

Dane County Rezone & Conditional Use Permit

| | |
|----------------------------|------------------------|
| Application Date | Petition Number |
| 07/16/2019 | DCPREZ-2019-11475 |
| Public Hearing Date | C.U.P. Number |
| 09/24/2019 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|---|------------------------|
| OWNER NAME MALY REV TR | PHONE (with Area Code) (608) 695-1623 | AGENT NAME <input type="checkbox"/> | PHONE (with Area Code) |
| BILLING ADDRESS (Number & Street) 5516 COUNTY HIGHWAY N | | ADDRESS (Number & Street) <input type="checkbox"/> | |
| (City, State, Zip) SUN PRAIRIE, WI 53590 | | (City, State, Zip) | |
| E-MAIL ADDRESS spdrainage@gmail.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 | |
| 5772 COUNTY HIGHWAY TT | | | | | |
| TOWNSHIP MEDINA | SECTION 18 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0812-181-8240-0 | | | | | |

| REASON FOR REZONE | CUP DESCRIPTION |
|---|-----------------|
| CREATING TWO RESIDENTIAL LOTS AND ONE SMALL AGRICULTURE LOT | |

| FROM DISTRICT: | TO DISTRICT: | ACRES | DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---|---|-------|---------------------------------------|-------|
| RM-16 (Rural Mixed-Use, 16 acres and up) District | RR-2 (Rural Residential, 2 to 4 acres) District | 4.40 | | |
| RM-16 (Rural Mixed-Use, 16 acres and up) District | FP-1 (Small Lot Farmland Preservation) District | 26.30 | | |

| | | | | |
|---|--|--|---|---|
| C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>PM</i> | PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>PM</i> | DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <i>PM</i> | INSPECTOR'S INITIALS SSA1 | SIGNATURE: (Owner or Agent) <i>Paul Maloy</i> |
| | | | | PRINT NAME: PAUL MALY |
| | | | | DATE: 7/16/2019 |



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Change Application

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

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 | <u>Paul & Deanna Maly</u> | Agent's Name | _____ |
| Address | <u>5516 CR-N Sunrainie WE</u> | Address | _____ |
| | <u>53590</u> | | |
| Phone | <u>608-695-1623</u> | Phone | _____ |
| | <u>608-698-1202</u> | | |
| Email | <u>spdrainage@gmail.com</u> | Email | _____ |

