

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
11/22/2024	DCPREZ-2024-12136
<b>Public Hearing Date</b>	
01/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEVEN M AND PAUL C WOLFE	PHONE (with Area Code) (920) 763-2293	AGENT NAME TYLER WILKINSON	PHONE (with Area Code) (608) 588-0600
BILLING ADDRESS (Number & Street) 996 MULLER RD		ADDRESS (Number & Street) 285 S. WINDSTED STREET	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip) Spring Green, WI 53588	
E-MAIL ADDRESS 22572steve@gmail.com		E-MAIL ADDRESS tyler@wilkinsonauctions.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
<b>ADDRESS OR LOCATION OF REZONE</b>		<b>ADDRESS OR LOCATION OF REZONE</b>		<b>ADDRESS OR LOCATION OF REZONE</b>	
CTH V west of STH 73					
TOWNSHIP YORK	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
0912-091-8001-0					

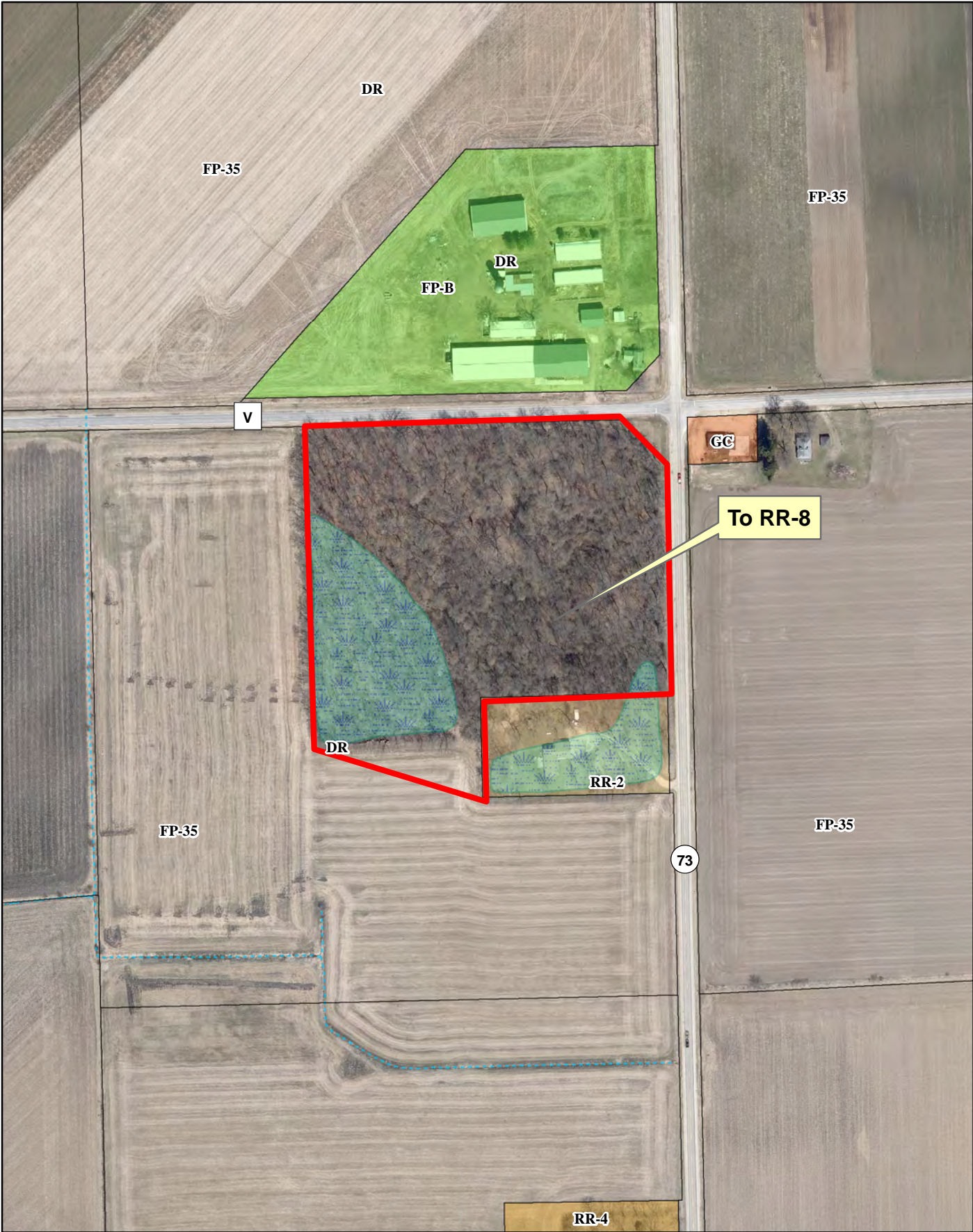
## REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT


FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-8 Rural Residential District	12.7


<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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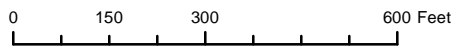
COMMENTS: TRANSFER OF ONE DEVELOPMENT RIGHT FROM APPLICANT'S ADJOINING LAND (TAX PARCEL #091209190020)



**Legend**

 Wetland

 Floodplain



Petition 12136  
Wolfe



**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:	Steven M. Wolfe and Paul C. Wolfe	Agent Name:	Tyler Wilkinson
Address (Number & Street):	996 Muller Road	Address (Number & Street):	285 S. Winsted Street
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	Spring Green, WI 53588
Email Address:		Email Address:	tyler@wilkinsonauctions.com
Phone#:	(920) 763-2293	Phone#:	(608) 553-6500

PROPERTY INFORMATION			
Township:	York	Parcel Number(s):	070/0912-091-8001-0
Section:	9	Property Address or Location:	Vacant Land, County V and STH 73, Marshall, WI

REZONE DESCRIPTION		
<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.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
The Wolfes are requesting to rezone an approximately 13 acres of non-tillable land from FP-35 to RR-8, as shown on the attached preliminary survey. An available density unit will be transferred from the Wolfes' adjacent property (Tax Parcel 070/0912-091-9002-0) to the proposed RR-8 lot. The Wolfes further request a TDR-R overlay for the proposed RR-8 lot and a TDR-S overlay for the remaining 145 acre lot (Tax Parcel 070/0912-091-9002-0) from which the density credit was transferred.		
Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-8 / TDR-R	13.01

<b>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.</b>				
<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to the Dane County Treasurer

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 Tyler Wilkinson

Date 11/22/24



As prepared by:

**G & A GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com  
(RED LOGO REPRESENTS THE ORIGINAL MAP)

**G & A FILE NO. 622-305**



DRAFTED BY: A. JEROME

CHECKED BY: TG

PROJ. 622-305

DWG. 622-305 SHEET 1 OF 4

SEAL:



**DANE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

**BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 9, T. 9 N, R. 12 E, TOWN OF YORK,  
DANE COUNTY, WISCONSIN.** CONTAINING: 595,643 SQ.FT. (13.67 ACRES)

**LEGEND**

- 3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
- 3/4" IRON ROD FND.
- △ MAG NAIL SET
- ▲ RAILROAD SPIKE FND.
- ⊙ 5/8" IRON ROD FND.
- ( ) PREVIOUS SURVEY OR RECORD INFO.

NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

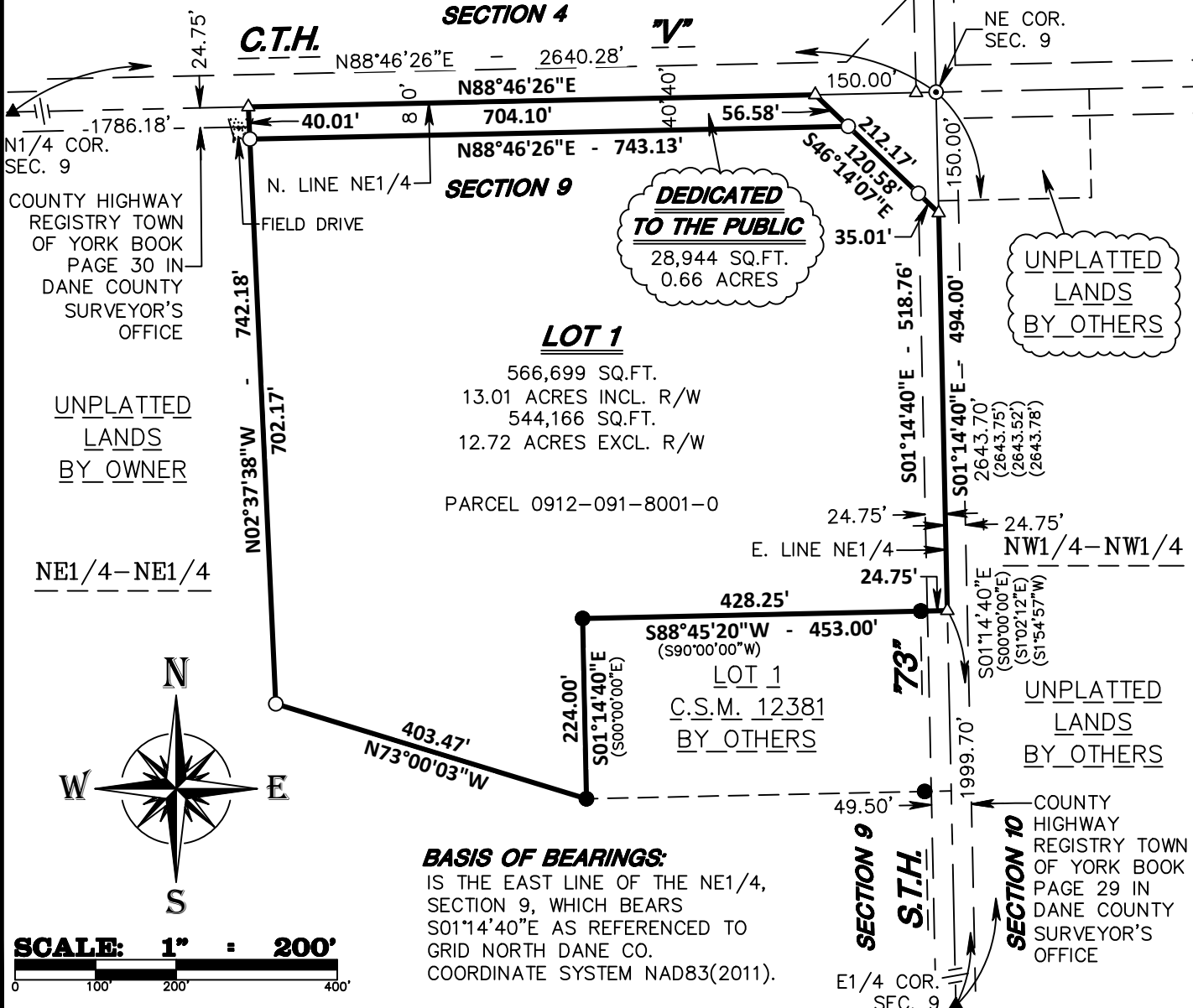
**PROPOSED C.S.M.**

SE1/4-SE1/4

UNPLATTED  
LANDS  
BY OWNER

SW1/4-SW1/4

UNPLATTED  
LANDS  
BY OTHERS



As prepared by:

**G GROTHMAN**  
**& ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
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DWG. 622-305 SHEET 2 OF 4

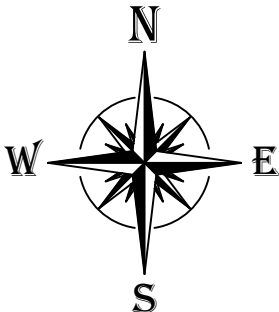
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**GENERAL LOCATION**

Volume \_\_\_\_\_, Page \_\_\_\_\_

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DANE COUNTY, WISCONSIN.** CONTAINING: 595,643 SQ.FT. (13.67 ACRES)

**PROPOSED C.S.M.**

UNPLATTED  
LANDS  
BY OWNER



**SCALE: 1" = 60'**

SW1/4-SW1/4

UNPLATTED LANDS  
BY OTHERS

**SECTION 4**

N88°46'26"E - 2640.28'  
N88°46'26"E  
704.10'  
N88°46'26"E  
743.13'

**C.T.H. "V"**

**DEDICATED**  
**TO THE PUBLIC**

28,944 SQ.FT.  
0.66 ACRES

**LOT 1**

566,699 SQ.FT.  
13.01 ACRES INCL. R/W  
544,166 SQ.FT.  
12.72 ACRES EXCL. R/W

PARCEL 0912-091-8001-0

NE1/4-NE1/4

**SECTION 9**

(VOL. 756  
REC.  
PAGE 683  
DOC. NO.  
1499142)

**SECTION 9**

**SECTION 10**

UNPLATTED  
LANDS  
BY OTHERS

NW1/4-NW1/4

UNPLATTED  
LANDS  
BY OTHERS

**CLIENT/OWNER:** STEVEN M. AND PAUL C. WOLFE  
996 MULLER ROAD  
MARSHALL, WI 53559

**GA GROTHMAN**  
**& ASSOCIATES S.C.**  
**PROFESSIONAL SERVICES**  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877  
FAX: (808) 742-0434 E-MAIL: [surveying@grothman.com](mailto:surveying@grothman.com)  
(RED LOGO REPRESENTS THE ORIGINAL MAP)



DWG. 622-305 SHEET 3 OF 4

Volume \_\_\_\_\_, Page \_\_\_\_\_

CONTAINING: 595,643 SQ.FT. (13.67 ACRES)

**I DO FURTHER CERTIFY** that this survey is a true and correct representation of the boundaries of the land surveyed and I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 75, Dane County Code of Ordinance and the Town of York Subdivision Ordinance to the best of my knowledge and belief.

