

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
04/17/2020	DCPREZ-2020-11557
Public Hearing Date	C.U.P. Number
05/26/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KRENZ LIVING TR	PHONE (with Area Code) (608) 835-0400	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 9 SHADY WILLOW RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS bob@krenzengineering.com		E-MAIL ADDRESS rmcombs@combssurvey.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	
9 Shady Willow Road					
TOWNSHIP RUTLAND	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-353-9800-7					

REASON FOR REZONE	CUP DESCRIPTION
PROPOSED TRANSFER OF A DEVELOPMENT RIGHT TO ALLOW DIVISION OF AN EXISTING RESIDENTIAL LOT TO CREATE AN ADDITIONAL RESIDENTIAL 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	3.75		
RM-16 (Rural Mixed-Use, 16 acres and up) District	TDR-R Transfer of Development Rights Receiving Area Overlay District (Receiving Area)	16.25		
FP-35 (General Farmland Preservation) District	TDR-S Transfer of Development Rights Sending Area Overlay District (Sending Area)	198.2		

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 RWL1	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:
---	--	--	---	--

COMMENTS: TDR-SENDING PROPERTY LOCATED IN SECTIONS 27 & 34.



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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

PROPERTY INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	

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 type="checkbox"/></p>
---	---

Existing Zoning District(s)	Proposed Zoning District(s)	Acres

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 type="checkbox"/> Scaled drawing of proposed property boundaries	<input 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 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 _____

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.

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:	

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/26/2020	DCPREZ-2020-11557
Public Hearing Date	C.U.P. Number
05/26/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KRENZ LIVING TR	PHONE (with Area Code) (608) 835-0400	AGENT NAME COMBS AND ASSOCIATES	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 9 SHADY WILLOW RD		ADDRESS (Number & Street) 109 W. MILWAUKEE ST.	
(City, State, Zip) BROOKLYN, WI 53521		(City, State, Zip) Janesville, WI 53548	
E-MAIL ADDRESS bob@krenzengineering.com		E-MAIL ADDRESS rmcombs@combssurvey.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	
9 Shady Willow Road					
TOWNSHIP RUTLAND	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-353-9800-7					

REASON FOR REZONE			CUP DESCRIPTION	
DIVIDING AN EXISTING RESIDENTIAL LOT TO CREATE AN ADDITIONAL LOT			SEE REVISED	
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	3.75		

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:
---	--	--	---	---



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 Area:	\$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: KRENZ LIVING TRUST	Agent Name: COMBS & ASSOCIATES, INC.
Mailing Address: 9 SHADY WILLOW RD, BROOKLYN, WI 53521	Mailing Address: 109 W. MILWAUKEE STREET, JANESVILLE, WI 53548
Email Address: bob@krenzengineering.com	Email Address: rmcombs@combssurvey.com
Phone#: 608-835-0400	Phone#: 608-835-0400

PROPERTY INFORMATION

Township: RUTLAND	Parcel Number(s): 0521/0510-353-9800-7
Section: 35	Property Address or Location: 9 SHADY WILLOW RD, BROOKLYN, WI 53521

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

We are requesting the rezone as part of a land division. The property owners are looking to divide off the existing house and approximately 3 acres to sell and building a new house on the remaining 16 acres.

SEE REVISED

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
RM-16		19.96
	RR-2	3 ACRES
	RM-16	16 ACRES

Applications will not be accepted until the applicant has met with department staff to review the application and 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"/> Application fee (non-refundable), payable to the Dane County Treasurer
--	--	---	--

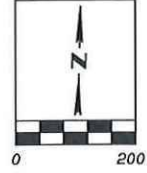
I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature By M. Caldwell

Date 3/17/20

ZONING MAP

LOT 1 OF CSM 8273, SECTION 35, T.5N., R.10E. OF THE 4TH P.M.,
RUTLAND TOWNSHIP, DANE COUNTY, WISCONSIN.



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

Statement of intent to transfer a development right

I, Bill Nelson, intend to transfer to Bob Krenz one (1) of the four (4) remaining development rights ("splits") available to my ~200 acre farm in sections 27, 33, and 34 of the town of Rutland. The transfer is being made for a good and valuable consideration agreed upon by Mr. Krenz and myself. The transfer will enable Mr. Krenz to propose creation of a 3.75 acre residential parcel on his property located at 9 Shady Willow Road in section 35 of the town of Rutland. Mr. Krenz has submitted rezone petition #11557 to accomplish the transfer. I hereby consent to participate in that rezone petition, including application of the county's TDR-S (Transfer of Development Rights – Sending) overlay zoning category to my ~200 acre farm in sections 27, 33, and 34 of Rutland.

