

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/07/2020	DCPREZ-2020-11595
Public Hearing Date	C.U.P. Number
10/27/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FLYNN CREEK FARMS LLC	PHONE (with Area Code) (608) 576-6055	AGENT NAME EXETER DESIGN	PHONE (with Area Code) (608) 712-1040
BILLING ADDRESS (Number & Street) 1236 FRITZ RD		ADDRESS (Number & Street) N8096 BUOL ROAD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Belleville, WI 53508	
E-MAIL ADDRESS rdohm@tds.net		E-MAIL ADDRESS exeterdesign@yahoo.com	

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	
1142 Fritz Road					
TOWNSHIP MONTROSE	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-074-9000-8					

REASON FOR REZONE			CUP DESCRIPTION	
CREATING TWO RESIDENTIAL LOTS AND SEPARATING THE EXISTING RESIDENCE FROM THE FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	5.96		
FP-35 Farmland Preservation District	RR-4 Rural Residential District	5.5		

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) PRINT NAME: DATE:
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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:	Flynn Creek Farms LLC	Agent Name:	Ed Short
Address (Number & Street):	1236 Fritz Road	Address (Number & Street):	N8096 Buol Road
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Belleville, WI 53508
Email Address:	rdohm@tds.net	Email Address:	exeterdesign@yahoo.com
Phone#:	608-576-6055	Phone#:	608-712-1040

PROPERTY INFORMATION			
Township:	Montrose	Parcel Number(s):	0508-074-9000-8
Section:	7	Property Address or Location:	1142 Fritz Road, Verona, WI 53593

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

Splitting off farm house and farm buildings from existing farm and creating two rural residential lots. All contiguous to each other along Fritz Road.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.75
FP-35	RR-2	3.21
FP-35	RR-4	5.5

<p>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. <u>Only complete applications will be accepted.</u> 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.</p>				
<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 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 _____

Date _____

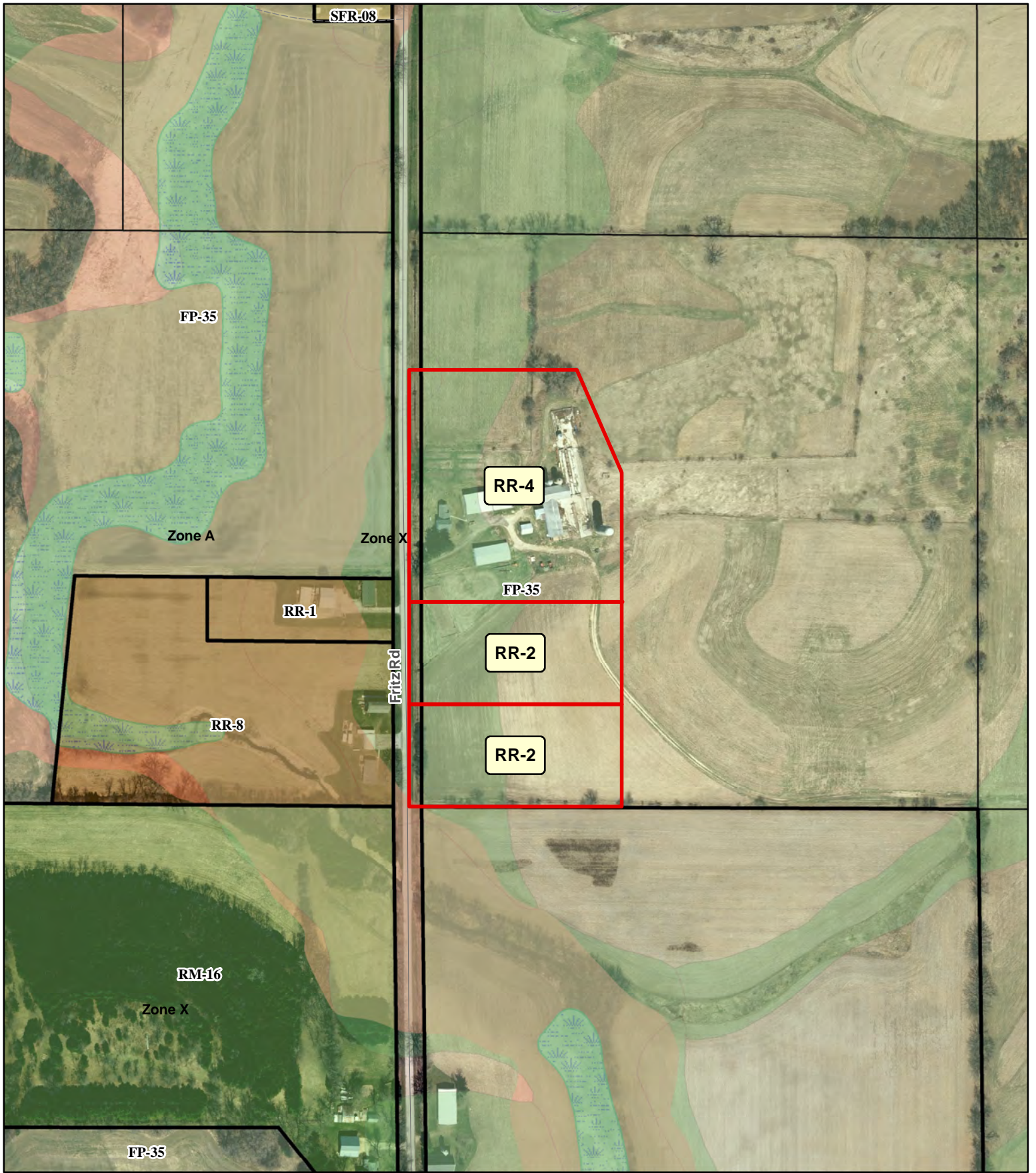
Rick Dohm

Proposed CSM overview.



Mr, Dohm owns a farm located at 1142 Fritz Road, Verona, WI, in the Town of Montrose. He is proposing to create 3 lots by way of Certified Survey Map. All lands are currently zoned FP-35. The 3 proposed lots will utilize all available splits with the farm.

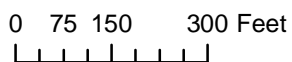
Lot 1 will split of the Farm house and buildings, totaling 5.95 acres. Lot 1 will be subject to a proposed Ag Ingress/Egress easement over the south 40-feet of the Lot to serve the remnant farm land. A new septic field will be installed north of the existing house. Final location is yet to be determined. Again zoning goes from FP-35 to RR-4.

Lots 2 & 3 are two proposed rural residential lots being 2.75 acres in size and will be contiguous to the south edge of Lot 1. The existing septic field on Lot 2 will be removed (rectangle in NW corner of lot on map). Lot 3 will be subject to County "Shoreland" requirements for any disturbance with in the 300-foot setback from Flynn Creek. Zoning for each lot will change from FP-35 to RR-2.



Legend

- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



Petition 11595
FLYNN CREEK FARMS
 LLC

Legal Descriptions

Rick Dohm – 3 Lot CSM

Section 7, Town of Montrose, Dane County, WI.

Lot 1 (Rezone from FP-35 to RR-4)

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 7; Thence along the West line of the SE $\frac{1}{4}$, N0°E, 480 feet to a point known as the Point of Beginning; Thence continuing along said West Line, N0°E, 544 feet; Thence N90°E, 393 feet; Thence S20°E, 263 feet; Thence S0°E, 305 feet; Thence S90°W, 500 feet to the Point of Beginning.

Said parcel contains 259,100 sqft or 5.95 acres including ROW. Said parcel contains 241,085 sqft or 5.54 acres excluding ROW.

Lot is subject to a 40-foot wide Ag Ingress/Egress easement located over the South 40 feet of Lot.

Lot 2 (Rezone from FP-35 to RR-2)

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 7; Thence along the West line of the SE $\frac{1}{4}$, N0°E, 240 feet to a point known as the Point of Beginning; Thence continuing along said West Line, N0°E, 240 feet; Thence N90°E, 500 feet; Thence S0°E, 240 feet; Thence S90°W, 500 feet to the Point of Beginning.