*File No. 622-305*

**CLIENT/OWNER:** STEVEN M. AND PAUL C. WOLFE  
996 MULLER ROAD  
MARSHALL, WI 53559

As prepared by:

**GA GROTHMAN & ASSOCIATES S.C.**  
PROFESSIONAL SERVICES  
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901  
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877  
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SEAL:



**G & A FILE NO. 622-305**



DRAFTED BY: A. JEROME

CHECKED BY: TG

PROJ. 622-305

DWG. 622-305 SHEET 4 OF 4

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**GENERAL LOCATION** Volume \_\_\_\_\_, Page \_\_\_\_\_

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**OWNER'S CERTIFICATE of DEDICATION**

As Owners, we hereby certify that we caused the land on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this certified survey map is required by S.75.17(1)(a), Dane County Code of Ordinance to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

**Witness** the hand and seal of said Owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Steven M. Wolfe**

\_\_\_\_\_  
**Paul C. Wolfe**

**STATE of WISCONSIN)**  
**SS)**

**COUNTY OF \_\_\_\_\_)**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named **Steven M. & Paul C. Wolfe** to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
**Notary Public** \_\_\_\_\_ **County, Wisconsin** **My commission expires:** \_\_\_\_\_

**TOWN BOARD RESOLUTION**

**RESOLVED** that this certified survey map in the **Town of York, Steven M. & Paul C. Wolfe**, Owners, is hereby approved and dedication of right-of-way accepted by the Town Board.

\_\_\_\_\_  
**Town Chairperson**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Town Clerk**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**REGISTER of DEEDS CERTIFICATE**

Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps of Dane County, Pages \_\_\_\_\_.

\_\_\_\_\_  
**Kristi Chlebowski, Register of Deeds, Dane County**

**CLIENT/OWNER:** STEVEN M. AND PAUL C. WOLFE  
996 MULLER ROAD  
MARSHALL, WI 53559

## DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY

**Applicant:** Tyler Wilkenson (agent)

**Town:** York

**Density Study Date:** 4/21/2020

**Section(s):** 09

**Adoption Date:** 9/9/1979

**Density Number:** 75

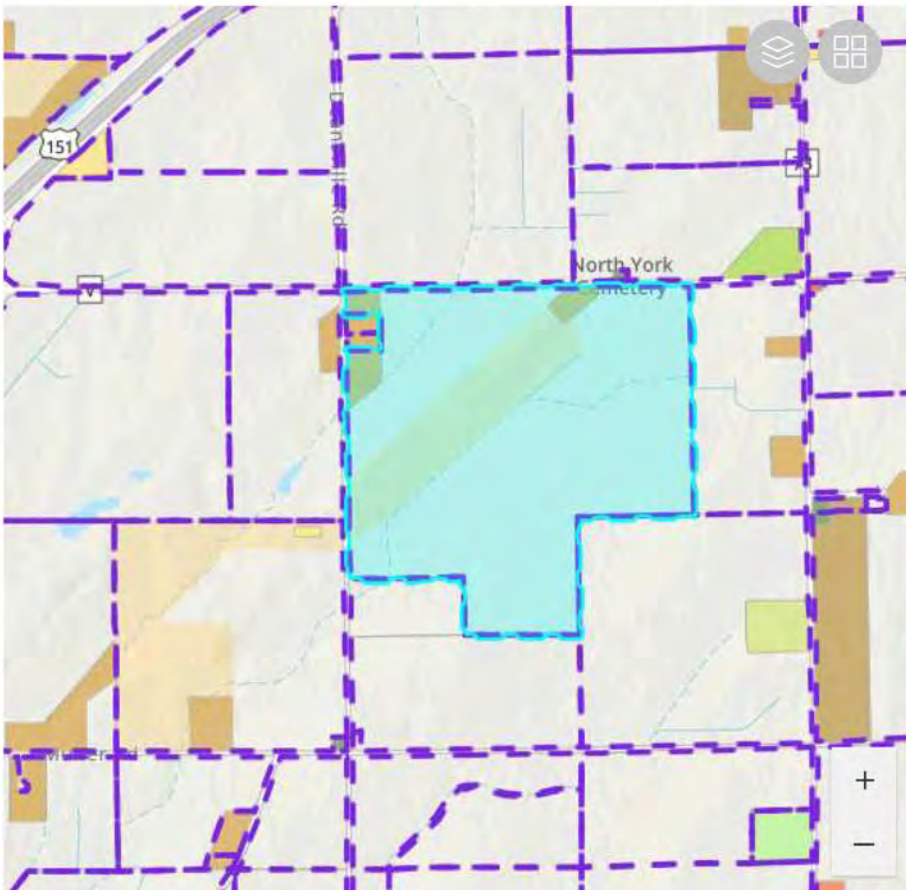
**Orig Farm Owner:** O.W. Hughes

**Original Farm Acres:** 292.13

**Available Density Unit(s):** 2

**Original Splits:** 3.9

**Accela Number:** DCPDEN-2024-0003



### Reasons / Notes:

2 of the 4 development rights were used per CSMs 7286, and 9616. CSM 3137 was recorded in 1979 and does not count.

No recorded agreements found indicating allocation of the 2 remaining density units. Under applicable town plan policies, remaining density units are to be allocated proportionally based on current acreage owned.

