeast 1/4 to the point of beginning, containing 1,854,577 square feet or 42.57 acres Gross.

**SEE
REVISED**



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:

- o 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.
- o 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 Robert McDowell Agent's Name _____
 Address 1312 WOODHURVE WAY Address _____
SUN PRAIRIE, WI 53590
 Phone 608 318 1462 Phone _____
 Email RWDYMCD@MERC.COM Email _____

Town: MEDINA Parcel numbers affected: 0812-204-8000-7, 0812-204-8500-2
 Section: 01 20 Property address or location: 5343 OAK PARK RD, MARSHALL WI
 Zoning District change: (To / From / # of acres) A-2 FROM A1-EX 42.57

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:

**SEE
REVISED**

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

Submitted By: Robert E McDowell

Date: 3/17/16



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SURVEYING, INC.**

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1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
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ZONING MAP

SEE REVISED

SW 1/4

N00°10'05"W 650.00'

Center of
Section 20-8-12

REZONING DESCRIPTION:

Part of the Southeast 1/4 of Section 20, T8N, R12E, Town of Medina, Dane County, Wisconsin more fully described as follows: Beginning at the East 1/4 Corner of said Section 20; thence S00°02'17"W, 845.37 feet along the East line of said Southeast 1/4 to a point on the center line of Oak Park Road; thence S31°41'08"W, 329.02 feet along said center line; thence N31°36'47"W, 546.92 feet; thence S88°48'38"W, 2200.00 feet to a point on the West line of said Southeast 1/4; N00°10'05"W, 650.00 feet along said West line to the Center of said Section 20; thence N88°48'38"E, 2662.07 feet along the North line of said Southeast 1/4 to the point of beginning, containing 1,854,577 square feet or 42.575 acres Gross.

S88°48'38"W

N88°48'38"E

NE 1/4

SE 1/4

ZONED A-1 EX

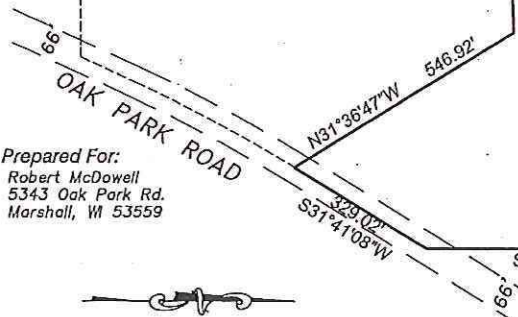
ZONED A-1 EX
TO BE REZONED A-2

PARCEL No. 0812-204-8000-7

CLASS II SOILS 50%
CLASS III SOILS 50%

2200.00'

2662.07'



Prepared For:
Robert McDowell
5343 Oak Park Rd.
Marshall, WI 53559

S00°02'17"W 845.37'

East 1/4 Corner
Section 20-8-12



SCALE 1" = 300'



February 29, 2016

To: Town of Medina Board and Planning Commission

Robert and Sharon McDowell requested a review of the density units for their parcels identified as 0812-204-8000-7, 0812-204-8500-2, 0812-204-9530-4. The existing Town of Medina density unit map indicates the property had two density units as of the 1980 Land Use Plan and zero density units remaining.

Acreage information from the assessment rolls indicate these acres:

	1981 (Benesh)	2015 (McDowell)
0812-204-8000-7	38.9 acres	38.9 acres
0812-204-8500-2	40.3 acres	40.3 acres
0812-204-9530-4	11.5 acres	6.0 acres
Total acres	90.7 acres	85.2 acres

Prior to 1980 the following parcels were divided off the original David Benesh farm, the 1981 assessment roll does not identify an acreage for these parcels

0812-204-9500-0	Burns	2015 8.29 acres
0812-204-9650-9	Bordson	2015 16.7 acres
0812-204-9800-7	Casper	2015 11.5 acres