Town: Medina Parcel numbers affected: 081218182400

Section: 7418 Property address or location: 5772 county Highway TT

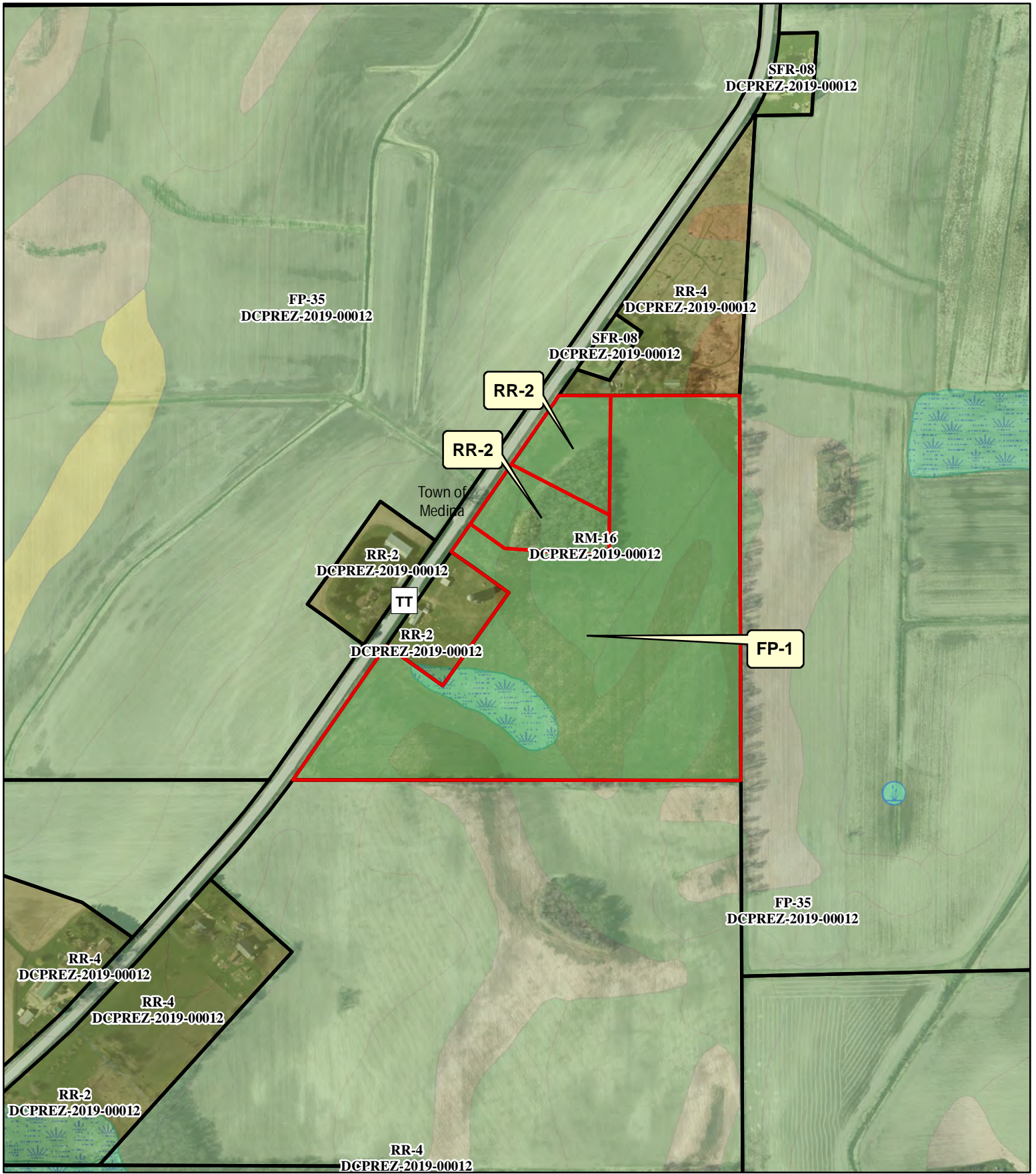
Zoning District change: (To / From / # of acres) RR-2 / RM-16 / 4.40 ac
FP-1 / RM-16 / 26.30

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%

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: Creating 2 residential lots.

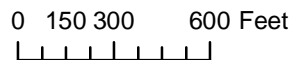
I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Paul Maly Date: 7/16/2019



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



Petition 11475
MALY REV TR



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

*Housing &
Economic Development*
(608)266-4270, Rm. 362

Planning
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning
(608)266-4266, Rm. 116

July 10, 2019

Mr. Paul Maly
5516 County Road N
Sun Prairie, WI 53590

Dear Paul,

Attached is a density study report for property located in section 18 in the town of Medina. The property is located in the Town's Agricultural Preservation Area, where development is limited to 1 density unit (a.k.a. "split") per 35 acres of contiguous land owned as of February 4, 1981. The property was owned by Robert Walker and totaled 149.32 acres as of February 4, 1981. The town of Medina counts *all* residences toward the 1 per 35 density limitation.

Two of the original four development rights were used via Certified Survey Map (CSM) 9803 in which 2 lots were created. As a result, the property remains eligible for two possible splits.

Please note that this density study analysis does not guarantee or preclude Town or County approval of a particular land division, rezone, or development proposal. The town of Medina Plan Commission and Board of Supervisors review all applications to rezone, and apply interpretations, standards and criteria as set forth in the town plan to guide their decisions. Such standards include considerations for soil type, environmental features, site characteristics, compatibility with neighboring uses, proposed location of driveways and utility extensions, and proposed lot size and location. In addition, all rezones are subject to Town Board, County Board, and County Executive approval.

Please feel free to contact me with any questions you may have about this density analysis, or other planning or zoning related questions. I can be reached by phone at 608-261-9780.

