


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/03/2017	DCPREZ-2017-11109
Public Hearing Date	C.U.P. Number
04/25/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN E SCHULZ	PHONE (with Area Code)	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 1027 W MEDINA RD		ADDRESS (Number & Street)	
(City, State, Zip) MARSHALL, WI 53559-9676		(City, State, Zip)	
E-MAIL ADDRESS		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	
		1027 W. Medina Road			
TOWNSHIP MEDINA	SECTION 33	TOWNSHIP	SECTION 33	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-333-8720-0		0812-333-9080-3			

REASON FOR REZONE			CUP DESCRIPTION	
BRING EXISTING PARCELS INTO COMPLIANCE WITH CURRENT ZONING REGULATIONS				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	5		
B-1 Local Business District	A-2 (4) Agriculture District	1		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input 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 RWL1	SIGNATURE:(Owner or Agent) 
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PRINT NAME: Steven Schultz
DATE: 2/3/17

Steven Schulz

1027 West Medina Road

Parcel # 0812-333-8720-0 and 0812-333-9080-3

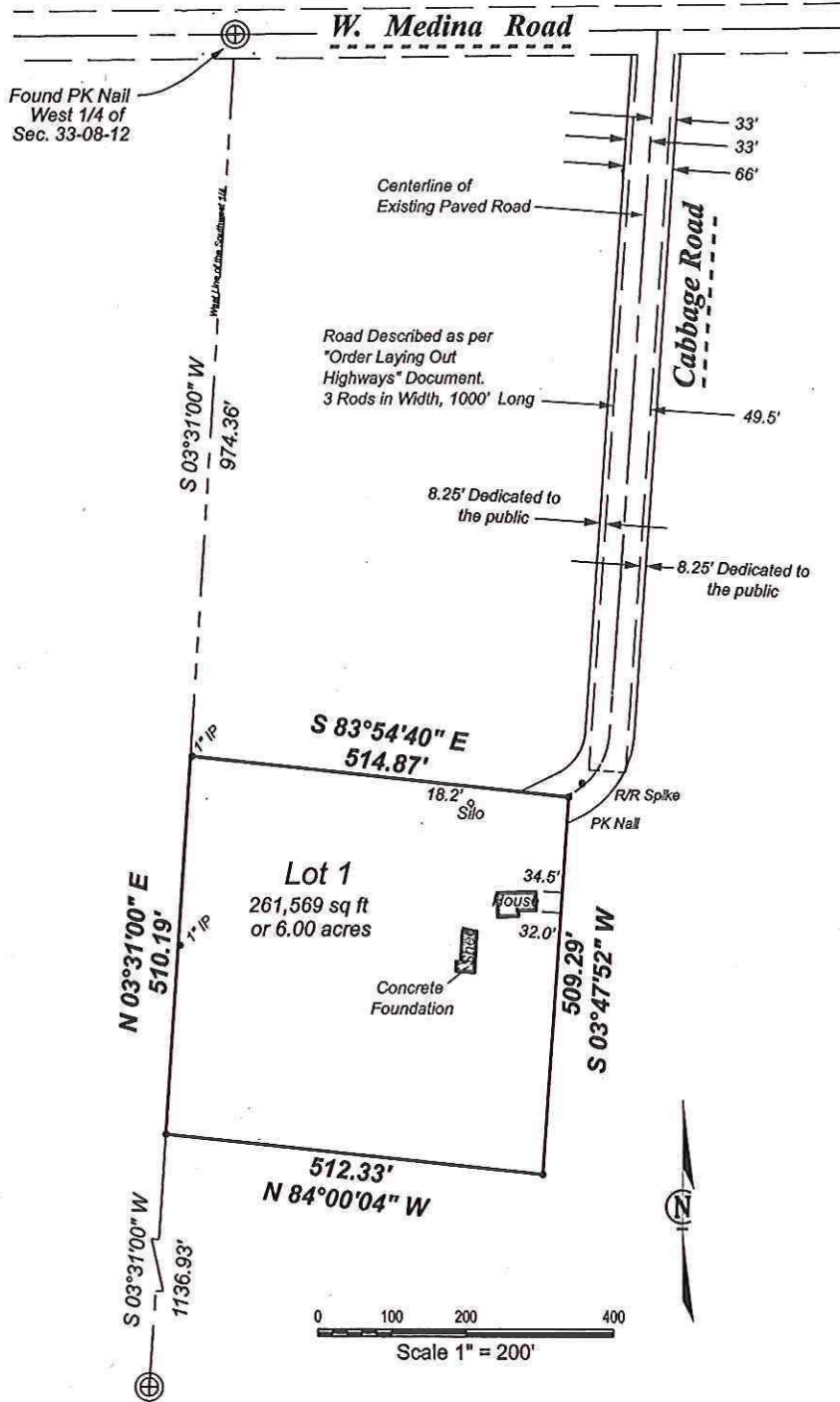
The intent of this zoning change is to combine two non-conforming A1 Exclusive (A1-Ex) parcels into one conforming A-2 Agricultural District parcel and subsequently clarify and document existing Right of Right of Way (ROW) conditions with Certified Survey Map.