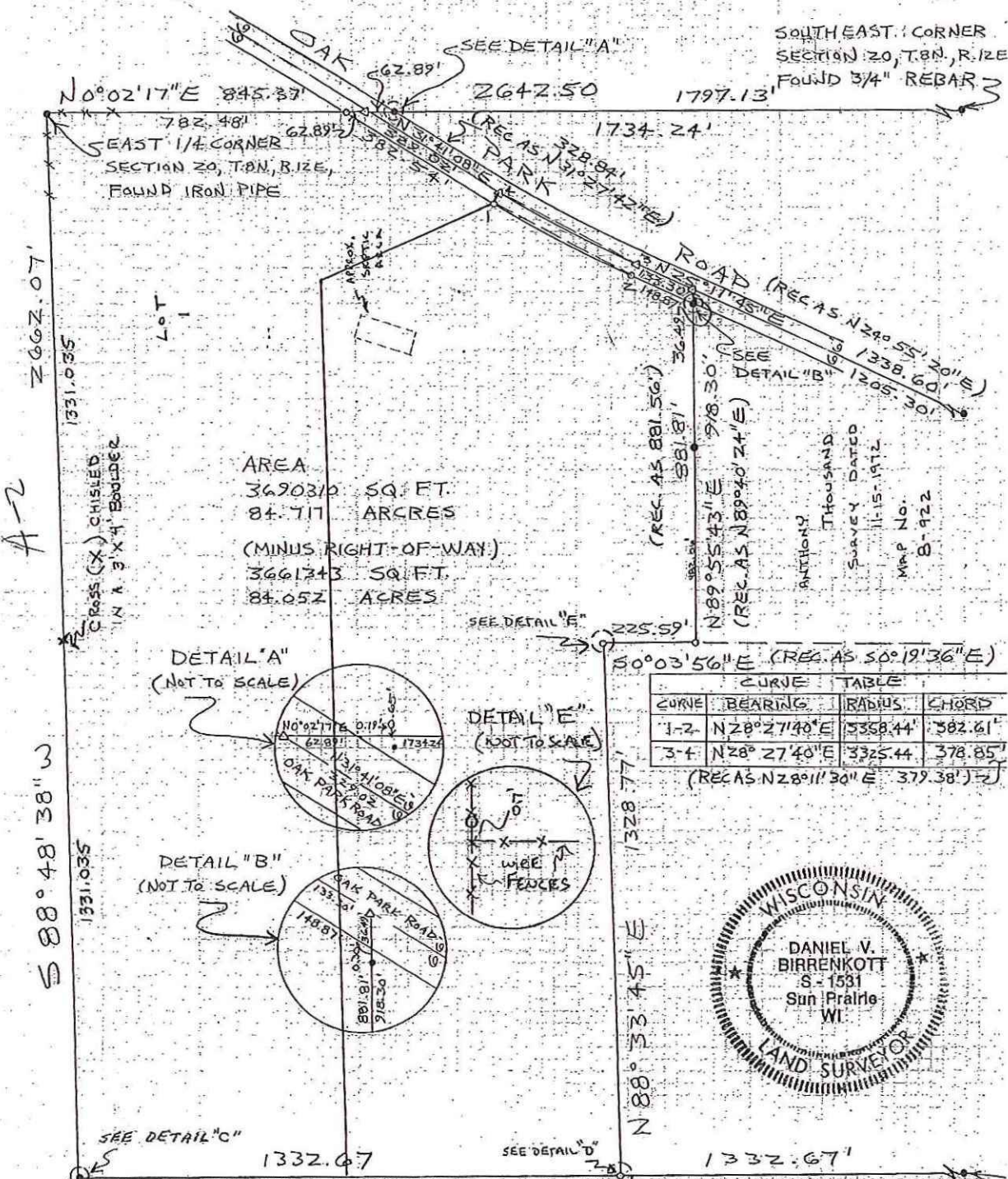
I reviewed the legal descriptions in the 1981 assessment roll and they describe the parcels as they exist today. I was unable to identify a land division which reduced parcel 0812-204-9530-4 from 11.5 acres to 6.0 acres. When the density unit map was created for the Town of Medina Comprehensive Plan in 2008 it may have been determined that based on the acreage change one of the density units were used between 1981 and 2008. From the review of the 1981 legal descriptions it appears the 11.5 acres on parcel 0812-204-9530-4 was incorrect. Based on the ownership in 1981 my conclusion is that there is one additional density unit available of parcels 0812-204-8000-7, 0812-204-8500-2, and 0812-204-9530-4.

Ron Jacobson

Town of Medina Planning Commission Chair

160168

SCALE: 1" = 300'



SOUTHEAST CORNER
SECTION 20, T.8N., R.12E
FOUND 3/4" REBAR

EAST 1/4 CORNER
SECTION 20, T.8N., R.12E,
FOUND IRON PIPE

AREA
3690310 SQ. FT.
84.717 ACRES
(MINUS RIGHT-OF-WAY)
3661343 SQ. FT.
84.052 ACRES

ANTHONY
THOUSAND
SURVEY DATED
11-15-1972
MAP NO.
B-922

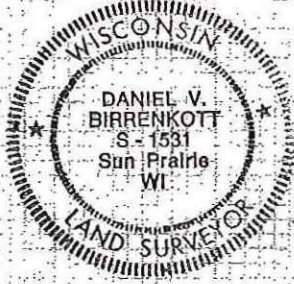
CURVE	BEARING	RADIUS	CHORD
1-2	N28°27'40"E	5358.44	582.61
3-4	N28°27'40"E	3325.44	378.85

(REC AS N28°11'30"E 379.38')-2

DETAIL "A"
(NOT TO SCALE)

DETAIL "E"
(NOT TO SCALE)

DETAIL "B"
(NOT TO SCALE)



S 0°10'05" E
CENTER SECTION
SECTION 20, T.8N., R.12E,
FOUND IRON PIPE

DETAIL "C"
(NOT TO SCALE)

SOUTH 1/4 CORNER
SECTION 20, T.8N., R.12E
FOUND 3/4" REBAR

DETAIL "D"
(NOT TO SCALE)

SHEET 2 OF 2
OFFICE MAP NO. 1070