

Dane County Rezone Petition

Application Date	Petition Number
07/06/2023	DCPREZ-2023-11970
Public Hearing Date	
09/26/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JENNIFER L SCHEFFLER	PHONE (with Area Code) (630) 291-6072	AGENT NAME DAVID SCHEFFLER	PHONE (with Area Code) (630) 291-6072
BILLING ADDRESS (Number & Street) DAVID SCHEFFLER, TRUSTEE 31W271 ARMY TRAIL		ADDRESS (Number & Street) □	
(City, State, Zip) WAYNE, IL 60184		(City, State, Zip) WAYNE, IL 60184	
E-MAIL ADDRESS schefflerdave@gmail.com		E-MAIL ADDRESS schefflerdave@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	
west of 3130 Sunnyside St					
TOWNSHIP PLEASANT SPRINGS	SECTION 18	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-183-8830-5					

REASON FOR REZONE

ZONING FOR RESIDENTIAL USE AS PART OF LOT COMBINATION




FROM DISTRICT:	TO DISTRICT:	ACRES
NR-C Natural Resource Conservation District	SFR-08 Single Family Residential District	0.152

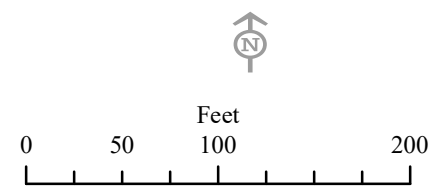
C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: WETLAND DELINEATION AND SOIL TEST RESULTS ARE REQUIRED TO DETERMINE BUILDING CONSTRAINTS



Rezone 11970

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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"> • 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:	Scheffler Trust / Dave Scheffler	Agent Name:	
Address (Number & Street):	31w271 Army Trail Rd	Address (Number & Street):	
Address (City, State, Zip):	Wayne IL 60184	Address (City, State, Zip):	
Email Address:	schefflerdave@gmail.com	Email Address:	
Phone#:	630-291-6072	Phone#:	

PROPERTY INFORMATION

Township: Pleasant Springs	Parcel Number(s): 0611-183-8830-5
Section: 18	Property Address or Location: 3132 Sunnyside Stoughton Wi 53589

REZONE DESCRIPTION

Reason for the request. 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.

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

The property in question is vacant and zoned NR-C in the middle of a residential street that is all SFR-08. Subject property was changed from SFR-08 to NR-C around 2000. Need to change zoning to accomodate a CSM of 3 lots into one to facilitate the building of a new single family home centered on the newly created lot. 2 existing cottages will be removed to make room for the new home. Newly created lot will encompass 19,800 sq ft, with 2,160 sq ft building coverage, 11%.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
NR-C	SFR-08	

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 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 (non-refundable), 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 *Dave Scheffler*

Date 7/5/20

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.

↳ SEE REZONE DESCRIPTION ABOVE

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.

Additional Property Owner Name(s):

