

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
04/03/2024	DCPREZ-2024-12052
<b>Public Hearing Date</b>	
06/18/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DEBRA AND WILLIAM GLENN	PHONE (with Area Code) (608) 592-7496	AGENT NAME RIVER VALLEY LAND SURVEYING (DANIEL MARKS)	PHONE (with Area Code) (608) 643-4391
BILLING ADDRESS (Number & Street) 7872 KRUCHTEN RD		ADDRESS (Number & Street) 721 KENNEDY STREET	
(City, State, Zip) LODI, WI 53555		(City, State, Zip) Sauk City, WI 53583	
E-MAIL ADDRESS dannylglennventures@gmail.com		E-MAIL ADDRESS danielmarks00@gmail.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	
7872 Kruchten Rd					
TOWNSHIP DANE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-072-9210-8		0908-072-9150-1			

## REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-16 Rural Residential District	20
FP-35 Farmland Preservation District	FP-1 Farmland Preservation District	17

<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 checked="" type="checkbox"/> No Applicant Initials _____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>    <b>PRINT NAME:</b>    <b>DATE:</b>
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COMMENTS: PROPERTY DOES NOT HAVE PUBLIC ROAD FRONTAGE; A WAIVER AND A SHARED DRIVEWAY EASEMENT ARE NEEDED PER THE LAND DIVISION ORDINANCE.



**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
<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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

### 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 type="checkbox"/></p>
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Existing Zoning District(s)	Proposed Zoning District(s)	Acres

**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 \_\_\_\_\_

Date \_\_\_\_\_



**Dane County**  
**Department of Planning and Development**

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 Room 116, City-County Building  
 210 Martin Luther King Jr. Blvd.  
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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:	Agent Name:
Address (Number & Street):	Address (Number & Street):
Address (City, State, Zip):	Address (City, State, Zip):
Email Address:	Email Address:
Phone#:	Phone#:

**PROPERTY INFORMATION**

Township:	Parcel Number(s):
Section:	Property Address or Location:

**REZONE DESCRIPTION**

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

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Owner/Agent Signature *Cebra A. Glenn*

Date \_\_\_\_\_

## SUPPLEMENTAL INFORMATION FOR COMMERCIAL DEVELOPMENT

A scaled site plan and detailed operations plan must be submitted for commercial rezone applications. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach the relevant maps and plans listed below to your application form.

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow
- Date the site plan was created
- Existing subject property lot lines and dimensions
- Existing and proposed wastewater treatment systems and wells
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way
- Parking lot layout in compliance with s. [10.102\(8\)](#)
- Proposed loading/unloading areas
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties.**

- Provide a brief written statement explaining the current use(s) of the property on which the rezone is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONAL NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