Sincerely,

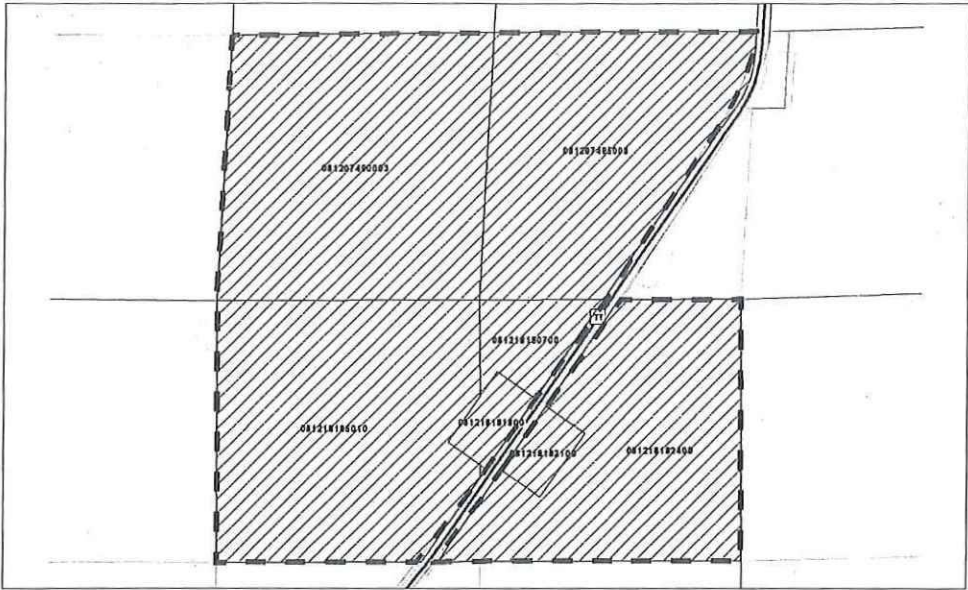
Pamela A. Andros, AICP
Senior Planner

cc: Town of Medina Clerk

DRAFT: FOR DISCUSSION PURPOSES

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

| | | | |
|----------------------------|-----------|-------------------------------|----------------|
| Applicant Paul Maly | | | |
| Town | Medina | A-1EX Adopti | 10/2/1980 |
| Section: | 07, 18 | Orig Farm Owne | Walker, Robert |
| Density Study Date | 7/10/2019 | Density Numbe | 35 |
| | | Original Farm Acr | 149.32 |
| | | Original Splits | 4.27 |
| | | Available Density Unit | 2 |



Reasons/Notes
 Medina uses a density policy of 1 density unit ("split") per 35 acres of contiguous land owned as of 2/4/1981. All residences are counted, including original farm houses. Of the original 4 splits, Two were used (CSM 9803) and 2 remain.

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 owned.

| <u>Parcel #</u> | <u>Acres</u> | <u>Owner Name</u> | <u>CSM</u> |
|-----------------|--------------|---|------------|
| 081218185010 | 37.82 | MALY REV TR | |
| 081218182400 | 30.3 | MALY REV TR | 09803 |
| 081218180700 | 4.7 | MALY REV TR | |
| 081207495008 | 32.04 | MALY REV TR | |
| 081207490003 | 40.38 | MALY REV TR | |
| 081218182100 | 2.14 | THOMAS L SENGER & GINA K ROESLER SENGER | 09803 |
| 081218181800 | 2.32 | THOMAS L SENGER & GINA K ROESLER SENGER | 09803 |



