

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
03/24/2021	DCPREZ-2021-11701
<b>Public Hearing Date</b>	
06/22/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRUCE T GJERMO	PHONE (with Area Code) (608) 347-3121	AGENT NAME BIRRENKOTT SURVEYING INC	PHONE (with Area Code) (608) 837-7463
BILLING ADDRESS (Number & Street) 275 COUNTY HIGHWAY BB		ADDRESS (Number & Street) 1677 N BRISTOL ST	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) SUN PRAIRIE, WI 53590	
E-MAIL ADDRESS BGJERMO@USOIL.COM		E-MAIL ADDRESS MPYNNONEN@BIRRENKOTTSURVEYING.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
275 COUNTY HWY BB		271 COUNTY HWY BB		277 COUNTY HWY BB	
TOWNSHIP DEERFIELD	SECTION 12	TOWNSHIP DEERFIELD	SECTION 11 AND 12	TOWNSHIP DEERFIELD	SECTION 12
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0712-123-9240-0		0712-123-9120-0		0712-123-9160-0	

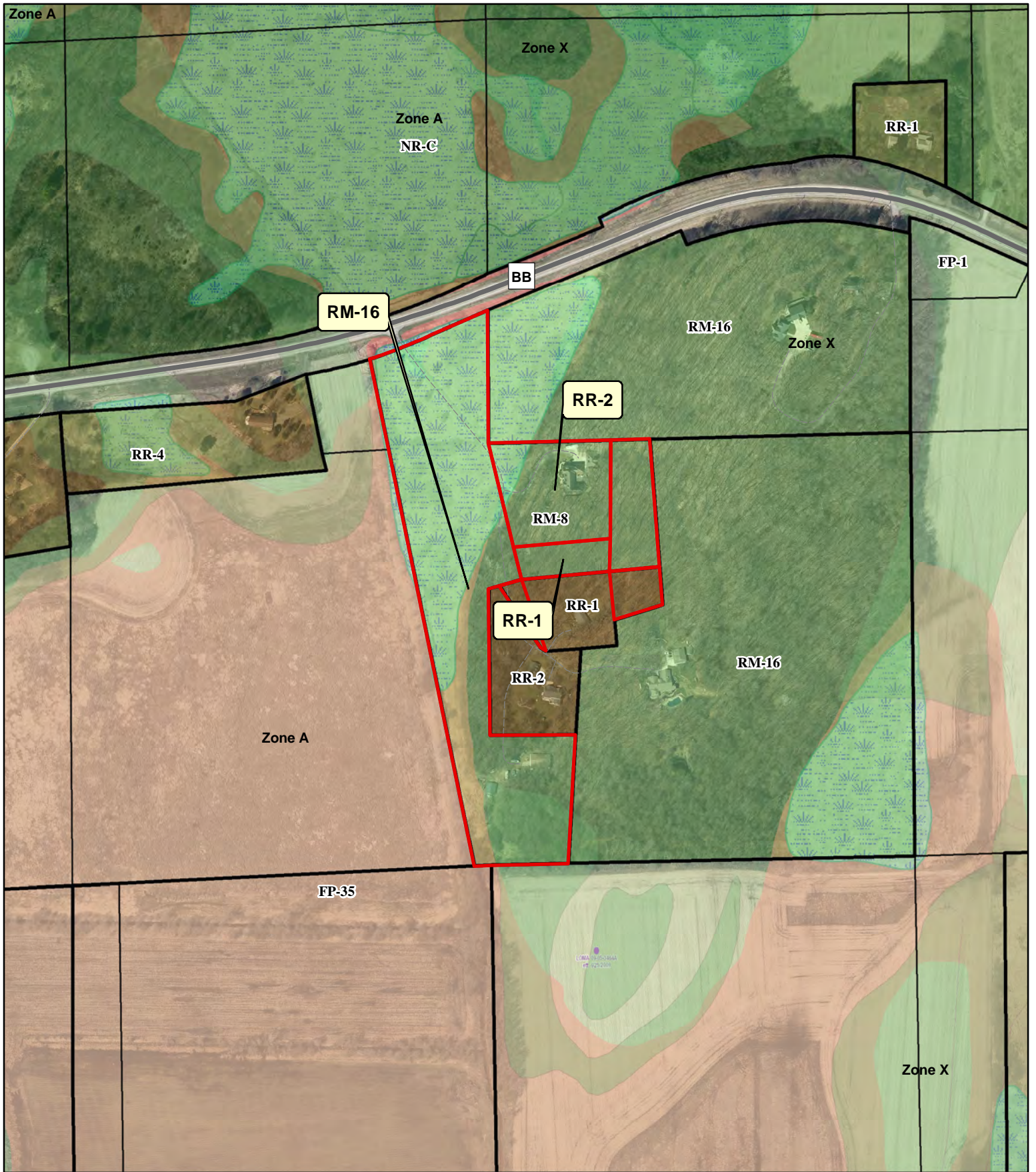
## REASON FOR REZONE

RECONFIGURING FOUR CSM LOTS





FROM DISTRICT:	TO DISTRICT:	ACRES
RM-8 Rural Mixed-Use District	RM-16 Rural Mixed-Use District	11.597
RR-1 Rural Residential District	RR-2 Rural Residential District	0.216
RR-1 Rural Residential District	RM-16 Rural Mixed-Use District	0.469
RM-8 Rural Mixed-Use District	RR-2 Rural Residential District	2.548
RM-8 Rural Mixed-Use District	RR-1 Rural Residential District	0.685

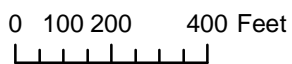
<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  SLJ3	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: LAND DIVISION ORDINANCE 75.19(6)(B) REQUIRES 66 FEET OF ROAD FRONTAGE FOR EACH CSM LOT. LOTS 1, 2, AND 3 OF THE PROPOSED CSM WOULD NOT MEET THIS REQUIREMENT.



**Legend**

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



Petition 11701  
BRUCE T GJERMO