My property in the Town of Medina consists of two 3 acre parcels located in the southwest corner of section 33, Township 8 North, Range 12 East. When created they were zoned A1-Ex. It is presently determined that A1-Ex parcels should exceed 35 acres.

A previous owner requested a zoning change from A1-Ex to Commercial District (C-1) for the portion of parcel # 0812-333-8720-0 that included the buildings and other improvements. The Dane County Board of Supervisors modified the application to B-1 Local Business District and approved the zoning change effective December 22, 1975.

Certified Survey Map

Part of the W 1/2 of the SW 14 of Section 33,
T08N, R12E, Town of Medina, Dane County, Wisconsin



Surveyed By: _____
 Drawn By: _____
 Approved By: _____
 Date: _____

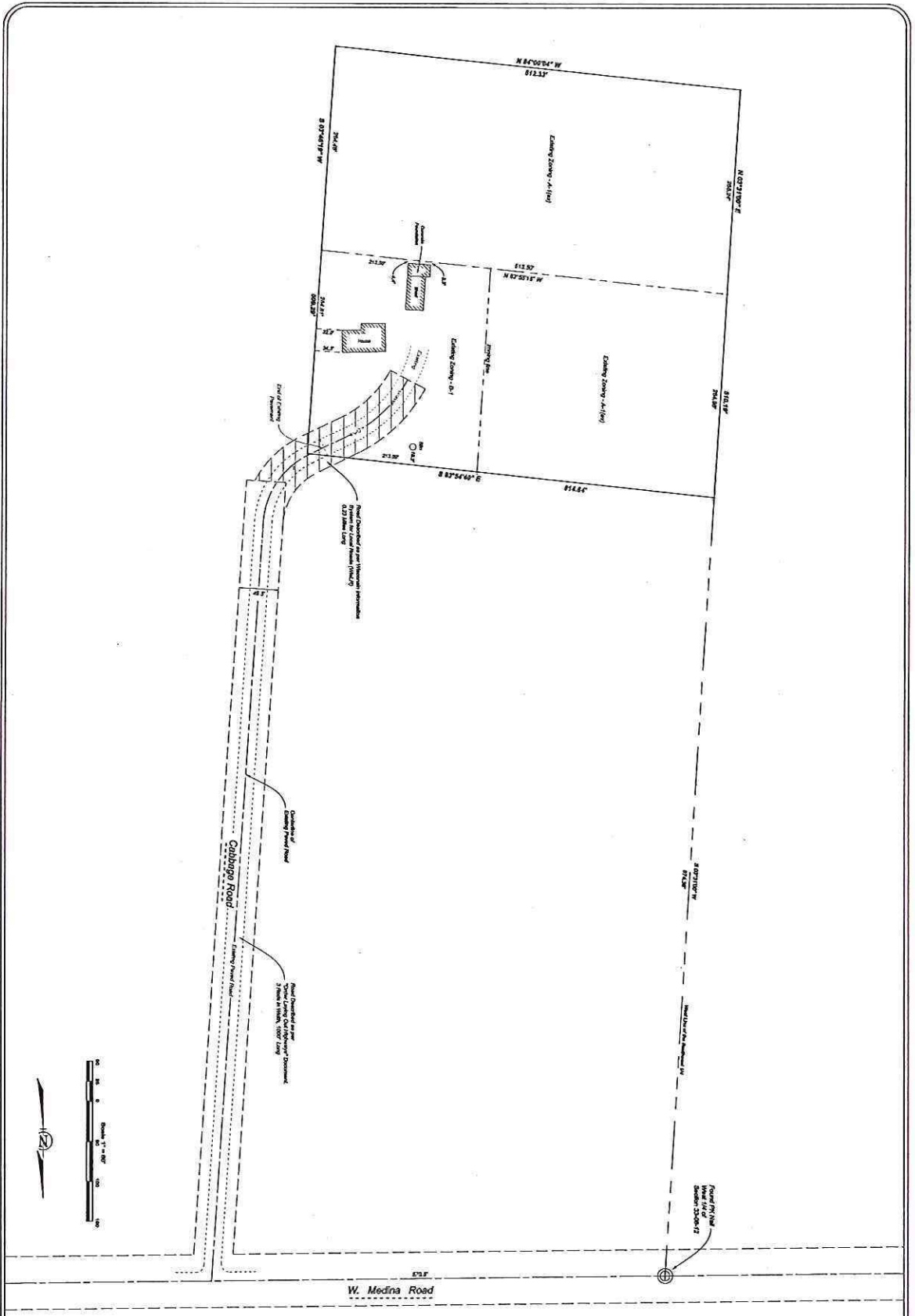


Surveyed By:
Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500

Surveyed For:
 Name _____
 Address _____

Office Map No: _____
 Sheet _____ of _____ Sheets

Doc No: _____
 CSM No. _____, Volume _____, Page _____



Drawn: 1 10/15/14	Foundation Location / Zoning Survey Map Part of the W 1/2 of the SW 14 of Section 33, T20N, R12E, Town of Medina, Dane County, Wisconsin	Surveyed For: Steve Schultz 1027 W. Watling Road Watling, WI 53188	 Royal Oak & Associates, Inc 3578 Kinsman Boulevard Madison, WI 53704 Phone (608) 274-6500 Fax (608) 274-4550 www.royalokengineering.com	Surveyed By: J. Peterson
				Checked By: J. Peterson
				Approved By: J. Peterson
				Date: 10/15/14

PLAT OF SURVEY



**BIRRENKOTT
SURVEYING, INC.**
P.O. Box 237
1677 N. Bristol Street
Sun Prairie, Wisconsin 53590
Phone (608) 837-7463
Fax (608) 837-1081