As a result of the transfer, upon town/county approval of Mr. Krenz's rezoning petition, I acknowledge that my remaining development rights will be reduced to three (3). I further acknowledge that the TDR-S overlay zoning will have no impact on the allowable uses of my property, and also that this proposal will not require me to transfer any portion of my actual real estate.

Bill Nelson

Name (printed)

William O Nelson
Signed

4-25-20
Date



NOTICE

Use black ink

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

WHEREAS, DANE COUNTY, pursuant to approval of rezoning petition #10984, authorized the transfer of one (1) housing density unit or "split" from the property described below (sending property) to the Carr Living Trust property located at 176 N. Union Road (receiving property). Dane County hereby gives notice that the following described property in the Town of Rutland remains eligible for four (4) housing density units (HDU), or "splits", following said transfer and based on Town & County land use planning policies in effect as of the filing date of this document. The land is described as follows:

**DOCUMENT #
5250399**

**07/14/2016 11:58 AM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 2**

Recording area

Name and return address:

WILLIAM NELSON LIVING TR
3987 Old Stage Rd
Brooklyn, WI 53521

See attached "Exhibit A" for legal description of the property.

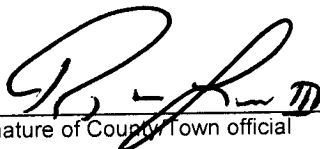
0510-273-8500-9; 0510-273-8000-4;
0510-273-9500-7; 0510-273-9000-2;
0510-342-8500-5; 0510-331-8000-3

PARCEL IDENTIFICATION NUMBER(S)

This Notice provides information regarding the status of the described property for future non-farm development under Town/County policies in effect as of the filing date of this document. Please be advised that future development on the described property may be subject to provisions of the Town of Rutland Comprehensive Plan, the Dane County Farmland Preservation Plan, the Dane County Comprehensive Plan, and/or the Dane County Code of Ordinances.

Upon approval of the appropriate governmental unit(s), cancellation of this Notice may be accomplished by filing a **Cancellation of Notice** form with the Dane County Register of Deeds Office. The Cancellation of Notice form is available from the Planning & Development office and requires the following:

- 1) Signature of the County/Town official listed on the original Notice, or an equivalent office-holder.
- 2) Reference document number of original Notice.
- 3) Legal description of property.
- 4) Explanation of reason for cancellation.


Signature of County/Town official

ROGER W. LANE III
Name printed

14 JULY 2016
Date

**DANE COUNTY
ZONING ADMINISTRATOR**
Title

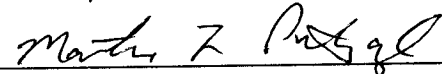
STATE OF WISCONSIN, County of Dane

This document was drafted by:
(print or type name below)

Dane County Zoning Administrator

Subscribed and sworn to before me on 7/14/16 by the above named person(s).

Signature of notary or other person authorized to administer an oath (as per s. 706.06, 706.07)



Print or type name:

Martha L Prestagard

Title

RE Specialist

Date commission expires:

2/4/18

*Names of persons signing in any capacity must be typed or printed below their signature.
P&D form 2/20/2001