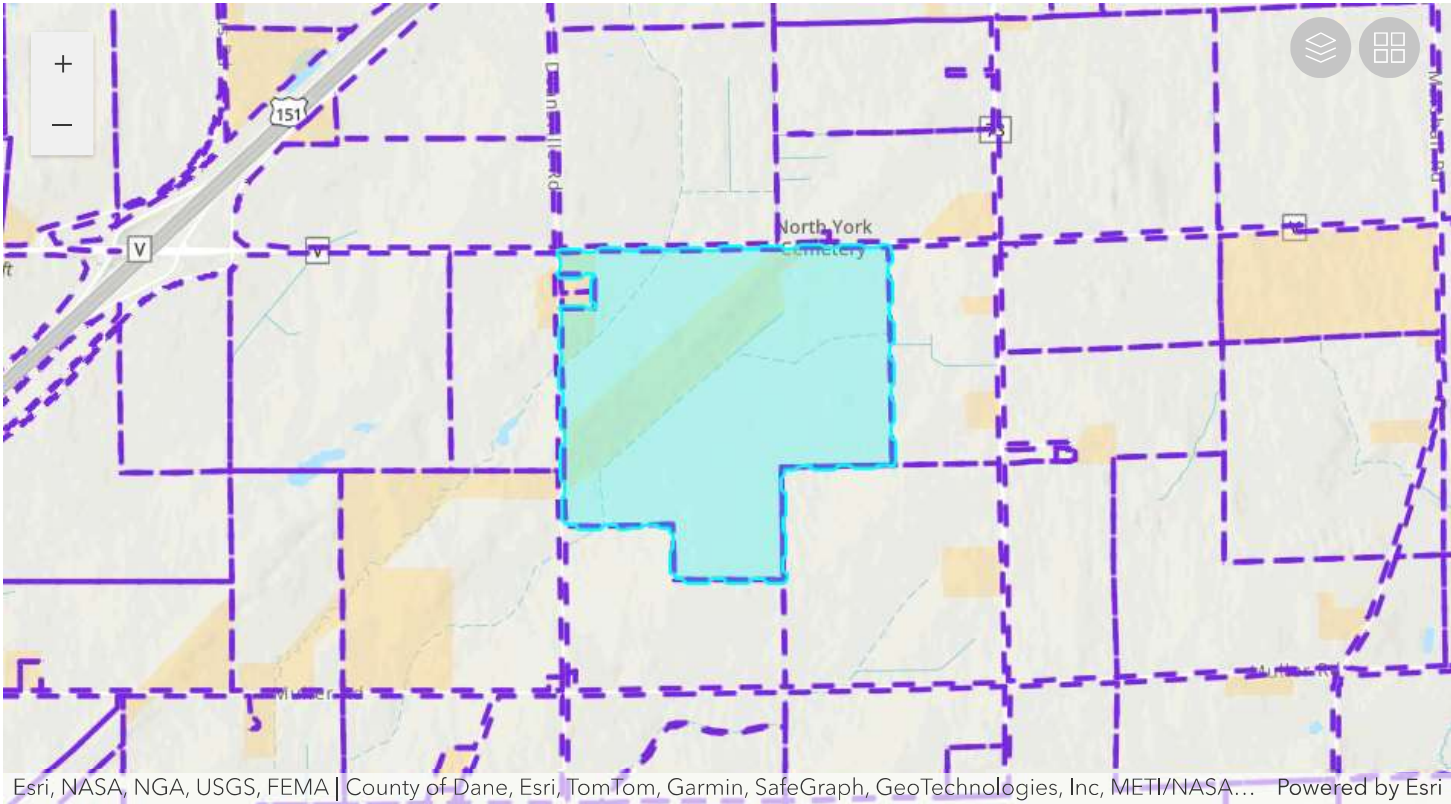
It appears Wolfe and Hughes are each eligible for one of the two remaining density units.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently



DRAFT: FOR DISCUSSION PURPOSES ONLY

Applicant: Tyler Wilkenson (agent)



Parcel Number	Acres	Owner	CSM
091209185043	36.37	MICHAEL ALAN HUGHES	
091209190020	145.49	PAUL C WOLFE & STEVEN M WOLFE	
091209195010	35.27	STEVEN M WOLFE & PAUL C WOLFE	
091209280100	51.39	MICHAEL A HUGHES	
091209282100	2.97	CAROLINE A ALLEN	15492
091209282200	49.28	R & G MILLER & SONS INC	15492
091209285908	2.4	MICHEAL VAN BUREN	03137
091209287013	4.8	SUSAN HUGHES	07286



Dane County Department of Public Works, Highway and Transportation

ACCESS PERMIT

This permit is required and shall be issued in accordance with the provisions of Section 83.027 of the Wisconsin Statutes and Chapter 79 of the Dane County Code of Ordinances.

Name <b>Wolfe Brothers LLC, Steve</b>			Co. Trunk Hwy in which access is requested: <b>V</b>	
Street Address <b>996 Muller Rd</b>			Town, Village, City <b>Town of York</b>	Section <b>9</b>
City <b>Marshall</b>		State <b>WI</b>	Zip <b>53559</b>	
Home Phone <b>(920) 763-2293</b>	Work Phone	Fax Number	E-Mail Address <b>22572steve@gmail.com</b>	
Existing Access? <b>No</b>		If yes, how modified? <input type="checkbox"/> Relocated <input type="checkbox"/> Removed <input type="checkbox"/> Change of Use <input type="checkbox"/> Culvert Replace <input type="checkbox"/> Asphalt Paving		
Describe Use: <b>New access for wooded lot that will be a residential single family home.</b>				
North/South/East/West Side <b>South</b>	Nearest Cross Road <b>HWY 73</b>	Distance & Direction of nearest cross rd <b>250' to 500' east to 73</b>	Existing Zoning: <b>FP-35</b>	Meets Intended Use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Type of Permit Requested:

- |   |  |
|---|--|
| <input type="checkbox"/> \$110 Temporary Controlled Access                    | <input type="checkbox"/> \$75 Temporary Non-Controlled Access                              |
| <input type="checkbox"/> \$110 Agricultural Controlled Access                 | <input type="checkbox"/> \$75 Agricultural Non-Controlled Access                           |
| <input type="checkbox"/> \$110 Residential (single family) Controlled Access  | <input checked="" type="checkbox"/> \$75 Residential (single family) Non-Controlled Access |
| <input type="checkbox"/> \$220 Residential, Joint Access > 1 parcel           | <input type="checkbox"/> \$220 Commercial, <100 ADT**                                      |
| <input type="checkbox"/> \$1,100 Private/Public, New/Existing, Street or Road | <input type="checkbox"/> \$550 Commercial, >100 and <1,000 ADT                             |
| <input type="checkbox"/> \$45 Miscellaneous                                   | <input type="checkbox"/> \$1,100 Commercial, >1,000 ADT                                    |

\*\*ADT denotes Average Daily Traffic. Data substantiating ADT for access or road intersections may be required.

Fees paid in full on 4/5/2023

PERMIT APPROVAL BY DANE COUNTY

COUNTY PERMIT NO. **23A015**

The application submitted is hereby approved and this permit is issued by Dane County subject to full compliance by the Applicant with all provisions and conditions stated herein and on the reverse side hereof and all attachments hereto.

Other Special Provisions:

- check #11676 - This permit allows for a new residential single family access.
- This permit is contingent on all other Local, State and/or County Agency permits, zoning and approvals and applicant must comply with all federal, state and local laws, ordinances and regulations.
  - An 18" culvert pipe (or equivalent size) with metal apron endwalls is required. All maintenance of the driveway and culvert is owner's responsibility. See attached culvert and drainage requirements.
  - If any material other than Asphalt or Gravel is used for the access surface, a request must be sent to [eslick.kevin@countyofdane.com](mailto:eslick.kevin@countyofdane.com) for prior approval.