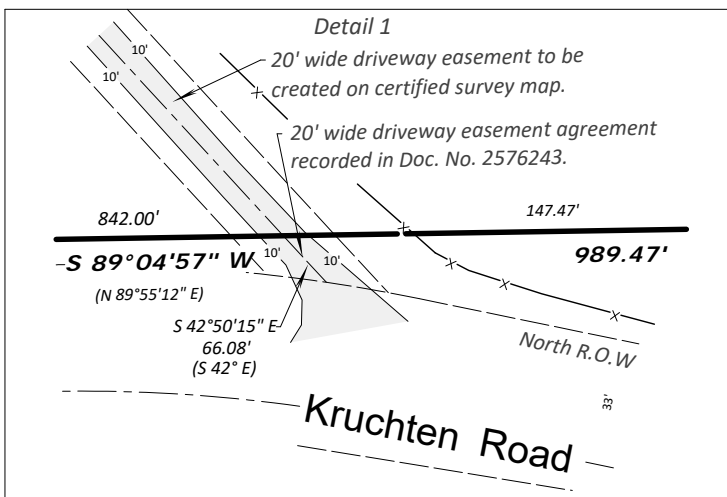
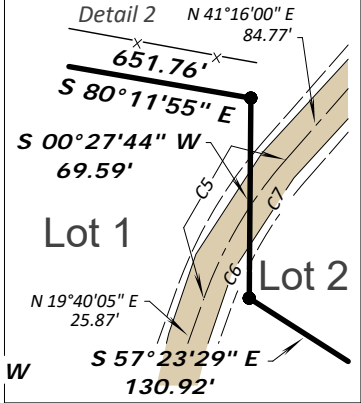
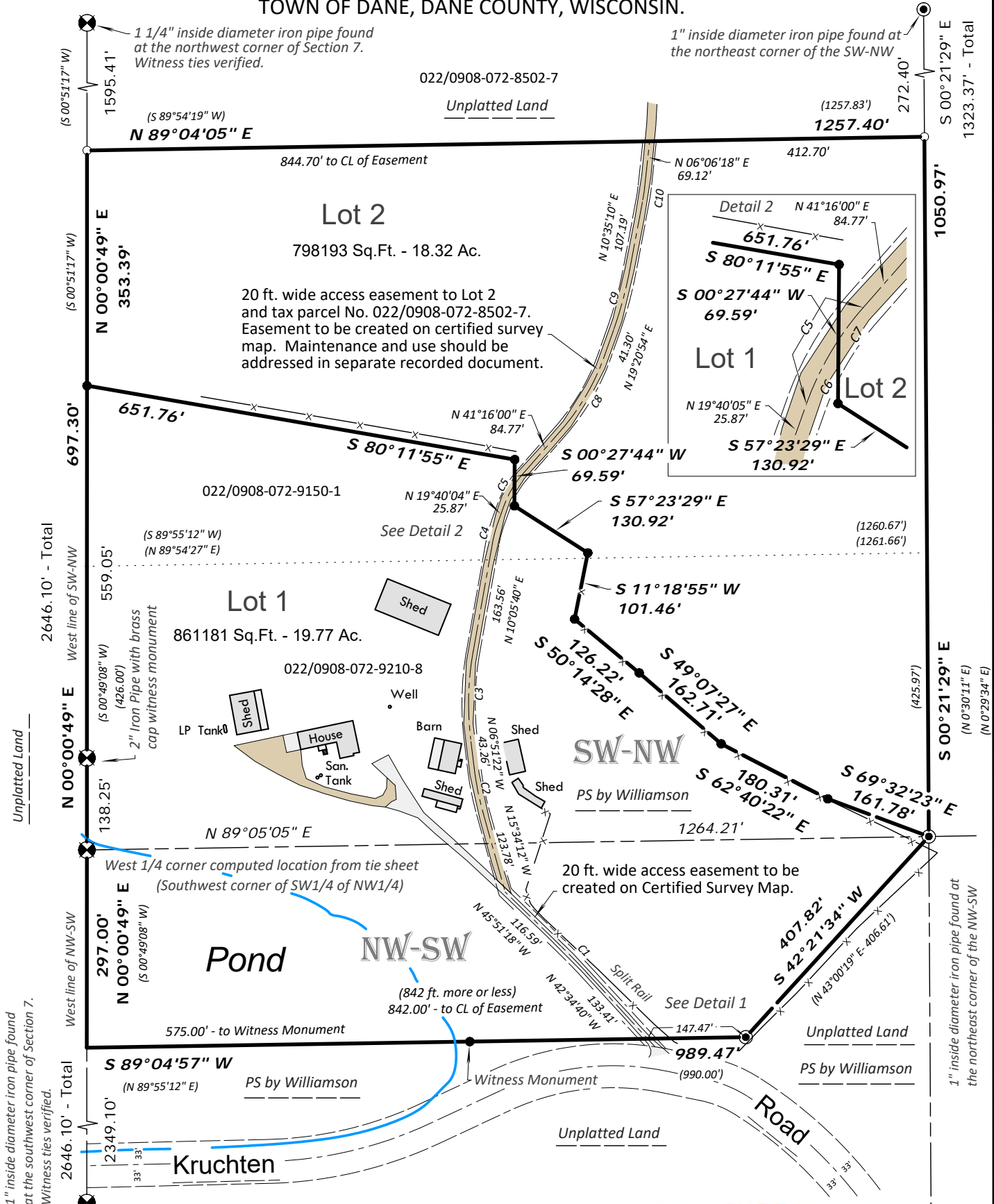
- Hours of operation
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties
- Signage, consistent with section [10.800](#)

**ADDITIONAL PROPERTY OWNERS. Provide contact information for additional property owners, if applicable.**

<b>Additional Property Owner Name(s):</b>	
<b>Address (Number &amp; Street):</b>	
<b>Address (City, State, Zip):</b>	
<b>Email Address:</b>	
<b>Phone Number:</b>	

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 7, T9N, R8E, TOWN OF DANE, DANE COUNTY, WISCONSIN.