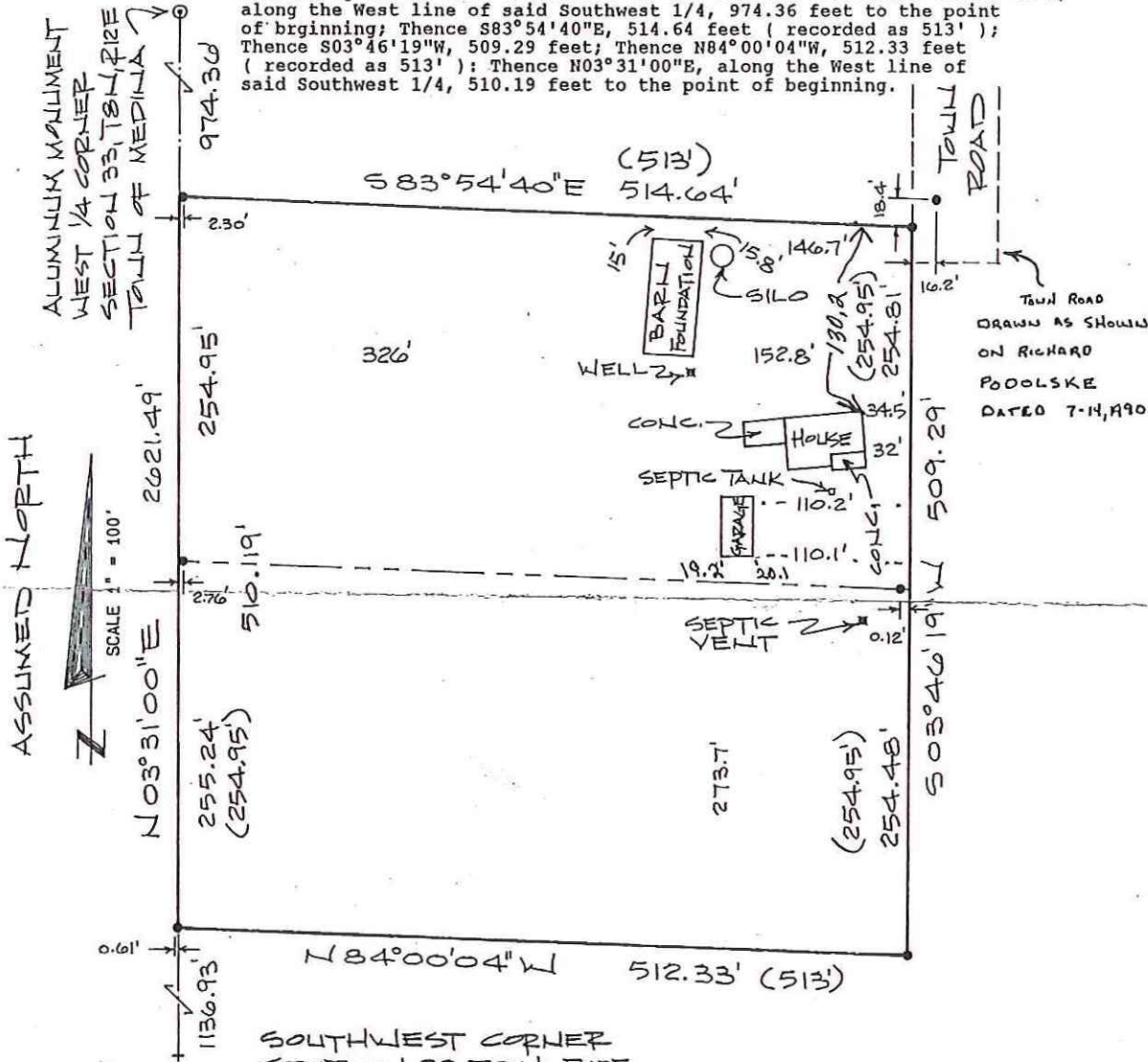
Surveyor's Certificate:

I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Daniel V Birrenkott, Registered Land Surveyor No. S-1531

Description:

Part of the West 1/2 of the Southwest 1/4 of Section 33, T8N, R12E, Town of Medina, Dane County, Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 33; Thence S03°31'00"W, along the West line of said Southwest 1/4, 974.36 feet to the point of beginning; Thence S83°54'40"E, 514.64 feet (recorded as 513'); Thence S03°46'19"W, 509.29 feet; Thence N84°00'04"W, 512.33 feet (recorded as 513'); Thence N03°31'00"E, along the West line of said Southwest 1/4, 510.19 feet to the point of beginning.



Legend:
Scale: 1 inch = 100 feet
● = Iron stake found
○ = 1"x24" Iron pipe set min.wt.=1.13#/ln.ft
() = RECORDED DATA

Dated: 6-16-98
Surveyed: CEC
Drawn: PLM
Checked: D.V.B.
Approved: D.V.B.
Field book: 147/34-38
Comp. File: 980526
Office Map No.: 980526

Notes:
"The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes."
"Wetlands if present have not been delineated."
"This survey is subject to any and all easements and agreements both recorded and unrecorded."

