

# Dane County Rezone & Conditional Use Permit

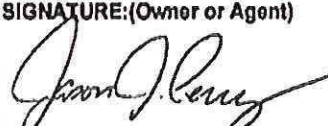
Application Date	Petition Number
01/09/2017	DCPREZ-2017-11100
Public Hearing Date	C.U.P. Number
03/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JASON PERRY	PHONE (with Area Code) (608) 512-8354	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 725 PFLAUM RD		ADDRESS (Number & Street)	
(City, State, Zip) MADISON, WI 53716		(City, State, Zip)	
E-MAIL ADDRESS jperry@facilitygateway.com		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	
1928 Williams Drive					
TOWNSHIP PLEASANT SPRINGS	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-294-8500-0					

REASON FOR REZONE	CUP DESCRIPTION
SEPARATING EXISTING RESIDENCE FROM FARMLAND	

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District	5.2		

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  SCW1	SIGNATURE: (Owner or Agent) 
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PRINT NAME: Jason Perry
DATE: 1/10/2017

# Dane County Rezone & Conditional Use Permit

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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
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C.S.M REQUIRED?	PLAT REQUIRED?	DEED RESTRICTION REQUIRED?	INSPECTOR'S INITIALS	SIGNATURE:(Owner or Agent)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SCW1	
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		

PRINT NAME:
DATE:

RECEIPT

MADISON  
MADISON  
210 MARTIN LUTHER KING, JR. BLVD  
CITY TREASURER OFFICE

Application: DCPREZ-2017-11100  
Application Type: DaneCounty/Zoning/Rezone/NA  
Address: 1928 WILLIAMS DR, TOWN OF PLEASANT SPRINGS, WI 99999

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Receipt No.	791635					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	5256	\$486.00	01/09/2017	SCW1		

Owner Info.: JASON PERRY  
725 PFLAUM RD  
MADISON, WI 53716

Work Description:



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	Abigail Perry - Jason Perry	Agent's Name	
Address	725 Pflaum Rd, Madison, Wi. 53716	Address	
	608-512-8354	Phone	
Phone		Phone	
Email	jperry@facilitygateway.com	Email	

Town: Pleasant Springs  Parcel numbers affected: 0611-294-8500-0

Section: 29  Property address or location: 1928 Williams Drive

Zoning District change: (To / From / # of acres) 5.2 acres To A-2(2) from A1-ex, 59 acres more or less remaining (4)

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 40 % Other: 60 %

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:

Replace existing home, create parcel around it for mortgage

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Jason J. Perry

Date: 1/9/2017



Pleasant St

River Dr

Yahara Dr

Esquire Dr

Penny Ln

Nancy Ln

Havey Ln

Rolling View Rd

River Estates Ln

Bonnie Ln

Tracy Ln

Shadyside Dr

Skyline Dr

Williams Dr

Kegonsa Rd

Alice Cir

Yahara Rd

Oakview Dr

Oak Knoll Ln

Burritt Rd

Skyline Ln

B

Paul Ct

Apalo Cir

Marie Dr

Nordic Tr

N Page St

Carl Ave

**Parcel Number - 046/0611-294-8500-0**

**Current**

[← Parcel Parents](#)

**Summary Report**

<b>Parcel Summary</b>		<b>More +</b>
Municipality Name	TOWN OF PLEASANT SPRINGS	
Parcel Description	SEC 29-6-11 NW1/4 SE1/4 & ALSO INCL VAC ...	
Owner Names	ABIGAIL PERRY	
Primary Address	1928 WILLIAMS DR	
Billing Address	725 PFLAUM RD MADISON WI 53716	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2016</b>	
Valuation Classification	G1 G4 G5	
Assessment Acres	40.900	
Land Value	\$93,800.00	
Improved Value	\$100,400.00	
Total Value	\$194,200.00	