3/21/2024

*Daniel A. Marks*



Sheet 1 of 3

**RIVER VALLEY LAND SURVEYING**






721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 7, T9N, R8E,  
TOWN OF DANE, DANE COUNTY, WISCONSIN.

#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	1000.00'	03°16'38"	57.19'	57.19'	N 44°12'59" W	N 42°34'40" W	N 45°51'18" W
2	450.00'	08°42'50"	68.44'	68.37'	N 11°12'47" W	N 15°34'12" W	N 06°51'22" W
3	450.00'	16°57'02"	133.13'	132.65'	N 01°37'09" E	N 06°51'22" W	N 10°05'40" E
4	200.00'	09°34'24"	33.42'	33.38'	N 14°52'52" E	N 10°05'40" E	N 19°40'04" E
5	150.00'	21°35'56"	56.55'	56.21'	N 30°28'02" E	N 19°40'04" E	N 41°16'00" E
6	150.00'	13°46'34"	36.07'	35.98'	N 26°33'21" E	N 19°40'04" E	N 33°26'38" E
7	150.00'	07°49'22"	20.48'	20.46'	N 37°21'19" E	N 33°26'38" E	N 41°16'00" E
8	350.00'	21°55'06"	133.89'	133.08'	N 30°18'27" E	N 41°16'00" E	N 19°20'54" E
9	600.00'	08°45'44"	91.76'	91.67'	N 14°58'02" E	N 19°20'54" E	N 10°35'10" E
10	250.00'	04°28'52"	19.55'	19.55'	N 08°20'44" E	N 10°35'10" E	N 06°06'18" E

## Legend and Notes

-  Denotes PLSS Monument found.  
(Witness ties verified)
  -  Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
  -  Denotes 3/4" solid round iron rod found.
  -  Denotes 1" inside diameter iron pipe found.
  -  Denotes fence line.
- 1.) Bearings are grid based on the Dane County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The west line of the SW1/4 of Section 7 bears N 00°00'49" E.
  - 2.) Recorded bearings and distances are shown in parentheses.
  - 3.) Lot 1 is subject to Private Sewage System Rehabilitation Covenant in instrument dated June 26, 1985 and recorded June 26, 1985 as Document No. 1886191.
  - 4.) Lots 1 and 2 are subject to Driveway Easement Agreement from Richard S. Mack and Kristine A. Mack, husband and wife, and John B. Mathews, a single person, in instrument dated February 4, 1994 and recorded February 17, 1994 as Document No. 2576243.
  - 5.) Lots 1 and 2 are subject to Underground Electric Right-of-Way Grant to Madison Gas and Electric Company, a Wisconsin Corporation, in instrument dated July 21, 1997 and recorded December 2, 1997 as Document No. 2911308.
  - 6.) Lot 1 is subject to Underground Electric Right-of-Way Grant to Madison Gas and Electric Company, a Wisconsin Corporation, in instrument dated July 21, 1997 and recorded December 2, 1997 as Document No. 2911309.
  - 7.) Lot 1 is subject to Driveway Easement Agreement between Michael A. Thaden and Tracy M. Thaden, husband and wife, and Elmer W. Thaden and Alice M. Thaden, husband and wife, in instrument dated July 18, 1997 and recorded January 27, 1998 as Document No. 2927756. This is a blanket easement that extends to the north line of Dane County tax parcel No. 022/0908-072-9210-8. This easement does not include access through Dane County tax parcel No. 022/0908-072-9150-1.



3/21/2024

*Daniel Marks*

Sheet 2 of 3



**RIVER VALLEY LAND SURVEYING**

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391

# PRELIMINARY CERTIFIED SURVEY MAP

LOCATED IN THE SW1/4 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 7, T9N, R8E,  
TOWN OF DANE, DANE COUNTY, WISCONSIN.