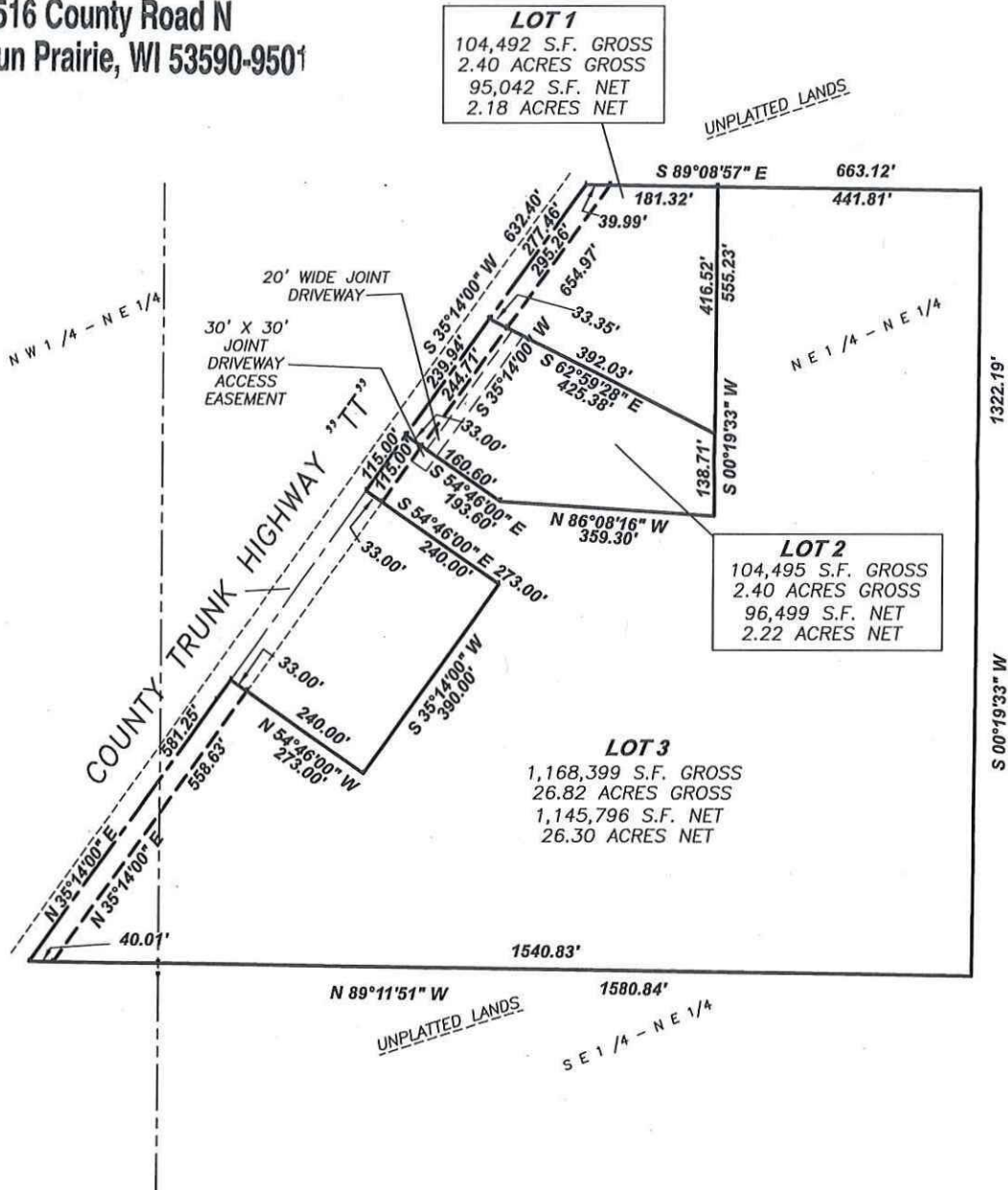
**BIRRENKOTT
SURVEYING, INC.**

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PRELIMINARY CERTIFIED SURVEY MAP

**LOT 3, CERTIFIED SURVEY MAP NO. 9803, LOCATED IN THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN OF MEDINA,
DANE COUNTY, WISCONSIN**

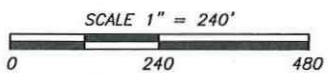
**Paul & Dee Maly
5516 County Road N
Sun Prairie, WI 53590-9501**