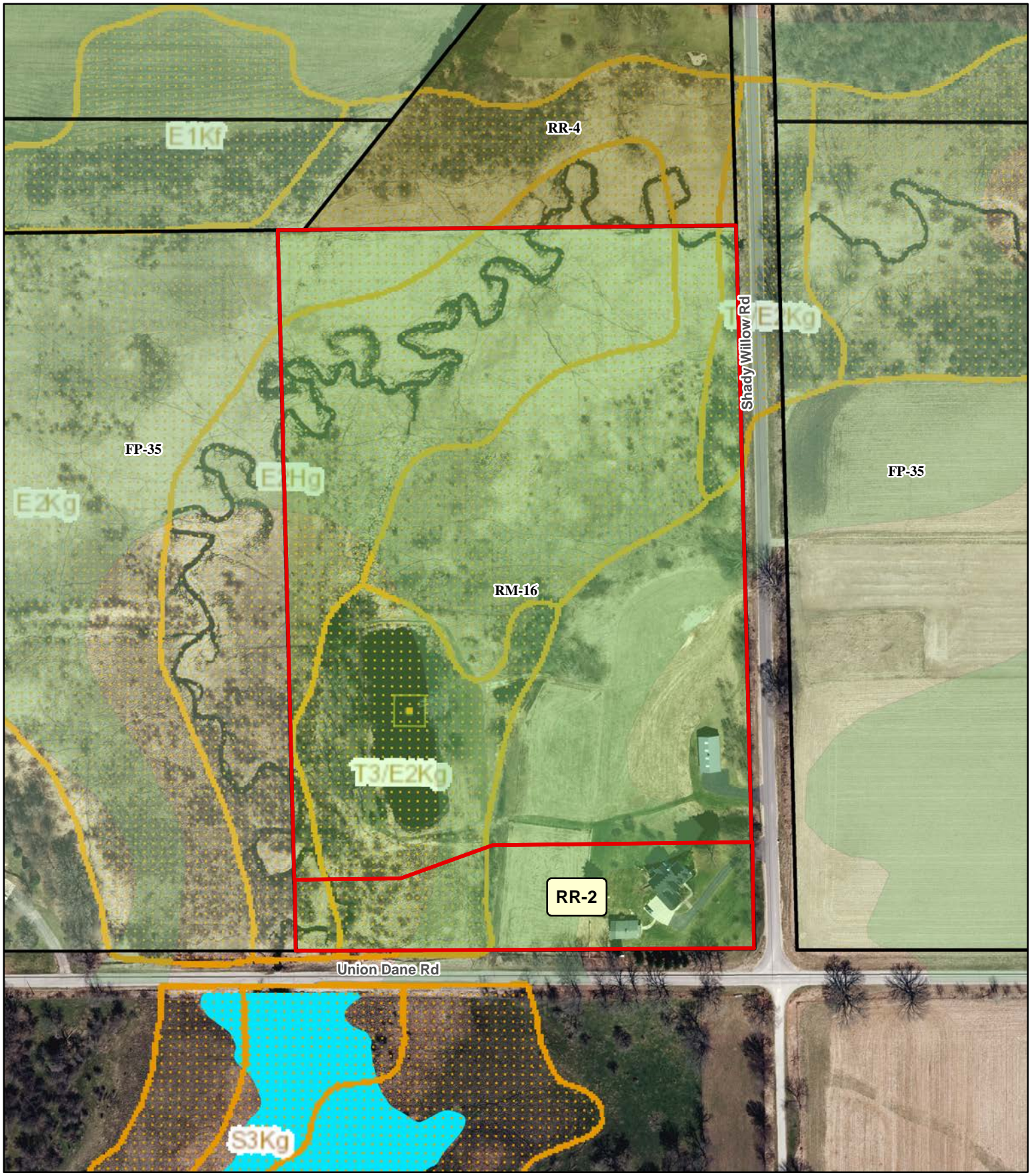
EXHIBIT A - LEGAL DESCRIPTION OF "SENDING PROPERTY"

The West 1/2 of the SW 1/4 of Section 27, Town 5 North, Range 10 East, Rutland Township, Dane County, Wisconsin, EXCEPT the following: Commencing in the center of the East-West highway where it is intersected by the West boundary line of said Section 27; thence Easterly; along the center of said highway 1,300 feet to the point of beginning of this exception; thence in a Southerly direction along the West side of the highway to Evansville, 165 feet to a point; thence Westerly parallel to the aforementioned center line of the East-West highway 132 feet to a point; thence Northerly parallel to the West line of the Evansville road 165 feet to a point in the center line of the East-West highway aforementioned; thence Easterly along the center of said East-West highway to the point of beginning of this exception.

All that part of the East 1/2 of the SW 1/4 of Section 27, Town 5 North, Range 10 East, Rutland Township, Dane County, Wisconsin lying North of the center line of the highway.

The NE 1/4 of the NE 1/4 of Section 33, Town 5 North, Range 10 East, Rutland Township, Dane County, Wisconsin.

The NW 1/4 of the NW 1/4 of Section 34, Town 5 North, Range 10 East, Rutland Township, Dane County, Wisconsin, EXCEPT the East 44 rods of the South 60 rods thereof.