By

Signature of Dane County Representative

**Kevin Eslick Associate Highway Engineer**

Name and Title

**6/13/2023**

Date

**608-283-1486**

Phone



### CONDITIONS

You are required to contact the authorized representative on the previous page before starting construction. **THIS PERMIT IS VOID ONE YEAR AFTER THE DATE IT IS ISSUED.** If construction is not completed at that time, the applicant is responsible for obtaining a new permit.

You are required to contact the Township and other governmental agencies, including but not limited to, the Dane County Land and Water Resources Department, who have authority to permit the construction of the driveway on and off of highway right-of-way.

Runoff from the driveway shall not be directed toward the roadway shoulder, nor shall the driveway obstruct drainage on the highway. Concrete driveways are not allowed to directly abut the edge of roadway pavements. Decorative paving on highway right-of-way will not be repaired or replaced in kind if damaged during maintenance or removed during repaving/reconstruction. Normal setback is 20 feet from the edge of pavement for concrete and decorative pavement. No poured concrete, stone, brick, wood, or other types of endwalls/headwalls shall be constructed on highway right-of-way. Proper traffic control and signing shall be provided in accordance with the "Manual of Uniform Traffic Control Devices". This permit does not exempt the applicant from any State, County or Local Agency permits or approval processes.

### INDEMNIFICATION/HOLD HARMLESS

For purposes of this document, "the Permit Holder or their Agent(s)" is understood to mean the individual(s) causing this access construction and/or access improvements.

- a. Permit holder shall indemnify, hold harmless and defend County, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which County, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay as a result of the permit or activities associated with the permit, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of County, its agencies, boards, commissions, officers, employees or representatives. The obligations of the permit holder under this paragraph shall survive the expiration or termination of the permit.
- b. If any and all claims against Dane County or any of its officers, agents, or employees by any employee of the Permit Holder, the Permit Holder's Agent(s), anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this contract shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Permit Holder or the Permit Holder's Agent(s) under worker's compensation acts, disability benefit acts, or other employee benefit acts.
- c. The obligations of the Permit Holder or the Permit Holder's Agent(s) under this Contract shall not extend to the liability of an architect or engineer, his/her agents or employees arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications or (2) the giving of or the failure to give directions or instructions by an architect or engineer, his/her agents or employees provided such giving or failure is the primary cause of the injury or damage.
- d. Dane County shall not be liable to the Permit Holder or the Permit Holder's Agent(s) for damages or delays resulting from work by third parties or by injunctions or other restraining orders obtained by third parties.

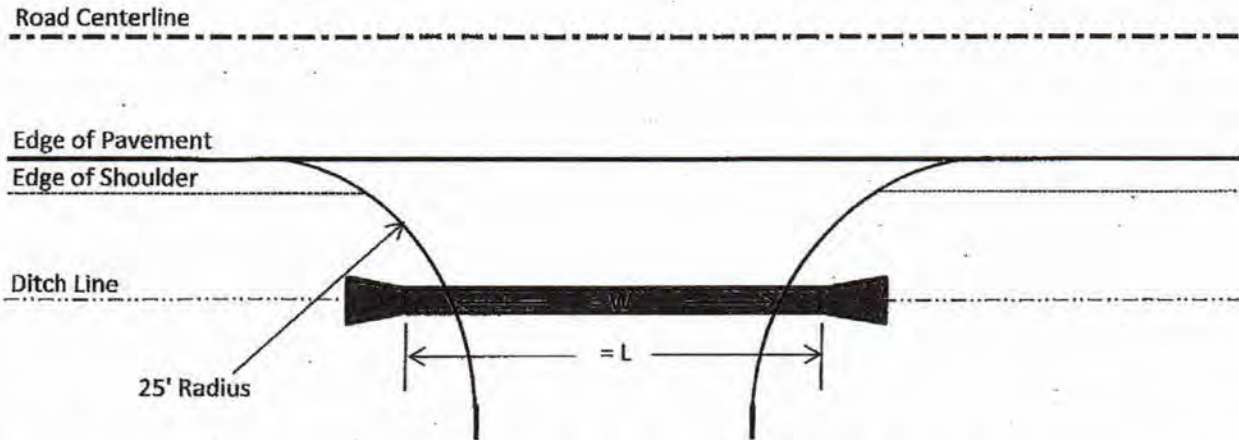
### CONTROLLED/NON-CONTROLLED ACCESS COUNTY TRUNK HIGHWAYS

Following is a list of controlled access County Trunk Highways. All other County Trunk Highways are non-controlled access.

CTH "AB" ..... From the eastern boundary of the City of Madison to CTH "MN".  
CTH "B" ..... From the eastern boundary of the City of Fitchburg to USH 51.  
CTH "B" ..... From USH 51 to CTH "N" (except areas within the City of Stoughton).  
CTH "B" ..... From the northern boundary of the Village of Rockdale to the southern boundary of the Village of Cambridge.  
CTH "BB" ..... From the eastern boundary of the City of Madison to the western boundary of the Village of Cottage Grove.  
CTH "BB" ..... From the eastern boundary of the Village of Cottage Grove to STH 73.  
CTH "BW" ..... (Broadway) From Raywood Road easterly to Copps Avenue  
CTH "C" ..... From STH 19 to Happy Valley Road (except areas within the City of Sun Prairie).  
CTH "CC" ..... From CTH "D" to the western boundary of the Village of Oregon.  
CTH "CV" ..... From the northern boundary of the City of Madison to USH 51.  
CTH "CV" ..... From the southern boundary of the Village of DeForest to STH 19.  
CTH "D" ..... From CTH "CC" to Wingra Drive (except areas within the Cities of Madison and Fitchburg).  
CTH "G" ..... From STH 92 to USH 18-151.  
CTH "ID" ..... From the west county line to the intersection of STH 78 (except areas within the Village of Blue Mounds).  
CTH "K" ..... From USH 12 to CTH "M".  
CTH "M" ..... From the northern boundary of the City of Verona to CTH "S".  
CTH "M" ..... From the eastern boundary of the City of Middleton to STH 113.  
CTH "MC" ..... Those segments outside the City of Madison.  
CTH "MM" ..... From the northern boundary of the Village of Brooklyn to the southern boundary of the Village of Oregon.  
CTH "MM" ..... From the northern boundary of the City of Fitchburg to CTH "MC" (except areas in the City of Madison).  
CTH "N" ..... From the northern boundary of the City of Stoughton to the southern boundary of the Village of Cottage Grove.  
CTH "N" ..... From the northern boundary of the Village of Cottage Grove to the southern boundary of the City of Sun Prairie.  
CTH "N" ..... From the northern boundary of the City of Sun Prairie to CTH "V".  
CTH "P" ..... From CTH "S" in Section 33 Town of Cross Plains to the southern boundary of Village of Cross Plains.  
CTH "PB" ..... From STH 69/92 in Section 33 Town of Montrose to CTH "M".  
CTH "PD" ..... From the eastern boundary of the Village of Mt. Horeb to the City of Fitchburg (except areas in City of Madison).  
CTH "Q" ..... From the northern boundary of the City of Middleton to the southern boundary of the Village of Waunakee.  
CTH "S" ..... From STH 78 to the western boundary of the City of Madison.  
CTH "T" ..... From the eastern boundary of the City of Madison to the Village of Marshall.  
CTH "TT" ..... From Seminary Springs to Ridge Road.  
CTH "V" ..... From STH 113 to USH 51 (except areas within the Village of DeForest).