**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	
<b>General:</b>	<b>\$395</b>
<b>Farmland Preservation:</b>	<b>\$495</b>
<b>Commercial:</b>	<b>\$545</b>
<ul style="list-style-type: none"> <li>• PERMIT FEES DOUBLE FOR VIOLATIONS.</li> <li>• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.</li> </ul>	

## REZONE APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Bruce and Sherri Gjermo	Agent Name:	Birrenkott Surveying, Inc.
Address (Number & Street):	275 County Highway BB	Address (Number & Street):	1677 N. Bristol Street
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	BGjermo@usoil.com	Email Address:	mpynnonen@birrenkottsurveying.com
Phone#:	608-347-3121	Phone#:	608-837-7463

### PROPERTY INFORMATION

Township:	Deerfield	Parcel Number(s):	0712-123-9120-0, ...-9160-0, ...-9200-0, ...-9240-0
Section:	11, 12	Property Address or Location:	275 County Highway BB

### REZONE DESCRIPTION

<p><b>Reason for the request.</b> 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><b>Is this application being submitted to correct a violation?</b>          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
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The Gjermos are adjusting the lot lines of CSM No. 15427 for estate planning purposes and to have the lots align more in line with family wishes.

RM-8	RM-16	11.597
RR-1	RR-2	0.216

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RR-1	RM-16	0.469
RM-8	RR-2	2.548
RM-8	RR-1	0.685

**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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input type="checkbox"/> Pre-application consultation with town and department staff	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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 Mark A. Gjermo