Surveyed For:
STEVEN SCHULZ 837-0982
605 ELIZABETH LANE
SUN PRAIRIE, WI. 53590



PETITION NO. #1710

PETITIONER Harry T. Robertson
1027 West Medina Road
R#1, Marshall, Wis.

LOCATION NW¹/₄ SW¹/₄ of Section 33
Medina

FROM A-1 TO C-1

FILED 10/22/75

PUBLISHED 10/28/75 & 11/4/75

MAILED _____

ZONING COMMITTEE.....

PUBLIC HEARING 11/11/75

MODIFY/AMEND 11/11/75

RECOMMENDATION ADOPT 11/11/75

DENY _____

WITHDRAW _____

COUNTY BOARD 11/14/75.....

ADOPT 11/20/75

ACTION DENY _____

WITHDRAW _____

TOWN BOARD

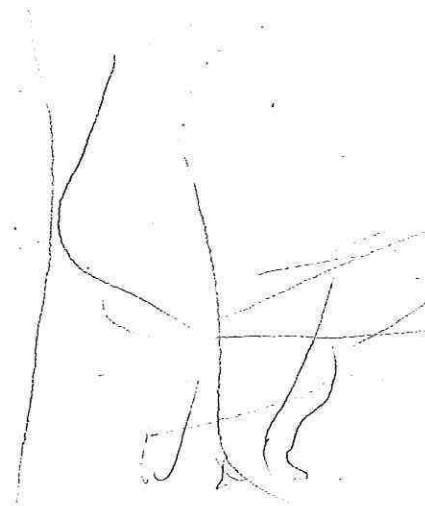
ACTION REQUIRED NOT REQUIRED _____

ACTION 12/22/75 DATE _____

EFFECTIVE DATE 12/22/75

MAPPED _____

NOTE: Amended to B-1





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 Steven Schulz Agent's Name Same
 Address 1027 W Medina Rd Address Marshall, Lot 53559
 Phone 608 206 0657 Phone _____
 Email _____ Email _____

Town: Medina Parcel numbers affected: 0812-333-8720-0 A . . . 9080-3
 Section: 01 Property address or location: _____

Zoning District change: (To / From / # of acres) 5 Acres A1 Ex to A2(4)
1 Acres B1 to A2(4)

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:
Intent is to combine two non-conforming parcels into one conforming A2(4) parcel. And clarify documentation of ROW