## **Description of Proposed Lot 1 to be rezoned to RR-16 Rural Residential**

A parcel of land located in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 7, T9N, R8E, Town of Dane, Dane County, Wisconsin more particularly described as follows:

Beginning at the southwest corner of the SW1/4 of the NW1/4 of said Section 7; thence N00°00'49"E (recorded as S00°49'08"W and S00°51'17"W) along the west line of said SW1/4 of the NW1/4, 697.30 ft. to a 3/4" solid round iron rod; thence S80°11'55"E, 651.76 ft. to a 3/4" solid round iron rod; thence S00°27'44"W, 69.59 ft. to a 3/4" solid round iron rod; thence S57°23'29"E, 130.92 ft. to a 3/4" solid round iron rod; thence S11°18'55"W, 101.46 ft. to a 3/4" solid round iron rod; thence S50°14'28"E, 126.22 ft. to a 3/4" solid round iron rod; thence S49°07'27"E, 162.71 ft. to a 3/4" solid round iron rod; thence S62°40'22"E, 180.31 ft. to a 3/4" solid round iron rod; thence S69°32'23"E, 161.78 ft. to a 1" inside diameter iron pipe at the northeast corner of the NW1/4 of the SW1/4 of said Section 7; thence S42°21'34"W, 407.82 ft. (recorded as N43°00'19"E, 406.61 ft.) to a 1" inside diameter iron pipe; thence S89°04'57"W, 989.47 ft. (recorded as N89°55'12"E, 990.00 ft.) to the west line of the NW1/4 of the SW1/4 of said Section 7; thence N00°00'49"E (recorded as S00°49'08"W) along said west line, 297.00 ft. to the point of beginning.

## **Description of Proposed Lot 2 to be rezoned to FP-1 Farmland Preservation**

A parcel of land located in the SW1/4 of the NW1/4 of Section 7, T9N, R8E, Town of Dane, Dane County, Wisconsin more particularly described as follows:

Commencing at the southwest corner of the SW1/4 of the NW1/4 of said Section 7; thence N00°00'49"E (recorded as S00°49'08"W and S00°51'17"W) along the west line of said SW1/4 of the NW1/4, 697.30 ft. to a 3/4" solid round iron rod at the point of beginning; thence continuing N00°00'49"E (recorded as S00°51'17"W) along said west line, 353.39 ft. to a 3/4" solid round iron rod; thence N89°04'05"E, 1,257.40 ft. (recorded as S89°54'19"W, 1,257.83 ft.) to a 3/4" solid round iron rod on the east line of SW1/4 of the NW1/4 of said Section 7; thence S00°21'29"E (recorded as N0°30'11"E and N0°29'34"E) along said east line, 1,050.97 ft. to a 1" inside diameter iron pipe at the southeast corner of the SW1/4 of the NW1/4 of said Section 7; thence N69°32'23"W, 161.78 ft. to a 3/4" solid round iron rod; thence N62°40'22"W, 180.31 ft. to a 3/4" solid round iron rod; thence N49°07'27"W, 162.71 ft. to a 3/4" solid round iron rod; thence N50°14'28"W, 126.22 ft. to a 3/4" solid round iron rod; thence N11°18'55"E, 101.46 ft. to a 3/4" solid round iron rod; thence N57°23'29"W, 130.92 ft. to a 3/4" solid round iron rod; thence N00°27'44"E, 69.59 ft. to a 3/4" solid round iron rod; thence N80°11'55"W, 651.76 ft. to the point of beginning.

## **Surveyor's Certificate**

I, Daniel Marks, Professional Land Surveyor, do hereby certify: that I have surveyed and mapped the property shown on this plat of survey under the direction of Debra Glenn and that such map is a correct representation of all the exterior boundaries of the land surveyed and is accurate and correct to the best of my knowledge and belief. This survey was made in compliance with Chapter AE-7 per AE-7.05(8) and is made for the exclusive use of the present owners of the property and those who purchase, mortgage or guarantee the title thereto within one year from the date here on. As to them I warrant the accuracy of said survey and map.

Dated this 21st day of March 2024

Daniel Marks  
Professional Land Surveyor S-3024  
Field work completed 2/21/2024



Prepared For:  
William and Debra Glenn  
7872 Kruchten Road  
Lodi, WI 53555

Sheet 3 of 3

**RIVER VALLEY LAND SURVEYING**

721 KENNEDY STREET - SAUK CITY - WISCONSIN - 53583 - PHONE (608)643-4391



**FP-35 to RR-16**  
**(Proposed Lot 1)**

A parcel of land located in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 7, T9N, R8E, Town of Dane, Dane County, Wisconsin more particularly described as follows:

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**FP-35 to FP-1**  
**(Proposed Lot 2)**

A parcel of land located in the SW1/4 of the NW1/4 of Section 7, T9N, R8E, Town of Dane, Dane County, Wisconsin more particularly described as follows:

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