

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
10/16/2024	DCPREZ-2024-12122
<b>Public Hearing Date</b>	
12/17/2024	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME PHILLIP AND LEAOTA BRAITHWAITE	PHONE (with Area Code) (608) 655-3700	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4996 Tower Line Rd		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) Marshall, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS pcbraith8@gmail.com		E-MAIL ADDRESS	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
North of 4952 Tower Line Rd					
TOWNSHIP MEDINA	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0812-351-8500-4					

### REASON FOR REZONE

CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0

<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: THE TOWN ROAD WILL NEED TO BE FORMALLY NAMED, AND ADDRESSES ASSIGNED, AS PART OF CREATING THE LOT



**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:	Phillip Braithwaite	Agent Name:	
Address (Number & Street):	4996 Tower Line Road	Address (Number & Street):	
Address (City, State, Zip):	Marshall, WI 53559	Address (City, State, Zip):	
Email Address:	pcbrait8@gmail.com	Email Address:	
Phone#:	608-655-3700 / 608-333-2389	Phone#:	

PROPERTY INFORMATION			
Township:	Medina	Parcel Number(s):	036/0812-351-8500-4
Section:	35	Property Address or Location:	4996 Tower Line Road, Marshall, WI 53559

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>Is this application being submitted to correct a violation?            Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>

Creation of one new 2.0-acre rural residential lot out of an existing 40-acre farmland preservation parcel for the purpose of constructing a new house for my wife's parents.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.0

**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 ( <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 Phillip C. Braithwaite

Date 10/15/24

# Preliminary Certified Survey Map

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, T.8N.,  
R.12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.

S87°58'13"W

2632.09'

66'

**EAST MEDINA ROAD**

N. 1/4 COR.  
SEC. 35-8-12

NE. COR.  
SEC. 35-8-12

49.50'

Part of the NW 1/4 of the NE 1/4 of Section 35, T.8N.,  
R.12E., Town of Medina, Dane County, Wisconsin,

Commencing from the N 1/4 Corner of Section 35,  
S02°07'29"W, 1328.05 feet to the South line of the  
NW 1/4 of the NE 1/4; thence along said South line  
N87°59'00"E, 214 feet to the point of beginning;  
thence continue N87°59'00"E, 215 feet;  
thence N19°29'06"E, 469 feet; thence N89°01'50"W, 248  
feet; thence S02°58'10"W, 356 feet; thence  
S45°28'35"W, 145 feet to the point of beginning.  
The above described containing ± 2 acres.

UNPLATTED

2656.10'  
1328.05'

**TOWER LINE ROAD**

036/0812-351-8500-4

N87°01'50"W 248'

**LOT 1**  
2 AC.

**TO RR-2**

**Prepared for:**

Phillip Braithwaite

NW 1/4 - 4996 Tower Line Rd.

NE 1/4 - Marshall, WI. 53559

S02°07'29"W

1/4 - 1/4 LINE

214'

S45°28'35"W  
145'

S02°58'10"W  
356'

N19°29'06"E  
469'

1/4 - 1/4 LINE

N87°59'00"E 429'

NW 1/4 -  
NE 1/4

**TOWN RD.**

Referred to the  
Dane County  
Coordinate  
System.



UNPLATTED

Scale 1" = 200'



1328.05'

C. 1/4 COR.  
SEC. 35-8-12

49.50'

# Preliminary Certified Survey Map

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, T.8N.,  
R. 12E., TOWN OF MEDINA, DANE COUNTY, WISCONSIN.

S87°58'13"W

2632.09'

60

**EAST MEDINA ROAD**

N. 1/4 COR.  
SEC. 35-8-12

NE COR.  
SEC. 35-8-12

Part of the NW 1/4 of the NE 1/4 of Section 35, T.8N.  
R. 12E., Town of Medina, Dane County, Wisconsin.

Commencing from the N 1/4 Corner of Section 35,  
S02°07'29"W, 1328.05 feet to the South line of the  
NW 1/4 of the NE 1/4; thence along said South line  
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thence continue N87°59'00"E, 215 feet; thence  
N19°29'06"E, 469 feet; thence N89°01'50"W, 248  
feet; thence S02°58'10"W, 356 feet; thence  
S45°28'35"W, 145 feet to the point of beginning.  
The above described containing ± 2 acres.

UNPLATTED

036/0812-351-8500-4

2656.10'  
1328.05'

**TOWER LINE ROAD**

S02°07'29"W

N87°01'50"W 248'

**LOT 1**  
2 AC.

S02°58'10"W 356'

N19°29'06"E 469'

Prepared for  
Phillip Brant  
NW 1/4 - 4996 Tower Line Rd.  
NE 1/4 - Marshall, WI. 53559

NW 1/4 -  
NE 1/4

1/4 - 1/4 LINE

214'

S45°28'35"W 145'

215'

1/4 - 1/4 LINE

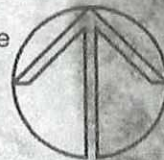
N87°59'00"E 429'

**TOWN RD.**

NW 1/4 -  
NE 1/4

UNPLATTED

Referred to the  
Dane County  
Coordinate  
System.



Scale 1" = 200'



C. 1/4 COR.  
SEC. 35-8-12

## **FP-35 TO RR-2**

Part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 35, T. 8N., R.12E., Town of Medina, Dane County, Wisconsin.

Commencing from the N  $\frac{1}{4}$  Corner of Section 35, S02°07'29"W, 1328.05 feet to the South line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; thence along said South line N87°59'00"E, 214 feet to the point of beginning; thence continue N87°59'00"E, 215 feet; thence N19°29'06"E, 469 feet; thence N89°01'50"W, 248 feet; thence S02°58'10"W, 356 feet; thence S45°28'35"W, 145 feet to the point of beginning.

The above described containing 2 acres more or less.