LOT 1
104,492 S.F. GROSS
2.40 ACRES GROSS
95,042 S.F. NET
2.18 ACRES NET

LOT 2
104,495 S.F. GROSS
2.40 ACRES GROSS
96,499 S.F. NET
2.22 ACRES NET

LOT 3
1,168,399 S.F. GROSS
26.82 ACRES GROSS
1,145,796 S.F. NET
26.30 ACRES NET



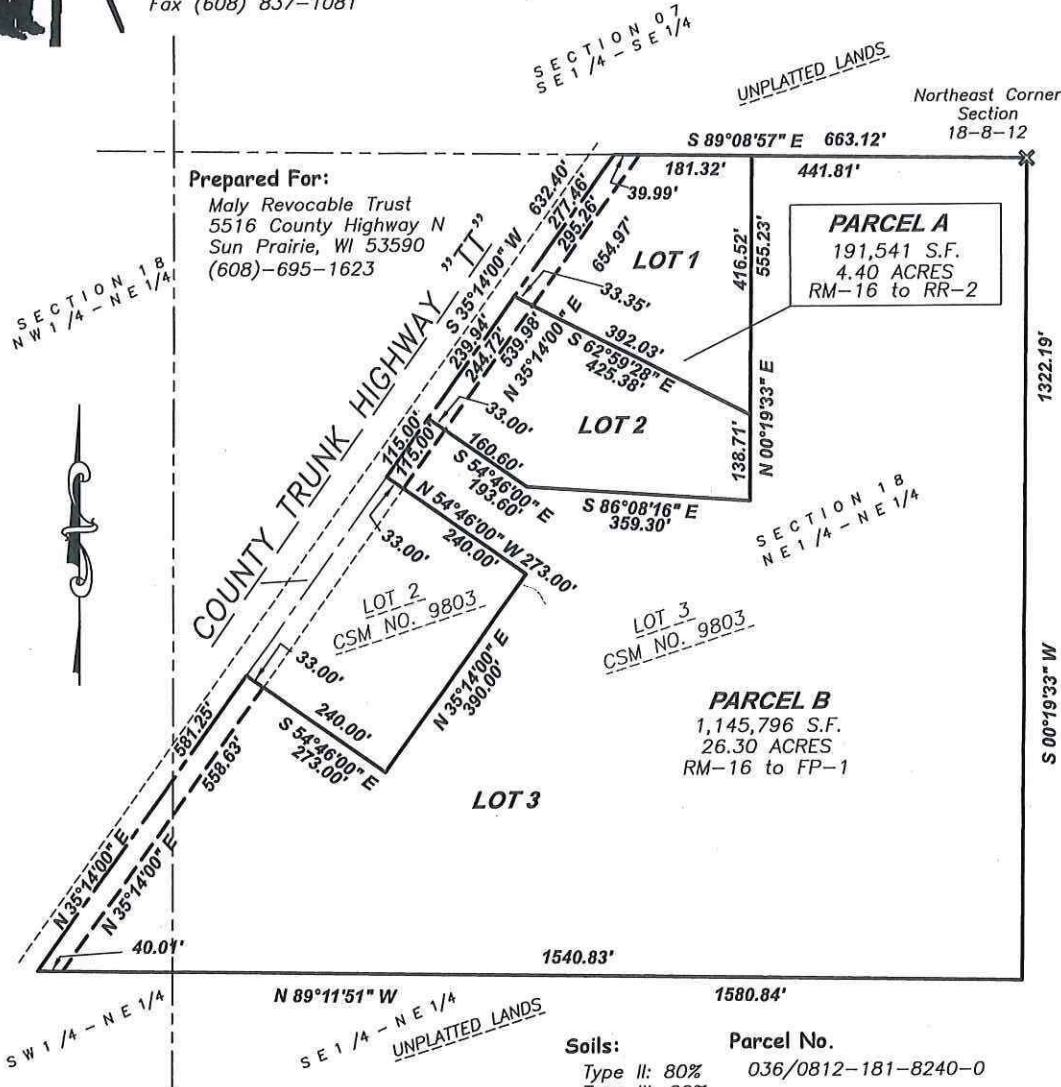
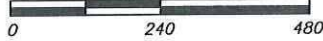


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Zoning Map

SCALE 1" = 240'



Prepared For:
Maly Revocable Trust
5516 County Highway N
Sun Prairie, WI 53590
(608)-695-1623

PARCEL A
191,541 S.F.
4.40 ACRES
RM-16 to RR-2

PARCEL B
1,145,796 S.F.
26.30 ACRES
RM-16 to FP-1

| | |
|---------------|---------------------|
| Soils: | Parcel No. |
| Type II: 80% | 036/0812-181-8240-0 |
| Type III: 20% | |

Parcel A Description:

Located in the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 18, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:
Commencing at the Northeast Corner of Section 18: thence N89°08'57"W along the North line of Section 18, 441.81 feet to the point of beginning. thence N89°08'57"W along the North line of Section 18, 181.32 feet; thence S35°14'00"W, 539.98 feet; thence S54°46'00"E, 160.60 feet; thence S86°08'16"E, 359.30 feet; thence N00°19'33"E, 555.23 feet to the point of beginning. Containing 191,541 square feet or 4.39 acres.

Parcel B Description:

Located in the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 18, T8N, R12E, Town of Medina, Dane County, Wisconsin, described as follows:
Beginning at the Northeast Corner of Section 18: thence S00°19'33"W, 1,322.19 feet along the East line of Section 18; thence N89°11'51"W, 1,540.83 feet; thence N35°14'00"E, 558.63 feet; thence S54°46'00"E, 240.00 feet along the South line of Lot 2, Certified Survey Map Number 9803; thence N35°14'00"E along the East line of Lot 2, Certified Survey Map Number 9803, 390.00 feet; thence N54°46'00"W along the North line of Lot 2, Certified Survey Map Number 9803, 240.00 feet; thence N35°14'00"E, 115.00 feet; thence S54°46'00"E, 160.60 feet; thence S86°08'16"E, 359.30 feet; thence N00°19'33"E, 555.23 feet; thence S89°08'57"E, 441.81 feet to the point of beginning. Containing 1,145,796 square feet or 26.30 acres.