Date 3/18/21

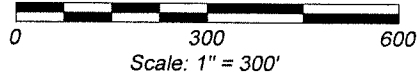
**BIRRENKOTT SURVEYING**



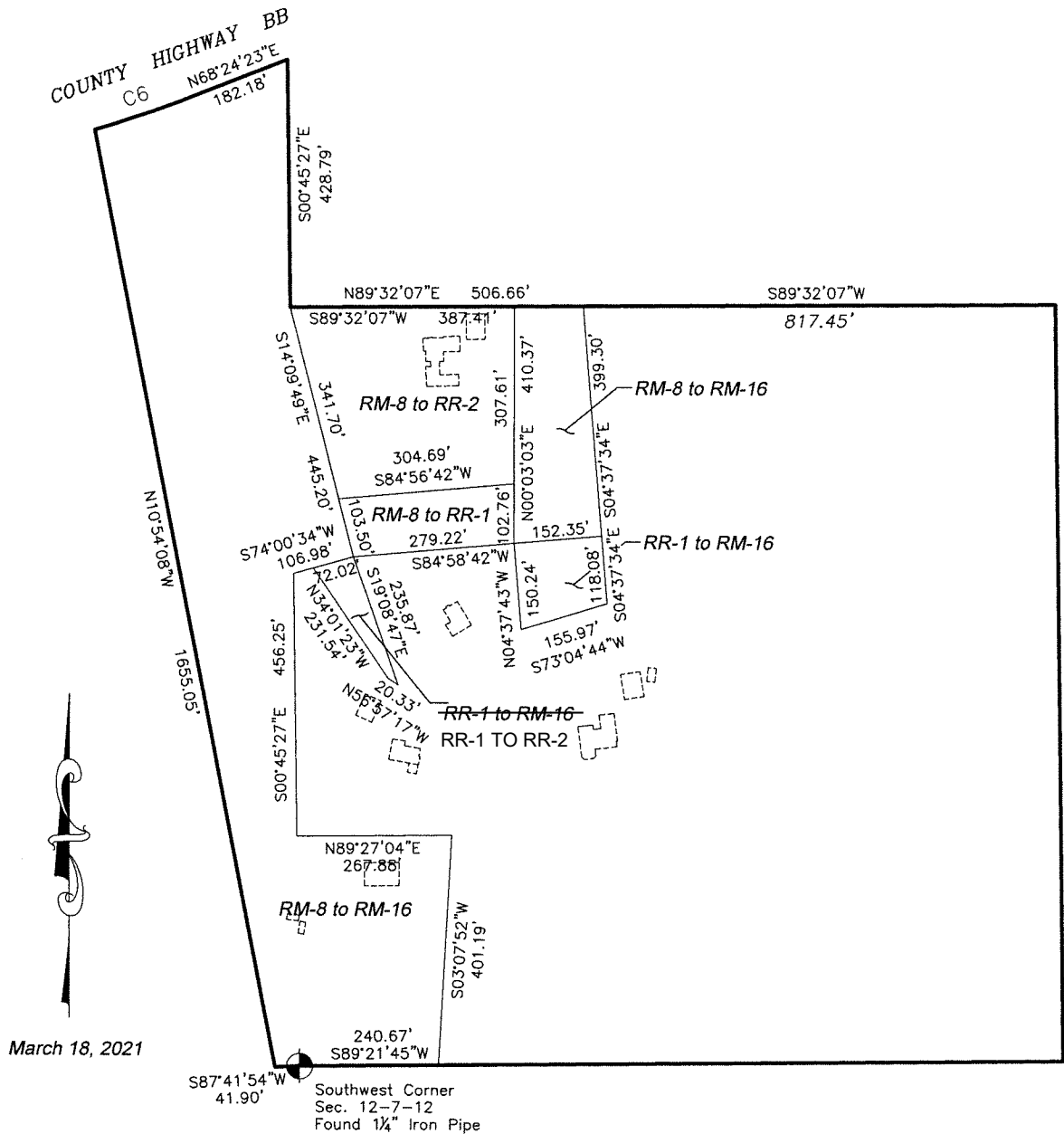
BIRRENKOTT SURVEYING INC.  
1677 N. BRISTOL STREET  
SUN PRAIRIE, WIS. 53590  
608-837-7463

PREPARED FOR:  
RICHARD AND SANDRA GRAMS  
414 ATLAS AVE.  
MADISON, WI 53714  
608-347-2677

# ZONING MAP



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C6	1964.86'	171.93'	5°00'49"	N70°53'33"E	171.87'



Prepared for  
Bruce and Sherri Gjermo  
275 County Highway BB  
Marshall, WI 53559  
608-347-3121

Soils  
Type I = 0%  
Type II = 5%  
Type III = 15%  
Type IV = 80%

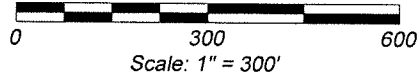
Parcel Numbers  
Existing Lot 1 -- 0712-123-9120-0  
Existing Lot 2 -- 0712-123-9160-0  
Existing Lot 3 -- 0712-123-9200-0  
Existing Lot 4 -- 0712-123-9240-0

**BIRRENKOTT SURVEYING**  
 BIRRENKOTT SURVEYING INC.  
 1677 N. BRISTOL STREET  
 SUN PRAIRIE, WIS. 53590  
 608-837-7463