Show Valuation Breakout

Show Assessment Contact Information ▼

**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
A-1(EX)

Zoning District Fact Sheets

**Parcel Maps**



- DCiMap
- Google Map
- Bing Map

**Tax Summary (2016)** **More +**

- E-Statement
- E-Bill
- E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$93,800.00	\$100,400.00	\$194,200.00
<b>Taxes:</b>		\$3,052.14
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$75.59
<b>Specials(+):</b>		\$154.71
<b>Amount:</b>		\$3,131.26

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	23ST	STOUGHTON FIRE
OTHER DISTRICT	23ST	STOUGHTON EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	05/21/2014	5071390		

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0611-294-8500-0

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Part of the NW ¼ of the SE ¼ of Section 29, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of the NW ¼ of the SE ¼; thence N00°22'46"E, 66 feet to the point of beginning; thence continue N00°22'46"E, 450 feet; thence N88°11'25"E, 500 feet; thence S00°22'46"W, 450 feet; thence S88°11'25"W, 500 feet to the point of beginning. The above described containing 5.2 acres more or less.

298409

C 1/4 cor

OSM 552

# Preliminary Certified Survey Map

Part of the NW 1/4 of the SE 1/4 of Section 29, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin

Prepared for Jason Perry  
725 Pflaum Rd  
Madison, Wi. 53716

NW 1/4 - SE 1/4

parcel # 0611-294-8500-0

N88°11'25"E  
500'

**Lot 1**  
5.2 acres  
4.8 acres net

Barn

Garage

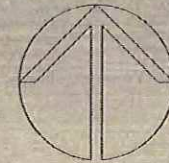
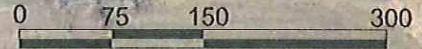
House  
1928 Williams Dr

driveway

33.04' N88°11'25"E  
Poles

500'  
Overhead Power  
Line

Scale 1" = 150'



**WILLIAMS DRIVE**

N00°22'46"E 2623.72'

N00°22'46"E 450'

S00°22'46"W 450'

33' 33'

33'

33'

33'

66'

383405

SW corner of  
NW 1/4 - SE 1/4

490003

Part of the NW 1/4 of the SE 1/4 of Section 29, T.6N., R.11E., Town of Pleasant Springs, Dane County, Wisconsin, described as follows:

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725 Pflaum Rd  
Madison, Wi. 53716

NW 1/4 - SE 1/4

parcel # 0611-294-8500-0

WILLIAMS DRIVE

N00°22'46"E 2623.72'

33' 33'

33' 450'

66'

N88°11'25"E  
500'

**Lot 1**  
5.2 acres  
4.8 acres net



Barn

driveway

Garage

House  
1928 Williams Dr

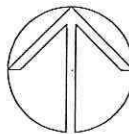
33.04' N88°11'25"E

Poles

500'  
Overhead Power  
Line

S00°22'46"W  
450'

Scale 1" = 150'



SW corner of  
NW 1/4 - SE 1/4

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**Wisconsin Mapping, LLC**

\* *surveying and mapping services*  
306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 4978-17 Date 01/07/2017

Sheet 1 of 1

## A-2 Agricultural District

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

### Permitted Uses 10.126(2)

- o Agricultural uses
- o Accessory buildings
- o Single family home – one per parcel
- o Home occupations
- o Utility services

### Conditional Uses 10.126(3)

- o Unlimited livestock on 3 to 16 acres
- o Sale of agricultural and dairy products not produced on the premises
- o Kennels
- o Training of dogs at a dog kennel
- o Retail sales of pet food, pet supplies and related items at a kennel
- o Horse boarding and riding stables
- o Horse shows / events
- o Training of horses at a horse boarding facility
- o Hay and sleigh rides
- o Retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable
- o Native wildlife rehabilitation facilities
- o Seasonal storage of recreational equipment and motor vehicles (not owner's or occupant's)
- o Dependency living arrangements
- o Limited family businesses
- o Airports & landing strips
- o Communications towers
- o Religious uses
- o Schools
- o Governmental uses
- o Cemeteries
- o Parking or storage of not more than two trucks, semi-tractors, or semi-trailers with gross vehicle weight over 12,000 pounds
- o Mineral extraction operations
- o Asphalt plants
- o Ready mix concrete plants
- o Dumping Grounds
- o Sanitary landfill sites
- o Demolition material disposal sites
- o Incinerator sites
- o Salvage recycling centers
- o Solid waste recycling centers
- o Storage of explosive materials
- o Sanitary plumbing fixtures in agricultural accessory buildings on parcels over 5 acres