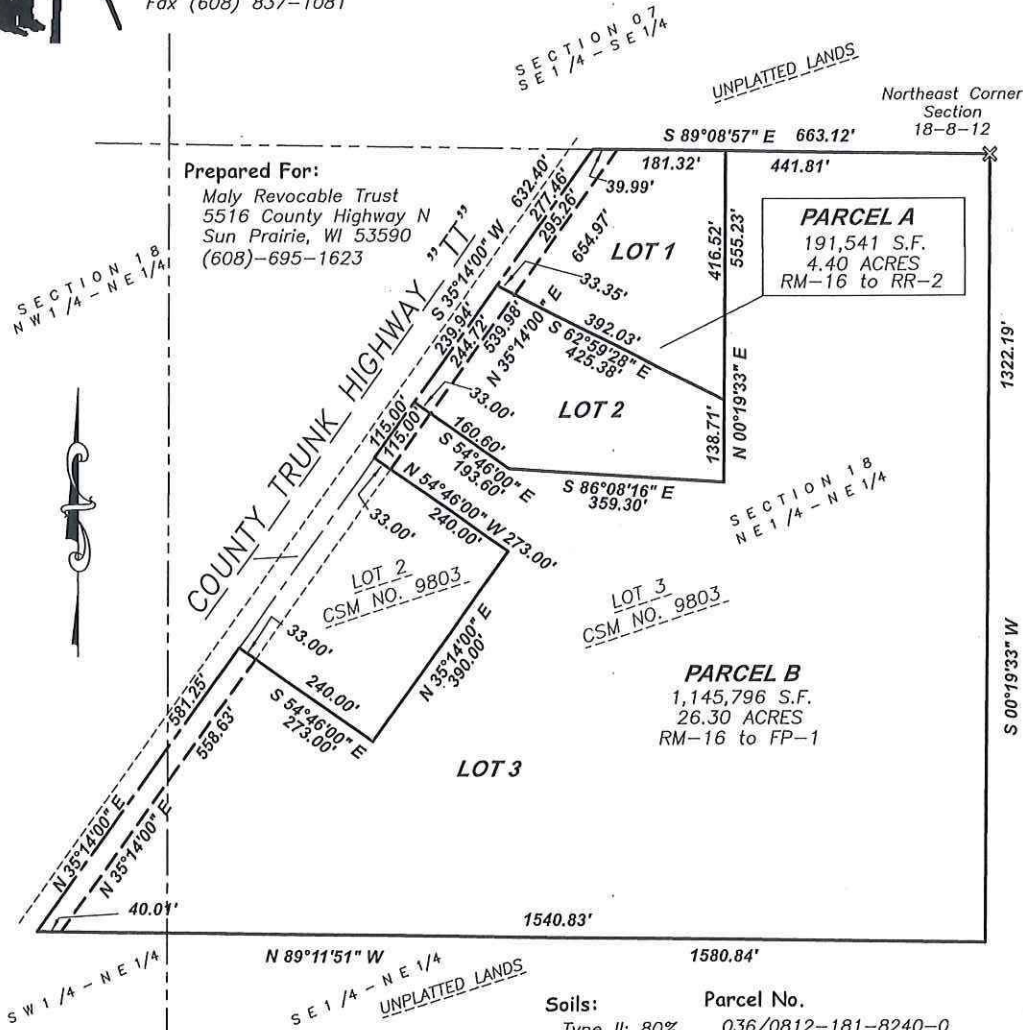


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DOPSON LIVING TR, GARY E & BEVERLY A
5816 COUNTY HIGHWAY TT
MARSHALL, WI 53559