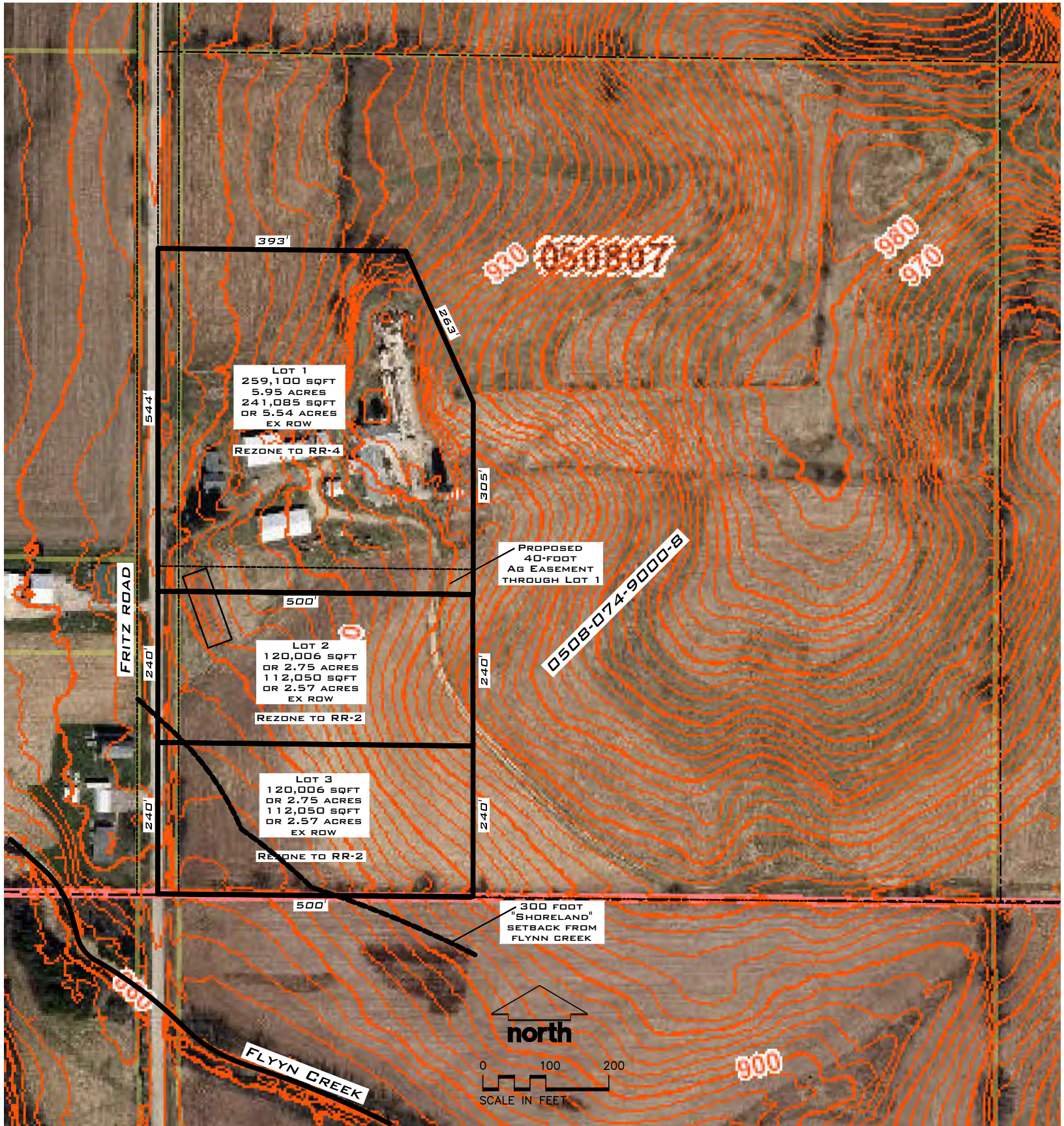
Said parcel contains 120,006 sqft or 2.75 acres including ROW. Said parcel contains 112,005 sqft or 2.57 acres excluding ROW.

Lot 1 (Rezone from FP-35 to RR-2)

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 7, Town 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin, described as follows:

Commencing at the South Quarter Corner of said Section 7, also known as the Point of Beginning; Thence along the West line of the SE $\frac{1}{4}$, N0°E, 240 feet; Thence N90°E, 500 feet; Thence S0°E, 240 feet; Thence S90°W, 500 feet to the Point of Beginning.

Said parcel contains 120,006 sqft or 2.75 acres including ROW. Said parcel contains 112,050 sqft or 2.57 acres excluding ROW.



LOT 1
259,100 SQFT
5.95 ACRES
241,085 SQFT
OR 5.54 ACRES
EX ROW

REZONE TO RR-4

LOT 2
120,006 SQFT
OR 2.75 ACRES
112,050 SQFT
OR 2.57 ACRES
EX ROW

REZONE TO RR-2

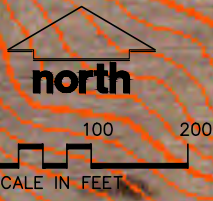
LOT 3
120,006 SQFT
OR 2.75 ACRES
112,050 SQFT
OR 2.57 ACRES
EX ROW

REZONE TO RR-2

PROPOSED
40-FOOT
AG EASEMENT
THROUGH LOT 1

0508-074-9000-B

300 FOOT
"SHORELAND"
SETBACK FROM
FLYNN CREEK



FRITZ ROAD

FLYNN CREEK

0508-07

960
970

900

393'

544'

240'

240'

500'

305'

240'

240'

293'