### Setbacks and Height requirements for Structures 10.126

**Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)**

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

#### **Maximum Height:**

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirements

**Side yard for residences:** 25 feet total, with no single side less than 10 feet minimum

**Rear yard for residences:** 50 feet minimum

**For uncovered decks/porches:** 38 feet minimum

**Setbacks for accessory buildings not housing livestock:** Minimum 10-foot side and rear yards

**Setbacks for agricultural buildings with livestock:** Minimum 50-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

### Minimum Lot Area and Width 10.126(5)

A-2 (1): 1 acre

A-2 (2): 2 acres

A-2 (4): 4 acres

A-2 (8): 8 acres

A-2: 16 acres

**Residential lots:**

**Public Sewer:** 100 feet at building line and 15,000 sq.ft.

**Septic System:** 100 feet at building line and 20,000 sq.ft.

**Salvage recycling centers:** 3 acres minimum

### Maximum Lot Coverage all buildings and structures

Parcels less than 2 acres: 30% maximum or 35% for corner lots On parcels 2 acres and larger: 10%

## **A-2 Agricultural District**

Zoning district for agricultural and other rural uses – CH. 10-Zoning, Section 10.126

### **Accessory Buildings 10.04(1); 10.126(4); 10.16(6); 12.06(1)**

- An agricultural accessory building may be constructed on property without a principal residence.
- Sanitary fixtures are prohibited in accessory buildings, except as permitted through a conditional use permit for specific agricultural accessory buildings.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for residential accessory buildings on lots. The buildings must be located in the rear yard and must be at least 10 feet away from the principal building.
  - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
  - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width

**NOTE:** A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

### **Livestock 10.126(5); 10.01(3)**

- Livestock is not permitted on parcels less than 2 acres.
- Parcels 2 to 16 acres: Livestock is limited to 1 animal unit per full acre.
- Parcels more than 16 acres: No limit on livestock.



# Dane County Planning and Development Department

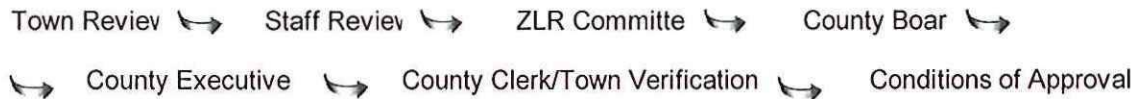
## Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703  
(608) 266-4266 Fax (608) 267-1540

### ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

Zoning Petition No: DCPREZ-2017-11100 Conditional Use Permit No: NONE  
Public Hearing Date: 03/28/2017 Time: 6:30 PM  
Committee: Dane County Zoning and Land Regulation Committee  
Location: City-County Building, Room 201, 210 Martin Luther King, Jr., Blvd.

Please follow these steps to ensure your application is processed in a timely manner.



#### 1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

#### 2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

### **3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING**

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

#### **Actions by the Zoning and Land Regulation Committee**

**Approval:** If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

**Postponement:** If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

**Denial:** If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

### **4. COUNTY BOARD**

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

### **5. COUNTY EXECUTIVE**

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

### **6. COUNTY CLERK / TOWN CONFIRMATION**

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

## 7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

**Contact your Surveyor as soon as possible** to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.





## Dane County Planning and Development Department

### Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703  
(608) 266-4266 Fax (608) 267-1540

## NOTICE

### REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County. Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

**The email submission should contain:**

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

**The legal description should include:**

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to [zonelegals@countyofdane.com](mailto:zonelegals@countyofdane.com) or [Burns.Diana@countyofdane.com](mailto:Burns.Diana@countyofdane.com). Please contact Diana Burns at (608) 266-4253 if you have any questions regarding this procedure.



## Dane County Planning and Development Department

### Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703  
(608) 266-4266 Fax (608) 267-1540

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