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: [Signature] Date: 2/3/17

081232195010

081233290000

081233295701

081232198000

081233293400

081233297709

1060

996

W Medinal Rd

1096

999

081233385104

1095

081232480000

081233385006

081233380320

081232480010

081233385006

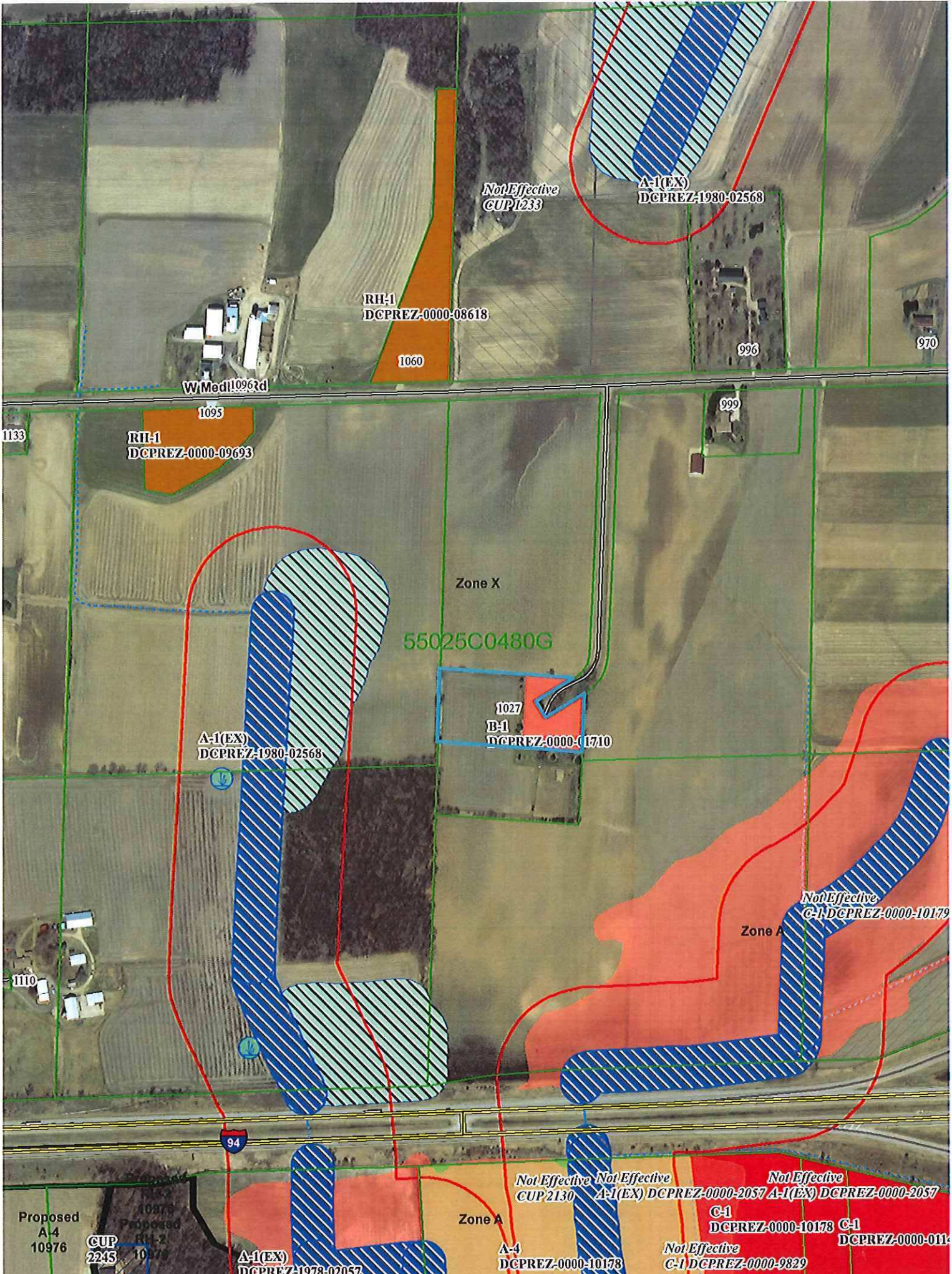
081233381027

081233390803

081233395004

081233390000

081233390009



Not Effective
CUP 1233

A-1(EX)
DCPREZ-1980-02568

RH-1
DCPREZ-0000-08618

W. Medi

RH-1
DCPREZ-0000-09693

Zone X

55025C0480G

A-1(EX)
DCPREZ-1980-02568

1027
B-1
DCPREZ-0000-1710

Not Effective
C-1 DCPREZ-0000-10179

Zone A

94

Not Effective
CUP 2130

Not Effective
A-1(EX) DCPREZ-0000-2057

Not Effective
A-1(EX) DCPREZ-0000-2057

Proposed
A-4
10976

CUP
2245

Zone A

A-1(EX)
DCPREZ-1978-02057

A-4
DCPREZ-0000-10178

Not Effective
C-1 DCPREZ-0000-9829

C-1

DCPREZ-0000-10178

C-1
DCPREZ-0000-0114

ZONING ORDINANCE AMENDMENT NO. 1710

Amending Section 10.03 relating to zoning districts in the Town of Medina

The Dane County Board of Supervisors does ordain as follows:

That the zoning district maps of the Town of Medina be amended to include in the B-1 Local Business District the following described land:

Part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Town of Medina, described as follows:

Commencing at the West quarter corner of Section 33, thence S 03° 31' W along the West line of Section 33, 974.98 feet; thence S 84° 15' E, 300.00 feet to the point of beginning; thence continue S 84° 15' E, 213.00 feet; thence S 03° 31' W, 254.95 feet; thence N 84° 15' W, 213.00 feet; thence N 03° 31' E, 254.95 feet to the point of beginning.