THOMAS L SENGER
5769 COUNTY HIGHWAY TT
MARSHALL, WI 53559

CHRISTOPHER L DOPSON
5814 COUNTY HIGHWAY TT
MARSHALL, WI 53559

Current Owner
5516 COUNTY HIGHWAY N
SUN PRAIRIE, WI 53590

D&C LANGER LLC
1196 COUNTY HIGHWAY T
MARSHALL, WI 53559

DAVID W SCHUSTER
1462 STATE HIGHWAY 19
MARSHALL, WI 53559

D&C LANGER LLC
1196 COUNTY HIGHWAY T
MARSHALL, WI 53559

VOGEL FAMILY REV LIVING TR
5718 COUNTY HIGHWAY TT
MARSHALL, WI 53559

Current Owner
5516 COUNTY HIGHWAY N
SUN PRAIRIE, WI 53590

CLETUS MEINHOLZ
1351 COUNTY HIGHWAY T
MARSHALL, WI 53559

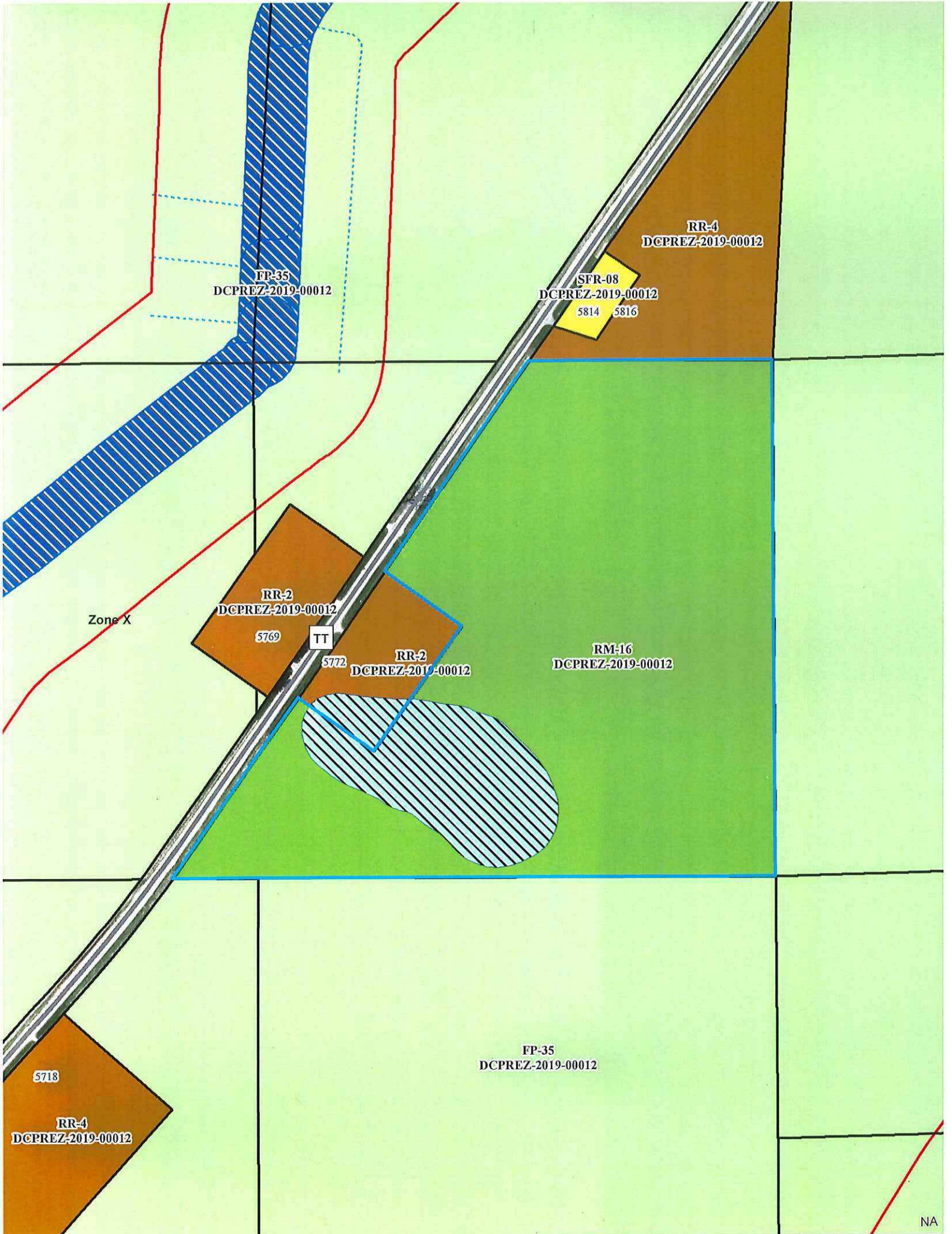
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SUN PRAIRIE, WI 53590