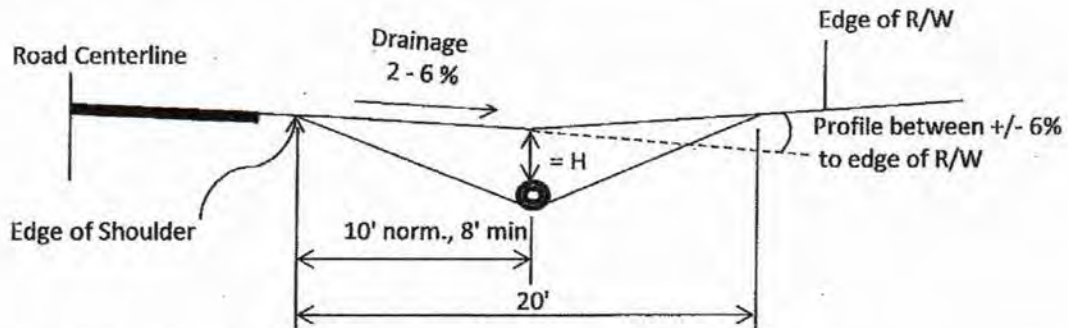
## Culvert Selection Chart for Rural Private and Field Entrances

### PLAN VIEW



Note: Concrete or decorative driveway pavements are not allowed within 20' of edge of highway pavement. Asphalt driveways may be paved up to the edge of highway pavement.

### CROSS-SECTION VIEW



Driveway graded to drain away from edge of shoulder a minimum of 8'.

H = Height of Fill Above Culvert	W = Proposed driveway width							
	16	18	20	22	24	26	28	30
	L = Length of Culvert Required							
0.5	26	28	28	30	32	34	36	38
1.0	26	28	30	32	34	36	38	40
1.5	28	30	32	34	36	38	40	42
2.0	30	32	34	36	38	40	42	44
2.5	34	36	38	40	42	44	46	48
3.0	36	38	40	42	44	46	48	50
3.5	38	40	42	44	46	48	50	52
4.0	40	42	44	46	48	50	52	54
4.5	44	46	46	50	52	54	56	58
5.0	46	48	50	52	54	56	58	60

Culvert diameter to be determined by Dane County and approved apron endwalls are required.

30' 18" Plastic is O.K.  
Metal Apron Ends







Dane County Department of Public Works, Highway and Transportation

# APPLICATION FOR ACCESS PERMIT

This permit is required and shall be issued in accordance with the provisions of Section 83.027 of the Wisconsin Statutes and Chapter 79 of the Dane County Code of Ordinances.

## APPLICANT INFORMATION

Name <u>Wolfe Brothers LLC</u>		E-Mail Address <u>22572steve@gmail.com</u>	
Street Address <u>996 MULLER ROAD</u>	City <u>MARSHALL</u>	State <u>WI</u>	Zip <u>53559</u>
Home Phone <u>920-763-2293</u>	Work Phone <u>920-763-2293</u>	Fax Number <u>—</u>	

## PROPOSED ACCESS LOCATION

County Trunk Highway in which access is requested: <u>Hwy V</u>	Controlled Access? (see list on page 2) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Town <input type="checkbox"/> City <input type="checkbox"/> Village of: <u>YORK</u>	Section Number <u>9</u>
Existing Access? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, how modified? <input type="checkbox"/> Relocated <input type="checkbox"/> Removed <input type="checkbox"/> Change of Use <input type="checkbox"/> Culvert Replace <input type="checkbox"/> Asphalt Paving			

Describe Use:

Driveway for House Lot

Which Side of County Trunk Highway? <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	Nearest Cross Road <u>HWY 73</u>
Distance and Direction of Nearest Cross Road <u>250 ft West of Hwy 73</u>	Existing Zoning: <u>FP35</u>
Zoning Meets Intended Use? <input type="checkbox"/> Yes <input type="checkbox"/> No	

## PERMIT FEE

### Type of Permit Requested:

- |   |  |
|---|--|
| <input type="checkbox"/> \$110 Temporary Controlled Access                    | <input type="checkbox"/> \$75 Temporary Non-Controlled Access                              |
| <input type="checkbox"/> \$110 Agricultural Controlled Access                 | <input type="checkbox"/> \$75 Agricultural Non-Controlled Access                           |
| <input type="checkbox"/> \$110 Residential (single family) Controlled Access  | <input checked="" type="checkbox"/> \$75 Residential (single family) Non-Controlled Access |
| <input type="checkbox"/> \$220 Residential, Joint Access > 1 parcel           | <input type="checkbox"/> \$220 Commercial, <100 ADT**                                      |
| <input type="checkbox"/> \$1,100 Private/Public, New/Existing, Street or Road | <input type="checkbox"/> \$550 Commercial, >100 and <1,000 ADT                             |
| <input type="checkbox"/> \$45 Miscellaneous                                   | <input type="checkbox"/> \$1,100 Commercial, >1,000 ADT                                    |

\*\*ADT denotes Average Daily Traffic. Data substantiating ADT for access or road intersections may be required.

Permit fee made payable to Dane County Highway Department must accompany all applications.

## PERMIT CONDITIONS & SIGNATURE

Applicant acknowledges that (s)he has read and understand the requirements for obtaining an Access permit. By signing this application, applicant agrees that Dane County may establish additional provisions prior to application approval. Applicants shall receive notification of any special provisions.

Applicant further understands and agrees that the permitted work shall comply with all permit provisions and conditions listed on the reverse side hereof, any special provisions, and any and all plans, details or notes attached hereto and made a part hereof. Property owner is responsible for notifying Dane County of any conditions and/or restrictions.

By <u>Steven M. Wolfe</u> Signature of Applicant / Representative	<u>4-21-23</u> Date
<u>STEVEN M. WOLFE - MEMBER</u> Print Name and Title	<u>920-763-2293</u> Phone

**NOTE:** Application should be accompanied by plans or plat or CSM when appropriate. Submit application to Dane County Department of Public Works, Highway and Transportation, 2302 Fish Hatchery Rd, Madison, WI 53713. Contact the Engineering Office at (608) 283-1486 with any questions. Any applicants which are denied a permit may appeal the decision to the Dane County Public Works and Transportation Committee.







# DANE COUNTY HIGHWAY AND TRANSPORTATION

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**County Executive**  
Joe Parisi

2302 Fish Hatchery Road Madison, Wisconsin 53713-2495  
Phone: (608) 266-4261 FAX: (608) 266-4269

**TO:** Wolfe Brothers LLC, Steve  
996 Muller Rd  
Marshall, WI 53559

**FROM:** Kevin Eslick, Associate Highway Engineer

**DATE:** 6/13/2023

**SUBJECT:** County Permit Number 23A015

**COMMENTS:** Attached is the subject permit. Note the comments made in the "Other Special Provisions".

If you have any questions please contact me at 608-283-1486





Stantec Consulting Services Inc.  
209 Commerce Parkway, PO Box 128, Cottage Grove WI 53527-8955

May 30, 2023  
File: 193709501

**Attention: Steve Wolfe**  
996 Muller Road  
Marshall, WI 53559

**Reference: Summary of Wilds Farm Woods Assured Wetland Determination  
Town of York, Dane County, Wisconsin**

Dear Steve,

Stantec Consulting Services Inc. (Stantec) completed a wetland determination of an approximately 12.5-acre woodland area (the "Study Area") on behalf of Steve Wolfe. The wetland determination was conducted on May 3, 2023, by Kate Remus of Stantec, an assured delineator qualified via the Wisconsin Department of Natural Resources (WDNR) Wetland Delineation Assurance Program (see Attachment A for delineator qualifications). The Study Area is located southwest of the intersection of County Trunk Highway (CTH) V and State Road 73 in the Town of York, Dane County, Wisconsin, Section 9, Township 9 North, Range 12 East (Attachment B, Figure 1).

There were no wetlands identified within the Study Area. A summary of the methods used, and results of the field investigation are summarized below.

Methods

The wetland determination was made using the three criteria (vegetation, soil, and hydrology) and technical approach defined in the *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (1987) and subsequent guidance documents, and applicable Regional Supplement to the *Corps of Engineers Wetland Delineation Manual*. According to procedures described in the 1987 Manual and the Northcentral and Northeast Regional Supplement (2011), areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology (e.g., inundated or saturated soils) are considered wetlands.

The wetland determination involved the use of available resources to assist in the assessment such as U.S. Geological Survey (USGS) topographic maps, U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) soil survey, WDNR Wisconsin Wetland Inventory (WWI) mapping, and aerial photography (Attachment B, Figures 1-4).

As recent weather patterns influence the visibility and presence of some wetland hydrology indicators, the antecedent precipitation in the three months leading up to the field investigation was reviewed. The current year's precipitation data were compared to the most recent long-term (30-year) precipitation averages and

standard deviation to determine if precipitation was normal, wet, or dry for the area using a WETS analysis as developed by the NRCS (Attachment C).

The sample points completed during the field investigation were identified and surveyed with a Global Positioning System (GPS) capable of sub-meter accuracy and mapped using Geographical Information System (GIS) software.

## Results

A review of desktop resources found soils mapped within the Study Area by the NRCS Soil Survey to include Dodge silt loam (DnB), St. Charles silt loam (ScA), Virgil silt loam (VrB), and Whalan silt loam (WxB) (Attachment B, Figure 2). There are no hydric soils mapped in the Study Area and limited areas of wetland indicator soils (a soil classified as very poorly- to somewhat poorly-drained; Attachment B, Figures 2 and 3). The WWI map identifies two forested wetland areas within the Study Area: one wetland area is mapped in the western portion of the site and another wetland overlaps a small portion in the southeast corner (Appendix B, Figure 3).

The Study Area is comprised of undeveloped mesic woodland and is relatively flat, sloping to the west from topographic highs of approximately 956 feet mean sea level (msl) on the eastern side of the site to topographic lows of approximately 944 feet msl on the west side. Active agricultural fields and residential homesteads surround the site, with CTH V bordering the Study Area to the north and STH 73 to the east. A WETS analysis of the antecedent precipitation for the three-month period preceding the field investigation found precipitation conditions to be within the normal range (Attachment C). During the field investigation, recent disturbance was observed due to the harvest and hauling of large black walnut (*Juglans nigra*) trees off the property. Areas of slash were present, and large cut stumps and access/haul paths were observed. Evidence of past timber harvest activities were also observed including old paths and decaying stumps.

Four wetland determination sample points were completed within the Study Area to document non-wetland conditions (Attachment B, Figure 4). All four sample points (SP1 – SP4) were placed within the two areas mapped as WWI forested wetland areas. No primary indicators of wetland hydrology, no hydric soil indicators, and no hydrophytic vegetation were observed at any of the sample points. SP2 was placed within an area of recent disturbance from the black walnut harvesting, but despite disturbance to the primary canopy and surface soil in the area, vegetation was still readily identifiable and was not hydrophytic. Common vegetation observed at the sample points and across the site included black walnut (FACU), black cherry (*Prunus serotina*, FACU), shagbark hickory (*Carya ovata*, FACU), sugar maple (*Acer saccharum*, FACU) and red oak (*Quercus rubra*, FACU) in the canopy, black cherry and prickly gooseberry (*Ribes cynosbati*, FACU) in the shrub layer, along with white avens (*Geum canadense*, FAC), false Solomon's seal (*Maianthemum racemosum*, FACU), jumpseed (*Persicaria virginiana*, FAC), and garlic mustard (*Alliaria petiolata*, FACU) seedlings in the herbaceous layer. The soils were similar at all four sample points with no hydric indicators observed, and no primary or secondary wetland hydrology indicators were detected. The data sheets completed for the sample points are provided in Attachment D. Representative photographs of the Study Area are included in Attachment E.

May 30, 2023  
Steve Wolfe  
Page 3 of 9

Reference: Summary of Wilds Farm Woods Assured Wetland Determination  
Town of York, Dane County, Wisconsin

In summary, based on the results of the on-site investigation, it was determined that no wetlands are present within the Study Area.

Please contact me if you have any questions regarding this wetland determination.

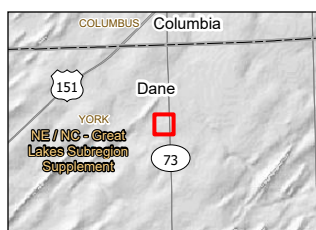
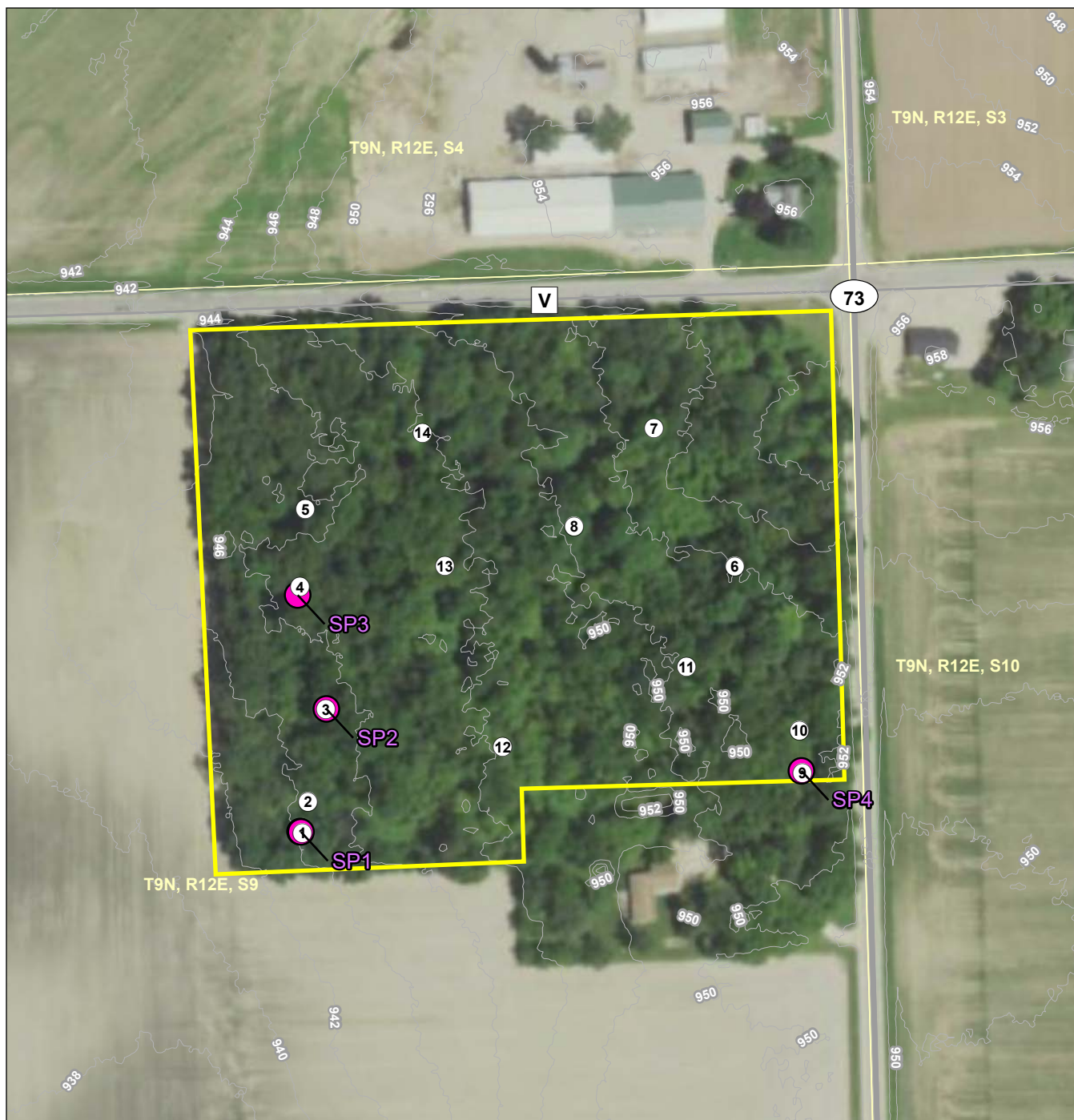
Regards,

**Stantec Consulting Services Inc.**



Kate Remus, PWS  
Environmental Scientist, WDNR Assured Wetland Delineator  
Phone: 608 807 7325  
Kate.remus@stantec.com

Attachments: Attachment A – Delineator Qualifications  
Attachment B – Figures 1-4  
Attachment C – WETS Analysis  
Attachment D – Wetland Determination Data Forms  
Attachment E – Study Area Photographs



**Notes**  
 1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet  
 2. Data Sources: Stantec, WDNR, WisDOT  
 3. Background: 2022 NAIP

#### Legend

- Photo Location
- Sample Point
- Approximate Project Boundary
- 2ft Elevation Contour

#### DNR 24k Hydrography\*

- ~ Perennial Stream
- Intermittent Stream
- Waterbody

0 100 200 Feet  
 (At original document size of 8.5x11)  
 1:2,400



**Project Location**  
 T09N, R012E, S09  
 T. of York, Dane Co., WI

Prepared by DP on 2023-04-18  
 TR by MP on 2023-04-20  
 IR by KR on 2023-05-31

**Client/Project**  
 Steve Wolfe  
 Wilds Farm Woods  
 Wetland Delineation

**Figure No.**  
 4

**Title**  
 Field Collected Data

\*No Features Within Data Frame



### **FP-35 to RR-8 (TDR-R Receiving property)**

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 9, Town 9 North, Range 12 East, Town of York, Dane County, Wisconsin, described as follows:

Commencing at the Northeast corner of Section 9; thence South 01°14'40" East along the East line of the Northeast Quarter of Section 9 and the centerline of State Trunk Highway 73, 150.00 feet to the point of beginning; thence continuing South 01°14'40" East along the East line of the Northeast Quarter of Section 9 and the centerline of State Trunk Highway 73, 494.00 feet to the Northeast corner of Lot 1, Certified Survey Map, No. 12381; thence South 88°45'20" West along the North line of Lot 1, Certified Survey Map, No. 12381, 453.00 feet to the Northwest corner thereof; thence South 01°14'40" East along the West line of Lot 1, Certified Survey Map, No. 12381, 224.00 feet to the Southwest corner thereof; thence North 73°00'03" West, 403.47 feet; thence North 02°37'38" West, 742.18 feet to a point in the North line of the Northeast Quarter of Section 9 and the centerline of County Trunk Highway V; thence North 88°46'26" East along the North line of the Northeast Quarter of Section 9 and the centerline of County Trunk Highway V, 704.10 feet; thence South 46°14'07" East along the South right-of-way line of County Trunk Highway V, 212.17 feet to the point of beginning.

### **TDR-S Sending property:**

Tax parcel # 0912-091-9002-0