EFFECTIVE: December 22, 1975

OK RR13

ORDER LAYING OUT HIGHWAYS

County of Dane }
Town of Madison } SS

Whereas, upon the application of 6 freeholders [or of 1 applicants for homesteads, under the laws of the United States, occupying the same] or [of _____ applicants for homesteads] residing in said town of Madison

for laying out a highway, which said proposed highway is set forth and described in said

application, as follows: W 1/2 of S W 1/4 Sec. 33 Beginning at a point 5700 ft from N.W. Cor. of W 1/2 of S W 1/4 of said Sec. and thence about 1500 ft towards the building of Walter Biggs

We, the undersigned, supervisors of said town, did on the 5 day of May, 1942, make out a notice and fix therein a time and place at which we would meet and decide upon such application and did meet on the 12 day of May, 1942, at 1 o'clock in the PM noon of said day, at Honey, Walter Biggs, being the time and place stated in said notice, having first been satisfied by affidavits that the notices required in section 80.05, had been duly given and posted, we did then and there proceed to examine personally said highway, and did hear any and all reasons that were offered for and against the application and the said meeting having been duly adjourned by us to the _____ day of _____, 19____, at _____ o'clock in the _____ noon, at _____ of the time and place of which adjournment, when made, public notice was duly given by us, and notice thereof was forthwith filed in the office of the town clerk of said town, the undersigned did again meet, at the adjourned time and place aforesaid, and having made further examination in the premises, and heard any further reasons that were offered for or against said application, did decide upon such application; and it being our opinion that the public good will thereby be promoted, did decide to lay out such highways as hereinafter described.

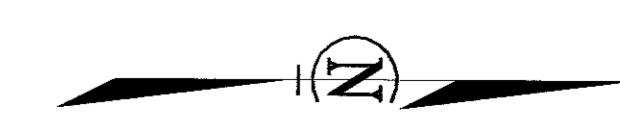
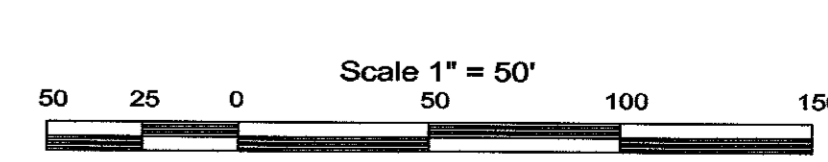
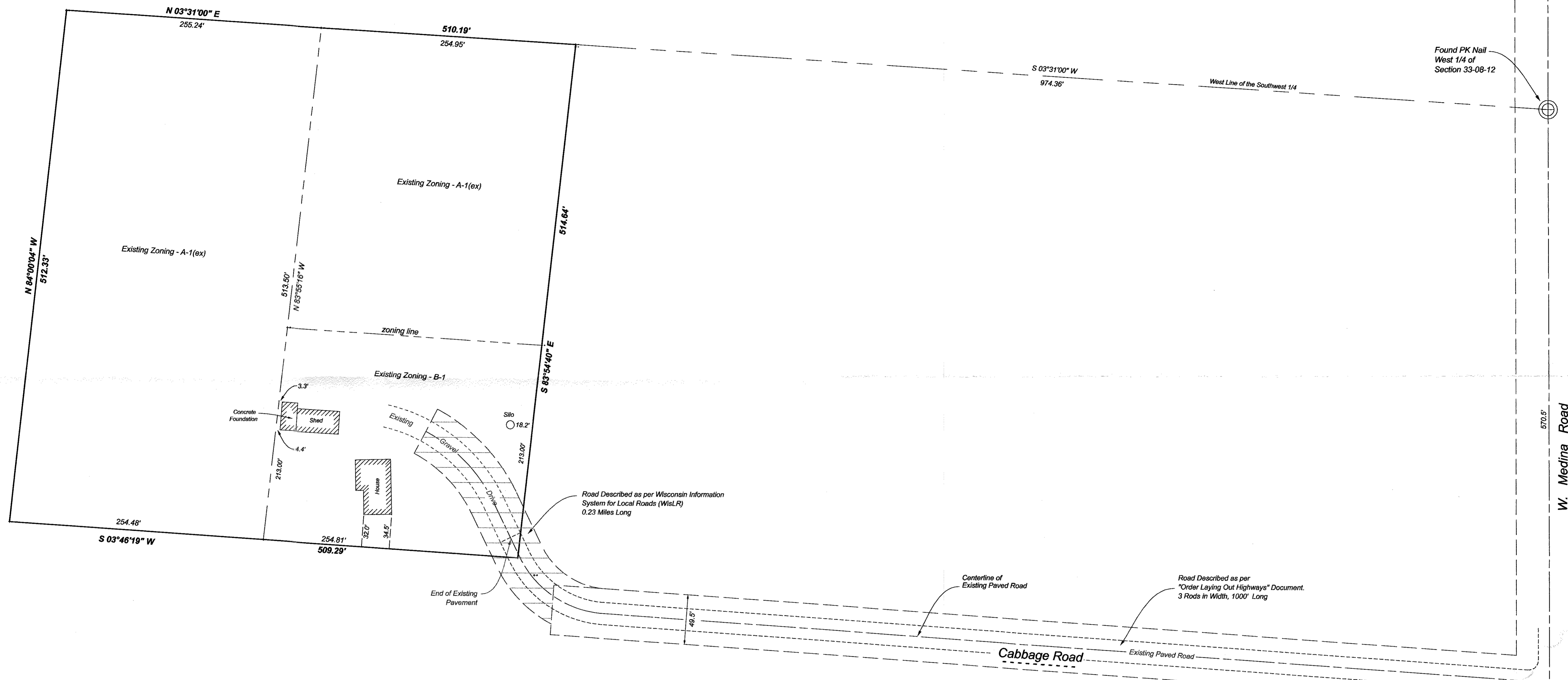
Now, therefore, pursuant to said application, we, the said supervisors, do hereby order and determine that a highway be and the same is hereby laid out in said town, as follows, to wit:

A highway of 3 rods in width beginning at a point 5700 ft from N.W. Cor. of W 1/2 of S W 1/4 of Sec 33 and thence about 1500 ft towards the building of Walter Biggs

Leonard Kuhl
Joe B Arnold
Herman Albert

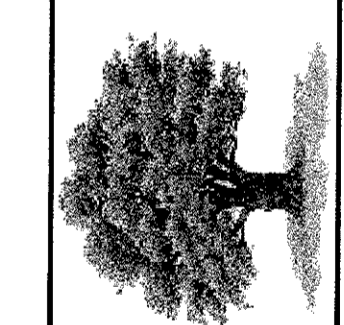
Supervisors of the town of _____

Samuel Lantz Town Clerk



Surveyed By:	T. Thoren
Checked By:	T. Thoren
Drawn By:	C. Sandness
Approved By:	C. Sandness
File Book:	04-22-16
Date:	

Royal Oak & Associates, Inc
 3678 Kinsman Boulevard
 Madison, WI 53704
 Phone (608) 274-0500 Fax (608) 274-4530
 www.royaloakengineering.com



Surveyed For:
 Steve Schultz
 1027 W. Medina Road
 Marshall WI 53559

Foundation Location / Zoning Survey Map
 Part of the W 1/2 of the SW 1/4 of Section 33,
 T08N, R12E, Town of Medina, Dane County, Wisconsin

Office Map Number
 16315-L

Sheet	1
of Sheets	1