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MARSHALL, WI 53559

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MARSHALL, WI 53559

Current Owner
5516 COUNTY HIGHWAY N
SUN PRAIRIE, WI 53590

D&C LANGER LLC
1196 COUNTY HIGHWAY T
MARSHALL, WI 53559



FP-35
DCPREZ-2019-00012

RR-4
DCPREZ-2019-00012

SFR-08
DCPREZ-2019-00012
5814 5816

Zone X

RR-2
DCPREZ-2019-00012

5769

TT

5772

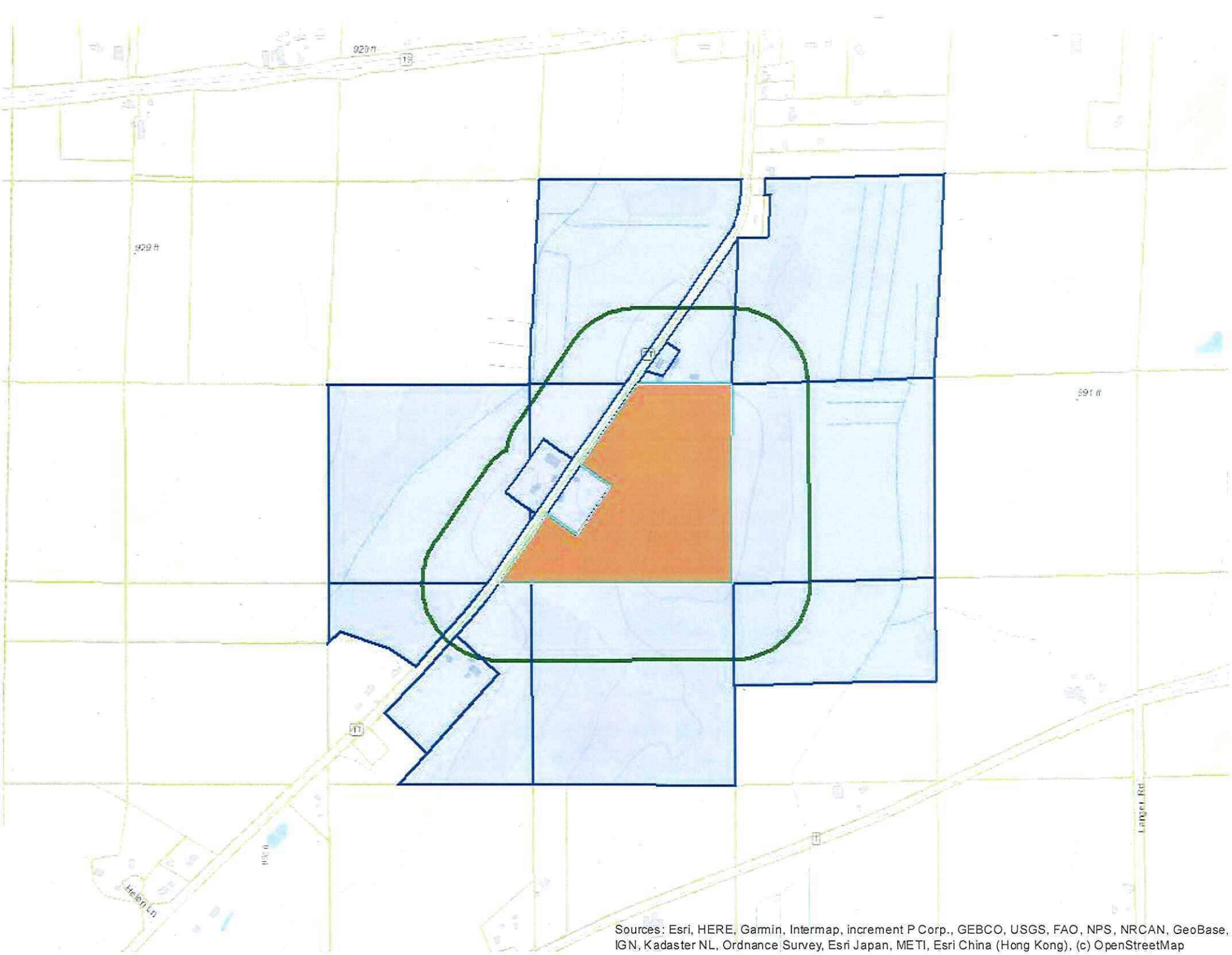
RR-2
DCPREZ-2019-00012

RM-16
DCPREZ-2019-00012

5718

RR-4
DCPREZ-2019-00012

FP-35
DCPREZ-2019-00012



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap