## **Dane County Rezone Petition**

Application Date	Petition Number
04/16/2024	
Public Hearing Date	DCPREZ-2024-12058
06/18/2024	

OWNER INFORMATION				AGENT INFORMATION				
OWNER NAME MAIER FARM REAL	NER NAME AIER FARM REAL ESTATE LLC PHONE (with A		A)	AXLEY BRYNELSON, LLP (MITCH Code)		PHONE (with Code) (608) 283		
BILLING ADDRESS (Number & Street) 7085 SCHUMACHER RD				ADDRESS (Number & Street) PO BOX 1767				
(City, State, Zip) WAUNAKEE, WI 53597			(City, State, Zip) Madison, WI 53701					
E-MAIL ADDRESS maierfarms.patrick@hotmail.com			E-MAIL ADDRESS molson@axley.com					
ADDRESS/L	OCATION 1	ADI	DRESS/LO	CATION 2	ADDRESS/L	OCATIO	V 3	
ADDRESS OR LOCATION OF REZONE ADDRE			S OR LOCAT	ION OF REZONE	ADDRESS OR LOCA	ADDRESS OR LOCATION OF REZONI		
7119 Schumacher R	d							
TOWNSHIP VIENNA	SECTION T	TOWNSHIP		SECTION	TOWNSHIP	SECT	ION	
PARCEL NUMBE	RS INVOLVED	PARC	CEL NUMBER	S INVOLVED	PARCEL NUMBI	ERS INVOLV	/ED	
0909-212	-8500-7		0909-212-8	3140-0				
		RE	ASON FOR	REZONE				
	OM DISTRICT:			TO DISTRICT:			ACRES	
FP-35 Farmland Pre	servation District		FP-35 Farr	FP-35 Farmland Preservation District			46.9	
C.S.M REQUIRED?	PLAT REQUIRED?		STRICTION JIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner	SIGNATURE:(Owner or Agent)		
☐ Yes ☑ No	Yes 🗹 No	Yes	☑ No	RUH1	RUH1			
Applicant Initials	Applicant Initials	Applicant Initia	als		PRINT NAME:			
COMMENTS: PETITION SUBMITTED TO REMEDY A WETLA VIOLATION, PER DCCO 11.10				AND ZONING				
					DATE:			

Form Version 04.00.00



# 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

■ Legal description

of zoning

boundaries

Scaled drawing of

boundaries

proposed property

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	21	Maier Farm Real Estate LLC		Agent Name:	on, Axley Brynelson, LLP		
Address (Number & St	reet):	t): 7055 Schumacher Rd.		Address (Number & Street)	PO Box 1	767	
Address (City, State, Zi	ip):			Address (City, State, Zip):	WI 53701-1767		
Email Address:				Email Address:	molson@	axley.com	
Phone#:				Phone#:	(608) 283	3-6730	
			PROPERTY IN	IFORMATION			
Township: T09N,	R091	Parcel Number(s): 064/0909-212-8500-7; 064/0909-212-8140-0				9-212-8140-0	
Section: 21		Property Address or Location:		7119 Schumacher Rd., Waukakee, WI 53597			
			REZONE DI	ESCRIPTION			
request. Include bo	th curi n. For	ent and propos more significan	ow, please provide a brief but deta sed land uses, number of parcels o at development proposals, attach	or lots to be created, and a	ny other	Is this application being submitted to correct a violation? Yes No No	
E		Zoning		posed Zoning District(s)		Acres	
	Distr				n)	Acres 46.9	

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.

■ Pre-application

consultation with town

and department staff

Application fee (non-

refundable), payable to

the Dane County Treasurer

Owner/Agent Signature ///	Date	04/16/24	

☐ Information for

(if applicable)

commercial development

#### Rezone Description

Portions of Parcels 064/0909-212-8500-7 and 064/0909-212-8140-0 are located within the County Shoreland-Wetland zoning overlay, due to the presence of a wetland classified as E1Kf. The inventory designation of the wetland, which is shown on the attached scaled drawing of the property boundaries, indicates the wetland does not extend beyond Parcel No. 064/0909-212-8500-7; however, a wetland delineation that Applicant Maier Farm Real Estate LLC received from Heartland Ecological Group indicates the boundary extends into Parcel No. 064/0909-212-8140-0, terminating at Schumacher Rd. The wetland delineation also indicates the wetland is very shallow, with a depth of only one (1) foot. This wetland delineation is included with Applicant's rezoning application.

As noted by the State classification, the area has been farmed historically in years of low to normal precipitation. Accordingly, re-zoning the wetland designation on the Properties and removing them from the Shoreland-Wetland zoning overlay will not have an adverse effect on any of the factors in Wis. Adm. Code NR 115.04(2)(c)4. or County Ordinance Sec. 11.10(2). Applicant requests the County amend its Shoreland-Wetland zoning overlay map to remove Parcels 064/0909-212-8500-7 and 064/0909-212-8140-0 from the overlay.

#### Legal Description of Parcels to be Rezoned

Applicant Maier Farm Real Estate LLC requests the County rezone Parcels 064/0909-212-8500-7 and 064/0909-212-8140-0 outside of the County Shoreland-Wetland zoning overlay, after which the sole zoning designation for the Parcels would be Farmland Preservation.

#### Parcel 064/0909-212-8500-7 is described as follows:

The Northwest ¼ of the Northwest ¼ of Section 21, in Township 9 North, Range 9 East, in the Town of Vienna, Dane County, Wisconsin.

#### Parcel 064/0909-212-8140-0 is described as follows:

That part of the Northeast ¼ of the Northwest ¼ of Section 21 lying West of the centerline of Schumacher Road, in Township 9 North, Range 9 East, in the Town of Vienna, Dane County, Wisconsin.

### Dane County Map