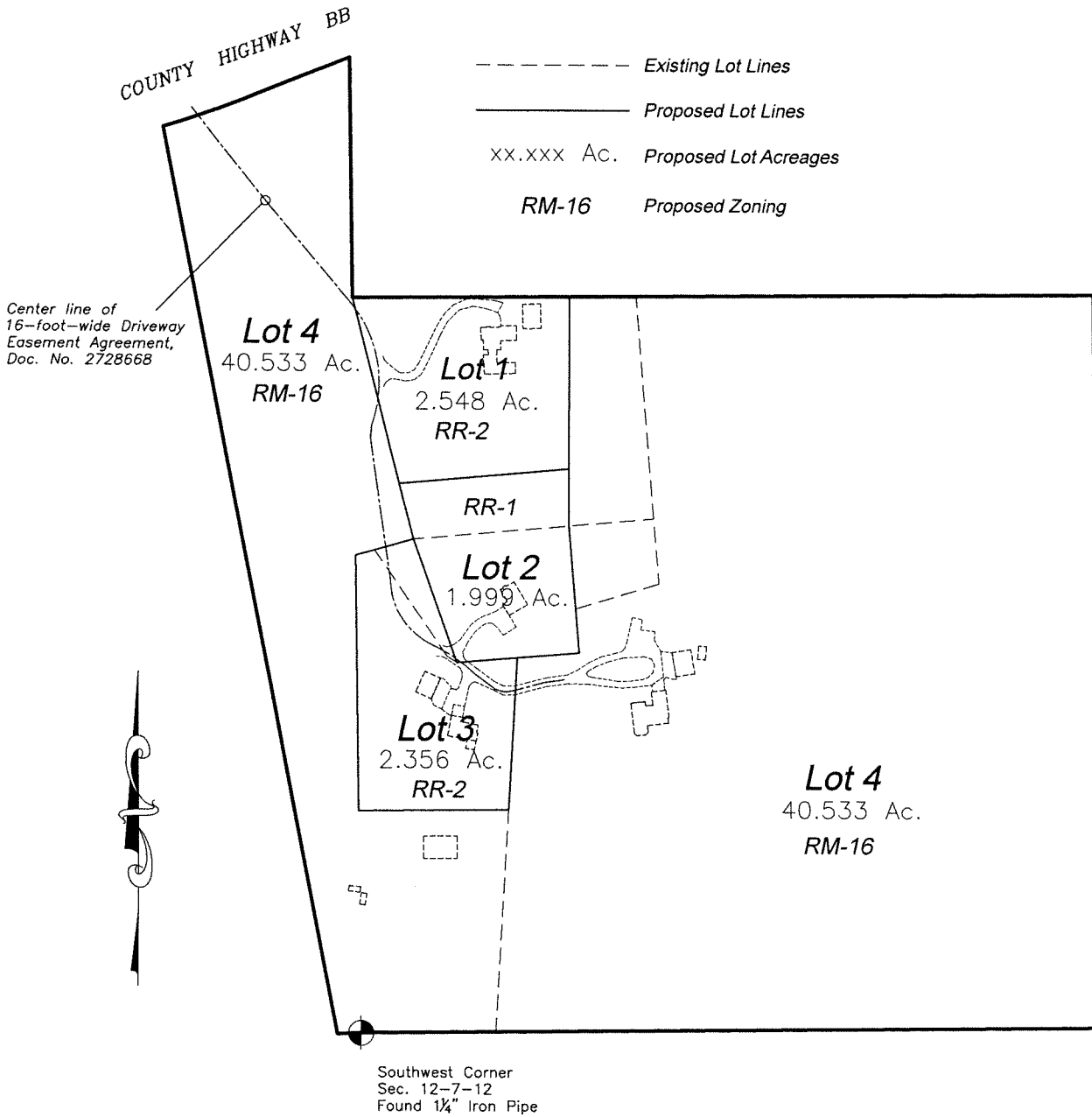


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# ZONING MAP



## Proposed CSM Lots

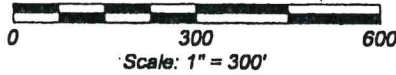




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# CERTIFIED SURVEY MAP

Lots 1, 2, and 3, Certified Survey Map No. 7893, recorded in Volume 41 of Certified Survey Maps of Dane County on Pages 317-319; part of Lot 1, Certified Survey Map No. 6887, recorded in Volume 34 of Certified Survey Maps of Dane County on Pages 199-200; and other lands all located in the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 11 and the Southwest 1/4 of the Southwest 1/4 of Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin.



**Curve Data**

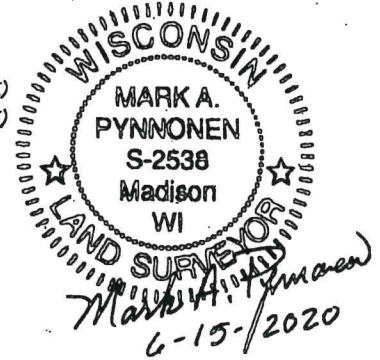
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1964.86'	171.93'	5°00'49"	N70°53'32.5"E	171.87'

T.B. (A) = N 73°23'57" E  
 T.B. (B) = N 68°23'08" E

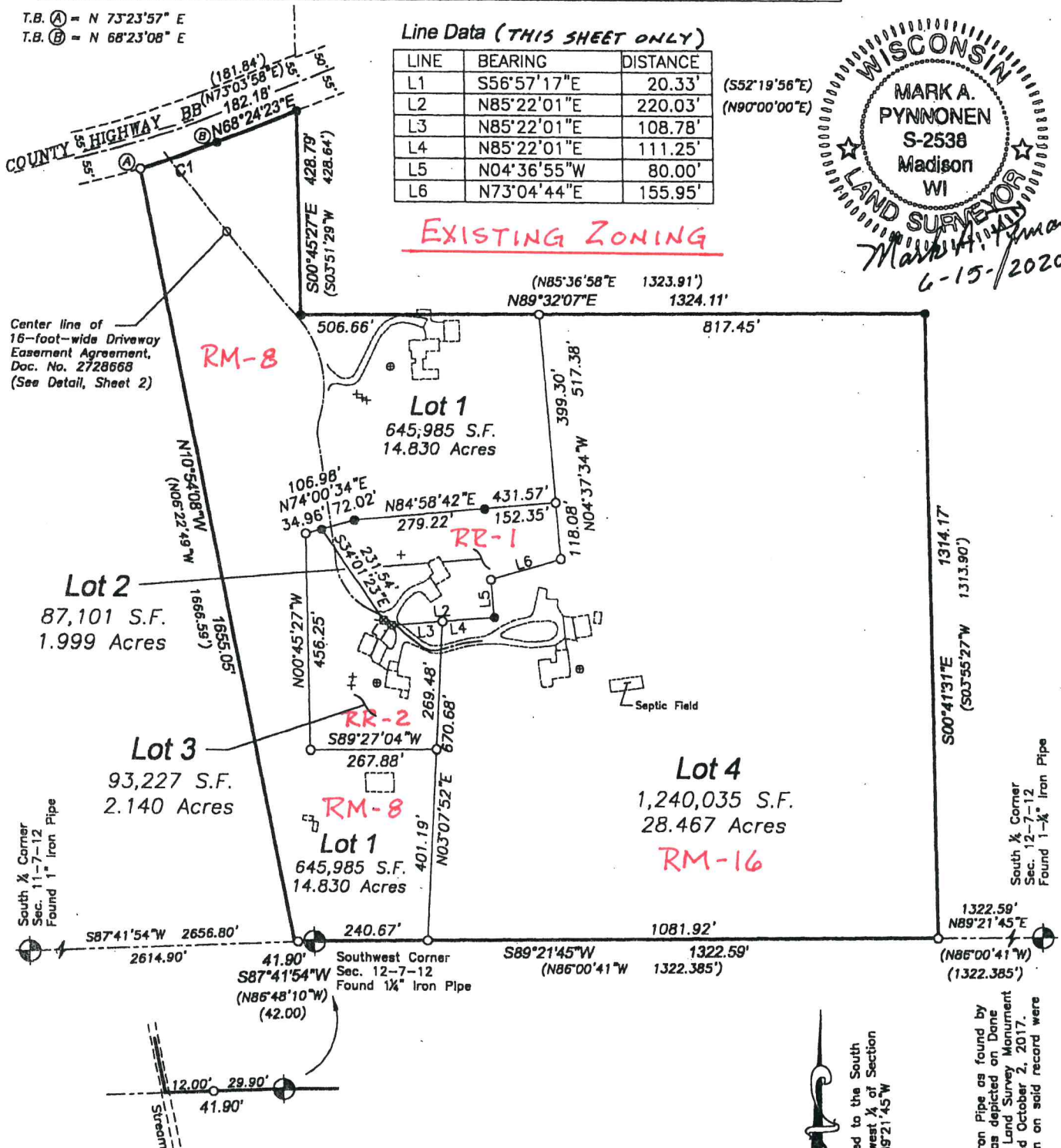
**Line Data (THIS SHEET ONLY)**

LINE	BEARING	DISTANCE
L1	S56°57'17"E	20.33'
L2	N85°22'01"E	220.03'
L3	N85°22'01"E	108.78'
L4	N85°22'01"E	111.25'
L5	N04°36'55"W	80.00'
L6	N73°04'44"E	155.95'

(S52°19'56"E)  
 (N90°00'00"E)



**EXISTING ZONING**



Center line of  
 16-foot-wide Driveway  
 Easement Agreement,  
 Doc. No. 2728668  
 (See Detail, Sheet 2)

South 1/4 Corner  
 Sec. 11-7-12  
 Found 1" Iron Pipe

South 1/4 Corner  
 Sec. 12-7-12  
 Found 1-1/2" Iron Pipe

Southwest Corner  
 Sec. 12-7-12  
 Found 1 1/2" Iron Pipe

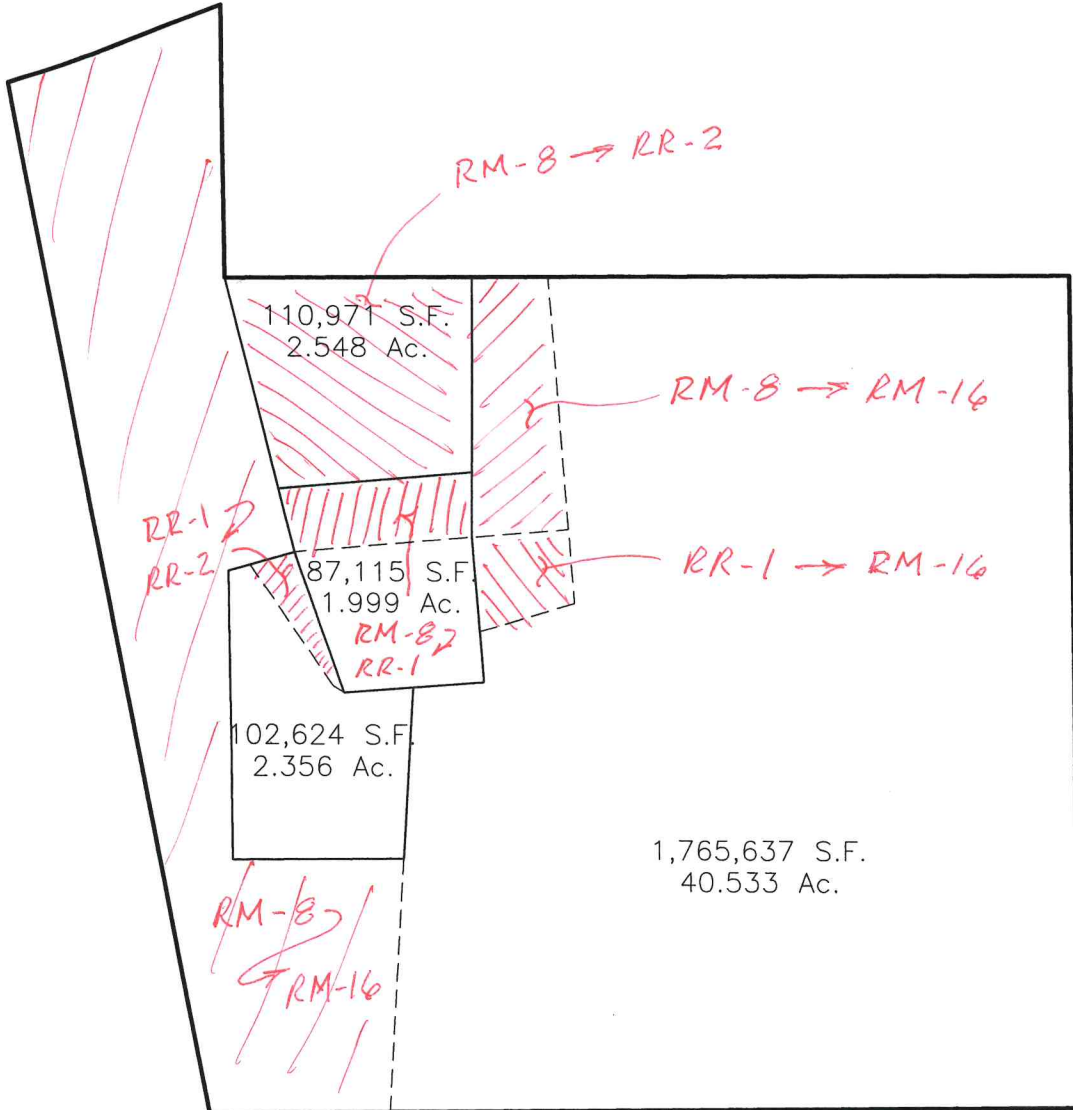
ga referenced to the South  
 the Southwest 1/4 of Section  
 bearing of S89°21'45"W

und 1-1/2" Iron Pipe as found by  
 vid Riosop as depicted on Dane  
 unity Public Land Survey Monument  
 corded dated October 2, 2017.  
 e ties shown on said record were  
 rified.

**Legend:**

● = Found 1" Iron Pipe





**Description (RM-8 to RM-16):**

Parts of Lots 1 and 4, Certified Survey Map No. 15427, located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 12, the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 11, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Southwest Corner of said Section 12; thence S87°41'54"W, 41.90 feet; thence N10°54'08"W, 1655.05 feet to the Southerly right-of-way line of County Highway BB and a point on a curve; thence along a curve to the left having a radius of 1964.86 feet and a chord bearing and length of N70°53'32.5"E, 171.87 feet; thence continuing along said right-of-way line N68°24'23"E, 182.18 feet; thence S00°45'27"E, 428.79 feet; thence N89°32'07"E, 506.66 feet; thence S04°37'34"E, 399.30 feet; thence S84°58'42"W, 152.35 feet; thence N00°03'03"E, 410.37 feet; thence S89°32'07"W, 387.41 feet; thence S14°09'49"E, 445.20 feet; thence S74°00'34"W, 106.98 feet; thence S00°45'27"E, 456.25 feet; thence N89°27'04"E, 267.88 feet; thence S03°07'52"W, 401.19 feet to the South line of said Southwest  $\frac{1}{4}$ ; thence S89°21'45"W, 240.67 feet along said South line to the point of beginning; Containing 505,147 square feet, or 11.597 acres.

**Description (RR-1 to RR-2):**

Part of Lot 2, Certified Survey Map No. 15427, located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the most Westerly corner of said Lot 2; thence N74°00'34"E, 72.02 feet; thence S19°08'47"E, 235.87 feet; thence N56°57'17"W, 20.33 feet; thence N34°01'23"W, 231.54 feet to the point of beginning; Containing 9397 square feet, or 0.216 acres.

**Description (RR-1 to RM-16):**

Part of Lot 2, Certified Survey Map No. 15427, located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Beginning at the Northeast corner of said Lot 2; thence S04°37'34"E, 118.08 feet; thence S73°04'44"W, 155.95 feet; thence N04°37'43"W, 150.24 feet; thence N84°58'42"E, 152.35 feet to the point of beginning; Containing 20,446 square feet, or 0.469 acres.

**Description (RM-8 to RR-2):**

Part of Lot 1, Certified Survey Map No. 15427, located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of Lot 4, Certified Survey Map No. 15427; thence S89°32'07"W, 817.45 feet along the North line of said Lot 4 to the point of beginning; thence S00°03'03"W, 307.61 feet; thence S84°56'42"W, 304.69 feet; thence N14°09'49"W, 341.70 feet; thence N89°32'07"E, 387.41 feet to the point of beginning; Containing 110,982 square feet, or 2.548 acres.

**Description (RM-8 to RR-1):**

Part of Lot 1, Certified Survey Map No. 15427, located in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 12, T7N, R12E, Town of Deerfield, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of Lot 4, Certified Survey Map No. 15427; thence S89°32'07"W, 817.45 feet along the North line of said Lot 4; thence S00°03'03"W, 307.61 feet to the point of beginning; thence continuing S00°03'03"W, 102.76 feet; thence S84°58'42"W, 279.22 feet; thence N14°09'49"W, 103.50 feet; thence N84°56'42"E, 304.69 feet to the point of beginning; Containing 29,856 square feet, or 0.685 acres.