Significant Soils

- Class 1
- Class 2
- Wetland

Flood Hazard Zones

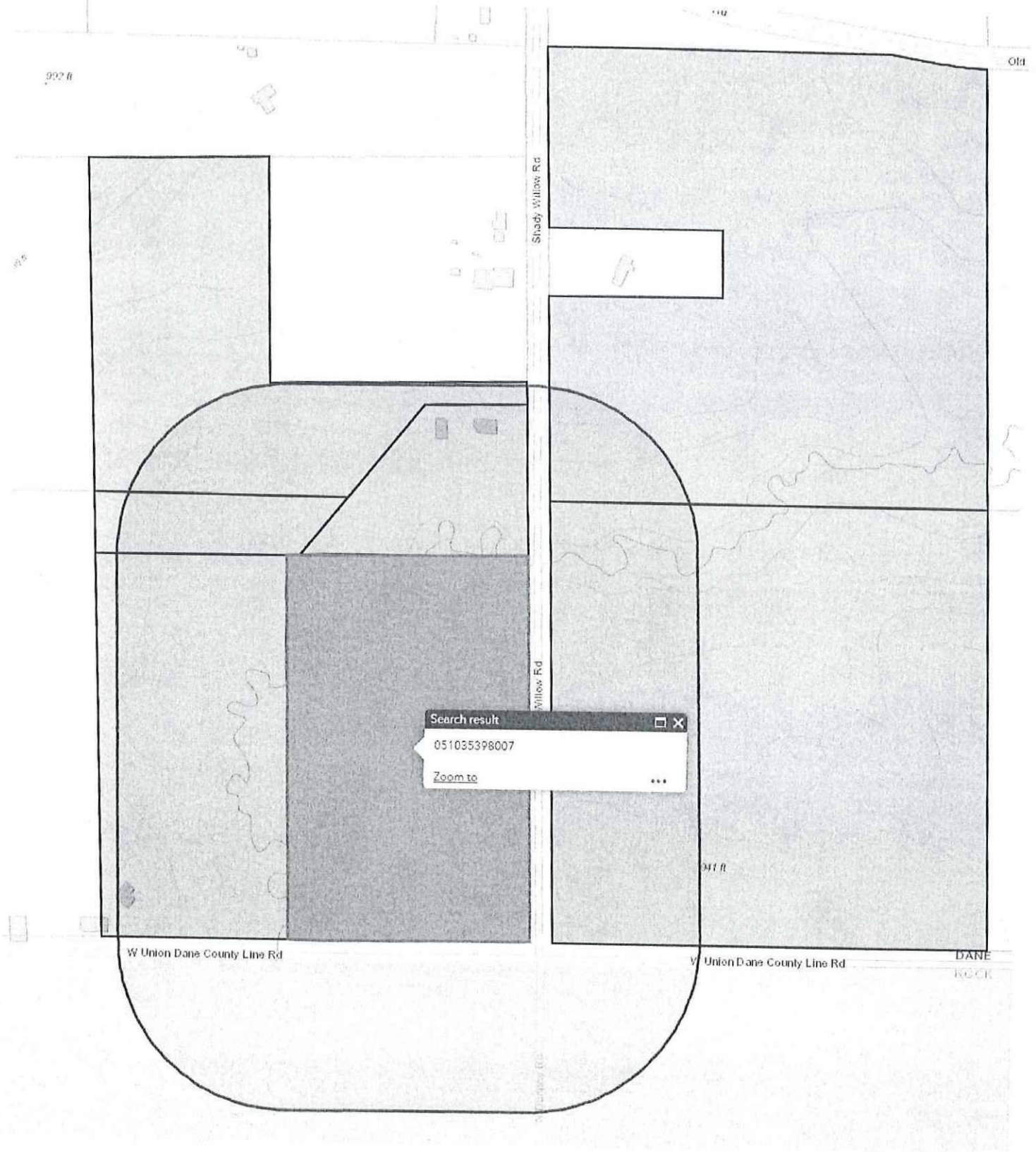
Zone Type

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

0 45 90 180 Feet



Petition 11557
KRENZ LIVING TR



Search result
051035398007
Zoom to

SHEA LIVING TR
77 SHADY WILLOW RD
BROOKLYN, WI 53521

RICHARD A KNUTSON
73 SHADY WILLOW RD
BROOKLYN, WI 53521

SHEA LIVING TR
77 SHADY WILLOW RD
BROOKLYN, WI 53521

MICHAEL R TRUMPY
14946 W STATE HIGHWAY 59
EVANSVILLE, WI 53536

KRENZ LIVING TR
9 SHADY WILLOW RD
BROOKLYN, WI 53521

HEMMERSBACH REV TR, JAME...
3524 OLD STAGE RD
BROOKLYN, WI 53521

HEMMERSBACH REV TR, JAME...
3524 OLD STAGE RD
BROOKLYN, WI 53521