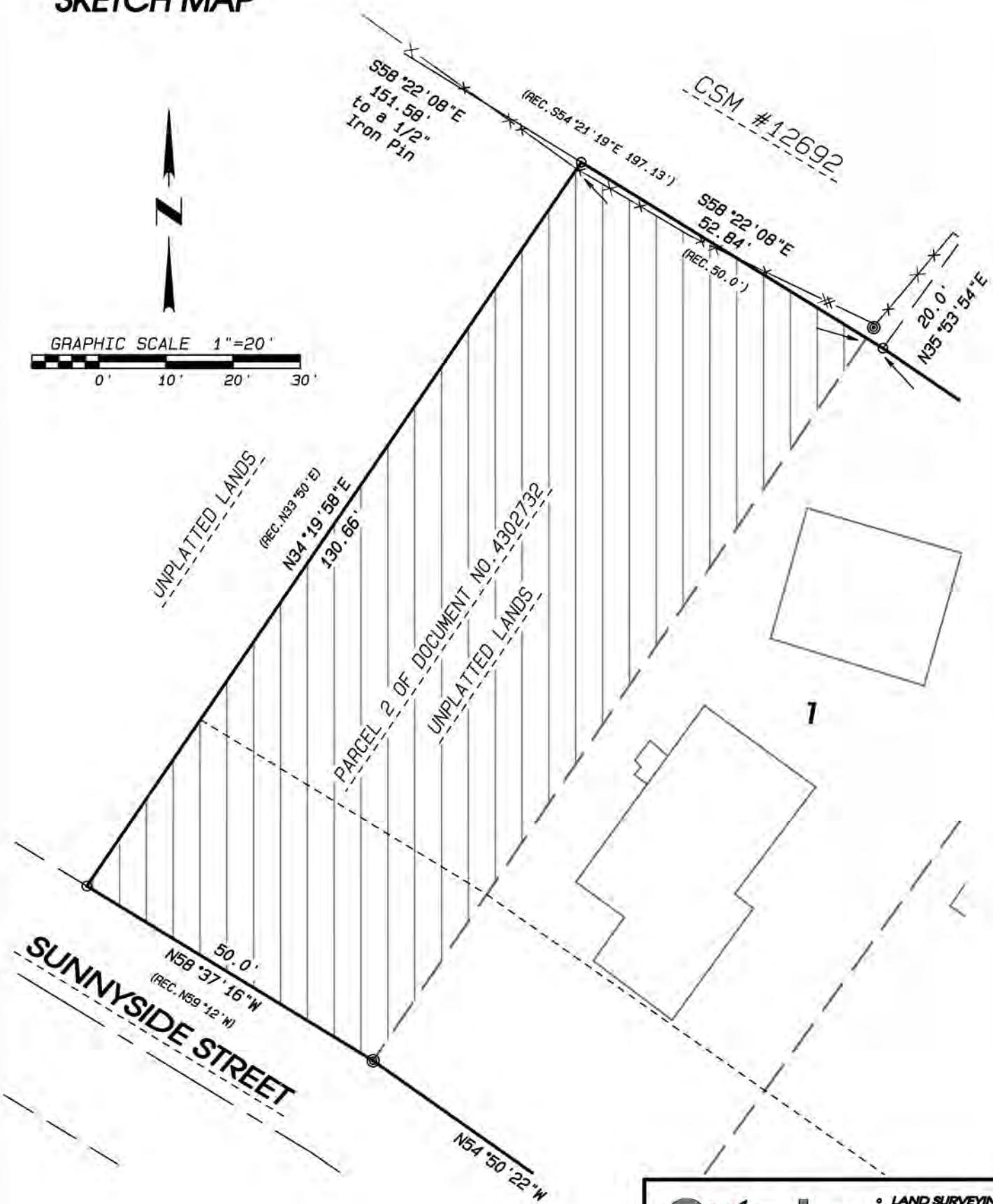
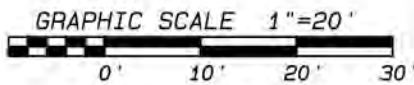
Address (Number & Street):

Address (City, State, Zip):

Email Address:

Phone Number:

SKETCH MAP

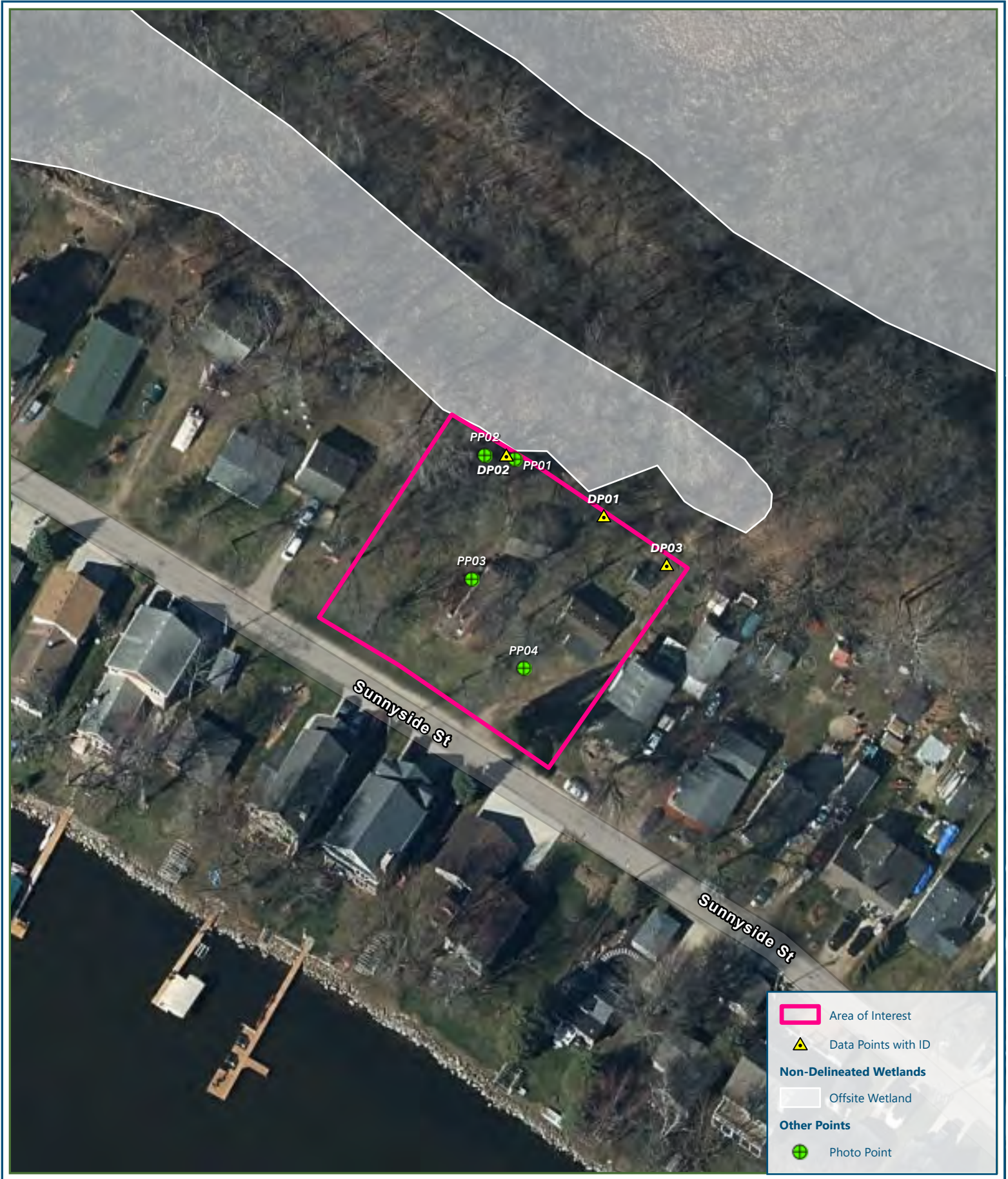


Combs & Associates

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. Milwaukee St.
 Janesville, WI 53548
 www.combsurvey.com

tel: 608 752-0575
 fax: 608 752-0534



Division of Industry Services

in accordance with SPS 382,365 and 385, Wis.Adm.Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope, scale or dimensions, north arrow, location & distance to nearest road.

Please print all information

Personal information you provide may be used for secondary purposes (Privacy Law, s.15.04(1)(m)).

County	DANE
Parcel I.D.	046/0611-183-8830-5
Reviewed by	Date

Property Owner JENNIFER L SCHEFFLER AND DAVID SCHEFFLER TR.				Property Location NW 1/4, SW 1/4, S 18, T 6 N, R 11 E			
Property Owner's Mailing Address 31W271 ARMY TRAIL RD				Lot # Subd.Name or CSM#			
City	State	Zip Code	Phone Number	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Town	Nearest Road	
WAYNE	IL	60184		PLEASANT SPRINGS		3130 SUNNYSIDE ST	
Drainage area: 0.456 <input type="checkbox"/> sq.ft. <input checked="" type="checkbox"/> acres				Hydraulic Application Test Method:			
Optional: Test Site Suitable for (check all that apply)				<input checked="" type="checkbox"/> Morphological Evaluation <input type="checkbox"/> Double-Ring Infiltrometer <input type="checkbox"/> Other (specify) _____			
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Bioretention trench	<input type="checkbox"/> Trenches	Site Considerations:				
<input type="checkbox"/> Rain garden	<input type="checkbox"/> Grassed swale	<input type="checkbox"/> Reuse					
<input type="checkbox"/> Infiltration trench	<input type="checkbox"/> SDS (>15'wide)	<input type="checkbox"/> Other _____					

Observed Boring Pit SATURATED AT 28" WATER ENTERING PIT AT 32"

1	#	Ground surface elev.	845.61'	Depth to limiting factor	10"	Hydraulic App. Rate			
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Boundary	% Rock Fragmts	Inches/Hr.
A1	0-10	10YR2/2		l	2mgr	fr	cs	3	0.24
A2	10-28	10YR2/1	c2f10YR5/8 6/3	sl	2fsbk	vfr	aw	5	0.5
C	28-38	10YR6/2	c3d10YR5/8 6/1	fs	0sg	l		5	0.5

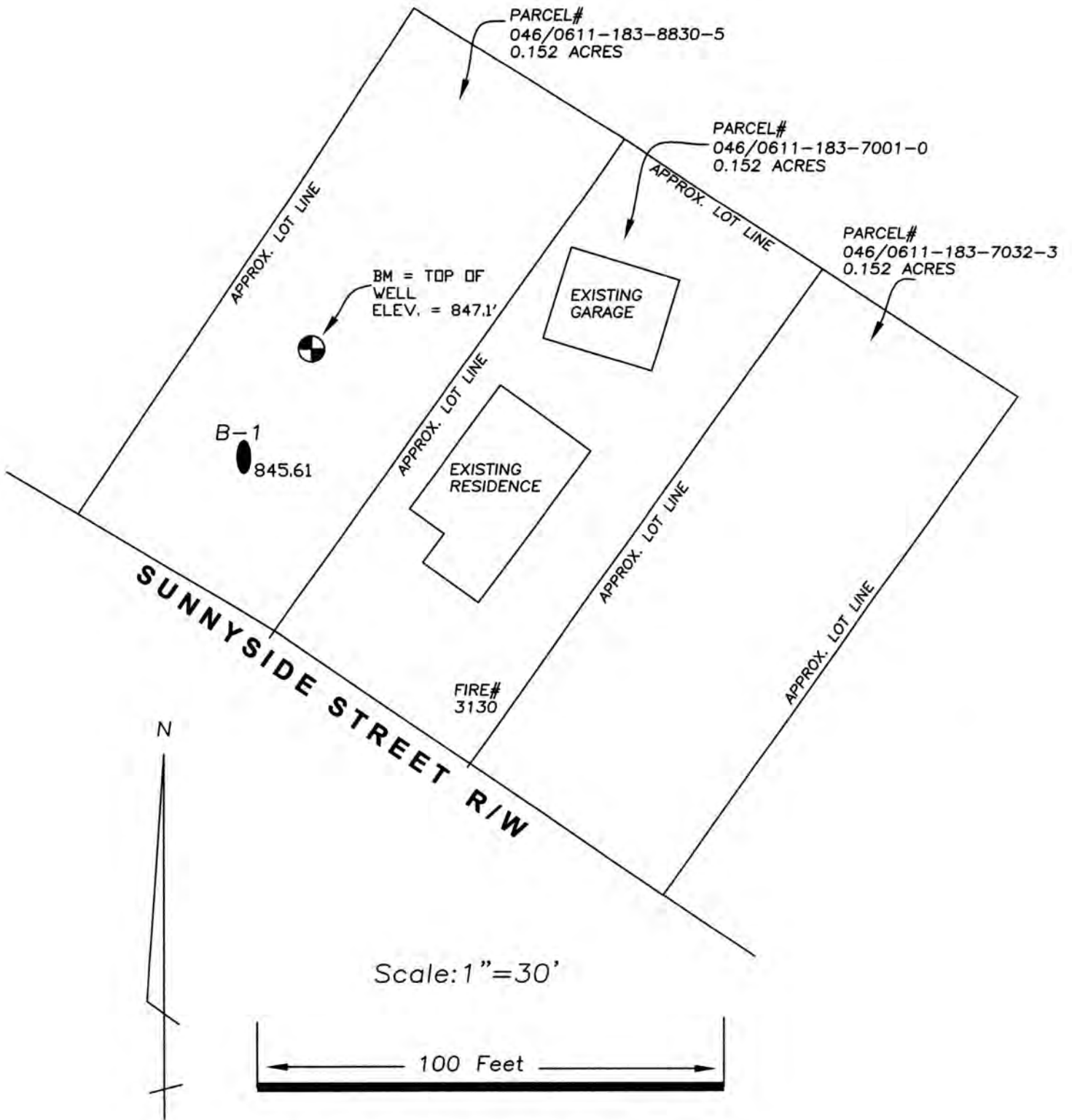
Observed Boring Pit

#	Ground surface elev.	Depth to limiting factor	Hydraulic App. Rate						
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Boundary	% Rock Fragmts	Inches/Hr.

CST Name	CLAY VANDERLEEST	Signature:	CST Number 1190689
Address	N7803 TOPPE RD WATERLOO, WI 53594	Date Evaluation Conducted: 6/20/2023	Telephone No. (608) 509-2855

JENNIFER L SCHEFFLER AND DAVID SCHEFFLER TR.

PAGE 2 OF 2



- * Elevations are for Soil Test Use Only
- * This is Not a Survey
- * Property Lines Per Owner or County GIS Website
- * Property Lines Need to be Identified Prior to Installation



- Land Surveying
- Land Planning
- Civil Engineering

June 13, 2023

TO: SCHEFFLER

RE: Description for Rezone

Part of Government Lot 2 being in and part of the SW 1/4 of Section 18, T.6N., R.11E. of the 4th P.M. Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows, to-wit: Commencing at the SW corner of Lot 1, Block 1, Plat of Monson's Park, according to the recorded plat thereof, said point being on the Northerly line of Sunnyside Street, thence N 33 degrees 50'E along the Westerly line of said Monson's Park 132 feet; thence N 59 degrees 12'W 50 feet (being parallel to the Northerly line of Sunnyside Street), thence S 33 degrees 50' W 132 feet to the Northerly line of Sunnyside Street thence S 59 degrees 12' E along said Northerly line 50 feet to the point of beginning.

Note: The above description is subject to any and all easements and agreements, recorded or unrecorded.

Project No.123-084

NR-C to SFR-08

Part of Government Lot 2 being in and part of the SW 1/4 of Section 18, T.6N., R.11E. of the 4th P.M. Town of Pleasant Springs, Dane County, Wisconsin, more particularly described as follows, to-wit: Commencing at the SW corner of Lot 1, Block 1, Plat of Monson's Park, according to the recorded plat thereof, said point being on the Northerly line of Sunnyside Street, thence N 33 degrees 50'E along the Westerly line of said Monson's Park 132 feet; thence N 59 degrees 12'W 50 feet (being parallel to the Northerly line of Sunnyside Street), thence S 33 degrees 50' W 132 feet to the Northerly line of Sunnyside Street thence S 59 degrees 12' E along said Northerly line 50 feet to the point of beginning.